



Governing Body, City of Garden Plain
City Building, 507 N Main St
Wednesday, February 5, 2025 at 6:00 pm

1. Call to Order by Mayor Kevin Hammond
2. Approval of February 5, 2025 agenda
3. Citizen Comments:
4. Executive Session:
 - a. Attorney Client Privilege: K.S.A. 75-4319(b)(2) – 30 minutes
5. Consent Agenda:
 - a. Approval of January 8, 2025 CC Meeting Minutes
 - b. Approval of January 2025 bills (checks to include 44319 – 44401)
 - c. Department reports
6. New Business:
 - a. Mayoral appointments
 - b. Award contract – Harry/Main Sidewalk
 - c. Ordinance XXX – Annexation of portion of S Main St
 - d. Ordinance XXX – Amendments to Zoning Code
 - e. Resolution XXX – Comprehensive Plan
 - f. Resolution XXX – Waive GAAP for 2024 financials
 - g. Adopt the 2025-2030 Capital Improvement Plan
7. Municipal Court Report
8. Pardon Attorney
9. Treasurer Report
10. Governmental Remarks
11. Adjournment

*NOTE: this agenda is subject to change without notice



Governing Body, City of Garden Plain
City Building, 507 N Main St
January 8, 2025 at 6:00 pm

1. Call to Order by Mayor Kevin Hammond: (6:00):

Mayor Kevin Hammond called the January 8, 2025 City Council meeting to order followed by the Pledge of Allegiance and moment of silence. Council members present were Jenny Zoglman, Tracy Thul, Amy Hunter and Jessica Lyman. Also present were Kelly McElroy – Administrator, Morgan Koon – City Attorney, Tylor Struckman – W/WW Superintendent, Darren Haukap – Treasurer, Gene Garcia – Chief of Police, Kimberly McCormick- City Clerk, Jerry Kramer, Gil Burgess, Connie Latherow and Richard Owens.

2. Oaths of Office:

Oath of Office was given to Amy Hunter and Jenny Zoglman. Brent Randolph will be given the Oath at a later time in the Clerks office.

3. Approval of the January 8, 2025 Agenda:

Amended agenda to move several items to next month due to conflicts. *Amy Hunter made a motion to adopt the amended agenda, 2nd by Tracy Thul. Vote: 4-0 motion carried*

4. Consent Agenda:

- a. Approval of December 4, 2024 CC Meeting Minutes
- b. Approval of December 2024 bills (checks to include 44246- 44318)
- c. Department reports

Tracy Thul made a motion to approve the consent agenda, 2nd by Jenny Zoglman. Vote 4-0 motion carries.

5. Executive Session: (6:04 – 6:34)

a. Attorney Client Privilege: K.S.A. 75-4319(b)(2): *Amy Hunter made a motion to enter into executive session per K.S.A. 75-4319(b)(2) attorney client privilege for 30 minutes, 2nd by Jessica Lyman. Vote: 4-0 motion carries. The council returned at 6:34 with no binding action.*

6. New Business:

- a. Resolution 235- Natural Gas Pricing: The clerk explained that we had not had a price increase for the natural gas system since March 2023. For several years we have had a monthly loss in the system, and the administration staff has not had a lot of cooperation from former staff members to determine the issue. We are on a list for a formal rate study by KMGA, but there is a back log of about 8 months. This is a small step to try and correct the direction of the system. *Tracy Thul made a motion to adopt Resolution 235, 2nd by Jenny Zoglman. Vote: 4-0 motion carries*
- b. Adoption of amended Planning Commission Bylaws: Kelly McElroy explained that there has been issues in the past with there being an extended time from items passing from the planning commission to the council for approval. By statute some of these things have a designated waiting period before the council can hear something and currently the meetings are only a week apart. The Bylaws are being changed so that the meeting date of

the commission can be moved earlier in the month to avoid further issues. *Tracy Thul made a motion to adopt the changes to the bylaws of the Planning Commission, 2nd by Amy Hunter. Vote: 4-0 motion carries.*

7. **Citizen Comments:** Jerry Kramer stated to the council that there have been a lot of good things happening. He complimented them on the improvements at City Park to the bathrooms and the shelters, new picnic tables, the improvements at Ternes Park, the new sidewalk and crosswalks on 295th. He has questions about the swimming pool project. He gave the mayor a letter and requested an answer to all the questions.

Richard Owens had some questions about how we intended to pay for the pool, he was questioning if we would be taking money from utilities or raise taxes. It was explained that we can not pay for the pool out of utilities as they need to stand alone and pay for themselves. It was also explained that we would be using some of the sales tax monies and that there are currently no plans to raise property taxes. He also questioned our natural gas system and how were we going to pay for Black Hills to run the system. Do we have any intentions of training our current staff.

Council member Zoglman had to leave the meeting at 7:07pm

8. **Adjournment: (7:20)** *Tracy Thul made a motion to adjourn, 2nd by Amy Hunter. Vote: 3-0 motion carries.*

Respectfully submitted by Kimberly McCormick, MMC – City Clerk

ACCOUNTS PAYABLE CHECK REGISTER

BANK#	BANK NAME	CHECK#	DATE	ACCOUNT#	NAME	CHECK AMOUNT	CLEARED	MANUAL	VOID	REASON FOR VOID
1 GARDEN PLAIN STATE BANK										
*	44319 Thru	44323								
	44324	1/03/2025	932	CENTRAL POWER SYSTEMS & SERV	2,604.00					
	44325	1/03/2025	845	EVERGY	1,102.03					
	44326	1/03/2025	916	IDEATEK TELCOM LLC	842.93					
	44327	1/03/2025	85	KANSAS MUNICIPAL UTILITIES	768.00					
	44328	1/03/2025	52	KANSAS STATE TREASURER	117.50					
	44329	1/03/2025	856	KAPTO	50.00					
	44330	1/03/2025	806	KIRKHAM MICHAEL	4,997.90					
	44331	1/03/2025	791	KS MUNICIPAL INSURANCE TRUST	6,095.00					
	44332	1/03/2025	713	KS ALCOHOLIC BEVERAGE CONTROL	50.00					
	44333	1/03/2025	12	LEAGUE OF KS MUNICIPALITIES	1,013.91					
	44334	1/03/2025	737	MERIDIAN ANALYTICAL LABS	717.00					
	44335	1/03/2025	408	RE PEDROTTI CO INC	255.00					
	44336	1/03/2025	220	SAM'S CLUB	173.99					
	44337	1/03/2025	930	THE CREATIVE INTERNET LLC	195.00					
	44338	1/03/2025	11	UTILITY CONSULTANTS INC	75.00					
	44339	1/03/2025	594	VISA	607.62					
	44340	1/03/2025	752	City of Wichita, WAMPO	80.39					
	44341	1/03/2025	662	WORKFORCE ALLIANCE OF SC KS	316.00					
	44342	1/10/2025	897	ALERT 360 - WICHITA	363.03					
	44343	1/10/2025	928	CULLIGAN OF WICHITA	49.00					
	44344	1/10/2025	37	KANSAS ONE-CALL SYSTEM INC	32.40					
	44345	1/10/2025	924	KOON LAW FIRM LLC	2,575.00					
	44346	1/10/2025	737	MERIDIAN ANALYTICAL LABS	90.00					
	44347	1/10/2025	984	MOUNTAINLAND SUPPLY CO	2,835.00					
	44348	1/10/2025	981	PVS DX INC	40.00					
	44349	1/10/2025	487	VISION CARE DIRECT	97.78					
	44350	1/10/2025	45	WASTE CONNECTIONS OF KS INC	6,353.94					
	44351	1/17/2025	2	BCBS OF KANSAS	8,879.41					
	44352	1/17/2025	171	CITY ATTORNEY'S ASSC OF KS	35.00					
	44353	1/17/2025	386	DWAYNE HAUKAP CONSTRUCTION	225.00					
	44354	1/17/2025	332	FP MAILING SOLUTIONS INC	141.00					
	44355	1/17/2025	946	GODFREY'S INDOOR RANGES	285.69					
	44356	1/17/2025	904	KANSAS ASSOC OF CITY/CNTY MGR	100.00					
	44357	1/17/2025	191	KANSAS MAYORS ASSOCIATION	50.00					
	44358	1/17/2025	113	KANSAS MUNICIPAL GAS AGENCY	26,969.00					
	44359	1/17/2025	312	KANSAS WATER PROTECTION FEE	317.25					
	44360	1/17/2025	985	KANZA COOPERATIVE ASSOC	1,163.77					
	44361	1/17/2025	12	LEAGUE OF KS MUNICIPALITIES	25.00					
	44362	1/17/2025	709	MABCD	1,667.82					
	44363	1/17/2025	9999999999	NATHAN WEBER	100.00					
	44364	1/17/2025	103	SEDGWICK CO ASSOC OF CITIES	100.00					
	44365	1/17/2025	24	SEDGWICK COUNTY ELECTRIC COOP	743.62					
	44366	1/17/2025	867	SYMMETRY ENERGY SOLUTIONS	15,121.72					
	44367	1/17/2025	407	U.S POSTAL SERVICE (CMRS-FP)	1,000.00					
	44368	1/17/2025	205	USA BLUEBOOK	609.23					
	44369	1/17/2025	838	UTILITY SAFETY AND DESIGN INC	13,165.00					
	44370	1/17/2025	565	VERIZON WIRELESS	476.85					
	44371	1/17/2025	594	VISA	2,588.83					
	44372	1/17/2025	906	WELLS FARGO	225.51					
	44373	1/24/2025	224	AFLAC ADMIN SERVICES	835.47					

ACCOUNTS PAYABLE CHECK REGISTER

BANK#	BANK NAME	CHECK#	DATE	ACCOUNT#	NAME	CHECK AMOUNT	CLEARED	MANUAL	VOID	REASON FOR VOID
44374	1/24/2025	973	AGRI ENVIRONMENTAL SERVICES	2,240.00						
44375	1/24/2025	33	BLACK HILLS ENERGY	205.58						
44376	1/24/2025	694	DJKA INVESTMENTS LLC	1,439.52						
44377	1/24/2025	845	EVERGY	26.55						
44378	1/24/2025	15	GATEWAY OF GARDEN PLAIN	200.00						
44379	1/24/2025	56	INTERNATIONAL INSTITUTE OF	220.00						
44380	1/24/2025	806	KIRKHAM MICHAEL	2,827.83						
44381	1/24/2025	556	MID CONTINENT MARKET CNR	2,243.12						
44382	1/24/2025	680	MIDWEST SINGLE SOURCE	322.45						
44383	1/24/2025	461	NOWAK CONSTRUCTION CO INC	3,580.00						
44384	1/24/2025	805	O'REILLY	55.04						
44385	1/24/2025	777	R K BLACK INC	116.85						
44386	1/24/2025	762	ULINE	197.59						
44387	1/24/2025	787	VISION ALLIANCE MARKETING LLC	250.00						
44388	1/24/2025	982	WHITESTAR MACHINERY	456.28						
44389	1/24/2025	541	WICHITA STATE UNIVERSITY	75.00						
44390	1/31/2025	967	AUTO PROS SERVICE CENTER	87.36						
44391	1/31/2025	88	BFR CPA, LLC	6,650.00						
44392	1/31/2025	498	COMM-TRONIX	590.00						
44393	1/31/2025	845	EVERGY	.00					VOID:	
44394	1/31/2025	845	EVERGY	3,068.55						
44395	1/31/2025	9	FISHER LUMBER COMPANY INC	1.39						
44396	1/31/2025	999999999	MARTIN KERSCHEN	540.00						
44397	1/31/2025	737	MERIDIAN ANALYTICAL LABS	90.00						
44398	1/31/2025	680	MIDWEST SINGLE SOURCE	97.55						
44399	1/31/2025	958	MUNICIPAL SUPPLY INC	1,197.78						
44400	1/31/2025	981	PVS DX INC	573.71						
44401	1/31/2025	565	VERIZON WIRELESS	247.56						
*	44402									
1486	1/03/2025	1	KPERS	3,073.20					E-PAY	
1487	1/03/2025	6	KS DEPARTMENT OF REVENUE	1,138.85					E-PAY	
1488	1/03/2025	562	EFTPS	6,155.16					E-PAY	
1489	1/03/2025	61	KANSAS EMPLOYMENT SECURITY FUN	127.35					E-PAY	
1490	1/03/2025	79	SALES & EXCISE TAX	662.40					E-PAY	
1491	1/17/2025	1	KPERS	3,133.63					E-PAY	
1492	1/17/2025	6	KS DEPARTMENT OF REVENUE	1,093.39					E-PAY	
1493	1/17/2025	562	EFTPS	5,596.38					E-PAY	
1494	1/31/2025	1	KPERS	2,962.90					E-PAY	
1495	1/31/2025	6	KS DEPARTMENT OF REVENUE	984.30					E-PAY	
1496	1/31/2025	562	EFTPS	5,017.07					E-PAY	
1497	1/31/2025	725	KPERS-OGLI	14.80					E-PAY	

* See Check Summary below for detail on gaps and checks from other modules.

BANK TOTALS:	
OUTSTANDING	164,881.73
CLEARED	.00

BANK 1 TOTAL	164,881.73
VOIDED	.00

ACCOUNTS PAYABLE CHECK REGISTER

BANK#	BANK NAME	ACCOUNT#	NAME	CHECK AMOUNT	CLEARED	MANUAL	VOID	REASON FOR VOID
CHECK#	DATE							
FUND				TOTAL	OUTSTANDING		CLEARED	VOIDED
10		GENERAL FUND		51,194.15	51,194.15		.00	.00
55		SOLID WASTE		6,353.94	6,353.94		.00	.00
60		GAS FUND		59,941.93	59,941.93		.00	.00
70		SEWER FUND		17,252.87	17,252.87		.00	.00
75		STORM WATER		7,825.73	7,825.73		.00	.00
80		WATER FUND		21,883.34	21,883.34		.00	.00
98		LIBRARY FUND		429.77	429.77		.00	.00

ACCOUNTS PAYABLE CHECK REGISTER
***** CHECK SUMMARY *****

BANK#	BANK NAME	DESCRIPTION
CHECK#		

1 GARDEN PLAIN STATE BANK

44319 Thru	44323	Payroll Checks
44324 Thru	44401	Accounts Payable Checks
1486 Thru	1497	Accounts Payable E-Pay

To: Garden Plain City Council
FR: City Staff
RE: **January Department Reports and Project Updates**

Background:

City staff is pleased to provide the following updates on current projects and initiatives.

Finance: Sales tax revenue: This week we received the monthly sales tax revenue report from Kansas Department of Revenue (KDOR). January sales tax revenues totaled \$31,475.88 with the City's local 1% portion representing \$12,242.02 of the total amount. This is a decrease of .09% (or \$27.72) compared to January 2024 total revenues, and a decrease of 6% (or \$1,880.27) from last month's total revenues.

As first reported in August 2024, the Sedgwick County Commission is still discussing and considering a county-wide sales tax. This will be in addition to the current sales tax rates. It will take a vote of the people at an election to authorize this proposal. The County's proposal stems from an ongoing discussion about consolidation of services provided by cities and counties and utilizing sales tax revenues to supplement property taxes. At the request of the new County Commissioners, the discussion has been put on hold until October.

Development:

Building Permits: Last week a new single family residential permit was issued to Liberty Communities for a home in Bentwood Addition.

Police:

Law Enforcement Activity: 5 reportable cases generated over the past month that required investigations, most of which were generic in nature and are inclusive of reportable accident reports. One of the cases was a lost child at the Elementary school and the child was located within minutes due to the collaborative assistance of law enforcement/school relationships. (Quick information gathering, resource sharing and fast LE response). There was 8 traffic stops for a variety of traffic infractions with speeding being the number one offense. This consisted of 1 traffic citation and 7 warnings.

