PART TWO

IMPLEMENTATION STRATEGY

Goal 1: Encourage planned, supportable growth in the county.

Objective 1: Encourage orderly, higher density developments in defined corridors and near public infrastructure.

Strategy 1. Update the zoning map and regulations to allow higher density residential development in areas that are supported by public infrastructure, using the Future Land Use Map as a guide.

Strategy 2. Adopt an overall strategy in which the highest density areas are located near the cities and other developed areas. The density then decreases as you move further away from the developed areas.

Strategy 3. Work with unincorporated communities in Franklin County (i.e. Gray Summit, Labadie) to prepare land use plans that will best support their growth and development.

Objective 2: Encourage lower intensity development in areas without infrastructure and that have factors that make development challenging.

Strategy 1. Ensure that areas with difficult topography and areas of 100 year floodplain are zoned for lower density development whenever practical, while also taking into consideration the Future Land Use Map.

Strategy 2. Provide education about cluster development to potential developers, especially when their property includes floodplain or other factors that could limit development.

Goal 2: Encourage a variety of land uses throughout the county.

Objective 1. Encourage a variety of residential uses.

Strategy 1. Provide residential zoning districts that allow for lower-density and higher-density residential development.

Strategy 2. Establish a separate zoning district for mobile home communities.

Strategy 3. Ensure that multi-family developments are allowed in higher density zoning districts.

Objective 2: Encourage the growth of new and existing commercial and industrial uses through zoning.

Strategy 1. Allow and encourage large shopping centers, big-box stores and other major commercial developments near major intersections, along major

transportation corridors and in other areas designated as commercial on the Future Land Use map.

Strategy 2. Allow and encourage smaller retail stores and shopping centers, and other small businesses in appropriate areas that lie near residential areas and are designated as commercial on the Future Land Use map.

Strategy 3. Allow and encourage industrial development in appropriate areas, as designated on the Future Land Use map.

Strategy 4. Allow home occupations for lower impact uses. The property should not generate much traffic and should continue to look residential.

Goal 3: Ensure contiguous land uses are compatible.

Objective 1: Ensure new developments minimize conflict with existing residential or agricultural activities.

Strategy 1. Recommend that subdivision covenants and restrictions state the existing and adjacent zoning districts to notify residents that they are in or near agricultural zoning or other zoning districts.

Strategy 2. Require new industrial, commercial or high density developments to create a buffer between any permitted agricultural use.

Objective 2. Encourage commercial and industrial developments to be attractive, site-appropriate, and compatible with surrounding uses.

Strategy 1. Ensure that any changes in zoning are done for the benefit of the citizens of Franklin County and in accordance with the Master Plan.

Strategy 2. Examine current buffering requirements to ensure that new commercial/industrial developments provide adequate buffers between differing uses.

Strategy 3. Consider reducing Conditional Use Permits in certain zoning districts, especially those with higher density residential uses.

Strategy 4. Promote the reasonable use of landscaping treatments, appropriate signage, and pedestrian facilities in commercial, industrial and retail centers.

Strategy 5. Develop a plan for on-site signage and lighting standards for substantial commercial and industrial properties. Research these types of standards in the incorporated areas within the county, making sure that the county standards do not exceed those of the cities.

Goal: Encourage agriculture in Franklin County.

Objective 1. Ensure that county regulations support agriculture and do not add unnecessary burdens to farm operators.

Strategy 1. Enable sales of farmed goods with minimal regulations. Enable and encourage farmers' markets in appropriate areas (i.e. wave permit fee for markets selling primarily local produce).

Strategy 2. Meet with farmers and farming organizations to create an open dialogue to discuss the needs of farmers, farming concerns, and if there are any ways the County could provide more support.

Strategy 3. Consider creating a sample list of uses that can be done on a farm without a permit.

Objective 2. Support agriculture through community projects and plans.

Strategy 1. Include agriculture when developing economic development plans for Franklin County.

Strategy 2. Work with federal, state and local agencies to educate residents about farming operations in Franklin County.

Goal 1: Encourage a variety of housing developments that meet the needs of all segments of the population.

Objective 1. Promote housing that is affordable to meet residential needs.

Strategy 1. Encourage the development of housing in all price ranges.

