

CITY OF HAVEN, KANSAS COMPREHENSIVE PLAN 2016 - 2030



PUBIC HEARING DRAFT

**City of Haven, Kansas
Comprehensive Plan**

October 11, 2016

**City of Haven, Kansas
Comprehensive Plan Update 2016**

Prepared under the direction of the
Haven Planning Commission

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October 11, 2016

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ACKNOWLEDGMENTS

Special appreciation is expressed to the following individuals and agencies for contributing information and assistance to this project:

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1 COMMUNITY PROFILE

“The City of Haven serves its citizens and businesses by providing essential services; opportunities for quality family life; and progressive economic growth.”

THE COMPREHENSIVE PLAN

The comprehensive plan is meant to serve as a guide to decision-making. The following plan is intended to influence and direct the decisions that shape the future of Haven and the surrounding planning area over the next several decades. These decisions will collectively define the character of the community and affect its ability to compete and prosper well into the next millennium. It should be noted, however, that the goals of this plan are only as good as the commitment of the community to carry them into reality.

HAVEN PLANNING AREA OF INFLUENCE

This document is intended for application within a nine square mile area including the incorporated city limits of Haven and that portion of unincorporated Reno County bounded by Greenfield Road to the north, Victory Road to the east, Irish Creek Road to the south, and Kent Road to the west, as shown by Figure 1.2, hereafter referred to as the “Haven Planning Area.” In addition to serving as the planning area for the purposes of the Comprehensive Plan, this area surrounding the city also serves as Haven’s “Extra-territorial Jurisdiction” (ETJ) for all zoning and subdivision applications within this boundary.

As previously stated, Haven’s Comprehensive Plan is intended to provide long-range direction to the community’s daily planning activities through the year 2030. In order to translate long range thinking into short-term actions, the comprehensive plan should:

- *Be a physical plan.* Physical development issues such as infrastructure, streets, land use, public facilities, etc., are major determinants of a community’s current well-being and future growth.
- *Be long range in scope.* Although there are many influences affecting the evolution of a community, a plan should attempt to provide strategies based on reasonable projections and judgments to meet the future needs of the community.
- *Be general in nature.* A plan should not involve questions of great detail but should attempt to outline future development by showing the general location, character, type, and relationship of land uses.
- *Be, as the name implies, comprehensive.* “Comprehensive” means that the plan should encompass the significant physical elements of the community as well as the social and economic factors affecting future development.

THE COMPREHENSIVE PLANNING PROCESS

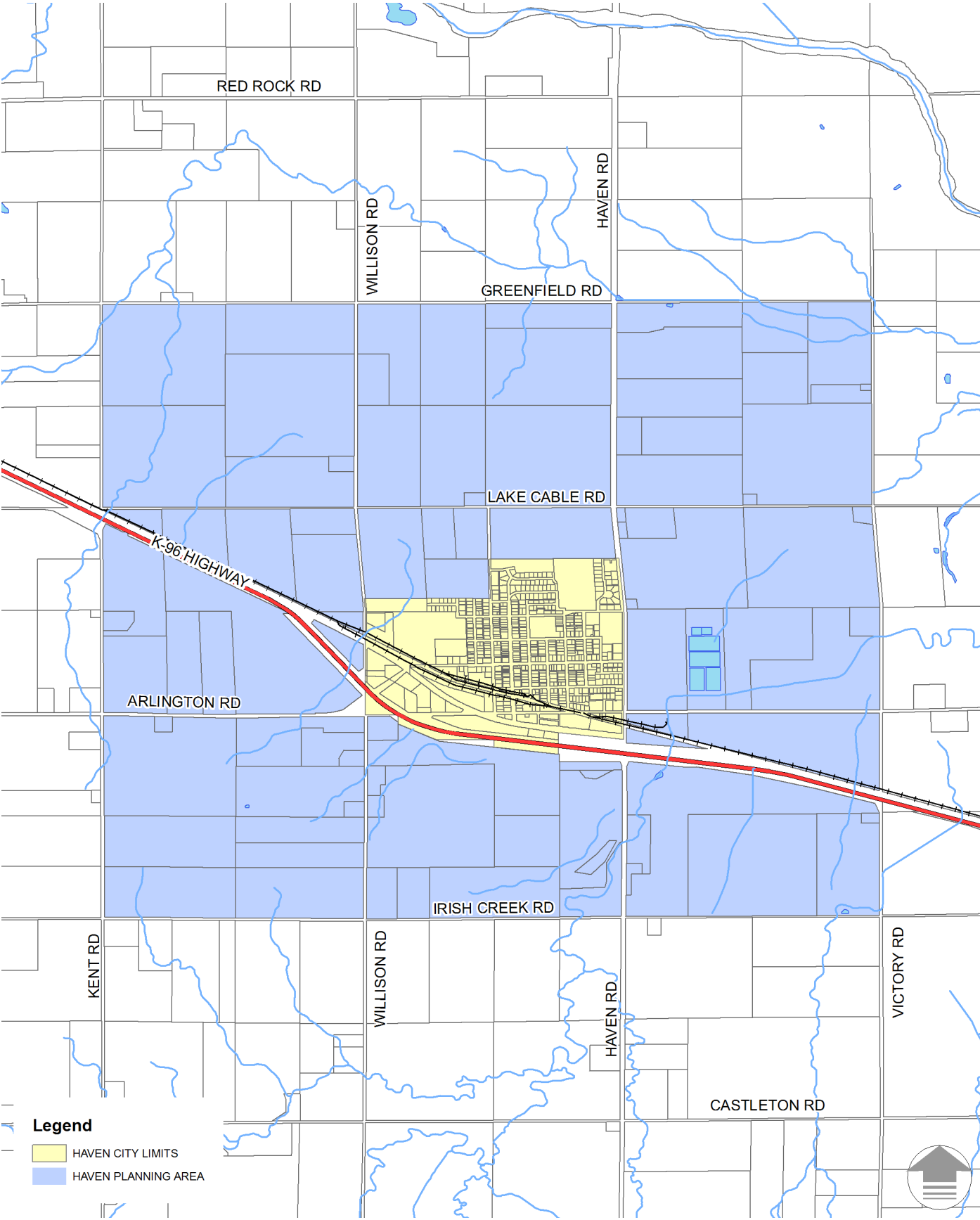
The comprehensive planning process is one comprised of data gathering, data analysis, formulation of goals and policies, implementation, and feedback/evaluation. This process relies on the input of members of elected and appointed boards and commissions as well as the residents at large.

Data on Haven’s population, economy and existing physical development was gathered from various sources in order to provide a baseline from which to make long-range projections and assumptions. In an attempt to gauge the residents’ opinion on the future of Haven, a community survey entitled “Needs for Growth” was initiated by the Haven Planning Commission and sent out to the community on July 13, 2012.

FIGURE 1.1: City of Haven Aerial Map



FIGURE 1.2: Haven Planning Area Map



The survey found strong support for increasing the City's mill levy to fund infrastructure improvements, expand its economic development efforts, and provided additional affordable housing and medical services within Haven. On November 20, 2014 the City Council compiled these public comments into a strategic direction statement, which led to the process of updating the City's 1998 Comprehensive Plan.

Implementation of the comprehensive plan begins with the adoption of the plan document and should be an ongoing process. Implementation of the plan is directly connected to daily public and private decisions regarding the allocation of public and private resources and the need to coordinate the actions resulting from those decisions. Through various implementation tools such as land use ordinances, subdivision regulations, budgetary activities and other legal and policy directives including the Capital Improvement Program (CIP), the primary goals of the plan can be fulfilled.

As Haven changes and priorities shift, the document and associated planning efforts will need to be adjusted. The plan requires annual review by the Planning Commission and City Council with major evaluations of the plan scheduled on five year intervals. Such an approach makes the plan a viable instrument which is flexible and adaptable to unanticipated change.

THE LEGAL AUTHORITY FOR COMPREHENSIVE PLANNING

The City of Haven, Kansas, through the governing bodies and the Haven Planning Commission, are authorized under Kansas Statutes Annotated (K.S.A.) 12 747(a) " ... to make or cause to be made a comprehensive plan for the development of such city and any unincorporated territory lying outside the city but within the same county in which such city is located ..."

K.S.A. 12 747(b) further states in the preparation of said plan, the planning commission shall conduct " ... comprehensive surveys and studies of past and present conditions and trends relating to land use, population and building intensity, public facilities, transportation and transportation facilities, economic conditions, natural resources and may include any other element deemed necessary to the comprehensive plan." In addition, K.S.A. 12 747(b) states that the comprehensive plan shall show recommendations regarding the future development or redevelopment of the territory within its jurisdiction, including but not limited to the " ... general location, extent and relationship of the use of land for agriculture, residence, business, industry, recreation, education, public buildings and other community facilities, major utility facilities both public and private ... population and building intensity standards and restrictions ... public facilities including transportation facilities of all types ... public improvement programming based upon a determination of relative urgency . . . major sources and expenditure of public revenue ... utilization and conservation of natural resources ..."

Such a comprehensive plan, after proper public notice, must be reviewed and approved by the appropriate governing body in accordance with the procedures outlined in K.S.A. 12 747(b)(1 3). In this case, adoption is necessary by the Haven Planning Commission with final approval by the Haven City Council.

PLAN ORGANIZATION

This document is divided into five major sections following the format of the City's Strategic Direction: Introduction, Infrastructure, Quality of Life, Economic Development, and Fiscal Stewardship. Most sections contain the goals and strategies for each topic that will be used in the implementation of the Plan. These policies are based on the public and private directives established during the community survey and public hearings in addition to the technical information developed for Haven.

PLAN INTEGRATION

This Plan will be the next logical step toward implementing previous planning efforts, such as the 2004 K-96 Corridor Economic Plan, as well as the Reno County Comprehensive Plans from 1997 and the relevant sections from the County's 2013 Plan update. These current plans provide some limited guidance for the recommendations in this Plan, but their primary inclusion is to ensure Haven's Comprehensive Plan is in general compliance with plans for the region as well. This section below provides a basic summary of these Plans' recommendations and objectives:

K-96 CORRIDOR ECONOMIC DEVELOPMENT PLAN

- Comprehensive outlook for the region spanning from Hutchinson to Wichita completed in 2004.
- Stresses on-going implementation by each of the four communities identified by the plan, including Haven.
- Envisions limited opportunities for commercial and industrial development.
- Outlines preferred development patterns, and offer general design guidelines for new projects.
- The plan further reinforces the idea of Haven growing its agribusiness employment base and maintaining its appeal as a bedroom community to take advantage of its location between the two larger regional cities.

RENO COUNTY COMPREHENSIVE PLAN

- Identifies the southeastern quadrant of the County as its highest growth area.
- States the Wichita metropolitan area is the main driver of population growth along the K-96 corridor.
- Claims an increase in the conversion of agricultural land to non-farm residential uses.
- Stable but aging population trends throughout the County.
- The pattern of businesses and industries locating outside the corporate limits of cities has been increasing in recent years.
- Identifies a need of 60 to 70 acres for residential expansion in Haven.
- Identifies a need of 6 to 10 acres for commercial expansion.
- Identifies a need of 20 to 30 acres for industrial expansion.
- Future development locations are affected by floodplain in many areas of the County.
- Prime farmland and rare or unique agricultural production acreage should be protected from unreasonable encroachment by non-farm, urban development.
- Future development shall be located and designed to make efficient use of energy resources, public transportation systems, facilities and services.
- The direction and intent of the Future Land Use Plan shall constitute a basis for all future decisions concerning application of the Zoning Regulations.
- All suburban developments are encouraged to utilize the infrastructure of the adjacent City, including potable water, sanitary sewer, and street extensions.
- New suburban development shall provide evidence of funding necessary for installation of needed improvements.

NEEDS FOR GROWTH: COMMUNITY SURVEY 2012

- Maintain small town atmosphere/character
- Encourage residential development and market Haven as a "Bedroom Community" to the Hutchinson and Wichita metro areas.
- Update and expand parks and recreational opportunities.
- Upgrade/expand public infrastructure to support future development needs.
- Explore economic development opportunities and create a blueprint for growing Haven.

HISTORY

A “sense of place” is the result of the activities, visions, and chance happenings of past generations. From this standpoint, the history of a community is as important as population growth or local economics in forming the present character. It should be understood that change stands on a base of past events and values, and thus, the nature of this change can never be fully understood until the history of the community is analyzed and interpreted. This section will provide a brief history of Haven from its late nineteenth century beginnings to the present.

Named after a post office located east of the future townsite, Haven came into formal existence on April 6, 1886 with considerable influence from the Wichita and Colorado Railroad. Located approximately 15 miles southeast of Hutchinson, the future site of Haven lay along a route upon which the Wichita and Colorado Railroad planned to build a line from Wichita to Denver.

With several unfavorable planting seasons due to severe droughts, Haven grew at an erratic pace through much of the late nineteenth century. Through the first half of the twentieth century, the town shared in many of the same experiences as virtually all other communities in America -- the arrival of new technologies such as the automobile and telephone, the hard times faced by most Americans during the Great Depression, and the harsh realities of two world wars.

One direct affect the war had on Haven came in July of 1942 when the Navy announced plans to construct an airfield northwest of the town. With its construction and operation, Haven’s population boomed until the base’s ultimate closure began a population deflation that brought the number of citizens to 973 prior to the start of the 1960’s. From that point the community again continued to develop in similar fashion as most small Kansas towns. In the 1960’s, the school district unified, the town built a swimming pool, and agriculture in and around Haven was very profitable.

Over the past several decades, Haven has experienced a loss of commercial and retail sales to larger regional shopping centers, which is typical of most small communities that find it difficult to compete economically with the larger cities. Despite this somewhat universal trend, small communities have maintained their population and continue to flourish.

GEOGRAPHICAL LOCATION

Haven is located along Highway K-96 in the southeast quadrant of Reno County, approximately 15 miles southeast of Hutchinson and approximately 30 miles northwest of Wichita. This small south-central Kansas town is within a 40-mile radius of a state park and reservoir, college and university facilities, and the above-referenced commercial and entertainment centers of the region. Figure 1.3 shows the relationship of Haven to the larger region.

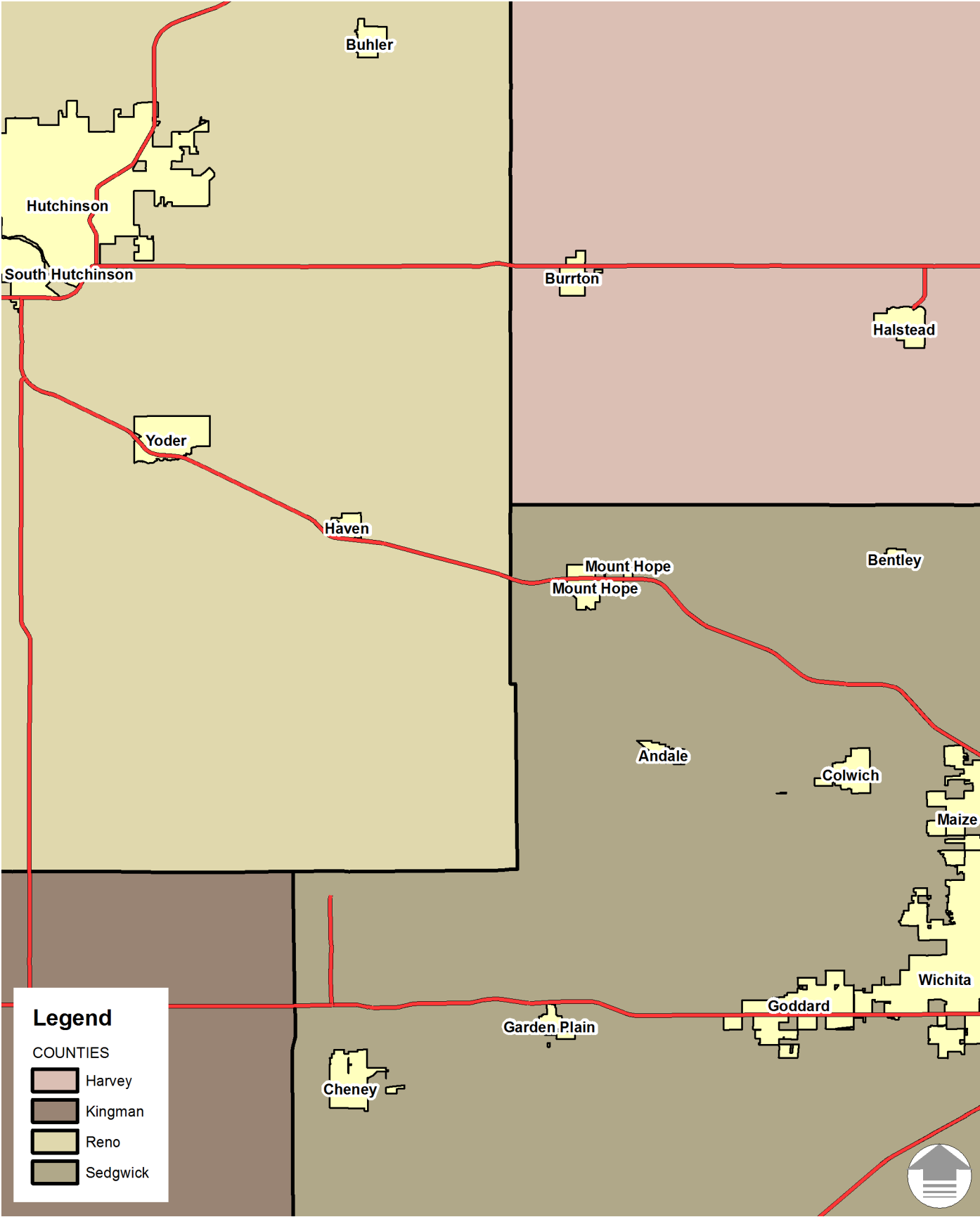
CLIMATE

Haven experiences average temperature fluctuations throughout the year, with average annual temperatures approximately 55 degrees Fahrenheit. The average low within this region of Kansas is approximately 44 degrees Fahrenheit, with the average high of 80 degrees Fahrenheit. This area sees an average annual precipitation of 29 inches, with an average annual snowfall of 15 inches.

