

DR 75-16 - Amendment to Sub-
division Regulations Re: Flood-
proofing Improvements (National
Flood Insurance Program Req.)

B.C.C. ~~B.C.C.~~ *Approved* 7-29-75
B.C.C. *Approved* 8-16-75

ACTION

		DATE
<i>ND</i> COMMITTEE	<u>Approved</u>	<u>6-19-75</u>
M.A.P.C.	<u>Approved</u>	<u>6-26-75</u>
B.C.C./ B.C.C.	<u>Approved</u>	<u>7-29-75</u>
B.C.C.	<u>Approved</u>	<u>8-6-75</u>

DR 75-16 - Amendment to Sub-
division Regulations Re: Flood-
proofing Improvements (National
Flood Insurance Program Req.)

August 21, 1975

Donald C. Gisick, City Clerk

Curtis L. Newby, Junior Planner

DR 75-16 & DR 75-17, Amendmens to the MAPC
Subdivision Regulations.

Attached herewith for your records is an original of the letter of approval of the above referred to amendments signed by both the Mayor and the Board of County Commissioners subsequent to their action on said amendments.

If you have any questions concerning this matter, please call.

CLN:rme
Attachment

Curtis L. Newby, Junior Planner

July 30, 1975

Board of County Commissioners

Jack H. Galbraith, Chief Planner

DR 75-16 - Public Hearing for consideration of an amendment to the Subdivision Regulations Re: Flood-proofing Improvements (National Flood Insurance Program Requirements)

DR 75-17 - Public Hearing for consideration of an amendment to the Subdivision Regulations Re: Area requirements for septic tank tile filled systems. (County Health Code Requirements)

Since your recent consideration and approval of amendments to the Subdivision Regulations, a new County Sanitation Code has been adopted and the National Flood Insurance Program has been initiated within the County. The adoption of the Sanitation Code and the initiation of the flood insurance program has made it necessary to amend the Subdivision Regulations to conform to the requirements of the new code and program. The two proposed amendments are as follows:

1. Recommend amendment to Section 8-103(C)(4)(a) and (b) on page 46 of the adopted Subdivision Regulations.
 - a) There is at least ~~25,000~~ 40,000 square feet of lot area per dwelling unit if the property is served by a private domestic water supply source, or at least 20,000 square feet per dwelling unit if the property is served by a public water supply, or such other area as may be required by zoning regulations, and;
 - b) There is a percolation test made for each lot or such number of lots as may be specified by the Wichita-Sedgwick County Department of Community Health. The lots shall be satisfactory if there is a percolation rate of 90 60 minutes or less (with the percolation test being accomplished by the subdivider under the supervision of, and the percolation rate determination being made by, the Wichita-Sedgwick County Department of Community Health). Soils information available at the Office of the Sedgwick County Soil Conservation District shall be consulted where conditions indicate that more detailed soils information is needed, and;

Page 2 - Board of County Commissioners
July 30, 1975

2. Recommended addition of a new Section 8-103(L) as follows on page 48 of the adopted Subdivision Regulations:

- (L) Improvements Subject to Flooding. It is required that in those areas subject to flooding, including but not limited to, areas identified by the Federal Flood Insurance Administrator as having special flood hazards, new or replacement water supply and/or sanitary sewer systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters. It is also required that on-site waste disposal systems shall be located so as to avoid their impairment or contamination during flooding.

These two amendments were considered at the Subdivision Committee meeting of June 19, 1975. Although notice was sent to all those notified each time amendments are to be considered, no one was in attendance to discuss these amendments. The action of the Subdivision Committee was to recommend their approval.

The Metropolitan Area Planning Commission considered the amendments on June 26, 1975, and again no one was in attendance to discuss the amendments. The action of the Planning Commission was to recommend the approval of the amendments.

Consideration of these amendments is scheduled for your meeting of August 6, 1975.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:CLN:rme
Attachment

cc: Jack Turner, County Counselor
Charmaine McDonald, County Clerk's Office
Don Yelton, Acting Division Head of County Building,
Planning & Inspection, 1015 Stillwell, 67213

July 30, 1975

Jack Turner, County Counselor

Jack H. Galbraith, Chief Planner

DR 75-16 and DR 75-17 - Subdivision Regulations
Amendments.

