

DR 83-4 - 1983 Update of the
Clearwater Comprehensive
Development Plan.

LEGAL NOTICE

(Published in The Clearwater Times,
September 22, 1983)

**PUBLIC NOTICE OF A HEARING
TO WHOM IT MAY CONCERN AND TO ALL
PERSONS INTERESTED:**

PUBLIC NOTICE IS HEREBY GIVEN that the Clearwater Planning Commission will hold a public hearing on the 25th day of October, 1983, at 7:30 p.m., for the purpose of approving the "Clearwater Comprehensive Development Plan" as the official comprehensive plan for the City of Clearwater, Kansas and its immediate environs. This hearing will be held in the City Building located at 129 East Ross, in Clearwater, Kansas. Said public hearing may be recessed and continued from time to time without further notice.

After considering comments of those interested, the Planning Commission may close the public hearing and pass a resolution approving the Clearwater Comprehensive Development Plan, including any amendments thereto. In addition, the Planning Commission may schedule an additional hearing after sixty (60) days have passed to consider the formal adoption of the plan document.

Copies of the proposed Clearwater Comprehensive Development Plan document are on file in the Office of the City Clerk of the City of Clearwater, Kansas, 129 East Ross Avenue.

All persons interested in said matter will be heard at 7:30 p.m., 25th day of October, 1983, concerning their views and wishes in the premises as by law provided.

WITNESS MY HAND AND SEAL THIS
14th day of September, 1983.

Gordon Mikesell, Chairman
Clearwater Planning Commission
Delores Williams, Secretary
Clearwater Planning Commission
(SEAL)

March 14, 1983

Ms. Yvonne Coon
City Administrator
Clearwater City Hall
129 East Ross
Clearwater, Kansas 67026


Dear Yvonne:

Enclosed are copies of those pages of the Clearwater Plan in need of amendment for updating purposes. The suggested amendments are noted on each page. I would appreciate receiving a copy of the text after its been retyped.

Also, enclosed are the existing and future land use maps which have been changed to reflect current conditions. As I indicated earlier, color xerox copies of the maps can be acquired from City Blue Print, 1200 East Waterman, for approximately \$1.50 each.

If you have any questions concerning this information, please contact me.

Sincerely yours,


Robert L. Young
Principal Planner

RLY:jps
Enclosures

POPULATION

Among the most significant tools used by planners to forecast the future growth and needs of a community are population enumerations and population projections. Accurate population data is the base upon which the land use, community facilities, public utilities and other equally important elements of a city are built. It is, therefore, necessary at this point to give particular attention to the methods and criteria used in obtaining population information so that other sections of the plan will have more meaning as they are presented.

Historical population information, or that which already has been gathered through the various census-type techniques of manually counting the inhabitants of a given area, is usually the most easily obtained population information. Many government agencies engage in census enumeration activities and will make their records and findings available to planners. In the case of Clearwater, the two primary sources of such historical population data are: (a) the U.S. Department of Commerce, Bureau of Census and (b) the Sedgwick County Assessor's office. Table 1 shows the results of population surveys taken in Clearwater by the Bureau of Census. The Census Bureau's figures are the end product of a national census taken every decade in the United States since 1790. This information has been collected in the Clearwater area since 1900, with the last Federal census of the community completed in ¹⁹⁸⁰ 1970.

The County Assessor's census information is the result of an annual enumeration formerly required by Kansas Statutes. The

Assessor's figures also in Table 1, depict the period since the 1960 Federal count. This particular data was selected to establish a more recent trend in Clearwater's population development.

TABLE 1
NUMERICAL INCREASE
1900 - 1970

U.S. Census		County Assessor's Census			
Year	Pop.	Year	Pop.	Year	Pop.
1900	304	1961	1120	1970	1435
1910	569	1962	1155	1971	1437
1920	647	1963	1180	1972	1477
1930	669	1964	1240	1973	1511
1940	591	1965	1272	1974	1571
1950	647	1966	1292	1975	1577
1960	1073	1967	1304	1976	1626
1970	1435	1968	1313	1977	1698
1980	1684	1969	1413	1978	1673

A statistical evaluation of the historical data of both agencies reveals that since 1900 Clearwater's population has increased at the rate of 2.80 percent each year. If this trend were to continue unaltered for the duration of the planning period, the City's population in 2000 would be 3205 persons. A strict numerical increase projection, however, does not take into account certain unpredictable variables, i.e., periods of economic prosperity or depression in agriculture, the establishment of new industries and prevailing social conditions. Such predictions, therefore, serve only as bench marks for more refined techniques of population projection.

In January of 1975, a detailed report was completed by the Metropolitan Area Planning Department staff, containing population projections for all incorporated, unincorporated and rural areas in Sedgwick County. This document entitled "Population

**From 1980 U.S. Census for which survey was conducted in late 1979, early 1980*

Sedgwick County Assessor's office and the 1970 U.S. Census of
population and Housing. ^{The 1980 U.S. Census information relating to} The report prepared for Clearwater

indicates that the average age of the population for the city is
^{51.6} 32 years and the largest proportion ^(35.6%) (37.9%) of the population
falls within the 0-²⁰19 age group. The city has a female to male
ratio of ^{1.095} 1.073 which is similar to other areas of the County and
the education level of city residents is also consistent with
^{78.5%} 87% of all persons age 25 or over having received a high school
education. This compares to ^{76.5%} 82% for Sedgwick County as a whole
and 85% for other small urban areas in the County.

The results of the Assessor's ^{1980 census} enumeration indicates that the
labor participation rate of all persons age 16 and over is some-
what lower than Sedgwick County as a whole with ^{53%} 53% currently
employed or seeking employment as compared to ^{57%} 61% for the County.
This may be attributed to the large proportion of population in
the 0-²⁰19 and the 65 years and over age groups within the community.

The large proportion of population in the 0-²⁰19 year age
group and the lower labor participation rate provides emphasis
for recreational and educational facilities for the City.

In terms of trends, ^{from 1971 through 1977} over the past seven years, the 20 to
44 year age group has been ^{growing most rapidly} growing the fastest with an average
annual increase of 4.8%. The 45-64 age group has remained almost
stable with a slight 0.2% annual average decrease in population.

The growth of the 20 to 44 age group is also reflected in
household formations in Clearwater in that those households with
heads in the 20-44 age group increased at an annual average rate
of ^{from 1971 through 1977} 6.4%. The proportion of households with heads in the 20-44
age group has increased from 43.3% of total households in 1971

to 50.3% in 19~~77~~⁸⁰. There ^{were} ~~was a total of 5~~⁵⁷² households in Clearwater in ~~1977~~¹⁹⁸⁰ with an average size of ~~3.0~~^{2.84} persons as compared to an average household size of ~~2.7~~^{2.62} persons per household for Sedgwick County, and 3.4 persons per household for all other small urban areas in Sedgwick County.

Due to the stability reflected in the modest growth rate of the older age group in the community and the continuing increase of younger heads of households, it is anticipated that the average household size will remain in the vicinity of 3 persons per household in the foreseeable future. This figure, will, therefore, be used in projecting land use needs in the future.

In relation to the future trends of population growth in the City of Clearwater, it should be noted that the existing work force of the community may be significantly influenced by variations in the overall economic trends of Sedgwick County. Many of the residents of Clearwater are now employed outside the community in industries that are located within or immediately adjacent to the City of Wichita. The rate at which industrial development occurs, particularly within those industrially designated areas in the southwest portion of the City of Wichita, may have an immediate and direct effect on the growth of Clearwater. New workers tend to choose locations for their homes which are within easy commuting distance to their jobs. Clearwater is in a position to attract new residents seeking a quiet rural community atmosphere.

The occurrence of rapid industrial expansion in the southwest portion of Wichita may, therefore, signal a potential influx of new residents to Clearwater. Significant increases occurring in the population level on a short term basis which are tied to

the achievement of the national housing goal of "providing a decent home in a suitable living environment for every American family".

Data Summary Relating to Housing and Households

The information presented herein has been derived from the ^{and 1980} 1970 U.S. Census of Population and Housing and the 1971 to 1977 Wichita-Sedgwick County Intergovernmental Enumerations as summarized in a document entitled "Small City Report: Profile for Clearwater, Kansas 1971-1977" prepared by the Wichita-Sedgwick County Metropolitan Area Planning Department in April of 1978. In addition to the above source information, a housing condition survey was also conducted by Planning Department staff in August, 1978.

It should be noted that the enumeration information collected over the past several years did not indicate the presence of racial minorities within the population composition. Statistics and analysis relating to racial minorities are therefore not included within the housing element.

Current Housing Characteristics

On the basis of the structural condition survey conducted in August, 1978, the housing stock in Clearwater included 606* dwelling units. Of these units, 536 or 89% were single family structures, 18 or 3% were in duplexes, 44* or 7% were in multi-family or group quarter structures and 8 or 1% were mobile homes. From exterior observation during the structural conditions survey, it is estimated that the housing stock is composed of 35* (6%)

* These numbers include a 27 unit figure which applies to a group quarters home for the elderly facility. (Group quarter figures of this nature are not generally included in the information derived through the Intergovernmental Enumeration.)

one-bedroom units, 86 (14%) two-bedroom units, 469 (77%) three-bedroom units, 13 (2%) four-bedroom units, and 3 (1%) five-bedroom units.

Information collected during the annual Wichita-Sedgwick County Intergovernmental Enumeration ^{and the 1980 U.S. Census} is presented in the following table indicates owner occupied units comprise ^{78.6}~~76.6~~% of the total housing stock which is a significantly higher proportion than Sedgwick County as a whole. Renter occupied units account for ^{18.7}~~19.1~~% of the total and ^{2.7}~~4.3~~% are vacant.

Table 4

COMPARATIVE HOUSING DATA

Source: Wichita-Sedgwick County Intergovernmental Enumeration

	Clearwater	Small Urban Areas	Wichita	Sedgwick County
% Owner Occupied **	78.6 76.6	77.1 71.3	58.5 57.9	60.4
% Single Family	97.0*	97.0	91.6	91.2
% Duplex-Four-plex	1.0*	0.5	2.9	2.4
% Apartments	0.	0.8	2.0	2.0
% Mobile Homes	** 45 2.0*	141, 1.7	* 40 3.5	* 42 4.4
Median Value **	\$26,700	\$26,800	\$23,950	\$24,350
% Renter Occupied **	** 18.7 19.1	18.3-22.1	38.1 34.8	34.3
% Single Family	70.0*	72.9	36.9	40.9
% Duplex-Four-plex	13.0*	19.8	27.5	26.1
% Apartments	15.0*	6.5	34.2	31.2
% Mobile Homes	2.0*	0.8	1.4	1.8
Median Rent **	\$ 1.93 176	\$ 216	\$ 138 198	\$ 200 140
% Vacant **	** 2.3	6.6 3.8	7.3	5.3
% Single Family	100.0	75.0	47.1	52.2
% Duplex-Four-plex	0.	8.0	16.8	14.9
% Apartments	0.	14.5	34.3	30.3
% Mobile Homes	0.	2.5	1.8	2.6

* Estimates.

** Figures from 1980 U.S. Census
 The vacancy rate in Clearwater ^(2.7%) is lower than the average rate for similar small urban areas throughout the County ^(3.8) the City of Wichita ^(5.4%) and Sedgwick County ^(5.3%). The median value of housing in Clearwater is \$26,700 per unit which is ^{\$45,400} ~~approximately~~ ^{higher than the median} the same for other small urban areas ^(\$41,976) and higher than the median value of units in the City of Wichita ^(\$40,800) and Sedgwick County ^(\$43,000). The median

rental payments per unit in Clearwater ⁽⁴¹⁷⁶⁾ are significantly lower than ⁽⁴²¹⁶⁾ in other small urban areas ⁽⁴¹⁹⁸⁾ the City of Wichita ⁽⁴²¹⁾ and Sedgwick County.

Historic Housing Trends

The total number of housing units not counting group quarters, within the City of Clearwater have increased from 502 units in 1970 to ⁵⁸⁸ 579 in 1978; an average of ¹⁹⁸ 9.6 units per year. The number of owner occupied units have increased from 349 in 1970 to ⁴⁶² 444 in 1978. Housing units that are renter occupied have remained relatively constant with 115 units in 1970 and ¹¹⁰ 111 units in 1978. The number of units that ^{U-CAP} are vacant have decreased from 38 in 1970 to ¹⁶ 25 units in 1978.

Structural Housing Conditions

During August of 1978, a structural conditions survey was conducted for all housing units within the City of Clearwater. The survey was conducted by staff experienced in the observation and classification of structural conditions using a standard rating system. The rating system has been used during annual intergovernmental enumeration and consists of ranking each residential structure on a scale of one to ten, with one being the least deteriorated condition and ten being the most deteriorated condition. The general description of each rank is as follows:

<u>Rating</u>	<u>Condition</u>
1	overall condition excellent
2	very good but "used"
3	good but showing wear
4	good but showing moderate wear
5	wear is extensive
6	repair is needed
7	moderate repair is needed
8	numerous repairs are needed
9	severe damage exists
10	structure is uninhabitable

Table 6

COMPARATIVE HOUSEHOLD DATA

Wichita-Sedgwick County Intergovernmental Enumeration

	Clearwater 541*	Small Urban Areas 12705	Wichita 101493	Sedgwick County 125197
Total Households:				
Head of Household (HOH)				
Characteristics				
% HOH age 16-19	1.3	0.7	1.5	1.4
% HOH age 20-44	50.3	56.3	49.0	49.6
% HOH age 45-64	27.2	32.5	31.5	32.2
% HOH age 65-up	21.2	10.5	18.0	16.8
Average age of HOH	47.3	43.5	45.6	45.4
% Female HOH only	5.7	5.9	8.2	7.6
% Male HOH only	1.3	1.4	1.7	1.7
% HOH with children age 0-18	55.3	60.8	35.7	39.6
% of those using child care	9.4	6.7	8.2	7.6
Household (HH)				
Characteristics				
Average HH Income**	\$20,385 \$13,850-	\$21,495 \$13,550-	\$17,214 \$12,200-	\$18,223 \$12,600-
% HH with Income under \$3,000	5.9	2.5	7.2	6.3
% HH with 1-2 persons	41.2	34.2	60.3	56.1
% HH with 5+ persons	16.6	21.2	10.5	12.5
Average HH size	3.0	3.4	2.6	2.7
% HH with more than two persons per bedroom	3.5	4.0	4.0	4.2
% HH moved into county in 1976	4.3	5.3	4.3	4.3
% HH moved within county in 1976	5.4	9.0	11.3	10.7
% HH at same address for 3+ years	62.7	55.4	53.9	54.2

* It is estimated that this figure has increased to ⁵⁷² 555 in 1978 on the basis of new units constructed as observed during the structural conditions survey. These figures do not include a household figure associated with the group quarters facility. It is assumed that the head of household and household characteristics will remain approximately the same for 1978.

** 1980 U.S. Census.

Information in the table indicates that most heads of households (50.3%) ^{fell} fall into the 20-44 age group. The proportion of the heads of household in the 65-and-up age group (21.2%) ^{was} ~~is~~ significantly larger than the same age group proportion for similar small urban areas (10.5%) and the average age of heads of household (47.3 years) ^{was} ~~is~~ slightly greater than in the other areas of comparison.

The percentage (5.7) of households with a female head only ^{was} ~~is~~ smaller than the other areas of comparison and those households with only male heads (1.3%) ^{was} ~~is~~ very close to the percentages in the other areas.

Over half the households (55.3%) ^{and} have children in the 0 to 18 year age group and 9.4% of these households ^{made} ~~make~~ use of some form of child care service.

The proportion of families in Clearwater with 0 to 18 year old children ^{was} ~~is~~ much higher than the proportion for the City of Wichita (35.7%) and Sedgwick County (39.6%). It ^{was} ~~is~~ about the same as the proportion found in other small urban areas (60.8%).

The ¹⁹⁹⁰ median household income in Clearwater of ^{\$20,385} ~~\$13,850~~ ^{was} ~~is~~ ^{higher than} higher than in other small urban areas (\$13,550), ^{12,493} ~~higher than~~ ^{\$17,214} Wichita (\$12,200), ^{lower} ~~higher than~~ and ^{18,223} ~~higher than~~ ^{in 1978,} Sedgwick County (\$12,600). The percentage of households (5.9%) with incomes under \$3,000 ^{was} ~~is~~ over twice as high as in other small urban areas (2.5%) but lower than either the Wichita (7.2%) or the Sedgwick County (6.3%) totals.

The percentage (41.2%) of 1-2 person households ^{was} ~~is~~ greater than in other small urban areas (34.2%) and significantly less than in Wichita (60.3%) or Sedgwick County (56.1%).

The converse ^{was} ~~is~~ true with households having 5 or more persons.

The average household size in Clearwater ^{was} ~~is~~ 3.0 persons and the percentage of households having more than two persons per bedroom ^{was} ~~is~~ 3.5%. This ^{was} ~~is~~ less than in other small urban areas (4.0%), the City of Wichita (4.0%), or Sedgwick County (4.2%).

The percentage of households that ~~have~~ had the same address for three or more years in Clearwater (62.7%) ^{was} ~~is~~ slightly higher than those in other small urban areas (55.4%), the City of Wichita (53.9%) and Sedgwick County (54.2%).

Some generalizations that may be made on the basis of the preceding information are that there is a high degree of permanence and stability among Clearwater residents; there is a comparatively large proportion of households with children in the 0 to 18 age group and an equally large number of small 1 and 2 person households.

Due to the relatively large proportion of 1-2 person households and the correspondingly large proportion of heads of households in the 65 year and up age group, it is speculated that most of the 5.9% of households with annual incomes under \$3,000 are elderly retirees.

There is not a high degree of overcrowded households in Clearwater as evidenced by low 3.5% proportion of households having more than two persons per bedroom.

On the basis of an estimate made of the number of bedrooms per structure during the structural condition survey, the overall ratio of persons per bedrooms for Clearwater is 1.01. This ratio also reflects a low probability of overcrowding and the likelihood of an under utilization of much of the existing housing stock.

Historic Household Characteristics

The total number of households in Clearwater has increased from 464 in 1970 to ⁵¹²555 in 1978, an average of ¹⁹⁸⁰9.8 ~~11.25~~ households per year. Households with household heads in the 20 to 44 year age group have increased more than households with household heads in other age groups. In 1971 there were 197 households in the 20 to 44 year age group. This figure increased to an estimated 295 in 1978. Those heads of households in the 45-64 year age group and the 65 year and up age group remained relatively constant with 145 in 1971 and 147 in 1978 for the former and 113 in 1971 and 115 in 1978 for the latter. The number of households with children ages 0-18 ~~has~~ increased from 245 in 1973* to 306 in 1978. The households with 1-2 persons increased slightly from 208 in 1971 to 228 in 1978. Households having annual incomes of less than \$3,000 have remained relatively constant with 35 in 1971 and 33 in 1978.

If the past trends in household formation in Clearwater continue into the future, it would appear that most future housing types should be oriented toward families with young heads of households and young children. There will also be a continuing demand for units tailored to the needs of smaller 1-2 person households wherein, for the most part, the head of the household is over 45 years of age.

* 1973 was the first year that this information was available from the annual intergovernmental enumeration.

Future Housing Needs

On the basis of the structural conditions survey, there were 579 housing units in Clearwater in 1978 not including a 27 unit figure applied to a group quarters facility for the elderly. On the basis of the population projection presented in a preceding section of this plan, an estimate of future housing unit needs is made under the following assumptions:

1. The average family size in Clearwater will remain at 3.0 persons per household.
2. The housing vacancy rate will continue at the 5% level which is considered appropriate to provide for a selection of housing types and available units for prospective residents.
3. There will be a 0.5% loss of housing units due to dilapidation, conversions to other uses, public or private demolition and unforeseen disasters.

<u>Year</u>	<u>Projected Population</u>	<u>Total Housing Units Needed</u>	<u>Additional Units Needed</u>
1985	1930	681	102 93
1990	2099	740	161 152
1995	2268	800	221 212
2000	2437	860	281 272

To meet these projected housing unit needs for the year 2000, an average of 12.7 new units will have to be constructed each year. This rate of construction is slightly higher than the 9 unit per year average rate actually experienced in Clearwater since 1970.

As indicated in the section concerning residential land use, it is anticipated that most of the new housing will be

Department.

For the purposes of the projection, lower income households are defined in accordance with the 1974 Housing and Community Development Guidelines which specify that all households whose income does not exceed 80 percent of the area's median income are considered lower income, and those whose income does not exceed 50 percent are considered very low income. Those lower income households falling between 50 percent and 80 percent of the median are defined as moderate income households. In 1978 Clearwater, the median family income ^{in Clearwater was} is \$13,850. Moderate income households would be those with incomes between \$6,950 and \$11,080 and low incomes would be those under \$6,950. Although 27 percent of the households within Clearwater ^{fall} ~~fall~~ in the above defined lower income levels, not all of the lower income level households ^{would} ~~will~~ need housing assistance. Those needing assistance are lower income households living in substandard housing and/or lower income households paying over 25% of their income for rent. During the development of a housing assistance plan for the City of Wichita ^{in 1978} it was determined that the ratio of households needing assistance to lower income households was .3196 to 1. This ratio, however, accounted for a significant number of households in substandard housing. As substandard housing is not a significant problem in Clearwater, the ratio has been adjusted downward to .2154 on the basis of the difference in the median rental payments experienced between Clearwater and Sedgwick County as a whole.

Applying this ratio to the percentage of households in the lower income categories results in an estimate of 32 households ~~currently~~ needing some form of housing assistance. Using the

project and program proposals.

On the basis of these advantages, it is recommended that Clearwater consider adopting the Uniform Building Code, Uniform Fire Code, Uniform Mechanical Code, and the Uniform Housing Code. In addition to the above mentioned advantages, it should be noted that Sedgwick County has adopted most of the uniform code packages. Adoption of the same by Clearwater would provide consistency in construction standards inside and outside of the City and would make available inspection services now performed by the Sedgwick County Department of Public Works.

Housing Assistance Programs and Evaluation Criteria

When a housing need exists that cannot be fulfilled through the traditional private housing market, consideration must be given to assistance available from governmental sources. The major housing assistance programs now existing to improve the quality and quantity of housing are listed below, together with the administering agency and a brief description.

U.S. Department of Housing and Urban Development (HUD):

very limited
Low Rent Public Housing: Low rent housing units which are owned or leased and operated by a housing authority. Currently, a Local Housing Authority (LHA) operates only within the City of Wichita, though eligible tenants residing outside of the City may apply.

existing only
Section 8: A direct rent subsidy program in which the federal government pays a portion of the rent for eligible lower income households. The entire Wichita-Sedgwick County SMSA (Sedgwick and Butler Counties) is eligible for releases of new construction and substantial rehabilitation Section 8 subsidies, though only those areas served by LHA's are eligible for existing unit Section 7 subsidies.

Extended Section 235: Lower income home ownership interest subsidy program for construction of single-family units. Because of the \$25,000 ceiling on financing, there has been no local activity in the reactivated program.

X Section 221(d) 2,3,4: Mortgage insurance for homes (221(d) 2), or for new or rehabilitated rental housing for displaced or low or moderate income families, sometimes with mortgages bearing below-market-interest-rates (BMIR).

Very Limited

Section 202: Direct loans for construction of rental housing for elderly and/or handicapped households.

X F.H.A. Insurance: Subsidized mortgage insurance program. Maximum insured loan recently increased to \$60,000, with a three percent downpayment for the first \$25,000, and five percent of the amount between \$25,000 and \$60,000.

C.D.B.G.: (Community Development Block Grant Program) - provides source of funding for a variety of housing programs primarily designed to benefit low and moderate income households and neighborhood rehabilitation. Activities have included rehabilitation loan and grant programs, home insulation loans, paint grants, acquisitions, and a code enforcement program. Annual C.D.B.G. allocations are made to Wichita, as an entitlement city, while Sedgwick County and its other communities must compete for Small Cities Program and Metropolitan Discretionary Funds.

Farmers Home Administration--U.S. Department of Agriculture (FmHA)*:

Section 502: Rural home ownership program which provides low interest loans to eligible households.

Section 504: A maximum ^{\$7,500} \$5,000 low interest loan designed to rehabilitate substandard housing. Low income elderly applicants may also qualify for a Section 504 grant.

Section 515: Low interest loans made for the construction of low or moderate income family or elderly rental housing. ~~May be combined with the Section 8 subsidy program.~~

Section 514/516: Low interest loan program for the construction of farm labor housing.

Section 523/524: Low interest loans for the development of housing sites to be sold on a non-profit basis.

* All FmHA programs are available ^{to farm residents} in rural Sedgwick County and in communities up to 20,000 population outside of the Wichita urbanized area.

Veteran's Administration:

V.A. Guarantee: Subsidized program which fully guarantees the home loan against loss up to the limit of the Guaranty. No down payment required.

public through the offices of the City Administrator. The City should also take appropriate steps to provide necessary support facilities and to eliminate any environmental problem such as storm water drainage which has a blighting effect on housing.

These actions related to housing should be taken on the basis of the following general goal and objectives.