Other Activity:

- 219 area business checks
- 100 physical building checks (as a FYI these building checks include the physical walk through on a regular basis in both facilities of the grade and high school buildings to include door inspections and entry areas as well as commercial walk arounds and door/entry security checks)
- 3 outside agency assists
- 7 dispatched calls for Garden Plain (check welfare, calls for service, animal/pets at large, etc.)
- Two fingerprint services
- 4 VIN inspections performed this past month not inclusive of 16 citizen assists
- We had and completed several vacation watch home checks for GP residents this month.
- Because of recent complaints we continue to do sporadic bar checks (12 this month). Bar checks include where patrons have fallen due either to weather related or darkened conditions.

- Provided security for 4 GPHS home varsity sporting events inclusive of Varsity Wrestling Home Invitational Tournament this past Friday.
- We are concluded participation in the Holiday KDOT/KSTRO safety program for this past New Years holiday.

Scheduled Training: There was one scheduled training the Month of January regarding the webinar introduction for the Safe Streets Grants.

Project Update: Municipal Pool:

Waters Edge, the City's municipal aquatic facility design firm, is completing the Request for Qualifications (RFQ) for a design and construction team. The RFQ will be presented to the Council at an upcoming meeting for approval before being issued. The City will be utilizing a Gross Maximum Price (GMP or sometimes referred to as GMAX) process. This means the maximum project for the budget is \$3.2 M (\$1.67 M funded by the grant) and will bid out some alternatives for the amenities such as slides, diving boards, zip lines, basketball goals, number of features in the splash pad area, etc. without exceeding the maximum budget. We can select our "must have" items and we can defer "desired" items to a future date, as needed.

The RFQ will be open for several weeks. The City will receive the responses, they will be scored, and the City Council will select the winning contractors/team at an upcoming Council meeting.

Project Update: Main and Garnett Drainage:

Contractor Vogts-Parga has completed work on Phase II of the Garnett and Main Street Drainage project. They will return to seed the project area when the weather warms up in the coming weeks.

Project Update: KDHE Waste Tire Grant Application: Staff submitted a grant application to the Kansas Department of Health and Environment (KDHE) through their Waste Tire grant program. The application requested a 50% funding match for three 8' picnic tables and one 8' Wheelchair Accessible Table for a total of \$4,416. They are made from recycled rubber and plastic materials with a life expectancy of 50 years. They are a made in Kansas product, manufactured in Concordia. In 2024 the City was awarded funds from this program for similar tables and benches. The 2025 awards will be announced in late March or early April.

Project Update: Harry and Main Sidewalk Construction: On January 23rd KDOT awarded a bid for the Harry and Main sidewalk project to Barkley Construction. They were the lowest bidder out of six contractors that submitted bids. The total amount of the bid is \$300,263. The project is an 80/20 matching grant through KDOT. The City's 20% share is approximately \$91,000; and is included in the 2025-2030 Capital Improvement Plan (CIP). Awarding of the contract is included as a new business item on this month's agenda.

Project Update: Moderate Income Housing Grant for Renner Multi-Family Development: On November 22 staff submitted a \$300,000 grant application to Kansas Housing Resources Corporation (KHRC) to assist with the Construction of the Renner Multi-Family Housing Development at Harry and Main Street. The proposed development consists of 10 housing units – two, two-bedroom, one story duplexes, and three, three-bedroom, two story duplexes. Grant awards are expected to be announced in late spring.

Project Update: Utility Rate Studies Underway: In late fall of 2024 the City was awarded a Technical Assistance grant through Kansas Municipal Utilities (KMU). The grant funds engineering services such as water and wastewater infrastructure and utility rates. The engineers review the current system and resources and projects future needs based on anticipated community growth for the next 20 to 40 years. All three utility funds (water/wastewater/natural gas) are enterprise funds. They must cash-flow independently and cannot be

subsidized by the General Fund. As part of the grant, water and wastewater utility rates are under review to ensure that they are adequate to fund each utility, plus provide for the establishment of reserves for operations, equipment, and future utility extensions. The grant funds 100% of the cost of the engineering study and the water rate study. The wastewater rate study is a separate cost.

Kansas Municipal Gas Agency (KMGA) has started the review of the natural gas utility rates. Initially staff was informed that it might be up to eight months before the study would begin, however, KMGA has hired additional staff dedicated specifically to the rate study and it is already underway.

Results from all three studies are expected over the next several months, and the results will be presented to the Council at a regular council meeting.

Following the study, there are several loans and grants through the Community Development Block Grants (CDBG) and the United States Department of Agriculture (USDA) office of Rural Development that can assist with construction of new infrastructure, repairs and maintenance, purchase of property, etc.

Public Works:

- Fire Extinguisher inspections were completed in all buildings and vehicles. This is a monthly requirement by staff. Annually (typically in May) a professional company inspects, tests, and recharges each one as needed.

Streets:

- Took down Christmas Decorations on 1/3/25
- Snow and Ice Removal and storm clean up 1/5 thru 1/17

Stormwater:

- As mentioned, Phases II Garnett and Main drainage is complete except for seeding. This has been pushed to mid-February.

Natural Gas:

- Reported Gas leak in the 400 block of Northern on 1/10/25. Was repaired by Black Hills on 1/11/25. The residence is up for sale so the real estate agent had to be called to get into the house and was not able to until the next day. The gas meter was shut off until Black Hills could gain access to the residence.

Library:

- Inspected fire extinguishers and emergency lights. Replaced battery in one of the emergency lights on 1/9/25.

City Hall:

- Inspected Fire Extinguishers and Emergency Lights in City Hall. Replaced both Emergency Lights on 1/14/25.
- Removed old desk and rearranged front of City Hall.

Wastewater:

- Sanitary Sewer backup in the 200 block of Dold on 1/18/25. Mayer Specialty Services was dispatched and cleaned out the line, found a large ball of tree roots causing the backup. It has been cleared.
- Sanitary Sewer backup 700 block of Doyle on 1/14/25. Mayer Specialty Services was dispatched to clean out the line, found a large ball of tree roots causing the backup. It has been cleared.
- Located manholes for annual sewer cleaning.
- Mayer Specialty Services completed annual sewer cleaning and TV inspection. This included over 11,000 linear feet of line cleaning and 1,100 linear feet of CCTV inspection. The City receives the 1,100 linear feet of CCTV inspection free with the annual cleaning contract. Staff will present the final report to the Council once it is received. This was completed later than expected due to the inclement weather. Date of completion was 1/17 thru 1/24.
- Completed daily locates.

WWTP:

- Cleaned UV disinfection system including bulbs and bulb tubes on 1/13/25
- Sludge removal from WWTP digester. 14,000 gallons on 12/19/24 and 28,000 gallons on 1/22/25.
- Monthly WWTP 24-hour composite sampling completed on 1/23/25.

Water:

- Fire Hydrant replacement at 201 W. Avenue D on 1/15/25. This replacement took some time due to coordinating with Evergy to provide a digger derrick truck to hold up the electric pole that sits right next to the fire hydrant. The work was completed by Nowak Construction due to the hydrant being so close to the electric pole.
- Repaired water main leak on 15th between 343rd and 359th on 12/19/24.
- Replaced meter box at 359th on 1/16/25.
- Valve tube repair at 359th on 1/16/25.
- Replaced SCADA radio on Well 1 on 1/17/25. We experienced repeated loss of signal alarms and failure to start alarms for the well. After contacting the SCADA system provider, we deduced the problem down to a bad communication radio.
- Inspected and replaced the space heater in water tower on 1/7/25. SCADA system was freezing up in the water tower due to the space heater malfunctioning during the frigid temps.
- Monthly Total Coliform Sampling on 1/23/25
- Chlorine Gas Bottle replacement in Chlorine Building on 1/17/25. Reordered two 150-pound chlorine gas cylinders.
- Water Loss Report was completed: we had an 11% water loss for 2024 compared to 20% for 2023. This is a significant drop compared to numbers even before 2023. KDHE likes us to be in the give or take 10% or less range.

Upcoming Special Events/City Closures:

- 02.17.25 – President’s Day: City Facilities Closed
- 02.18.25 – Municipal Court: 6 PM
- 02.20.25 – Planning Commission Meeting: 6 PM
- 03.05.25 – City Council Meeting: 6 PM

Recommended Action: The City Council is asked to:

1. Receive and file

Attachments:

None

ANNUAL APPOINTMENTS

2025

Municipal Court Judge: _____

Municipal Court Clerk: _____

City Attorney: _____

City Treasurer: _____

City Clerk: _____

Police Chief: _____

City Administrator: _____

Planning Commission: _____

Official City Newspaper: _____

Official City Depository: _____

President of Council: _____

**AUTHORITY TO AWARD CONTRACT
COMMITMENT OF CITY FUNDS
1/23/2025**

2 Copies to City
Project Number: 087 TE-0519-01
TA-T051(901)

WHEREAS bids were received at Topeka, KS on 1/22/2025 for the performance of work covered by plans on the above numbered project, and

WHEREAS the bidder and the low bid or bids on work covered by this project were:

CONTRACTOR	TYPE OF WORK	AMOUNT
BARKLEY CONSTRUCTION LLC	Garden Plain: Harry and Main Street Sidewalks	\$300,503
WICHITA, KS		

WHEREAS bids are considered satisfactory and have been recommended by the Secretary of Transportation of the State of Kansas, hereinafter referred to as the SECRETARY, for consideration and acceptance of the work on this project as covered by such bid or bids.

**A combination of bid items and construction engineering less \$361,186 Federal funds
will require City matching funds in the amount of \$91,000.**

BE IT FURTHER RESOLVED that City funds in the amount of \$91,000 which are required for the matching of Federal funds are hereby pledged by the City to be remitted to the Chief of Fiscal Services of the Department of Transportation of the State of Kansas on or before 3/13/2025 for use by the SECRETARY in making payments for construction work and engineering on the above designated project with final cost being determined upon completion and audit of the project.

The City certifies that no known or foreseeable legal impediments exist that would prohibit completion of the project and that the project complies with all applicable codes, standards and/or regulations required for completion.

Adopted this _____ day of _____, 20____, at _____, Kansas.

Recommended for Approval:

City Engineer/Road Supervisor

_____, Mayor

Attest:

(Seal)

_____, Member

_____, Member

City Clerk

To: Garden Plain City Council
FR: City Attorney Morgan Koon; City Administrator Kelly McElroy
RE: **Amendments to City of Garden Plain Zoning Code**

Background:

Over the past year City Attorney Morgan Koon has worked with the Planning Commission to conduct an in-depth review of the City's zoning code. At the October 30, 2024 Planning Commission meeting, the Commission reviewed the final redline drafts and proposed amendments. The Commission conducted the required public hearing at their meeting. No one was present to speak at the hearing, and the Commission voted unanimously to forward the updated zoning code articles to the City Council for adoption.

Following this memo is Attachment A, an Ordinance adopting the updated zoning code articles and Attachment B, the cover memo to the Planning Commission, the amended zoning code articles, and affidavit of publication for the public hearing.

Recommended Action: The City Council is asked to:

- A. Accept the recommendation of the Planning Commission to adopt the amended zoning code.
- B. Approve the Ordinance adopting the amended zoning code articles.

Attachments:

- A. Ordinance _____
- B. October 30, 2024 Planning Commission cover memo, amended zoning code articles, and affidavit of publication from the public hearing.

ORDINANCE NO. _____

AN ORDINANCE ADOPTING AND AMENDING BY REFERENCE THE ZONING REGULATIONS OF THE CITY OF GARDEN PLAIN, KANSAS, AS FIRST ADOPTED BY ORDINANCE NO. 751 AND SUBSEQUENTLY AMENDED.

WHEREAS, the City of Garden Plain, Kansas (hereinafter “City”) is granted authority by the statutes of the State of Kansas in K.S.A. 12-757 to amend existing zoning regulations; and

WHEREAS, on October 30, 2024, the Garden Plain Planning Commission initiated a general amendment of the existing zoning regulations; and

WHEREAS, the Planning Commission gave proper notice in the official City newspaper on October 3, 2024, and held a public hearing on October 30, 2024, at which time an opportunity was granted to interested parties to be heard; and

WHEREAS, at the conclusion of the public hearing the Planning Commission voted unanimously to recommend approval of the amendments to the zoning regulations and transmitted the same to Governing Body; and

WHEREAS, the City is granted authority by the statutes of the State of Kansas in K.S.A. 12-3010 to incorporate by reference the recommended amendments of the zoning regulations.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF GARDEN PLAIN, KANSAS:

Section 1. The Zoning Regulations of the City of Garden Plain, Kansas, are hereby adopted and amended by reference of the written text under the date of February 5, 2025, and entitled “City of Garden Plain, Kansas Zoning Regulations” and the same are hereby declared adopted by reference fully as set out herein.

Section 2. Ordinance No. 751 and all other ordinances in conflict with this Ordinance herein incorporated by reference are hereby repealed.

Section 3. The Regulations shall take effect and be in force and effect after adoption and publication of this Ordinance once in the City’s official newspaper.

PASSED AND ADOPTED this 5th day of February 2025.

Kevin Hammond, Mayor

ATTEST:

Kimberly McCormick, City Clerk

Re: Consider, and conduct a public hearing on, the updated 2024 City of Garden Plain Zoning Ordinance (AKA Zoning Code)

Background:

In 2016 the City of Garden Plain contracted with John Riggs and Associates out of Lindsborg Kansas to update the current city Zoning Ordinances, also known as the City's Zoning Code. The Planning Commission members, as well as City staff, began work to update the code to ensure that the City was operating under the most relevant and recent regulations and guidelines and that the community was doing their best to be developer friendly while maintaining protections for current Garden Plain property owners and developments.

Unfortunately, during 2020, Mr. Riggs and his company encountered major family medical emergencies, and he passed away. City staff worked with his family members to obtain the most recent draft of the City's updated zoning code and continued to review and update the regulations. However, since the process had become so long and drawn out, not all of the needed updates were made before the code was adopted.

Over the past year City Attorney Morgan Koon has worked with the Planning Commission to do an in-depth review of the entire code and has provided the following red line drafts reflecting those changes. The Planning Commission was provided these drafts at their September 25, 2024 meeting and asked to review and make any final recommendations on or before their October 30, 2024 meeting when the required public hearing will be held. They are attached to this memo.

Following approval by the Planning Commission, the new Zoning Ordinances will be forwarded to the City Council for their adoption at their December 4, 2024 meeting.

Recommended Action: The Planning Commission/Board of Zoning Appeals is asked to:

- A. Conduct the required public hearing regarding the adoption of the new 2024 Zoning Ordinances.
- B. Recommend approval of the new 2024 Zoning Ordinances to the Garden Plain City Council at their December 4, 2024 meeting.

Attachments:

- A. Notice of Public Hearing & Affidavit of Publication
- B. Redline Zoning Code Articles

Affidavit of Publication

Kayla Hope Rausch
Of lawful age being duly sworn upon oath states
That she is the lawful billing clerk/asst at

**Times-Sentinel Newspapers, LLC
State of Kansas**

A weekly newspaper printed in the state of Kansas,
And published in and of general circulation in Sedgwick
County, with a general paid circulation on a yearly
Basis in Sedgwick County of Kansas, and that said
Newspaper is not a trade, religious, or fraternal
Publication. That said newspaper has been published
At least weekly 50 times a year, has been so published
Continuously and uninterruptedly in said county and state
For a period of more than five years prior to the first
Publication of said notice and has been admitted to the
Post Office of Cheney, Kansas, in Sedgwick County as
Second class matter. That the attached is a true copy
Thereof and was published on the following dates in the
Regular and entire issue of said newspaper.

First Publication was made
On the 3 Day of Oct 2024
Second Publication was made
On the _____ Day of _____, 2024
Third Publication was made
On the _____ Day of _____, 2024

Total Publication Fee \$ 73.50

Kayla Rausch

Subscribed and sworn to before me this

4 Day of Oct., 2024

Melissa Oldhoff

Notary Public

My Commission expires on 5/23/28



PUBLIC NOTICE

First Published in Times October 3, 2024 (1)

NOTICE OF HEARING

Notice is hereby given that a Public Hearing will be held by the Garden Plain Planning Commission/Board of Zoning Appeals, in the City Council chambers, 607 N. Main Street, Garden Plain, Kansas, on October 30, 2024, at 7:00 p.m. or as soon thereafter as the matter may be heard, for the purpose of considering the following:

Proposed text amendments and updates to the zoning ordinances of the city of Garden Plain, Kansas. Additionally, the Commission will be considering the adoption and recodification of the full zoning ordinances.