Scheduled on the County Commission agenda for August 6, 1975 are two amendments for the M.A.P.C. Subdivision Regulations and as in the past a letter of approval and acknowledgment of the amended Subdivision Regulations is being forwarded for the County Commissioners to sign thereby indicating approval of the amendments. We have discussed briefly with Rick Dodds of your office the need for the Commissioners to perhaps indicate their approval of amendments to the Subdivision Regulations by adopting a Resolution as well as signing the approval letter. Mr. Dodds is reviewing the matter, but as the two amendments being considered by the Commission are concerned with making the Subdivision Regulations agree with the recently adopted County Sanitation Code and the National Flood Insurance program now in effect, we felt it best to proceed as soon as possible with the amendments.

Should you determine that amendments to the Subdivision Regulations should involve the adoption of a Resolution, please advise us and we will work on a draft resolution for your review and approval as to form.

JHG:CLN:rme

Jack H. Galbraith, Chief Planner

cc: Rick Dodds, Assistant County Counselor

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

July 22, 1975

TO Board of City Commissioners
FROM Jack H. Galbraith, Chief Planner

SUBJECT DR 75-16 - Public Hearing for consideration of an amendment to the Subdivision Regulations Re: Flood-proofing Improvements. (National Flood Insurance Program Requirements)

DR 75-17 - Public Hearing for consideration of an amendment to the Subdivision Regulations Re: Area requirements for septic tank tile filled systems. (County Health Code Requirement)

Since your recent consideration and approval of amendments to the Subdivision Regulations, a new County Sanitation Code has been adopted and the National Flood Insurance Program has been initiated within the County. The adoption of the Sanitation Code and the initiation of the flood insurance program has made it necessary to amend the Subdivision Regulations to conform to the requirements of the new code and program. The two proposed amendments are as follows:

1. Recommend amendment to Section 8-103(C)(4)(a) and (b) on page 46 of the adopted Subdivision Regulations.
 - a) There is at least ~~25,000~~ 40,000 square feet of lot area per dwelling unit if the property is served by a private domestic water supply source, or at least 20,000 square feet per dwelling unit if the property is served by a public water supply, or such other area as may be required by zoning regulations, and;
 - b) There is a percolation test made for each lot or such number of lots as may be specified by the Wichita-Sedgwick County Department of Community Health. The lots shall be satisfactory if there is a percolation rate of 90 60 minutes or less (with the percolation test being accomplished by the subdivider under the supervision of and the percolation rate determination being made by the Wichita-Sedgwick County Department of Community Health). Soils information available at the Office of the Sedgwick County Soil Conservation District shall be consulted where conditions indicate that more detailed soils information is needed, and;
2. Recommended addition of a new Section 8-103L as follows on page 48 of the adopted Subdivision Regulations:

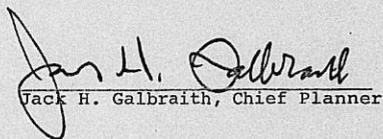
Board of City Commissioners
July 22, 1975

Page 2

- (L) Improvements Subject to Flooding. It is required that in those areas subject to flooding, including but not limited to, areas identified by the Federal Flood Insurance Administrator as having special flood hazards, new or replacement water supply and/or sanitary sewer systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters. It is also required that on-site waste disposal systems shall be located so as to avoid their impairment or contamination during flooding.

These two amendments were considered at the Subdivision Committee meeting of June 19, 1975 and by the Metropolitan Area Planning Commission on June 26, 1975. Although notice was sent to all those notified each time amendments are to be considered, no one was in attendance to discuss these amendments. The action of the Subdivision Committee and the Planning Commission was to recommend their approval.

These amendments are being scheduled for your meeting of July 29, 1975.


Jack H. Galbraith, Chief Planner

JHG:CLN:rme

June 19, 1975

Wichita-Sedgwick County Metropolitan
Area Planning Commission

Jack H. Galbraith, Chief Planner

DR 75-16 - Public Hearing for consideration of an amendment to the Subdivision Regulations Re: Flood-proofing Improvements. (National Flood Insurance Program Requirements)

DR 75-17 - Public Hearing for consideration of an amendment to the Subdivision Regulations Re: Area requirements for septic tank tile filled systems. (County Health Code Requirement)