Strategy 2. Ensure that zoning allows for mobile homes, mobile home communities and multi-family developments to be placed in appropriate areas.

Objective 2. Encourage the development of a variety of housing types.

Strategy 1. Ensure that apartments, condominiums, assisted-living and nursing home facilities are allowed in higher-density zoning districts.

Strategy 2. Encourage the use of PUD and Cluster developments to provide housing options for those of all income levels.

Goal 2: Strive to address problems that reduce quality of life for County residents.

Objective 1. Reduce the number of unsightly properties in the County through enhanced enforcement of existing codes and regulations, and additional resources.

Strategy 1. Continue the current policy of issuing criminal charges against code violators who are not responsive to requests to address violations on their properties.

Strategy 2. Review the procedure by which violations are reported. Identify ways this could be improved.

Strategy 3. Work to establish a county court, which would enable the county to assess fines against code violators.

Strategy 4. Enhance Appendix K of the Franklin County Land Use Regulations to provide better definitions and information about county code violations.

Strategy 5. Strive to educate residents about property maintenance requirements and provide resources to help potential violators (i.e. provide information about where to recycle/ dispose of large appliances, electronics, and derelict vehicles).

Strategy 6. Consider hosting one-day events to collect items that are difficult to dispose of, such as tires, appliances and electronics, to provide resources to those with excessive rubbish.

Strategy 7. Review the regulations and consider updating and clarifying the regulations regarding mobile homes (i.e. where they should be allowed, what types should be allowed, how they should be set up and maintained, etc.).

Objective 2. Work with the Board of Realtors to provide information and support to private subdivision trustees to the extent possible.

Strategy 1. Work with the Board of Realtors to help to educate subdivision trustees through workshops and other information.

Strategy 2. Educate subdivision residents, through the Board of Realtors, (as well as law enforcement personnel) about issues that can or can't be enforced in private subdivisions.

Objective 3. Strive to address neighborhood safety and aesthetic concerns of the County.

Strategy 1. Enforce existing sign regulations.

Strategy 2. Provide education to neighborhoods about funding tools, such as Community Improvement Districts, Neighborhood Improvement Districts, and other similar programs. Provide support when an appropriate district plan is proposed.

Strategy 3. Consider working with cities to develop a countywide parks system when money becomes available.

Goal 1: Provide for an efficient County road and bridge infrastructure to facilitate the safe and efficient movement of people and goods.

Objective 1: Examine current road conditions as well as current maintenance practices and upgrade or enhance wherever needed as established in RSMo 61.091.

Strategy 1. Study all County roads to identify needed improvements as they relate to existing conditions and projected development activity; develop a priority listing of gravel roads which should be hard-surfaced, consistent with increase usage and projected demand; identify roads which, though already hard-surfaced, require safety improvements.

Strategy 2. Continue to conduct bridge and culvert inventories, with the assistance of MoDOT, to ascertain which structures may need upgrading, maintenance, or replacement.

Strategy 3. Continue maintaining and improving county roads based on maintenance and funding available.

Strategy 4. Design selected arterial roads, as listed on the Franklin County Transportation Map, to include breakdown shoulders, which improve traffic safety flows, reduce maintenance costs and are useful for bicycles.

Strategy 5. Collect and compile data regarding existing county roads. Create a database that can be shared throughout departments.

Objective 2: Continue to create mid-range and long-range plans that will improve safety and connectivity.

Strategy 1. Continue to review the Franklin County Long Range Transportation Plan and amend as conditions warrant.

Strategy 2. Develop a five-year capital improvement plan with cost estimates, which addresses anticipated needs. Create a budget for the five-year plan. Regularly update the five-year plan.

Strategy 3. Work with the Franklin County Highway Department and other applicable agencies on upgrading function classification of county roads, as designated by the Franklin County Transportation Classification map, to assist with future planning and connectivity.

Objective 3: Ensure that new subdivision roads and pedestrian facilities are designed in such a way to provide long life and maximize safety and connectivity.

Strategy 1. Examine the standards for the construction of roads and bridges in new developments and ensure that they meet or exceed acceptable engineering design standards.

Strategy 2. Promote the development of sidewalks in and adjacent to commercial and retail areas.

Strategy 3. Encourage the use of street grids, curing grids and interconnecting street in subdivisions, and discourage the use of cul-de-sacs which do not provide for efficient automobile movement.

