



City of
VALLEY FALLS

Incorporated May 17, 1869

◇ Attachment

Planning & Zoning Commission Agenda

The City Council meeting is open to the public and will be held at City Hall.

Meetings will be streamed via Facebook Live (<https://www.facebook.com/cityofvalleyfalls>) Please email questions to cityadmin@valleyfalls.org before the meeting.

January 12, 2023 6:30 PM
Regular Meeting

CALL TO ORDER

ROLL CALL

MINUTES - Regular Meeting of September 1, 2022

PUBLIC HEARING - Zoning Change for Shipping Containers

PUBLIC HEARING - Variance Request - 512 Walnut Street

BUSINESS ITEMS:

1. Plat for Barnes Subdivision
2. Variance Request -512 Walnut Street
3. Zoning Change for Shipping Containers

ADJOURNMENT



City of
VALLEY FALLS

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**Planning & Zoning Commission
Minutes**

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September 1, 2022 6:30 PM
Regular Meeting

CALL TO ORDER - Dean Lederer called the meeting to order at 6:27 PM.

ROLL CALL -Dean Lederer, Matt Strickler, Jerry Heinen, Matt Hisey, Jesse Nickelson, and Jason Oliver were present.

MINUTES - Jerry moved to approve the minutes from the meeting on July 21, 2022.

Jason seconded the motion. Motion carried 6-0.

BUSINESS ITEMS:

1. Rezoning 1509 Linn St - Jerry moved to recommend to the City Council to rezone 1509 Linn St from R1-A to RP-4. Matt seconded the motion. Motion carried 6-0.
2. Officers
 - i. Matt moved to appoint Dean as Chairman of the Planning & Zoning Commission. Jerry seconded. Motion carried 6-0.
 - ii. Jason moved to appoint Matt Strickler as Vice-Chairman of the Planning & Zoning Commission. Jesse seconded the motion. Motion carried 6-0.
 - iii. Jason moved to appoint Audree Guzman as Secretary of the Planning & Zoning Commission. Jerry seconded the motion. Motion carried 6-0.

DISCUSSION

1. The Commission discussed the status of starting the Comprehensive Plan. They also discussed ideas for future plans and development.

ADJOURNMENT

Jerry moved to adjourn the meeting at 6:48 PM. Jesse seconded the motion. Motion carried 6-0.

ADJOURNMENT - Jerry moved to adjourn the meeting. Matt seconded the motion. Motion carried 3-0, adjourning the meeting at 6:41 PM.

**CITY OF VALLEY FALLS, KANSAS
ZONING ADMINISTRATION DEPARTMENT**

APPEAL TO THE BOARD OF ZONING APPEALS

ZONING APPEAL No. _____
DATE 10-19-22

I (We), Cripsy Broddle of 512 Walnut St
Valley Falls, KS 66088
respectfully request that a determination be made by the Board of Zoning Appeals.

A variance is requested to section 22-104 no. 27 of the City of Valley Falls Zoning Ordinance for the reason that it does not meet the required set back provisions of the regulations.

Remarks:

I purchased this shed and designed it to appeal to the city as it matches my house/garage. I placed it on a concrete slab that was already on my property. I need this shed for storage. My intentions were to help improve my home, not to disrespect the community.

The premises affected are located at 512 Walnut St, Valley Falls,
KS 66088

Legal description of property involved in this appeal: Valley Falls Original
Town, S19, T08, R018, Block 44, Lot 6, Acres 0.16

Has any previous application or appeal been filed in connection with these premises? No

What is the applicants interest in the premises affected? To keep shed on concrete slab where it stands and maintain working relationship with city.

What is the approximate cost of the work involved? \$16,300.00

Explanation of purpose to which property will be put: Personal use/storage

Plot plan attached: () yes () no.

Ground Plan and elevations attached: () yes () no. If no, explain: movable shed

ORDINANCE NO. 16-220

AN ORDINANCE AMENDING THE ZONING REGULATIONS OF THE CITY OF VALLEY FALLS, KANSAS, AS ORIGINALLY ADOPTED BY ORDINANCE NO. 16-201.