Housing Goal and Objectives

It shall be the GOAL of the Clearwater Planning Commission to assure the development and conservation of housing which meets the needs of all segments of the population by providing adequate living space, environmental amenities, maximum quality and variety in housing types.

It shall be an OBJECTIVE of the Clearwater Planning Commission:

----to stress the coordination of governmental housing activities at the federal, state, and local levels to maximize the effectiveness of assistance programs.

----to avoid any form of housing discrimination within the community.

----to promote favorable conditions for new construction and rehabilitation of older structures through the application of codes, ordinances, and regulations that are flexible, up-to-date, and consistent with standards in common use in the construction industry.

----to encourage the construction of ²⁷²~~281~~ dwelling units to meet the projected market demands of future city residents over the next ¹⁷~~22~~ years.

----to encourage the collection and distribution through City offices of information concerning housing assistance programs.

LAND USE

Introduction

The Comprehensive Development Plan is to be used as a guide for future growth and maintenance of the City. Most land uses that now exist will continue to exist for many years and these land use patterns are not easily changed. The existing land uses, therefore, must be taken into account in the development of the future land use plan.

In May of 1978, a land use survey of Clearwater was made to determine how each parcel of land was being used in the City and in the surrounding 3 mile ring. ^{The survey was updated in March of 1983.} The results of the survey are shown for the City and its immediate environs in graphic form on the Existing Land Use Map.

By analyzing the present land use in light of population and economic projections, an approximation can be made of how much additional land will be needed by the various categories by the year 2000.

The land use for Clearwater has been classified into six general categories. These categories are as follows:

1. Residential: This category contains all of the land used for the purpose of housing the residents of the City of Clearwater. This includes single-family homes, two-family homes, multi-family homes, and mobile homes.
2. Commercial: The commercial category contains land and buildings where goods and services are sold or exchanged. Within this category are retail commercial (grocery store,

hardware store, etc.), service commercial (barbershop, cleaners, offices, etc.), wholesale and storage.

3. Industrial: This category contains land and buildings which are used in the manufacture and processing of goods which are generally sold to consumers elsewhere.
4. Public and Quasi-Public: This category contains all land and buildings which are owned and operated for the general public. Within this category are schools, parks, churches, cemeteries, governmental lands and buildings, and any other use which is public in nature. Any facilities or lands which are used for transit service, communication, or public utilities for the community are also contained in this category.
5. Transportation: This category contains lands devoted to use for street highways, alley and railroad purposes.
6. Vacant Land: All land which is presently being used for agricultural purposes or does not contain any buildings and is not presently used is classified in this category.

Existing Land Use

The results of the land use survey are compiled and summarized in Table 2.

As indicated in the table, there are ⁵⁶⁴442 acres of land within the City limits of Clearwater at the present time. Most of the land within the City is developed for urban purposes with the exception of ^{23%}14% which is vacant or in agricultural use. The majority of the vacant land is ^{in agricultural use}platted into lots and blocks and is located north of Wood Avenue and west of ^{Tracey}Fourth Avenue.

Residential uses account for ^{41.5%}44.6% of the developed area of

the City. A large majority of the residential land is used for single family dwellings. In ~~May of 1978~~¹⁹⁸⁰ there were ⁶¹⁵ 606 dwelling units within the City. Of this total, ⁵⁴⁵ 536 were single family dwellings, 18 units were in two family structures; 44 units were in multi-family structures and 8 were mobile homes.

The land use survey also indicated ^{2.3} 2.7% of the developed land was used for commercial purposes. Most of the 10.2 acres of commercially used land are located along Ross Avenue between Grant and Gorin Avenues. However, there are a few commercial activities scattered in the predominantly residential areas north and south of Ross Avenue. The existing industrial uses in the Clearwater area are located outside the City and are, therefore, not reflected in Table 2. They are located northeast of the City at the intersection of 4th Street (135th Street West) and the Missouri-Pacific Railroad and are related to storage and processing of agricultural products and metal fabrication.

Most of the public and quasi-public land in the City consists of school sites and the park site north of Ross Avenue and west of ~~Fourth Street~~^{and the park site east of the school on the south side of Ross Avenue.} School properties account for 39.6 acres of land and the park ^{account for} is ^{1.2} 1.3 acres. ~~in size.~~

Streets, alleys, and railroad rights-of-way account for ^{28.4%} 32.5% of the developed land within the City. Of this amount, open streets account for 98.8 acres or ^{22.7%} 25.9% and unopened streets account for another 8.1 acres or ^{1.9%} 2.2%.

As indicated above, ^{28%} 14% of the total area within the City is vacant and undeveloped or in agricultural use. There are a total of ^{128.8} 61.9 acres in this category of which ^{41.3} 52.3 acres are platted into lots and blocks and presumably available for development and ^{87.5} 9.5 acres

are unplatted. Most of the vacant ^{platted} property is platted for residential purposes.

Table 2
EXISTING LAND USE IN
CLEARWATER, KANSAS

Land Use	Acres	% of Developed City Land Area	Acres/100 existing City Pop.
<u>RESIDENTIAL</u>	<u>169.7</u> 180.8	<u>44.6</u> 41.5	<u>10.00</u> 10.73
(1 Family Units)	(162.0) 166.4	(42.6) 36.2	(9.54) 7.08
(2 Family Units)	(1.8) 3.1	(0.5) 0.7	(0.11) 0.18
(Mobile Homes)	(0.8) 0.8	(0.2) 0.2	(0.05) 0.05
(Multi-Family Units)	(5.1) 10.5	(1.3) 2.4	(0.39) 0.62
<u>COMMERCIAL</u>	<u>10.2</u>	<u>2.7</u> 2.3	<u>0.60</u>
(Retail Sales)	(5.5)	(1.4) 1.3	(0.32)
(Services)	(2.8)	(0.8) 0.6	(0.16)
(Wholesale & Storage)	(1.9)	(0.5) 0.4	(0.12)
<u>PUBLIC/QUASI-PUBLIC</u>	<u>76.8</u> 120.8	<u>20.2</u> 27.8	<u>4.52</u> 7.17
(Schools)	(39.6)	(10.4) 9.1	(2.33)
(Parks)	(12.1) 156.1	(3.2) 12.9	(0.71) 3.33
(Other Gov't. Prop.)	(3.7)	(1.0) 0.9	(0.22)
(Churches)	(6.7)	(1.8) 1.5	(0.40)
(Cemeteries)	(14.7)	(3.8) 3.4	(0.86)
<u>TRANSPORTATION:</u>	<u>123.8</u>	<u>32.5</u> 28.4	<u>7.29</u>
(Streets)	(106.9)	(27.1) 24.5	(6.29)
(Alleys)	(11.0)	(2.9) 2.5	(0.65)
(Railroads)	(5.9)	(1.5) 1.4	(0.35)
<u>TOTAL DEVELOPED LAND</u>	<u>380.5</u> 435.6	<u>100.0</u> 100.0	<u>22.41</u> 25.79
<u>VACANT LAND:</u>	<u>61.9</u> 128.8		
<u>TOTAL CITY LAND</u>	<u>442.4</u> 564.4		

Land Use Projections

One of the primary purposes of a Comprehensive Development Plan is to estimate how much total land will be needed to accommodate the projected population by the year 2000. Such an estimate, in turn, gives an indication of the future municipal services that will be needed. The total estimate is derived by projecting the

individual land use categories in a reasonable proportion to one another to satisfy the total future population projection. The projections for Clearwater are based on the assumption that the manner of living in the community will not change radically over the next twenty-two years although some minor variations in density will likely occur. Land use projections for each category are made for a future City population of 2,437 as summarized in Table 3.

Residential Land

March 1983, 10.73
In ~~May~~, 1978, 10.00 acres of land were used for residential

residential purposes for each 100 people living in the City. It is assumed that the bulk of future residential development will be detached single family development. It is further assumed that a

~~certain~~ ^{small} amount of high density residential development, such as retirement centers and multi-family developments will also occur. ^{*the mixture of types of residential uses is expected to remain approximately the same as the present.*} Assuming these occurrences, the number of acres-per-100-population

may decrease slightly to an overall average of 9.7 acres-per-100-^{*the 10.75 acres per 100 population*} population. Using this figure for projective purposes, 236.4 acres

of residentially developed land will be needed to accommodate 2,437 residents. This would require an additional ^{80.7} ~~66.4~~ ^{developed} acres of land for residential purposes.

Commercial Land

Currently, .60 acres of land for each 100 population are being used for commercial purposes. While the relationship between the amounts of commercial land to provide local goods and services and the size of the population may be directly proportional, they are not entirely progressively proportional. In other words, the amount of land used for commercial purposes will increase in large steps when new businesses move into the City while overall population increases

commodate future population levels are summarized in Table No. 3. The table indicates the total amount of land now used in each major land use category inside the City; the additional land needed to satisfy the projected future population levels, the total projected acreage for the future and the percentage of the total developed land represented by each land use category. It should be noted that these projections relate specifically to the City of Clearwater. It is anticipated that all future urban growth will occur within the City and within areas immediately adjacent thereto that will be incorporated into the City as development occurs. Development that occurs in the outlying three mile ring around the community is anticipated to be agriculturally related with the exception of some of the industrial area north of the City and some very scattered suburban estate-type development that may occur along local highways.

Table 3
 LAND USE PROJECTIONS FOR
 A POPULATION OF 2,437 IN CLEARWATER, KANSAS

	Acres in 1983 1978	Additional Acres Needed	Total Acres Needed	% Project Dev. Lan
Residential	160.8 169.7	80.7 66.4	241.5 236.4	76.1 44.5
Commercial	10.2	4.4	14.6	2.6 2.8
Pub/Q-Pub.	120.8 76.8	0.0 32.8	120.8 109.7	21.3 20.6
Transportation	123.8	46.8	170.6	30.1 32.1
DEVELOPED TOTAL	435.6 380.5	131.9 150.4	567.5 530.3	100.0

These projected amounts for each land use category are adequately represented on the Land Use Plan Map D. This map together with the following goals, objectives and policy statements constitute the land use plan element of the Comprehensive Development Plan document for the City of Clearwater and its immediate environs and surrounding territory.

as to existing and future needs have been made on the basis of the application of general planning standards. Standards have been derived from those commonly in use and by consultation with individuals, agencies and organizations most familiar with current and future operations.

Parks and Recreation

The City of Clearwater has ^aone public park located at the northwest corner of Fourth Street and Ross Avenue) *and an undeveloped park site located south of Ross on the east side of the high school.* The park is well located in relation to the anticipated pattern of future development. As development occurs east and west of Fourth Street and north of Wood Avenue, the park will become centrally located within the community and within relatively easy walking distance of all city residents. *The park site east of the high school is approximately 44 acres in size.* The park is twelve acres in size and contains a variety of park and recreational facilities. *at Fourth and Ross*

These park and recreational facilities consist of the following:

- one lighted baseball diamond with backstop
- two sets of bleachers
- one concession stand
- one restroom structure
- two covered picnic-shelter houses with charcoal grills
- fourteen picnic tables
- two swing sets with four swings each
- one fenced unpaved parking area
- six trash receptacles
- one lighted swimming pool with bathhouse and paved parking area
- two fenced and lighted tennis courts
- three drinking fountains

- three teeter totters, three chinning bars and one horizontal ladder climber

The ^{park is} ~~park~~ also well located in relation to adjoining school properties. These ^{school} ~~properties~~ contain spaces and recreational facilities which compliment those found in the public park. The elementary schoolgrounds contain many playground items that are generally available to the community during times when school is not in session. The high school site, for example, contains a new full-sized, lighted baseball facility with concession stand and bleachers, which is available for use by the community's little league baseball association. The high school and middle school site also contain a football field with grandstands, a soccer field, a practice field and paved and unpaved parking areas. The grade school and the grade school annex sites contain the following outdoor recreational facilities:

Grade School:

- one jungle gym climber
- two swing sets (five seats each)
- one swing set (three seats)
- one merry-go-round
- one slide
- two outdoor basketball backboards and goals
- one small baseball diamond with fences and backstop
- one straddle bar
- one large paved outdoor play area

Grade School Annex:

- one small fenced play field with a backstop
- one straddle bar

- one climbing pole set
- one swing set (five seats)
- one balance beam
- one bench
- one merry-go-round
- one rubber tire obstacle course

On the basis of this inventory, it appears that the City of Clearwater is well-served with recreational facilities, particularly in the area of playground equipment. There are, however, some items that would be desirable additions to the inventory. A paved multi-use basketball/volleyball court would add an extra dimension to the public park facilities, and an additional lighted tennis court would not be an unreasonable addition to the system in view of the increasing popularity of the tennis sport. Improved parking areas should also be provided in, and adjacent to, the city park, and a new restroom/equipment storage facility would be desirable. It should be noted that the city park property ^{located at Fourth and Esch} was donated to the city with the restriction that no organized activity be allowed to occur thereon on Sundays. This restriction has limited the activities of the local baseball organization and has generated interest in securing new unrestricted baseball facilities. In view of the restrictions on the existing park, it would appear appropriate to develop new baseball facilities at another location.

In addition to the above mentioned public facilities, there exists a nine hole, grass green golf course which is privately operated and open to the general public on a fee basis. Cities the size of Clearwater are generally not fortunate enough to

have golfing facilities immediately available. This facility is an extra recreational asset to the community which will hopefully receive adequate support from local golfing enthusiasts to assure continued service to the community in the future.

In regard to the determination of future park needs for the city, the National Recreation and Park Association has supported a long-standing general standard of 10 acres per 1000 population

in urban areas. By applying this standard to the existing and projected future population levels of the community, it would appear that the current park acreage is approximately 5 acres short of achieving the standard, and by the end of the planning period, an additional 12 acres will be needed. *It is apparent that the amount of existing parkland is more than adequate to meet current and future needs. The increase of the 44 acre park site east of the high school has increased the parkland-population ratio to 23 acres per 1000 population for the projected population level in the year 2000.*

It should be noted that the parkland standard used herein varies from one that has been applied on a county-wide basis in a recently completed plan document entitled "Wichita-Sedgwick County Park and Open Space Plan 1976". The Wichita-Sedgwick County Plan uses a standard of 11 acres/1000 population, of which 5 acres/1000 population is assumed to be the responsibility of county government and the remaining 6 acres/1000 population is a minimum standard assumed to be the responsibility of local government.

The Clearwater Comprehensive Plan does not anticipate significant parkland expenditures by County government in the immediate vicinity of the city and a more optimum local standard of 10 acres/1000 population was, therefore, used for projective purposes.

On the basis of the current trends of rapidly rising property values and interest rates, and the possibility of continuous

~~development pre-empting appropriate park sites, it is recommended that an additional neighborhood park site of 10 to 15 acres be acquired as soon as possible. A park of this size ^{will} be adequate to meet current and future parkland needs and should be developed for the unrestricted recreational activities of the community ^{and the outlying contributing area}. Such a park could contain facilities for baseball, soccer, picnicing, and paved areas suitable for a variety of court games. Modern playground equipment might also be incorporated into the park layout. ^{an application has been made for a matching grant from the Kansas State Parks and Resources Authority, to assist in the development of the park site in the future.} However, a park site greater than 15 acres may be desirable and appropriate to account for the population in the contributing area surrounding Clearwater.~~

~~A new park site should be accessibly located in relation to the residential development of the community. There are no large vacant sites within the developed area of the community. A new site will, therefore, have to be located on the periphery of the community.~~

~~In reviewing the physical features of the area immediately surrounding Clearwater, several site alternatives present themselves. The area to the west and southwest is sloping, low in elevation, and subject to periodic flooding. This area, although containing some natural terrain and streamway features that would enhance a parklike setting, is not recommended due to the potential flooding problem. The area to the northwest, adjacent to Wood and Tracy Avenue appears to be well-drained, reasonably level and accessible to the community. A second possibility would be a site located in the area east of Fourth Street and north of Wood Avenue. A site in this vicinity would be well-located in relation to the current and future development occurring east and west of Fourth Street. A third~~

area having potential for a future park site would be south of the high school-middle school site on the east side of Fourth Street. A park in this location could be very complimentary to the school and park facilities that now exist, and would also be very accessible to the community. This area, however, has some associated drainage problems. A fourth possibility would be immediately south of existing development on the west side and may not be as desirable as the other areas. A fifth area for consideration would be located on the south side of Ross Avenue immediately east of the high school site. This area would also be complimentary to the existing school facilities, although it has some associated drainage problems and sewer line extension problems. These alternate areas for park locations are symbolized on the Land Use Plan, Map D.

Most of the areas mentioned above are suitable for park purposes and it is recommended that city officials consult with property owners in the areas to determine availability and cost of a park site. Once land availability is determined, and a site selection is made, local, state, and federal funding sources should be pursued to accomplish acquisition. The possibility of private donations should also not be overlooked in local attempts to secure additional park properties. Cooperative arrangements with other local units of government may also be possible in securing and developing additional park facilities.

Library

The Clearwater Public Library has been in operation for over twenty years. The library moved into new facilities at its current

The output from these wells and pumps supplies the distribution system illustrated on Map G. This system consists primarily of 6" diameter water mains running in and along Wood, Ross, Park, Nancy, Grant and Fourth Avenues, and Southeast Drive. Properties along other intervening residential streets are served primarily by 4 inch diameter water lines. There are three locations where 2 inch diameter water lines exist. These are the block lengths between Kansas and Park Avenues on Lee and Gorin Avenues, and along Byers south of Wood Avenue.

The entire system is looped with the exception of four deadend lines located on Grain Avenue south of Ross and at Hellar Avenue, on Byers at the railroad track and Fourth Avenue approximately 400 feet north of Wood Avenue. A problem commonly associated with nonlooped deadend lines is that service along the entire line must be interrupted to make any necessary repairs or new service connections. Looped lines may provide service from either direction when sufficient shut off valves exist within the system. The City has been actively pursuing water system improvements including additional valves, new line looping and the replacement of the small diameter service lines with larger lines. All 2-inch line replacements are anticipated to be completed by 1980⁶⁵. These improvements plus the addition of strategically located shut off valves will provide a distribution system that is readily extendable into the future growth areas of the community. It is recommended that future service line extensions not be less than 6 inches in diameter, as smaller diameter piping will not transport sufficient water to meet consumer demands and fire flow requirements. However, if a water extension does not serve a fire hydrant and if the probability of it ever serving future extensions

system, etc., must be evaluated to provide an accurate proposal of future sewage treatment needs.

It is beyond the scope of this general plan document to present a detailed infiltration evaluation of the sewer system.

The City's consulting engineer, however, is equipped and in the process of producing such a study in 1980. *The study indicated the need to construct a fourth cell if the plant is to operate in a non-discharging fashion.* A financial grant to continue the study, which is referred to as a "Step-I Sewage Facility Plan", has been approved by the federal Environmental Protection Agency (EPA) and work is to begin in 1979. *Application for grant assistance for the construction of the fourth cell has been made and is awaiting approval by the federal Environmental Protection Agency. Construction of the fourth cell will provide the needed capacity to serve the current and future population of the community and enlarging the existing Plant to accommodate the City's needs will save the expenses of continuous testing and annual discharge permit fees.* construction by the early 1980's.

Storm Water Drainage

Most of the storm water runoff in Clearwater is carried in streets with curbs and gutters and in several open ditches along streets. There are three underground storm sewers at the present time. One underground inlet pipe is located on Michelle approximately one-half block east of Prospect, which drains to the south. There are also two underground storm sewers along Janet Court and First Court in Hammers Addition which drain to the northwest to the railroad right-of-way.

The more significant open ditches which carry storm water runoff are located along Tracy Avenue south of Ross, along Fourth Avenue through the City and along various segments of Ross Avenue, Prospect Avenue, Wood Avenue, First Avenue, Kansas Avenue, Grant Avenue and Park Avenue. A drainage easement and open ditch also exists running north and south approximately 175 feet west of Fourth Avenue on both sides of Wood Avenue.

----to designate within the adopted Comprehensive Development Plan adequate areas for education, recreational, governmental and public health and safety purposes.

----to ~~acquire and develop~~ ^{adequately} ~~an additional 10 to 15 acres of property~~ ^{the} ~~for park, recreation and open space purposes.~~ ⁴⁴ ~~acres~~ ^{parcels east of the high school}

----to provide easements at least 15 feet wide for the extension of public utilities (water, sewer, gas, electricity, etc.) into newly developing areas adjacent to the City.

----to secure the best possible fire insurance classification with the lowest possible premium rate for the City.

----to provide for adequate police protection for the community.

----to provide municipal sewer and water systems conforming to environmental health standards to meet the needs of an estimated 3437 population level by the year 2000.

----to secure an adequate level of public health services for the city.

----to develop a storm water drainage system to eliminate current and future drainage problems in the eastern and central portions of the City.

It shall be a POLICY of the Clearwater Planning Commission:

----to cooperate with other organizations (both public and private) in establishing and maintaining educational, cultural, recreational, health and safety facilities for the City.

----to make full use of grant programs from other levels of government (state and federal) in securing needed public facilities.

----to assure adequate provisions for public facilities through the application and enforcement of subdivision regulations.

968

Wendell S. Anderson
Asst Dist Dir
620 E 30th
Ketch 67501
(314) 669-0151

Solar Shields

Steve Robles

Page 19 - Medium Term
tbl.

U

H.H. Payne

Clearwater	-	\$20,385
- Wichita	-	\$ 17,214
Sed. Co.	-	\$ 18,223

43772.89
44772.89
1584.00
43188.89
1300.00
41888.89

945-0142

	Median Income/HH	HH
Goddard -	21995	438
Bentley =	18068	117
Garden Plain -	20789	235
Valley Center (Grant)	20942	611
Mount Hope	14924	287
Keechi	20000	101
Park City	21943	85
Cheney	17031	504
Clearwater	20385	572
Haysville (Lincoln)	22900	1221
Merix	19511	415
Delroy (Lincoln)	27763	188
Delroy (Rockford)	25738	2895
Mulvane -	23431	1391
Haysville (Salem)	22901	1217
Andale -	20682	173
Colwich -	19934	268
Valley Center	20268	491
Viola -	19375	70
	\$ 241373903	11221 HH.

AVERAGE MEDIAN HH INCOME = 21495

> 2500	21
2500 - 4999	31
5000 - 7499	25
7500 - 9999	26
10000 - 12499	46
12500 - 14999	33
15000 - 17499	53
17500 - 19999	29
20000 - 22499	52
22500 - 24999	36
25000 - 27499	36
27500 - 29999	30
30000 - 34999	57
35000 - 39999	24
40000 - 49999	30
50000 - 74999	15
75000 <	<u>6</u>

80% = 16308

50% = 10,197

R2 = 39501
17127

56628^{sq'}
= 1.30 ACRES
(6 DU's)

H = 11265
10178
12822
13723
14924
15359

MF = 144780
89544

234324^{sq'}
= 5.38 ACRES
(44 DU's.)

15218
17411
18721
10739
9007
15250

V = 3414206^{sq'}
= 78 ACRES

13713

11301
189631^{sq'}
= 4.35 ACRES
(14 DU's)

See.



only to committee.

4-28-82

Do for the Planning Commission on the Comprehensive plan:

- ~~Local building inspection, if possible~~
- ~~investigate squaring up boundary of city~~
- ~~square off lagoons and treatment plant~~
- MAPD check change in demographics on page 18, 15, 19 ✓
- " page 24 median average value of housing ✓
- " update table 4 on page 24 - *partial update of value figures*
- ~~me~~ page 25 Historic Housing trends check 9, 6 units -
- MAPD Table 6 Comparative Household data page 28 *partial update of income figures*
- " income page 29 ✓
- " check with intergovernmental enumeration ✓
- " change income levels high, average and low *changed in certain sections.*
- ~~Done~~ reword page 38
- MAPD page 39 & 40 review with county
- ~~record protective covenants regs. on plats or not~~
- ~~find legal words to use on plat plan to enforce covenants in some way~~
- ~~Done~~ Sav-a-trip commercial red
- ~~Done~~ Prairie Park Annexation
- ~~Done~~ Homes on 151 St. West
- ~~Done~~ remove Keeler Butane Plant
- ~~Done~~ ~~482~~ acres on page 45 instead of 442 acres and check percentages & number of
526 dwellings on page 46
- ~~Done~~ yellow properties filled in
- ~~Done~~ proposed park east of town
- MAPD table on page 47 needs redone
- ~~Done~~ residential Land on page 48 needs reworded
- ~~Done~~ Land Use Plan, remove park proposals
- ~~Done~~ wording on multi family density on page 54
- OK check 250 sq. feet space for parking on page 54
- street counts, check on page 58
- (look into new developments paying up front)
- (look into planned unit development with sample code) for future meetings
- (encourage multi unit housing)

K-State - for W.K.H.

Kennep ~~Wachtlen~~
Wachtlen

- Develop plan - N.W. corner.
- Single Family Townhouse
- some apts.

annexing the 40 acres
east of the High School -
for park purposes.

W

W

W

June 20th 1921 at
4/20

Clearwater Times
10-20-83

Hearing Set On Development Plan Revisions

A public hearing to consider revision of the city's comprehensive development plan will be at 7:30 p.m. Tuesday in the city building, 129 E. Ross.

Gordon Mikesell, chairman of the Clearwater planning commission, said the plan originally was developed in response to the city's desire to protect itself from undesirable growth and land use.