PHYSICAL INFLUENCES

Each community has both natural and man-made features which can enable or restrict development. Railroads and highways, rivers and floodplains, soils and pipelines, all influence the patterns of a community’s growth. By understanding these restraints, a community can predict the direction of growth, and plan for that growth in an efficient, logical, and economical method.

FIGURE 1.3: Regional Locator Map



MAN-MADE FEATURES

The city is bounded by K-96 and Arlington Road to the south and by Haven Road (Rural Secondary Route 1809) to the east. Running parallel and to the north of K-96 is the Kansas & Oklahoma Railroad line. According to the 1997 Reno County Comprehensive Plan, there are three major natural gas pipelines and one crude oil pipeline within the planning area pipelines crisscrossing Haven's planning area (see Figure 1.4). Stemming from the Haven Compressor Station, the Panhandle Eastern Pipeline extends several lines across the county. The Trident Natural Gas Line is located southwest of Haven, running northwest to southeast. Peoples Natural Gas extends a pipeline to the northwest of the city, running north and south. Texaco's crude oil pipeline, running northeast to southwest, just catches the planning area's northwestern corner.

NATURAL FEATURES

Perhaps a greater influence on land development than man-made features is the natural characteristics of the land surrounding Haven, and should provide an indication of the community's future growth pattern. Haven's growth to the east across the Haven Road, to the south across the Arlington Road and further south of K-96, is limited by several floodplain zones along Gar Creek (see Figure 1.5). With the exception of isolated low-lands, the topography surrounding the community, as shown on Figure 1.7, should not severely impact growth. Although not a direct constraint to Haven's future development, the Big Arkansas River is located approximately 3.7 miles northwest of the city limits.

The depth to groundwater within the Haven planning area, ranges from 25 feet in the northwestern portion of the planning area to 10 feet southeast of Haven (1997 Reno County Comprehensive Plan). The majority of eastern Reno County is located, Haven included, within the Equus Beds Groundwater Management District (Figure 1.6). The saturated thickness of the Equus beds aquifer ranges from 50 feet generally southwest of K-96 to approximately 200 feet at the extreme northeastern corner of the planning area. These aquifers can produce between 500 to 1,000 gallons of water per minute.

Soils are relatively uniform within Haven's nine square mile planning area. According to the 1997 Reno County Comprehensive Plan, the predominate soil type surrounding Haven is Vanoss-Bethany, a deep, dark, nearly level to moderately sloping, loamy soil on wind-deposited material. When approaching the Big Arkansas River in the extreme northeastern portion of the planning area, the soil is classified as Canadian-Dale, a deep, nearly level, loamy soil of the floodplain and low stream terraces.

The classification of soils surrounding a community is of fundamental importance to the future growth of a community. Each soil type has characteristics that affect land development. For example, the Vanoss silty loam soil is quite accommodating to non-agricultural land development in that it has only slight limitations for construction and the use of septic tanks. However, the other soil types within the planning area, Bethany, Canadian, and Dale, have either moderate or severe limitations for development.

FIGURE 1.4: Man-Made Features

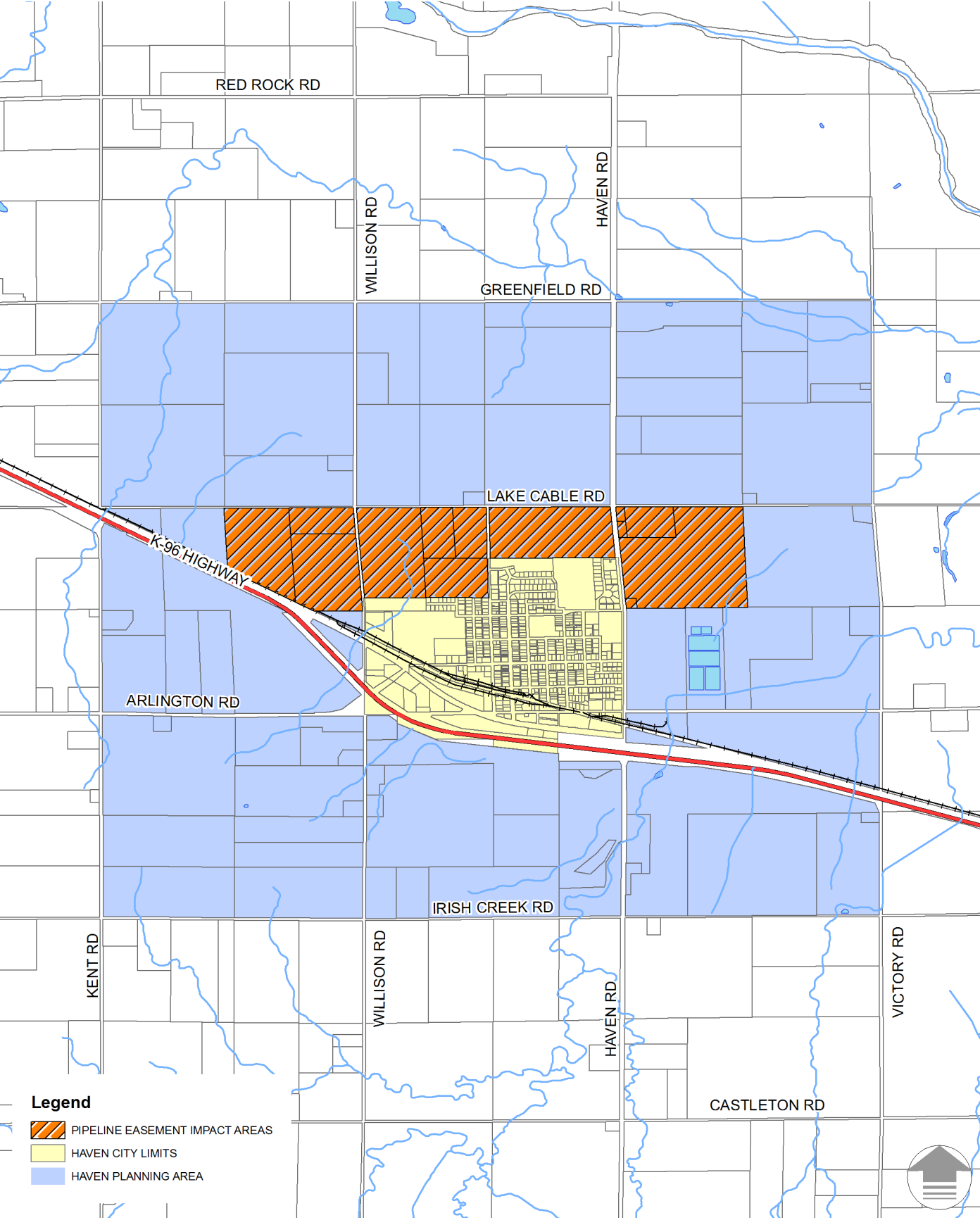


FIGURE 1.5: FEMA Floodplain Map

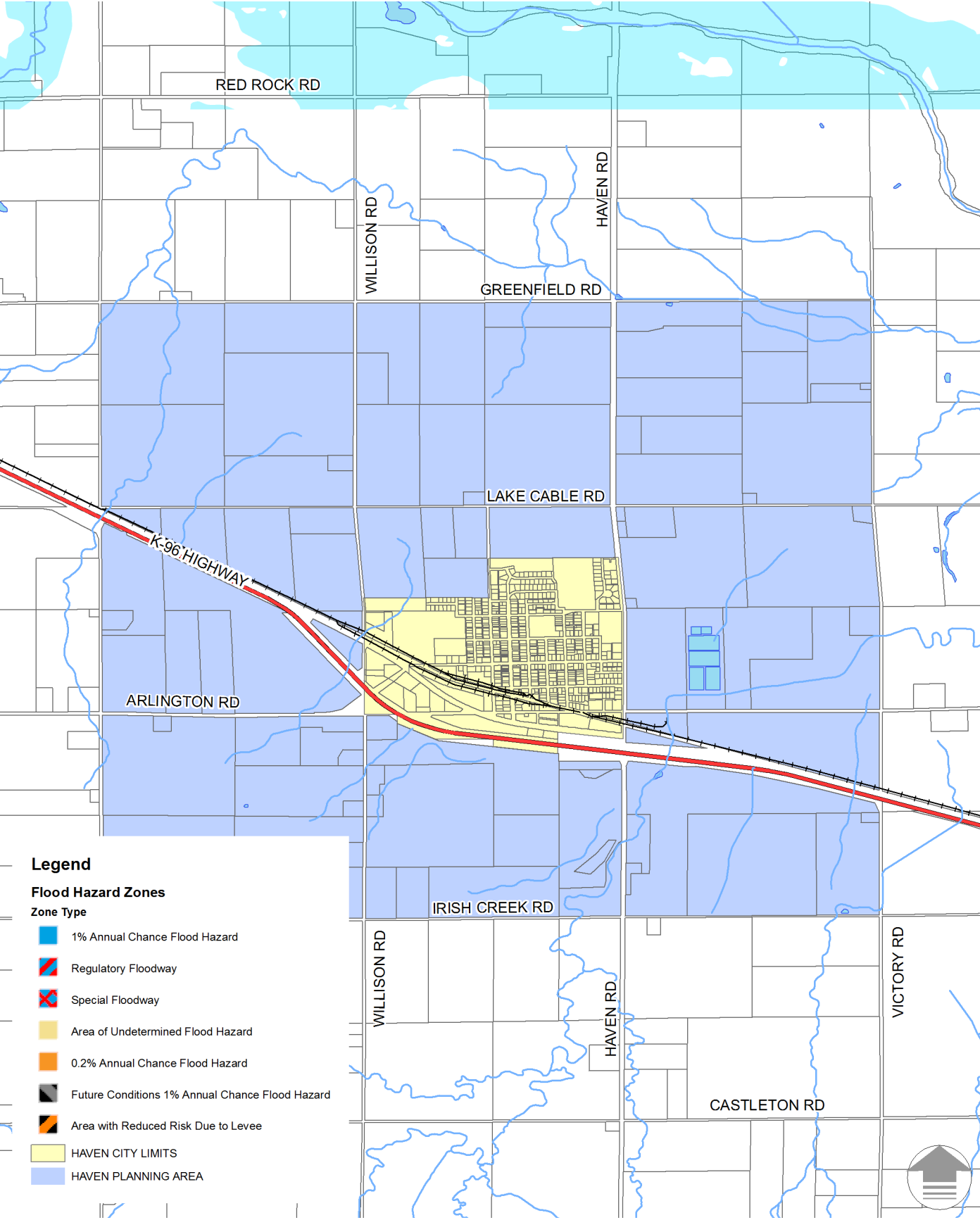


FIGURE 1.6: Equus Beds Aquifers

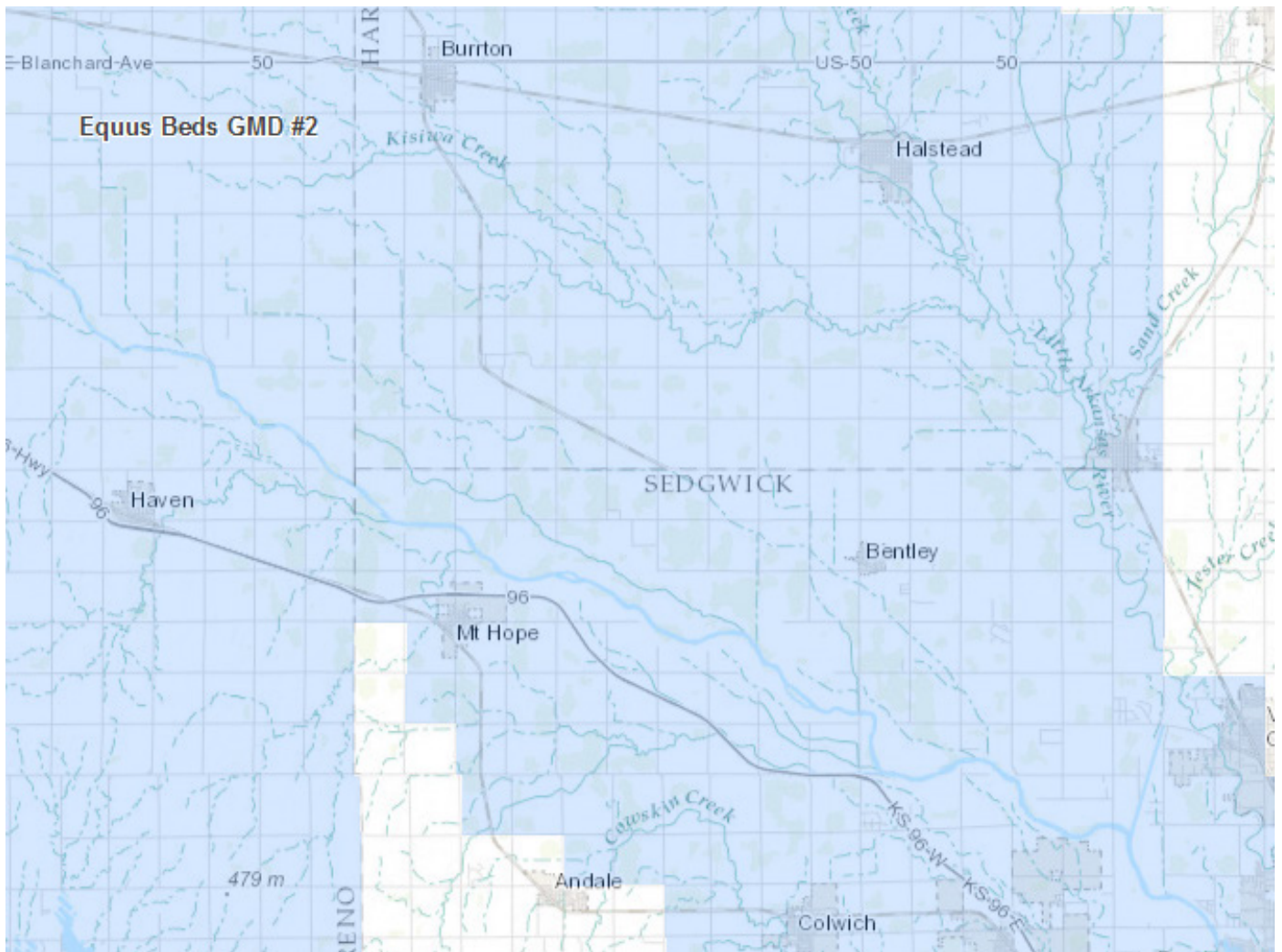
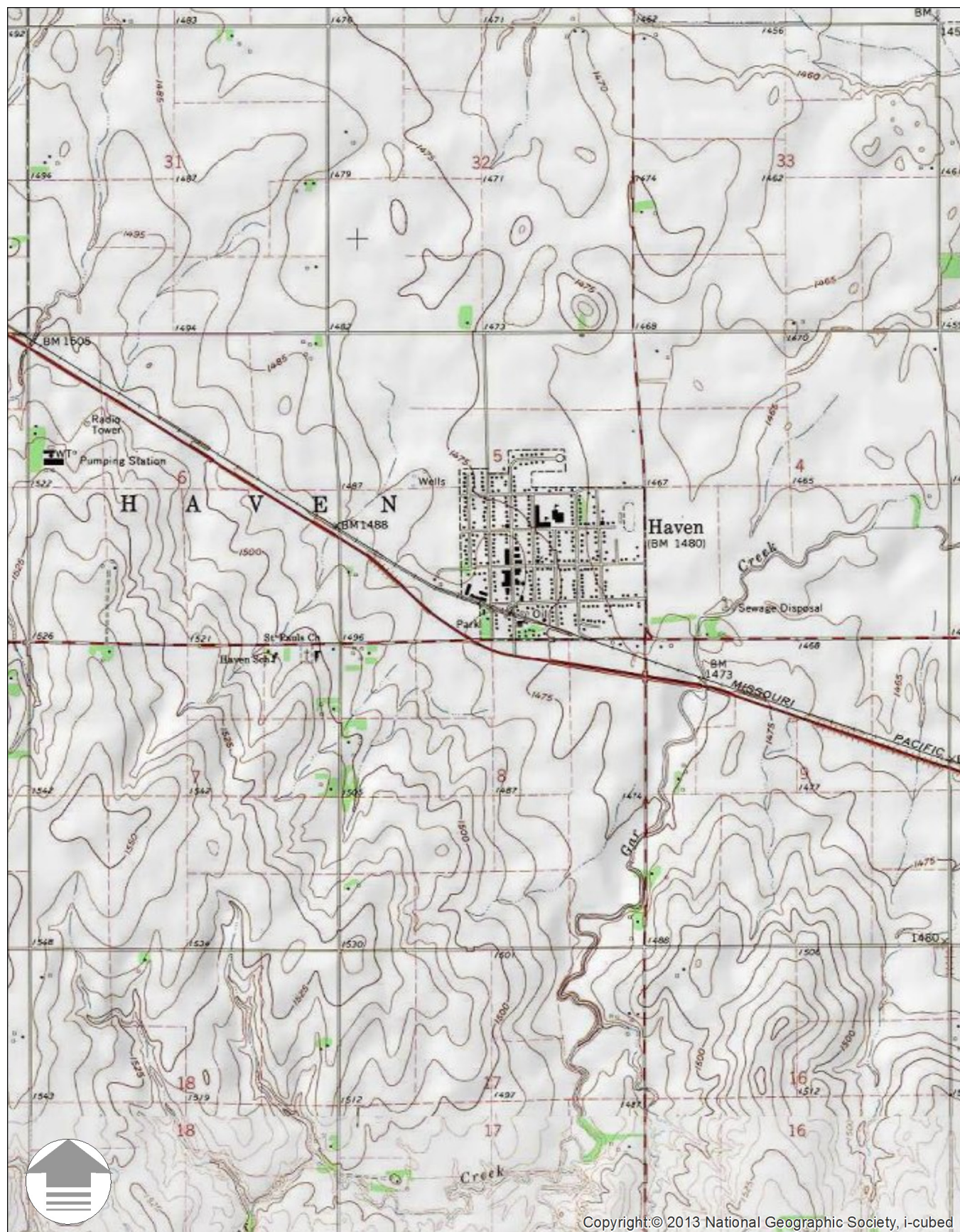


FIGURE 1.7: U.S.G.S. Topographic Map



2 INFRASTRUCTURE

“The necessary supporting facilities, services and structures that meets the needs of the citizens and businesses of the community.”