A copy of the proposed text amendments can be obtained at no cost from the City Clerk at City Hall, 505 N. Main Street, Garden Plain KS 67050 or 316-531-2321. At the above-prescribed time and place all persons interested can appear and be heard as to the proposed amendments.

ARTICLE IX "R - R" RESIDENTIAL RURAL DISTRICT

SECTION 1. INTENT AND PURPOSE OF DISTRICT.

The "R-R" Residential Rural District is established to provide for single-family rural residential development at a low density and to all certain public facilities. It is the intent of the district regulation to protect the health, safety, and general welfare of persons residing in the district; to prevent uses which would devalue property; to regulate population density; and to provide adequate open space around buildings and structures. This zone is intended for application in developing rural and rural lifestyle areas within the City Limits and is intended to minimize conflicts of incompatible uses of land and protect the public health and welfare until the area is fully developed.

SECTION 2. DISTRICT REGULATIONS.

In the R-R District, no building or land shall be used, and no building or structure shall be erected, altered, or enlarged which is arranged or designed for other than one of the following uses listed in Section 3 below. Design, color, and structure is to be compatible with the neighborhood.

SECTION 3. USE REGULATIONS.

A. Single family ~~non-farm~~ dwellings.

B. Residential design manufactured homes.

~~C. Group homes, foster homes, and boarding homes for children.~~

~~D. Churches and similar places of worship and parish houses.~~

~~E. Golf courses, except miniature golf courses and driving tees operated for commercial purposes.~~

~~F. Hospitals for people only on a lot, plot, or tract of land two (2) acres or larger.~~

~~G. Nursing or convalescent homes on a lot, plot, or tract of land two (2) acres or larger.~~

HC. Public parks, playgrounds, recreational areas.

~~I. Schools: public or parochial, elementary, junior high, high schools, and private schools with equivalent curriculum.~~

JD. Customary accessory uses and structures located on the same lot with the principal use including tennis courts, swimming pools, private garages, garden houses, barbeque ovens, and fireplaces, but that do not include uses unrelated to the principal use or any activity commonly conducted for gain.

KE. Temporary structures incidental to construction work, but only for the period of such work. Basements and cellars may not be occupied for residential purposes until the building is completed.

~~L.—The following uses may be allowed by Conditional Use Permit (CUP) when submitted, reviewed, and approved by the Planning Commission and Governing Body, and under such conditions as they may impose:~~

- ~~i.—Any public building erected or land used by any department of the City, County, State, or Federal Government.~~
- ~~ii.—Bed and Breakfast Inns.~~
- ~~iii.—Home Occupations.~~
- ~~iv.—Telephone exchange, electric substations and regulatory stations, or other public utilities.~~
- ~~v.—Raising of crops, trees, and shrubs not sold on the premises.~~
- ~~vi.—Licensed childcare centers.~~
- ~~vii.—Water Retention Areas.~~
- ~~viii.—Preschools.~~

~~M.—The following uses may be allowed by CUP when submitted, reviewed, and approved by the Planning Commission and Governing Body, and under such conditions as they may impose:~~

- ~~i.F Raising and care of specific animals, as defined in the City Code:
 - ~~aj. Animals shall not be kept for commercial purposes.~~
 - ~~bji. Animals are properly sheltered and proper sanitation is maintained at all times.~~
 - ~~eiii. Cages, pens, or paddocks shall not be closer than fifty (50) feet to any residence.~~
 - ~~div. Disposal of carcasses shall be immediate and conducted in an appropriate way.~~
 - ~~ey. Excrement shall be disposed of in an appropriate manner that does not allow odor or cause unsanitary or unsafe conditions.~~~~

SECTION 4. INTENSITY OF USE REGULATIONS.

Lots in this district shall be subject to the following.

- A. Lots will be served by city services and utilities, including water, wastewater (sewer), natural gas, trash, and must have electrical service(s).
- B. No propane, wells, septic systems for utility purposes, except by existing non-conforming status. When existing systems fail, property is subject to connection to public utilities as available.
- C. Water wells may be used for outside (irrigation) use only.

SECTION 5. LOT COVERAGE.

Lot size will have a minimum size of 7,500 square feet. The principal structure and accessory structure(s) shall not cover more than 30% of the lot size not to exceed 11,000 square feet of the lot area.

SECTION 6. HEIGHT REGULATIONS.

No building shall exceed thirty-five (35) feet in height.

SECTION 7. YARD REGULATIONS.

A. Front Yard.

- i. There shall be a front yard having a depth of no less than twenty-five (25) feet, except as required for arterial and collector streets or roads. (See Article XXX – Additional Height, Area, and Use Regulations).
- ii. Where a lot or group of lots have a double frontage, the required front yard shall be provided on both streets.
- iii. Where a lot is located at the intersection of two (2) or more streets, there shall be a front yard on each street side of a corner lot; provided, however, that the buildable width of a single lot of record, as of the effective date of this Ordinance, shall not be reduced to less than thirty-five (35) feet, except as may be required to preserve a minimum setback of eight (8) feet from the lot line.

B. Side Yard.

- i. Except hereinafter required in the additional height, area, and use regulations of this Ordinance, there shall be a side yard having a width of not less than ten (10) percent of the width of the lot with a minimum of eight (8) feet on each side of the principal building, except as provide for zero, lot-line development.
- ii. Where more than one principal building is constructed on a tract for hospital, nursing home, church, school or other public use, the spacing between principal buildings shall not be less than the average height of the adjacent buildings.

C. Rear Yard. There shall be a rear having a depth of not less than twenty-five (25) feet.

SECTION 8. SIGN REGULATIONS.

See Article XXV.

SECTION 9. PARKING AND LOADING REGULATIONS.

See Article XXVI.

SECTION 10. LANDSCAPING REGULATIONS.

See ARTICLE XXVII.

SECTION 11. TRAFFIC REGULATIONS.

See ARTICLE XXVIII.

SECTION 12. UTILITY ~~REGUALTIONS~~REGULATIONS.

In the R-R District existing private gas systems, water wells, and sewage disposal systems may be continued until such time as the City provides one or all these services.

A. Such private utilities may be continued until replacement is required to comply with City code provisions. The property owner may choose to hook up to public utilities at an earlier time, but such will not be mandatory. The City has no responsibility for maintenance of private utility systems.

B. All utility connections to buildings shall be individual connections and separately metered, unless in conflict with MABCD currently adopted codes and regulations.

ARTICLE XI "R-1" SINGLE-FAMILY DWELLING DISTRICT

SECTION 1. INTENT AND PURPOSE OF DISTRICT.

The "R-1" Single-Family Dwelling District is established for the purpose of low density, single-family dwelling use and to allow certain public facilities. It is intended that no ~~uses~~ use be permitted in this district that will tend to devalue property for residential purposes or interfere with the health, safety, order, or general welfare of persons residing in the district. Regulations are intended to control density of population and to provide adequate open space around buildings and structures in the district to accomplish these purposes.

SECTION 2. DISTRICT REGULATIONS.

In the R-1 District no building or structure shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than one of the uses listed in SECTION 3 below.

SECTION 3. USE REGULATIONS.

A. Single-family dwellings.

B. Residential design manufactured housing.

~~C. Group homes, foster homes, and boarding homes for children.~~

~~D. Churches and similar places of worship and parish houses.~~

~~E. Golf courses.~~

~~F. Hospitals for people only on a lot, plot, or tract of land two (2) acres or larger.~~

~~G. Nursing or convalescent homes on a lot, plot, or tract of land two (2) acres or larger.~~

~~HC.~~ Public parks, playgrounds, recreational areas.

~~I. Schools—public or parochial, elementary, junior high, high schools, and private schools with equivalent curriculum.~~

~~JD.~~ Customary accessory uses and structures located on the same lot with the principal use ~~including~~ tennis courts, swimming pools, private garages, garden houses, barbecue ovens, and fireplaces, but which do not include uses unrelated to the principal use or any activity commonly conducted for gain.

~~KE.~~ Temporary structures incidental to construction work, but only for the period of such work. Basements and cellars may not be occupied for residential purposes until the building is completed.

~~L.—The following uses may be allowed by conditional use permit when submitted, reviewed, and approved by the Planning Commission and Governing Body, and under such conditions as they may impose:~~

- ~~i.—Any public building erected or land used by any department of the City, County, State, or Federal Government.~~
- ~~ii.—Bed and Breakfast Inns.~~
- ~~iii.—Home occupations.~~
- ~~iv.—Telephone exchange, electric substations and regulatory stations, or other public utilities.~~
- ~~v.—Raising of crops, trees, and shrubs not sold on the premises.~~
- ~~vi.—Licensed childcare centers.~~
- ~~vii.—Water Retention Areas.~~
- ~~viii.—Preschools.~~
- ~~ix.—Zero Lot Line Development.~~

SECTION 4. INTENSITY OF USE REGULATIONS.

Every lot shall have an area of not less than seven thousand (7,000) square feet and an average width of not less than seventy (70) feet.

SECTION 5. LOT COVERAGE.

The principal and accessory structure(s) shall not cover more than thirty (30) percent of the total lot area. Accessory structures shall not exceed 5,000 square feet, without the issuance of a Conditional Use Permit (CUP).

SECTION 6. HEIGHT REGULATIONS.

No building shall exceed thirty-five (35) feet in height.

SECTION 7. YARD REGULATIONS.

A. Front Yard.

- i. There shall be a front yard having a depth of not less than twenty-five (25) feet, except as required for arterial and collector streets or roads. (See ARTICLE XXX- Additional Height, Area, and Use Regulations).
- ii. Where a lot or group of lots have a double frontage, the required front yard shall be provided on both streets.
- iii. Where a lot is located at the intersection of two (2) or more streets, there shall be a front yard on each street side of a corner lot; provided, however, that the buildable width of a single lot of record, as of the effective date of this Ordinance, shall not be reduced to less than thirty-

five (5) feet, except as may be required to preserve a minimum setback of six (6) feet from the lot line on the street side of the lot.

B. Side Yard.

- i. Except as hereinafter required in the additional height, area, and use regulations of this Ordinance, there shall be a side yard having a width of not less than eight (8) feet from the building foundation or six (6) feet from the farthest architectural projection of the building whichever is the greater.
- ii. Where more than one principal building is constructed on a tract for hospital use, nursing home use, church use, school use, and other public uses, the spacing between principal buildings shall not be less than the average height of the adjacent buildings.

C. Rear Yard. There shall be a rear yard having a depth of not less than twenty-five (25) feet.

SECTION 8. SIGN REGULATIONS.

See ARTICLE XXV.

SECTION 9. PARKING AND LOADING REGULATIONS.

See ARTICLE XXVI.

SECTION 10. LANDSCAPING REGULATIONS.

See ARTICLE XXVII.

SECTION 11. TRAFFIC REGULATIONS.

See ARTICLE XXVIII.

SECTION 12. UTILITY ~~REGUALTIONS~~REGULATIONS.

In the R-1 District existing private gas systems, water wells and sewage disposal systems may be continued until such time as the City provides one or all of these services.

A. Such private utilities may be continued until replacement is required to comply with City code provisions. The property owner may choose to hook up to public utilities at an earlier time, but such will not be mandatory. The City has no responsibility for maintenance of private utility systems.

B. All utility connections to buildings shall be individual connections and separately metered, unless in conflict with MABCD currently adopted codes and regulations.

ARTICLE XII "R-1A" SINGLE-FAMILY DWELLING DISTRICT

SECTION 1. INTENT AND PURPOSE OF DISTRICT.

The "R-1A" Single-Family Dwelling District is established for the purpose of low to moderate density, single-family dwelling use and to allow certain public facilities. It is intended that no uses be permitted in this district that will devalue property for residential purposes or interferes with the health, safety, order, or general welfare of persons residing in the district. Regulations are intended to control density of population and to provide adequate open space around buildings and structures in the district to accomplish these purposes.

SECTION 2. DISTRICT REGULATIONS.

In the R-1A District no building or structure shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than one of the uses listed in SECTION 3 below.

SECTION 3. USE REGULATIONS.

- A. Single-family dwellings.
- B. Residential design manufactured housing.
- ~~C. Group homes, foster homes, and boarding homes for children.~~
- ~~D. Churches and similar places of worship and parish houses.~~
- ~~E. Golf courses.~~
- ~~F. Hospitals for people only on a lot, plot, or tract of land two (2) acres or larger.~~
- ~~G. Nursing or convalescent homes on a lot, plot, or tract of land two (2) acres or larger.~~
- HC. Public parks, playgrounds, recreational areas.
- ~~I. Schools: public or parochial, elementary, junior high, high schools, and private schools with equivalent curriculum.~~
- ~~J~~D. Customary accessory uses and structures located on the same lot with the principal use including tennis courts, swimming pools, private garages, garden houses, barbecue ovens, and fireplaces, but that do not include uses unrelated to the principal use or any activity commonly conducted for gain.
- ~~K~~E. Temporary structures incidental to construction work, but only for the period of such work. Basements and cellars may not be occupied for residential purposes until the building is completed.
- ~~L. The following uses may be allowed by Conditional Use Permit (CUP) when submitted, reviewed, and approved by the Planning Commission and Governing Body, and under such conditions as they may impose:~~

- ~~i.—Any public building erected or land used by any department of the City, County, State, or Federal Government.~~
- ~~ii.—Bed and Breakfast Inns.~~
- ~~iii.—Home occupations.~~
- ~~iv.—Telephone exchange, electric substations and regulatory stations, or other public utilities.~~
- ~~v.—Raising of crops, trees, and shrubs not sold on the premises.~~
- ~~vi.—Licensed childcare centers.~~
- ~~vii.—Water Retention Areas.~~
- ~~viii.—Preschools.~~
- ~~ix.—Zero Lot Line Development.~~

SECTION 4. INTENSITY OF USE REGULATIONS.

Every lot shall have an area of not less than five thousand five hundred (5,500) square feet and an average width of not less than fifty-five (55) feet.

SECTION 5. LOT COVERAGE.

The principal and accessory structure(s) shall not cover more than thirty (30) percent of the total lot area. Accessory structures shall not exceed 5,000 square feet, without the issuance of a Conditional Use Permit (CUP).

SECTION 6. HEIGHT REGULATIONS.

No building shall exceed thirty-five (35) feet in height.

SECTION 7. YARD REGULATIONS.

A. Front Yard.

- i. There shall be a front yard having a depth of not less than twenty-five (25) feet, except as required for arterial and collector streets or roads. (See ARTICLE XXX- Additional Height, Area, and Use Regulations).
- ii. Where a lot or group of lots have a double frontage, the required front yard shall be provided on both streets.
- iii. Where a lot is located at the intersection of two (2) or more streets, there shall be a front yard on each street side of a corner lot; provided, however, that the buildable width of a single lot of record, as of the effective date of this Ordinance, shall not be reduced to less than thirty-

five (35) feet, except as may be required to preserve a minimum setback of six (6) feet from the lot line on the street side of the lot.

B. Side Yard.

- i. Except as hereinafter required in the additional height, area, and use regulations of this Ordinance, there shall be a side yard having a width of not less than eight (8) feet from the building foundation or six (6) feet from the farthest architectural projection of the building whichever is the greater.
- ii. Where more than one principal building is constructed on a tract for hospital use, nursing home use, church use, school use, and other public uses, the spacing between principal buildings shall not be less than the average height of the adjacent buildings.

C. Rear Yard. There shall be a rear yard having a depth of not less than twenty-five (25) feet.

SECTION 8. SIGN REGULATIONS.

See ARTICLE XXV.

SECTION 9. PARKING AND LOADING REGULATIONS.

See ARTICLE XXVI.

SECTION 10. LANDSCAPING REGULATIONS.