Mikesell said one of the requirements of setting up a three-mile zone of influence around the city to do that was to develop a long-range comprehensive development plan.

The plan, developed with the technical assistance of the Wichita-Sedgwick County Metropolitan Area Planning Department, originally was approved in July 1979. It covers the period from 1979 to the year 2000.

Mikesell said the planning commission has looked at the plan about every year, but has not felt there was a need for updating it until now.

According to its introduction, the plan is a presentation of descriptive data, apparent and projected needs, and suggested alternatives for appropriate community development.

The major elements evaluated in the plan are land use, housing, transportation and community facilities such as parks, libraries and water, sewer and drainage improvements.

The purpose of the plan "is to assist in building urban development in an orderly fashion which will minimize potential conflicts between various land uses, conserve scarce resources, maintain a safe and healthful living environment, and promote the eco-

nomical and efficient provision of community services."

"It's for anybody's use," said Mikesell. Businesses, developers, governmental bodies, whomever.

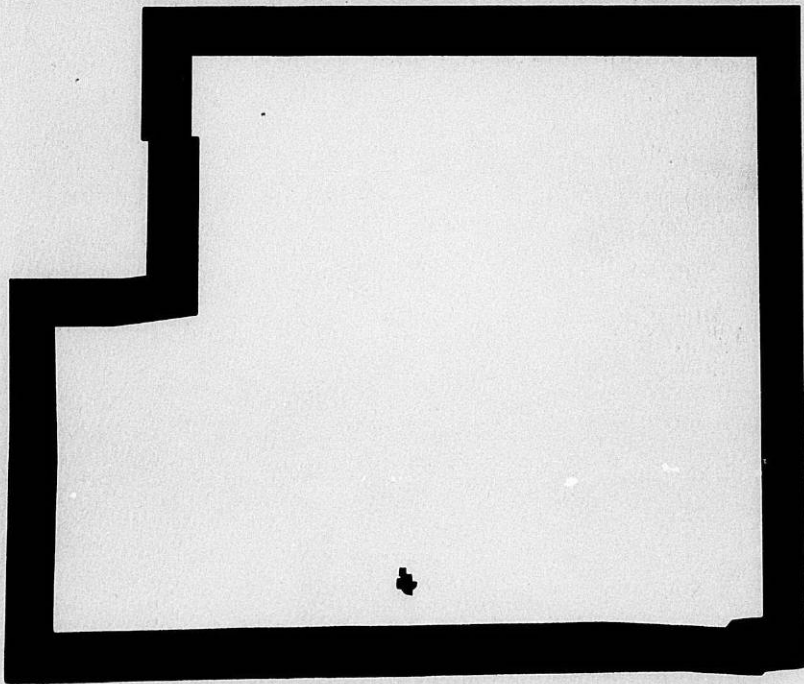
Mikesell said the revision will include plugging in updated statistical information, such as present population figures and population projections, as well as clarifying language in the document.

The planning commission will consider comments from citizens before voting on recommendations. The plan will then be forwarded to the city council for approval of the revised version.

"We'll probably continue looking at it about every year and will revise it again when necessary," Mikesell added.

clearwater

comprehensive
development plan



WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

City Hall, Tenth Floor
455 North Main Street
Wichita, Kansas 67202
(316) 268-4421

Robert L. Young
Principal Planner
Current Plans Division

COMPREHENSIVE DEVELOPMENT PLAN
FOR THE
CLEARWATER, KANSAS AREA

PREPARED FOR THE
CLEARWATER CITY PLANNING COMMISSION

AS AUTHORIZED BY THE
CLEARWATER MAYOR AND CITY COUNCIL

WITH TECHNICAL ASSISTANCE FROM
THE WICHITA-SEDGWICK COUNTY METROPOLITAN
AREA PLANNING DEPARTMENT

JULY, 1979

CITY OF CLEARWATER, KANSAS

Eugene C. Greenlee, Mayor

CITY COUNCIL

Don Roth, President

Kenneth W. Coy

Ralph F. Hawkins

Helen Jane Crews

Frank E. Petersen

CITY PLANNING COMMISSION

Gordon Mikesell, Chairman

Walter Anderson

Joe McQuillan

Bob Doyle

Don Roth

John Fieser

Harold Ray Tjaden

Frank Herzog, City Administrator

Yvonne Coon, City Clerk

Riley Turpin, Maintenance Superintendent

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT

Robert A. Lakin, Director of Planning

Jack H. Galbraith, Chief Planner, Current Plans Division

Robert L. Young, Principal Planner, Current Plans Division

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INTRODUCTION

The Plan and Purpose

This document constitutes the Comprehensive Development Plan for the City of Clearwater for the time period from 1978 to the year 2000. It is an attempt to determine the general pattern of the community in the future on the basis of current and past conditions. It is a presentation of descriptive data, apparent and projected needs, and suggested alternatives for appropriate community development. The Plan expresses the aspirations of those who participated in its preparation in the form of goal and objective statements for each major plan element. The major elements evaluated within the plan include land use, housing, transportation and community facilities (parks, libraries, water, sewer, drainage improvements, etc.)

To each of these elements, the planning process has been applied. This process consists of inventorying and analyzing existing conditions, establishing goals, applying acceptable standards, projecting future needs, investigating alternate solutions, and selecting appropriate methods of implementation. All of these activities are reflected in the text of the comprehensive plan document.

Upon completion and adoption, the plan becomes a general framework for the continued desirable growth of the community.

The overall purpose of the plan is to assist in building urban development in an orderly fashion which will minimize potential conflicts between various land uses, conserve scarce resources, maintain a safe and healthful living environment, and

promote the economical and efficient provision of community services.

In serving this purpose, the plan may be used as a basis for decision making by local officials on current projects that have long-range implications. The plan can provide information to private developers on the anticipated growth pattern of the City and surrounding area. It can be used as a vehicle for coordination between local officials and other levels of government and administrative agencies, as well as serving as a foundation for pursuing state and federal assistance programs. The plan is traditionally used as a legal basis for the establishment of zoning ordinances and subdivision regulations and amendments and modifications thereto.

The Legal Basis for Planning

The preparation of a comprehensive plan by the Planning Commission and the associated planning activities necessary to that end have been authorized by legislative enactments of the Kansas State Legislature. The powers and duties of the Planning Commission concerning the preparation of a comprehensive plan are set out in K.S.A. 12-704. Under this section of the Kansas Statutes, the Planning Commission is authorized to make or cause to be made "...a comprehensive plan for the development of such city and any unincorporated territory lying outside of the city but within the county in which such city is located, which in the opinion of the commission forms the total community of which the city is a part".

The law provides broad guidelines for the preparation of the comprehensive plan and specifies that the document must show the Planning Commission's recommendations for the develop-

ment or redevelopment of the territory. The plan in its adopted form, is to "...constitute the basis or guide for public action to insure a coordinated and harmonious development or redevelopment which best promote the health, safety, morals, order, convenience, prosperity, and general welfare as well as a wise and efficient expenditure of public funds".

The Planning Commission may approve the plan as a whole by a single resolution or, by successive resolutions, approve parts of the plan. Before approving the plan, the Planning Commission must hold a public hearing. A notification of the public hearing must be advertised in the newspaper at least twenty (20) days prior to the hearing date.

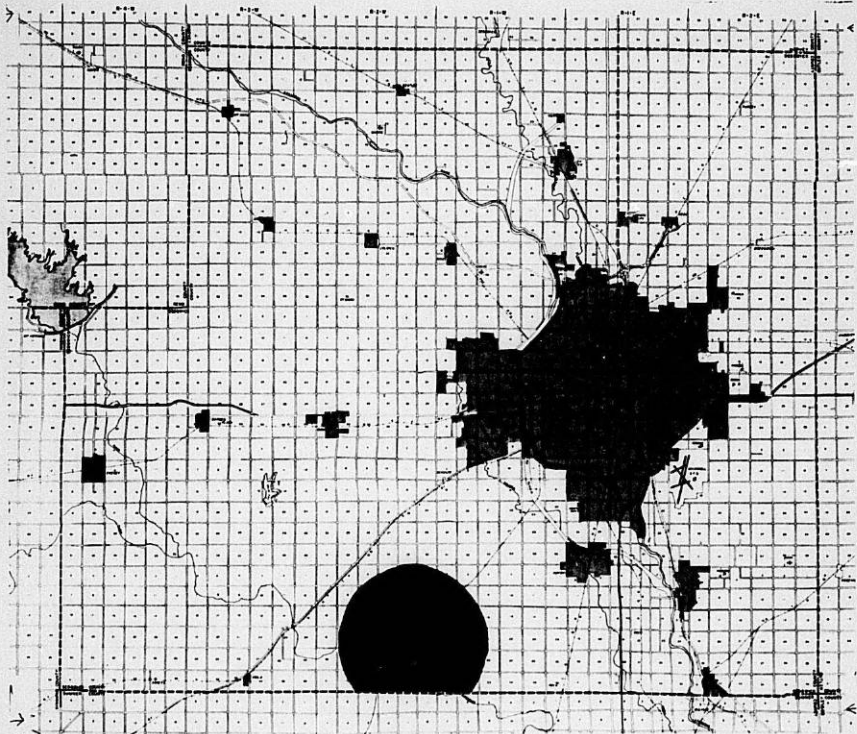
Following the public hearing, the approved plan or any approved parts thereof are circulated to the governing body of the city and to all other legislative and administrative groups and agencies having an interest in the proposals. These groups and agencies are by law provided at least sixty (60) days to review and comment upon the approved elements of the plan. At the conclusion of the review period, the Planning Commission may consider any comments concerning the plan document and take action to adopt the plan or parts thereof as the official plan of the city. It is not necessary for the plan to be adopted by a governing body other than the Planning Commission when its intended use is to provide a basis for development and project decisions within the city limits. If, however, the plan is to be used as a basis for the establishment of extra-territorial zoning authority outside the corporate limits of the city, the law as set out in K.S.A. 12-715b, requires

that the land be encompassed by the plan and the plan must also be approved by either the City Council or the Board of County Commissioners.

After the plan is adopted, the Planning Commission may at any time review or reconsider the plan or any part thereof and propose amendments, extensions and additions thereto. The procedure for adoption of any plan amendment, extension, or addition, is the same as that required for the adoption of the original plan.

The Planning Area

For the purposes of this plan document, the planning area which may be referred to herein and is sometimes called the "Clearwater area" will include the City of Clearwater plus the outlying Sedgwick County area within a three (3) mile radius of the City. In presenting growth proposals for the City, the plan takes into account the character and importance of the outlying area and emphasizes the protection and preservation of the farming activities occurring therein. The planning area is graphically indicated on Map A.



MAP A
GEOGRAPHIC LOCATION OF
THE CLEARWATER AREA

- CLEARWATER PLANNING AREA
(3 MILE RING)
- CITY OF CLEARWATER
- OTHER CITIES IN SEDGWICK
COUNTY

DESCRIPTIVE FEATURES AND GROWTH DETERMINANTS

Geographic Location

The City of Clearwater is located in southern Sedgwick County in south central Kansas. It is approximately three miles west and nine miles south of Mid-Continent Airport which is located on the southwest side of the City of Wichita. Clearwater's nearest neighbors are the City of Viola to the west and the City of Haysville to the northeast.

The City is located around the juncture of three paved county arterial roadways. These roadways are designated by number as Federal Aid Secondary (FAS) 602, 603, and 604. The City extends approximately three quarters of a mile east to west and one mile north to south.

The Missouri Pacific railroad borders the City on the northwest side.

Clearwater is in the Wichita Standard Metropolitan Statistical Area, defined by the U.S. Bureau of Census to include all of Sedgwick and Butler Counties. The Sedgwick-Summer County line is one and one-half miles south of the City. The location of the City in relation to the County and other cities within the County is indicated on Map A.

Physical Features

The physical characteristics of a community have a significant influence on existing and future development patterns. They assist in determining constraints or limitations on the growth of the community. Physical features are generally classified into two categories, natural and man-made.

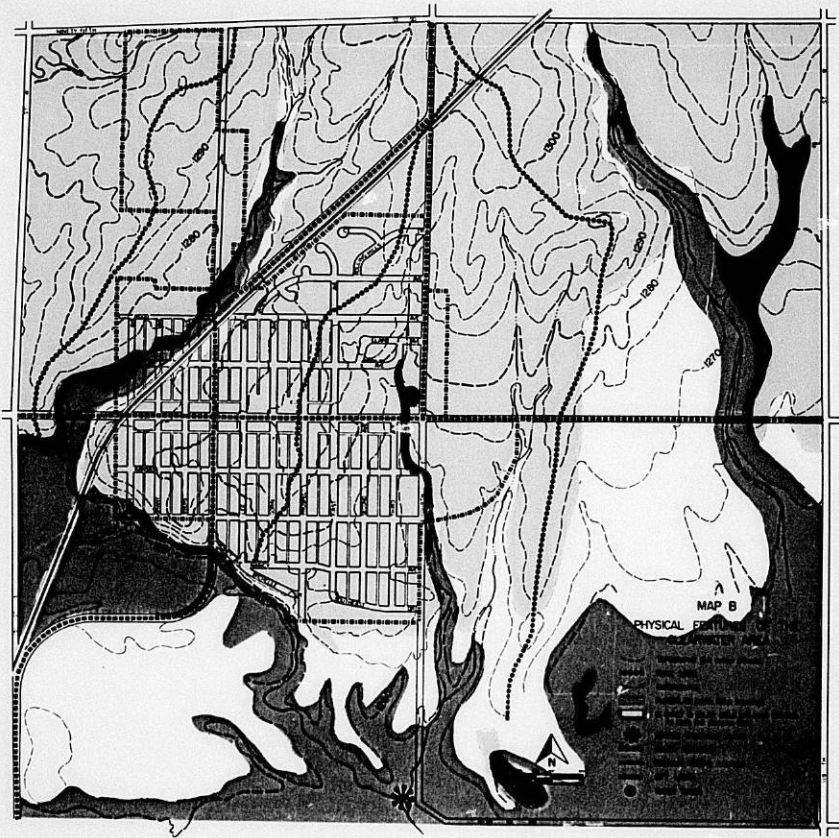
The natural features that influence urban development include soil types, climate, topography, geology and surface water drainage. Influential man-made features include major highways, railroads, public utility systems, major drainage improvements and established land use patterns. Map B indicates the major natural and man-made features of Clearwater and its immediate surrounding areas.

Natural Features

The area around Clearwater is typical of south central Kansas. The land has a gentle roll with little tree cover and is used mainly for grain crops, especially wheat.

The climate in the area is classified as continental. It is characterized by wide temperature variations, abundant spring rainfall, high winds, clear skies and much sunshine. The area is subject to frequent and abrupt weather changes, usually of short duration.

The area is fortunate in having a favorable seasonal distribution of rainfall. About 20 inches, or 70 percent of the average annual precipitation, falls during the April to September growing season. Little precipitation occurs in winter. The rainstorm, which produces relatively large amounts of wind and water in a short period of time, is the form of most of the precipitation that falls in the area. When rainstorms are preceded by long periods of slower rainfall and the ground is close to saturation, surface flooding can occur. Proper surface water drainage, therefore, becomes an important consideration in the location of future urban development. Surface water drainage is inseparably linked to the topography.



Together, they influence locations of street systems, public facilities (water purification and sewage disposal plants) directions in which urban growth may occur, and the location of various types of development. The City of Clearwater is well located in relation to its surrounding topography (see Map B). For the most part, the City is located on a slight ridge that separates two prominent natural drainageways. One of these drainageways joins the railroad right-of-way in the northwest portion of the City and follows a course around the western, southwestern and southern City boundaries, to empty into the Ninnescah River basin south of the City.

The other prominent drainageway runs north and south and is located approximately one-half to three-quarters of a mile east of Fourth Street. It has been modified in several locations by terracing and waterway improvement techniques used in soil conservation practices. Between these two prominent drainageways are two lesser watercourses also running in the north to south direction. The one having the most impact on the City is located immediately west of Fourth Street. During rainstorms it causes localized flooding and ponding problems through the City park and the eastern portions of the residential areas of the City. Expansion of the City to the north will tend to increase this localized drainage problem.

All of the watercourses join the wide floodplain of the Ninnescah River to the south. This floodplain and extensions thereof along its tributary drainageways is one of the most significant physical limitations to the pattern of development in the Clearwater area. Future urban development should be

prohibited from occurring in these areas subject to periodic inundation.

In general, the City is located on land that slopes downward to the west, southwest and south. The slope of the land rises to the north and northeast. The direction of these slopes indicate the most logical areas for extensions to the gravity flow sewage system which connects to the sewage treatment plant located at a low elevation south of the City.

Land slopes and topography are also associated with the types of soils in the area.

The U.S. Soil Conservation Service has made an extensive soil survey around the City of Clearwater. The identification and mapping of the soils allows determinations of soil capabilities for various uses. Characteristics of the soil which may affect urban development are also determined.

The most prevalent types of soils in the Clearwater area are in the Milan and Blanket series. These are deep well drained fine loamy soils with slopes from zero to six percent. The Milan soil is located extensively throughout the City and to the north, south, and east of the developed area (see Map B). The Blanket soil type exists to a lesser degree in the northwest part of the City and beyond. There are other soil types existing in the area that are associated with the small drainageways to the east and west of the City and the Ninescah River basin to the south. These are in the Naron and Elandco series which are fine sandy and silt loam soils very highly classified for agricultural purposes. They are restrictive for urban development purposes due to their association with drainageways and floodplains.

Soil Conservation Service information indicates that the Milan and Blanket soils are fair sources of topsoil, poor for road fill, and unsuitable as a source of sand and gravel. The soils have severe limitations for septic tank absorption fields due to slow permeability rates. They also have slight to moderate limitations for sewage lagoon facilities and moderate limitations for small commercial buildings and dwellings with and without basements due to their low strength and shrink-swell potential. The low strength of these soil types also places severe limitations on their use for unimproved local roads and streets.

These soil series have slow permeability rates of 0.2 to 0.6 inches per hour at depths below the frost line. The Wichita-Sedgwick County Department of Community Health has determined that soils having percolation rates of less than one inch in ninety minutes are not well suited for the septic tank-tile field method of sewage disposal. It does not, therefore, appear that these prevailing soil types are acceptable for the large scale installation of tile fields. Development occurring to urban densities on these soils should use available municipal systems. This will avoid the potential for ground water pollution and/or breakdown of individual sewer systems.

In relation to soils and soil types, it is important to note that Sedgwick County ranks very high in wheat production among counties in Kansas. Because the area around Clearwater is well suited for crop production, the land should be conserved

as much as possible for agricultural purposes. This should not, however, be a strict limiting factor to the proper expansion of the City. To facilitate conservation and avoid scattered urban development (commonly referred to as urban sprawl), the City should encourage development to occur in a logical step-by-step manner beginning within and immediately adjacent to the existing urban area and growing outward. This would indicate a limitation on suburban and ranchette subdivisions in the area in favor of higher density development adjacent to and part of, the City.

Another natural feature worth mentioning for its effect on the land use pattern of a City is the wind. Because of the blighting influence of odors and smoke emissions on land use, wind directions, frequencies and velocities are important factors in the location of some industrial and other activities that may otherwise hinder residential and commercial development. Air pollution is becoming an increasing problem each year as more sources of air pollution are created. Even in Kansas, where problems of air pollution are not particularly severe, the Kansas Legislature has enacted legislation controlling the emission of pollutants into the air. Directional frequency of winds in south-central Kansas show that industrial installations that are known sources of air pollution would have less adverse effects if they were located north of population centers. Three of the sixteen points on the compass (south-southwest, south and south-southeast) account for the wind direction thirty-seven percent of the time.

In the case of Clearwater, the location of existing

industries to the northeast along the railroad is appropriate in relation to prevailing wind directions. Industries needing rail service that may cause odor or emission problems should be encouraged to locate in the same general area.

Man-Made Features

There are four major man-made features that influence the future growth of Clearwater. These include the County arterial roads, the Missouri-Pacific Railroad, a drainage channel and the existing water and sewer systems.

The County arterials extend east and west and north and south through the City as indicated on Map B. Urban Development has occurred along each of these roadways with the general exception of the diagonal alignment north of the City. The diagonal roadway and the Fourth Street arterial link the residential areas of the community with the industrial areas to the north and provide good access to other urban centers in the County. The growth of the community needs good access to function properly. The existing County arterials offer adequate access to future development and do not, with the exception of the diagonal roadway, appear to present a barrier to the direction growth may take.

The diagonal roadway in combination with the railroad right-of-way running parallel thereto, present a very limiting barrier to growth. Crossing the combined widths of the two rights-of-ways with utility and access extensions may be prohibitively expensive. The same general effect may be associated with the railroad right-of-way and the parallel drainage channel in the northwest portion of the City. These

elements tend to discourage urban growth in the northwestern direction due to the problems associated with utility extensions and water runoff.

Although the railroad may have limiting effects on residential and commercial development, it provides a very desirable and necessary service to the industrial base of the community. Industrial land uses are appropriately located adjacent to rail service within and northeast of the community. The pattern of future industrial development is expected to reflect a continuation of rail-related site selections.

The sewer and water systems are established on a gridiron pattern throughout the community. The capacities now existing within each of these systems can accommodate additional urban development. There are, however, some directional limitations. The lowering land elevations to the northwest, west and southwest, and the desire to retain the gravity flow function of the sanitary sewer system have resulted in shallow depth of main lines in these locations. Further extensions in these directions will continue to decrease the depth of the sanitary sewer lines thereby impairing the function of service connections to individual properties. The pressurized water system would appear to be extendable in all directions although the site of the elevated water storage facility at the northwest corner of Ross and Fourth Street was located in anticipation of future development occurring in the north, northeast, east and southern parts of the City.

Summary

The physical features of Clearwater and the area surround-

ing the City indicate that most future urban development should occur to the north, northeast, east, and to some extent, the south. Developmental problems related to natural drainage, extension of municipal services and soil mechanics are not anticipated in these general locations. The floodplain of the Ninescah River to the south and southwest and its tributary drainageways to the west and northwest should be avoided.

Due to the high quality of the surrounding land for farming purposes and the severe limitations of the land for the septic tank-tile field method of sewage disposal, future urban type development should be encouraged to occur in a compact pattern immediately adjacent to existing development. Such a pattern will conserve as much farmland as possible and provide for the economical and efficient extension of existing municipal services.

Prevailing wind movements and the location of rail facilities indicate that any future industrial development may be most appropriately located northeast of the community adjacent to existing industries. Residential development can be expected to occur within the existing City or vacant properties now platted for development purposes as well as in the outlying areas mentioned above.

POPULATION

Among the most significant tools used by planners to forecast the future growth and needs of a community are population enumerations and population projections. Accurate population data is the base upon which the land use, community facilities, public utilities and other equally important elements of a city are built. It is, therefore, necessary at this point to give particular attention to the methods and criteria used in obtaining population information so that other sections of the plan will have more meaning as they are presented.

Historical population information, or that which already has been gathered through the various census-type techniques of manually counting the inhabitants of a given area, is usually the most easily obtained population information. Many government agencies engage in census enumeration activities and will make their records and findings available to planners. In the case of Clearwater, the two primary sources of such historical population data are: (a) the U.S. Department of Commerce, Bureau of Census and (b) the Sedgwick County Assessor's office. Table 1 shows the results of population surveys taken in Clearwater by the Bureau of Census. The Census Bureau's figures are the end product of a national census taken every decade in the United States since 1790. This information has been collected in the Clearwater area since 1900, with the last Federal census of the community completed in 1970.¹⁹⁸⁰

The County Assessor's census information is the result of an annual enumeration formerly required by Kansas Statutes. The

Assessor's figures, also in Table 1, depict the period since the 1960 Federal count. This particular data was selected to establish a more recent trend in Clearwater's population development.

TABLE 1
NUMERICAL INCREASE
1900 - 1970

U.S. Census		County Assessor's Census			
Year	Pop.	Year	Pop.	Year	Pop.
1900	304	1961	1120	1970	1435
1910	569	1962	1155	1971	1437
1920	647	1963	1180	1972	1477
1930	669	1964	1240	1973	1511
1940	591	1965	1272	1974	1571
1950	647	1966	1292	1975	1577
1960	1073	1967	1304	1976	1626
1970	1435	1968	1313	1977	1698
1980	1684	1969	1413	1978	1673

A statistical evaluation of the historical data of both agencies reveals that since 1900 Clearwater's population has increased at the rate of 2.80 percent each year. If this trend were to continue unaltered for the duration of the planning period, the City's population in 2000 would be 3205 persons. A strict numerical increase projection, however, does not take into account certain unpredictable variables, i.e., periods of economic prosperity or depression in agriculture, the establishment of new industries and prevailing social conditions. Such predictions, therefore, serve only as bench marks for more refined techniques of population projection.

In January of 1975, a detailed report was completed by the Metropolitan Area Planning Department staff, containing population projections for all incorporated, unincorporated and rural areas in Sedgwick County. This document entitled "Population

** From 1980 U.S. Census for which survey was conducted in late 1977, early 1980*

Forecast for Sedgwick County to Year 2000" has been constantly monitored in an attempt to keep the population projections contained therein as realistic and attainable as possible. The techniques used in deriving projections were based primarily on historic trends, birth rates, death rates, projections of larger areas, fertility rates, survival rates, migration assumptions and the long term anticipated growth of the industrial base of the entire County. This anticipated industrial growth was related to employment which in turn was related to population increases.