INTRODUCTION

The ability of a community to provide capital facilities such as sufficient water and sanitary sewer systems directly affects the ability of a community to survive and grow. These capital facilities require significant investments of money and maintenance in order to effectively meet the demands of a city and therefore require a significant amount of long-term planning.

The objective of the capital facilities section of the Haven comprehensive plan is to examine the city’s existing systems and address the future needs of the community’s facilities. This section will discuss the elements that comprise the city’s infrastructure - roadways and transportation systems, police and fire protection, public buildings, parks and recreation, water and sewer services and the school system.

TRANSPORTATION

A community’s transportation system is comprised of a network of highways, streets, rail lines and airport facilities, which all directly affect the growth of population and commerce. These facilities typically dictate the desired location for a town’s commercial and industrial districts, as well as create boundaries which direct the pattern of growth. Figure 2.1 identifies the major transportation facilities within the planning area.

Roads are perhaps the most apparent transportation facility and are often differentiated into a hierarchy of roadway classifications. From highways to arterials to local streets, each type of roadway differs in standard design and function. Highways and arterial roads typically have greater right-of-way and traffic lane widths, a limited number of access points and carry a greater number of vehicle trips. Conversely, local streets are narrower, shorter in total length, have numerous access points and carry a very limited number of vehicle trips. For the purposes of this plan, the County and Township roads would be considered Haven’s true arterials.

Haven has access to several major transportation systems. The community sits at the crossroad of K-96 Highway and Rural Secondary Route 1809 (Haven Road). One of the most important transportation routes to Haven is K-96 Highway, which was reconstructed and relocated further to the south of the city limits in the late 1990s, and which brings thousands of motorists past the town every day. Haven Road, a county arterial, functions as the primary north-south roadway, connecting the city to U.S. Highway 50, a major east-west route, approximately 9 miles to the north. Within the city, Haven is served by a network of approximately 7.5 miles of local residential streets. This internal street system can be classified further into those local street serving specific areas of the community, and several “primary” streets which carry traffic throughout town (see Figure 2.1). Kansas Avenue is the primary north-south street with Industrial Street, First Street, Main Street, and portions of Fifth Street serving as the four east-west primary local roadways. Haven is also located relatively near to other major state transportation systems. Interstate I-135, a major north-south route, is approximately 35 miles east of Haven with the Kansas Turnpike approximately 42 mile east.

Rail service to Haven is limited, as is the case with most cities of this size. The community is served by the Kansas & Oklahoma Railroad with the rail line running parallel to K-96. Likewise, Haven’s private and commercial air service is provided by either the Hutchinson Municipal Airport located approximately 15 miles to the northwest or by Dwight D. Eisenhower National Airport in Wichita located approximately 35 miles to the southeast.

FIGURE 2.1: Transportation System Map

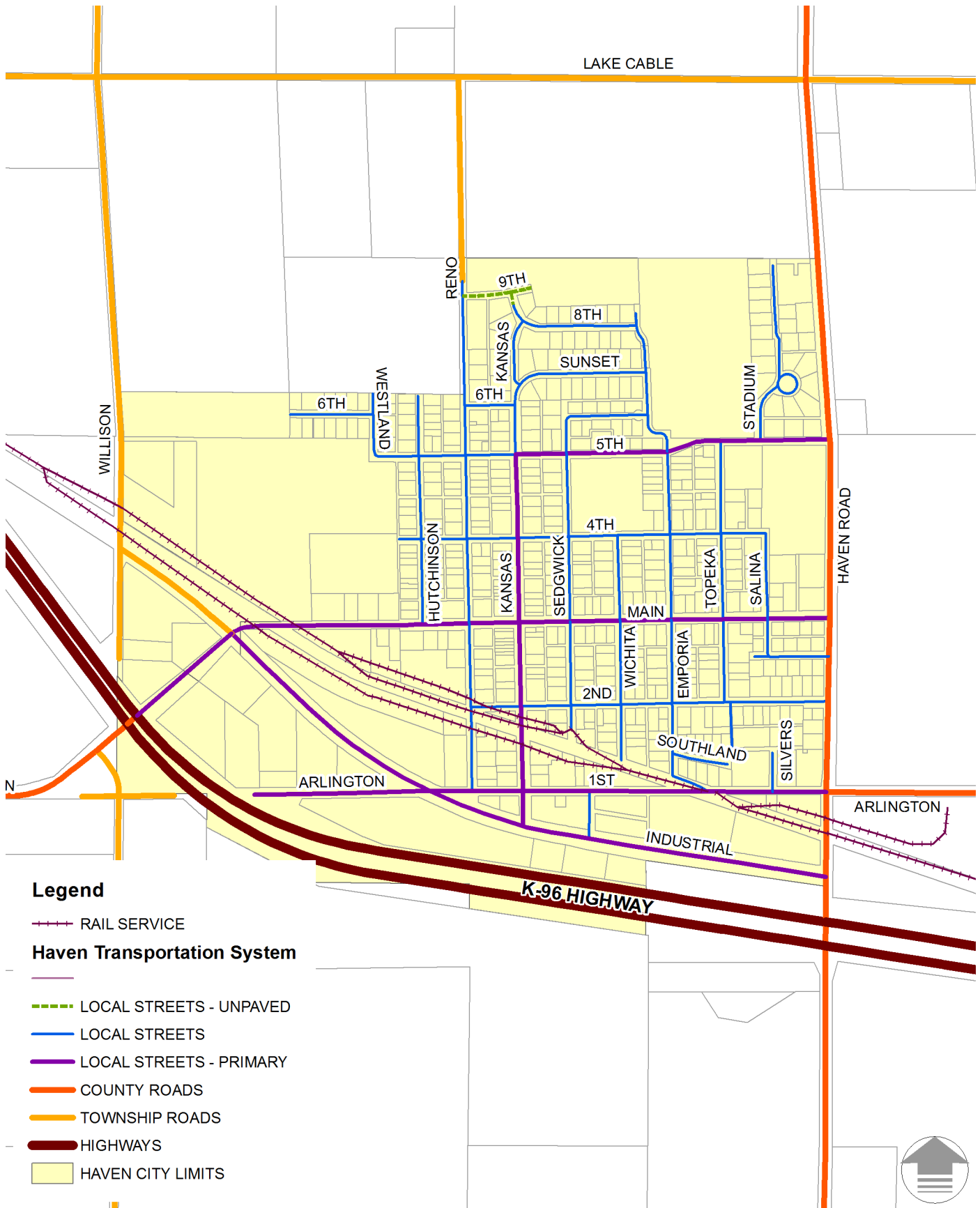


FIGURE 2.2: Water Service Map

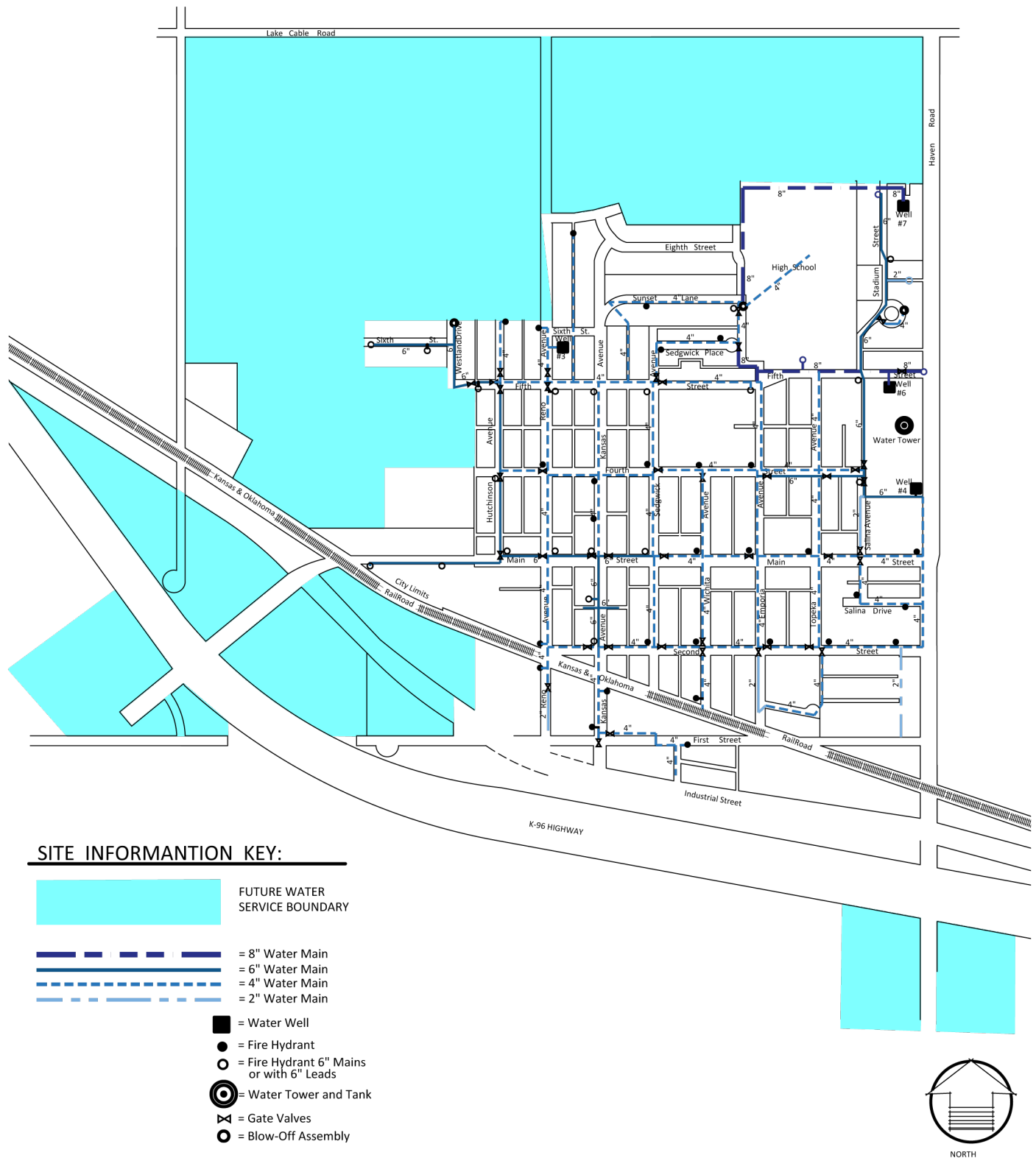
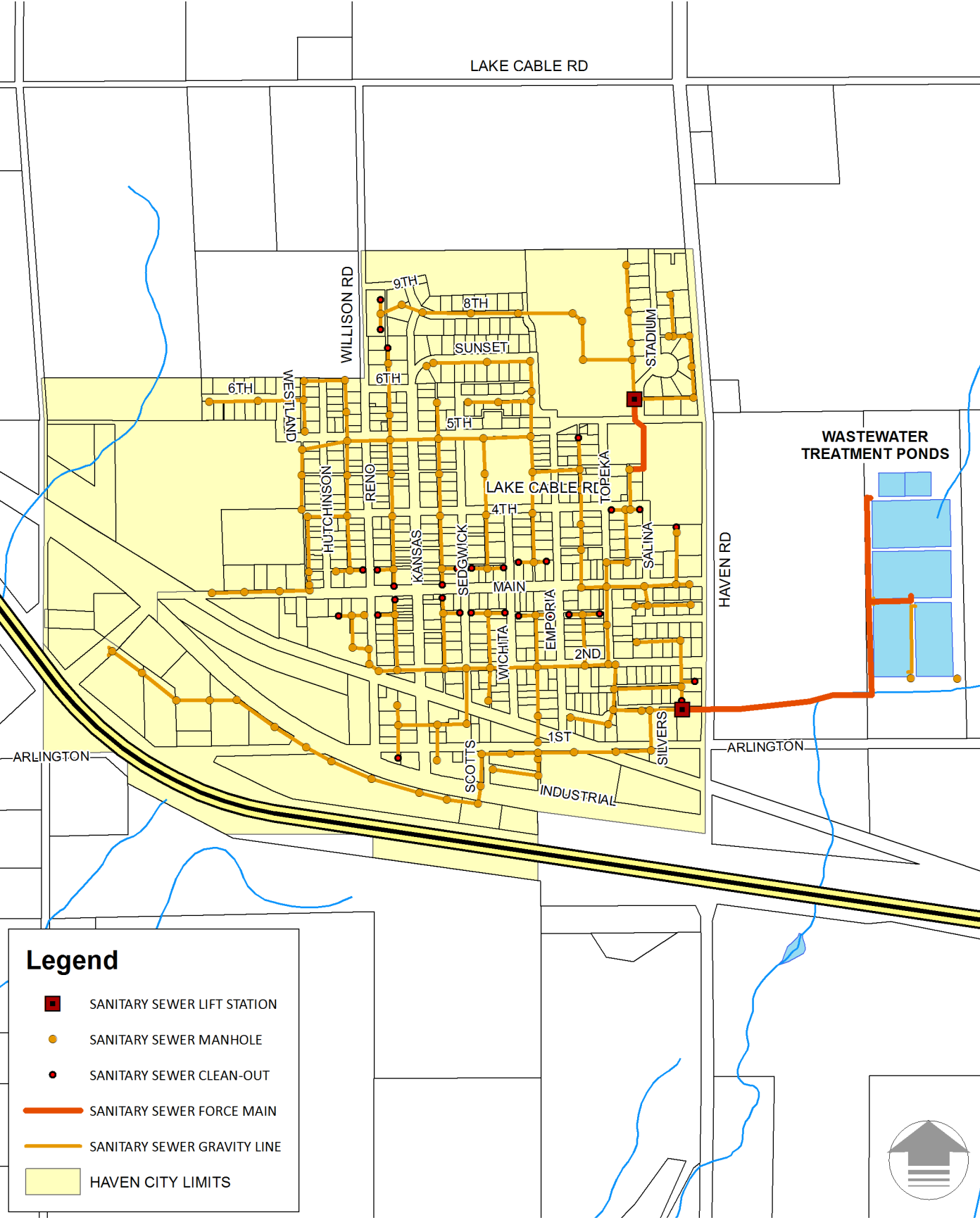


FIGURE 2.3: Sewer Service Map



WATER SERVICE

Of all the utilities provided to a community, water is probably the most essential. Water is not only necessary for human consumption, but a community's water supply is also a critical element in providing fire protection and sanitation service. Furthermore, a community's growth depends on its ability to provide a dependable supply of water. This section will address the current capacity of Haven's water system and identify future needs.

The existing water system was originally installed in 1922, and currently includes 4 active wells located within the city limits, which feed the City's 300,000 gallon-capacity water tower. The maximum flow rate for the water treatment plant system is 300 gallons per minute, which is meant to meet the maximum day demand per the Preliminary Engineering Report that was prepared for the USDA funded project. In that report, the projected 2030 Maximum Day Demand is estimated to be 283 g.p.m., which was rounded up to 300 for purposes of the design of the plant. That same report has the year 2015 maximum daily demand estimated at 270 g.p.m. The report has the estimated per capita consumption at 161 g.p.c.d. The treatment facilities also include non-discharging solar evaporation ponds that are situated contiguous to the north side of the sewage lagoons. Their purpose is to use solar evaporation to evaporate the liquid portion of the regeneration waste from the ion exchange treatment system. These ponds are sized to evaporate at least 0.6% of the amount of well water that is treated annually. The solar evaporation ponds are constructed of two layers of HDPE for protection against leakage.

Figure 2.2 diagrams the existing water service system, which totals approximately 3.25 miles of water distribution mains. According to information provided by the Kansas Division of Water Resources, Haven has five water permits authorizing the use of just under 157 million gallons of water per year. The Environmental Protection Agency estimates the average person consumes approximately 150 gallons of water per person per day, and would be able to serve up to 1,850 persons depending on the type of new users.

It can be expected that EPA water treatment standards will become more stringent in the future. This will require additional capital expenditures beyond the normal operation, maintenance, and expansion costs for the system, which are relatively unpredictable. Currently the City's water treatment system places an emphasis on treating its water supply for high levels of nitrates.

Because of the large impact of agriculture upon the economy of Haven and Reno County, it is important that the water resources used for irrigation and rural lifestyles are protected and managed appropriately in order to extend the life of the resource.

SEWER SERVICE

The effective collection and treatment of domestic and industrial waste are critical for ensuring the public health and safety of a community. A centralized wastewater treatment system needs to be able to collect, treat and dispose of wastewater of a community in accordance with state and federal environmental regulations. This element of the capital facilities section will examine the existing wastewater treatment system in Haven, its current capacity and the plans for providing adequate service for the future.

The Haven sewer system, like most municipal systems, is made up of a network of underground pipes that collect and transport wastewater, which includes a variety of liquid and solid wastes. The system works primarily on a gravity flow basis (with lift or pumping stations added where needed) to allow the wastewater to flow downhill toward the treatment plant located approximately one-quarter mile east of the Haven Road, and north of Arlington Road, where the wastewater undergoes treatment (see Figure 2.3). Haven maintains just under 4 miles of sanitary sewer mains within the current system.