See ARTICLE XXVII.

SECTION 11. TRAFFIC REGULATIONS.

See ARTICLE XXVIII.

SECTION 10. LANDSCAPING REGULATIONS.

See ARTICLE XXVII.

SECTION 11. TRAFFIC REGULATIONS.

See ARTICLE XXVIII.

SECTION 12. UTILITY ~~REGUALTIONS~~REGULATIONS.

In the R-1A District existing private gas systems, water wells, and sewage disposal systems may be continued until such time as the City provides one or all of these services.

A. Such private utilities may be continued until replacement is required to comply with City Code provisions. The property owner may choose to hook up to public utilities at an earlier time, but such will not be mandatory. The City has no responsibility for maintenance of private utility systems.

B. All utility connections to buildings shall be individual connections and separately metered, unless in conflict with MABCD currently adopted codes and regulations.

ARTICLE XIII "R -2" TWO-FAMILY DWELLING DISTRICT

SECTION 1. INTENT AND PURPOSE OF DISTRICT.

The "R-2" Two-Family Dwelling District is intended for the purpose of allowing a slightly higher density than in district R-1 yet retaining the residential qualities. This district allows duplex uses, single-family homes, certain community facilities, and certain conditional uses.

SECTION 2. DISTRICT REGULATIONS.

In the R-2 District, no building or land shall be used, and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than one of the uses listed in SECTION 3 below.

SECTION 3. USE REGULATIONS.

- A. Single-family dwellings.
- B. Residential design manufactured homes.
- ~~C. Group homes, foster homes, and boarding homes for children.~~
- ~~DC.~~ Two-family dwellings.
- ~~ED.~~ Community recreation buildings owned and operated by a public agency.
- ~~FE.~~ Churches and similar places of worship and parish houses.
- ~~GF.~~ Golf courses, except miniature golf courses and driving tees operated for commercial purposes.
- ~~HG.~~ Hospitals and clinics (but not animal hospitals or mental hospitals).
- ~~H.~~ Institutions of higher learning, including dormitory accommodations.
- ~~J.~~ Public parks, playgrounds, and recreation areas.
- ~~KJ.~~ Schools - public or parochial, elementary, junior high, high schools, and private schools with equivalent curriculum.
- ~~LK.~~ Nonprofit institutions of an educational, philanthropic, or eleemosynary nature, but not penal institutions.
- ~~ML.~~ Nursing and convalescent homes.
- ~~NM.~~ Customary accessory uses and structures located on the same lot or group of lots with the principal use including tennis courts, swimming pools, private garages, garden houses, barbecue ovens, and fireplaces, but does not include use unrelated to the principal use of any activity commonly conducted for gain.

ON. Temporary structures incidental to construction work, but only for the period of such work. Basements and cellars may not be occupied for residential purposes until the building is complete.

PO. The following uses may be allowed by Conditional Use Permit (CUP) when submitted, reviewed, and approved by the Planning Commission and Governing Body and under such conditions as they may impose:

- i. Any CUP in the R-1 or R- 1 A Districts.

SECTION 4. INTENSITY OF USE REGULATIONS.

Lots in this district shall be subject to the following minimum size requirements:

A. Single-Family Dwellings. A lot on which there is erected a single-family dwelling shall contain an area of not less than seven thousand (7,000) square feet with a minimum lot width of seventy (70) feet.

B. Two-family Dwellings. A lot on which there is erected a two-family dwelling shall contain an area of not less than thirty-five hundred (3,500) square feet per family. This regulation shall also be applicable to two-family structures being converted to individually owned units. Also see ARTICLE XXX, Additional Height, Area, and Use Regulations.

~~C. Dormitories, lodging houses, nursing homes, and boarding houses shall, in addition to meeting the above requirements for single-family buildings, provide at least six hundred (600) square feet of lot area for each occupant.~~

SECTION 5. LOT COVERAGE.

The principal and accessory structure(s) shall not cover more than ~~thirty-five~~ (35) percent of the total lot area. Accessory structures shall not exceed 5,000 square feet, without the issuance of a Special Use Permit (SUP).

SECTION 6. HEIGHT REGULATIONS.

No building shall exceed thirty-five (35) feet in height.

SECTION 7. YARD REGULATIONS.

A. Front Yard.

- i. There shall be a front yard having a depth of not less than twenty-five (25) feet, except as required for arterial and collector streets or roads. (See ARTICLE XXX- Additional Height, Area, and Use Regulations).
- ii. Where a lot or group of lots have a double frontage, the required front yard shall be provided on both streets.
- iii. Where a lot is located at the intersection of two (2) or more streets, there shall be a front yard on each street side of a corner lot; provided, however, that the buildable width of a single lot of record as of the effective date of this Ordinance shall not be reduced to less than

thirty-five (35) feet, except as may be required to preserve a minimum setback of six (6) feet from the property line on the street side of the lot.

B. Side Yard.

- i. There shall be a side yard on each side of a principal building which shall be eight (8) feet from the building foundation or six (6) feet from the farthest architectural projection of the building whichever is the greater except as provided for zero lot-line development.
- ii. Where more than one principal building is constructed on a tract for hospital use, nursing home use, church use, school use, and other public or quasi-public uses, the spacing of said buildings shall not be less than the average height of the adjacent buildings.

C. Rear Yard. There shall be a rear yard for each principal building in this district that shall have a depth of not less than twenty-five (25) feet.

SECTION 8. SIGN REGULATIONS.

See ARTICLE XXV.

SECTION 9. PARKING AND LOADING REGULATIONS.

See ARTICLE XXVI.

SECTION 10. LANDSCAPING REGULATIONS.

See ARTICLE XXVII.

SECTION 11. TRAFFIC REGULATIONS.

See ARTICLE XXVIII.

SECTION 12. UTILITY ~~REGUALTIONS~~REGULATIONS.

In the R-2 District existing private gas systems, water wells and sewage disposal systems may be continued until such time as the City provides one or all of these services.

A. Such private utilities may be continued until replacement is required to comply with City code provisions. The property owner may choose to hook up to public utilities at an earlier time, but such will not be mandatory. The City has no responsibility for maintenance of private utility systems.

B. All utility connections to buildings shall be individual connections and separately metered, to each unit, unless in conflict with MABCD currently adopted codes and regulations.

ARTICLE XIV "R - 3" MULTIPLE-FAMILY DWELLING DISTRICT

SECTION 1. INTENT AND PURPOSE OF DISTRICT.

The "R-3" Multiple-Family Dwelling District is intended for the purpose of allowing moderate to high residential density land use with the co-mingling of compatible single-family and two-family dwellings, apartments, home occupations, certain community facilities, and certain conditional uses, yet retaining the basic residential qualities.

SECTION 2. DISTRICT REGULATIONS.

In the R-3 District, no building shall be used, and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than one of the uses listed in SECTION 3 below.

SECTION 3. USE REGULATIONS.

- A. Any use permitted in the R-2 Two-Family Dwelling District.
- B. Multiple-Family Dwellings.
- C. Bed and breakfast inns.
- D. Rooming and ~~lodging~~ ~~houses~~.

~~E.—Private clubs, fraternities, sororities, and lodges, except those where the chief activity is a service customarily carried on as a business.~~

~~F.—The following uses may be allowed by conditional use permit when submitted, reviewed, and approved by the Planning Commission and Governing Body, and under such conditions as they may impose:~~

~~i.—Any Conditional Use Permitted (CUP) in the R-2 Two-Family Dwelling District.~~

SECTION 4. INTENSITY OF USE REGULATIONS.

Lots in this district shall be subject to the following minimum size requirements:

- A. Single-Family Dwellings: A lot on which there is erected a single-family dwelling shall contain an area of not less than seven thousand (7,000) square feet.
- B. Two-Family Dwellings: A lot on which there is erected a two-family dwelling shall contain an area of not less than three thousand five hundred (3,500) square feet per family.
- C. Multi-Family Dwellings: A lot on which there is erected a multiple-family dwelling shall contain an area of not less than seven thousand seven hundred (7,700) square feet, or six hundred (600) square feet per family, whichever area is the larger.

D. Bed and Breakfast Establishments: A lot on which there is a bed and breakfast inn shall contain an area of not less than 6,000 square feet.

E. Dormitories, lodging houses, nursing homes, rooming houses, and boarding houses: same as R-2 District requirements.

F. Minimum lot width shall be 50 feet.

G. Where a single lot of record as of the effective date and defined in this Ordinance, has less area than that specified for multiple-family dwellings, and its boundary lines, along their entire length, touched lands under other ownership and have not since been changed, such lot may be used only for single-family dwelling purposes or for any other non-dwelling use permitted in this district, provided the structure conforms with other yard and height requirements of this district.

SECTION 5. LOT COVERAGE.

The principal and accessory structure(s) shall not cover more than ~~thirtyseveny~~ (370) percent of the total lot area. Accessory structures shall not exceed 5,000 square feet, without the issuance of a Conditional Use Permit (CUP).

SECTION 6. HEIGHT REGULATIONS.

No building shall exceed thirty-five (35) feet in height.

SECTION 7. YARD REGULATIONS.

1. Front Yard.

- a. There shall be a front yard having a depth of not less than twenty-five (25) feet, except as required for arterial and collector streets or roads. (See ARTICLE XXX- Additional Height, Area, and Use Regulations).
- b. Where a lot or lots have a double frontage, the required front yard shall be provided on both streets.
- c. Where a lot is located at the intersection of two (2) or more streets, there shall be a front yard on each street side of the corner lot; provided, however, that the buildable width of a single lot of record, as of the effective date of this Ordinance, shall not be reduced to less than thirty-five (35) feet, except as may be required to preserve a minimum setback of six (6) feet from the property line on the street side of the lot.

2. Side Yard.

- a. There shall be a side yard on each side of a principal building which shall be eight (8) feet from the building foundation or six (6) feet from the farthest architectural projection of the build whichever is the greater.
- b. Where more than one principal building is constructed on a tract for hospitals, nursing homes, churches, schools, institutions of higher learning, public buildings, or other public or quasi-

public uses, the spacing of said buildings shall not be less than the average height of the adjacent buildings.

3. Rear Yard. There shall be a rear yard for each principal building in this district which shall have a depth of not less than twenty-five (25) feet.

SECTION 8. SIGN REGULATIONS.

See ARTICLE XXV.

SECTION 9. PARKING AND LOADING REGULATIONS.

See ARTICLE XXVI.

SECTION 10. LANDSCAPING REGULATIONS.

See ARTICLE XXVII.

SECTION 11. TRAFFIC REGULATIONS.

See ARTICLE XXVIII.

SECTION 12. UTILITY REGULATIONS.

In the R-3 District existing private gas systems, water wells and sewage disposal systems may be continued until such time as the City provides one or all of these services.

A. Such private utilities may be continued until replacement is required to comply with City code provisions. The property owner may choose to hook up to public utilities at an earlier time, but such will not be mandatory. The City has no responsibility for maintenance of private utility systems.

B. All utility connections to buildings shall be individual connections and separately metered, per individual unit, unless in conflict with MABCD currently adopted codes and regulations.

ARTICLE XIX "C-1" CENTRAL BUSINESS DISTRICT

SECTION 1. INTENT AND PURPOSE OF DISTRICT.

The "C-1" Central Business District is intended for the purpose of grouping retail merchandising activities into a concentrated area serving the general shopping needs of the community. Principal permitted uses include department stores, apparel stores, general retail sales and services, and similar uses appropriate for comparison shopping. The district is intended to strengthen the economy of the core shopping district.

SECTION 2. DISTRICT REGULATIONS.

In the C-1 District, no building shall be used, and no building or structure altered, enlarged, or created which is arranged, intended, or designed for other than one of the uses listed in SECTION 3 below.

SECTION 3. USE REGULATIONS.

- ~~A—Office small business machine repair, sales, and services.~~
- ~~B—Ambulance service.~~
- ~~C—Amusement places.~~
- ~~D—Antique shops and stores, providing all merchandise is displayed and sold inside a building.~~
- ~~E—Apartments or individual dwelling units on floors other than the ground floor, or on the alley side of the lot.~~
- ~~F—Apparel and accessory stores.~~
- ~~G—Appliance stores.~~
- ~~H—Art and art supply stores.~~
- ~~I—Artist studios.~~
- ~~J—Auditoriums and similar places of public assembly.~~
- ~~K—Automobile accessory and supply store.~~
- ~~L—Automobile, truck and other motor vehicle sales and rental.~~
- ~~M—Automobile parking lots and garages.~~
- ~~N—Bakery and pastry shops (retail only).~~
- ~~O—Banks and other savings and lending institutions.~~
- ~~P—Barber shops, beauty shops and chiropody, massage, or similar personal services.~~

Q—Bicycle shops.

R—Boat sales and rental.

S—Books and stationery stores.

T—Bowling centers and recreational buildings.

U—Building materials, retail sales.

V—Business and technical schools including schools for photography, dancing, and music.

W—Business machine sales, repair, and service.

X—Catalog stores.

Y—Churches.

Z—Cigar and tobacco stores.

AA—Clothing and costume rental shops.

BB—Clothing stores.

CC—Commercial recreational uses.

DD—Custom dressmaking, millinery, tailoring, and similar trades.

EE—Day care centers.

FF—Delicatessens and catering establishments.

GG—Department stores.

HH—Drug stores and prescription shops/pharmacies.

II—Dry cleaning and laundry establishments.

JJ—Dry goods and notion store, including coin shops and fabric shops.

KK—Electronic appliances and equipment including computer and software service.

LL—Farm and construction equipment, retail sales.

MM—Fire stations, police stations, jails.

NN—No propane or wells or septic systems for utility purposes.

OO—Water wells may be used for outside non-potable use only.

A—Amusement places (induces).

B. Antique shops and stores, providing all merchandise is displayed and sold inside a building.

C. Apparel, clothing, and accessory retail and/or rental stores.

D. Armory, gunsmithing, weapons sale, resale, and repair.

E. Artist studios.

F. Bakery and pastry shops.

G. Banks and other savings and lending institutions.

H. Barber shops, beauty shops and chiropractic, massage, or similar personal services.

I. Bicycle shops.

J. Books and stationery stores.

K. Business and technical schools including schools for photography, dancing, and music.

L. Business machine sales, repair, and service, including computers and related equipment.

M. Cigar and tobacco stores.

N. Churches and other similar places of worship.

O. Commercial and private recreation centers and fitness gyms.

P. Computer and electronics stores and repair.

Q. Delicatessens, restaurants, bars and grills, taverns, and catering establishments.

R. Department stores.

S. Drug stores and prescription shops/pharmacies.

T. Dry cleaning, laundry, seamstress, and tailor establishments.

V. Fire stations, police stations, jails.

W. Florist and gift shops.

X. Furniture and home furnishing stores.

Y. Government administration buildings, including public and private utility companies.

Z. Grocery stores.

AA. Hardware stores.

BB. Hobby, stamp, and coin shops.

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CC. Household appliance stores.

DD. Interior decorator's shops.

EE. Jewelry and metal craft stores and shops.

FF. Leather goods.

GG. Library and museums (public or private).

HH. Liquor stores.

II. Lock, locksmiths, and key shops.

JJ. Medical, dental, optician, optometrists, orthodontic, physical therapy, and health clinics.

KK. Music instrument sales and repair shops.

LL. Music studios.

MM. Newspaper offices, newsprint, job printing, and printing supply stores.

NN. Offices, office buildings, office supply and equipment stores.

OO. Paint supply stores.

PP. Pet stores and shops.

QQ. Photography studios, photographic equipment sales, and supply stores.

RR. Picture framing shops.

SS. Post office.

TT. Private clubs and lodges.

UU. Self-service laundries.

VV. Travel agencies.

SECTION 5. PROHIBITED USES

_____ In the C-1 District, no building shall be used, and no building or structure altered, enlarged, or erected which is arranged, intended, or designed for the following uses and the following uses shall at all times be prohibited:

_____ 1. _____ Escort agencies.

_____ 2. _____ Adult book and/or video stores.

~~3. Sexually oriented adult entertainment establishments, (including but not limited to sexually oriented bars, cabarets, massage parlors, live theaters, motion picture theaters, and/or other sexually oriented entertainment businesses.)~~

~~4. Adult novelty stores.~~

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SECTION 46. INTENSITY OF USE REGULATIONS.