Since your recent consideration and approval of amendments to the Subdivision Regulations, a new County Sanitation Code has been adopted and the National Flood Insurance Program has been initiated within the County. The adoption of the Sanitation Code and the initiation of the flood insurance program has made it necessary to amend the Subdivision Regulations to conform to the requirements of the new code and program. The two proposed amendments are as follows:

1. Recommend amendment to Section 8-103(C) (4) (a) and (b) on page 46 of the adopted Subdivision Regulations.
 - a) There is at least ~~25,000~~ 40,000 square feet of lot area per dwelling unit if the property is served by a private domestic water supply source, or at least 20,000 square feet per dwelling unit if the property is served by a public water supply, or such other area as may be required by zoning regulations, and;
 - b) There is a percolation test made for each lot or such number of lots as may be specified by the Wichita-Sedgwick County Department of Community Health. The lots shall be satisfactory if there is a percolation rate of 90 60 minutes or less (with the percolation test being accomplished by the subdivider under the supervision of and the percolation rate determination being made by the Wichita-Sedgwick County Department of Community Health). Soils information available at the Office of the Sedgwick County Soil Conservation District shall be consulted where conditions indicate that more detailed soils information is needed, and;

Page 2 - Metropolitan Area Planning Commission
June 26, 1975

2. Recommended addition of a new Section 8-103L as follows on page 48 of the adopted Subdivision Regulations:

(L) Improvements Subject to Flooding. It is required that in those areas subject to flooding, including but not limited to, areas identified by the Federal Flood Insurance Administrator as having special flood hazards, new or replacement water supply and/or sanitary sewer systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters. It is also required that on-site waste disposal systems shall be located so as to avoid their impairment or contamination during flooding.

These two amendments were considered at the Subdivision Committee meeting of June 19, 1975. Although notice was sent to all those notified each time amendments are to be considered, no one was in attendance to discuss these amendments. The action of the Subdivision Committee was to recommend their approval.

Consideration of these amendments is scheduled for your meeting on June 26, 1975.

Jack H. Galbraith
Chief Planner

JHG:ber

WICHITA-SEDGWICK COUNTY

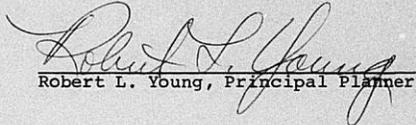
DATE

METROPOLITAN AREA PLANNING DEPARTMENT

June 16, 1975

TO Files (DR-75-16)
FROM Robert L. Young, Principal Planner
SUBJECT Original notification of Subdivision
Regulation Amendments.

Attached is a list of names to which the original notification dated May 27, 1975 of proposed amendments to the Subdivision Regulations was sent.


Robert L. Young, Principal Planner

RLY:rme
Attachment

SUBDIVISION REVIEW MAILOUT LIST

MAPD Staff

Lakin
Galbraith
Shirkey
Newby
Lytle

City Staff

Ralph Wulz, City Manager
Bob Finch, Assistant City Manager
Don Anderson, Administration
Glenn Dockery, Budget
John Dekker, Director of Law
H. R. Kuhn, Assistant City Attorney (Garvey Bldg., 67202)
R. W. Bruggeman, Director of Public Works
Robert Feldner, Superintendent of Central Inspection
George Wilton, Maintenance
M. S. Mitchell, Maintenance-Flood Control
Dean Sellers, City Engineering
Dick Linn, City Engineering
Paul Graves, Traffic Engineering
Bill McKinley, Traffic Engineering
Floyd Hobbs, Fire Department
Mervyn Silverman, Director-W-SC Health Department
Steve Innes, Health Department
John Wynkoop, Director of Water Department
Bill Otten, Water Department
Vic Pickering, Water Pollution Control
Tom Allen, Park Department
H. Jay Setter, Administration Bldg., Mid-Continent Airport
Bill Morris, Public Information
Kenneth Kitchen, Director, Urban Renewal Agency

Board of City Commissioners - 5

News Media

Dale Daugherty

6/16/75

Miscellaneous City Officials

Richard Holstead, Director
Building Project Studies
Board of Education
1400 George Washington Drive
Wichita, Kansas 67211

Dr. Alvin Morris
Board of Education
428 South Broadway
Wichita, Kansas

Center for Urban Studies
Wichita State University
1845 Fairmount
Wichita, Kansas 67208