Haven expanded to a 4-cell stabilization pond treatment plant in 2009, and the capacity of the system is at a population equivalent of 2,488 persons at 100 g.p.c.d for a total capacity of 248,800 gallons per day. This discharging lagoon system has been in place since 1968. The system is served by two lift stations; one serving the northern portion of Haven and the second pumps to the lagoons. The City has a program in place to make major repairs to the lift stations, and any substantial development occurring to the north will need to assess the capacity of this existing system. Ultimately, the lagoons discharge to the Arkansas River via Gar Creek.

With average flow rates between approximately 84,000 and 95,000 gallons per day, the plant capacity should be adequate to serve the projected growth of Haven. According to the City's consulting engineer, the oxidation pond system operates under a NPDES Permit set to expire at the end of 2017.

Property owners in the surrounding planning area also have the option to utilize individual septic or lagoon systems. These systems are designed to handle smaller sewage flows and must be located in areas with appropriate soil conditions and other physical characteristics. Although these systems are small, they can be a public health or environmental concern if they are not properly designed and installed.

As part of the 1972 Clean Water Act, Congress created the National Pollutant Discharge Elimination System (NPDES). The Kansas Department of Health and Environment regulates public treatment facilities and issues permits to discharge treated waste water into Kansas waterways. The permits require the monitoring of a treatment facility's effluent based on amounts of biochemical oxygen demand (BOD) and the amount of total suspended solids (TSS). It can be expected that EPA standards will become more stringent in regard to the removal of pollutants from sludge and wastewater. As this happens, the cost for treating sewage will inevitably increase, therefore requiring a continuous assessment of proposed extensions and expansions take place.

ELECTRIC SERVICE

The City of Haven supplies the community with electrical service, which can be a significant economic advantage for development efforts. The ability to provide competitive electric power to local residents and businesses is an economic advantage over those communities that rely on private electric utility service.

Even though the private suppliers are governed by the Kansas Corporation Commission, municipal electric utilities have historically been in a position to be very competitive on rates. As the private companies have consolidated operations and maintenance in the major cities, it has also increased response times for repairs and other problems.

Haven also provides electric service to areas outside the city limits, covering an area approximately one and a half square miles within the planning area (see Figure 2.4). Ark Valley and Westar provides electric service to the remaining portions of the Haven Planning Area to the southwest and northeast, respectively. Most of the areas identified for future growth appears to lay outside the Haven's service area, therefore the City will need to plan to coordinate with these other service providers at the time development occurs. Currently the City maintains approximately nine miles of overhead power lines.

GAS SERVICE

Gas service is provided to Haven by Kansas Gas Service, with offices in Hutchinson and Wichita. This is a private utility and has sufficient capacity to provide service to Haven throughout the duration of the planning period entailed within this plan.

TELECOMMUNICATION AND CABLE SERVICES

Local telephone and internet service is provided by CenturyLink and IdeaTek. CenturyLink also provides packaged internet and cable television service to Haven. Other cable providers include Direct TV and Dish Network.

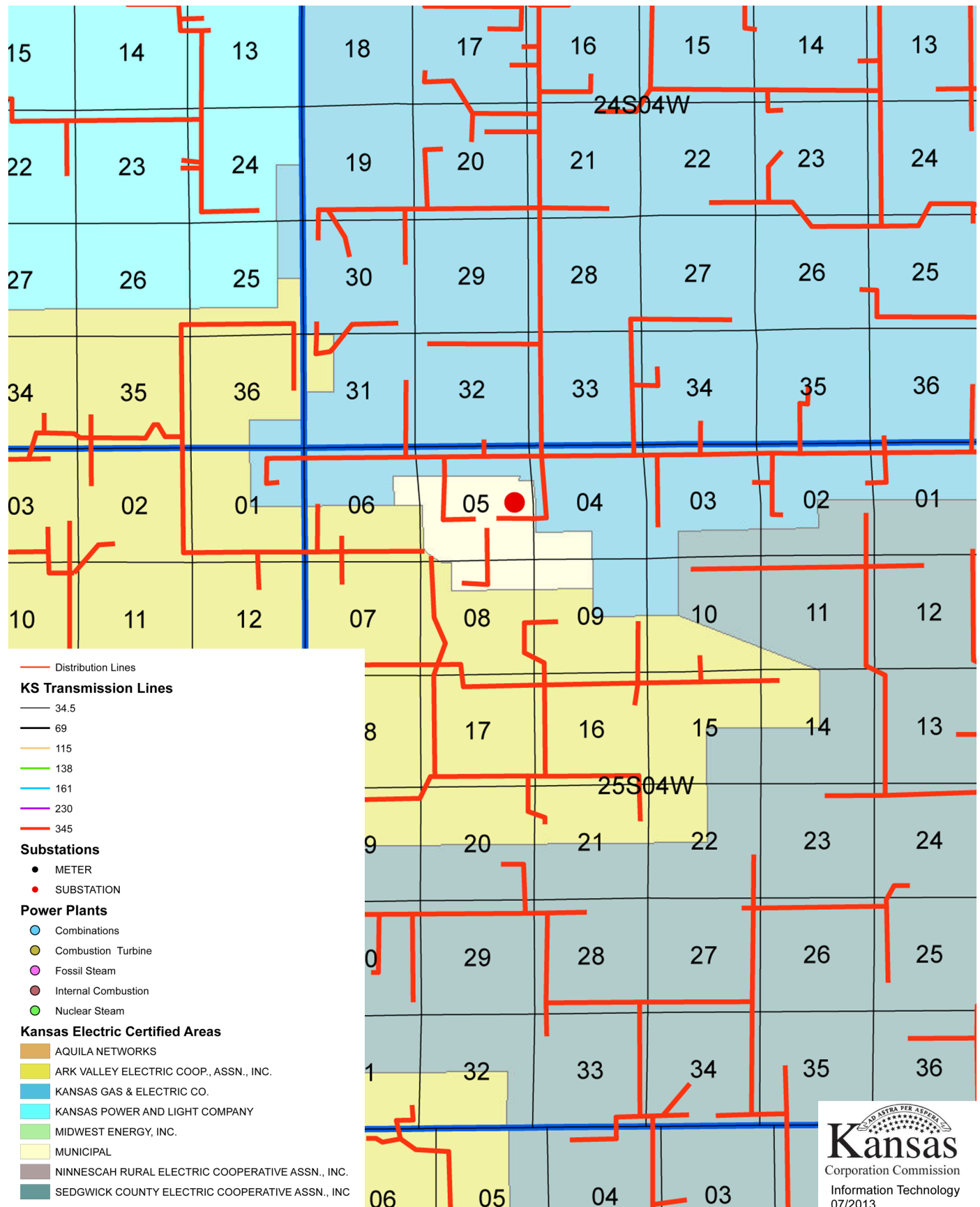
Several mobile telephone carriers are in the Haven market and additional cellular infrastructure is expected to provide additional services and at a higher quality. The quality of this utility service is determined by a number of factors, not the least of which is the location of communication towers for the antenna arrays necessary to connect the individual units with the company's network. The city should consider establishing specific guidelines within the Zoning Regulations regarding placement, spacing and utilization of communication towers in order to maximize the quality of service to the Haven area.

STORM WATER MANAGEMENT

Drainage characteristics significantly affect the development of water and sewer lines, roadways, building sites, and the general pattern of land use and urban growth. The natural system of ridges and streambeds are the basis for the movement of storm water. The natural drainage system in Haven is supplemented by three man made components: streets, storm sewers, and open channels. Street drainage carries storm run off from all surfaces by way of street gutters or roadside ditches eventually to a river or stream. Smaller communities primarily rely on roads, open channels, ditches, and the natural system to handle storm drainage. The effectiveness of the drainage system is dependent upon the interaction of both natural and man made features within each drainage basin.

The consequences of poor drainage management are: damage to private property, wasted public improvement dollars, loss of economic development opportunities, destruction of environmental characteristics, and degradation of the general "quality of life" in Haven and surrounding areas. The private land owner must be responsible for drainage management on their property prior to the run off entering the public system, which must effectively collect and transport storm water through town. A comprehensive analysis of storm water drainage would indicate the best method of handling storm water in each basin and provide specific recommendations to implement a more efficient and effective system of storm water management.

FIGURE 2.4: Electric Service Map



3 QUALITY OF LIFE

“Facilities and programs desired and needed by the local citizens and businesses that will ensure a safe, friendly, healthy and satisfying environment for day to day enjoyable living and working.”

INTRODUCTION

Many factors make up a community’s “quality of life.” Public services such as parks and pedestrian trails, recreational programs and facilities, emergency services, the city’s transportation system, and educational opportunities to name a few. Within this section of the Plan and overview of such services will be discussed.

SAFETY SERVICES

Haven employs a Police Chief and four officers with additional police enforcement provided by the Reno County Sheriff’s department. Both the Police Department and the city’s administrative offices are located on Kansas Avenue in the central business district along with Haven’s Fire and Ambulance service.

Since its organization on November 10, 1911, Haven provides both city and township fire protection by a voluntary fire department with 16 fire fighters. The department is equipped with two fire engines, one new water tender truck, one rescue truck, and four brush units. Figure 3.3 outlines the renamed Reno County Fire District #9 boundary which covers the City of Haven, Haven Township and Sumner Township. The Fire District also maintains stations in Haven and Saint Joe, near South Rayl Road and East Maple Grove Road. Haven is also served by a 12-person Emergency Medical Service equipped with a primary and a back-up emergency vehicle, and is currently planning a new facility on Kansas Avenue.

The ability of a community to provide adequate fire protection directly affects the fire insurance premiums on the homes and businesses. All communities in Kansas are rated by the Insurance Services Office (ISO) which is comprised of a group of fire insurance underwriters. The ISO rates towns on a scale of 1 to 10 with 1 being the best possible score and 10 being the worst. In determining the rating, the ISO considers a town’s adequacy in fire alarm receiving and dispatching systems, the community’s fire department personnel training and equipment and its water supply and distribution systems. From information sent by the ISO on January 25, 2016, Haven’s fire classification rose from 7 inside the city limits, and a 9 outside the city, to what is now scored as 5 rating within Haven’s city limits and a 5/5X for the remainder of the fire district.

PUBLIC FACILITIES, PARKS, AND RECREATION

Haven’s City Hall is located on Kansas Avenue, the city’s library is also located in the central business district, while Haven’s maintenance facility is located in the town’s industrial district on Reno Avenue.

Important to the quality of life in any community is its park and recreation facilities. These locations provide citizens a place to hold community events and spend leisure time. Currently, Haven has approximately 8.5 acres of park and recreation area at the southwest corner of Haven Road and Fifth Street. The park contains two ball fields, two tennis courts and the community swimming pool. Pioneer Park, located on south Reno Avenue, provides approximately 2 acres of additional park space, along with the new community building and gazebo. As in most communities, the public schools also provide facilities for recreational activities. Figure 3.1 references Haven’s public facilities.

The acquisition of additional parkland should be focused in strategic locations to meet the demands of population growth. Using a standard ratio of 1 acre of park or recreation space per 100 residents, Haven currently provides adequate facilities. However, with the projected growth of an additional 200 people over the next several decades, Haven may need to provide another 2 acre park site in order to meet future demand.