No requirements except those to meet fire regulations.

SECTION 57. LOT COVERAGE.

Lot size will have a minimum size of 7,500 square feet. The principal building and accessory buildings shall not cover more than 30% of the lot size not to exceed 11,000 square feet of the lot area.

SECTION 68. HEIGHT REGULATIONS.

No building shall exceed thirty-five (35) feet in height.

SECTION 79. YARD REGULATIONS~~SETBACK.~~

~~A. Front Yard.~~

~~1—There shall be a front yard having a depth of not less than twenty-five (25) feet except as required for arterial streets and collector streets in ARTICLE XXX.~~

~~2—Where a lot has double frontage or is a corner lot, a front yard shall be provided on both streets. No accessory buildings or structures shall project beyond the setback line of either street.~~

~~B.—Side Yard.—Where a C-S1 Zone abuts any residential district, a side yard~~setback~~ of not less than 15 feet shall be provided. Such side yard shall be completely enclosed with a board fence or other acceptable enclosure which shall be not less than six (6) feet in height~~if an alley separates the C-1 Zone and the residential district, no setback is required.~~~~

~~C.—Rear Yard.—There shall be a rear yard having a depth of not less than 25 feet.~~

SECTION 810. SIGN REGULATIONS.

See ARTICLE XXV.

SECTION 911. PARKING AND LOADING REGULATIONS.

See ARTICLE XXVI.

| **SECTION 102. LANDSCAPING REGULATIONS.**

See ARTICLE XXVII.

| **SECTION 143. TRAFFIC REGULATIONS.**

See ARTICLE XXVIII.

ARTICLE XVIII "C- S" HIGHWAY SERVICE DISTRICT

SECTION 1. INTENT AND PURPOSE OF DISTRICT.

The "C-S" Highway Service District is intended for the purpose of grouping limited highway services in appropriate areas. Floor area is restricted; off- street parking and landscaping is required to reduce possible adverse effects on adjacent properties.

SECTION 2. DISTRICT REGULATIONS.

In the C-S District, no building shall be used, and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than one of the uses in Section 3 below.

SECTION 3. USE REGULATIONS.

- A. Ambulance services.
- B. Animal hospitals or clinics.
- C. Apartments on floors other than the ground floor.
- D. Automobile, truck and other motor vehicle sales, service, repair, and rental.
- E. Bakery and pastry shops, retail.
- F. Bed and breakfast establishments.
- G. Boat sales and rental.
- H. Building materials, retail sales.
- I. Commercial recreation facilities.
- J. Car wash.
- K. Electrical and telephone substations.
- L. Farm and construction equipment sales; outdoor display shall be permitted provided that no machinery shall be displayed, parked, or stored in any required yard.
- M. Feed and seed stores, including garden and lawn supplies.
- N. Florist shops.
- O. Funeral homes.
- P. Garden supplies and landscape nursery.

- Q. Grocery stores.
- R. Hospitals and Medical Clinics.
- S. Liquor stores.
- T. Lumber yards.
- U. Motels or motor hotels.
- V. Newsstands.
- W. Parking lots, customer and private.
- X. Parks, playgrounds, and community buildings.
- Y. Private clubs, fraternities, sororities, and lodges.
- Z. Restaurants and drive-ins.
- AA. Self-service laundries and dry-cleaning stores.
- BB. Service stations.
- CC. Taverns.
- DD. Truck sales, service, and repair provided there is no outside repair or repair storage.
- EE. Truck terminals.
- FF. Theaters, indoor.

GG. The following uses of land may be allowed in this district by conditional use permit (CUP) when submitted, reviewed, and approved by the Planning Commission and Governing Body and under such conditions as they may impose:

- i. Amusement parks.
- ii. Childcare centers.
- iii. Collection and distribution of recyclable items.
- iv. Drive-in theaters.
- v. Manufactured home sales, subject to the following regulations:
 - a. Sales Activities. In the C-S Highway Service District, manufactured home sales activities shall be limited to the display, storage, and sale of completed, undamaged manufactured home units, including all activities necessary to prepare said units for display on the property and transport off the property. Said activities shall include the placement or removal of towing equipment, tires and axles, blocks, skids, jacks, skirting

and steps, and the connection and disconnection of utilities. Said activities shall not include construction on or in the manufactured home.

- b. Density: No more than eight (8) manufactured homes may exist on each acre of property used for manufactured home sales at any given time.
- vi. Miniature golf courses.
- vii. Mini warehouses including outdoor storage, subject to the provisions of ARTICLE XXX.
- viii. Racetracks, animal or vehicular.
- ix. Wireless communications towers subject to the provisions of ARTICLE XXX.
- x. Recreational Vehicle (RV) parks subject to the following conditions:
 - a. RV parks shall be utilized for the accommodation of travel trailers and other recreational vehicles only, and under no circumstances shall the park be utilized for occupancy by manufactured homes.
 - b. The tract to be used for an RV park shall not be less than two (2) acres in area.
 - c. The applicant for an RV park shall prepare or cause to be prepared a preliminary plan, drawn to a scale of not less than 1"= 100', and ten (10) copies of said plan shall be submitted to the Planning Commission for their review and recommendation. Such plans shall comply with the following minimum requirements.
 - 1. The RV Park shall be located on a well-drained site, properly graded to ensure stormwater runoff, drainage, and freedom from stagnant pools of water.
 - 2. RV parks shall have a maximum density of 20 RV units per gross acre and a minimum area of 1,250 square feet shall be provided for each RV space.
 - 3. Each RV space shall be at least 25 feet wide and a minimum of 50 feet in depth.
 - 4. Recreational vehicles shall be located on each space so as to maintain a setback of no less than 20 feet from any public street or highway right-of-way, and to maintain a setback of no less than five (5) feet from any boundary line of an adjoining RV space when such boundary line is not common to any public street or highway right-of-way.
 - a. All RV spaces shall front on a private roadway of not less than 24 feet in width and all roadways shall have unobstructed access to a public street.
 - b. A solid or semi-solid fence or wall at least six (6) feet high, but not more than eight (8) feet high, shall be provided between the RV park and any adjoining property that is zoned for residential purposes. Said fence shall be so located as to not be in violation of the intersection site triangle as defined by this regulation. In lieu of said fence or wall, a landscape buffer may be provided no less than 15 feet in width and said landscape buffer shall be planted with coniferous and deciduous plant

material so as to provide proper screening for the park. When the landscape buffer is used in lieu of the fence or wall, the landscape buffer shall not be included as any part of a required rear yard for an RV space. The fence, wall or landscape buffer shall be properly policed and maintained by the owner.

5. Upon approval of the preliminary RV park plan by the Planning Commission, the applicant shall prepare and submit a final plan that incorporates any changes or alterations requested. The final plan and the Planning Commission recommendation shall be forwarded to the Governing Body for their review and final action.
6. Any substantial deviation (as determined by the Zoning Administrator) from the approved plan shall constitute a violation of the building or zoning permit authorizing construction of the project. Changes in plans shall be re-submitted for reconsideration and approval by the Planning Commission and Governing Body prior to the issuance of a building or zoning permit.

SECTION 4. PROHIBITED USES

In the C-S District, no building shall be used, and no building or structure altered, enlarged, or erected which is arranged, intended, or designed for the following uses and the following uses shall at all times be prohibited:

1. Escort agencies.
2. Adult book and/or video stores.
3. Sexually oriented adult entertainment establishments, (including but not limited to sexually oriented bars, cabarets, massage parlors, live theaters, motion picture theaters, and/or other sexually oriented entertainment businesses.)
4. Adult novelty stores.

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SECTION 45. INTENSITY OF USE REGULATIONS.

- A. Where the lot will be served by public water and sewer, the minimum lot size shall be ten thousand (10,000) square feet with 100 feet minimum width.
- B. Where a private water and sewer service will be provided on the lot, the minimum lot size shall be eighty thousand (80,000) square feet.

SECTION 56. LOT COVERAGE.

The principal and accessory buildings together shall not cover more than sixty (60) percent of the lot area.

SECTION 67. HEIGHT REGULATIONS.

No building or structure shall exceed forty-five (45) feet in height.

SECTION 78. YARD REGULATIONS SETBACK.

A. Front Yard.

- 1—There shall be a front yard having a depth of not less than twenty-five (25) feet except as required for arterial streets and collector streets in ARTICLE XXX.
- 2—Where a lot has double frontage or is a corner lot, a front yard shall be provided on both streets. No accessory buildings or structures shall project beyond the setback line of either street.

B. Side Yard. Where a C-S zone abuts any residential district, a side yard setback of not less than ~~five~~ (15) feet shall be provided. Such side yard shall be completely enclosed with a board fence or other acceptable enclosure which shall be not less than six (6) feet in height. If an alley separates the C-S Zone and the residential district, no setback is required.

C. Rear Yard. There shall be a rear yard having a depth of no less than twenty-five (25) feet.

SECTION 89. SIGN REGULATIONS.

See ARTICLE XXV.

SECTION 910. PARKING AND LOADING REGULATIONS.

See ARTICLE XXVI.

SECTION 101. LANDSCAPING REGULATIONS.

See ARTICLE XXVII.

SECTION 112. TRAFFIC REGULATIONS.

See ARTICLE XXVIII.

ARTICLE XX "C-2" GENERAL COMMERCIAL DISTRICT

SECTION 1. INTENT AND PURPOSE OF DISTRICT.

The "C-2" General Commercial District is intended for the purpose of allowing basic retail, service, and office uses in locations outside of the Central Business District. This district is intended to provide locations for commercial activities that do not need a central location but do require a location easily accessible to downtown shoppers.

Business uses needing larger floor areas, particularly those not compatible with Central Business District densities, are included in this district.

SECTION 2. DISTRICT REGULATIONS.

In the C-2 District, no building shall be used, and no building or structure shall be erected, altered, or enlarged that is arranged, intended, or designed for other than one of the uses listed in Section 3 below.

SECTION 3. USE REGULATIONS.

The following are allowed uses by right in the C-2 District.

~~A. Accessory Uses.~~

~~B. Amusement places (indoors).~~

~~B.C. Animal hospitals, clinics, and kennels providing the establishment and runs are completely enclosed in a building.~~

~~B.C. Antique shops and stores, providing all merchandise is displayed and sold inside a building.~~

~~E. Apartments-multi family on floors other than the ground floor.~~

~~F.D. Apparel, clothing, and accessory retail and/or rental stores.~~

~~E.G. Armory, gunsmithing, weapons sale, resale, and repair.~~

~~F.H. Artist studios.~~

~~G.I. Auditoriums and similar places of public assembly.~~

~~H.J. Automobile sales (new or used), accessories, and supply stores, parking lots and garages.~~

~~I.K. Bakery and pastry shops.~~

~~J.L. Banks and other savings and lending institutions.~~

~~K.M. Barber shops, beauty shops and chiropractic, massage, or similar personal services.~~

- LN. Bicycle shops.
- MO. Books and stationery stores.
- NP. Bowling centers and alleys.
- OQ. Business and technical schools including schools for photography, dancing, and music.
- PR. Business machine sales, repair, and service, including computers and related equipment.
- QS. Carpenter and cabinet shops employing five (5) individuals or less.
- RT. Car washes.
- SU. Cigar and tobacco stores.
- TV. Churches and other similar places of worship.
- UW. Commercial and private recreation centers and fitness gyms.
- VX. Computer and electronics stores.
- WY. Delicatessens, restaurants, bars and grills, taverns, and catering establishments.
- XZ. Department stores.
- YAA. Drug stores and prescription shops/pharmacies.
- ZBB. Dry cleaning, laundry, seamstress, and tailor establishments.
- AAEE. Electronic appliances and equipment including computer and software service.
- BBDD. Fire stations, police stations, jails.
- EE—Fix-it shops (radio, television, and small electronic appliances)—FF
- CC. Florist and gift shops.
- DDGG. Funeral homes and mortuaries.
- EEHH. Furniture and home furnishing stores.
- FFH. Golf courses including miniature golf and driving tees/ranges.
- GGJJ. Government administration buildings, including public and private utility companies.
- HHKK. Greenhouses, garden centers, and nurseries.
- IIIL. Grocery stores.
- JJMM. Hardware stores including gun shops.

KKNN. Hobby, stamp, and coin shops.

LLQQ. Hotels and motels.

MMPP. Household appliance stores.

NNQQ. Interior decorator's shops.

OQRR. Jewelry and metal craft stores and shops.

PPSS. Leather goods, saddleries, and luggage stores.

QQFF. Library and museums (public or private).

RRUU. Liquor stores.

SSVV. Lock, locksmiths, and key shops.

TTWW. Lumber yard and building supply stores.

XX. Mail order, online, ecommerce, and catalog stores.

UUUV. Medical, dental, optician, optometrists, orthodontic, physical therapy, health clinics, and appliance stores.

VVZZ. Meeting halls and auditoriums.

AAA. Mini-warehouses including outdoor storage subject to the provisions of ARTICLE XXX.

BBBW. Movie and live acting theaters.

XXCC. Music instrument sales and repair shops.

DDYY. Music studios.

ZZFF. Newspaper offices, newsprint, job printing, and printing supply stores.

FFAA. Offices, office buildings, office supply and equipment stores.

BBGG. Paint and wallpaper stores.

CCHH. Parking lots and garages (excluding single family or individual garages).

DDH. Parks and open/green spaces.

EEEH. Pawn shops.

FFKK. Pet stores and shops.

GGLL. Photography studios, photographic equipment sales, and supply stores.

MMHH. Picture framing shops.

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~~IIJNNN~~. Plumbing shops.

~~JJLOOO~~. Post office.

~~KKKPPP~~. Printers.

~~LLLQQQ~~. Private clubs and lodges.

~~RRR~~. Radio and television studios.

~~MMMSSS~~. Service Stations, fueling stations, tire repair, truck stops, and similar uses.

~~NNNTTT~~. Self-service laundries and dry-cleaning establishments.

~~UUU~~. Sewing machine shops repair and retail stores.

~~VVV~~. Stores and shops for the conduct of retail business.

~~OOQWWW~~. Travel agencies and bureaus.

~~PPPXXX~~. The following uses may be allowed by conditional use permit (CUP) when submitted, reviewed, and approved by the Planning Commission and Governing body, and under such conditions as they may impose:

- i. All conditional uses allowed in the C-1 District.
- ii. Public Utility Infrastructure: including, but not limited to: telephone exchange, electric substations, radio and television towers, wifi, internet, or fiber services and stations and equipment, water, sewers, or storm sewer facilities, a natural, piped gas operating under government, franchise, and/or contract, and other private or public utility services, equipment, substations, etc.
- iii. Carpenter, cabinet, plumbing or sheet metal shops, provided that any outside storage is completely enclosed by a six (6) foot sight obscuring fence.
- iv. Contractor offices and equipment storage yards, provided that outside storage of equipment or materials is completely enclosed by a six (6) foot sight obscuring fence.

SECTION 4. PROHIBITED USES

~~_____ In the C-2 District, no building shall be used, and no building or structure altered, enlarged, or erected which is arranged, intended, or designed for the following uses and the following uses shall at all times be prohibited:~~

~~_____ 1. Escort agencies.~~

~~_____ 2. Adult book and/or video stores.~~

~~3. Sexually oriented adult entertainment establishments, (including but not limited to sexually oriented bars, cabarets, massage parlors, live theaters, motion picture theaters, and/or other sexually oriented entertainment businesses.)~~

~~4. Adult novelty stores.~~

SECTION 45. INTENSITY OF USE REGULATIONS.

A tract used for other than residential purposes shall not be less than two thousand five hundred (2,500) square feet in an area with an average width of not less than twenty-five (25) feet. A minimum of fifteen hundred (1,500) square feet of lot area shall be required for each apartment built above the ground floor.