Strategy 4. In developments where there are cul-de-sacs, encourage pedestrian movement through cul-de-sacs to adjacent streets.

Goal 2: Consider and plan for the usage of alternative transportation modes such as bicycles, public transportation, rail and waterways.

Objective 1. Continue looking into public transportation for Franklin County

Strategy 1. Continue to review the goals and objectives of the Franklin County Bikeable Walkable Plan and amend as conditions warrant

Strategy 2. Research other rural communities that have established local bus (or taxi) systems and consider whether a similar system would work for the more populated areas in Franklin County.

Strategy 3. Consult with area employers to determine how a bus (or taxi) system would help get people to work.

Strategy 4. Encourage the development of a private industry that would provide transportation for a fee. Consider a collaboration to develop a public-private transportation system.

Strategy 5. Stay informed about regional public transportation planning, especially plans to extend commuter rail or other transportation services to areas in or near Franklin County.

Objective 2: Support alternate modes of commercial transportation, including use of railroads, waterways and air transportation.

Strategy 1. Continue to review the goals and objectives of the Franklin County Bikeable Walkable Plan and amend as conditions warrant

Strategy 2. Update the zoning map to ensure that industrial and commercial development is allowed near rail corridors and the Missouri River, whenever appropriate.

Strategy 3. Encourage the continued operation of existing rail corridors and encourage renewed use of inactive corridors, wherever feasible.

Strategy 4. Investigate the feasibility of establishing a Port Authority in Franklin County.

Goal: Minimize the negative effects of erosion, flooding, and pollution runoff on county water resources and properties.

Objective 1: Consider stormwater management as a regional issue (countywide) with cooperative involvement of municipalities.

Strategy 1. Identify watersheds (and/or subwatersheds) in Franklin County with higher levels of development or known stormwater problems. Consider developing committees for the identified watersheds (or subwatersheds) to promote watershed plans.

Strategy 2. Meet with municipalities to promote consistent stormwater regulations countywide.

Strategy 3. Examine known regional flooding problems and work with appropriate agencies to explore possible solutions.

Strategy 4. Investigate sources of funds that can be used for stormwater-related projects.

Objective 2: Minimize the impact of new development on streams, wetlands, and floodplains. Franklin County has already passed stormwater management regulations. Please refer to the Franklin County Unified Land Use Regulations.

Strategy 1. Work with the EPA and MoDNR with regard to development within floodplains and wetlands .

Strategy 2. Encourage higher density developments, commercial developments and industrial developments to incorporate natural features and to use techniques that reduce the total amount of impervious surface.

Strategy 3. Review the current stormwater regulations for new developments. Determine whether the regulations or review process should change.

Strategy 4. Consider low impact development strategies for stormwater management and erosion control. Determine which, if any, of these should be allowed and/or encouraged in Franklin County. Include this in the county's stormwater management regulations.

Objective 3: Minimize ground contaminants to protect water resources.

Strategy 1. Utilize the Franklin County Health Department and other agencies to continue to identify and monitor active septic systems on a complaint basis.

Strategy 2. Ensure that new individual septic systems for new developments are properly installed and certified.

Strategy 3. Ensure that new private treatment systems, not a part of a public system, for new developments are properly installed and certified.

Goal 1: Encourage adequate public water and sewer services.

Objective 1: Increase discussion and facilitate coordination among water districts and sewer districts.

Strategy 1. Form an Infrastructure Committee comprised of sewer and water districts and city and county infrastructure staff to discuss infrastructure activities and increase cooperation among entities.

Strategy 2. Ensure that Franklin County has accurate and current GIS maps regarding sewer and water lines, sewer and water district boundaries, and watersheds.

Strategy 3. Coordinate with East-West Gateway and existing water and sewer districts to update boundaries and responsibilities regarding the Section 208 water management districts.

Strategy 4. Encourage formal intergovernmental agreements between the water districts, sewer districts, and municipalities dealing with water and sewer service issues and maintenance.

Strategy 5. Encourage the formation of more sewer and water districts in Franklin County.

Objective 2: Encourage sound development practices as they relate to public water and sanitary sewer services.

Strategy 1. Continue to review the Franklin County Land Use Regulations regarding sewer and water facilities to ensure regulations are meeting current needs. Discuss with Infrastructure Committee and determine if changes should be made.