FIGURE 3.1: Haven Public Facilities Map

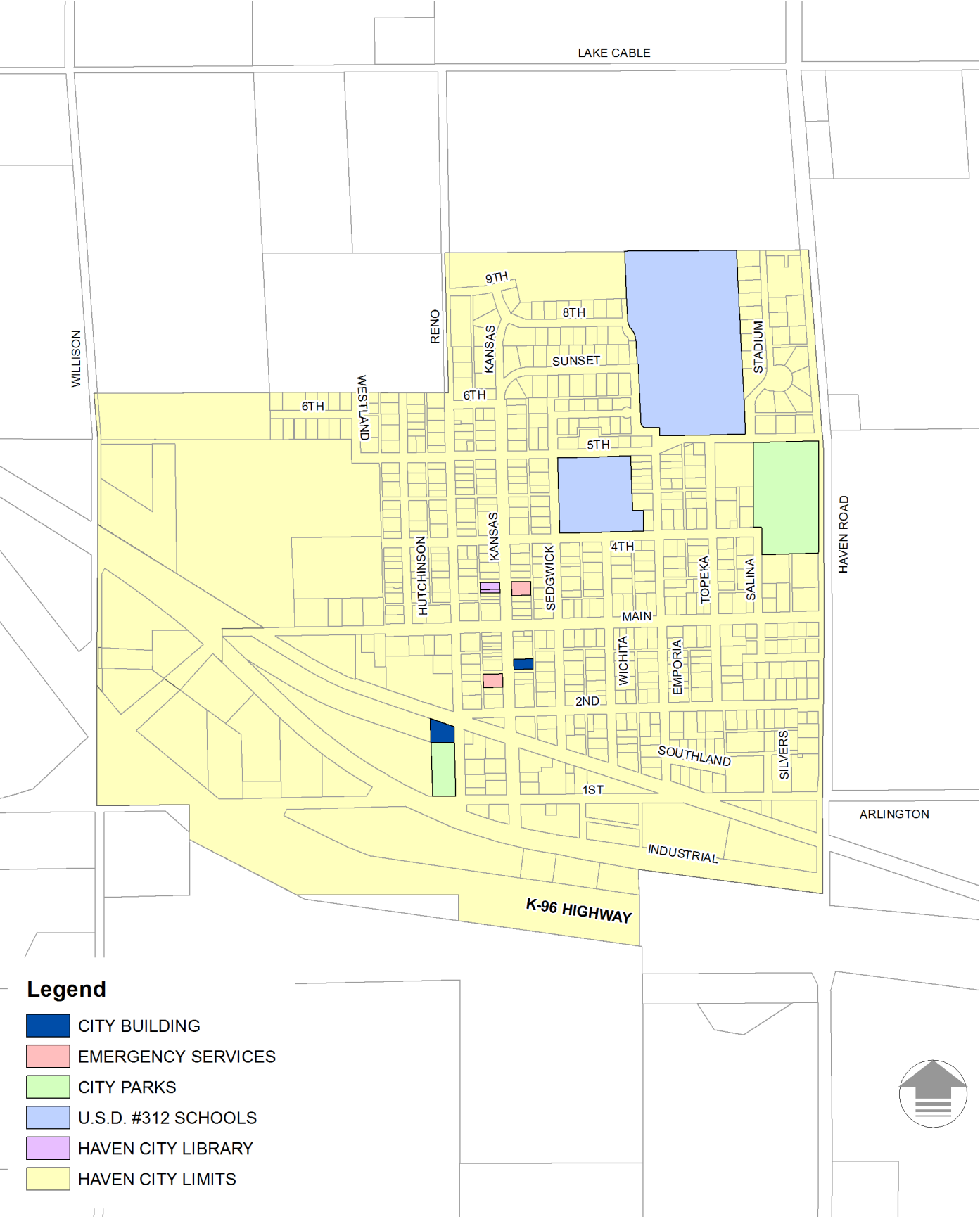


FIGURE 3.2: Unified School District #312 Map

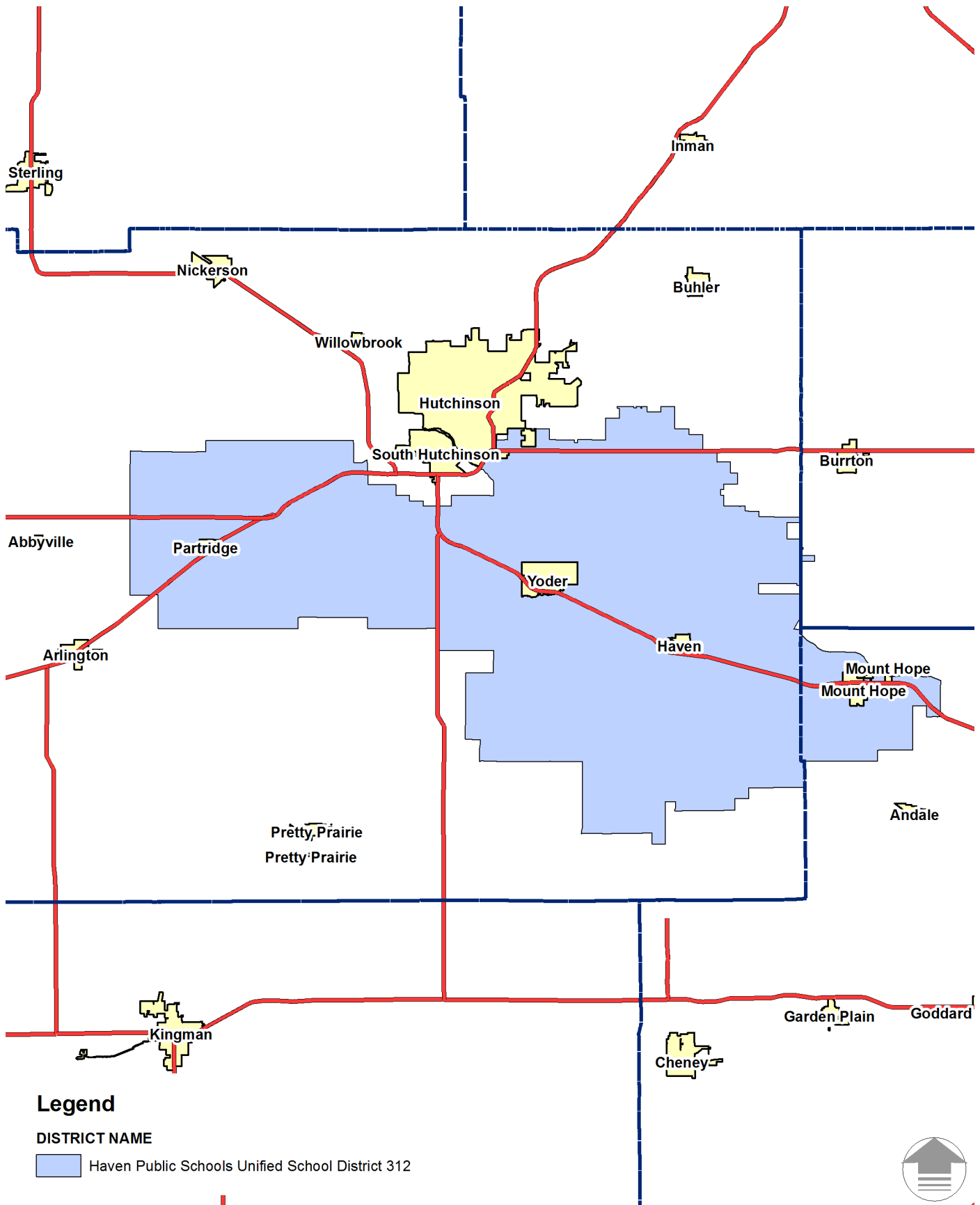
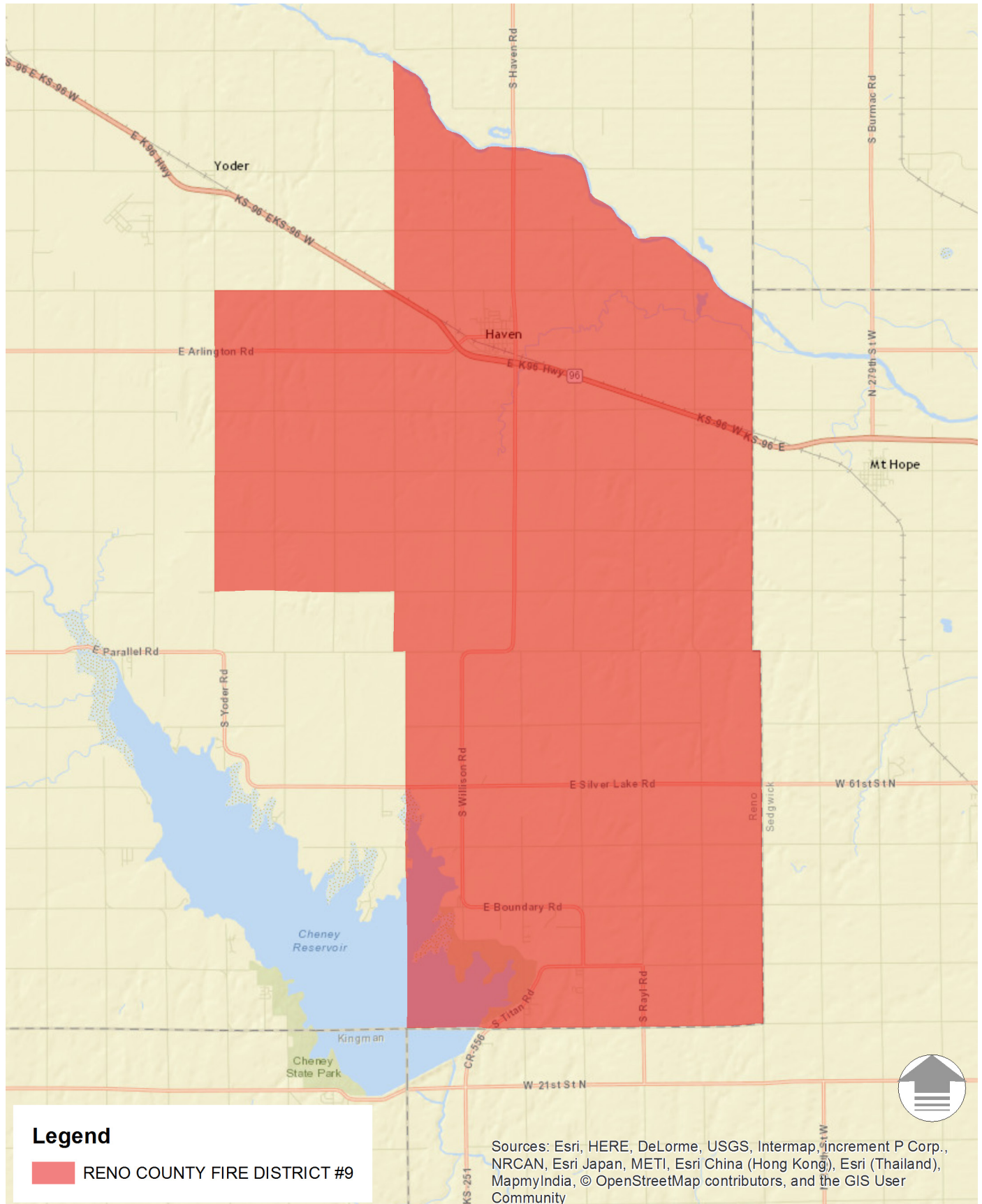


FIGURE 3.3: Reno County Fire District #9 Map



SCHOOLS

From Haven School District No. 4's first class in the Fall of 1886, to the unification of several county school districts in 1965, to the inclusion of Partridge, Elreka and Mt. Hope schools into the district in 1973, Haven's central role in the region has been fostered by Unified School District #312.

As of this current school year, U.S.D. #312 serves approximately 867 students and employs approximately 75 teachers (based on full-time equivalent), administrators, and support staff. From the same source, there were 431 elementary students in the district. The middle school had an enrollment of 131 students while the high school enrolled 305 students. Figure 3.2 outlines the U.S.D. #312 boundary.

Enrollment ranged from a high of 1,262 students in 1991 to the 1,237 students in 1995 to 1,166 students in the 1998-1999 school year. Despite this trend, the voters approved a \$12 million bond issue in June 2015 for athletic improvements and building repairs. As part of these improvement, the district will construct a \$4.6 million gymnasium at Haven Middle/High School, as well as baseball and softball fields.

Although there are no institutions of higher learning located in Haven, the community is within 40 miles of three junior colleges (Hutchinson Community College, Hesston College and Central College in McPherson) and six universities and colleges (Wichita State University, Friends University, Kansas Newman College, Sterling College, Bethel College and McPherson College).

PLANNING CONSIDERATIONS

Within the following section is a collection of goals and strategies developed to address the future development of Haven's community facilities. Each subsection is represented and contains specific objectives to be implemented in future land use and capital budgeting decisions.

TRANSPORTATION

GOAL: MAINTAIN A COMPREHENSIVE TRANSPORTATION AND CIRCULATION SYSTEM WITH FUTURE LAND USE DEVELOPMENT WHICH PROMOTES SAFETY, CONVENIENCE AND AESTHETICS.

Strategies:

1. Promote a transportation system of collectors, arterials, and local streets which reflect the needs of area residents and businesses, and are consistent with the Comprehensive Plan.
2. Coordinate transportation improvements with other infrastructure, service and facility improvements so that a full array of public improvements can be on line to meet the needs in infill and development areas.
3. Provide sidewalks along arterial and collector streets, or provide appropriate substitute off street walks, throughout the urbanized areas of the county.
4. Promote pedestrian/bicycle oriented improvements to create alternative transportation networks to and within commercial and employment areas major destination points in the city.

WATER SERVICE

GOAL: ENSURE THE AVAILABILITY OF WATER TO MEET THE FUTURE NEEDS OF THE CITY THROUGH PROPER PLANNING, EDUCATION, MANAGEMENT, AND PROTECTION OF OUR EXISTING AND FUTURE WATER RESOURCES.

Strategies:

1. Monitor existing water wells for compliance with EPA regulations and maintain efforts to prevent infiltration of contaminants.
2. Promote the use of subdivision regulations to insure proper water system design.
3. Continue to reduce water loss through preventative maintenance and rehabilitation efforts which detect system breaks and leaks.
4. Develop a public education program about the importance of and techniques for conserving water.

SEWER SERVICE

GOAL: PROMOTE THE DEVELOPMENT OF A SANITARY SEWER SYSTEM THAT PROVIDES THE MOST ECONOMIC AND EFFICIENT SERVICE POSSIBLE.

Strategies:

1. Coordinate sewer facility planning to increase the cost effectiveness of providing sewer service.
2. Continue funding for the maintenance and rehabilitation of existing sewer lines in the city.
3. Recognize natural and man made service area boundaries as limiting factors for the extension of sewer service delivery.

STORMWATER MANAGEMENT

GOAL: PROTECT PRIVATE AND PUBLIC PROPERTY BY DECREASING THE IMPACTS OF STORMWATER DRAINAGE IN THE COMMUNITY.

Strategies:

1. Begin detailed studies of individual drainage basins throughout the planning area in order to implement an effective and comprehensive stormwater management plan.
2. Promote the preservation of natural drainageways whenever possible by effectively planning the use of man made facilities within the drainage channel.

SAFETY SERVICES

GOAL: PROVIDE RESIDENTS OF HAVEN AND THE SURROUNDING AREAS OF RENO COUNTY WITH THE HIGHEST QUALITY AND MOST EFFICIENT PUBLIC SAFETY SERVICES AVAILABLE.

Strategies:

1. Achieve maximum coordination/consolidation of emergency medical, fire, and law enforcement services.
2. Periodically review and inventory all available public safety resources, staff, and equipment to identify areas of improvement in order to provide optimum service delivery.
3. Develop and utilize more education, public information and community involvement programs in support of professional emergency medical, fire, and law enforcement activities.
4. Annually review operations to assess response times and seek solutions to service delivery problems.

PUBLIC FACILITIES, PARKS, AND RECREATION

GOAL: PROVIDE AN EFFICIENT DELIVERY OF PUBLIC SERVICES.

Strategies

1. Enhance the opportunity for greater cultural and educational experiences by maintaining or establishing library services and programs for all population segments within the city.
2. Coordinate library programs, services and activities among public and school libraries so as to eliminate duplication of services.
3. Implement the practice of resource sharing, both human and library materials, throughout Reno County.

GOAL: DEVELOP A PARKLAND AND OPEN SPACE SYSTEM WHICH ENHANCES THE QUALITY OF LIFE AND IMAGE OF THE CITY AND SURROUNDING AREAS AND PROVIDES A DIVERSE SET OF RECREATIONAL OPPORTUNITIES TO EXISTING AND FUTURE RESIDENTS.

Strategies:

1. Increase the use of existing and future parks through maintenance measures and reasonable investment in landscaping, equipment, and structures.
2. Provide public pedestrian/bicycle routes to create an overall network for travel from residential areas to commercial, employment, educational and recreational areas of the city
3. Examine the possibility of coordinating and/or consolidating recreational facilities with U.S.D. #312.

SCHOOLS

GOAL: THE SCHOOL DISTRICT SHOULD WORK TO GET THE MOST USE OF EXISTING AND FUTURE FACILITIES.

Strategies:

1. In addition to typical educational uses, encourage the use of school facilities for community activities and programs whenever possible to maximize the use of the facilities and the investment in them.

4

ECONOMIC DEVELOPMENT

“Providing the collaboration between the public and private sectors to promote the economic health and vitality of the community.”

INTRODUCTION

One of the major components of a community’s Comprehensive Plan is the summary and analysis of its population. In order to provide timely and cost-effective services to its citizens, a community needs to have an understanding of the current and future population. As in most plans, this analysis entails the use of census data to chart the community’s historic growth, as well as provide information on which to base projections into the future. This chapter will outline Haven’s growth pattern since 1960 and forecast its growth to the year 2030, as well as provide various population and demographic characteristics of Haven’s citizens.

Table 4.1 - Haven Population Trend

Year	Population	Percent Change
1960	982	N/A
1970	1,146	16.70%
1980	1,125	-1.83%
1990	1,198	6.49%
2000	1,175	-1.92%
2010	1,237	5.28%
2014	1,135	-8.25%
2020	1,241	9.36%
2030	1,266	1.99%

Source: U.S. Bureau of the Census/Linear Trend Calculation

As seen from the U.S. Census data, the historical population trend for Haven shows an average growth rate of nearly 3.5% since 1960 and an assumed average growth rate of approximately 5.7% through the planning period (Table 4.1). Total population, both current and projected, is obviously important information for a community in that it helps determine whether a city needs to focus on maintaining its population base or plan to expand its public facilities to meet its growing needs.

Table 4.2 - Comparative Population Trends in Region

City	1990	2000	2010	2013	Change since 2000	Change since 2010
Haven	1,198	1,175	1,237	1,163	-1.02%	0.52%
Mt. Hope	792	830	813	883	6.39%	8.61%
Maize	1,520	1,868	3,420	3,806	103.75%	11.29%
Bentley	373	368	530	503	36.68%	-5.09%
South Hutchinson	2,444	2,539	2,540	2,281	-10.16%	-10.20%
Pretty Prairie	601	615	602	802	30.41%	33.22%
Hutchinson	39,308	40,787	40,795	41,995	2.96%	2.94%
Wichita	304,011	344,284	382,368	386,558	12.28%	1.10%

Source: U.S. Bureau of the Census

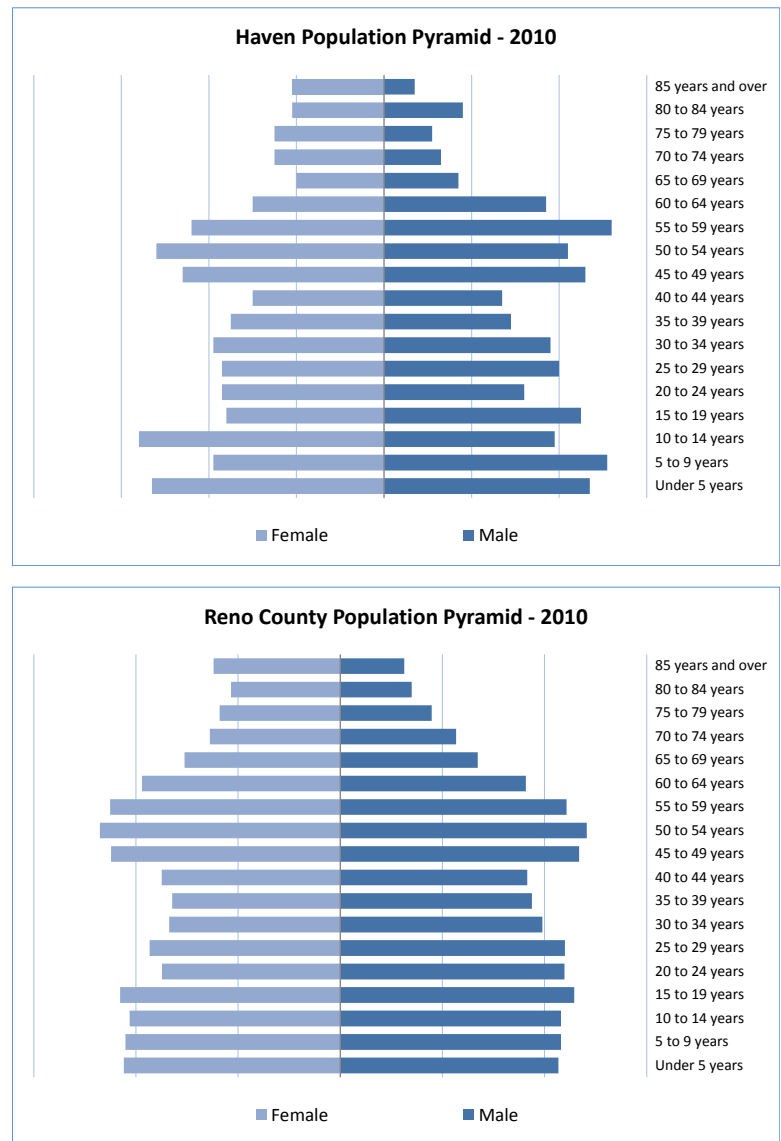
When compared to the surrounding region we see Haven’s population trend over the past several decades is one of two communities that has lost population, albeit only a modest decline. However, it appears much sharper when compared to the average total growth rate for the region at approximately 23 percent over that timeframe (Table 4.2). With the economic downturn beginning in 2008 and impacting the local housing market in 2010, we can see the region as a whole slow down in population growth to a three-year rate of around 5 percent. These trends seem to indicate Haven can expect a very slow rate of growth unless an unexpected expansion of an existing business, or the introduction of a new employer, happens over the planning period.

It is also important to look at the distribution of that population with regard to age in order to plan for such community facilities such as schools, assisted living centers and health-related services. Figure 4.1 shows Haven's population distributed among eighteen "age cohorts" or age groups, creating what is called a "population pyramid." A population pyramid serves to graphically represent the age structure of the community's population.

A typical population will have a "pyramid" shape, with the larger cohorts near the base representing those younger than 18 years of age. The pyramid then "bulges" in the middle-age cohorts before tapering near the older cohorts. Compared to this average shape, a community's population pyramid can illustrate an aging population (those with a "top-heavy" appearance); a middle-aged/non-family population (those with a diamond shape appearance); or a younger/family-oriented population (those with a larger base and mid-section).

As compared with the population pyramid for Reno County, Haven's population is similar in structure. Both show a relatively "typical" shape -- a steady population of persons 18 years or younger, a drop in the 20 to 24-year cohort, a full mid-range, and the gradual tapering of the population. One item of note is both pyramids tend to have their middle-age cohorts elevated to the older age groups as compared to a "normal" population, indicating an aging population. Haven's pyramid is also skewed slightly to the right, indicating a larger female population (52% versus 48%). Most notable is a significant female population over the age of 65 as compared to the male population.

Figure 4.1: Population Pyramids



U.S. Census 2010

The median age for Haven is 37.1 years, with an older female population (median age of 38.7 years) than their male counterparts (median age of 35.5 years). In addition, Haven is a younger population than Reno County (39.9 years of age).

Table 4.3 - Average Household Size

	1970	1980	1990	2000	2010
Haven	3.05	2.50	2.49	3.03	2.51
Reno County	2.94	2.58	2.46	2.41	2.38

Source: U.S. Bureau of the Census

The average household size in Haven has remained relatively constant over the past two decades but seen a significant drop between 1970 and 1980. The average household size has decreased 17.8% since 1970 as compared to a 23.2% decrease for Reno County (Table 4.3).

Haven's population generally conforms to that of Reno County in many categories but none as closely as the composition of its households. Table 4.4 shows the similarity of the two jurisdictions in the proportions of married-couple, single-parent and non-family households. Another sign of the aging population is seen in the drop of households with children under the age of 18 years. In 1990, over half of Haven's households had children under 18 years of age, where as in 2010 that percentage dropped to just under 30%.