MAPC Members

Harlan R. Kamen
P. O. Box 485
Wichita, Kansas 67201

David Bayouth
Dave's TV & Appliances
1555 South Oliver
Wichita, Kansas 67218

Alvin J. Hennessy
Central Business College
2502 East Douglas
Wichita, Kansas 67214

Donald E. Gragg
Wheeler Kelly Hagny, Ins., Inc.
P. O. Box 2281
Wichita, Kansas 67201

William J. Goebel
Star Lumber Company
325 South West Street
Wichita, Kansas 67213

Ms. Jo Gardenhire
Project Together
Wichita State University
Box 81
Wichita, Kansas 67208

Michael Savina
Savina Home Industries, Inc.
352 North Broadway, Room 208
Wichita, Kansas 67202

Ms. Marjorie L. Taylor
Center for Urban Studies
Wichita State University
Box 61
Wichita, Kansas 67208

Dwight Hopper
Hopper's Mirrow & Glass
1455 South Washington
Wichita, Kansas 67211

Austin Rising
Beech Aircraft Corp.
Box 85
Wichita, Kansas 67201

Miscellaneous County Officials

Jack Turner
Sedgwick County Counselor
320 Sedgwick County Courthouse
Wichita, Kansas 67203

Syd Werbin
Division of Building, Planning
& Related Inspection Services
1015 Stillwell
Wichita, Kansas 67213

G. C. McLure, Director
Department of Public Works
1015 Stillwell
Wichita, Kansas 67213

John Hale
County Commissioner
320 Sedgwick County Courthouse
Wichita, Kansas 67203

6/16/75

Misc. Co. Officials (cont'd)

Earl E. Rush, Chairman
Board of County Commissioners
320 Sedgwick County Courthouse
Wichita, Kansas 67203

Tom Scott
County Commissioner
320 Sedgwick County Courthouse
Wichita, Kansas 67203

Andale Officials

Clyde Orth, Chairman
Andale City Planning Commission
P. O. Box 77
Andale, Kansas 67001

Wayne E. Hieger, Mayor
City of Andale
City Building
Andale, Kansas 67001

James R. Schaefer
Andale City Attorney
800 Brown Building
Wichita, Kansas 67202

Bentley Officials

Jack Oran Garvey, Mayor
City of Bentley
Bentley, Kansas 67016

J. Wesley Melson, Chairman
Bentley Planning Commission
Post Office
Bentley, Kansas 67016

Cheney Officials

Lawrence Compton, Mayor
City of Cheney
616 North Wolf Street
Cheney, Kansas 67025

Jack Hutchinson, Chairman
Cheney Planning Commission
P. O. Box 220
Cheney, Kansas 67025

Richard Rumsey
Cheney City Attorney
1041 North Waco
Wichita, Kansas 67203

Cheney Officials (cont'd)

D. L. Winfrey
City Engineer for Cheney
21 South Lakeview Drive
Lake Waltanna, Route No. 1
Goddard, Kansas 67052

Clearwater Officials

Gordon Mikesell, Chairman
Clearwater Planning Commission
Clearwater, Kansas 67026

Don Matlock
Clearwater City Attorney
301 North Market
Wichita, Kansas 67202

Allen Webb, Mayor
City of Clearwater
201 West Ross
Clearwater, Kansas 67026

Colwich Officials

Bob Maus, Chairman
Colwich Planning Commission
Colwich, Kansas 67030

Virgil Pugh, Jr., Mayor
City of Colwich
Colwich, Kansas 67030

James R. Schaefer
Colwich City Attorney
800 Brown Building
Wichita, Kansas 67202

Derby Officials

Bernard Daley, Mayor
City of Derby
1327 North Woodlawn
Derby, Kansas 67037

6/16/75

Derby Officials (cont'd)

Art Woodman, Chairman
Derby City Planning Commission
Century Plaza Building
Wichita, Kansas 67202

Jerry L. Griffith
Derby City Attorney
103 North Baltimor
Derby, Kansas 67037

Ward Clements, City Clerk
City of Derby
Derby, Kansas 67037

Eastborough Officials

Harold G. Dick, Mayor
City of Eastborough
10 Lakeside Blvd.
Wichita, Kansas 67206

George Powers, Chairman
Eastborough Planning Commission
30 Park Avenue - Eastborough
Wichita, Kansas 67206