In all, eleven separate projections were made for Sedgwick County and the cities therein. These projections were averaged to arrive at one set of figures for reporting purposes. The projections derived through this process for the City of Clearwater are as follows:

<u>Year</u>	<u>Projection</u>
1985	1836
1990	1972
1995	2107
2000	2243

It is important to note that the present and future needs of a community are determined by the population and area to be served. The size and character of the present and future population is, therefore, more important than the specific year within which it is predicted to occur. Close attention should be given to annual census counts to determine any significant growth rate variations from those projected. Such variations, if present, will affect the rate which additional services must be provided which in turn signal the need to reevaluate and modify the plan for providing those services.

The projections set out above which were developed in 1975, have been compared to the annual population increases of the City of Clearwater since 1973 and have been found to be lower than the short term trend of the last five years. The projections for Clearwater have, therefore, been adjusted slightly upward to more accurately reflect the actual growth rate of the recent past.

The adjustment results in the following projections for the City of Clearwater in the years indicated:

<u>Year</u>	<u>Projection</u>
1985	1930
1990	2099
1995	2268
2000	2437

As a comprehensive community plan is intended to cover a reasonable time period of from 20 to 25 years in the future, the proposals for public facilities contained in this plan document will, therefore, be based upon the 2437 population figure projected to occur in the year 2000. This projection is visually illustrated on Chart No. 1.

Although population projections give an indication of size and extent of future public improvements, they do not, in themselves, indicate the types and character of the facilities needed. To make these determinations, it is necessary to have some understanding of the composition of existing and future population levels.

In this regard the Wichita-Sedgwick County Metropolitan Area Planning Department has recently compiled a series of informational reports for individual cities within Sedgwick County. These reports contain comparison data from the 1971 to 1977 Wichita/Sedgwick County Intergovernmental Enumeration conducted by the

Sedgwick County Assessor's office and the 1970 U.S. Census of
the 1980 U.S. Census information relating to
Population and Housing. The report prepared for Clearwater

indicates that the average age of the population for the city is
^{31.6} 32 years and the largest proportion ^(35.6%) (37.9%) of the population
falls within the ²⁰ 0-19 age group. The city has a female to male
ratio of ^{1.015} 1.073 which is similar to other areas of the County and
the education level of city residents is also consistent with
^{78.3%} 87% of all persons age 25 or over having received a high school
education. This compares to ^{76.5%} 82% for Sedgwick County as a whole,
and 85% for other small urban areas in the County.

The results of the ^{1980 census} Assessor's enumeration indicates that the
labor participation rate of all persons age 16 and over is some-
what lower than Sedgwick County as a whole with ^{53%} 53% currently
employed or seeking employment as compared to ^{57%} 61% for the County.
This may be attributed to the large proportion of population in
the ²⁰ 0-19 and the 65 years and over age groups within the community.

The large proportion of population in the ²⁰ 0-19 year age
group and the lower labor participation rate provides emphasis
for recreational and educational facilities for the City.

In terms of trends, ^{from 1971 through 1977} over the past seven years, the 20 to
44 year age group has ^{grown most rapidly} been growing the fastest with an average
annual increase of 4.8%. The 45-64 age group has remained almost
stable with a slight 0.2% annual average decrease in population.

The growth of the 20 to 44 age group is also reflected in
household formations in Clearwater in that those households with
heads in the 20-44 age group increased at an annual average rate
^{from 1971 through 1977} of 6.4%. The proportion of households with heads in the 20-44
age group has increased from 43.3% of total households in 1971

to 50.3% in 1977. There ^{were} ~~was a total of~~ ⁵⁷² 541 households in Clearwater in ¹⁹⁸⁰ ~~1977~~ with an average size of ^{2.84} ~~3.0~~ persons as compared to an average household size of ^{2.62} ~~2.7~~ persons per household for Sedgwick County, and 3.4 persons per household for all other small urban areas in Sedgwick County.

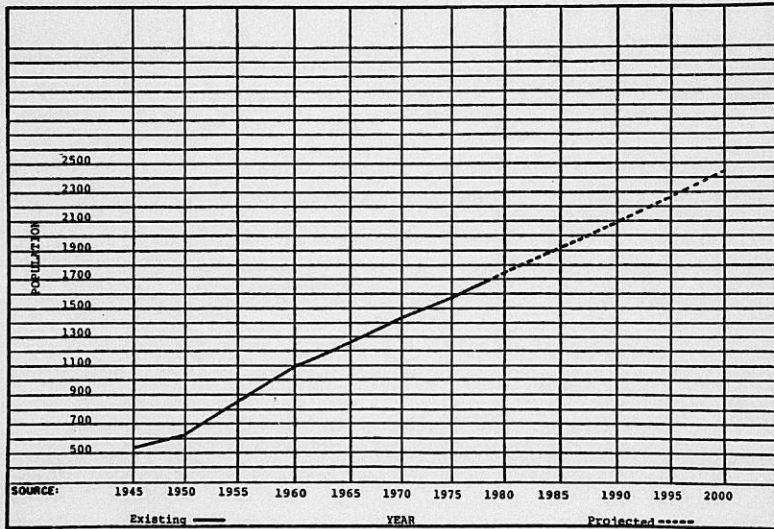
Due to the stability reflected in the modest growth rate of the older age group in the community and the continuing increase of younger heads of households, it is anticipated that the average household size will remain in the vicinity of 3 persons per household in the foreseeable future. This figure, will, therefore, be used in projecting land use needs in the future.

In relation to the future trends of population growth in the City of Clearwater, it should be noted that the existing work force of the community may be significantly influenced by variations in the overall economic trends of Sedgwick County. Many of the residents of Clearwater are now employed outside the community in industries that are located within or immediately adjacent to the City of Wichita. The rate at which industrial development occurs, particularly within those industrially designated areas in the southwest portion of the City of Wichita, may have an immediate and direct effect on the growth of Clearwater. New workers tend to choose locations for their homes which are within easy commuting distance to their jobs. Clearwater is in a position to attract new residents seeking a quiet rural community atmosphere.

The occurrence of rapid industrial expansion in the southwest portion of Wichita may, therefore, signal a potential influx of new residents to Clearwater. Significant increases occurring in the population level on a short term basis which are tied to

continuing industrial expansion elsewhere, may require reevaluation and adjustment of the long term population projections which form the basis of the comprehensive plan for the City.

Chart 1
CLEARWATER POPULATION PROJECTION
Source: WSCMAPD - 1978



HOUSING

Introduction

The provision of adequate housing for existing and future population levels of the community is a necessary part of proper community development. In the rural communities such as Clearwater, land used residentially for housing purposes generally accounts for an overwhelming majority of property valuation and hence the tax revenue base of the City. Every practical step should be taken to protect this base from the minimizing effects of structural deterioration and environmental blight. New housing should be constructed to standards that will assure its continued usefulness. Existing housing should be maintained at a level that creates and perpetuates an attractive living environment throughout the entire community.

This housing element of the comprehensive plan analyzes existing housing conditions, housing-related problems and forecasts future housing needs. In addition, the segment contains general goals and objectives relating to the housing situation and suggests activities to be pursued in achieving desired ends.

The segment is intended to fulfill requirements as they may apply to various federal grant programs, particularly those of the Federal Department of Housing and Urban Development (HUD).

These grant requirements include a statement of goals, objectives and planning criteria; current and consistent data; an analysis of needs and suggested distribution of housing resources; intergovernmental coordination activities; assurances of nondiscrimination and equal opportunity; and neighborhood preservation.

All of the requirements on the national level are directed toward

the achievement of the national housing goal of "providing a decent home in a suitable living environment for every American family".

Data Summary Relating to Housing and Households

The information presented herein has been derived from the ^{and 1980} 1970 U.S. Census of Population and Housing and the 1971 to 1977 Wichita-Sedgwick County Intergovernmental Enumerations as summarized in a document entitled "Small City Report: Profile for Clearwater, Kansas 1971-1977" prepared by the Wichita-Sedgwick County Metropolitan Area Planning Department in April of 1978. In addition to the above source information, a housing condition survey was also conducted by Planning Department staff in August, 1978.

It should be noted that the enumeration information collected over the past several years did not indicate the presence of racial minorities within the population composition. Statistics and analysis relating to racial minorities are therefore not included within the housing element.

Current Housing Characteristics

On the basis of the structural condition survey conducted in August, 1978, the housing stock in Clearwater included 606* dwelling units. Of these units, 536 or 89% were single family structures, 18 or 3% were in duplexes, 44* or 7% were in multi-family or group quarter structures and 8 or 1% were mobile homes. From exterior observation during the structural conditions survey, it is estimated that the housing stock is composed of 35* (6%)

* These numbers include a 27 unit figure which applies to a group quarters home for the elderly facility. (Group quarter figures of this nature are not generally included in the information derived through the Intergovernmental Enumeration.)

one-bedroom units, 86 (14%) two-bedroom units, 469 (77%) three-bedroom units, 13 (2%) four-bedroom units, and 3 (1%) five-bedroom units.

Information collected during the annual Wichita-Sedgwick County Intergovernmental Enumeration ^{and the 1980 U.S. Census} as presented in the following table indicates owner occupied units comprise ^{78.6} 76.6% of the total housing stock which is a significantly higher proportion than Sedgwick County as a whole. Renter occupied units account for ^{18.7} 19.1% of the total and ^{2.7} 4.3% are vacant.

Table 4
COMPARATIVE HOUSING DATA

Source: Wichita-Sedgwick County Intergovernmental Enumeration

	<u>Clearwater</u>	<u>Small Urban Areas</u>	<u>Wichita</u>	<u>Sedgwick County</u>
% Owner Occupied **	78,676.6	77,771.3	56,557.9	60,461.2
% Single Family	97.0*	97.0	91.6	91.2
% Duplex-Four-plex	1.0*	0.5	2.9	2.4
% Apartments	0.	0.8	2.0	2.0
% Mobile Homes	** 45,200*	41,176	40,305	42,404
Median Value **	\$26,700	\$26,800	\$23,950	\$24,350
% Renter Occupied**	** 18,719.1	18,922.1	36,134.8	34,331.7
% Single Family	70.0*	72.9	36.9	40.9
% Duplex-Four-plex	13.0*	19.8	27.5	26.1
% Apartments	15.0*	6.5	34.2	31.2
% Mobile Homes	2.0*	0.8	1.4	1.8
Median Rent**	\$ 33.76	\$ 21,616.4	\$ 138.98	\$ 200.140
% Vacant **	** 4.3	6.638	7.34	5.37.1
% Single Family	100.0	75.0	47.1	52.2
% Duplex-Four-plex	0.	8.0	16.8	14.9
% Apartments	0.	14.5	34.3	30.3
% Mobile Homes	0.	2.5	1.8	2.6

* Estimates.

** figures from 1980 U.S. Census

The vacancy rate in Clearwater ^(2.7%) is lower than the average ^(3.8) rate for similar small urban areas throughout the County, the ^(5.4%) City of Wichita, and Sedgwick County. ^(5.3%) The median value of housing in Clearwater is ^(45,400) \$26,700 per unit which is ^(41,976) higher than the median ^(40,800) approximately the same ^(42,000) for other small urban areas and higher than the median value of units in the City of Wichita and Sedgwick County. The median

rental payments per unit in Clearwater ⁽⁴¹⁷⁰⁾ are significantly lower than in other small urban areas ⁽⁴²¹⁰⁾ the City of Wichita ⁽⁴¹⁹⁰⁾ and Sedgwick County ⁽⁴²⁰⁰⁾.

Historic Housing Trends

The total number of housing units not counting group quarters, within the City of Clearwater have increased from 502 units in 1970 to ⁵⁸⁸ 579 in 1978; an average of ^{8.6} 9.6 units per year. The number of owner occupied units have increased from 349 in 1970 to ⁴⁶² 444 in 1980. Housing units that are renter occupied have remained relatively constant with 115 units in 1970 and ¹¹⁰ 111 units in 1978. The number of units that ^{were} are vacant have decreased from 38 in 1970 to ¹⁶ 25 units in 1978.

Structural Housing Conditions

During August of 1978, a structural conditions survey was conducted for all housing units within the City of Clearwater. The survey was conducted by staff experienced in the observation and classification of structural conditions using a standard rating system. The rating system has been used during annual intergovernmental enumeration and consists of ranking each residential structure on a scale of one to ten, with one being the least deteriorated condition and ten being the most deteriorated condition. The general description of each rank is as follows:

<u>Rating</u>	<u>Condition</u>
1	overall condition excellent
2	very good but "used"
3	good but showing wear
4	good but showing moderate wear
5	wear is extensive
6	repair is needed
7	moderate repair is needed
8	numerous repairs are needed
9	severe damage exists
10	structure is uninhabitable

Using this system, structures receiving ratings from 1 to 5 inclusive are considered standard. Those structures receiving ratings of 6 through 8 are considered to be in various stages of deterioration and those structures receiving ratings of 9 and 10 are considered dilapidated.

Deteriorated structures are basically sound but in need of repairs. Dilapidated structures are generally in such an advanced state of disrepair that they are uninhabitable and economically unfeasible to rehabilitate.

The structural survey evaluated only the exterior building condition. The method contains the assumption that a building's exterior condition provides an accurate indication of its overall condition. Although this may not be true for every structure observed, it is generally considered a valid assumption for general planning purposes.

The results of the structural housing condition survey are presented in Table 5.

Table 5

STRUCTURAL HOUSING CONDITIONS

Source: Field Survey by Metropolitan Area Planning Department

	<u>Rating</u>	<u>Number of Units</u>	<u>Percent of Total</u>
Standard	1	377*	62
	2	110	18
	3	74	12
	4	28	5
	5	9	2

Deteriorated	6	6	1
	7	1	0
	8	1	0

Dilapidated	9	0	0
	10	0	0
	Total	606*	100

* Includes a 27 unit figure for a group quarters elderly housing facility.

As indicated in the table, the overall condition of housing structures in the City is very good. Those units in the standard category total 99% which is an extremely high proportion for any urban area. Only 8 units within the City were considered to be in a deteriorated condition and only 2 of those were severely deteriorated. There were no housing structures found to be in a dilapidated condition.

Those units showing deterioration are generally located in the older section of the community within two blocks on either side of Ross Avenue. The units are scattered individually throughout the area and there does not appear to be any consistent or concentrated pattern of deterioration occurring on a neighborhood scale. Housing structures in excellent condition are found throughout the community in both the older and newest sections of the City. In general, the structures within two blocks of Ross Avenue are showing the most use due to their age. Excellent property maintenance throughout the area has assured the retention of structural and environmental quality within the neighborhoods.

Current Household Characteristics

During the Intergovernmental Enumeration, a considerable amount of information was collected concerning the individual households residing within the community. This information may assist in identifying deficiencies in the existing housing stock and provide some insight into the types of housing needs of the future. The following table summarizes the household data collected in Clearwater during the 1977 Intergovernmental Enumeration and provides comparisons to data collected for other areas.

Table 6

COMPARATIVE HOUSEHOLD DATA

Source: Wichita-Sedgwick County Intergovernmental Enumeration

	Clearwater	Small Urban Areas	Wichita	Sedgwick County
Total Households:	541*	12705	101493	125197
Head of Household (HOH)				
Characteristics				
% HOH age 16-19	1.3	0.7	1.5	1.4
% HOH age 20-44	50.3	56.3	49.0	49.6
% HOH age 45-64	27.2	32.5	31.5	32.2
% HOH age 65-up	21.2	10.5	18.0	16.8
Average age of HOH	47.3	43.5	45.6	45.4
% Female HOH only	5.7	5.9	8.2	7.6
% Male HOH only	1.3	1.4	1.7	1.7
% HOH with children age 0-18	55.3	60.8	35.7	39.6
% of those using child care	9.4	6.7	8.2	7.6
Household (HH)				
Characteristics				
Median HH Income **	\$20,385	\$21,495	\$17,214	\$18,223
% HH with Income under \$3,000	\$13,850	\$13,550	\$12,200	\$12,600
% HH with 1-2 persons	5.9	2.5	7.2	6.3
% HH with 5+ persons	41.2	34.2	60.3	56.1
Average HH size	16.6	21.2	10.5	12.5
% HH with more than two persons per bedroom	3.0	3.4	2.6	2.7
% HH moved into county in 1976	3.5	4.0	4.0	4.2
% HH moved within county in 1976	4.3	5.3	4.3	4.3
% HH at same address for 3+ years	5.4	9.0	11.3	10.7
	62.7	55.4	53.9	54.2

* It is estimated that this figure has increased to ⁵⁷² 555 in 1978 on the basis of new units constructed as observed during the structural conditions survey. These figures do not include a household figure associated with the group quarters facility. It is assumed that the head of household and household characteristics will remain approximately the same for 1978.

** Source: 1980 U.S. Census.

Information in the table indicates that most heads of households (50.3%) ^{fell} fall into the 20-44 age group. The proportion of the heads of household in the 65-and-up age group (21.2%) ^{was} is significantly larger than the same age group proportion for similar small urban areas (10.5%) and the average age of heads of household (47.3 years) ^{was} is slightly greater than in the other areas of comparison.

The percentage (5.7) of households with a female head only ^{was} is smaller than the other areas of comparison and those households with only male heads (1.3%) ^{was} is very close to the percentages in the other areas.

Over half the households (55.3%) ^{had} have children in the 0 to 18 year age group and 9.4% of these households ^{made} make use of some form of child care service.

The proportion of families in Clearwater with 0 to 18 year old children ^{was} is much higher than the proportion for the City of Wichita (35.7%) and Sedgwick County (39.6%). It ^{was} is about the same as the proportion found in other small urban areas (60.8%).

The ¹⁹⁹⁰ median household income in Clearwater of ^{\$70,385 was} \$13,350 ^{is} is ^{lower} higher than in other small urban areas ^{\$21,400 higher than} (\$13,550), ^{517,214} Wichita (\$12,200), and ^{higher than} Sedgwick County (^{18,223 in 1978,} \$12,600). ^{was} The percentage of households (5.9%) with incomes under \$3,000 ^{was} is over twice as high as in other small urban areas (2.5%) but lower than either the Wichita (7.2%) or the Sedgwick County (6.3%) totals.

The percentage (41.2%) of 1-2 person households ^{was} is greater than in other small urban areas (34.2%) and significantly less than in Wichita (60.3%) or Sedgwick County (56.1%).

The converse ^{was} is true with households having 5 or more persons.

The average household size in Clearwater ^{was} ~~is~~ 3.0 persons and the percentage of households having more than two persons per bedroom ^{was} ~~is~~ 3.5%. This ^{was} ~~is~~ less than in other small urban areas (4.0%), the City of Wichita (4.0%), or Sedgwick County (4.2%).

The percentage of households that ~~have~~ had the same address for three or more years in Clearwater (62.7%) ^{was} ~~is~~ slightly higher than those in other small urban areas (55.4%), the City of Wichita (53.9%) and Sedgwick County (54.2%).

Some generalizations that may be made on the basis of the preceding information are that there is a high degree of permanence and stability among Clearwater residents; there is a comparatively large proportion of households with children in the 0 to 18 age group and an equally large number of small 1 and 2 person households.

Due to the relatively large proportion of 1-2 person households and the correspondingly large proportion of heads of households in the 65 year and up age group, it is speculated that most of the 5.9% of households with annual incomes under \$3,000 are elderly retirees.

There is not a high degree of overcrowded households in Clearwater as evidenced by low 3.5% proportion of households having more than two persons per bedroom.

On the basis of an estimate made of the number of bedrooms per structure during the structural condition survey, the overall ratio of persons per bedrooms for Clearwater is 1.01. This ratio also reflects a low probability of overcrowding and the likelihood of an under utilization of much of the existing housing stock.

Historic Household Characteristics

The total number of households in Clearwater ~~has~~ increased from 464 in 1970 to ⁵⁷²555 in ¹⁹⁸⁰1978, an average of ^{7.8}11.25 households per year. Households with household heads in the 20 to 44 year age group ~~have~~ increased more than households with household heads in other age groups. In 1971 there were 197 households in the 20 to 44 year age group. This figure increased to an estimated 295 in 1978. Those heads of households in the 45-64 year age group and the 65 year and up age group remained relatively constant with 145 in 1971 and 147 in 1978 for the former and 113 in 1971 and 115 in 1978 for the latter. The number of households with children ages 0-18 ~~has~~ increased from 245 in 1973* to 306 in 1978. The households with 1-2 persons increased slightly from 208 in 1971 to 228 in 1978. Households having annual incomes of less than \$3,000 ~~have~~ remained relatively constant with 35 in 1971 and 33 in 1978.

If the past trends in household formation in Clearwater continue into the future, it would appear that most future housing types should be oriented toward families with young heads of households and young children. There will also be a continuing demand for units tailored to the needs of smaller 1-2 person households wherein, for the most part, the head of the household is over 45 years of age.

* 1973 was the first year that this information was available from the annual intergovernmental enumeration.

Future Housing Needs

On the basis of the structural conditions survey, there were 579 housing units in Clearwater in 1978 not including a 27 unit figure applied to a group quarters facility for the elderly. On the basis of the population projection presented in a preceding section of this plan, an estimate of future housing unit needs is made under the following assumptions:

1. The average family size in Clearwater will remain at 3.0 persons per household.
2. The housing vacancy rate will continue at the 5% level which is considered appropriate to provide for a selection of housing types and available units for prospective residents.
3. There will be a 0.5% loss of housing units due to dilapidation, conversions to other uses, public or private demolition and unforeseen disasters.

<u>Year</u>	<u>Projected Population</u>	<u>Total Housing Units Needed</u>	<u>Additional Units Needed</u>
1985	1930	681	102 975
1990	2099	740	161 152
1995	2268	800	221 212
2000	2437	860	281 272

To meet these projected housing unit needs for the year 2000, an average of 12.7 new units will have to be constructed each year. This rate of construction is slightly higher than the 9 unit per year average rate actually experienced in Clearwater since 1970.

As indicated in the section concerning residential land use, it is anticipated that most of the new housing will be

developed in areas north of Wood Avenue, south of Park Avenue and east and west of Fourth Street on the north side of Ross Avenue. This does not preclude the possibility, however, of individual structures being located in the older section of town on large lots that may be divided for construction purposes or on vacant lots or on sites of existing structures that may be demolished or otherwise removed.

Although it is anticipated that most of the new housing units to be constructed will be of the single-family type, there may also be units that fall in other categories. In particular, those units which may be constructed for rental purposes. A document recently completed by the Wichita-Sedgwick County Metropolitan Area Planning Department entitled "Wichita-Sedgwick County Housing Plan Element" projects the composition of future housing units in small cities and improvement districts in the following proportions for the year 2000; single family - 89%, 2-4 family - 3%, 5+ family - 6% and mobile homes - 2%. Applying these percentages to the projected Clearwater housing needs results in the addition of 250 single family, 8 units in 2-4 family structures, 17 units in 5+ family structures and 6 mobile homes by the year 2000.

Housing Assistance Needs

In regard to those households that may need some form of assistance due to income levels and housing conditions, a projection has been made on the basis of family income data collected during the intergovernmental enumeration and information compiled in the Wichita-Sedgwick County Housing Plan and the 1976 Housing Assistance Plan prepared by the Metropolitan Area Planning

Department.

For the purposes of the projection, lower income households are defined in accordance with the 1974 Housing and Community Development Guidelines which specify that all households whose income does not exceed 80 percent of the area's median income are considered lower income, and those whose income does not exceed 50 percent are considered very low income. Those lower income households falling between 50 percent and 80 percent of the median are defined as moderate income households. In 1976 Clearwater, the median family income ^{in Clearwater was} ~~is~~ \$13,850. Moderate income households would be those with incomes between \$6,950 and \$11,080 and low incomes would be those under \$6,950. Although 27 percent of the households within Clearwater ^{fell} ~~fall~~ in the above defined lower income levels, not all of the lower income level households ^{would} ~~will~~ need housing assistance. Those needing assistance are lower income households living in substandard housing and/or lower income households paying over 25% of their income for rent. During the development of a housing assistance plan for the City of Wichita ^{in 1978} ~~it~~ was determined that the ratio of households needing assistance to lower income households was .3196 to 1. This ratio, however, accounted for a significant number of households in substandard housing. As substandard housing is not a significant problem in Clearwater, the ratio has been adjusted downward to .2154 on the basis of the difference in the median rental payments experienced between Clearwater and Sedgwick County as a whole.

Applying this ratio to the percentage of households in the lower income categories results in an estimate of 32 households ~~currently~~ needing some form of housing assistance. Using the

same ratio and percentage for the future, it is projected that the total number of households needing housing assistance in the year 2000 will be 47.

On the basis of the enumeration data concerning age of heads of households, number of 1-2 person households and number of households with incomes of \$3,000 or less, it is assumed that most of the households in need of housing assistance are, and will in the future be, older retired households on fixed incomes.