SECTION 56. HEIGHT REGULATIONS.

No building in a C-2 District shall exceed forty-five (45) feet except as required for arterial streets and collector streets in ARTICLE XXVIII.

SECTION 67. ~~YARD REGULATIONS~~ SETBACK.

~~A. Front Yard.~~

~~1. There shall be a front yard having a depth of not less than twenty-five (25) feet except as required for arterial streets and collector streets in ARTICLE XXX.~~

~~2. Where a lot has double frontage or is a corner lot, a front yard shall be provided on both streets. No accessory buildings or structures shall project beyond the setback line of either street.~~

~~B. Side Yard.~~ Where a C-2 Zone abuts any residential district, a side yard setback of not less than fifteen (15) feet shall be provided.

~~If an alley separates the C-1 Zone and the residential district, no setback is required.~~

~~Such side yard shall be completely enclosed with a board fence or other acceptable enclosure which shall be not less than six (6) feet in height.~~

~~C. Rear Yard.~~ There shall be a rear yard having a depth of not less than twenty-five (25) feet.

SECTION 78. SIGN REGULATIONS.

See Article XXV.

SECTION 89. PARKING AND LOADING REGULATIONS.

See Article XXVI.

SECTION [910](#). LANDSCAPING REGULATIONS.

See Article XXVII.

SECTION [101](#). TRAFFIC REGULATIONS.

See Article XXVIII.

ARTICLE XXI "C-O" OFFICE BUSINESS DISTRICT

SECTION 1. INTENT AND PURPOSE OF DISTRICT.

The "C-O" Office Business District is intended for the purpose of grouping office businesses into a concentrated area serving the needs of the trade area. Principal permitted uses include office businesses such as physician, dentist, insurance, stockbroker, and similar uses appropriate for the district.

SECTION 2. DISTRICT REGULATIONS.

In the C-O District, no building or land shall be used, and no building or structure altered, enlarged, or created which is arranged, intended, or designed for other than one of the uses listed in SECTION 3 below.

SECTION 3. USE REGULATIONS.

- A. Architect
- B. Attorney
- C. Bank and Credit Unions
- D. Barber shops and beauty shops
- E. Chiropractic
- F. Certified Public Accountant (CPA)/PA
- G. Dance Studio
- H. Dental
- I. Government office
- J. Gunsmith
- K. Engineer
- L. Insurance
- M. Investment Firms
- N. Jewelry
- O. Massage Therapists
- P. Medical and Health Clinics
- Q. Mobile Communication

R. Music instrument repair and lessons

S. Offices and office buildings

T. Optician

U. Physical Therapy

V. Real Estate

W. Tax Service

X. Travel Bureau

Y. Other uses may be allowed by Conditional Use Permit (CUP) when submitted, reviewed, and approved by the Planning Commission and Governing Body.

SECTION 4. PROHIBITED USES

In the C-O District, no building shall be used, and no building or structure altered, enlarged, or erected which is arranged, intended, or designed for the following uses and the following uses shall at all times be prohibited:

1. Escort agencies.

2. Adult book and/or video stores.

3. Sexually oriented adult entertainment establishments, (including but not limited to sexually oriented bars, cabarets, massage parlors, live theaters, motion picture theaters, and or other sexually oriented entertainment businesses.)

4. Adult novelty stores.

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SECTION 45. INTENSITY OF USE REGULATIONS.

A. Must meet all fire code regulations, as specified by Garden Plain and MABCD codes.

B. Must have a solid material (brick, cement, stone) well maintained privacy fence along the back of property for buffering from the residences. Minimum eight (8) feet in height.

C. No lights may be situated where they will shine into nearby residence homes and sconces should be pointed downward rather than outward.

D. Security cameras not to view into any residence yard.

E. Noise must be kept to a minimum.

F. No outside storage of product.

SECTION 56. HEIGHT REGULATIONS.

Building may only be single story.

SECTION 67. YARD REGULATIONS SETBACKS.

A—Front yard—~~A setback of not less than 25-foot setback~~ from each property line.

B—Side yard—~~25-foot setback from property line~~.

C—Rear yard—~~30-foot setback~~ or fire regulations; whichever is greater.

SECTION 78. SIGN REGULATIONS.

See ARTICLE XXV.

SECTION 89. PARKING AND LOADING REGULATIONS.

All parking lots must be a well-designed shared lot, within the block. Must have front parking lot for customers. Also see PARKING AND LOADING REGULATIONS. ARTICLE XXVI.

SECTION 910. LANDSCAPING REGULATIONS.

See ARTICLE XXVII.

SECTION 101. TRAFFIC REGULATIONS.

See ARTICLE XXVIII.

ARTICLE XVII "M - P" MANUFACTURED HOME PARK DISTRICT

SECTION 1. INTENT AND PURPOSE OF DISTRICT.

It is the intent of the "M-P" Manufactured Home Park District to permit low density manufactured home uses in a park-like atmosphere. The M-P District is intended for those areas where the owner proposes to develop and rent or lease individual sites, versus the properties being individually or privately owned.

SECTION 2. DISTRICT REGULATIONS.

In the M-P District, no building shall be used, and no building shall be erected, altered, or enlarged which is arranged, intended, or designed for other than uses listed in SECTION 3 below.

SECTION 3. USE REGULATIONS.

A. If there are 10 or less Manufactured Homes, the following uses are permitted by right:

- i. Manufactured Homes on permanent foundations.
- ii. Parks and playgrounds.
- iii. Licensed childcare centers.
- iv. Home occupations.

B. If there are more than 10 Manufactured Homes, the following uses are permitted by right:

i. A—Manufactured Homes on permanent foundations.

Independent manufactured homes located on a well-drained concrete slab.

ii. B—Parks and playgrounds.

iii. C—Manufactured housing service buildings, such as coin-operated washers and dryers, for exclusive use of residents of the manufactured home park.

iv. D—Office for manager of the manufactured home park.

v. E—Storage building for vehicles used to tow manufactured housing units.

vi. F—Storage building for blocks, skirts, pipe, and other material and equipment required to set up a manufactured house.

vii. G—Accessory uses and buildings, including swimming pools, bath houses, RV and boat storage sheds, patios, etc., for exclusive use of manufactured housing residents.

viii. H—Licensed childcare centers.

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ix. ~~4~~ Home occupations.

x. ~~4~~ Churches and other similar places of worship.

SECTION 4. PARK REQUIREMENTS.

A. A tract of land to be used for a manufactured home park shall be large enough to accommodate ~~twenty-five~~ ~~three~~ (25) or more manufactured units.

B. Each manufactured housing park space shall be not less than thirty-five (35) feet wide.

C. Manufactured housing parks shall have a maximum density of eight (8) manufactured units per gross acre, and each space shall have not less than three thousand (3,000) square feet.

D. The manufactured housing park shall be located on a well-drained site properly graded to insure rapid drainage.

E. Manufactured housing parks shall provide screening when they abut residential property.

F. Each manufactured housing park having more than ten (10) lots ~~for rent~~ shall reserve an area for child recreation according to the following table:

Number of Manufactured Homes	Minimum Area of Playground
0-10	None Required
10 -20	1,500 Sq. Ft.
21-25	2,500 Sq. Ft.
25 and over	100 Sq. Ft. per lot

G. The recreation area shall be located so as to be free from hazards and provided with play equipment.

H. All new manufactured housing parks shall provide a storm shelter for the occupants. All existing manufactured housing parks (at the date of the adoption of this Ordinance) are encouraged to provide storm shelters.

I. The manufactured housing shelter shall be approved, after the submission of plans by the applicant, by the Zoning Administrator. The shelter shall be constructed below ground level as a concrete structure or other material approved by the City and provided with heavy metal doors. It shall be located so as to be accessible to the park residents in a central place with access to the shelter clearly marked.

J. Manufactured housing units shall be located so that there is at least a twenty (20) foot clearance between manufactured houses; provided, however, with respect to manufactured houses parked end-to-end, the clearance shall not be less than ten (10) feet. No manufactured housing unit shall be located less than ten (10) feet from the front driveway.

K. No manufactured housing unit shall be located less than twenty-five (25) feet from any property line of the manufactured housing park or from any community building within the park, including any washroom, toilet, laundry facilities, or office.

L. All manufactured housing spaces shall abut on an internal driveway that is not less than twenty-four (24) feet in width; provided, however, that no on-street parking is permitted. If parallel parking is permitted on one side of the street, the width shall be increased to twenty-eight (28) feet, and if parallel parking is permitted on both sides of the street, the width shall be increased to thirty-six (36) feet. Such driveways shall have unobstructed access to a public street or highway and shall have, as a minimum, a gravel surface or be paved and well maintained and lighted.

M. Manufactured housing parks containing more than twenty (20) units shall provide each lot with a concrete pad for parking two (2) vehicles separate from the road. The minimum pad size shall be fourteen (14) feet wide and sixteen (16) feet in depth. In parks containing less than twenty (20) units, the parking space may be constructed of crushed rock finished to a depth of eight (8) inches.

N. All roadways and walks within the manufactured housing park shall be hard surfaced and provided with night lighting using lamps spaced at intervals of not more than one hundred (100) feet.

O. All electrical distribution systems and telephone service systems to each manufactured housing space, except outlets and risers, shall be underground. Each manufactured housing space shall be provided with a 110-volt and 220-volt service with a minimum 100-ampere individual service outlet.

P. Whenever master television antenna systems including cable systems, are to be installed, the complete plans and specifications for the system must be submitted for approval. Distribution to individual manufactured housing spaces shall be underground and shall terminate adjacent to the electrical outlet.

Q. Laundry facilities for the exclusive use of the manufactured housing occupants may be provided in a service building.

R. An adequate supply of pure water for drinking and domestic purposes shall be supplied by pipes to all buildings and manufactured housing spaces within the park. Each manufactured housing space shall be provided with a cold water tap at least four (4) inches above the ground. An adequate supply of hot water shall be provided at all times in the service buildings for all washing and laundry facilities.

S. All manufactured housing units within the M-P District shall be connected to an approved public water supply and an approved sanitary sewer system with at least a four (4) inch sewer connection to each manufactured housing unit. The sewer connection shall be provided with suitable fittings so that a water-tight connection can be made between the manufactured housing drain and the sewer connection. Such individual unit connections shall be so constructed that they can be closed when not linked to a manufactured housing unit and shall be trapped in such a manner as to maintain them in an odor-free condition.

T. Each manufactured housing unit shall be secured by anchoring the structure against uplift, sliding, rotation, and overturning.

U. Outdoor laundry drying space of adequate area and suitable location shall be provided and indicated upon required plan.

V. The owner or operator shall include with the required plan the method of refuse collection and the location of refuse containers. Refuse and garbage handling methods shall meet the following minimum requirements:

- i. Storage collection and disposal of refuse in a park shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accidents, fire hazards or air pollution.
- ii. All refuse shall be stored in fly-tight, water-tight, rodent-proof containers. Containers shall be provided in sufficient number and capacity to properly store all refuse.
- iii. Refuse racks shall be provided for all refuse containers. Such racks shall be designed as to prevent the containers from being tipped, to minimize spillage and container deterioration and to facilitate cleaning around them.
- iv. Refuse and garbage shall be removed from the park at least once each week. All refuse shall be collected and transported in covered vehicles or covered containers.
- v. The park owner shall ensure that containers at all stands are emptied regularly and maintained in a ~~useable~~ usable sanitary condition.

W. If only independent manufactured housing spaces are to be provided, no service building will be required; however, when such service building is required, it shall comply with the following regulations:

- i. Be located twenty (20) feet or more from any manufactured housing unit.
- ii. Be adequately lighted.
- iii. Have the interior finished with moisture-resistant material to permit frequent washing and cleaning.
- iv. Provide at least one (1) lavatory, water closet, and shower for each sex; one (1) laundry tray, one (1) floor drain, and hot and cold running water.
- v. Have adequate heating facilities for the building and equipment which will furnish an ample supply of heated water during time of peak demands.
- vi. Have all rooms ~~well-ventilated~~ well-ventilated with all openings effectively screened.

X. When liquefied petroleum gas (propane) is used in a manufactured home park, containers for such gas shall not hold more than twenty-five (25) gallons water capacity, shall be the liquefied petroleum gas containers approved by the United States Commerce Commission for its intended purposes, and shall be attached to the manufactured home in a manner approved by the Liquefied Petroleum Gas Association.

Y. A solid or semi-solid fence or wall, minimum six (6) feet, maximum eight (8) feet high, shall be provided between the manufactured home park district and any adjoining property or property immediately across the alley which is zoned for residential purposes other than for manufactured homes. Said fence shall be so located as defined by this regulation. In lieu of said fence or wall, a landscape buffer may be provided not less than 15 feet in width and said landscape buffer shall be planted with coniferous and deciduous plant material so as to provide proper screening for the park. When the landscape buffer is used in lieu of the fence or wall, the landscape buffer shall not be included as any part of a required rear yard for a mobile home space. The fence, wall, or landscape buffer shall be properly policed and maintained by the Owner.

Z. The Owner or operator of the mobile home park shall include with the required plan a budget for financing the proposed improvements.

SECTION 5. APPLICATION PROCEDURE.

A. The applicant for a manufactured housing park shall prepare or cause to be prepared an application for rezoning and a development plan and shall present ten (10) copies of the plan for review by the Planning Commission. The development plan shall show topography and the location and size of:

- i. Manufactured housing sites.
- ii. Service buildings.
- iii. Off-street parking areas.
- iv. Electrical outlets.
- v. Sewer outlets.
- vi. Water outlets.
- vii. Water lines.
- viii. Sewer lines.
- ix. Recreational areas.
- x. Landscaped areas and walls or fences.
- xi. Roadways.
- xii. Sidewalks.

B. Following a rezoning hearing, as required by law and preliminary approval of the development plan, the Planning Commission shall submit the plan together with a record of the hearing plus its formal recommendations to the Governing Body for final approval.

C. When final approvals have been obtained, the Zoning Administrator shall issue a permit to operate the manufactured housing park.

D. Upon the issuance of the permit for a manufactured home park, the City shall have the authority to have said manufactured home inspected by the proper inspecting officer of the City, and if it shall be found that the holder of said permit has made any false or misleading statements in his application or has placed or caused to be placed more manufactured homes in said manufactured home park or court than provided for and set forth in said application for permit, or that said holder of said permit has violated or caused to be violated any provision of this Article, the City Governing Body shall have the power to revoke said permit.

E. If the City shall determine upon proper inspection by the inspecting officer of the City, that the sanitary condition of the manufactured home park shall have become so unsanitary as to endanger health or welfare of occupants of said manufactured home park or the surrounding community, or that said sanitary

facilities have become inadequate to properly protect the occupants of said manufactured park, the City Governing Body shall have the power to require the holder of said manufactured home park permit, within ten (10) days, to set said manufactured home park in proper sanitary condition. If, upon notice from the City to the holder of the permit as aforesaid, the owner or manager of said manufactured home park shall fail or refuse to place said park or court in sanitary condition, the City Governing Body shall have the right to revoke said permit.

F. Whenever a property zoned M-P ceases to be used for such purposes for a period of one (1) year, the Planning Commission ~~shall~~ initiate action and hold a public hearing to rezone said property ~~back to its former zoning district classification.~~

G. After the effective date of this Ordinance, no new manufactured housing park may be operated and no existing park expanded, except in accordance with these Regulations and under permit from the Zoning Administrator.

ORDINANCE NO. _____

AN ORDINANCE ADOPTING AND AMENDING BY REFERENCE THE ZONING REGULATIONS OF THE CITY OF GARDEN PLAIN, KANSAS, AS FIRST ADOPTED BY ORDINANCE NO. 751 AND SUBSEQUENTLY AMENDED.