Garden Plain Officials

Joe Dooley, Chairman
Garden Plain Planning Commission
Garden Plain, Kansas 67050

Robert A. Rausch, Mayor
City of Garden Plain
505 North Loomis Street
Garden Plain, Kansas 67050

Goddard Officials

Paul V. Dugan
Goddard City Attorney
108 North Main
Goddard, Kansas 67052

Bill Stovall, Chairman
Goddard Planning Commission
1250 Reese Road
Goddard, Kansas 67052

Goddard Officials (cont'd)

Mr. Francis Langton, Mayor
City of Goddard
Goddard, Kansas 67052

Haysville Officials

Jack Glaves
Haysville City Attorney
711 East Grand
Haysville, Kansas 67060

Paul Evans, Mayor
City of Haysville
241 South Lamar
Haysville, Kansas 67060

Ronald Ford, Chairman
Haysville Planning Commission
416 Clinton
Haysville, Kansas 67060

Kechi Officials

Marvin R. Appling
Kechi City Attorney
Page Court
Wichita, Kansas 67202

W. E. Conklin, Mayor
City of Kechi
229 North Oliver
Kechi, Kansas 67067

Maize Officials

Dennie Bretz, Mayor
City of Maize
502 Queen
Maize, Kansas 67101

George E. Grist
Maize City Attorney
408 Bitting Building
Wichita, Kansas 67202

Mount Hope Officials

Don Porter, Chairman
Mount Hope Planning Commission
Mount Hope, Kansas 67108

J. B. McCaskill, Jr., Mayor
City of Mount Hope
Mount Hope, Kansas 67108

Mulvane Officials

Theodore Hill
Mulvane City Attorney
810 West Douglas - Suite D
Wichita, Kansas 67203

Glenn Klopfenstein
City Clerk
211 North Second
Mulvane, Kansas 67110

Robert O. Sullivan, Mayor
City of Mulvane
603 South 4th Street
Mulvane, Kansas 67110

G. A. Wessels, Chairman
Mulvane Planning Commission
RFD #1
Mulvane, Kansas 67110

Sedgwick Officials

R. L. Wright, Chairman
Sedgwick Planning Commission
507 Madison
Sedgwick, Kansas 67135

Donald DeHaven, Mayor
City of Sedgwick
210 Franklin
Sedgwick, Kansas 67135

John T. Reid
Sedgwick City Attorney
127 East 7th Street
Newton, Kansas 67144

Valley Center Officials

Dr. John Arnold, Mayor
City of Valley Center
422 North Abilene
Valley Center, Kansas 67147

George Baxter, City Clerk
City of Valley Center
P. O. Box 188
Valley Center, Kansas 67147

Listin Onstatt, Chairman
Valley Center Planning Commission
500 Colby
Valley Center, Kansas 67147

Ronald Rogg
Valley Center City Attorney
527 North Abilene
Valley Center, Kansas 67147

Viola Officials

Helen Ryan, City Clerk
Viola, Kansas 67149

Charles Vancuren, Mayor
City of Viola
Viola, Kansas 67149

6/16/75

Township Trustees

Francis Rausch, Trustee
Afton Township
R.R. #1
Cheney, Kansas 67025

Marcellin Strunk, Trustee
Attica Township
Colwich, Kansas 67030

Gibert Wilkerson, Trustee
Delano Township
549 Keith
Wichita, Kansas 67209

L. Leon Black, Trustee
Eagle Township
R.R. #2
Sedgwick, Kansas 67135

Gayle Gregory, Trustee
Erie Township
Milton, Kansas 67106

Joseph M. Biermann, Trustee
Garden Plain Township
R.R. #1
Garden Plain, Kansas 67050

Corlin Cook, Trustee
Grand River Township
R.R. #2
Cheney, Kansas 67025

Frank F. Rowley, Trustee
Grant Township
R.R. #1
Valley Center, Kansas 67147

Lawrence Bardshar, Trustee
Greeley Township
West 101st North
Mt. Hope, Kansas 67108

Lynn M. Buerki, Trustee
Illinois Township
Goddard, Kansas 67052

Raymond Davison, Trustee
Kechi Township
R.R. #2
Valley Center, Kansas 67147

R. B. Walter, Trustee
Lincoln Township
R.R. #2
Valley Center, Kansas 67147

Arnold Sawyer, Trustee
Minneha Township
1417 North 143rd Street East
Wichita, Kansas 67230