Geographic Distribution of Housing Resources

On the basis of information presented in the physical features and residential land use elements of the plan, it is anticipated that most new housing units will be constructed north of Wood Avenue, and east of Fourth Street north of Ross Avenue. Scattered infilling of available vacant residential lots will continue to occur throughout the City, particularly south of Nancy Avenue and west of Fourth Street. Housing units that are constructed for the purpose of assisting households in need are anticipated to locate in the new development areas north of Wood Avenue and east of Fourth Street. Existing units that may be rehabilitated and/or receive some form of household assistance will be located generally in the older area of town, two blocks on either side of Ross Avenue from Grant Avenue on the west to First Avenue on the east on the north side of Ross Avenue; and to Third Avenue on the south side of Ross Avenue.

Measures to Maintain Housing Quality

The most important factor in the maintenance of the quality of the home, neighborhood and community is the pride and stewardship of the individual homeowner. Beyond the actions of the

individual homeowner, the community has a relatively narrow range of options that can be applied to influence the quality of housing. These options most commonly include the adoption and application of codes and ordinances relating to development and the provision of necessary supporting utilities and services. The community may also coordinate with, and pursue assistance from, other public and private agencies and organizations.

Codes that apply to housing construction establish minimum standards for materials, methods and development techniques which will, over time, assure a relative degree of safety and protect the general health and welfare of the citizen and the community. Adopted codes generally establish procedures for administering, inspecting, enforcing and appealing requests for various permits, licenses and orders relating to development activities. Those codes and ordinances having the most direct effect on housing quality include:

BUILDING CODES specifying the construction requirements for all types of structures. They regulate quality of materials, construction techniques, degree of occupancy, site location factors and specialized equipment needed for construction and maintenance purposes.

PLUMBING CODES regulating sanitary sewer and fresh water systems serving individual structures.

ELECTRICAL CODES regulate the installation methods and materials for electrical systems in new and renovated structures.

MECHANICAL CODES provide protection by regulating design, construction, installation, materials, location, operation, and maintenance of heating, ventilating, cooling, refriger-

ation system, incinerators and/or other internal environmental equipment.

FIRE PREVENTION CODES specify measures to safeguard life and property from the hazards of explosion and fire.

SANITATION CODES regulate many items of environmental health concerns including sewage disposal systems, pest and vermin control, abandoned vehicles, burning and hazardous materials.

HOUSING CODES are directed toward the upkeep and maintenance of existing dwellings and the overall quality and livability of the housing stock.

MOBILE HOME ORDINANCES set forth the manner by which mobile homes may be established individually and within mobile home parks in the community.

ZONING ORDINANCES AND SUBDIVISION REGULATIONS differ from the codes mentioned above in that they relate to the use and division of land for many purposes including residential building construction. Most of the previous codes address items specifically related to building construction or hazard abatement. Zoning regulates the types of uses of buildings and land throughout the community and the intensity to which development may occur. This includes permissible densities of residential development, building heights, building sizes, lot coverage, setback requirements, and other factors relating to site usage. Subdivision regulations relate to the specific design and layout of tracts of land for development purposes. These regulations generally relate to items such as lot sizes, street right-of-way

widths, drainage and utility easements, access points, site elevations, topography, and property dimensions.

Subdivision regulations are, therefore, oriented to the establishment of the overall pattern of the community in an efficient and functional manner.

Of those codes and ordinances mentioned above, Clearwater currently has in effect a local building code, health and sanitation code, mobile home ordinance, zoning ordinance and subdivision regulations. The City has also adopted, by reference, the National Electrical Code and the Uniform Plumbing Code and has referenced the Kansas State Code relating to plumbing.

The Planning Commission is currently reviewing other uniform code packages that are available from national sources. Some advantages of national uniform codes over those that may be developed locally include:

- simple but adequate standards for construction
- available at less cost than the probable expense of drafting and/or revising specific local codes
- absence of inadvertant local bias
- based on a broad base of current expertise in many areas and therefore familiar to most builders, architects, engineers and others in the building trades
- prepared by nationally established organizations who are available for reference on complex building problems
- recognized and accepted by federal and state governmental agencies in their review and consideration of housing assistance or other

project and program proposals.

On the basis of these advantages, it is recommended that Clearwater consider adopting the Uniform Building Code, Uniform Fire Code, Uniform Mechanical Code, and the Uniform Housing Code. In addition to the above mentioned advantages, it should be noted that Sedgwick County has adopted most of the uniform code packages. Adoption of the same by Clearwater would provide consistency in construction standards inside and outside of the City and would make available inspection services now performed by the Sedgwick County Department of Public Works.

Housing Assistance Programs and Evaluation Criteria

When a housing need exists that cannot be fulfilled through the traditional private housing market, consideration must be given to assistance available from governmental sources. The major housing assistance programs now existing to improve the quality and quantity of housing are listed below, together with the administering agency and a brief description.

U.S. Department of Housing and Urban Development (HUD):

Very limited
Low Rent Public Housing: Low rent housing units which are owned or leased and operated by a housing authority. Currently, a Local Housing Authority (LHA) operates only within the City of Wichita, though eligible tenants residing outside of the City may apply.

existing only
Section 8: A direct rent subsidy program in which the federal government pays a portion of the rent for eligible lower income households. The entire Wichita-Sedgwick County SMSA (Sedgwick and Butler Counties) is eligible for releases of new construction and substantial rehabilitation Section 8 subsidies, though only those areas served by LHA's are eligible for existing unit Section 7 subsidies.

Extended Section 235: Lower income home ownership interest subsidy program for construction of single-family units. Because of the \$25,000 ceiling on financing, there has been no local activity in the reactivated program.

X Section 221(d) 2,3,4: Mortgage insurance for homes (221(d) 2), or for new or rehabilitated rental housing for displaced or low or moderate income families, sometimes with mortgages bearing below-market-interest-rates (BMIR).

Very Limited
Section 202: Direct loans for construction of rental housing for elderly and/or handicapped households.

X F.H.A. Insurance: Subsidized mortgage insurance program. Maximum insured loan recently increased to \$60,000, with a three percent downpayment for the first \$25,000, and five percent of the amount between \$25,000 and \$60,000.

C.D.B.G.: (Community Development Block Grant Program) - provides source of funding for a variety of housing programs primarily designed to benefit low and moderate income households and neighborhood rehabilitation. Activities have included rehabilitation loan and grant programs, home insulation loans, paint grants, acquisitions, and a code enforcement program. Annual C.D.B.G. allocations are made to Wichita, as an entitlement city, while Sedgwick County and its other communities must compete for Small Cities Program and Metropolitan Discretionary Funds.

Farmers Home Administration--U.S. Department of Agriculture (FmHA)*:

Section 502: Rural home ownership program which provides low interest loans to eligible households.

Section 504: A maximum ^{\$7,500} \$5,000 low interest loan designed to rehabilitate substandard housing. Low income elderly applicants may also qualify for a Section 504 grant.

Section 515: Low interest loans made for the construction of low or moderate income family or elderly rental housing. May be combined with the Section 8 subsidy program.

Section 514/516: Low interest loan program for the construction of farm labor housing.

Section 523/524: Low interest loans for the development of housing sites to be sold on a non-profit basis.

* All FmHA programs are available ^{to farm residents} in rural Sedgwick County and in communities up to 20,000 population outside of the Wichita urbanized area.

Veteran's Administration:

V.A. Guarantee: Subsidized program which fully guarantees the home loan against loss up to the limit of the Guaranty. No down payment required.

In relation to housing assistance programs, it is recommended that Clearwater take full advantage of benefits that may apply to the community in meeting the housing needs of all citizens. It is recommended that the Clearwater Planning Commission be designated as the authority responsible for reviewing and recommending to the City Council on the acceptability of any large scale assisted housing projects proposed for the community. The Planning Commission should, furthermore, respond to requests for comments on proposals that are undergoing review by state and areawide A-95 clearing-houses. In reviewing assisted housing proposals, it is recommended that following criteria be applied to the types of projects indicated:

1. Lower Income Family Subsidized Housing

All family subsidized housing should be located in sound neighborhoods, and within reasonable distance of schools, shopping, parks, and employment centers. Not more than 10% of the dwelling units in each block should be subsidized housing. If more than one unit per block is subsidized, they should not be adjacent.

2. Lower Income Elderly/Handicapped Subsidized Housing

All elderly/handicapped subsidized housing should be located in sound neighborhoods, and within reasonable distance of shopping and parks.

If public transit becomes available, subsidized housing units should be located within 1/4 mile of transit lines.

In addition to the review activities mentioned above, it is recommended that information concerning the types and sources of housing assistance be compiled and made available to the general

public through the offices of the City Administrator. The City should also take appropriate steps to provide necessary support facilities and to eliminate any environmental problem such as storm water drainage which has a blighting effect on housing.

These actions related to housing should be taken on the basis of the following general goal and objectives.

Housing Goal and Objectives

It shall be the GOAL of the Clearwater Planning Commission to assure the development and conservation of housing which meets the needs of all segments of the population by providing adequate living space, environmental amenities, maximum quality and variety in housing types.

It shall be an OBJECTIVE of the Clearwater Planning Commission:

----to stress the coordination of governmental housing activities at the federal, state, and local levels to maximize the effectiveness of assistance programs.

----to avoid any form of housing discrimination within the community.

----to promote favorable conditions for new construction and rehabilitation of older structures through the application of codes, ordinances, and regulations that are flexible, up-to-date, and consistent with standards in common use in the construction industry.

----to encourage the construction of ²⁷²~~281~~ dwelling units to meet the projected market demands of future city residents over the next ¹⁷~~22~~ years.

----to encourage the collection and distribution through City offices of information concerning housing assistance programs.

----to constantly monitor the local housing condition
by annually reviewing development information available
from the City offices such as building permits issued
and water and sewer hookups.

LAND USE

Introduction

The Comprehensive Development Plan is to be used as a guide for future growth and maintenance of the City. Most land uses that now exist will continue to exist for many years and these land use patterns are not easily changed. The existing land uses, therefore, must be taken into account in the development of the future land use plan.

In May of 1978, a land use survey of Clearwater was made to determine how each parcel of land was being used in the City and in the surrounding 3 mile ring. *The survey was updated in March of 1983.* The results of the survey are shown for the City and its immediate environs in graphic form on the Existing Land Use Map.

By analyzing the present land use in light of population and economic projections, an approximation can be made of how much additional land will be needed by the various categories by the year 2000.

The land use for Clearwater has been classified into six general categories. These categories are as follows:

1. Residential: This category contains all of the land used for the purpose of housing the residents of the City of Clearwater. This includes single-family homes, two-family homes, multi-family homes, and mobile homes.
2. Commercial: The commercial category contains land and buildings where goods and services are sold or exchanged. Within this category are retail commercial (grocery store,

hardware store, etc.), service commercial (barbershop, cleaners, offices, etc.), wholesale and storage.

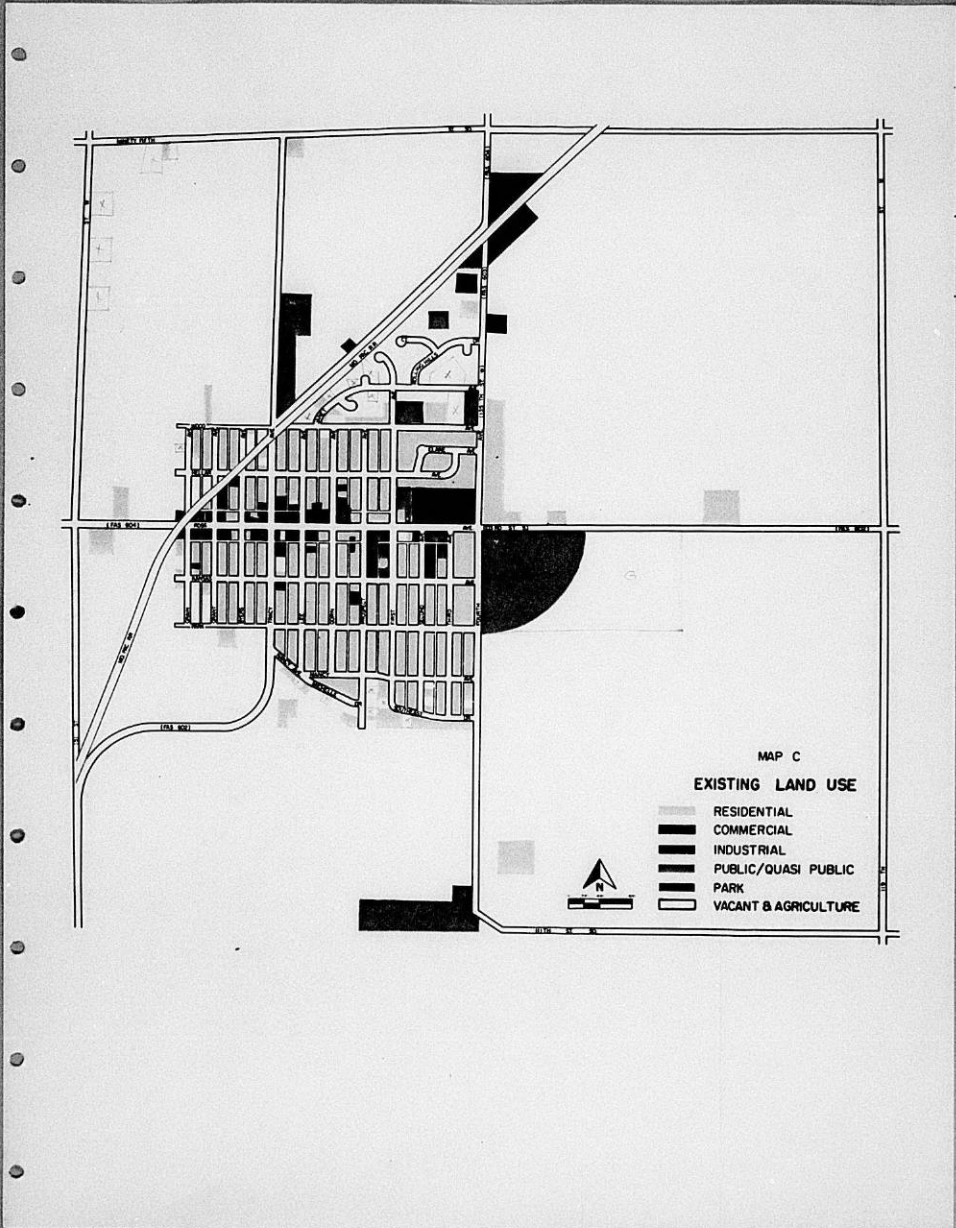
3. Industrial: This category contains land and buildings which are used in the manufacture and processing of goods which are generally sold to consumers elsewhere.
4. Public and Quasi-Public: This category contains all land and buildings which are owned and operated for the general public. Within this category are schools, parks, churches, cemeteries, governmental lands and buildings, and any other use which is public in nature. Any facilities or lands which are used for transit service, communication, or public utilities for the community are also contained in this category.
5. Transportation: This category contains lands devoted to use for street highways, alley and railroad purposes.
6. Vacant Land: All land which is presently being used for agricultural purposes or does not contain any buildings and is not presently used is classified in this category.

Existing Land Use

The results of the land use survey are compiled and summarized in Table 2.

As indicated in the table, there are ⁵⁶⁴442 acres of land within the City limits of Clearwater at the present time. Most of the land within the City is developed for urban purposes with the exception of ~~14%~~ ^{28%} which is vacant or in agricultural use. The majority of the vacant land is ^{in agricultural use} ~~platted into lots and blocks~~ and is located north of Wood Avenue and west of ^{Tracey} ~~Fourth Avenue~~.

Residential uses account for ^{41.5%}44.6% of the developed area of



the City. A large majority of the residential land is used for single family dwellings. In ¹⁹⁸⁰ May of 1978 there were ⁶¹⁵ 606 dwelling units within the City. Of this total, ⁵⁴⁵ 536 were single family dwellings, 18 units were in two family structures; 44 units were in multi-family structures and 8 were mobile homes.

The land use survey also indicated ^{2.3} 2.7% of the developed land was used for commercial purposes. Most of the 10.2 acres of commercially used land are located along Ross Avenue between Grant and Gorin Avenues. However, there are a few commercial activities scattered in the predominantly residential areas north and south of Ross Avenue. The existing industrial uses in the Clearwater area are located outside the City and are, therefore, not reflected in Table 2. They are located northeast of the City at the intersection of 4th Street (135th Street West) and the Missouri-Pacific Railroad and are related to storage and processing of agricultural products and metal fabrication.

Most of the public and quasi-public land in the City consists of school sites and the park site north of Ross Avenue and west of ^{and the park site east of the school on the south side of Ross Avenue.} Fourth Street. School properties account for 39.6 acres of land and the park ^{account for} ~~is~~ ³⁰ 12 acres ~~in size.~~

Streets, alleys, and railroad rights-of-way account for ^{28.4%} ~~32.5%~~ of the developed land within the City. Of this amount, open streets account for 98.8 acres or ^{22.7%} 25.9% and unopened streets account for another 8.1 acres or ^{1.9%} 2.2%.

As indicated above, ^{28%} 14% of the total area within the City is vacant and undeveloped or in agricultural use. There are a total of ^{128.8} 61.9 acres in this category of which ^{41.3} 52.3 acres are platted into lots and blocks and presumably available for development and ^{87.5} 9.5 acres

are unplatted. Most of the vacant ^{platted} property is platted for residential purposes.

Table 2
EXISTING LAND USE IN
CLEARWATER, KANSAS

Land Use	MAY, 1978		March, 1983		Acres/100 exist- ing City Pop.	
	Acres		% of Developed City Land Area			
RESIDENTIAL	169.7	160.8	44.6	41.5	10.00	10.73
(1 Family Units)	(162.0)	(146.4)	(42.6)	(38.2)	(9.54)	(9.88)
(2 Family Units)	(1.8)	(3.1)	(0.5)	(0.7)	(0.11)	(0.18)
(Mobile Homes)	(0.8)	(0.8)	(0.2)	(0.2)	(0.05)	(0.05)
(Multi-Family Units)	(5.1)	(10.5)	(1.3)	(2.4)	(0.30)	(0.62)
COMMERCIAL	10.2		2.7	2.3	0.60	
(Retail Sales)	(5.5)		(1.4)	(1.3)	(0.32)	
(Services)	(2.8)		(0.8)	(0.6)	(0.16)	
(Wholesale & Storage)	(1.9)		(0.5)	(0.4)	(0.12)	
PUBLIC/QUASI-PUBLIC	76.8	120.8	20.2	27.8	4.52	7.17
(Schools)	(39.6)		(10.4)	(9.1)	(2.33)	
(Parks)	(12.1)	(50.1)	(3.2)	(12.9)	(0.71)	(3.23)
(Other Gov't. Prop.)	(3.7)		(1.0)	(0.9)	(0.22)	
(Churches)	(6.7)		(1.8)	(1.5)	(0.40)	
(Cemetaries)	(14.7)		(3.8)	(3.4)	(0.86)	
TRANSPORTATION:	123.8		32.5	28.4	7.29	
(Streets)	(106.9)		(27.1)	(24.5)	(6.29)	
(Alleys)	(11.0)		(2.9)	(2.5)	(0.65)	
(Railroads)	(5.9)		(1.5)	(1.4)	(0.35)	
TOTAL DEVELOPED LAND	380.5	485.6	100.0	100.0	22.41	25.79
VACANT LAND:	61.9	128.8				
TOTAL CITY LAND	442.4	614.4				

Land Use Projections

One of the primary purposes of a Comprehensive Development Plan is to estimate how much total land will be needed to accommodate the projected population by the year 2000. Such an estimate, in turn, gives an indication of the future municipal services that will be needed. The total estimate is derived by projecting the

individual land use categories in a reasonable proportion to one another to satisfy the total future population projection. The projections for Clearwater are based on the assumption that the manner of living in the community will not change radically over the next twenty-two years although some minor variations in density will likely occur. Land use projections for each category are made for a future City population of 2,437 as summarized in Table 3.

Residential Land

^{March 1983, 10.73}
In ~~May~~, 1978, 10.00 acres of land were used for residential residential purposes for each 100 people living in the City. It is assumed that the bulk of future residential development will be detached single family development. It is further assumed that a ~~certain~~ ^{small} amount of high density residential development, such as retirement centers and multi-family developments will also occur. ^{The mixture of types of} ~~As~~ residential uses is expected to remain approximately the same in the future. ~~Assuming these occurrences, the number of acres per 100 population~~ may decrease slightly to an overall average of 9.7 acres per 100 population. ^{the 10.73 acres per 100 population} Using this ^{261.5} figure for projective purposes, 236.4 acres of residentially developed land will be needed to accommodate 2,437 residents. This would require an additional ^{20.7} 66.4 acres of ^{developed} land for residential purposes.

Commercial Land

Currently, .60 acres of land for each 100 population are being used for commercial purposes. While the relationship between the amounts of commercial land to provide local goods and services and the size of the population may be directly proportional, they are not entirely progressively proportional. In other words, the amount of land used for commercial purposes will increase in large steps when new businesses move into the City while overall population increases

are generally more gradual. The projection dealt with here is the minimum amount of land for commercial purposes that is believed to be needed to provide goods and services for local citizens on the basis of past, present and theoretically desirable proportions. The entire commercial expansion could occur at any one time over the planning period.

Using the previously mentioned proportion, there will be a need for 14.6 acres of commercially developed land to serve the projected population. This would require an additional 4.4 acres of land used for commercial purposes.

Industrial Land

In a city the size of Clearwater, it is almost impossible to accurately forecast the amount of industrial land needed during a twenty-two year planning period. Based on the fact that the existing industries in the Clearwater area have selected sites north of the city limits it would appear that the pattern for future industrial development has been established. The general area should be designated for future industrial expansions as services become available and demand for industrial sites increase. In designating land for industrial uses, areas should be identified which may easily be expanded to accommodate the site requirements of modern industrial operations and at the same time avoid major conflicts with other land use categories.

Public and Quasi-Public

Although a subsequent section of the plan on community facilities will deal more specifically with certain uses, a brief comment is appropriate here. Taking into account all the land requirements for school, park, church and public buildings that will be

needed to meet increasing demands for public services, it is expected that the overall proportion would remain at approximately 4.5 acres per 100 population. Using this figure, a total of 109.7 acres of land for public and quasi-public purposes will be needed to meet the needs of the 2,437 projected population. This represents a 32.8 acre increase over the existing area devoted to these uses.

Transportation

Based on the assumption that the amount of land used for railroad and alley rights-of-way will not increase significantly in the next twenty-two years, it is expected that street right-of-way will account for almost all of the future additional land used in this category.

In May of 1978, street and alley rights-of-way utilize 30 percent of the developed land of the City. This is an acceptable proportion of land usage for rights-of-way purposes in low density residential communities. As platted, street and alley rights-of-way contributed to an overall ratio of 7.29 acres per 100 population for the transportation land use category in Clearwater. Modern subdividing techniques tend to eliminate alley rights-of-way and designing longer curvilinear blocks may slightly reduce the proportion in the future. For purposes of this land use projection, therefore, an overall ratio of 7 acres per 100 population is used for the future transportation land use category.

On the basis of this ratio, 170.6 acres of land will be needed to accommodate the projected population. This represents an increase of 46.8 acres over the current amount of land used for transportation land use purposes.