WHEREAS, the City of Garden Plain, Kansas (hereinafter "City") is granted authority by the statutes of the State of Kansas in K.S.A. 12-757 to amend existing zoning regulations; and

WHEREAS, on October 30, 2024, the Garden Plain Planning Commission initiated a general amendment of the existing zoning regulations; and

WHEREAS, the Planning Commission gave proper notice in the official City newspaper on October 3, 2024, and held a public hearing on October 30, 2024, at which time an opportunity was granted to interested parties to be heard; and

WHEREAS, at the conclusion of the public hearing the Planning Commission voted unanimously to recommend approval of the amendments to the zoning regulations and transmitted the same to Governing Body; and

WHEREAS, the City is granted authority by the statutes of the State of Kansas in K.S.A. 12-3010 to incorporate by reference the recommended amendments of the zoning regulations.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF GARDEN PLAIN, KANSAS:

Section 1. The Zoning Regulations of the City of Garden Plain, Kansas, are hereby adopted and amended by reference of the written text under the date of February 5, 2025, and entitled "City of Garden Plain, Kansas Zoning Regulations" and the same are hereby declared adopted by reference fully as set out herein.

Section 2. Ordinance No. 751 and all other ordinances in conflict with this Ordinance herein incorporated by reference are hereby repealed.

Section 3. The Regulations shall take effect and be in force and effect after adoption and publication of this Ordinance once in the City's official newspaper.

PASSED AND ADOPTED this 5th day of February 2025.

Kevin Hammond, Mayor

ATTEST:

Kimberly McCormick, City Clerk

To: Garden Plain City Council
FR: City Staff
RE: **Annual Review and Updates to the City of Garden Plain Comprehensive Plan**

Background:

The State of Kansas requires all cities and counties to develop and adopt a Comprehensive Plan. The plan looks forward to the next 20 years of the community's anticipated growth and development. It serves as a long-range guide to help community leaders prioritize and strategize for future public services, infrastructure, and capital investments. It also helps guide the development of the City's Capital Improvement Plan (CIP) for budgeting purposes. The plan is used by the governing body, planning commission, residents, businesses, and developers to ensure that growth and investment of public funds is organized and strategic.

By statute and per the Planning Commission Bylaws, the Planning Commission is required to hold an annual review and public hearing for proposed updates to the Comprehensive Plan. That public hearing was held on October 30, 2024, as part of the Planning Commission's regular meeting. There was no one to speak at the hearing. The Planning Commission moved to approve suggested edits and amendments to the plan, and upon Council approval of these changes, the new 2045 Comprehensive Plan will be adopted through a Resolution.

The Resolution is included following this memo as Attachment A and is effective immediately upon adoption (Resolutions do not require publication). The Planning Commission cover memo, 2040 Comprehensive Plan, and the affidavit of publication for the public hearing on October 30, 2024, is included as Attachment B.

Recommended Action:

The City Council is asked to:

- A. Receive the recommendation of the Planning Commission for updates to the Garden Plain 2040 Comprehensive Plan.
- B. Adopt the Resolution incorporating the proposed edits and updates as the 2045 Comprehensive Plan.

Attachments:

- A. Resolution _____
- B. October 30, 2024 Planning Commission cover memo, 2040 Comprehensive Plan, and affidavit of publication for the public hearing.

GARDEN PLAIN RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF GARDEN PLAIN, KANSAS, AMENDING THE COMPREHENSIVE PLAN OF THE CITY, TO EXTEND THE SAME THROUGH 2045.

WHEREAS, the Garden Plain Planning Commission has, pursuant to K.S.A. 12 -747, reviewed the Comprehensive Plan for the City of Garden Plain as amended, which provides a plan and outline, guided by articulated goals, policies, and strategies, for the future growth and development of the City; and

WHEREAS, upon the conclusion of such efforts, the Garden Plain Planning Commission conducted a public hearing on October 30, 2024 to consider any needed amendments to such Comprehensive Plan; and

WHEREAS, upon the conclusion of the public hearing, the Garden Plain Planning Commission did then vote to recommend to the governing body of the City of Garden Plain that the current Comprehensive Plan be extended with certain amendments, and that their recommendation be forwarded for the consideration of the governing body; and

WHEREAS, the governing body of the City has received the recommendation of the Planning Commission and are now prepared to act upon such recommendation.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF GARDEN PLAIN, KANSAS:

SECTION 1. The Comprehensive Plan of the City of Garden Plain, Kansas, as amended through subsequent actions of the governing body, is hereby extended with the inclusion of certain updates and amendments to acknowledge the accomplishments of the community regarding the goals and objectives as laid out in the Comprehensive Plan; and

SECTION 2. This Resolution shall take effect and be in force from and after the date when it has been adopted by the governing body the City of Garden Plain, Kansas.

PASSED AND ADOPTED by the governing body of the City of Garden Plain, Kansas, this _____ day of _____ 2025.

Kevin Hammond, Mayor

ATTEST:

Kimberly McCormick, City Clerk

Re: Consider, and conduct a public hearing on, updates to the City of Garden Plain 2040 Comprehensive Plan

Background:

K.S.A. 12 -747 mandates that the Planning Commission review the City's Comprehensive Plan annually and suggest any needed updates and edits. Per the statute, the Planning Commission also conducts the required annual public hearing for these changes and amendments to the plan.

Following the public hearing and receipt of this report by the Planning Commission, the recommended changes and report of accomplishments will be forwarded to the City Council for their review and comment, along with a Resolution acknowledging the accomplishments and suggested amendments.

The Comprehensive Plan was rewritten and updated in the spring of 2021. The following report details some of the accomplishments and status updates that have occurred since the plan's adoption. It is not all inclusive. More edits and updates will be made following feedback from the Planning Commission at the public hearing, and incorporated into an updated draft of the new 2045 Comprehensive Plan. The updated plan will be presented to the City Council meeting at either their December or January meeting for adoption.

Recommended Action: The Garden Plain Planning Commission is asked to:

1. Conduct the required public hearing regarding the annual review of the 2020 Comprehensive Plan.
2. Recommend adoption of the proposed Comprehensive Plan updates, to the Garden Plain City Council.

Attachments:

- A. Affidavit of Publication
- B. 2020 Comprehensive Plan Accomplishments and Project Status Updates

Attachment A

Affidavit of Publication

Kayla Hope Rausch
Of lawful age being duly sworn upon oath states
That she is the lawful billing clerk/asst at

**Times-Sentinel Newspapers, LLC
State of Kansas**

A weekly newspaper printed in the state of Kansas,
And published in and of general circulation in **Sedgwick
County**, with a general paid circulation on a yearly
Basis in Sedgwick County of Kansas, and that said
Newspaper is not a trade, religious, or fraternal
Publication. That said newspaper has been published
At least weekly 50 times a year, has been so published
Continuously and uninterrupted in said county and state
For a period of more than five years prior to the first
Publication of said notice and has been admitted to the
Post Office of Cheney, Kansas, in Sedgwick County as
Second class matter. That the attached is a true copy
Thereof and was published on the following dates in the
Regular and entire issue of said newspaper.

First Publication was made
On the 3 Day of Oct, 2024
Second Publication was made
On the _____ Day of _____, 2024
Third Publication was made
On the _____ Day of _____, 2024

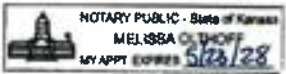
Total Publication Fee \$ 68.85

Kayla Rausch

Subscribed and sworn to before me this
4 Day of Oct, 2024

Melissa Detrott

Notary Public
My Commission expires on 5/23/28



PUBLIC NOTICE
First Published in Times October 3, 2024 (1)
NOTICE OF HEARING

Notice is hereby given that a Public Hearing will be held by the Garden Plain Planning Commission, in the City Council chambers of City Hall, 507 N. Main, Garden Plain, Kansas 67050, on October 30, 2024, at 7:00 p.m. or as soon thereafter as they matter may be heard, for the purpose of considering the following:

Proposed text amendment(s) to the City of Garden Plain Comprehensive Plan.

A copy of the proposed text amendment(s) can be obtained at no cost from the City Clerk at Garden Plain City Hall, 505 N. Main Street, Garden Plain, KS 67050. At the above-prescribed time and place all persons interested can appear and be heard as to the proposed amendment(s).

2024 Comprehensive Plan Accomplishments and Project Updates

- Updates to City Branding
 - Page 3: Updates to membership of City Council, Planning Commission, Economic Development Committee, and staff
 - Chapter 9 Implementation Tools: (page 55) Implementation Tools/Strategies:
-

Implementation Tools

Capital Improvement Program (CIP).

The Capital Improvement Program (CIP) is one of the most effective tools in plan implementation. It identifies and outlines the funding priorities of the City Council and provides for consistency over time as elected officials and administrative staffing changes occur. In 2021 Garden Plain adopted a CIP, and during the 2023 budget preparation reviewed and updated the Plan, considering the inclusion of the future capital needs of all city departments in addition to desired community amenities and improvements. It also includes a five- to ten-year time frame for future projects that identifies sources of funding for all proposed capital improvements. The CIP should/will be reviewed, updated, and approved on an annual basis ideally prior to budgeting so that priority items are identified and funding accounted for in the upcoming budget year.

Accomplishments/CIP Updates:

- ✓ **CIP:** Garden Plain established a CIP in May/June 2021, as part of the 2022 budget process. It was updated in 2022 as part of the 2023 budget process. It is currently being updated for the 2025 budget year and will be presented to the City Council for adoption.
- ✓ **Recommended CIP Projects:**
 - ⊕ New park land identification and acquisition plan
 - *Status: Ongoing. New park land was dedicated in Bentwood Addition as part of the replatting process.*
 - ⊕ Gateway and corridor landscape, lighting, and signage planning
 - *Status: In progress: EDC team designed gateway signage and has been working on fundraising for implementation. In 2024 a community contest was held and a new brand adopted. Staff is in the process of updating to the new brand. The City's graphic designer has developed new signs to coordinate all parks, public facilities, vehicles, wayfinding signage, etc. and it is being phased in. Staff continues to pursue opportunities for grant funds to supplement and accelerate the project.*
 - ⊕ Wayfinding signage (Stadium; Schools; Senior Center; Downtown; City Hall; etc.)
 - *Status: In progress: staff received approval from the Sedgwick County Engineer for several proposed sign locations along the major thoroughfares. We continue to work with*

KDOT to determine allowable uses and locations for directional/wayfinding signage for local businesses along the highway corridor.

- ⊕ Upgrades and maintenance of existing parks
 - *Status: In progress: City Park and Ternes Park have received rehabilitation and improvements over the past year. More are pending, including the long-anticipated new municipal pool at City Park, that should be open in summer of 2026. A plan for additional improvements at Ternes and the new Bentwood Park are being developed.*
- ⊕ Remodel and enhancement of the Senior Center/Community Center:
 - *In early 2024 an architect was engaged by the City to provide updates and layout improvements to the existing senior center. A grant application was developed that would have funded \$650,000 of the needed improvements, including structural, mechanical, ADA, appliances, etc. Unfortunately the Board could not find consensus as to how much work they desired vs. needed and the grant application deadline passed without submission. Staff will continue to work with the Board and identify any new sources of grant funding to assist them with the building.*
- ⊕ Upgrades and maintenance of transportation infrastructure:
 - *Status: Accomplished/Ongoing: KDOT trail/pathway grants received in 2021 and 2022, and 2023. Improvements implemented in City Park, near GPE and GPHS, and connecting to existing pathways and trails, including crosswalks, illuminated and lighted signage, etc. Expansions north of Harry St. along 295th. New path/sidewalk along Harry from 295th to Main Street and south to downtown is set to bid in early 2025 by KDOT.*
- ⊕ Upgrades and maintenance of utility infrastructure:
 - *Status: Completed/Underway/Pending: extension of lines and utility improvements to serve Bentwood Addition and Trail Ridge at Pretty Flowers has been completed. Staff is currently working with Kansas Municipal Utilities on a master utility plan that considers potential growth of the community and needed infrastructure improvements to serve those area as well as the community as a whole. The plan is funded by a grant from KDHE and the EPA.*

Recommended Specific Plans and Design Guidelines.

- ⊕ Creation (or update) of Capital Improvement Plan (CIP):
 - *Status: Accomplished: a CIP was established for the City as part of the 2022 budget process. The CIP is a living document and projects can move from year to year as funding and need allows. An updated CIP with projected 10 years worth of capital projects is currently being developed and will be submitted to the City Council for approval.*
- ⊕ Creation (or update) of Subdivision Regulations:
 - *Status: Pending. An update to zoning and subdivision regulations was completed in 2022. Over the past year the City Attorney has worked with the Planning Commission for an in-depth review and update to the entire code. The new code will be submitted to the City Council for adoption at an upcoming meeting.*
- ⊕ Creation of Downtown Redevelopment Master Plan:

- *Status: Pending/In Progress: Staff is working to identify a consultant with expertise in downtown development/ Mainstreet programs, as well as potential grants to fund the project. In the meantime redevelopment continues by downtown business and property owners on a one off basis. Examples include Danielle Rose, Power House Dance Studio, Phil's Liquor Cabinet; The Getaway Bar and Grill; Halagains; The Style Chick; etc.*
- ⊕ Creation of Pathway, Trail, and Sidewalk System Master Plan:
 - *Status: In Progress. Staff and volunteers are working to develop a plan since the cost of a consultant is cost-prohibitive to the City's budget at this time.*
- ⊕ Creation of Public Works Design Standards:
 - *Status: Pending: Planned for spring 2025.*
- ⊕ Creation of Utility Master Plan:
 - *Status: In progress: as previously noted, staff is working with KMU through a KDHE/EPA grant to develop the plan. They are also reviewing options for additional water sources, water storage, main line expansions, wastewater treatment, utility rates, etc.*

Local Government Programs and Strategies

- ⊕ Establish a program for housing rehabilitation and revitalization:
 - *Status: In Progress: staff has consulted with several private/nonprofit entities such as SCKEDD and Ranson Financial to determine the scope of needed and available services to the community. There are several options including weatherization, CDBG, HEAL grants, tax credits, moderate income housing grants, RHID; depending on the scope of the project, price range of the property, current/potential ownership, etc. Staff evaluates these program opportunities as they are identified or emerge.*
- ⊕ Establish an incentive program for new homeowners/residents:
 - *Status: In Progress: Some incentives were identified during the vetting and adoption of the City's development incentive policy in 2019/2020. Other opportunities such as downpayment assistance programs have been identified and grant funding applied for. To date none of the applications have been funded but staff continues to pursue opportunities.*
- ⊕ Enhance and expand community communications (social media; newsletters; emergency alert systems; etc.) from official sources:
 - *Status: Ongoing: Over the past year the City has dedicated quite a bit of time to expanding communication avenues; updated the City's official brand; utilizing social media; special events; flyers and handouts; posters at multiple locations around the community; press releases to local media, and more. Communicating with our citizens is an ongoing activity and new avenues become available. We've enhanced our partnership with the Chamber and the school district, as well as other community entities such as the Knights of Columbus and Council of Hope. The City continues to evaluate opportunities*

for additional communication measures such as mass notification systems, utility bill inserts, community calendars, etc.