Strategy 2. Revise the County's land use regulations to encourage higher density land use around existing urban service areas, where new development can be served by extensions of existing water and sewer service areas.

Strategy 3. Adopt a formal review process whereby plans for new sewer and water systems must be approved by the County prior to approval of a final plat.

Strategy 4. Require developers to submit plans to the County showing sewage collection and treatment facilities, as well as water supply facilities, for all new developments. Documentation includes engineering reports, design plans, testing information, etc.

Objective 3: Encourage the use of water systems for fire protection.

Strategy 1. Require developers to submit fire flow capacity, as provided by the water district, that addresses fire districts requirements or county regulations as applicable.

Strategy 2. Revise the County's land use regulations to develop higher density land use around existing urban service areas, where existing infrastructure is more capable of being upgraded to meet fire flow requirements.

Objective 4: Encourage maintenance of sewer and septic systems.

Strategy 1. Develop a list of homeowner's associations, developers and others that maintain small sewer/water systems. Determine contact person for sewer/water issues.

Strategy 2. Utilize the Health Department and other local agencies to continue to identify and monitor active septic systems on a complaint basis.

Goal 2: Plan for adequate electrical service to be provided to all developments now and in the future.

Objective 1. Coordinate with providers to develop plans for energy services and public utility facilities for the long term energy needs of Franklin County.

Strategy 1. Create a good GIS map that shows which electrical service provider serves each parcel.

Strategy 2. Work with electric utility providers to ensure that areas targeted for commercial or industrial development have adequate electrical infrastructure.

Strategy 3. Ensure that high intensity electricity users locate in areas where the electrical infrastructure can support them.

Strategy 4. Establish better communication between electricity providers and government entities. This will enable both electrical providers and government to communicate information about upcoming projects and concerns, which will, in turn, promote better planning.

Objective 2. Ensure that electric utility providers are included in the new subdivision development process and are aware of local regulations.

Strategy 1. Seek input from electric companies about proposed new developments.

Strategy 2. Promote the use of underground electric lines whenever practical. Review current regulations and discuss with electric utility providers to devise consistent standards.

Objective 3. Promote conservation of energy, especially in facilities with lower overall energy needs.

Strategy 1. Reduce energy consumption in government facilities. Adopt and implement guidelines for energy conservation in public buildings.

Strategy 2. Encourage the reduction of energy consumption by residential, commercial, and industrial users, whenever possible. Coordinate educational programs with electric utility providers.

Strategy 3. Develop regulations for the use of solar panels and windmills, as well as other alternative energy sources. Regulations should encourage the use of alternative energy, but ensure that it does not create eyesores or safety hazards.

Goal 3: Encourage internet service throughout the county.

Objective 1: Encourage internet service providers to supply Franklin County with the most appropriate level and highest band width of internet service available that corresponds to the needs of the County.

Strategy 1: Coordinate land use planning with internet service providers such that areas that are targeted for business are likely to have broadband internet service that will meet their needs.

Strategy 2: Keep informed about the Missouri Broadband Now project, which is working to expand broadband coverage into rural Missouri areas.

Goal: Ensure waste is managed in order to keep Franklin County clean.

Objective 1: Coordinate the private service system as much as possible to minimize the wear and tear on the roads.

Strategy 1. Encourage private ownership of transfer stations to serve the future needs of the citizens of Franklin County.

Objective 2: Increase recycling opportunities and provide information about existing recycling opportunities to County residents.

Strategy 1. Provide information on where items can be recycled in and near Franklin County. Provide information on the County's website and with other materials as available.

Strategy 2. Research funding opportunities to expand recycling opportunities in Franklin County (e.g. tire collection, electronics collection, composting, etc.).

Strategy 3. Coordinate with the East Central Solid Waste Management District to place recycling trailers in various locations around Franklin County.

Strategy 4. Coordinate with East Central Solid Waste Management District to sponsor household hazardous waste collection events throughout Franklin County.

Goal 1: Strive for a diverse economy, with a focus on sectors that create jobs and boost the economy, including manufacturing, health care, and retail.

Objective 1. Work to create more job opportunities by targeting growing sectors and supporting new and existing businesses.