Summary

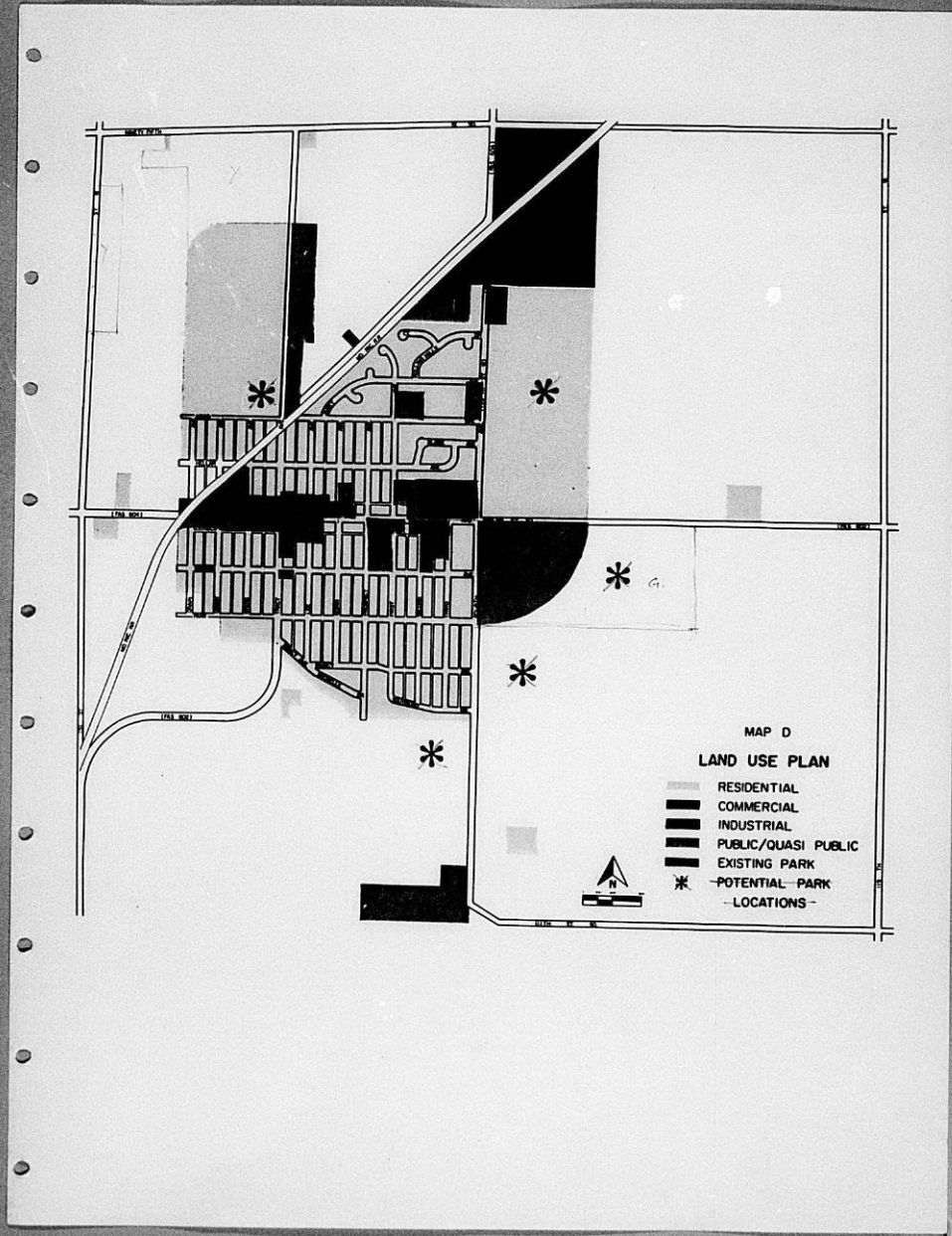
The total amounts of various land use categories needed to ac-

commodate future population levels are summarized in Table No. 3. The table indicates the total amount of land now used in each major land use category inside the City; the additional land needed to satisfy the projected future population levels, the total projected acreage for the future and the percentage of the total developed land represented by each land use category. It should be noted that these projections relate specifically to the City of Clearwater. It is anticipated that all future urban growth will occur within the City and within areas immediately adjacent thereto that will be incorporated into the City as development occurs. Development that occurs in the outlying three mile ring around the community is anticipated to be agriculturally related with the exception of some of the industrial area north of the City and some very scattered suburban estate-type development that may occur along local highways.

Table 3
 LAND USE PROJECTIONS FOR
 A POPULATION OF 2,437 IN CLEARWATER, KANSAS

	Acres in 1983 <u>1978</u>	Additional <u>Acres Needed</u>	Total Acres <u>Needed</u>	% Projected <u>Dev. Land</u>
Residential	180.8 <u>169.7</u>	80.7 <u>66.4</u>	261.5 <u>236.4</u>	46.1 <u>44.5</u>
Commercial	10.2	4.4	14.6	2.6 <u>2.8</u>
Pub/Q-Pub.	120.8 <u>76.8</u>	0.0 <u>32.8</u>	120.8 <u>109.7</u>	21.3 <u>20.6</u>
Transportation	<u>123.8</u>	<u>46.8</u>	<u>170.6</u>	30.1 <u>32.1</u>
DEVELOPED TOTAL	435.6 <u>386.5</u>	131.9 <u>150.4</u>	567.5 <u>530.3</u>	100.0

These projected amounts for each land use category are adequately represented on the Land Use Plan Map D. This map together with the following goals, objectives and policy statements constitute the land use plan element of the Comprehensive Development Plan document for the City of Clearwater and its immediate environs and surrounding territory.



General Land Use Goal, Objectives and Policies

It shall be a GOAL of the Clearwater Planning Commission to pursue a land use pattern of residential, commercial, industrial and public uses that will offer protection from undesirable encroachment upon one another in such a way as to enhance the value of all property within the city.

It shall be an OBJECTIVE of the Clearwater Planning Commission:

----to provide a separate section dealing in detail with each major land use category within the adopted Comprehensive Development Plan.

----to designate within the Plan adequate amounts of space for each major land use category determined from the projection of population to the year 2000.

----to determine the location of land use areas through the analysis of natural and man-made features (topography, streams, highways, etc.) with primary emphasis on the economic extension of city services.

----to minimize the effects of physical blight in the community by recommending the removal of dilapidated structures that are vacant and considered unsafe for rehabilitation and by encouraging upgrading and renovation of sub-standard structures considered salvageable for reuse purpose.

It shall be a POLICY of the Clearwater Planning Commission:

----to recommend the annexation to the city of those outlying properties receiving basic city services.

----to encourage development within the city limits on vacant land available and usable for urban purposes.

----to encourage development immediately adjacent to existing city limits in areas where city services are extendable and to discourage urban type development outside of designated growth areas of the city.

----to pursue the orderly development of the city through the use of zoning ordinances, subdivision regulations, utility extensions and appropriate construction and housing codes consistent with the Land Use Plan element of the adopted Comprehensive Development Plan.

Specific Land Use Goals, Objectives and Policies

Residential Land Use

It shall be a GOAL of the Clearwater Planning Commission to provide an attractive living environment with residential land use areas that are free of excessive traffic, noise, smoke, dust, odors, or other harmful effects in such a way as to preserve and enhance the economic and aesthetic values of individual properties.

It shall be an OBJECTIVE of the Clearwater Planning Commission:

----to preserve the low density residential character of the city by encouraging development to occur within an overall average rate of 3.5 to 4.0 dwelling units per net residential acre. This average rate is inclusive of apartment type development that may occur at higher densities.

----to designate in the adopted Comprehensive Development Plan adequate residential land for future development to satisfy the space needs indicated by the future population estimate of 2437 people by 2000.

----to assure that all new residential development functions properly and relates accurately to the existing physical community by conformance to an adopted set of building codes and subdivision regulations containing updated development standards.

It shall be a POLICY of the Clearwater Planning Commission:

----to prevent the encroachment of non-residential uses with incompatible characteristics into residential areas through the application and enforcement of building codes, zoning ordinances and subdivision regulations.

----to encourage residents to invest in the maintenance and improvement of their properties.

----to encourage the redevelopment of residential areas that have outlived their functional usefulness.

----to recommend use of the powers of condemnation and eminent domain to eliminate blighting influences and to provide for public facilities when necessary to the health, safety and welfare of the total community.

----to consider zoning change requests on the basis of growth proposals contained in the adopted Comprehensive Development Plan.

----to seek out financial and technical assistance from other levels of government in pursuing an attractive and safe living environment in residential areas of the community.

Residential Land Use Recommendation

It is RECOMMENDED that future residential development occur within those areas generally designated on Map D for residential purposes. It is further RECOMMENDED that residential development be mostly single family in character and that residential development having higher than single family density be located with immediate access to major streets.

Commercial Land Use

It shall be a GOAL of the Clearwater Planning Commission to provide for an adequate level of commercial services to meet the basic consumer needs of the community in such a way that business activities are dynamically progressive, economically sound and compatible to adjacent land use area.

It shall be an OBJECTIVE of the Clearwater Planning Commission:

----to designate in the adopted Comprehensive Development Plan sufficient space for commercial development to meet the needs of an estimated 2437 population by 2000.

----to maintain a level of commercial land designation not to exceed 3 percent of total land area of the entire community existing and proposed.

----to assure the provision of adequate parking for commercial enterprises at a ratio of one space for each 250 square feet of floor area or as otherwise indicated in the adopted zoning ordinance.

----to maintain an up-to-date zoning ordinance and map designating areas for retail, wholesale, professional and other business enterprises of a commercial nature conforming as much as possible to the adopted Comprehensive Development Plan.

----to maintain subdivision regulations with updated standards for the platting and subdividing of properties for commercial purposes.

It shall be a POLICY of the Clearwater Planning Commission:

----to encourage the development of compact commercial uses within and adjacent to the existing central business district.

----to discourage the scattering of commercial uses throughout residential areas of the city and its surrounding growth areas.

----to encourage developers to locate commercial enterprises within areas designated for those purposes in the adopted comprehensive Development Plan.

----to provide the level of public service necessary to attract and support new businesses which fill service and convenience needs expressed by the citizens of the community.

----to encourage the owners of businesses to invest in the maintenance, upkeep and modernization of their properties to improve the overall aesthetics and function of commercial areas.

----to work with local business and professional leaders in the creation, adoption and updating of building codes, zoning ordinances and subdivision regulations.

----to protect commercial areas from encroachment of incompatible land uses thereby preserving and enhancing individual property values.

Commercial Land Use Recommendation

It is RECOMMENDED that the majority of additional retail commercial development be located adjacent to Ross Avenue as indicated on the Land Use Plan. It is further RECOMMENDED that highway oriented commercial uses (i.e. filling stations, drive-in restaurants, motels, etc.) be located along Fourth Street north of Hammers Rollings Hills Second Addition. It is further RECOMMENDED that adequate provisions be made for the expansion of existing businesses in the central business district and that adequate off-street parking be provided in all cases.

Industrial Land Use

It shall be a GOAL of the Clearwater Planning Commission to pursue the establishment of industrial facilities of such a type that will not detract from nor have a deteriorating effect upon the residential character of the community.

It shall be an OBJECTIVE of the Clearwater Planning Commission:

----to designate a general industrial land use area within the adopted Comprehensive Development Plan that will indicate the preferred location for any future industrial growth and be flexible enough to be easily expanded if unforeseen need or opportunity arises.

----to encourage the creation of an aesthetically pleasing industrial environment through landscaping and beautification of industrial sites and a low average lot coverage factor in the range of 50 to 55 percent.

----to encourage the location, design, construction and maintenance of industrial facilities that will protect and maintain the environment and exceed minimum air, water, and noise pollution standards.

It shall be a POLICY of the Clearwater Planning Commission:

----to provide adequate buffering between industrial and other types of land uses through the use of zoning techniques, site development, and/or location with regard to man-made or natural barriers (railroads, expressways, streamways, open space, etc.).

----to assist any local promotional efforts to secure compatible industrial development.

----to recognize and promote housing as a basic industry of the community.

Industrial Land Use Recommendation

It is RECOMMENDED that future industrial development be located northeast of the city as indicated on the Land Use Plan Map D and that any proposed industrial uses present no objectionable odors, smoke, noise or physical hazard to the community.

TRANSPORTATION AND CIRCULATION

Introduction

Transportation and circulation deals with the movement of people and goods from one place to another over generally defined routes. There are several methods or modes of travel such as by automobile, truck, railroad, airplane and by foot. The objective of the transportation plan element of a comprehensive plan is to provide a guide to maximize the traffic flow efficiency of the circulation system and minimize the conflicts between the various modes of travel.

Regional System Including Roadways Outside the City

The regional transportation system is that system which connects the City of Clearwater with other communities and surrounding areas. A regional system may consist of freeways, highways, county arterial roads, railroads and air facilities.

The City of Clearwater is presently connected to other cities in the region by Sedgwick County arterial roads and the Missouri Pacific Railroad as shown on Map E.

The principle connecting links between Clearwater and the major employment and commercial centers in the region are paved County highways designated as Federal Aid Secondary (FAS) routes 602 and 604, State Highway K-42, and Federal Highway U.S.-81. The County highways meet in the center of the City at the Tracy and Ross Avenue intersection and extend in all four directions from that point. An additional County highway designated as FAS 603 extends along 4th Street from Ross Avenue on the south to the

Missouri Pacific Railroad right-of-way on the north. This County highway (FAS 603) provides an access link between the other two roadways serving the community (FAS 602 and 604). In its improved condition, FAS 603 provides excellent access to the County highway for those residents of the community traveling to and from the large employment centers in the Wichita area.

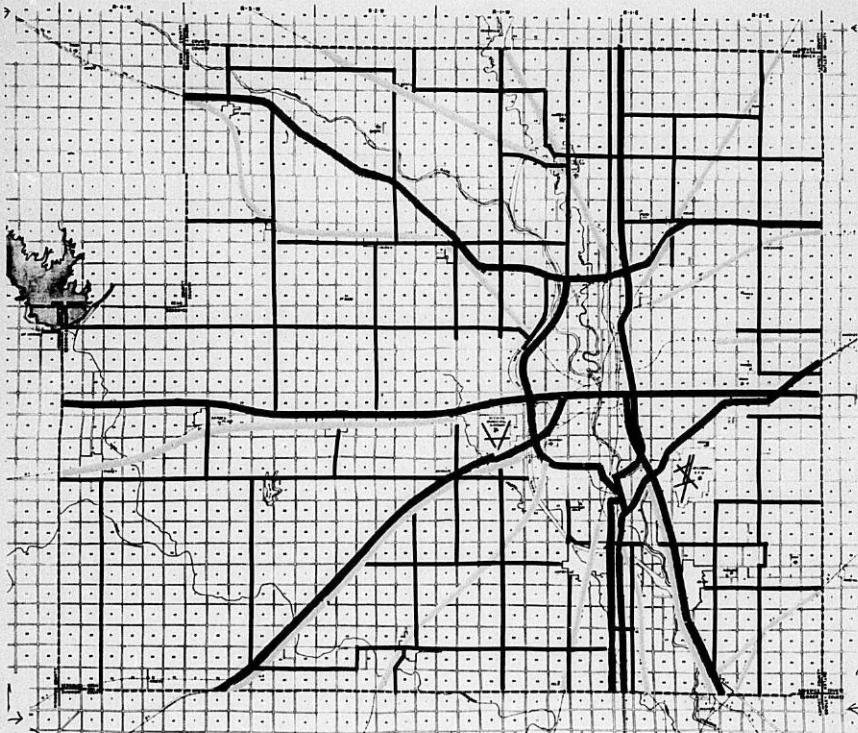
Traffic counts taken in 1977 by the Sedgwick County Department of Public Works indicate that FAS 603 (4th Street) carries the most average daily traffic (ADT) of the major roads surveyed in the Clearwater area. County records indicate counts of 2,361 ADT on 4th Street north of Ross Avenue as compared to 1,020 ADT on Ross Avenue east of 4th Street, 702 ADT on Ross Avenue west of 4th Street, 342 ADT on Tracy north of the railroad tracks, and 804 ADT on Tracy south of Park Avenue.

The comparison of these counts indicates the importance of FAS 603 to the traffic circulation of the community.

Existing City Street System

The street system which provides circulation primarily for automotive vehicles is one of the largest users of land in a city. As indicated in the preceding section of Land Use, 27.1 percent of all land within the City is used for this purpose. At the time the survey of transportation facilities was completed in July, 1978, there were 11.76 miles of streets within the community. Of these, 10.83 miles or 86 percent were paved, 0.72 miles or 6 percent were unpaved and 0.93 miles or 8 percent were unopened. There were also 4.34 miles of open alleys in the City.

Right-of-way widths for the City streets vary from 100 feet along Ross and Tracy Avenues to 60 feet in most of the newer



MAP E

**REGIONAL TRANSPORTATION
SYSTEM OF THE
CLEARWATER AREA**

- EXPRESSWAYS
- MAJOR ARTERIALS
- COUNTY ARTERIALS
- LOCAL ROADS
- RAILROADS
- ◀ AIRPORTS



platted areas north of Wood Street and south of Park Avenue. The older residentially platted areas of the City generally have 80 foot wide street rights-of-way. The alley rights-of-way are 20 feet in width.

The streets within the community have been constructed to various roadway widths. Those in the central portion of town have been constructed to a wider standard and those in the outlying areas are narrower. Ross Avenue from Byers to Gorin is 75 feet wide and Tracy Avenue from Heller to Kansas is approximately 65 feet wide. Most of the other paved streets throughout the residential areas of the community are 40 feet in width with the exception of Kansas Avenue from Tracy to 4th Street, which is approximately 26 feet in width with open ditches. Tracy Avenue South of Park Street and north of Wood, and 4th Street have been constructed to County roadway standard of 26 feet in width and open ditches.

Stop signs are located to generally favor through traffic on Ross Avenue, Tracy Avenue, 4th Street, Wood Avenue, and Park Avenue.

Over the years, the community has been platted into a gridiron pattern in the older residential area and into a more curvilinear pattern in the newer platted areas. The gridiron pattern generally creates more points of conflict with open four-way intersections, whereas more modern designs using longer curved blocks, T-type intersections and cul-de-sacs are considered safer and more economical.

Developers and engineers undertaking future subdivisions should be encouraged to take advantage of modern design techniques which will result in built-in safety, convenience, and economy

to the community.

The City's existing paved streets have absorbed the deteriorating effects of the severe weather of the past summer and winter very well and are in good condition. Those streets without curb and gutter sections show signs of slight deterioration and erosion along the edges of the roadways. The City is pursuing a progressive street paving program which will result in most streets within the City being paved with curbs and gutters to a 40 foot standard.

Functional Classification of the Street System

An urban street system may be classified into four functional categories: freeways, arterials, collectors, and locals. Each type of street serves a separate purpose and, therefore, has differing requirements for design, construction, right-of-way, and traffic control equipment. By correctly relating individual street design to the anticipated traffic usage and purpose of the facility, safety and convenience can be provided to the traveler and high construction costs and long-term maintenance problems may be avoided.

A properly designed system will promote traffic flow efficiently and minimize traffic conflicts by directing heavy through traffic away from residential areas and onto direct routes to desired destinations. In comparing the differences in design requirements for various street categories, it should be noted that rights-of-way provide space for curbs, sidewalks, utility lines, signs, planting strips and parking areas, as well as paved roadway surfaces.

Freeways

The highest level of street category as identified by the

most intensive use are the expressways or freeways. This level of street is used primarily as a limited access high speed route connecting two or more cities and for providing high speed travel through a large city.

Freeways are not intended to provide access to adjoining properties. The access rights are normally fully acquired and limited. The rights-of-way are very wide-ranging, from 200 to 350 feet, and they are generally constructed in the outlying urban fringe areas with multi-lanes separated by medials and access (interchange) points widely separated to avoid traffic conflict.

Arterials

Arterial streets are generally wide streets designed and intended to move traffic across town and to employment and shopping centers. In the rural community, they serve as primary links to the State and Federal Highway system. They should have a relatively wide right-of-way of from 80 to 100 feet, with roadway widths of 52 feet which allow for four 12 foot driving lanes and 2 foot wide curb and gutter sections on each side. Wider roadways would be necessary if parking is allowed on either side.

Stop signs, or signals are installed to favor traffic movement on arterial streets and to promote safety and efficiency. Land service functions such as property access and on-street parking are generally held to a minimum due to their tendency to increase traffic conflicts and decrease traffic carrying capacities.

Collectors

Streets classified as collectors gather traffic from residential neighborhoods and distribute it to the arterial street system. The right-of-way requirement for collector streets are

generally not as high as for arterials. Right-of-way widths of 70 feet are generally sufficient and may be reduced to as little as 54 feet where no parking or adjoining property access is allowed. Roadway widths may vary from 25 to 40 feet depending on the permissibility of parking and access. A 40 foot roadway will provide two 12 foot driving lanes and two 8 foot parking lanes.

Locals

Local streets are intended and used primarily to serve as direct access to individual properties, mostly within residential areas. They are generally laid out and designed to discourage through traffic. This is accomplished by constructing loop streets, cul-de-sacs, curvilinear streets, and three-way T-type intersections. The right-of-way requirements are less than for other street categories. Local streets can be accommodated within rights-of-way of 60 to 64 foot widths. The roadway may vary from 34 to 40 feet in width within these rights-of-way. A 34 foot roadway will provide two 9 foot driving lanes and two 8 foot parking lanes, while a 40 foot roadway will provide two 12 foot driving lanes and two 8 foot parking lanes.

It should be noted that local streets constructed to the 40 foot wide roadway standard are more expensive to construct and maintain than those of lesser widths. As automobile size continues to decrease and construction costs continue to increase, it may be desirable and necessary to reduce local roadway widths to 34 feet or less in the interest of economy.

Proposed Functional Street System

Having defined the general types of streets and their intent and purpose within a system, it is proposed that a recognized system

be established for Clearwater.

Due to the size of the community and the amount of traffic generated therefrom, it is not anticipated that freeways would become part of the system.

The function and design of Ross Avenue through the center of the community would justify an arterial designation from the City limits on the east to the City limits on the west. 4th Street from Ross Avenue to the City limits on the north is also recommended for consideration as an arterial on the basis of the amount of traffic it carries to destinations outside the community. Designated as such, it may be desirable to improve the roadway to a wider standard with curb and gutter sections in the future.

The collector streets recommended to be within the system are Wood Avenue from Tracy to 4th Street, Tracy Avenue from Wood Avenue to the southern City limits line, Park Avenue from Tracy to 4th Street, and 4th Street from Ross Avenue to Southeast Street. It is anticipated that an additional collector street would be included in the system in the future to serve community growth occurring east of 4th Street and north of Ross Avenue. The existing and proposed functionally classified streets are indicated on the Transportation Plan Map F.

The remainder of the streets within the system are proposed to be classified as local streets with the principal intent of providing access to individual properties throughout the community. Local streets should be designed to discourage through traffic, thereby minimizing the pedestrian-vehicular conflicts in residential areas. This can be accomplished by laying out and constructing local streets so that they cannot function as collector or arterial streets.

Appropriate local street design generally rules out grid type plats. Local streets should not traverse long distances and it is desirable that they intersect at "T" intersections rather than crossing each other. The advantages of "T" intersections are that they minimize the number of vehicular conflicting points (see Figure 1), as compared to a 4-way intersection, and they also help discourage through and speeding traffic. The local streets should be designed so that they feed into the collector streets as efficiently as possible.

Local streets should be designed so that residential lots back or side onto, rather than face the railroad right-of-way, expressways and arterial streets except where frontage roads are provided.

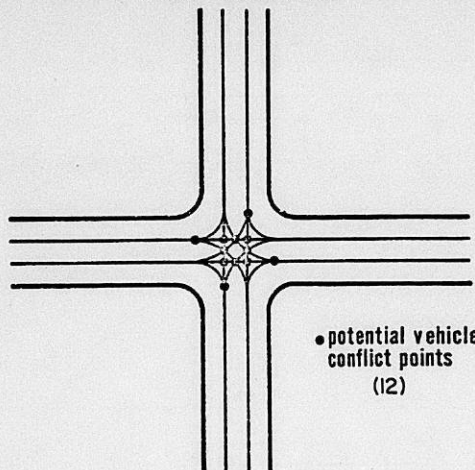
The local streets should, at a minimum, provide for two 9 foot moving lanes and two 8 foot parking lanes which requires a roadway width of 34 feet. The right-of-way width is recommended to be 60 to 64 feet as illustrated in Figure 2. The streets constructed in Clearwater in the past have generally exceeded this standard with many streets having 80 foot rights-of-way and 40 foot paved surfaces. Economic advantages in construction and continued maintenance could be gained by narrowing the width of local street right-of-way and road surfaces to the standards suggested in Figure 2.

Functional System Outside the City

In addition to the roadways within the City, roadways in the outlying rural community are generally classified in relation to the function they are intended to perform. The Federal Highway Administration has established definitional

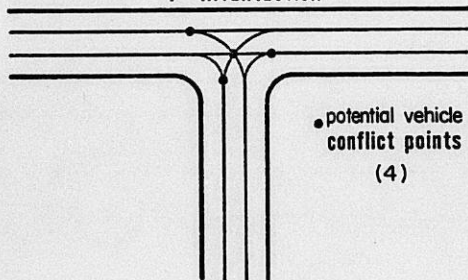
FIGURE 1 COMPARISON OF "4-WAY" AND "T" INTERSECTIONS

"4-WAY" INTERSECTION



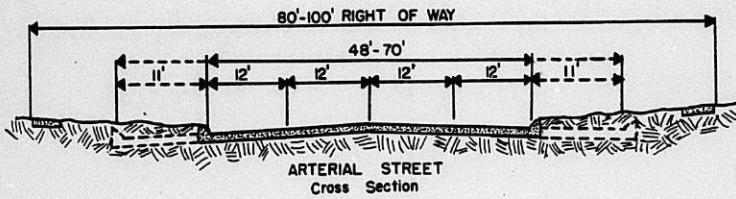
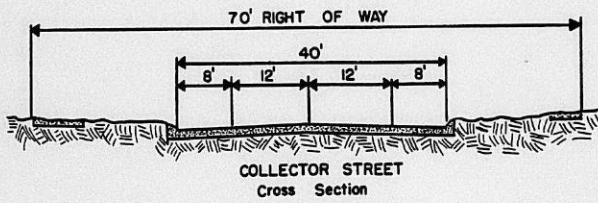
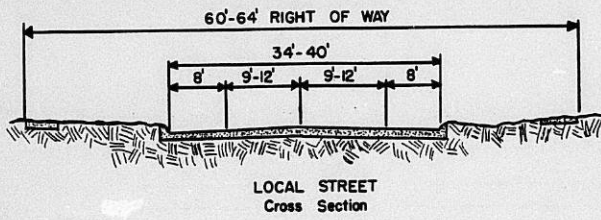
● potential vehicle
conflict points
(12)

"T" INTERSECTION



● potential vehicle
conflict points
(4)

FIGURE 2 SUGGESTED STREET STANDARDS



categories for rural roads and highways to include principal arterials, minor arterials, major collectors, minor collectors and local roads. As in the case of street categories for the City system, the primary difference between the various classifications relates to the emphasis placed on traffic movement or property access. Arterials and collectors are intended for traffic movement and local roads provide property access.