Walter Harrington, Trustee
Ninnescah Township
111 North Prospect
Clearwater, Kansas 67026

Roman Zoglman, Trustee
Park Township
R.R. #7
Wichita, Kansas 67204

Amos Edson, Trustee
Payne Township
R.R. #1
Benton, Kansas 67017

James E. Fleming, Trustee
Rivershade Township
6135 South Hydraulic
Wichita, Kansas 67216

Ivan Shields, Trustee
Rockford Township
R.R. #2
Derby, Kansas 67037

Donald L. Shoemaker, Trustee
Salem Township
R.R. #1
Mulvane, Kansas 67110

F. N. Reichenberger, Trustee
Sherman Township
R.R. #1
Mount Hope, Kansas 67108

Tony Weber, Trustee
Union Township
14010 West 29th Street North
Wichita, Kansas 67233

Eugene Fry, Trustee
Valley Center Township
R.R. #1
Valley Center, Kansas 67147

6/16/75

Township Trustees (cont'd)

John J. Farmer, Jr., Trustee
Viola Township
R.R. #1
Viola, Kansas 67149

Utility Companies

Butler Rural Electric Coop.
P. O. Box 1259
El Dorado, Kansas 67042

Sedgwick County Electrical Coop
Jack S. Hutchinson, Manager
125 North Main
Cheney, Kansas 67025

Southern Kansas Telephone Co.
113 South Lee
Clearwater, Kansas 67026

Sumner-Cowley Electric Coop
P. O. Box 528
Wellington, Kansas 67152

Robert Blevins
Estimating Department
Kansas Gas & Electric
201 North Market
Wichita, Kansas 67202

James Gardner
3902 East 13th Street
Wichita, Kansas 67208

Fred Guy
Arkla Gas Company
502 Maple
Wichita, Kansas 67213

Manager
Gas Service Company
Wichita Plaza Building
Wichita Kansas 67202

W. B. Roush
Gas Service Company
735 North Hydraulic
Wichita, Kansas 67214

Utility Companies (cont'd)

George Billings
Kansas Gas & Electric
201 North Market
Wichita, Kansas 67202

Wilson Cadman
Kansas Gas & Electric
201 North Market
Wichita, Kansas 67202

Ralph Fiebach
Kansas Gas & Electric
201 North Market
Wichita, Kansas 67202

Misc. Organization & Businesses

Monty Robson, President
Wichita Chapter
American Institute of Architects
7701 East Kellogg
Wichita, Kansas 67207

A. T. Jones, President
Wichita Bar Association
700 Farm Credit Bank Bldg.
Wichita, Kansas 67202

John Bell, President
Wichita Chamber of Commerce
350 West Douglas
Wichita, Kansas 67202

Ogle E. Rhoten, President
Professional Engineering Society
4018 North Charles
Wichita, Kansas 67202

Timothy J. Hurley
Executive Vice President
Wichita Assn. of Homebuilders
730 North Main
Wichita, Kansas 67203

J. Craig Mann, Chairman
Zoning-Subdivision Committee
Wichita Assn. of Homebuilders
Design Concepts
151 North Broadway
Wichita, Kansas 67202

6/16/75

Misc. Organization & Businesses

League of Women Voters
644 South Holyoke
Wichita, Kansas 67218

C. Perol Holler
Assistant Director, Local Serv.
Main Post Office
401 North Market
Wichita, Kansas 67202

Metropolitan Affairs Committee
Wichita Chamber of Commerce
121 North Broadway
Wichita, Kansas 67202

Larry L. Henry
District Conservationist
Soil Conservation Service
4100 Maple
Wichita, Kansas 67213

George A. Snyder
District Sales Manager
Frisco Railroad
102 Union Station
Wichita, Kansas 67202

Randy Reiss, General Agent
Missouri-Pacific Railroad
224 West First
Wichita, Kansas 67202

Zeno M. Bollinger
Rock Island Lines
729 East Douglas
Wichita, Kansas 67202

Colby Sandlian, President
Wichita Board of Realtors
230 South Market
Wichita, Kansas 67202

Nestor Weigand, Jr., President
Wichita Board of Realtors
626 North Broadway
Wichita, Kansas 67214