Strategy 1. Develop an economic development website and marketing plan to make Franklin County appealing to potential businesses and investors. Include cities in all marketing plans and websites.

Strategy 2. Create a countywide inventory of sites available for commercial or industrial development.

Strategy 3. Become more involved with the Missouri Employment Council

Strategy 4. Plan for business growth by ensuring that commercial sites are available with adequate sewer, water, electric, and telecommunications services.

Strategy 5. Continue to market of the Franklin County Revolving Loan Fund and search for ways to improve the program.

Strategy 6. Work with East Central College and Missouri Career Center to provide training for entrepreneurs, as well as other resources to support new and existing business owners.

Strategy 7. Establish a business incubator system with cooperation between higher education institutions and other governmental agencies.

Strategy 8. Explore the possibility of using rail, waterways and existing roadway systems to attract transportation and logistics companies.

Objective 2. Strive to further develop the quality of the Franklin County workforce.

Strategy 1. Promote local partnerships between industry and education to enhance job skills and encourage careers in advanced manufacturing and high-tech skilled trades.

Strategy 2. Utilize East Central College, and other higher education facilities, to ensure programs are available to train workers and technicians for the growing healthcare industry.

Strategy 3. Promote East Central College's Workforce Development Department which strives to improve employee training throughout Franklin County.

Strategy 4. Consider establishing a countywide program that uses the National Career Readiness Certificate Program (Work Keys Assessment).

Collaborate with East Central College and Missouri Career Center to implement the program.

Objective 3. Provide the leadership necessary to advance the economic development of Franklin County and to promote cooperation between cities within Franklin County.

Strategy 1. Create an updated version of the Comprehensive Economic Development Strategy and continue to update as needed.

Strategy 2. Update the Workforce Analysis Report, as needed, by working with other municipalities and the private sector.

Strategy 3. Increase the county's involvement with RCGA and the RCGA Network.

Strategy 4. Bring together a committee of economic development leaders in the county to further County economic development interests.

Strategy 5. Consider hiring a county economic development professional to oversee economic development in Franklin County. Research funding options, including grant availability, as well as payment from cities in exchange for economic development services.

Strategy 6. Create networking opportunities where local employers, cities, chambers and other organizations can get together to communicate with stakeholders and see what products the County has to offer.

Objective 4. Increase tourism in Franklin County through cooperation with cities, chambers, private and not-for-profit organizations.

Strategy 1. Plan for and market Franklin County tourism on a countywide basis through the Tourism Committee.

Strategy 2. Work to create a countywide tourism website. Ensure that the tourism website is kept up to date.

Goal 2: Promote multi-modes of transportation for the movement of Franklin County's workforce and the delivery of goods for all industries.

Objective 1. Highways, Roads and Bridges

Strategy 1. Support efforts for the replacement of the Missouri River Bridge on Highway 47 and Bend Road Bridge.

Strategy 2. Support efforts for enhancement of the Highway 47, 50, and 100 corridors.

Strategy 3. Coordinate the Future Land Use Map to where potential prospects may locate along existing corridors.

Objective 2. Rail

Strategy 1. Identify existing rail corridors for expanding rail access so that existing and future industries have options for the movement of goods.

Strategy 2. Support the continued use of Amtrak along the Union Pacific rail line for both tourism and industrial growth.

Objective 3. Waterways

Strategy 1. Assume the leadership role in investigating the development of a Port Authority and Port Districts in areas with access to rail, water, airports and highways.

Strategy 2. Work with existing outfitters and recreation users to identify the most appropriate waterways to be utilized for tourism purposes.

Objective 4. Air

Strategy 1. Promote, encourage and foster existing airport expansions that aid future and existing industries within Franklin County. Identify limitations and potentials of all airports within the region. Survey existing industries on their usage of airports.

Objective 5. Bike and Pedestrian Facilities

Strategy 1. Identify all bike and pedestrian facilities within the county and promote the map for future tourism.

Strategy 2. Promote connectivity of existing bike and pedestrian facilities from communities by identifying future corridors both on and off street facilities.

Strategy 3. Consider design options for future roadways identified within the road and bridge program to accommodate bike and pedestrian access.

Objective 6. Public Transportation

Strategy 1. Consider surveying larger employers within Franklin County for the need to provide public transportation for their workforce.