Table 4.4 - Composition of Households

Household Type	Haven		Reno County	
Married-couple family	273	55.5%	12,980	50.3%
Single-parent family	64	13.0%	3,783	14.7%
Non-family Household	155	31.5%	9,031	35.0%

Source: U.S. Bureau of the Census - 2010

Table 4.5 provides addition demographic information for Haven in comparison to other communities along the K-96 corridor.

Table 4.5: General demographic information

City	Median Age	Median Household Income	Mean travel time to work	Persons per household
Haven	43.2	\$48,365	21.5	2.4
Mt. Hope	42.5	\$50,804	23.0	2.5
Maize	29.2	\$66,364	19.7	3.2
Bentley	38.5	\$58,000	29.8	2.6
South Hutchinson	46.1	\$40,742	17.5	2.2
Pretty Prairie	33.3	\$39,688	27.0	2.6
Hutchinson	38.3	\$40,115	15.1	2.3
Wichita	34	\$43,538	17.7	2.5

Source: U.S. Bureau of the Census - 2014 Estimates

HOUSING

At the foundation of a community is its housing stock, both literally and figuratively. The quality of homes affect community pride, help shape a town's image. If permitted to deteriorate, it can have a blighting effect on the larger community.

Most smaller cities contain an older housing stock than larger cities, as well as a higher percentage of substandard housing. There are several reasons for this trend, but it is typically due to the fact that few rural communities adopt and

Table 4.6: General housing information

City	Number of housing units	Median value of owner-occupied housing units
Haven	508	\$84,900
Mt. Hope	366	\$104,000
Maize	1,237	\$125,700
Bentley	231	\$106,300
South Hutchinson	1,041	\$84,100
Pretty Prairie	338	\$68,200
Hutchinson	18,651	\$90,500
Wichita	167,885	\$115,800

enforce housing or building codes. This section will summarize housing information that has been gathered from the 1970, 1980 and 1990 U.S. Census, as well as from a recent field survey and offer several goals and strategies focusing on the maintenance of Haven's housing stock. As shown in Table 4.7, Haven has a larger percentage of 2- and 3-bedroom homes as compared to the county and state.

Table 4.7: Number of Bedrooms Per Unit

Bedrooms	Haven		Reno County		Kansas	
No bedroom	0	0.0%	232	0.9%	13,355	1.3%
1 bedroom	19	4.0%	3,180	12.0%	119,162	11.4%
2 bedrooms	194	40.7%	9,447	35.5%	339,399	32.5%
3 bedrooms	202	42.3%	9,862	37.1%	395,135	37.8%
4 bedrooms	51	10.7%	3,177	11.9%	144,467	13.8%
5 or more bedrooms	11	2.3%	709	2.7%	32,594	3.1%
Totals	477	100.0%	26,607	100.0%	1,044,112	100.0%

Source: U.S. Bureau of the Census - 2010

As seen in Table 4.8, Haven compares with Reno County in age of their housing, both of which have a generally older housing stock. The relatively low number of new housing units is also apparent from 2000 for Haven, as compared to the state as a whole.

Table 4.8: Year Structure Built

Total housing units	Haven	Reno County	Kansas
Built 2010 or later	0.0%	0.3%	0.8%
Built 2000 to 2009	2.1%	5.3%	11.9%
Built 1990 to 1999	5.9%	7.1%	12.6%
Built 1980 to 1989	6.7%	8.6%	11.8%
Built 1970 to 1979	9.1%	17.4%	15.8%
Built 1960 to 1969	16.0%	10.6%	10.3%
Built 1950 to 1959	12.5%	14.8%	13.3%
Built 1940 to 1949	7.6%	7.8%	6.2%
Built 1939 or earlier	40.1%	28.1%	17.3%

Source: U.S. Bureau of the Census - 2014 Estimates

Table 4.9: Year Householder Moved Into Unit

Occupied housing units	Haven	Reno County	Kansas
Moved in 2010 or later	14.3%	25.3%	26.1%
Moved in 2000 to 2009	39.3%	38.5%	40.6%
Moved in 1990 to 1999	22.0%	16.0%	16.3%
Moved in 1980 to 1989	11.4%	8.6%	7.9%
Moved in 1970 to 1979	8.4%	7.1%	5.1%
Moved in 1969 or earlier	4.5%	4.5%	4.0%

Source: U.S. Bureau of the Census - 2014 Estimates

Although nearly identical in terms of the number of residents living in the same home between 1970 and 200, Table 4.9 shows that Haven has an older, more stable, less transient ownership pattern than the county and state as a whole, and has not experienced the same level of new families moving into the community over the past five years.

In addition to Census information, a field survey of housing conditions was conducted in October of 1997. The survey quantified and qualified the housing stock on a lot by lot basis. The following are definitions of the rating system used in that survey:

Excellent - These are homes that are visually perfect with superior construction and design.

Standard - These are homes that are relatively new, of general grade construction or are older homes of any age that show an average regard for care and maintenance.

Conservable - These are homes that can be restored to standard quality, but it is obvious that the frequency of maintenance and repair is below average.

Unsound - These are homes that cannot feasibly be returned to standards or conservable condition. Property abuse and neglect are blatant, and the property is unsafe or unsanitary.

Vacant - These are lots that are open for development of a residential structure.

It was found that nearly 90% of the housing stock in Haven is of standard quality or better with almost the balance being conservable. Furthermore, the survey revealed almost no unsound housing in Haven (Table 4.10), compared to the Reno County data from 2015. It should be noted that the field survey found there to be 474 dwelling units in Haven compared with the 436 units found in the Reno County CAMA data, while the 1990 Census information states that there is 477 units. These discrepancies are fairly typical and should have a minimal impact on the statements and projections made in this section.

Table 4.10: Housing Condition Survey

Rating	Homes	Percentage
Excellent	14	3.2%
Standard	373	85.0%
Conservable	45	10.0%
Unsound	4	0.9%
Vacant	N/A	-
Total number of homes	436	100.0%

Reno County Data -2015

Based on the average household size of 2.5 person per household (the average over the past three decades), it is projected Haven will need a total of approximately 506 housing units by the year 2030, or an additional 70 units, in order to house its projected population of 1,266 persons. While there are a number of vacant residential lots that could potentially account for a small percentage of the projected demand, it should be expected that new housing will need to be constructed in order to accommodate new population growth.

ECONOMY

Perhaps no other characteristic of a community is of greater concern to its citizens than the future of its economy. Furthermore, very few communities would say it is satisfied with the current state of its economic status. Most cities actively pursue growth in an attempt to either reverse decline, to expand or maintain the community's infrastructure or to enhance the quality of life for its citizens. As a result, discussion of a city's economic health is critical to the development of any planning strategies.

Table 4.11: Work Area Profile Report

	Haven		Area Cities	
	Count	Share	Count	Share
Total All Jobs	512	100.0%	5,006	100.0%
Jobs by Worker Age	Count	Share	Count	Share
Age 29 or younger	106	20.7%	1,015	20.3%
Age 30 to 54	247	48.2%	2,850	56.9%
Age 55 or older	159	31.1%	1,141	22.8%
Jobs by Earnings	Count	Share	Count	Share
\$1,250 per month or less	260	50.8%	1,402	28.0%
\$1,251 to \$3,333 per month	158	30.9%	2,008	40.1%
More than \$3,333 per month	94	18.4%	1,596	31.9%
Jobs by NAICS Industry Sector	Count	Share	Count	Share
Agriculture, Forestry, Fishing and Hunting	0	0.0%	24	0.5%
Mining, Quarrying, and Oil and Gas Extraction	0	0.0%	0	0.0%
Utilities	0	0.0%	26	0.5%
Construction	8	1.6%	203	4.1%
Manufacturing	30	5.9%	1,229	24.6%
Wholesale Trade	6	1.2%	163	3.3%
Retail Trade	48	9.4%	351	7.0%
Transportation and Warehousing	0	0.0%	15	0.3%
Information	17	3.3%	20	0.4%
Finance and Insurance	10	2.0%	88	1.8%
Real Estate and Rental and Leasing	0	0.0%	11	0.2%
Professional, Scientific, and Technical Services	4	0.8%	106	2.1%
Management of Companies and Enterprises	1	0.2%	3	0.1%
Administration & Support, Waste Management and Remediation	5	1.0%	460	9.2%
Educational Services	260	50.8%	1,395	27.9%
Health Care and Social Assistance	9	1.8%	405	8.1%
Arts, Entertainment, and Recreation	0	0.0%	1	0.0%
Accommodation and Food Services	81	15.8%	247	4.9%
Other Services (excluding Public Administration)	0	0.0%	58	1.2%
Public Administration	33	6.4%	201	4.0%
Jobs by Worker Educational Attainment	Count	Share	Count	Share
Less than high school	37	7.2%	415	8.3%
High school or equivalent, no college	110	21.5%	1,199	24.0%
Some college or Associate degree	140	27.3%	1,332	26.6%
Bachelor's degree or advanced degree	119	23.2%	1,045	20.9%
Educational attainment not available (workers aged 29 or younger)	106	20.7%	1,015	20.3%
Jobs by Worker Sex	Count	Share	Count	Share
Male	202	39.5%	2,538	50.7%
Female	310	60.5%	2,468	49.3%

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (2013)

Compiling an adequate account of a community's economy is often a difficult task. Information for smaller communities is often difficult to locate and when found may be outdated or otherwise inadequate. Despite these issues there is sufficient information available to form a composite of Haven's economic structure. This chapter will use data from the 2010 Census and the 2013 ACS estimates to compare employment data.

SECTOR EMPLOYMENT

Table 4.11 details the employment of persons over 16 years of age or older by the various employment sectors used by the U.S. Census. Data for Haven, Reno County and the state of Kansas, along with the percentage of the total employment for each sector, is provided. Haven compares well with Reno County and the state of Kansas in several sectors (personal services, public administration, financial, insurance and real estate, communication and public utilities) and has a higher percentage of its employment in agriculture, wholesale trade, educational services and the manufacturing of durable goods than the county and state.

However, the state and the county have higher employment percentages in the manufacturing of non-durable goods, construction, retail trade, business repair services, entertainment and recreation services and health services than Haven. From a national perspective, these differences are understandable. For the past several decades, smaller communities across the entire country have been losing trade to larger population centers. Being situated between two of the state's larger cities - Hutchinson and Wichita - it would appear that many in Haven purchase retail goods, obtain health care and seek entertainment outside of the community in general conformance with this larger trend.

Table 4.12: Family Income Distribution

Income Range	Haven		Reno County		Kansas	
Families	312		16,747		730,983	
Less than \$10,000	3	1.0%	719	4.3%	26,727	3.7%
\$10,000 to \$14,999	5	1.6%	388	2.3%	19,324	2.6%
\$15,000 to \$24,999	18	5.8%	1,544	9.2%	51,560	7.1%
\$25,000 to \$34,999	32	10.3%	1,876	11.2%	66,132	9.0%
\$35,000 to \$49,999	54	17.3%	2,830	16.9%	100,261	13.7%
\$50,000 to \$74,999	95	30.4%	4,007	23.9%	154,465	21.1%
\$75,000 to \$99,999	38	12.2%	2,557	15.3%	115,954	15.9%
\$100,000 to \$149,999	41	13.1%	1,952	11.7%	121,146	16.6%
\$150,000 to \$199,999	22	7.1%	481	2.9%	39,896	5.5%
\$200,000 or more	4	1.3%	393	2.3%	35,518	4.9%
Median family income (dollars)	\$60,500		\$55,638		\$65,804	

Source: U.S. Bureau of the Census - 2014

FAMILY INCOME

The general wealth of a population is a standard component of a community's economic analysis. One set of data widely used to determine wealth is the U.S. Census' calculation of median family income. With a median family income of \$60,500, Haven is below the state median family income of \$65,804 but above the county's median family income of \$55,638.

Table 4.12 stratifies family income into ten categories and compares Haven's income levels with those of Reno County and Kansas. Two-thirds (67%) of Haven's families had income between \$35,000 and \$100,000 (see Figure 4.12). Haven's family structure appears to be very middle-income with fewer families below the \$15,000 income threshold or above the \$200,000 income threshold as compared to the state and county.

PLACE OF WORK

In addition to the type of employment and levels of income, another characteristic of a community's work force is the location of those jobs, whether in the place of residence, in the county of residence or outside the county of residence.

Table 4.3: Place of Work

Place of work	Haven		Reno County	
Worked in place of residence	182	34.9%	12,140	42.6%
Worked outside place of residence	339	65.1%	9,073	31.8%
Not living in a place	0	0.0%	7,287	25.6%
Worked in county of residence	451	86.6%	26,232	92.0%
Worked outside county of residence	65	12.5%	2,105	7.4%
Worked outside state of residence	5	1.0%	163	0.6%
Totals	521	100.0%	28,500	100.0%

Source: U.S. Bureau of the Census - 1990

According to the 1990 U.S. Census, Haven's work force of 16 years of age or older is employed outside of their place of residence to a greater degree (65.1% compared to 31.8%) than other employees throughout the county (see Table 4.3).

In similar fashion, Haven's work force is also employed outside the county to a greater degree (12.5% compared to 7.4%) than those workers in the rest of the county. These numbers would seem likely for a community with access to a major state highway connecting two large employment bases and providing a reasonable opportunity to commute outside of the community to the place of employment.

TOP EMPLOYERS IN HAVEN

- Unified School District #312
- Color By Design - Paint Manufacturing
- Haven Steel - Steel Spring Components
- Kincaid Equipment Manufacturing - Custom Seed Research Equipment
- Mid Kansas Coop - Grain storage and Fertilizer
- Quality Structures, Inc. - Post Frame Structures
- Sleep Haven - Mattress Factory
- Stinger, Inc - Bailing equipment
- Tenewa Haven Processing - Gas Processing

LAND USE

A major focus of the Comprehensive Plan is the land use plan. It serves to identify, describe and analyze relationships between properties and can be used as a guide to a community's future decision-making. Land use changes have occurred throughout the history of Haven, evolving over time to create the present land use pattern. This pattern is typically stable in a community of Haven's size -- office and commercial activity located in the central business district or along high-traffic routes, industrial uses placed near transportation facilities, and schools and churches scattered throughout the town.

In this section, the existing land use patterns in the Haven planning area are illustrated and discussed as the foundation on which to make future land use decisions. In addition to the existing zoning map, a land use guide is included to depict the desired future land use patterns to be used in guiding land use policy.

EXISTING LAND USE

Figure 4.2 shows Haven's existing land use pattern. Of the 5,760 acres contained in the planning area, the majority of the land is reserved for agricultural and residential uses. The community's commercial and industrial districts comprise nearly 5% of the total planning area.

FUTURE LAND USE PLAN

The Future Land Use Plan is graphically depicted on the Future Land Use Map herein. It is intended to provide a generalized pattern of agricultural, residential, commercial, industrial and public/semi-public, and open space uses within the planning area. Further, the text herein supports the Map with principles and policies for each land use category. As Figure 4.3 illustrates, only a portion of the entire planning area is incorporated within the city limits, and the surrounding area will provide land for Haven's future expansion needs.

FUTURE LAND USES IN RURAL AREAS

Agricultural Land Use

The Agricultural Land Use designation is primarily to show the rural areas within the planning area that are not otherwise designated into another category. Within this area, agricultural uses are considered appropriate, with the recognition that "farmsteads" will occur and the occasional "rural home-site" may be established.

The underlying planning principles in the Agricultural Land Use designation is to promote continuance of agricultural lands in agricultural uses. The conversion of these lands to non-agricultural uses, especially to residential uses, has a deleterious effect on the remaining agricultural lands and should be discouraged where possible. Additionally, commercial and industrial uses should be carefully permitted in the rural areas where very limited support services exist and the extension of services can be very costly. Some non-agricultural uses are appropriate for the rural areas, such as quarries and salvage yards, but must be judiciously located to minimize the impacts associated with those businesses.

Without full regulatory control over these areas, the City of Haven will have to rely upon and work closely with Reno County in managing the manner in which such "rural home-sites" are created. This is also true regarding any proposal that converts the land from an agricultural use. The importance of coordinating and communicating the Reno County officials regarding the management of land use changes should be a high priority for the City of Haven and efforts to enhance the input from the City prior to changes be authorized should continue to be pursued.

Residential Land Uses

The Residential Land Use designation is shown as both Single-Family Dwelling Residential and Multi-Family Dwelling Residential on the Future Land Use Map. This is primarily within the confines of the City of Haven, as well as the most-efficient portions of the planning area. The intent of these categories is to identify the areas for urban density development for residential uses. The overall density may vary from location to location, but the intent is for these areas to be for residential purposes. Also, these areas are supportive of public and semi-public land uses, such as schools, churches, parks and the like.

The underlying planning principles provide for the provision of housing opportunities that promote a continuation of a high quality of life and the creation of housing developments of sufficient size to promote a healthy living environment. People who invest in housing within the Haven community should be afforded protections from outside impacts that might reduce the value of those investments through a judicious application of appropriate Zoning and Subdivision Regulations, as well as other locally adopted codes and standards. Proposals for housing at a density higher than single-family must be evaluated on its appropriateness within the neighborhood and in relation to other support services, depending upon the type of multi-family residential being proposed.

Commercial Land Uses

The Commercial Land Use on the Future Land Use Map is primarily promoting commercial development areas within the immediate confines of the City of Haven. The intent of this category is to identify the areas for urban density development for commercial uses. The diversity of commercial uses are not shown on the map, but the intent is to accommodate a full range of commercial properties, including central business district, strip commercial uses, free-standing commercial uses, commercial office development and the like. Also, recognition is given to the land demands for some of these uses that, generally, demand large land areas for the display of the business inventory, such as farm implement dealerships, auto dealerships, etc.