The roadways in Sedgwick County, including those within the three mile area surrounding Clearwater, have been classified by the Sedgwick County Engineer and the Kansas Department of Transportation in accordance with the National Highway Functional Classification and Needs Study (1970-1990) and the 1980 Functional Classification system. The classification of the individual roadways has a bearing on the type of standards used to upgrade the same, and the type and amount of any federal assistance that may be available for construction or reconstruction. The outlying roads in the Clearwater area are classified in the following manner:

Major Collectors

1. FAS 603 (4th Street from Ross Avenue to the Missouri Pacific Railroad on the north).
2. FAS 604 (4th Street north of the Missouri Pacific Railroad and Ross Avenue west of Tracy).
3. FAS 602 (Ross Avenue east of Tracy and Tracy south of Ross Avenue).

Local Roads

1. All other roads in the outlying area.

Railroads

The Missouri Pacific Railroad runs through the northwest quadrant of the City. A local service freight train makes two trips a day through the City, one southbound and one northbound. These trips generally occur during late morning and early afternoon every day except Sunday. There is no regular agency service located within the City, and agency service is provided through the offices located in Wichita.

A railroad can be considered both an asset or a liability to the community. A railroad is an asset in terms of serving the present freight transportation needs of the City and in terms of its potential for servicing any future industrial development.

Conversely, a railroad may bisect the community creating a vehicular and pedestrian crossing hazard and increase the cost of utility crossings. Passing trains also create the deteriorating effects of noise, vibration, dust and odors. These problems are not too serious in Clearwater, however, as the rail traffic is not heavy and the City has not grown significantly northwest of the railroad right-of-way. The potential economic advantages of having rail facilities presently outweigh its physical liabilities. Care should be taken to continually maintain and upgrade safety measures and devices to protect life and property from rail traffic hazards and to properly locate land uses in relation to the rail facilities.

Mass Transit

At the present time, the City of Clearwater is not served by any form of mass transit system, either locally or connecting to other cities. It is not likely that the need for internal

service for the general population will arise in the next 20 to 30 years. Intercity service to Wichita, however, could be a future possibility depending on the extent of commuter residents locating in Clearwater.

Although there is no form of generalized mass transit service in operation in the County, there are several specialized carriers that are available on an as needed basis. Rural transit service is available to the elderly and the handicapped from organizations such as the American Red Cross, Senior Services, Veterans Administration, and the Kansas Elks Training Center. Citizens in need in the community can take advantage of these services by contacting the respective agencies.

Airports

A three-county Airport Systems Study was completed in 1974 by the Wichita-Sedgwick County Metropolitan Area Planning Commission in cooperation with the Wichita Board of Park Commissioners and the Butler and Harvey County Boards of Commissioners. The study resulted in a report entitled Tri-County Airport System Plan for Butler, Harvey, and Sedgwick County which evaluated airport needs throughout the study area to the year 2000. The study determined that Sedgwick County would be adequately served by the general aviation facilities at the Wichita Mid-Continent Municipal Airport plus three publicly owned and operated smaller scaled general utility type airport facilities in the northwest, northeast, and southeast quadrants of the County.

The City of Clearwater is approximately fourteen miles from the Wichita Municipal Airport facility. The transportation link (FAS 604 and K-42 Highway) between Clearwater and the Airport are

in good condition. It, therefore, appears that Wichita Municipal Airport will provide adequate service both now and within the planning period for commercial and private aircraft.

Pedestrian Circulation

The pedestrian circulation system deals with providing for foot traffic from one place to another. Generally, pedestrian traffic is provided for by sidewalks, paths, malls, etc.; which should be adequately separated from vehicular traffic. The pedestrian circulation system aids in increasing the safety of the pedestrians traveling to schools and the business district and also provides circulation between downtown businesses.

Currently, Clearwater is fortunate in having sidewalks at several locations in the City. Most are in good condition with a few exceptions in older sections of town. As the population increases and vehicular traffic increases, sidewalks become more and more important, especially with respect to the safety of school bound children. Since the schools generate the majority of daily pedestrian and vehicular traffic within the community, the installation and maintenance of sidewalks should at least be continued along the major routes to the school facilities.

Even though sidewalks may not be desired or currently needed in some areas, it is recommended that rights-of-way for streets include sufficient area for sidewalks in newly developing areas. Sidewalks should be set back sufficiently from the curb line (preferably to the property line) to allow for the planting of trees, shrubs, flowers, etc., which would enhance the suburban residential character of the City. The planting strip can also aid in the removal of snow from the streets in the winter and

allow for a transition in grade for driveways between the sidewalk and street without disrupting the sidewalk.

The Transportation Plan Map F indicates the locations with the greatest need for sidewalks to serve existing and future urban development. These proposals should not be interpreted as the only locations necessary, however, as sidewalks are considered a desirable feature throughout the community.

Map F also indicates recommendations for various types of streets to serve the community in the future. This map together with the following goals, objectives and policy statements constitute the Transportation Plan element of this Comprehensive Development Plan document.

Transportation Goal, Objectives and Policies

It shall be a GOAL of the Clearwater Planning Commission to establish a transportation system for the efficient circulation of vehicular and pedestrian traffic free of health and safety hazards.

It shall be an OBJECTIVE of the Clearwater Planning Commission:

----to designate within the adopted Comprehensive Development Plan an arterial street system that connects with the County Functional Classification system with minimum conflicts between through traffic and local traffic.

----to designate within the adopted Comprehensive Development Plan a collector street system within the community for the purpose of safely channeling vehicular traffic to and from generators such as schools, parks and commercial and industrial areas.

----to provide facilities for safe pedestrian circulation throughout the community.

----to retain rail service for the community and to take all necessary actions to avoid pedestrian and vehicular conflict with this service.

----to establish detailed design criteria for arterial, collector and local streets in an adopted set of subdivision regulations for the community.

It shall be a POLICY of the Clearwater Planning Commission:

----to protect arterial street rights-of-way from encroachment of land uses that would hinder their through traffic carrying function.

----to discourage excessive curb cuts in arterial streets.

----to require conformance to design criteria established for right-of-way dedications and street construction.

----to encourage the design of new plats which minimize through traffic on local streets.

----to encourage subdivision design which connects local streets to collector streets and collector streets to arterial streets in that order.

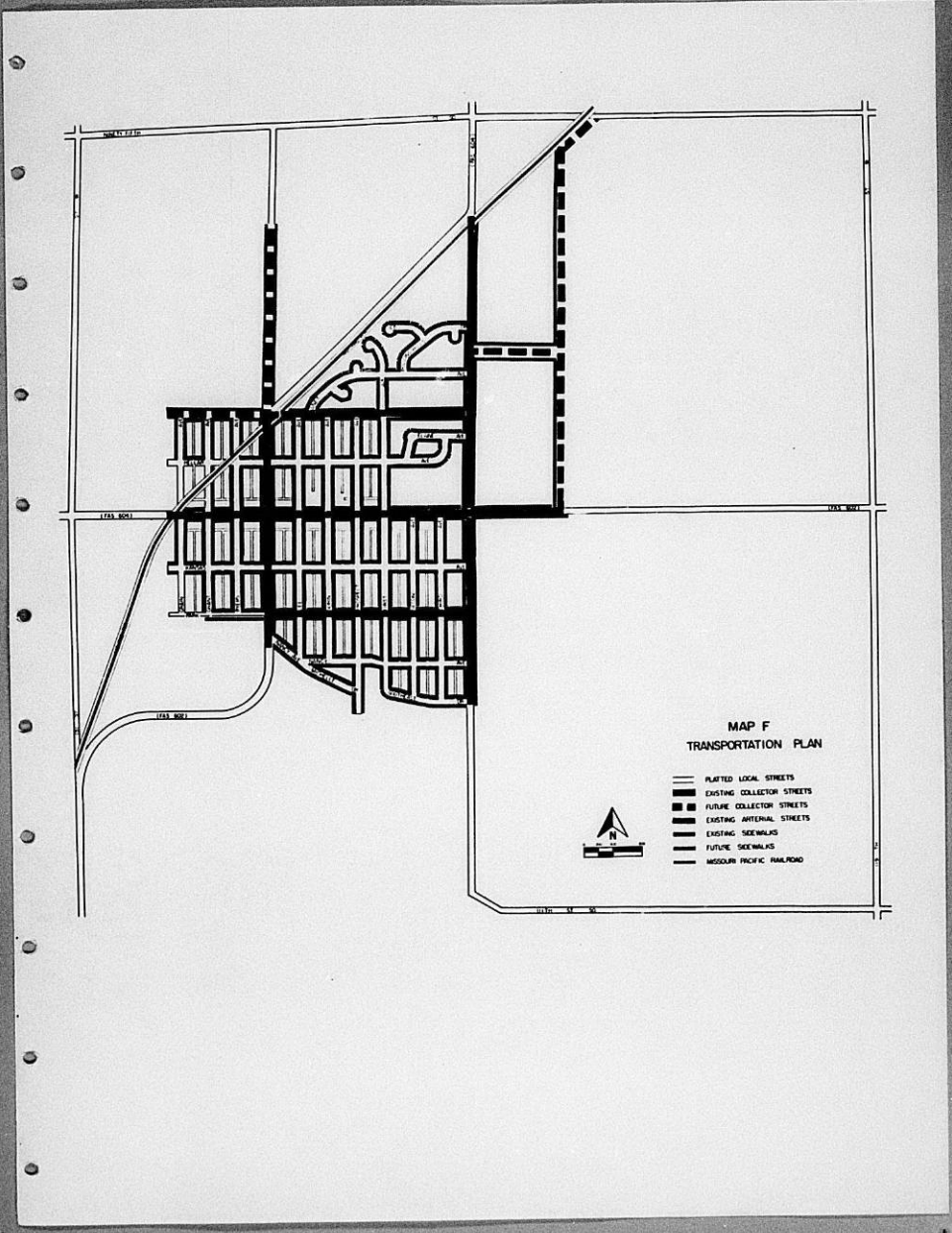
----to install sidewalks or other pedestrian walkways in existing areas with definite need (as between residential areas and schools along collector streets) and to encourage the construction of sidewalks in new subdivisions and provide space for their future construction in replatted areas.

----to minimize the number of crossing points of the railroad by all types of vehicular and pedestrian trafficways.

----to provide for the proper signalization of the total transportation system.

Transportation Plan Recommendation

It is RECOMMENDED that the arterial street system consist of Ross Avenue from City limits to City limits and 4th Street from Ross Avenue on the south to the City limits on the north. It is further RECOMMENDED that a collector street system be established to include Wood Avenue, Tracy Avenue, Park Avenue, 4th Street south of Ross Avenue, and future extensions east of 4th Street and north of Ross Avenue as indicated on the Transportation Plan Map F, depending upon the extent and layout of future urban development. It is further RECOMMENDED that adequate provisions be made for sidewalks within the City, particularly in those areas so designated on Map F.



MAP F
TRANSPORTATION PLAN

- PLATED LOCAL STREETS
- EXISTING COLLECTOR STREETS
- - - FUTURE COLLECTOR STREETS
- — — EXISTING ARTERIAL STREETS
- EXISTING SIDEWALKS
- - - FUTURE SIDEWALKS
- — — MISSOURI PACIFIC RAILROAD



COMMUNITY FACILITIES

Introduction

The community facilities incorporated into the Comprehensive Plan are generally those facilities which are supported by public and quasi-public funds. These types of facilities are immediately recognized as a reflection of local government. Their condition or absence is of constant concern to the citizens of the community. Parks, schools, libraries, fire and police facilities and utility services are all important parts of the local community and should adequately meet the needs of the existing and future population levels.

To accomplish this, planning standards and principals are applied to determine an optimum level of service and properly spaced locations for various facilities. It is very important to plan far ahead for the location of needed facilities and to acquire sites in advance of need that might otherwise become preempted for other purposes.

Through the preparation of a comprehensive plan and subsequent review of zoning change requests, subdivision plats, and major public and private project proposals, the community can monitor and provide for needed easements, rights-of-way, or public land acquisitions appropriate for community facility locations.

This segment of the Comprehensive Plan, therefore, evaluates the adequacy and needs for major community facilities in Clearwater that are supported by public or quasi-public funds. Each facility within the community has been inventoried and determinations

as to existing and future needs have been made on the basis of the application of general planning standards. Standards have been derived from those commonly in use and by consultation with individuals, agencies and organizations most familiar with current and future operations.

Parks and Recreation

The City of Clearwater has ~~one~~ ^{an} public park located at the northwest corner of Fourth Street and Ross Avenue. ^{and an undeveloped park site located south of Ross on the east side of the high school.} The park is well located in relation to the anticipated pattern of future development. As development occurs east and west of Fourth Street and north of Wood Avenue, the park will become centrally located within the community and within relatively easy walking distance of all city residents. ^{The park site east of the high school is approximately 40 acres in size.} The park is twelve acres in size and contains a variety of park and recreational facilities. ^{at Fourth and Ross} These park and recreational facilities consist of the following:

- one lighted baseball diamond with backstop
- two sets of bleachers
- one concession stand
- one restroom structure
- two covered picnic-shelter houses with charcoal grills
- fourteen picnic tables
- two swing sets with four swings each
- one fenced unpaved parking area
- six trash receptacles
- one lighted swimming pool with bathhouse and paved parking area
- two fenced and lighted tennis courts
- three drinking fountains

- three teeter totters, three chinning bars and one horizontal ladder climber

The ^{parks are} park ~~is~~ also well located in relation to adjoining school ^{school} properties. These properties contain spaces and recreational facilities which compliment those found in the public park. The elementary schoolgrounds contain many playground items that are generally available to the community during times when school is not in session. The high school site, for example, contains a new full-sized, lighted baseball facility with concession stand and bleachers, which is available for use by the community's little league baseball association. The high school and middle school site also contain a football field with grandstands, a soccer field, a practice field and paved and unpaved parking areas. The grade school and the grade school annex sites contain the following outdoor recreational facilities:

Grade School:

- one jungle gym climber
- two swing sets (five seats each)
- one swing set (three seats)
- one merry-go-round
- one slide
- two outdoor basketball backboards and goals
- one small baseball diamond with fences and backstop
- one straddle bar
- one large paved outdoor play area

Grade School Annex:

- one small fenced play field with a backstop
- one straddle bar

- one climbing pole set
- one swing set (five seats)
- one balance beam
- one bench
- one merry-go-round
- one rubber tire obstacle course

On the basis of this inventory, it appears that the City of Clearwater is well-served with recreational facilities, particularly in the area of playground equipment. There are, however, some items that would be desirable additions to the inventory. A paved multi-use basketball/volleyball court would add an extra dimension to the public park facilities, and an additional lighted tennis court would not be an unreasonable addition to the system in view of the increasing popularity of the tennis sport. Improved parking areas should also be provided in, and adjacent to, the city park, and a new restroom/ equipment storage facility would be desirable. It should be noted that the city park ^{located at South and Road} property was donated to the city with the restriction that no organized activity be allowed to occur thereon on Sundays. This restriction has limited the activities of the local baseball organization and has generated interest in securing new unrestricted baseball facilities. In view of the restrictions on the existing park, it would appear appropriate to develop new baseball facilities at another location.

In addition to the above mentioned public facilities, there exists a nine hole, grass green golf course which is privately operated and open to the general public on a fee basis. Cities the size of Clearwater are generally not fortunate enough to

have golfing facilities immediately available. This facility is an extra recreational asset to the community which will hopefully receive adequate support from local golfing enthusiasts to assure continued service to the community in the future.

In regard to the determination of future park needs for the city, the National Recreation and Park Association has supported a long-standing general standard of 10 acres per 1000 population in urban areas. By applying this standard to the existing and

is apparent that the amount of existing parkland is more than adequate to meet current and future needs. The acquisition of the 44 acre park site east of the high school has increased the parkland short of achieving the standard, and by the end of the planning period, an additional 12 acres will be needed. The population ratio to 23 acres per 1000 population for the projected population level in the year 2000.

It should be noted that the parkland standard used herein varies from one that has been applied on a county-wide basis in a recently completed plan document entitled "Wichita-Sedgwick County Park and Open Space Plan 1976". The Wichita-Sedgwick County Plan uses a standard of 11 acres/1000 population, of which 5 acres/1000 population is assumed to be the responsibility of county government and the remaining 6 acres/1000 population is a minimum standard assumed to be the responsibility of local government.

The Clearwater Comprehensive Plan does not anticipate significant parkland expenditures by County government in the immediate vicinity of the city and a more optimum local standard of 10 acres/1000 population was, therefore, used for projective purposes.

On the basis of the current trends of rapidly rising property values and interest rates, and the possibility of continuous

~~development preempting appropriate park sites, it is recommended that an additional neighborhood park site of 10 to 15 acres be acquired as soon as possible. A park of this size ^{will} be adequate to meet current and future parkland needs and should be developed for the unrestricted recreational activities of the community ^{and the outlying contributing area}. Such a park could contain facilities for baseball, soccer, picnicing, and paved areas suitable for a variety of court games. Modern playground equipment might also be incorporated into the park layout. ^{an application has been made for a matching grant from the Kansas State Park and Resources Authority to assist in the development of the park site in the future.} However, a park site greater than 15 acres may be desirable and appropriate to account for the population in the contributing area surrounding Clearwater.~~

~~A new park site should be accessibly located in relation to the residential development of the community. There are no large vacant sites within the developed area of the community. A new site will, therefore, have to be located on the periphery of the community.~~

~~In reviewing the physical features of the area immediately surrounding Clearwater, several site alternatives present themselves. The area to the west and southwest is sloping, low in elevation, and subject to periodic flooding. This area, although containing some natural terrain and streamway features that would enhance a parklike setting, is not recommended due to the potential flooding problem. The area to the northwest, adjacent to Wood and Tracy Avenue appears to be well-drained, reasonably level and accessible to the community. A second possibility would be a site located in the area east of Fourth Street and north of Wood Avenue. A site in this vicinity would be well-located in relation to the current and future development occurring east and west of Fourth Street. A third~~

area having potential for a future park site would be south of the high school-middle school site on the east side of Fourth Street. A park in this location could be very complimentary to the school and park facilities that now exist, and would also be very accessible to the community. This area, however, has some associated drainage problems. A fourth possibility would be immediately south of existing development on the west side and may not be as desirable as the other areas. A fifth area for consideration would be located on the south side of Ross Avenue immediately east of the high school site. This area would also be complimentary to the existing school facilities, although it has some associated drainage problems and sewer line extension problems. These alternate areas for park locations are symbolized on the Land Use Plan, Map D.

Most of the areas mentioned above are suitable for park purposes and it is recommended that city officials consult with property owners in the areas to determine availability and cost of a park site. Once land availability is determined, and a site selection is made, local, state, and federal funding sources should be pursued to accomplish acquisition. The possibility of private donations should also not be overlooked in local attempts to secure additional park properties. Cooperative arrangements with other local units of government may also be possible in securing and developing additional park facilities.

Library

The Clearwater Public Library has been in operation for over twenty years. The library moved into new facilities at its current

location in early 1977. It is located on the southwest corner of Ross and Lee Avenues in the City Building. It occupies approximately 1,100 squarefeet, or one-third of the building, has independent heating and air conditioning, and is fully carpeted.

The library space is divided into one large room containing book shelving, card files, reading tables and chairs, librarian desk and files, and a small room containing nonfiction materials with a reading table and chairs. The library has a visual display case for various collections and items of interest that are alternated regularly. Special library events include a story time presentation for preschoolers, monthly movies, guest speakers twice-a-year, and a summer reading program.

The library is open from 1:00 p.m. to 5:00 p.m., Monday through Friday, and 9:00 a.m. to 12:00 noon on Wednesday and Saturday mornings. There are over 5,000 volumes available to the citizens of Clearwater, as well as periodicals and tapes. Additional materials and services are also available to the City through the library's membership in the South Central Kansas Regional Library System. In its current condition with its existing collection of materials and services, the library provides exceptionally adequate service to the citizens of the community. The only problem associated with the library facilities is that there is little, if any, space available for further expansion. As the community grows over the twenty-two year planning period, it is anticipated that library materials and equipment will also increase to the point where additional space will be needed. When this occurs, it is recommended that a new site for library facilities be centrally located in the downtown area.

City Building

The City Building is located on the southwest corner of Ross Avenue and Lee Avenue in a single story brick structure that was formerly the bank building. City offices were moved to this structure in 1977. The building contains the City Administrator's office, the Police headquarters office, the Maintenance Superintendent's office, a combined City Clerk office/reception area, a combined City Council Meeting/Court Room, two vault storage rooms, a restroom and a mechanical/utility room. The building is of brick construction with ample window area and no basement.

The City Building is open from 9:00 a.m. to 12:00 noon and 1:00 p.m. to 5:00 p.m., Monday through Friday, and from 9:00 a.m. to 12:00 noon on Saturdays. The Mayor and City Council conduct their evening meetings in the Council Room on the first and third Tuesdays of every month and Municipal Court is in session on the first and third Wednesdays. The Clearwater Planning Commission meets in the Council Room every fourth Tuesday evening of the month and the Clearwater Board of Zoning Appeals uses the facilities as needed. The building and the space that it provides is considered to be adequate at the present time. As the City continues to grow over the coming years, space for additional records and personnel may be required. Should this need become critical in the latter years of the planning period, it is suggested that the space now occupied by the public library be used for expansion purposes and that a new location for the library be developed in the downtown area.

City Yard and Shop

The City Yard and Shop is located on the south side of Ross Avenue, immediately west of Grain Avenue. There is an area

immediately north of the yard and shop that is also used by the City for material storage purposes. The yard and shop area is used to perform the regular maintenance and repair of City owned equipment and to store the same when not in use. The shop facilities consist of two structures of brick and wood construction. One structure is approximately 10 feet by 10 feet in size and used to store supplies and the other structure is approximately 30 feet by 44 feet in size and used to perform maintenance and repair and to store some of the larger pieces of equipment including trucks and a street sweeper.

The existing yard space appears to be adequate for open storage and circulation purposes. The shop structures, however, are limited in their ability to house some of the larger pieces of City equipment. They were built in the late 1920's or early 1930's, with insufficient ceiling and door heights to handle today's large equipment. Some of the more sizeable equipment owned by the City includes a street sweeper, a maintainer, a tractor and loader, a loadstar dump truck, two half ton pickup trucks, a back hoe, a street roller, a portable welder and a portable sewer machine. To further protect the City's equipment investments, it would appear desirable to construct a larger structure approximately 50 feet by 80 feet in size, with ceiling and doors of sufficient height to allow entrance of all City equipment for maintenance and storage purposes.

Educational Facilities

The educational facilities for the City of Clearwater and surrounding area are the responsibility of the Board of Education of Unified School District Number 264. Although it is beyond

the scope of this general plan document to present a detailed evaluation of the school district facilities, it appears that recently completed middle school and shop additions will greatly assist the district in meeting current and future needs. If it becomes apparent that a more detailed evaluation of future needs is desirable, it is suggested that the district consider participating in a study to be initiated by the Wichita-Sedgwick County Metropolitan Area Planning Department concerning future school needs in unified districts throughout Sedgwick County.

Law Enforcement Facilities

The Clearwater Police Department consists of 3 full-time police officers, 9 reserve officers and 2 cadets. These personnel are equipped with two patrol cars that are outfitted with citizen band radios, police radios, and direct line telephone systems. The Police Department is headquartered in the City Building and has a telephone diverter emergency call system that can be programmed to channel calls to officers in any location and to the emergency communication system dispatcher of Sedgwick County when the need arises. The diverter provides the necessary liaison with the Sedgwick County Sheriff's office when local personnel are off duty or not on patrol or otherwise not immediately available. This occurs approximately one-third of the time during the week.

The current police force provides a ratio of 1.7 full-time officers per 1,000 population. This is slightly below the national average for all cities of 2.1 officers per 1,000 population. Although the size of a city's police force is more appropriately related to local crime rates and budget supporting ability,

application of the national average ratio to the existing and projected population levels indicates that 3.78-(4) full-time officers would now be needed and 5.12-(6) will be needed by the year 2000 to meet the current national average.

The addition of a full-time officer in the near future and three or more officers over the course of the planning period will increase the police department to a size sufficient to have local officers on duty 24 hours-a-day, seven days-a-week.

In financing continuous modernization of equipment and personnel improvements, including training, full advantage should be taken of grant assistance that may be available through the Federal Law Enforcement Assistance Administration. Projects and programs anticipated for funding to meet goals and objectives of crime reduction in the area are set out in a comprehensive criminal justice plan compiled annually by the State Region III Criminal Justice Planning Office in Wichita. Liaison should be maintained with this office to keep informed of available assistance.

Fire Protection Facilities

Fire protection in Clearwater is provided by a 50-man volunteer fire department. The department also provides service to all of Ninnescah Township in Sedgwick County and the west half of London Township and the north half of Illinois Township in Sumner County. The department also has a mutual aid agreement with the Sedgwick County Fire Department and would respond to any requested location within the County. Similar written agreements exist for areas within a reasonable distance from the fire station in Sumner County and Conway Springs, and Sumner County Rural Fire District #9.