Manager
Southwestern Bell Telephone
154 North Broadway
Wichita, Kansas 67202

R. L. Nicholas
Southwestern Bell Telephone
105 East Second - Room B05
Wichita, Kansas 67202

Miscellaneous Individuals

Baughman Company
330 Laura
Wichita, Kansas 67211

Bill Binter
P. O. Box 4026
North Wichita Station
Wichita, Kansas 67214

John Callahan *Wichita*,
~~811 Union Center Building~~
Wichita, Kansas 67202
262 N. West

Campbell and Castle Engineers
P. O. Box 1835
Wichita, Kansas 67201

R. S. Delamater
Consulting Engineer
Century Plaza Building
Wichita, Kansas 67202

Earl T. Graves
Wheeler Kelly Hagny, Ins., Inc.
100 North Broadway
Wichita, Kansas 67202

Frank Malone
Fidelity Title Company
221 North Market
Wichita, Kansas 67202

Don C. Moehring, Engineer
314 Brown Building
Wichita, Kansas 67202

Oblinger and Smith Corp.
625 First National Bank Bldg.
Wichita, Kansas 67202

Professional Engineering Consultants
1440 East English
Wichita, Kansas 67214

6/16/75

Miscellaneous Individuals (cont'd)

Reiss and Goddness Engineers
2160 East Douglas
Wichita, Kansas 67214

Security Abstract and Title Co.
434 North Main
Wichita, Kansas 67202

Kenneth O. Taylor, Engineer
1542 South St. Francis
Wichita, Kansas 67211

6/16/75

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on Thursday, ~~MARCH 27~~ ^{JUNE 26}, 1975, the meeting to begin at 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission, in Room 401, City Building Annex, 104 South Main Street, Wichita, Kansas, will consider amendments and suggested changes to the existing Subdivision Regulations which were adopted on July 1, 1968, and which were last amended in 1975. These Regulations, entitled "The Subdivision Regulations of the Wichita-Sedgwick County Metropolitan Area Planning Commission" are on file in the office of the Secretary of said Planning Commission. Suggested changes received from interested parties and other proposed amendments are available for review in the office of the Secretary. The Planning Commission will hear other proposed changes and amendments as may be presented to them by the public and may take action on any or all such proposed recommendations for amendments. All persons interested in this matter will be heard at that time concerning their views and opinions on the subject, and the public hearing may be recessed from time to time to specific dates, times and places without readvertising and said recesses shall be considered a continuation of said public hearing.

WITNESS MY HAND AND SEAL this 19th day of February, 1975.

Robert A. Lakin, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning
Commission

(SEAL)

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

May 27, 1975

To: All Parties Interested in Subdivision Regulations

Subject: Amendments to the Subdivision Regulations

Recently the Subdivision Regulations of the Metropolitan Area Planning Commission were reviewed and amended. Since the time of that review a new County Sanitation Code has been adopted and the National Flood Insurance Program has been initiated within the County. The adoption of the Sanitation Code and the initiation of the Flood Insurance Program has made it necessary to amend the text of the Subdivision Regulations to conform to the requirements of the new code and program. Attached are two proposed amendments which have been prepared by the Planning Department staff for your information and review.

The Subdivision Committee of the Metropolitan Area Planning Commission will consider these amendments on June 19, 1975 and the Planning Commission will consider them on June 26, 1975. All comments and questions concerning the same should be directed to Curtis Newby of our staff.

Sincerely,

Robert A. Lakin
Secretary

RAL:rme
Attachment

DR-75-16 - Amendment to Subdivision
Regulations Re: Floodproofing
Improvements (National Flood Insurance
Program requirements)

Recommended addition of a new Section 8-103L as follows on
page 48 of the adopted Subdivision Regulations:

- (L) Improvements Subject to Flooding. It is required that in those areas subject to flooding including but not limited to areas identified by the Federal Flood Insurance Administrator as having special flood hazards, new or replacement water supply and/or sanitary sewer systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters. It is also required that on site waste disposal systems shall be located so as to avoid their impairment or contamination during flooding.

DR-75-17 - Amendment to Subdivision
Regulations Re: Area Requirements
for Septic tank-Tile Field Systems
(County Health Code requirements)

Recommended amendment to Section 8-103(C) (4) (a) and (b) on
page 46 of the adopted Subdivision Regulations.