The underlying planning principles provide for the provision of commercial uses that are appropriate for the location and demands of the individual use. In addition, the desire is to integrate the commercial uses within the community in a manner to provide the greatest amount of accessibility to the general populace with the least amount of development impact. To achieve that, the recommendation is made to establish the commercial uses as requiring a “site plan” approval process prior to issuance of a building permit. The idea is to establish criteria in the Zoning Regulations for the preparation of the “site plan” and require it be approved by the Planning Commission and/or City Commission before construction occurs. This provides the ability of the City of Haven to manage and development to protect the interests of the taxpayers of the City, but not place that burden exclusively on staff. This same recommendation is made for the industrial uses, and all residential uses beyond “duplex” intensity.

Industrial Land Uses

The Industrial Land Use designation on the Future Land Use Map is primarily promoting industrial development areas within the immediate confines of the City of Haven. The intent of this category is to identify the areas for urban density development for industrial uses. The intent is to accommodate a full range of industrial properties, including freestanding industrial uses and industrial park developments.

The underlying planning principles provide for the provision of industrial uses that are appropriate for the location and demands of the individual use. Because of the impacts of industrial uses on the community, the siting of industrial activities must be done in a manner to provide the least amount of development impact. The recommendation of including site plan review discussed earlier applies to this category as well.

PLANNING CONSIDERATIONS - HOUSING

GOAL: DEVELOP AND CONSERVE HOUSING AND NEIGHBORHOODS TO PROVIDE SAFE, DECENT AND AFFORDABLE CONDITIONS FOR ALL RESIDENTS.

Strategies:

1. Systematic building inspection programs should continue to keep owners of existing structures from committing building code violations and thereby prevent the decline of the conditions of buildings in older areas.
2. The condition of housing units within a neighborhood will affect the stability of the neighborhood and play a large role in whether a particular neighborhood remains a stable, viable choice for residential living or becomes an area with vacant buildings, declining property values and ultimately subject to private or public demolition.
3. Consider adoption and enforcement of minimum housing standards in the zoning code and subdivision regulations.
4. Maximize available financial resources, public and private, to provide low interest loans and grants, rental assistance and other incentives to encourage the maintenance and rehabilitation of existing housing.

GOAL: RENEW A FOCUS ON STRENGTHENING ESTABLISHED NEIGHBORHOODS AND PROMOTING STRONG NEIGHBORHOOD PRIDE.

Strategies:

1. Encourage private investment and the stabilization of declining areas through the use of strong, systematic code enforcement, marketing of loan and grant programs for home improvements, cleanup programs, and public improvements, such as street and sidewalk repair and street tree planting, in targeted areas.
2. Promote active citizen involvement in planning activities.
3. Protect older neighborhoods through the use of rezoning, after detailed study and recommendation of the Planning Commission, where necessary to prevent encroachment of inappropriate development of a more intensive nature.

PLANNING CONSIDERATIONS - ECONOMICS

One of the more comprehensive goals of Haven is to increase economic wealth and opportunities for its citizens. Again, the data presented in this chapter serves the purpose of creating a picture of Haven's economic structure and compares that structure to those of the county and the state. However, the formation of goals, policies and strategies will need to incorporate the local insight of Haven's economic conditions and needs by its citizens and elected officials in order to put the information contained in this chapter into perspective.

The growth of the local economy can be achieved by providing support for the establishment of new businesses and the expansion and/or retention of existing businesses in the community through the following goals and strategies:

GOAL: INCREASE ECONOMIC WEALTH AND OPPORTUNITIES FOR HAVEN'S CITIZENS BY SUPPORTING THE ESTABLISHMENT OF NEW BUSINESSES AND EXPANSION/RETENTION OF EXISTING BUSINESSES.

Strategies:

1. Maintain reasonable and stable tax rates on businesses through efficient planning and delivery of public services.

2. Develop financial incentives to encourage investment by businesses which bring new wealth into the community.
3. Protect the local agricultural industry by controlling the sprawl of competing land uses in rural areas.
4. Establish an organization for coordinating public and private economic development efforts.
5. Establish a citizen task force to develop and promote a positive community image.

PLANNING CONSIDERATIONS - LAND USE

As one of the more important elements of the comprehensive plan, the land use goals and strategies outlined below should be carefully reviewed for consistency with the future vision of the community. These policy directives will be used on an incremental basis over time and will therefore require a substantial amount of forethought prior to being adopted.

In general, Haven should promote a timely expansion of residential areas where infrastructure can be provided in a prudent, efficient manner. Commercial uses within the city limits are generally expected to develop in areas already zoned for commercial activity, while such uses in the undeveloped areas within Haven's jurisdiction are expected to be located in areas which are to urbanize over the next twenty years. New industrial development is encouraged to occur in or adjacent to existing industrial parks or utilize existing industrially zoned land.

This section's recommendations are intended to be used as a guide to decision-making. Development decisions must remain responsive to the needs of changing market demands and respectful of private property rights. Decisions should take into consideration such factors as the expectations of the property owner and the effect of the proposed use on neighboring properties and on community facilities.

Based on the population projections, Haven can be expected to gain approximately 150 new citizens over the next fifteen years. At current densities, approximately 203 acres will be needed to accommodate the increased population. This includes an estimated 152 acres of single-family residential, 5 acres of multi-family residential, 14 acres of commercial and 32 acres of industrial land, plus 2 acres of additional park land. Some, but not all, of this expected demand can be met by vacant land already in the city limits.

The following sections outline the adopted goals and strategies for the various land use categories. Haven's future urban land use should be directed in such a way that maximizes existing infrastructure and public investments. Policies that encourage rehabilitation and reuse of existing structures, with selected clearance and redevelopment in certain areas, could be developed with the aim of stabilizing and revitalizing older central city residential areas and business districts.

GENERAL LAND USE GOALS

GOAL: ENCOURAGE ORDERLY GROWTH IN ORDER TO MEET FUTURE DEMAND WHILE CONSIDERING COST TO TAX PAYERS, DEVELOPERS AND TO THE ENVIRONMENT.

Strategies:

1. Utilize the Comprehensive Plan as a guideline for the development and redevelopment of Haven and the planning area, while at the same time remaining sensitive to changing conditions which may result in the need to amend some of the plan's recommendations.
2. Develop land use implementation tools (i.e., the capital improvement program, zoning, subdivision and other ordinances) to be consistent with the Comprehensive Plan.
3. Review the Comprehensive Plan annually for amendments and adjustments that reflect changes in the community and undertake major updates and revisions to the Comprehensive Plan every five years.
4. Coordinate long range planning efforts with Reno County over issues that are regional in scope.

GOAL: GUIDE FUTURE GROWTH AND DEVELOPMENT TO AREAS WHICH ARE SERVED BY EXISTING PUBLIC FACILITIES AND SERVICES, OR WHICH CAN BE SERVED ECONOMICALLY AND PROMOTE EFFICIENT DEVELOPMENT.

Strategies:

1. Use the “Future Land Use Guide” to guide future growth and public service decisions through the planning period.
2. Develop future CIPs, facility plans and service delivery policies consistent with the Comprehensive Plan.
3. Review future zoning and subdivision proposals for consistency with the Comprehensive Plan.
4. Require annexation or agreements to annexation before municipal services will be provided to private properties in unincorporated areas outside the Haven city limits.
5. Invest in downtown Haven in order to enhance the Central Business District’s character and attractiveness to new businesses. This investment may include tree planting, brick crosswalks, decorative planters, benches, etc.

AGRICULTURAL LAND USE GOALS

GOAL: ENCOURAGE FUTURE FARM ACTIVITIES IN THE PLANNING AREA BY PRESERVING PRIME AGRICULTURAL LANDS WHENEVER POSSIBLE.

Strategies:

1. Discourage development from occurring in locations beyond the identified growth areas and suburban fringe during the planning period.
2. Protect the rural landscape and agricultural related activities by reviewing the standards of the “Agriculture and Country Home” zoning district, restrict capital improvements which would encourage urban density development.
3. Amend the zoning and subdivision regulations to reflect new lot size limitations for the agricultural and suburban areas identified on the “Future Land Use Guide”.
4. Guide urban and suburban growth toward identified areas in the Comprehensive Plan.

RESIDENTIAL LAND USE GOALS

GOAL: PROVIDE A VARIETY OF HOUSING OPPORTUNITIES IN BOTH RURAL AND URBAN AREAS.

Strategies:

1. Encourage infill and higher-density residential development which maximizes the public investment in existing and planned facilities and services.
2. Encourage residential development to locate in designated areas indicated on the “Future Land Use Guide”.
3. Minimize the detrimental impacts of higher-intensity land uses and transportation facilities located near residential living environments.
4. Low density residential uses should be separated from incompatible surrounding land use categories such as industrial and commercial areas. Appropriate buffering should be encouraged, including open space, bodies of water, abrupt changes in topography, and a combination of landscaping and walls.
5. Multi-family residential uses may serve as a transitional land use between single-family residential uses and uses of a more intensive nature.

6. Residential areas should be located within walking distance of commercial centers, parks, schools.
7. Mobile home parks should be located on larger tracts, buffered by physical barriers (e.g., freeways, drainageways, other land uses) from traditional single family neighborhoods.

COMMERCIAL LAND USE GOALS

GOAL: ENSURE THAT AN ADEQUATE SUPPLY OF LAND IS MADE AVAILABLE TO PROMOTE SUCCESSFUL COMMERCIAL ACTIVITY IN APPROPRIATE AREAS THROUGHOUT HAVEN AND THE PLANNING AREA WHILE PROMOTING DOWNTOWN HAVEN AS THE PROMINENT GOVERNMENT, OFFICE, BANKING AND COMMERCIAL CENTER OF THE CITY.

Strategies:

1. Provide public assistance of various types (i.e., financial incentives, infrastructure improvements) to encourage redevelopment in downtown Haven and along the K-96 corridor adjoining the downtown core.
2. Improve the streetscape within the Central Business District through the use of landscaping, street furniture and the promotion of renovations to existing structures.

GOAL: DEVELOP FUTURE COMMERCIAL AREAS WHICH COMPLEMENT EXISTING COMMERCIAL ACTIVITIES, PROVIDE CONVENIENT ACCESS TO THE PUBLIC AND MINIMIZE DETRIMENTAL IMPACTS TO OTHER ADJACENT LAND USES.

Strategies:

1. Regulate commercial development to areas identified by the "Future Land Use Guide" for expansion.
2. Limit commercial development in rural areas to activities which are agriculturally oriented or provide necessary convenience services to residents in the immediate area, or provide highway-oriented services at interchange areas.
3. Confine highway oriented, auto related and non retail commercial uses to a limited number of areas, such as K-96/arterial interchange areas.
4. Channel traffic generated by commercial activities to the closest major thoroughfare with minimum impact upon local residential streets.
5. Office uses should generally be located adjacent to commercial areas and serve as a transitional land use between residential uses and uses of a higher intensity.
6. Office developments should be encouraged to locate in the Central Business District.

INDUSTRIAL LAND USE GOALS

GOAL: PROMOTE THE EXPANSION OF THE INDUSTRIAL BASE THROUGH THE PROVISION OF SUITABLE INDUSTRIAL SITES WHICH LIMIT THE DETRIMENTAL IMPACTS UPON THE MAN MADE OR NATURAL ENVIRONMENT.

Strategies:

1. Protect areas identified as industrial in the Comprehensive Plan from encroachment or expansion of residential land uses by requiring appropriate buffers (e.g., landscaping or walls) for expansion of the residential use when a nuisance situation is likely to be created.
2. Allow industrial development in rural areas only when it is agriculturally oriented, dependent upon a natural resource or as part of an appropriate expansion of an existing industrial area and can be environmentally safe.
3. Channel traffic generated by industrial uses to the closest major thoroughfare with minimum impact upon local residential streets.

4. Industrial areas should be located in close proximity to support services and provide good access to major arterials, city truck routes, belt highways, utility trunk lines, along railroad spurs, near airports and as extensions of existing industrial uses.
5. Industrial uses should be generally located away from existing or planned residential areas and sited so as not to travel through less intensive land uses.

COMMUNITY APPEARANCE GOALS

Communities should be active in working to create environments which are orderly and attractive, contain a variety of experiences and opportunities and has a well-maintained sense of “livability,” which is increasingly perceived as a major factor in securing a community’s economic future.

It may be created, enhanced and maintained through activities such as saving irreplaceable natural areas, historical landmarks, adding to the recreational and entertainment activities that are offered or simply preserving the feelings of security and community.

By focusing on upgrading the public environment, improving standards for public and private development and creating greater community awareness of the importance of its visual image, the community can develop and redevelop in a manner which reflects an attitude of pride and commitment to quality.

GOAL: IMPROVE THE VISUAL APPEARANCE OF HAVEN AND SURROUNDING AREAS.

Strategies:

1. Many communities have adopted “design review” requirements to gain more control over the aesthetics of community development. The purpose of such a review is to assure a logical arrangement of buildings and circulation, minimize the number of driveway cuts along major streets and provide appropriate screening and landscaping.
2. Enhance the visual image of the community through closer attention to the design and manner of placement of elements along major streets, including public and private signage, tree planting, utility poles, wires and cabinets and other street furniture.
3. Expand the street tree planting program along the city’s arterial streets and develop partnerships with property owners in planting or replanting trees on local streets in existing neighborhoods.
4. Eliminate selected uses which have a blighting effect on the character of the community such as highly visible nonconforming auto salvage yards through an acquisition program.
5. Use landscaping, berms or walls to create a separation of nonconforming uses with other development.
6. Implement a policy of investment and beautification of businesses in the Central Business District to create a “sense of place” for Haven’s residents and visitors.