WHEREAS, the City of Valley Falls Planning Commission has prior hereto and after given due notice held a public hearing on January 12, 2023 and made certain recommendations for amendments as contained herein; and

WHEREAS, the Governing Body of the City of Valley Falls, Kansas desires to approve such amendments to the Zoning Regulations in accordance therein;

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF VALLEY FALLS, KANSAS;

Section 1. That in Article 22, Section 110 Subsection 1 shall be amended as follows:

ARTICLE 22 – ADDITIONAL HEIGHT, AREA AND USE REGULATIONS

SECTION 1. QUALIFICATIONS AND SUPPLEMENTATIONS TO DISTRICT REGULATIONS:

3. Accessory buildings may be built in a side or rear yard but such accessory buildings shall not be nearer than the main building to any side lot line. When any accessory building is constructed in a rear yard, it shall not encroach on any required utility easements and shall not be located any closer to the rear line of the property than six (20) feet or closer than eight (10) feet to the side lot line. No accessory building shall cover more than 30 percent of the required rear yard.
 - a) Freight shipping containers, rail cars, semi-trailers, boxes, metal storage containers or any other similar shipping container shall not be used as an accessory building or for storage within any residential zone. The exception may be a storage container for moving or storing household goods during a remodel which may be located in the front yard or the drive-way for no more than 30 days. A permit is required from the city prior to placement of the container.

Section 2. This Ordinance shall take effect after its publication once in the official city newspaper.

Passed by the Governing Body of the City of Valley Falls, Kansas on January 18, 2023.

Jeanette Shipley, Mayor

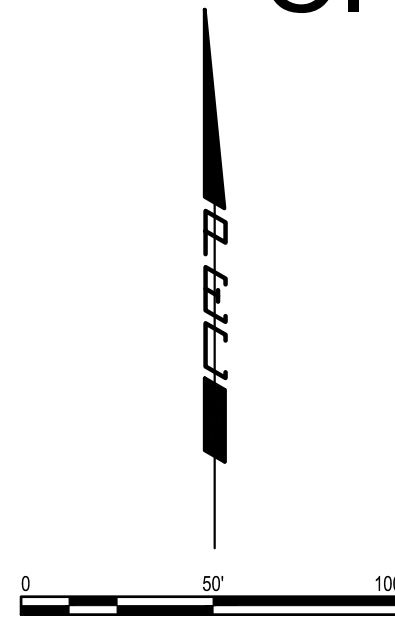
(SEAL)
ATTEST:

Christine Weishaar, City Clerk

BARNES SUBDIVISION NO.4

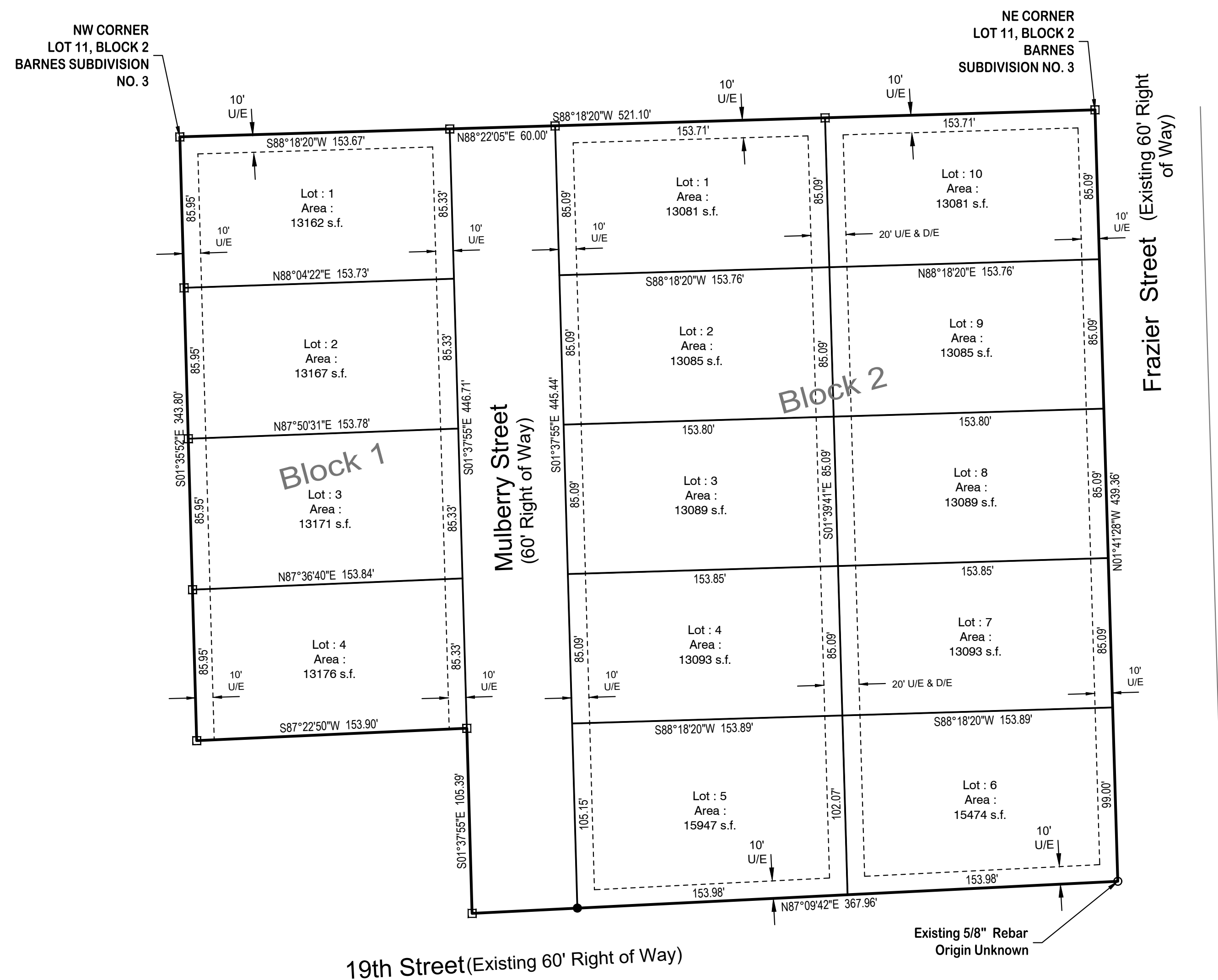
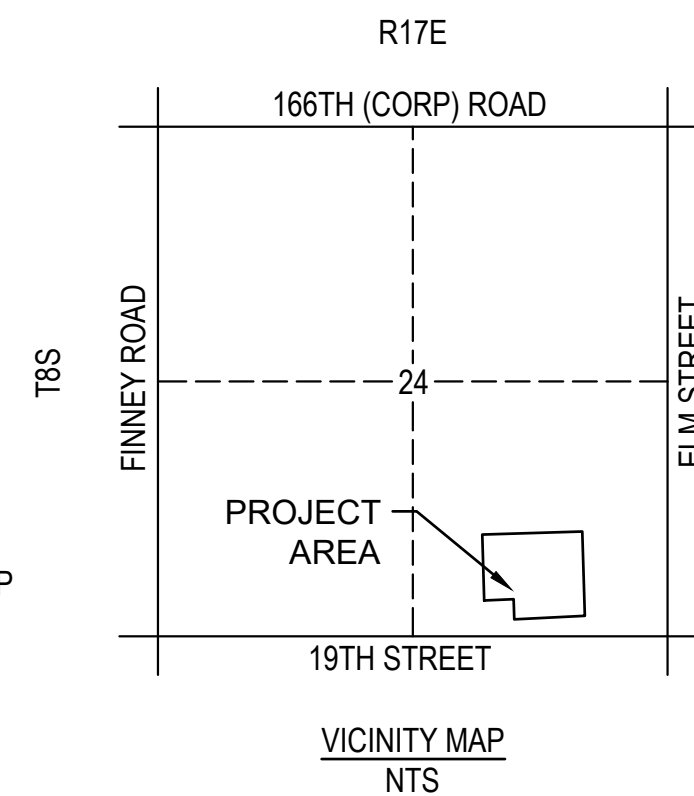
CITY OF VALLEY FALLS, JEFFERSON COUNTY, KANSAS

FINAL PLAT



PLAT LEGEND

- △ FOUND CORNER AS NOTED
- FOUND 5/8" REBAR ORIGIN UNKNOWN
- SET 1/2" REBAR WITH PEC CAP
- SET 24" x 5/8" REBAR WITH PEC CLS-65 CAP
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT



LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION:

STATE OF KANSAS)
) SS
 COUNTY OF SEDGWICK)

CERTIFICATE OF SURVEY: ON THIS _____ DAY OF _____, 2023, WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., A PROFESSIONAL ASSOCIATION DULY AUTHORIZED TO PRACTICE LAND SURVEYING (CLS65), IN THE AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT, UNDER THE RESPONSIBLE CHARGE OF THE UNDERSIGNED, WE HAVE SURVEYED AND PLATTED, BARNES SUBDIVISION NO. 4, VALLEY FALLS, JEFFERSON COUNTY, KANSAS, INTO LOTS, BLOCKS AND STREET, AND THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF THE PROPERTY SURVEYED TO THE BEST KNOWLEDGE AND BELIEF OF THE PROFESSIONAL ASSOCIATION, DESCRIBED AS LOT 11, BLOCK 2, BARNES SUBDIVISION NO. 3, CITY OF VALLEY FALLS, JEFFERSON COUNTY, KANSAS.

COUNTY SURVEYOR'S CERTIFICATE

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2023.

_____, P.S. #XXXX

DEPUTY COUNTY SURVEYOR
 JEFFERSON COUNTY KANSAS

GOVERNING BODY CERTIFICATE:

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE CITY COUNCIL OF THE CITY OF VALLEY FALLS, KANSAS, THIS _____ DAY OF _____, 2023.

CHARLES W. BROOKSHER, P.S. NO. 1281
 PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

OWNER'S CERTIFICATION AND DEDICATION:

THIS IS TO CERTIFY THAT WE, THE OWNERS OF THE LAND DESCRIBED IN THE CERTIFICATE OF SURVEY, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED ON THE ACCOMPANYING PLAT INTO LOTS, BLOCKS AND STREETS, TO BE KNOWN AS BARNES SUBDIVISION NO. 4 TO THE CITY OF VALLEY FALLS, JEFFERSON COUNTY, KANSAS.

ALL EXISTING PUBLIC EASEMENTS, BUILDING SETBACKS, ACCESS CONTROLS, DEDICATED STREETS AND ALL OTHER PUBLIC DEDICATIONS LYING WITHIN THE LAND DESCRIBED IN THE CERTIFICATE OF SURVEY, ARE HEREBY VACATED BY VIRTUE OF K.S.A. 12-512B, AS AMENDED.

EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES & DRAINAGE ARE HEREBY GRANTED TO THE PUBLIC. NO SIGNS, LIGHT POLES, PRIVATE DRAINAGE SYSTEMS, MASONRY FENCES, MASONRY TRASH ENCLOSURES OR OTHER STRUCTURES SHALL BE LOCATED WITHIN PUBLIC EASEMENTS.

ALL STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

_____, MAYOR
 JEANNETTE SHIPLEY

ATTEST:

_____, CITY CLERK
 CHRIS WEISHAAR

TRANSFER RECORD:

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2023.

_____, COUNTY CLERK
 LINDA M. BUTTRON

REGISTER OF DEEDS CERTIFICATE:

STATE OF KANSAS)
) SS
 COUNTY OF JEFFERSON)

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT _____ O'CLOCK, M, ON THIS _____ DAY OF _____, 2023.

_____, REGISTER OF DEEDS
 DELIA HESTON

_____, DEPUTY
 LINDA M. BUTTRON

OWNER: CITY OF VALLEY FALLS, KANSAS

_____, MAYOR
 JEANNETTE SHIPLEY

NOTARY CERTIFICATE:

STATE OF KANSAS)
) SS
 COUNTY OF JEFFERSON)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023, BY JEANNETTE SHIPLEY MAYOR OF VALLEY FALLS, KANSAS, OWNER OF THE PROPERTY DESCRIBED.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____

PLANNING COMMISSION CERTIFICATE:

THIS PLAT OF BARNES SUBDIVISION NO. 4 HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF VALLEY FALLS PLANNING COMMISSION, JEFFERSON COUNTY, KANSAS, APPROVED THE _____ DAY OF _____, 2023.

_____, CHAIR
 DEAN LEDERER

_____, SECRETARY
 AUDREE GUZMAN