- ⊕ Continue and enhance property maintenance code enforcement:
 - *Status: Pending. This item has been a topic of much discussion over the past several years with several specific properties identified as in need of remediation and beautification.*

- ⊕ Establish a city tree planting program:
 - *Status: In Progress: in April of 2024 the City Council took the first steps toward become a "Tree City USA", part of which entails dedicating resources such as planting new trees and remediating/trimming ones that are in need of care in public parks and right-of-ways. The next step is for the Council to adopt an Ordinance declaring their intent to set aside funds and/or staff time to the project, and submitting to the Arbor Day Foundation for review and approval.*

- ⊕ Identify and actively annex additional land into the corporate City boundaries
 - *Status: Pending: Specific areas have been identified for potential annexation; moving forward will need the recommendation of the Planning Commission and City Council, and/or petition by the property owners. Several new developments have been expanding near the City limits over the past few years and would be good candidates for consideration.*

- ⊕ Conduct an annual or biannual (every other year) citizen survey to help determine community priorities:
 - *Status: Accomplished/Ongoing: in 2023 the City conducted two citizens surveys – one specific to recreation and the second regarding housing, commercial, amenities, and community growth. Participants had the opportunity to take the survey electronically or by paper, and multiple community meetings were held with business owners, senior citizens, families with young children, single individuals, property owners, potential developers, real estate agents, high school students. The results were utilized to apply for the recently-awarded municipal swimming pool grant and several housing projects and grants.*

Collaborative Implementation Strategies

- ⊕ Engage in community marketing:
 - promote retirement living/aging in place for senior citizens
 - promote young family living/quality of life
 - *Status: Ongoing: the City has increased their marketing efforts to both internal and external customers, including the adoption of the new community brand, news letters, flyers, events, social media, press releases, news articles, messages from the Mayor and Council, direct advertising through multiple media outlets, promotion of housing and businesses, shopping local, etc.*

-
- ⊕ Plan and host a quarterly community event:
 - *Status: Accomplished/Ongoing: community events such as vintage market, 4th of July, fall festival, music in the park, community sporting tournaments, Owlween Trunk-or-Treat, tree lighting ceremony, chili and cinnamon roll feed. Not all events are hosted or sponsored by the City; however, the City provides support for many of them such as staff, street closures, relocation of picnic tables, refreshments, volunteers, coordination, advertising.*

 - ⊕ Establish a business incubator space:
 - *Status: No action has been taken on this item at this time. We continue to receive occasional inquires regarding "shared" work space for individuals that work from home but sometimes need a space to take professional meetings, make phone calls, copies, printing on an ad-hoc basis.*

 - ⊕ Establish a seasonal and/or weekly farm and art market
 - *Status: Accomplished/Ongoing: In 2024 the City began hosting a volunteer farm and art market on Thursday afternoons on Main Street. The Market will resume in the late spring as weather permits, and ran through the first week of October, until produce and products ran out.*

 - ⊕ Establish a community garden:
 - *Status: No action has been taken on this item at this time. This has not been identified as a priority during the recent community surveys. This could be removed from the plan.*

 - ⊕ Engage in cooperative efforts to maintain and improve older housing stock:
 - *Status: Pending: Staff continues to seek opportunities, programs, and funding sources to improve older housing units as they arise.*

 - ⊕ Pursue co-location of parks with schools, city properties, and/or religious organizations:
 - *Status: In Progress: elected and appointed City leadership as well as staff and private entities have been evaluating potential locations for additional parks and/or enhancements to existing parks and ball fields. Some improvements were made to both City and Ternes Parks during 2024 and more are in the planning stages for future years.*

GARDEN PLAIN RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF GARDEN PLAIN, KANSAS, AMENDING THE COMPREHENSIVE PLAN OF THE CITY, TO EXTEND THE SAME THROUGH 2045.

WHEREAS, the Garden Plain Planning Commission has, pursuant to K.S.A. 12 -747, reviewed the Comprehensive Plan for the City of Garden Plain as amended, which provides a plan and outline, guided by articulated goals, policies, and strategies, for the future growth and development of the City; and

WHEREAS, upon the conclusion of such efforts, the Garden Plain Planning Commission conducted a public hearing on October 30, 2024 to consider any needed amendments to such Comprehensive Plan; and

WHEREAS, upon the conclusion of the public hearing, the Garden Plain Planning Commission did then vote to recommend to the governing body of the City of Garden Plain that the current Comprehensive Plan be extended with certain amendments, and that their recommendation be forwarded for the consideration of the governing body; and

WHEREAS, the governing body of the City has received the recommendation of the Planning Commission and are now prepared to act upon such recommendation.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF GARDEN PLAIN, KANSAS:

SECTION 1. The Comprehensive Plan of the City of Garden Plain, Kansas, as amended through subsequent actions of the governing body, is hereby extended with the inclusion of certain updates and amendments to acknowledge the accomplishments of the community regarding the goals and objectives as laid out in the Comprehensive Plan; and

SECTION 2. This Resolution shall take effect and be in force from and after the date when it has been adopted by the governing body the City of Garden Plain, Kansas.

PASSED AND ADOPTED by the governing body of the City of Garden Plain, Kansas, this _____ day of _____ 2025.

Kevin Hammond, Mayor

ATTEST:

Kimberly McCormick, City Clerk

RESOLUTION _____

**A RESOLUTION WAIVING REQUIREMENTS OF K.S.A. 75-1120a (a)
FOR THE CITY'S 2023 FINANCIAL STATEMENTS**

WHEREAS the City of Garden Plain, Kansas, has determined that preparation of the financial statements and financial reports of the City for the year ended December 31, 2024 in conformity with the requirements of K.S.A. 75-1120a (a) is not relevant to the requirements of the cash basis and budget laws of this state and would be of no significant value to the City Council or the members of the general public of the City of Garden Plain; and

WHEREAS there are no revenue bond ordinances or resolutions or other ordinance or resolutions of the municipality which require financial statements and financial reports to be prepared in conformity with K.S.A. 75-1120a (a) for the year ended 2024.

NOW, THEREFORE BE IT RESOLVED, by the city Council of city of Garden Plain, Kansas, in regular meeting duly assembled this 8th day of January 2025, that the City Council waives the requirements of K.S.A. 75-1120a (a) as they apply to the city of Garden Plain for the year ended December 31, 2024.

BE IT FURTHER RESOLVED that the City Council shall cause the financial statements and financial reports of the city of Garden Plain to be prepared on the basis of cash receipts and disbursements as adjusted to show compliance with the cash basis and budget laws of this State.

PASSED AND ADOPTED by the City Council of the City of Garden Plain on the 8th day of January 2025.

Kevin Hammond, Mayor

ATTEST:

Kimberly McCormick, City Clerk

To: Garden Plain City Council
FR: City Attorney Morgan Koon; City Administrator Kelly McElroy
RE: **2025 – 2030 Capital Improvement Plan (CIP)**

Background:

A "Capital Improvement Plan" (CIP) is a multi-year planning and budgeting document that outlines the city's strategy for funding and implementing major infrastructure projects. Examples of CIP projects include building new facilities, upgrading existing ones, and replacing aging equipment. The CIP, along with the city's Comprehensive Plan, act as road maps for the community, and help manage large-scale capital expenditures over time. It typically includes project prioritization, cost estimates, potential funding sources, and project timelines.

The plan is a living document, reviewed annually by staff and reviewed and updated as needed by the Planning Commission and City Council to ensure the projects and initiatives listed are still in line with the community's expectations and requests.

Recommended Action: The City Council is asked to:

- A. Adopt the City of Garden Plain's 2025-2030 Capital Improvement Plan (CIP).

Attachments:

- A. GP Proposed 2025-2030 CIP

Garden Plain Capital Improvement Plan (CIP) 2025 - 2030

Project #	OFF STREET #	YEAR	PROJECT YEAR	CATEGORY	STATUS	CITY FUNDED SOURCE	OTHER FUNDED SOURCE	TOTAL EST. PROJECT COST	CITY'S COST (GENERAL FUNDS)	CITY'S COST (OTHER REVENUE FUNDS)	CITY %	COMMENTS
75-01	Water Street	2025	2025	DR	Park	City/Sales Tax	Police and Grants Funds	\$ 50,000	\$ 50,000	\$ -	100%	Replace and repave concrete parking area at intersection of Water Street and 1st Street. (See also project 2025-01)
75-02	City Park	2025	2025	Park	Completed	City/Sales Tax		\$ 1,500	\$ 1,500	\$ -	100%	Minor maintenance on City Park. (See also project 2025-01)
75-03	Playground	2025	2025	Park	Planning	City/Sales Tax		\$ 10,000	\$ 10,000	\$ -	100%	Review and determine if current City Park playgrounds must be replaced due to anticipated use of the new playground facility. (See also project 2025-01)
75-04	Historical Gas Booster Station	2025	2025	DR	Request to Block 100 for study	City/Sales Tax	Historical Grants Funds	\$ 50,000	\$ 25,000	\$ 25,000	100%	Request to Block 100 for study. (See also project 2025-01)
75-05	Historical Gas Booster Station	2025	2025	DR	Colony	City/Sales Tax		\$ 250,000	\$ 150,000	\$ 100,000	100%	Working to update permits for replacement of the Gas Booster located at 15th and 2nd Streets. (See also project 2025-01)
75-06	Main Street	2025	2025	DR	Ongoing	City/Sales Tax		\$ 7,000	\$ -	\$ 7,000	100%	Ongoing - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
75-07	Water Street	2025	2025	DR	Proposed	City/Sales Tax		\$ 40,000	\$ -	\$ 40,000	100%	Proposed - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
75-08	Water Street	2025	2025	DR	Proposed	City/Sales Tax		\$ 4,300	\$ -	\$ 4,300	100%	Proposed - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
75-09	Water Street	2025	2025	DR	Proposed	City/Sales Tax		\$ 25,000	\$ -	\$ 25,000	100%	Proposed - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
75-10	Water Street	2025	2025	DR	Proposed	City/Sales Tax		\$ 50,000	\$ 50,000	\$ -	100%	Proposed - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
75-11	Water Street	2025	2025	DR	Proposed	City/Sales Tax		\$ 2,000	\$ 1,500	\$ 1,500	100%	Proposed - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
75-12	Water Street	2025	2025	DR	Proposed	City/Sales Tax		\$ 400,000	\$ 90,000	\$ 310,000	100%	Proposed - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
75-13	Water Street	2025	2025	DR	Proposed	City/Sales Tax		\$ 1,200,000	\$ -	\$ 1,200,000	100%	Proposed - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
75-14	Water Street	2025	2025	DR	Proposed	City/Sales Tax		\$ 15,000	\$ 15,000	\$ -	100%	Proposed - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
75-15	Water Street	2025	2025	DR	Proposed	City/Sales Tax		\$ 85,000	\$ 85,000	\$ -	100%	Proposed - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
75-16	Water Street	2025	2025	DR	Proposed	City/Sales Tax		\$ 11,000	\$ 11,000	\$ -	100%	Proposed - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
75-17	Water Street	2025	2025	DR	Proposed	City/Sales Tax		\$ 20,000	\$ 20,000	\$ -	100%	Proposed - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
75-18	Water Street	2025	2025	DR	Proposed	City/Sales Tax		\$ 200,000	\$ 200,000	\$ -	100%	Proposed - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
75-19	Water Street	2025	2025	DR	Proposed	City/Sales Tax		\$ 100,000	\$ 100,000	\$ -	100%	Proposed - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
75-20	Water Street	2025	2025	DR	Proposed	City/Sales Tax		\$ 1,435,000	\$ 1,435,000	\$ -	100%	Proposed - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
75-21	Water Street	2025	2025	DR	Proposed	City/Sales Tax		\$ 85,000	\$ -	\$ 85,000	100%	Proposed - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
75-22	Water Street	2025	2025	DR	Proposed	City/Sales Tax		\$ 7,000	\$ -	\$ 7,000	100%	Proposed - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
75-23	Water Street	2025	2025	DR	Proposed	City/Sales Tax		\$ 400,000	\$ 400,000	\$ -	100%	Proposed - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
75-24	Water Street	2025	2025	DR	Proposed	City/Sales Tax		\$ 11,000	\$ 11,000	\$ -	100%	Proposed - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
75-25	Water Street	2025	2025	DR	Proposed	City/Sales Tax		\$ 50,000	\$ 50,000	\$ -	100%	Proposed - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
75-26	Water Street	2025	2025	DR	Proposed	City/Sales Tax		\$ 100,000	\$ 100,000	\$ -	100%	Proposed - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
75-27	Water Street	2025	2025	DR	Proposed	City/Sales Tax		\$ 120,000	\$ -	\$ 120,000	100%	Proposed - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
75-28	Water Street	2025	2025	DR	Proposed	City/Sales Tax		\$ 1,100,000	\$ 100,000	\$ 1,000,000	100%	Proposed - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
75-29	Water Street	2025	2025	DR	Proposed	City/Sales Tax		\$ 4,000,000	\$ -	\$ 4,000,000	100%	Proposed - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
75-30	Water Street	2025	2025	DR	Proposed	City/Sales Tax		\$ 15,000	\$ 15,000	\$ -	100%	Proposed - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
75-31	Water Street	2025	2025	DR	Proposed	City/Sales Tax		\$ 75,000	\$ 75,000	\$ -	100%	Proposed - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
75-32	Water Street	2025	2025	DR	Proposed	City/Sales Tax		\$ 2,000,000	\$ -	\$ 2,000,000	100%	Proposed - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
75-33	Water Street	2025	2025	DR	Proposed	City/Sales Tax		\$ 10,000	\$ 10,000	\$ -	100%	Proposed - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
75-34	Water Street	2025	2025	DR	Proposed	City/Sales Tax		\$ 70,000	\$ -	\$ 70,000	100%	Proposed - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
75-35	Water Street	2025	2025	DR	Proposed	City/Sales Tax		\$ 10,000	\$ 10,000	\$ -	100%	Proposed - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
75-36	Water Street	2025	2025	DR	Proposed	City/Sales Tax		\$ 150,000	\$ 150,000	\$ -	100%	Proposed - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
75-37	Water Street	2025	2025	DR	Proposed	City/Sales Tax		\$ 35,000	\$ 35,000	\$ -	100%	Proposed - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
75-38	Water Street	2025	2025	DR	Proposed	City/Sales Tax		\$ 7,200	\$ -	\$ 7,200	100%	Proposed - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
75-39	Water Street	2025	2025	DR	Proposed	City/Sales Tax		\$ 11,000	\$ 11,000	\$ -	100%	Proposed - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
75-40	Water Street	2025	2025	DR	Proposed	City/Sales Tax		\$ 2,810,000	\$ 2,810,000	\$ -	100%	Proposed - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
75-41	Water Street	2025	2025	DR	Proposed	City/Sales Tax		\$ 1,500,000	\$ 1,500,000	\$ -	100%	Proposed - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
75-42	Water Street	2025	2025	DR	Proposed	City/Sales Tax		\$ 150,000	\$ 150,000	\$ -	100%	Proposed - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
75-43	Water Street	2025	2025	DR	Proposed	City/Sales Tax		\$ 750,000	\$ -	\$ 750,000	100%	Proposed - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
75-44	Water Street	2025	2025	DR	Proposed	City/Sales Tax		\$ 2,000	\$ -	\$ 2,000	100%	Proposed - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
75-45	Water Street	2025	2025	DR	Proposed	City/Sales Tax		\$ 7,000	\$ -	\$ 7,000	100%	Proposed - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
75-46	Water Street	2025	2025	DR	Proposed	City/Sales Tax		\$ 10,000	\$ 10,000	\$ -	100%	Proposed - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
75-47	Water Street	2025	2025	DR	Proposed	City/Sales Tax		\$ 150,000	\$ 150,000	\$ -	100%	Proposed - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
75-48	Water Street	2025	2025	DR	Proposed	City/Sales Tax		\$ 25,000	\$ 25,000	\$ -	100%	Proposed - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
75-49	Water Street	2025	2025	DR	Proposed	City/Sales Tax		\$ 2,000,000	\$ 2,000,000	\$ -	100%	Proposed - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
75-50	Water Street	2025	2025	DR	Proposed	City/Sales Tax		\$ 3,000,000	\$ 2,000,000	\$ 1,000,000	100%	Proposed - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
75-51	Water Street	2025	2025	DR	Proposed	City/Sales Tax		\$ 7,000	\$ -	\$ 7,000	100%	Proposed - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
75-52	Water Street	2025	2025	DR	Proposed	City/Sales Tax		\$ 10,000	\$ 10,000	\$ -	100%	Proposed - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
75-53	Water Street	2025	2025	DR	Proposed	City/Sales Tax		\$ 2,000,000	\$ 2,000,000	\$ -	100%	Proposed - purchasing a few new trees for replacement of existing trees annually. (See also project 2025-01)
Total for 2025-2030 Proposed CIP Projects									\$ 21,020,000			

- Key
- CO Community Development
- DR Downtown
- GE General Fund
- LI Land Bank
- FC Future City
- PA Park
- ST Sales Tax
- ST Sales Tax
- ST Sales Tax
- ST Sales Tax
- ST Sales Tax
- ST Sales Tax