FIGURE 4.1: Haven Zoning Map

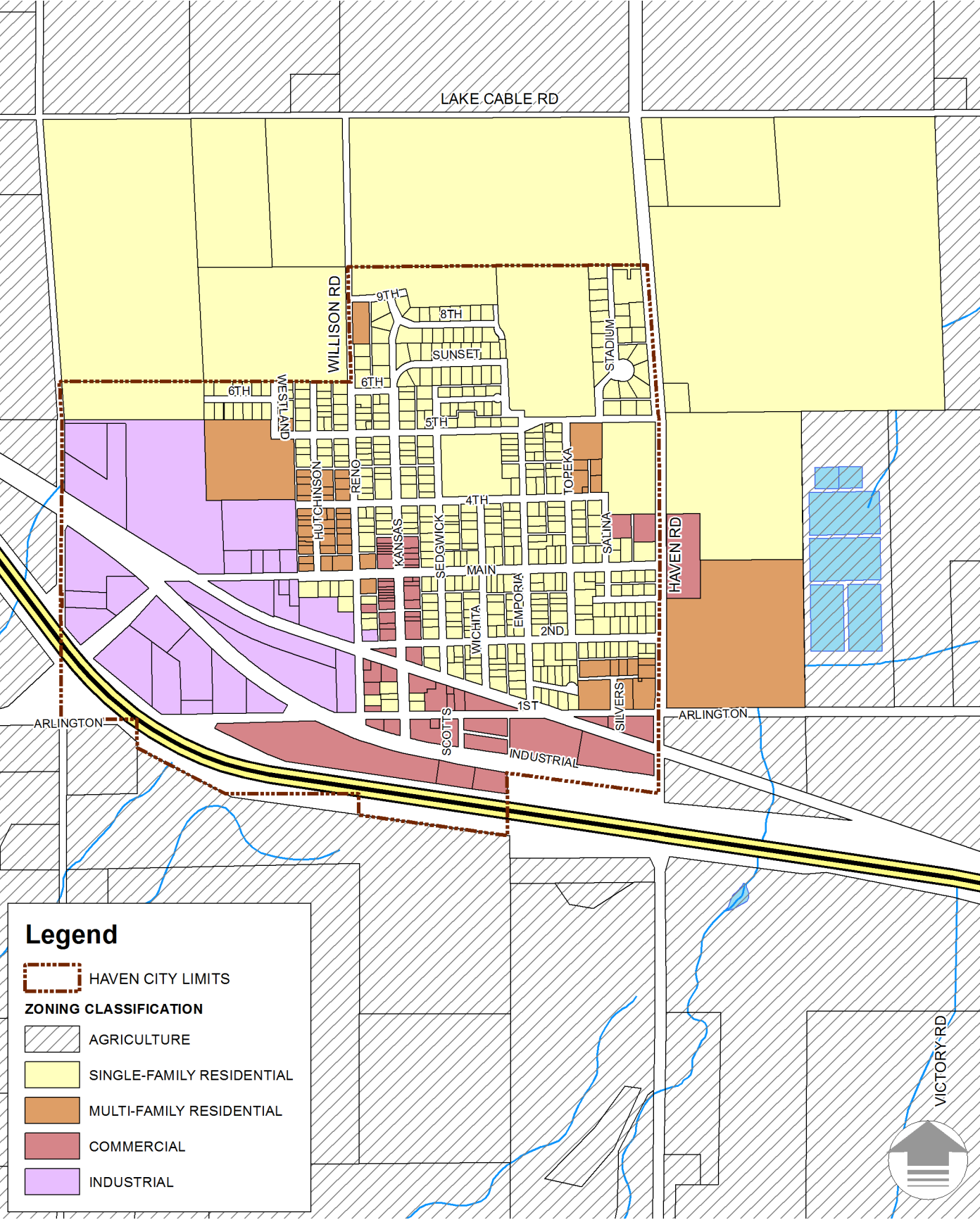


FIGURE 4.2: Existing Land Use Map

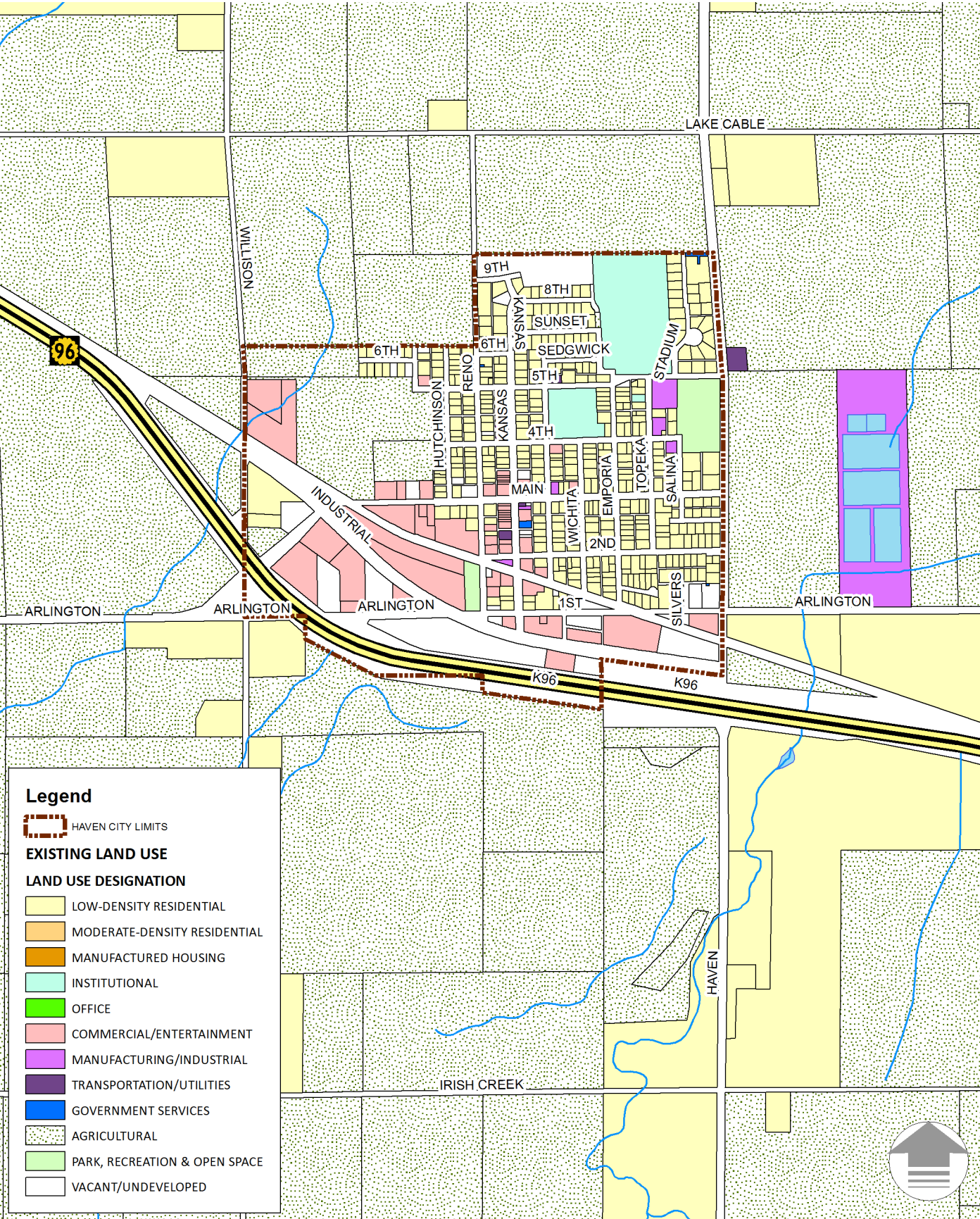
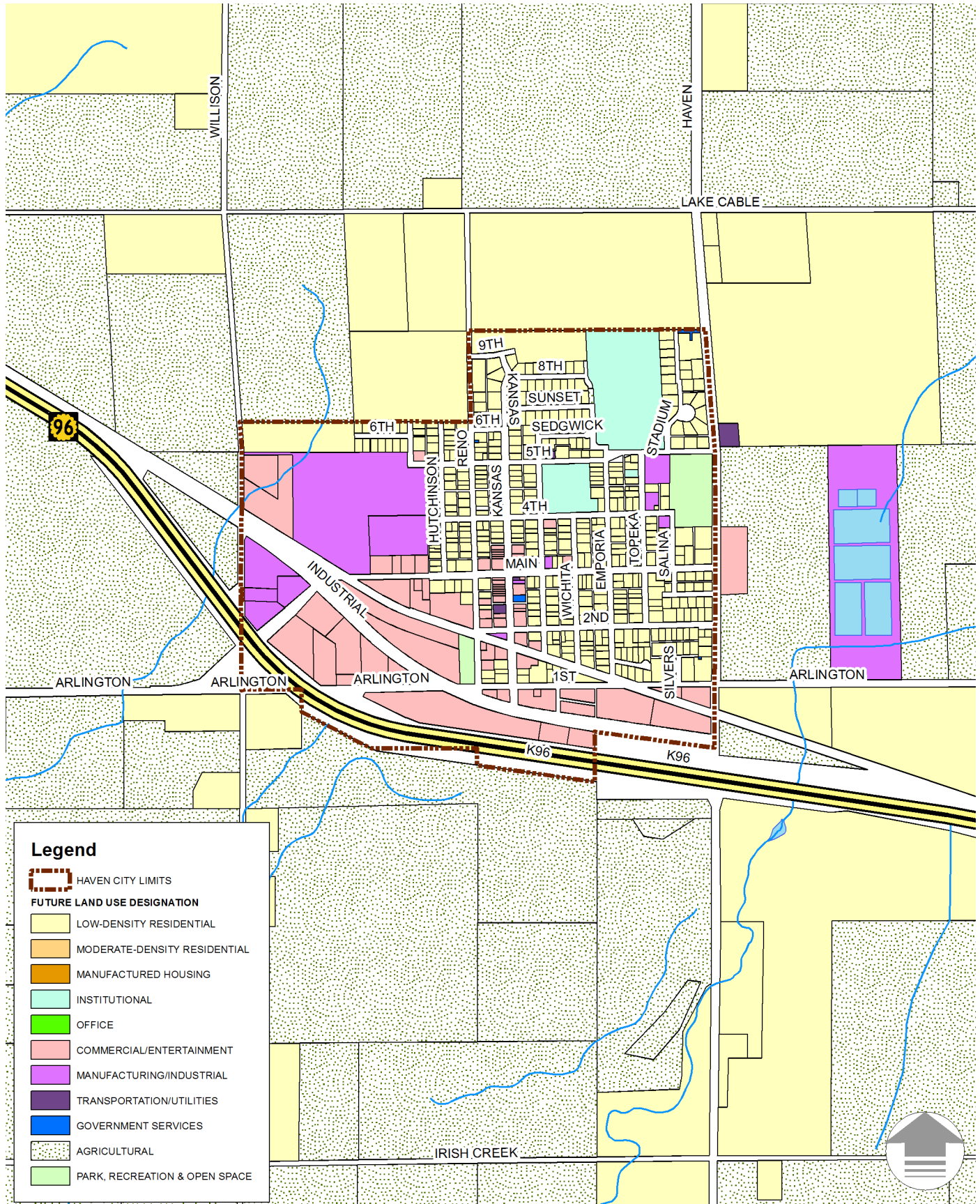


FIGURE 4.3: Future Land Use Map



5 FISCAL STEWARDSHIP

“Providing a financial planning program based on priority based budgeting, using citizen input as part of the process. Plan will include the management/ organization structure for the city and funding to support the needs and requirements of the city in the most cost effective manner.”

INTRODUCTION

The City of Haven, as with many small, rural communities, looks to provide the highest level of service delivery for its citizens and to support its economic development efforts. This support can come in the form of infrastructure improvements, cultural and recreational programs, emergency services, and other quality of life enhancements. Most communities look to their local government for a pragmatic, common-sense approach to investing their tax revenues in order to achieve maximum benefit. Citizens often look for a low tax burden on their property, a reasonableness to local regulation.

One can define “Fiscal Stewardship” as an effort to not spend more than you have, to ensure what is spent is invested wisely, to take care of what you have and to continue to build on what you have, and to maximize the community’s “return-on-investment.” Likewise, local government can adopt similar goals for how it invests its revenues. As such, this section of the Comprehensive Plan will provide a framework for how the City will implement the goals and objectives of this Plan.

Haven’s infrastructure investment decisions and future growth will be influenced by the various fiscal realities, such as diminishing state and federal funding for local infrastructure, a rise in the costs of maintaining existing infrastructure and facilities, and high competition among neighboring communities for new job and employment growth.

PLAN IMPLEMENTATION AND MAINTENANCE

The recommendations found within a Comprehensive Plan often seem bold and ambitious. Most goals of a community plan, however, are intended to be implemented over the long timeframe of the Plan. As with most any community, questions regarding the funding and other continuous support for such projects are often what stands between maintaining the status quo and real change. It’s this fundamental challenge faced by communities - how to best invest limited financial resources - that should help form the implementation strategies of a Comprehensive Plan.

The Plan recommends the City should implement an ongoing process that uses the plan to develop annual improvement programs, as outlined below, to assist in providing a manageable process to incrementally see the Plan’s goal to fruition.

ANNUAL CAPITAL IMPROVEMENT PROGRAM REVIEW

The Planning Commission and City Council should define an annual action and capital improvement program that implements the recommendations in this plan. This program should be coordinated with Haven’s existing capital improvement planning and budgeting process, even though many of the plan’s recommendations may not be direct capital items. This annual process should be completed before the beginning of each budget year and should include:

1. A work program for the upcoming year that is specific and related to the city’s financial resources. The work program will establish which plan recommendations the city will accomplish during that year.
2. A three year strategic program. This component provides for a multi-year perspective, aiding the preparation of the annual work program. It provides a middle-term implementation plan for the city.
3. A six year capital improvement program. This may be merged into Haven’s current capital improvement program process.

ANNUAL EVALUATION OF COMPREHENSIVE PLAN

An annual evaluation of the comprehensive plan is required by Kansas Statute 12-747, and should occur at the end of each fiscal year. This evaluation should include a written report that:

- Summarizes key land use developments and decisions during the past year and relates them to the Comprehensive Plan where appropriate.
- Reviews actions taken by the City during the past year to implement the Plan's recommendations.
- Defines any changes that should be made in the Comprehensive Plan.

The plan should be viewed as a dynamic document that is actively used by the city as a source of information and guidance on policy and public investment. As part of the Planning Commission's charge, an annual agenda item addressing this review should occur automatically, although no change to the Plan is mandated.

PLANNING IMPLICATIONS

Other than a desire to see an influx of younger families, the City of Haven has a strong foundation on which to expand its economic base. The City currently has an economic development program in place, sufficient land and infrastructure capacity available for a reasonable amount of business growth, and a focus on fiscal accountability. As is noted in the Land Use section, commercial development opportunities are present within the community and expanded programs should be developed to address those needs, in addition to the industrial development efforts.

GOAL: SUPPORT A DIVERSE LOCAL ECONOMY TO HELP ACHIEVE THE PLAN'S VISION.

Strategies:

1. Promote an environment of low taxes and reasonable regulation.
2. Target economic development investments in areas with the greatest public return.
3. Focus on innovation and diversification for start-ups, entrepreneurship and growing existing businesses.
4. Continue support for the Haven Business Assistance Programs.
5. Work to complete the Economic Development Committee's goals.

GOAL: INVEST IN "QUALITY OF LIFE" PROJECTS THAT ARE IMPORTANT TO BOTH CURRENT AND FUTURE RESIDENTS OF HAVEN, AND IS ESSENTIAL TO SUPPORTING JOB GROWTH AND POPULATION RETENTION.

Strategies:

1. Target areas of greatest opportunity and need for investment.
2. Support growth in those areas of our community where services can best be provided.
3. Foster quality of life amenities that attract and retain talented workers.
4. Provide safe, active and healthy living environments in all areas of the community.

GOAL: TAKE CARE OF WHAT WE ALREADY HAVE, MAINTAIN AND PRESERVE EXISTING INFRASTRUCTURE AND COMMUNITY FACILITIES

Strategies:

1. Invest in maintenance first where practical.
2. Leverage maintenance investments to promote infill development.

3. Establish a funding mechanism for the additional maintenance costs of existing and new infrastructure.
4. Support infill project designs that enhance value in existing neighborhoods.

GOAL: MAKE STRATEGIC, VALUE-ADDED INVESTMENT DECISIONS WITH THE LIMITED PUBLIC RESOURCES.

Strategies:

1. Focus on infrastructure and community facility investments that best support the vision for the community's future.
2. Priority will be given to projects that support economic growth and job diversification and have the greatest benefit to Haven.

APPENDIX A

CITY OF HAVEN STRATEGIC DIRECTION FOR 2016



"The City of Haven serves its citizens and businesses by providing essential services; opportunities for quality family life; and progressive economic growth."

120 S. Kansas Avenue
P.O. Box 356
Haven, KS 67543
Phone: 620.465.3618
Fax: 620.465.3617
cityclerk@havencityhall.org

CITY OF HAVEN STRATEGIC DIRECTION FOR 2016

INFRASTRUCTURE:

Definition: The necessary supporting facilities, services and structures that meets the needs of the citizens and businesses of the community.

In partnership with Westar, the City will create a plan to improve the reliability of the electrical service.

QUALITY OF LIFE:

Definition: Facilities and programs desired and needed by the local citizens and businesses that will ensure a safe, friendly, healthy and satisfying environment for day to day enjoyable living and working.

- With the Park Board, the City will create a comprehensive plan to improve the appearance and functionality of Engweiler Park.
- The City will also create a plan for downtown beautification.
- The City will create a plan for relocation of Police Department to the former EMS Building.

ECONOMIC DEVELOPMENT:

Definition: Providing the collaboration between the public and private sectors to promote the economic health and vitality of the community

With the leadership of the Economic Development Committee and its Executive Director, the City will focus on:

- Housing
- Business retention / recruitment
- Development of a marketing plan
- Facilitation of infrastructure to support economic development and housing programs.

FISCAL STEWARDSHIP:

Definition: Providing a financial planning program based on priority based budgeting, using citizen input as part of the process. Plan will include the management/organization structure for the city and funding to support the needs and requirements of the city in the most cost effective manner.

- With the aid of the Capital Improvement Committee, the City will focus on long-term infrastructure priorities while giving consideration to 2017 overall mill levy needs.
- The City will also explore grant opportunities for projects.

APPENDIX B

E.D.C. 2016 GOALS AND PRIORITIES

EDC 2016 Goals Top Priorities in 2016

- 1. Facilitation of infrastructure to support economic development and housing programs**
- 2. Business Retention and Recruitment**
- 3. Marketing-development and implementation of marketing plan**

New Business Development OUTCOMES:

1. Market former 2nd Table building to targeted businesses (retail)
 - a. Suggested market: Retail: boutique, specialty items, gifts
2. Market K-96 frontage sites (see Business Recruitment addendum)
 - a. List priorities here:
3. Get option to buy on Myron Miller's ground and market industrial sites
 - a. Suggested ways to connect with Myron on option?

Marketing OUTCOMES:

1. Implement Comprehensive Marketing Plan
 - a. Prioritize using Comprehensive Marketing Plan
2. Finalize Interior Directional Signs and Target Applications signs
 - a. Use budgeted funds in Capital Improvement Budget

Administration and Finance OUTCOMES:

1. Develop 2016 budget based on EDC priorities using Project Forms
2. Review Cost Benefit Analysis use and determine if revisions are necessary
3. Continue to track actual benefit of incentives and compare with estimates for existing businesses using the Cost Benefit Analysis and determine if estimates are on track. Provide regular updates to City Council.
4. Track economic factors including: employment levels, income, property values
 - a. Complete with business visitation annually

Community Development OUTCOMES:

1. Implement engineering study for downtown redevelopment/streetscaping.
2. Work in partnership with school to improve school and recreational opportunities
3. Implement 3 business advocacy events in partnership with Haven Chamber

Housing OUTCOMES:

1. Meet with at least 3 potential developer/investor to build new housing developments in Haven
2. Get option to buy land from nearby landowners for possible housing development (see housing addendum)
 - a. Move forward with EDC recommendation for housing developments
 - b. What is EDC's role in providing housing?
3. Market Haven as a place to live via comprehensive marketing plan

Existing Business OUTCOMES:

1. Retain all existing businesses in Haven in 2016
2. Expand at least one business in Haven in 2016 via Cost Benefit Analysis program
3. Implement Haven Business Annual Survey and create reports (employment, etc.)

EDC Business Recruitment Addendum

K-96 Frontage Recruitment Plan:

1. Identify and prioritize 8 businesses to recruit
2. Submit 8 spec sites to those 8 businesses
3. Follow up with each business to which we submitted a spec site
4. Should we consider development of a CID on K-96 Frontage to create funds for incentivizing future growth?
5. List Priorities:
 - a. Car Wash
 - b. Pharmacy (i.e.: CVS contact: Robin White 401-770-5808)
 - c. Auto Parts (i.e.: online site submission: O'Reilly's)
 - d. Sonic (sitesubmissions@sonicdrivein.com)
 - e. Subway (online site submission)
 - f. Farm/Tractor Retail
 - g. Technology/Software retailer (VZW, Apple, etc.)
 - h. Other?

Industrial Site Recruitment Plan:

1. Get option to buy
2. Identify and attend trade shows in 2-3 industries we would like to target:
 - a. Advanced Manufacturing
 - b. Added Value Products
 - c. Alternative Energy
 - d. Distribution
 - e. Technology
 - f. Other?
3. Network and submit sites as applicable

EDC Housing Addendum

Ground to be purchased:

1. Use part of \$50,000 Project funds to purchase Myron Miller property.
2. Talk with Royer's regarding potential to sell lot north of Hutchinson and Reno Streets.
3. Kenny Westphal owns ground east of Shuana's. What would be his asking price?

Vacant Lots in Haven to be developed/re-developed:

1. Ron Back's lot (apartment complex)
2. Lot at 4th & Emporia with trailer for sale
3. Former Friendship Manor (single family homes or senior living)
4. Don Bogner's ground (senior living or 9th St. extended)
5. Empty lot on 213 S. Wichita (next to Nick Schnieder)

FIGURE B.1: EDC Business Recruitment Map

