

Chapter 4

Plan Implementation

Section 4.1	Agricultural & Rural Preservation
Section 4.2	Urban Fringe Management
Section 4.3	I-135 Corridor
Section 4.4	Equus Beds Aquifer

Section 4.1

Agriculture & Rural Preservation

	Goal or Policy Statement	Action Plan	Responsible Party
1.1	Protect agricultural lands and limit non-farm developments in order to preserve farmland for the production of agricultural products and promotion of related agribusiness.	Review and amend the current county zoning to ensure that regulations are in place to control or prevent non-agricultural uses and activities from encroaching into land used for agricultural production.	County Regional Planning Commission and Board of County Commission.
		Support voluntary techniques for protecting farm property from urban conversion through nonprofit conservancies, land trusts, and conservation easements.	Private landowners, interested citizens, and Board of County Commission.
1.2	Preserve the rural character of the county and retain the historical, cultural, and physical features that define the rural landscape.	Support local historical groups to identify, research, and inventory buildings, landscapes, landmarks, and structures that contribute to the historic, cultural, and visual significance of rural Harvey County.	Local historical groups, interested citizens, and the Board of County Commission.
		Adopt zoning and subdivision regulations that encourage landowners to prepare site development plans and plats to preserve historical, cultural, and environmental sensitive features.	County Regional Planning Commission and Board of County Commission.
		Amend the county zoning regulations to include “cluster development” as a technique to encourage a more natural and site sensitive design approach to rural housing development.	County Regional Planning Commission and Board of County Commission.

		Cooperate with the Harvey County Natural Resource Conservation District to promote and implement Federal and State programs designed to protect the environment.	NRCD, private landowners, and the Board of County Commission.
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PLAN ISSUE 4.2

Urban Fringe Management:

	Goal or Policy Statement	Action Plan	Responsible Party
2.1	Promote compact urban development in new areas adjacent to existing urban areas where public water and sanitary sewer lines can easily and economically be extended.	<p>Encourage each of the incorporated cities to identify urban growth boundaries or utility extension service areas.</p> <p>The urban growth boundary for each city should be reviewed by the county and eventually adopted for inclusion in the county comprehensive plan.</p> <p>Encourage each city to adopt an "Adequate Public Facilities Ordinance". The ordinance identifies the types and level of services that are needed to permit new development and established a policy about when infrastructure and public services must be in place. The ordinance also requires that a developer must demonstrate that the required levels of public facilities and services area, or will be, available to the proposed project.</p>	County Regional Planning Commission and Board of County Commission in cooperation with each of the incorporated cities.
2.2	Strive to avoid the establishment of airport hazards, lessen or prevent noise impacts affecting the public and surrounding landowners.	Adopt an airspace protection code or airport overlay district to regulate land uses and structures.	County Regional Planning Commission and Board of County Commission.
2.3	Encourage cluster housing to promote flexible development and appropriate site design to preserve natural amenities of rural land.	<p>Develop and adopt regulations that promote cluster subdivision design.</p> <p>Encourage developers with a bonus system to use "clustering" as an alternative subdivision design.</p>	County Regional Planning Commission and Board of County Commission.

PLAN ISSUE 4.3

I-135 Corridor

	Goal or Policy Statement	Action Plan	Responsible Party
3.1	Encourage urban commercial, industrial, and residential uses to locate within the urban service area and connect to a municipal water and sanitary sewer system.	Deny rezoning requests for urban land uses and direct these activities to the urban fringe where municipal services are available.	County Regional Planning Commission and Board of County Commission.
3.2	Discourage leap-frogging of urban land uses into a rural area and promote compact urban development.		
3.3	Accommodate limited rural subdivisions in the corridor.	Promote the rural residential nodes within the primary development area of the corridor.	County Regional Planning Commission and Board of County Commission
3.4	Downzone tracts of property that are incompatible with the plan goals, policies, and map.	Identify tracts that have remained zoned and undeveloped for a long period and are no longer consistent with the comprehensive plan.	County Regional Planning Commission and Board of County Commission.

PLAN ISSUE 4.4

Equus Beds Aquifer:

	Goal or Policy Statement	Action Plan	Responsible Party
4.1	Protect the groundwater supply.	Encourage and coordinate cooperation among public water supply systems and the Equus Beds Groundwater Management District No. 2. Since the Equus Beds Groundwater Management District has "safe yield" regulations that limit water removal and well spacing, public water systems must plan accordingly for future water removal.	Board of County Commission, County and City staff.
		Encourage coordination of municipal water use management practices as set forth in the Equus Beds Groundwater Management District No. 2 Management Program.	
		Establish communication and coordination regarding land use issues with the Equus Beds Groundwater Management District No. 2.	
4.2	Protect the quality of the groundwater supply.	Prohibit construction of septic tanks and lateral systems in areas where depth to water is shallow	County Regional Planning Commission, Board of County Commission, and County staff.
		Require new housing developments of a specific density threshold to have a public sewerage system.	
		Require new housing in urban fringe areas to be connected to municipal water and sewerage system	
		Development of a wellhead protection plan. Options available to local governments for wellhead protection include voluntary measures, educational programs, financial incentives, or regulatory measures	

		Prohibiting the construction of landfills over the Equus Beds Aquifer	
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	Goal or Policy Statement	Action Plan	Responsible Party
4.2	Protect the quality of the groundwater supply.	Encourage implementation of "best management practices" similar to those used by the North Fork-Ninnescah Watershed Water Quality Project in Reno County. This organization takes advantage of several federally and locally funded programs that reduce non-point source pollution.	County Regional Planning Commission, Board of County Commission, and County staff.
		Amend the subdivision regulations to require stream buffers or provide incentives that preserve existing riparian buffers	
		Adopt land use controls to minimize inappropriate development in critical areas of the Equus Beds. This could include an "Aquifer Area Overlay Zone"	