- a) There is at least ~~25,000~~ 40,000 square feet of lot area per dwelling unit if the property is served by a private domestic water supply source, or at least 20,000 square feet per dwelling unit if the property is served by a public water supply, or such other area as may be required by zoning regulation, and;
- b) There is a percolation test made for each lot or such number of lots as may be specified by the Wichita-Sedgwick County Department of Community Health. The lots shall be satisfactory if there is a percolation rate of 90 60 minutes or less (with the percolation test being accomplished by the subdivider under the supervision of and the percolation rate determination being made by the Wichita-Sedgwick County Department of Community Health). Soils information available at the Office of the Sedgwick County Soil Conservation District, shall be consulted where conditions indicate that more detailed soils information is needed, and;

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

April 11, 1975

TO Jack Galbraith, Chief Planner
FROM Robert A. Lakin, Director of Planning

SUBJECT Subdivision Regulations - Flood Insurance

We have been advised by HUD that by July 1 we must have accomplished certain additional items of control in order to maintain the Federal flood insurance program. This, basically, relates to all new construction, new subdivisions and all major repairs. The appropriate reference is Section 1910.3 b) of the enclosed CFR. I have reviewed that section with Mr. Feldner and believe the only section that we need to address ourselves to is sub 7 under 1910.3 b).

Subparagraph 7 indicates that subdivision proposals be reviewed so that all of them are consistent with the need to minimize flood damage. It is my belief that Section 7-103 already accomplishes this in the Sub Regs. The next sub item provides that all public utilities and facilities, such as sewer, gas, electrical and water systems are located, elevated and constructed to minimize or eliminate flood damage. It would seem to me that in the improvement section of the ordinance, we need to include a section which says, essentially, the same thing that is parroting this language back. I think there are different solutions to these problems, such as sealed lines and/or elevations, that need to be determined at the time the project is engineered. I am not sure just how we would enforce it, but at least it would be there and anybody who designed something otherwise would be in violation of the regulations.

The last subsection in Sub 7 provides for adequate drainage to be provided so as to reduce exposure to flood hazards. Again, I believe that Section 7-103 provides for this.

If you are in agreement with my analysis of this, please prepare a change to go before the Commissions concerning amending this section, making the appropriate notation as to how it relates to the federal flood insurance program. Please also note that this will affect and help qualify the County in its program.


Robert A. Lakin
Director of Planning

RAL:ber
Attachment
cc: Robert Feldner
Supt. of Central Inspection

from:

AD date: 5/16/75

admin. adv. plans com. dev. social graphics

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remarks:

Also review this with Merrill concerning Sub Regs.

WICHITA-SEDGWICK COUNTY

DATE

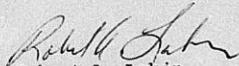
METROPOLITAN AREA PLANNING DEPARTMENT

April 11, 1975

TO Jack Galbraith, Chief Planner
FROM Robert A. Lakin, Director of Planning
SUBJECT Subdivision Regulations

I have been discussing the statutes on subdivision regulations with Dick Cunningham with the Kansas League. He tells me it is their legal counsel's position that subdivision regulations containing penalty clauses must be approved by the City Commission by ordinance form because this is the only way a City can make law, resolutions being only a formal motion. I notice that the material that you have sent to the City and the County, although it follows the old format, is just simply by signing the document itself, and it is not necessarily a resolution form nor is it adopted by reference. The next time out that we do this, we probably ought to look at the city adopting by ordinance under the adopting codes by reference provisions, with the County approving by a form of a resolution, thus establishing the legal basis for penalty provisions and making the regulations law.

If you have any other thoughts on this, let me know.


Robert A. Lakin
Director of Planning

RAL:ber

SCHEDULE OF EVENTS FOR AMENDMENTS TO SUBDIVISION REGULATIONS

Week of May 19 to 23 - Prepare legal ad and forward notification letters to mailing list addressees.

Thurs. May 29th - Advertise 1st notice in official paper.

Thurs. June 5th - Advertise 2nd notice in official paper.

Thurs. June 19th - Review before Subdivision Committee.

Thurs. June 26th - Public hearing before the Planning Committee.

(July 10 agenda date)

Tues. July 15 - Forward amendments to City Commission in Ordinance form for 1st reading.

(July 9 agenda date)

Weds. July 16 - Forward to the County Commission in Resolution form for concurring adoption.

Tues. July 22 - Second and final reading by City Commission.