Fire alarms are initiated by dialing the fire department telephone number which rings in the fire station and in nine homes of fire department personnel. The two centrally located fire sirens are then activated to summon the firefighters throughout the community.

The firefighters have at their disposal the following fire fighting vehicles:

- a 1960 model 500 gpm pumper with a 500 gallon storage tank and a 36 foot ladder
- a 1962 model 500 gpm pumper with a 500 gallon storage tank and a 32 foot ladder
- a 1977 model 750 gpm pumper with a 750 gallon storage tank and a 32 foot ladder
- a 1968 model tanker with a 1600 gallon storage tank and a 500 gpm pump
- a 1971 model tanker with a 1200 gallon storage tank and a 500 gpm pump
- a 1965 model Jeep with a 60 gallon storage tank and a 25 gpm pumping capability
- a 1968 model 4 wheel drive Jeep with a 300 gallon storage tank and 250 gpm pump that will be put into service on March 1, 1979 as a mini pumper

The department also has access to a 1969 model rescue squad vehicle and a 1976 ambulance. Of the equipment listed, the 1962 pumper, 1968 tanker, and 1965 Jeep are front line vehicles for township fire protection needs. The 1977 pumper and 1960 pumper are front line within the City. The 1971 tanker and 1968 Jeep are held as reserve units for either township or City needs. The 1969 rescue squad is dispatched to all fire calls for medical treatment needs and rescue equipment. The ambulance and rescue

squad are dispatched to all injury accidents and the ambulance is dispatched to all sick call alarms.

The fire fighting equipment is stored at the fire station located on the south side of Ross Avenue, west of Tracy Avenue. The fire station is a combination masonry and frame structure built in the early 1920's. It is approximately 50 feet by 60 feet in size and contains four tandem vehicle bays or stalls. There is an uncovered area 50 feet by 65 feet in size behind the fire station that is also available for outside storage.

It appears that the fire fighting facilities and equipment are adequate to meet the fire protection needs of the community. Some of the equipment will require replacement and/or upgrading in future years and the volunteer firefighters should continue to maintain a high standard of service through recruitment activities and training exercises.

To assist in the development of fire insurance premium rates for various types of buildings, the Insurance Services Office of Kansas regularly classify municipalities according to their fire fighting ability and their physical condition. Clearwater was previously rated as a Class 8 community following an evaluation conducted by the Insurance Services Office in 1975. Since that time, several improvements have been made in the water distribution and supply system and in equipment and training. New evaluations are, therefore, being made by the Insurance Services Office to determine if a change in classification of the City is justified. A higher classification could result in slightly lower premium rates for fire insurance throughout the community. The City should, therefore, strive to retain the highest classification possible within the limitations of its physical and financial capabilities.

Water System

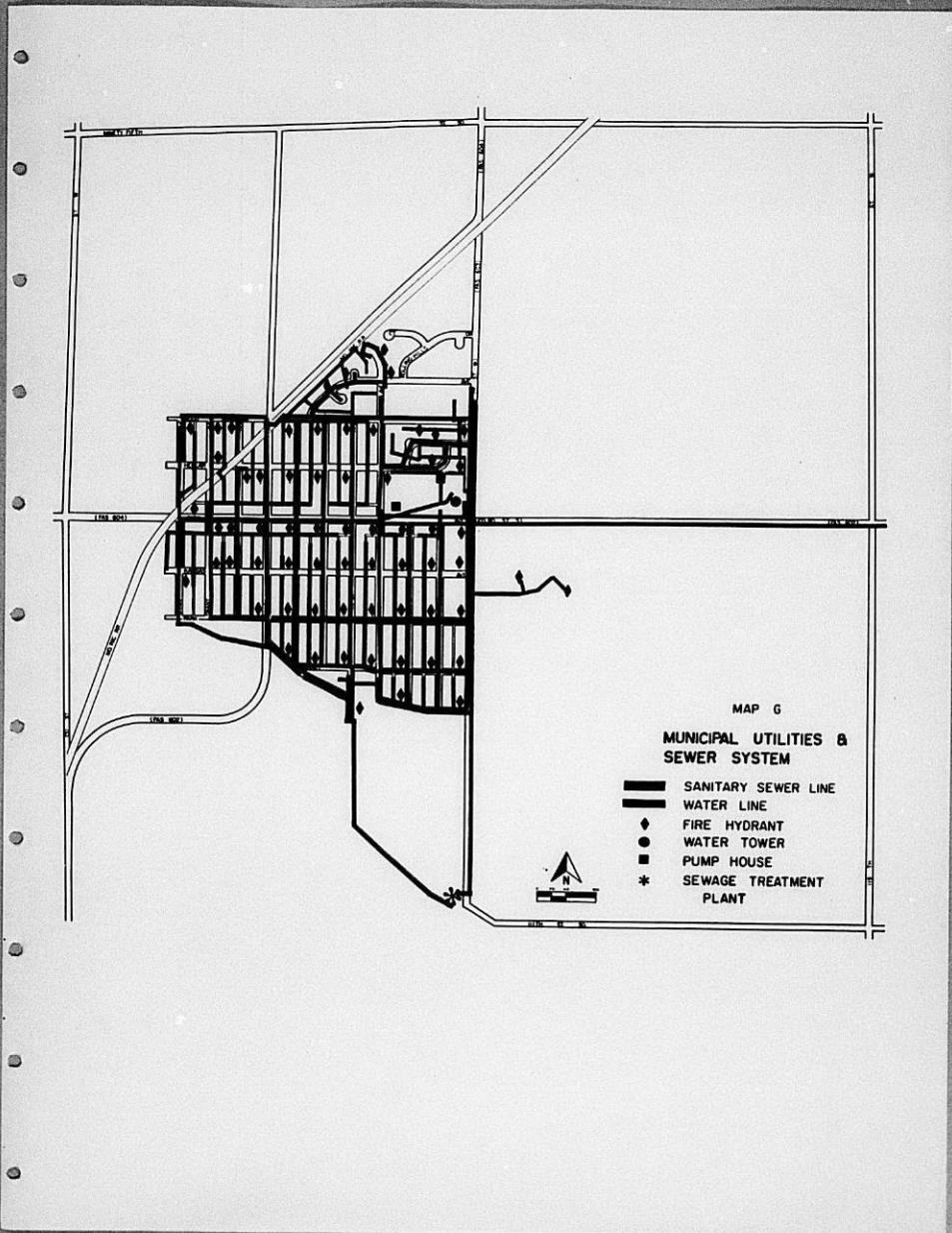
The original water system for Clearwater was constructed in 1912. It consisted of one water well, an elevated storage tank and a distribution network. Over the years, the supply source and distribution system have been expanded continuously to keep pace with the growth of the community. The system now includes six wells, a 150,000 gallon capacity elevated water tower, and an expanded pipeline network. Prior to 1976, three wells located in the City park on East Ross and a 60,000 gallon elevated storage tank located on the Grade School Annex site supplied Clearwater. In 1976, three new wells and the new elevated storage tank were added. The storage tank replaced an inadequate 60,000 gallon capacity tank that had served the community many years. The new water wells are located five and one-half miles east of the City and are connected to the community system by a 12-inch diameter water main constructed along the south side of Ross Avenue.

The operational wells supplying the system and their approximate yields are reflected in the following table:

<u>Well Number</u>	<u>Location in East City of City</u>	<u>Yield in GPM</u>	<u>Remarks</u>
2	X	220	Formerly the main supply, run periodically to retain water rights.
3	X	100	A standby well that is seldom used.
4	X	230	Formerly secondary supply that is now run periodically to retain water rights.
6	X	460	Primary source pumped on a direct rotation basis.
7	X	800	Primary source pumped on a direct rotation basis.
8	X	800	Primary source pumped on a direct rotation basis.
Total Yield =		<u>2610</u>	

The output from these wells and pumps supplies the distribution system illustrated on Map G. This system consists primarily of 6" diameter water mains running in and along Wood, Ross, Park, Nancy, Grant and Fourth Avenues, and Southeast Drive. Properties along other intervening residential streets are served primarily by 4 inch diameter water lines. There are three locations where 2 inch diameter water lines exist. These are the block lengths between Kansas and Park Avenues on Lee and Gorin Avenues, and along Byers south of Wood Avenue.

The entire system is looped with the exception of four deadend lines located on Grain Avenue south of Ross and at Hellar Avenue, on Byers at the railroad track and Fourth Avenue approximately 400 feet north of Wood Avenue. A problem commonly associated with nonlooped deadend lines is that service along the entire line must be interrupted to make any necessary repairs or new service connections. Looped lines may provide service from either direction when sufficient shut off valves exist within the system. The City has been actively pursuing water system improvements including additional valves, new line looping and the replacement of the small diameter service lines with larger lines. All 2-inch line replacements are anticipated to be completed by 1985. These improvements plus the addition of strategically located shut off valves will provide a distribution system that is readily extendable into the future growth areas of the community. It is recommended that future service line extensions not be less than 6 inches in diameter, as smaller diameter piping will not transport sufficient water to meet consumer demands and fire flow requirements. However, if a water extension does not serve a fire hydrant and if the probability of it ever serving future extensions



MAP G
MUNICIPAL UTILITIES &
SEWER SYSTEM

- SANITARY SEWER LINE
- WATER LINE
- ◆ FIRE HYDRANT
- WATER TOWER
- PUMP HOUSE
- * SEWAGE TREATMENT PLANT



is extremely remote, the water extension may be reduced to no less than 4 inches in diameter.

In regard to demands for water service, a document entitled "Water Systems and Supplies to Year 2000" recently completed by the Wichita-Sedgwick County Metropolitan Area Planning Department contains estimated water usage rates and fire flow requirements for the urban areas throughout Sedgwick County. The usage rates were developed from the trend of prior yearly averages and the fire flow rates were derived from standards used by the American Insurance Association in determining insurance ratings and through consultations with the Chief Engineer of the Insurance Services Office of Kansas. Using these sources, the following usage rates were developed for estimating future demands:

Consumer Demand	Gallons Per Capita Per Day (GPCD)		
	1980	1990	2000
Average Day Rate	110	120	130
Maximum Day Rate	220	240	260

Fire flow requirements are based on total population size as follows:

Fire Flow Requirements for Small Urban Areas		
Total Population	Fire Flow Rate Required GPM*	Duration Hours
1000	500	4
1500	625	5
2000	750	6
3000	875	7
4000	1000	8
5000	1125	9
6000	1250	10
10000	1500	10
13000	1750	10
17000	2000	10

*gallons per minute.

Source: "Water Systems and Supplies to Year 2000"; Wichita-Sedgwick County Metropolitan Area Planning Department; June, 1977, page 2-07.

The interpolated fire flow requirements for Clearwater, based on population projections for 1980, 1990, and 2000, would be 688 gpm, 762 gpm, and 805 gpm.

The average and maximum daily demands for water service based on per capita consumption rates are estimated in the following table:

Average and Maximum Consumer Daily Demands

<u>Year</u>	<u>Estimated Population</u>	<u>Average GPCD*</u>	<u>Average Daily Quantity GPD</u>	<u>Maximum GPCD*</u>	<u>Maximum Daily Quantity GPD</u>
1980	1750	110	192500	220	385000
1990	2099	120	251880	240	503760
2000	2437	130	316810	260	633620

*gallons per capita per day

The total estimated demands on the water supply source and distribution system are a combination of the estimated maximum daily consumer demands and the projected fire flow requirements. These total estimated demands are presented in the following table:

Water Requirements for Fire Flow Plus Maximum Daily Demand

<u>Year</u>	<u>Proj. Fire Flow GPM</u>	<u>Max. Day Demand</u>	<u>Total GPM Req.</u>	<u>Duration Hours</u>	<u>Tot. Quan. Req. (in gallons)</u>	<u>Firm Yield Avail.* (in gals.)</u>	<u>Supply Margin (in gals.)</u>
1980	688	267	955	5.5	315150	465300	+150150
1990	762	350	1122	6.	403920	507600	+103680
2000	805	440	1245	6.5	485550	549900	+ 64350

*Firm yield is the quantity of water which can be produced by the total supply source when the largest pumping unit is out of service.

From the previous table, it is apparent that the water supply source is more than adequate to meet the projected future water demands of the community. This is reflected in the surplus supply margin shown in the right hand column of the table. This margin is even greater when the 150,000 gallons of storage capacity in the elevated tank is taken into account.

It is, therefore, recommended that the City continue to monitor the overall condition of the water supply system and make such improvements as may be needed to guarantee the continued high quality and operation of the water utility.

Individual service contracts with large users outside the City should be thoroughly reviewed on an individual case basis and every measure should be taken to assure that the water supply and system will not be jeopardized in future years by reason of supply shortages, capital expenditures and maintenance costs.

Sanitary Sewer System

The operation of an efficient and adequate sanitary sewer system is no less important than guaranteeing a continuing public water supply in the urbanized areas. A properly sized and functioning system is required to control pollution of groundwater and streamways and to minimize the possibility of contamination and the spread of disease. Although sewage collection and treatment facilities may be provided in various forms, the characteristics of the soil types in and around the City of Clearwater, as indicated in the previous physical features section, severely limit the possibility of large scale use of septic tank-tile field systems. Development that occurs to urban densities in and around Clearwater should have municipal type sewage disposal systems.

The Clearwater municipal sewer system was originally constructed

in 1950. It consisted of a bar screen, lift station, Imhoff tank, an oxidation pond and eight inch diameter sewer mains throughout the City. The sewage treatment plant was expanded in 1952 by the addition of a trickling filter, a secondary sedimentation basin, and sludge drying beds. The sewage treatment plant began experiencing 50 to 75 percent overloads in the middle 1960's and a three-cell nondischarging type sewage lagoon facility was constructed in 1970 to correct the overflow condition. The previous systems were abandoned with the help of a completely new gravity flow line.

In 1971, the Wichita-Sedgwick County Metropolitan Area Planning Department retained consultants to evaluate the adequacy and make recommendations on all the sewage treatment facilities within Sedgwick County. The resulting report entitled "The Next Thirty Years" was subsequently adopted as the sewer plan element for the Metropolitan area. Within this plan element, the Clearwater lagoon system was calculated to have sufficient capacity to serve a population equivalency of 3600 people. The sewer line system was calculated to have the capacity to serve a population equivalency of 2230 people.

A letter to the Kansas Department of Health dated January 2, 1968, with the original design data for the three cell discharging waste stabilization pond was for a design population of 2500.

The City's consulting engineer calculates the ponds present capacity to be 2100 people based on the ultimate B.O.D. (Biochemical Oxygen Demand) loading as specified in the current "Minimum Standards of Design for Water Pollution Control Facilities" for discharging lagoons.

Other design factors, such as hydraulic loading, line infiltration, aeration, operation as a discharging or nondischarging

system, etc., must be evaluated to provide an accurate proposal of future sewage treatment needs.

It is beyond the scope of this general plan document to present a detailed infiltration evaluation of the sewer system.

The City's consulting engineer, however, is equipped and in the

process of producing such a study in 1980. The study indicated the need to construct a fourth cell if the plant is to operate in a non-discharging fashion. A financial grant to continue the study, which is referred to as a "Step I Sewage Facility Plan", has been approved by the federal Environmental Protection Agency (EPA) and work is to begin in 1979. This Facility Plan will include proposals for enlarging the existing plant to accommodate the City's needs for sewage treatment to the year 2000 and will probably be under construction by the early 1980's.

Storm Water Drainage

Most of the storm water runoff in Clearwater is carried in streets with curbs and gutters and in several open ditches along streets. There are three underground storm sewers at the present time. One underground inlet pipe is located on Michelle approximately one-half block east of Prospect, which drains to the south. There are also two underground storm sewers along Janet Court and First Court in Hammers Addition which drain to the northwest to the railroad right-of-way.

The more significant open ditches which carry storm water runoff are located along Tracy Avenue south of Ross, along Fourth Avenue through the City and along various segments of Ross Avenue, Prospect Avenue, Wood Avenue, First Avenue, Kansas Avenue, Grant Avenue and Park Avenue. A drainage easement and open ditch also exists running north and south approximately 175 feet west of Fourth Avenue on both sides of Wood Avenue.

In several instances in the past, when streets have been reconstructed, curbs and gutters have been provided and the runoff storm waters were subsequently carried in the street. This practice is expected to continue although several more underground storm sewers may be installed in the Hammers Addition north of the City.

The City's present storm water system functions reasonably well with the exception of the area along the east side of the City north of Ross Avenue and west of Fourth Avenue. Storm water backup in this area floods the City park and creates ponding and access problems to the residents along Heller. Surface water problems also exist on the south side of Wood Avenue for the properties adjoining the drainage easement and ditch. This problem has been previously documented in an application for federal funding assistance to correct the drainage deficiency. As development continues to occur in the Hammers Addition and other future community growth areas to the north and east, the runoff waters will increase and the drainage backup problem will intensify. It is, therefore, recommended that the City continue to pursue a solution to the problem through the improvement of ditches and installation of underground storm sewers wherever necessary.

Community Facilities Goal, Objectives and Policies

It shall be the GOAL of the Clearwater Planning Commission to pursue the development and maintenance of public facilities on the basis of reasonable standards which will provide an acceptable level of health, safety, and welfare, to the citizens of the community.

It shall be an OBJECTIVE of the Clearwater Planning Commission:

----to designate within the adopted Comprehensive Development Plan adequate areas for education, recreational, governmental and public health and safety purposes.

----to ^{adequately} acquire and ^{the} develop ⁴⁴ an additional 10 to 15 ^{parcels east of the high school} acres of property for park, recreation and open space purposes.

----to provide easements at least 15 feet wide for the extension of public utilities (water, sewer, gas, electricity, etc.) into newly developing areas adjacent to the City.

----to secure the best possible fire insurance classification with the lowest possible premium rate for the City.

----to provide for adequate police protection for the community.

----to provide municipal sewer and water systems conforming to environmental health standards to meet the needs of an estimated 2437 population level by the year 2000.

----to secure an adequate level of public health services for the City.

----to develop a storm water drainage system to eliminate current and future drainage problems in the eastern and central portions of the City.

It shall be a POLICY of the Clearwater Planning Commission:

----to cooperate with other organizations (both public and private) in establishing and maintaining educational, cultural, recreational, health and safety facilities for the City.

----to make full use of grant programs from other levels of government (state and federal) in securing needed public facilities.

----to assure adequate provisions for public facilities through the application and enforcement of subdivision regulations.

IMPLEMENTING THE PLAN

If the goals and objectives of the community as reflected by the Comprehensive Development Plan are to be meaningful, the community must have some means of achieving plan recommendations. There are several techniques that are available to the City for implementation of the plan proposals; they include the adoption of various codes and ordinances, programming of present and future expenditures (commonly known as a Capital Improvements Program), and pursuing good public relations and community involvement. While all of the techniques available are useful to some degree, the City officials may feel that certain techniques are not appropriate for their community.

The following sections discuss briefly the various techniques generally available for the implementation of the community's Comprehensive Development Plan.

Zoning Ordinances

Zoning ordinances are probably the most commonly used tool for land use plan implementation. Zoning ordinances should be used to achieve a general development goal, namely the implementation of the land use plan, and should not be used arbitrarily with no goal in mind. Like all regulatory measures, zoning is useless if it is not enforced and administered fairly and impartially.

The purpose of zoning is essentially to insure the proper relationship of land uses; provide adequate space for the use; maintain the density of development at a level which can be served adequately by public services and facilities such as streets, schools, recreation and utility systems; and guarantee that the development will provide adequate light, air and privacy

for those people living and working in the community.

The governing body of the City is authorized by Kansas Statutes (K.S.A. 12-707) to divide the City into zones or districts by ordinance to regulate and restrict the location and use of buildings and the use of land within each district or zone.

Before the City can adopt a zoning ordinance, the governing body must require the planning commission to recommend the nature and number of zoning districts, the boundaries of the zoning districts, and the appropriate regulations to be enforced. Kansas Statutes (K.S.A. 12-708) require that the planning commission's recommendations be based on an adopted land use plan as a part of the City's comprehensive plan, if the City has adopted such a plan.

Before the planning commission gives its recommendations to the governing body, the planning commission must hold a public hearing on the zoning district proposals. The planning commission must then adopt its recommendations in the form of a zoning ordinance and submit the same along with an accurate written summary of the proceedings of the public hearing to the governing body.

The governing body may either approve the recommendations by the adoption of the same by ordinance or return the same to the planning commission for further consideration, together with a statement specifying the basis for disapproval.

Once the ordinance is approved and adopted, the governing body may, from time to time, supplement, change, or generally revise the boundaries or regulations contained in the zoning ordinance by amendment. A proposal for an amendment may be initiated by the governing body, the planning commission, or upon

application of the owner of the property involved. The procedure for amending the ordinance is basically the same as required for adoption of the original ordinance.

In addition to establishing zoning districts within a city, as set out above, Kansas Statutes (K.S.A. 12-715b) allows communities to extend the jurisdiction of city zoning ordinances into the outlying unincorporated area within three miles of city boundaries. This may be done only after sixty days notice has been given to the Board of County Commissioners followed by an appropriately advertised notice and public hearing. The zoning district proposals within the three mile area must be based on a comprehensive plan which has been approved by the City Council or the Board of County Commissioners that includes the outlying area to be zoned. The Board of County Commissioners may subsequently establish county or township zoning in the outlying area which may supercede and take precedent over any city zoning authority previously established. The Board of County Commissioners may establish zoning on a countywide, township or three mile ring basis. To date, throughout Sedgwick County, three forms of extraterritorial zoning exist. They include county three mile ring zoning, city three mile ring zoning and township zoning. None of these have been established in the area around Clearwater. The City of Clearwater has, however, established city zoning within the community. It is recommended that consideration be given to the establishment of zoning jurisdiction in the outlying three mile area around Clearwater. The establishment of such zoning would assist in implementing the land use proposal of the Comprehensive Plan. To establish such zoning, it would appear necessary to review the current provisions

of the city zoning ordinance and to make adjustments to include zoning categories which protect and accommodate the predominant agricultural uses in the area.

For a successful zoning program, a zoning ordinance which meets the combined needs of the urban and rural community must be drafted and adopted. It must be consistently and intelligently administered and enforced, and it must have the support of the citizens of the community.

Subdivision Regulations

Although the general type of individual development (residential, commercial or industrial) is specified by zoning, the zoning ordinance does not exercise any control over the detailed physical design of the community. The layout and installation of streets, sidewalks and utilities; and the provision for or reservation of parks, school sites, and other items of similar nature are examples of items involved in the physical form of the city. Since these items are important to the implementation of the Comprehensive Plan, many cities formulate, adopt and enforce specific development standards to guide future urban development. These development standards are commonly referred to as subdivision regulations.

The city planning commission of any city which has adopted a comprehensive plan is authorized by Kansas Statutes (K.S.A. 12-705 et. seq.) to adopt and amend regulations governing the subdivision of land located within an area which is designated by resolution of the governing body. Such area shall include the incorporated area of the city and may include any unincorporated territory lying outside of but within 3 miles of the nearest point of the city limits. At present, the Wichita-Sedgwick County Metropolitan Area

Subdivision Regulations are in force for all unincorporated areas surrounding cities in Sedgwick County. The area of jurisdiction of these subdivision regulations can be amended, as in the cases of Haysville, Derby, Valley Center and Mulvane, so that the subdivision regulations of individual cities apply in their immediate surrounding areas provided the individual city has adopted subdivision rules and regulations conforming to the Comprehensive Plan of the Metropolitan Area and the City.

Like the zoning ordinance, there must be a public hearing held by the planning commission. Unlike the zoning ordinance, however, the adoption of subdivision regulations is the responsibility of the planning commission, whereas zoning ordinances are adopted by the City Council. Although the planning commission adopts the subdivision regulations, the regulations are not effective unless and until submitted to and approved by the governing body of the city.

The content of such subdivision regulations may include the following:

- A. Regulations may fix location and width of streets, building lines, open spaces, safety and recreational facilities, minimum width, depth and area of lots, and compatibility of design.
- B. Regulations may require and fix the extent to which and the manner in which, streets shall be improved and water, sewer, drainage and other utility mains and piping or connections or other physical improvements shall be installed.
- C. Regulations may authorize the governing body, in lieu of completion of construction of improvements,

to accept a corporate surety bond, cashier's check, escrow account or other like security in an amount fixed by the governing body conditioned upon actual completion of such improvements within a time specified in accordance with the regulations.

The regulations may be amended by following the same procedure required for the adoption of the original regulations.

Under subdivision regulations originally adopted July 1, 1968 by the Wichita-Sedgwick County Metropolitan Area Planning Commission, all of the unincorporated territory in Sedgwick County is regulated by the Metropolitan Area Planning Commission Subdivision Regulations except for designated land around the cities of Haysville, Derby, Valley Center and Mulvane. After a city has adopted a comprehensive plan, the Metropolitan Area Planning Commission (MAPC) can give up its jurisdiction to enable a city to adopt subdivision regulations that apply in any or all of its 3 mile area to which MAPC and the city jointly agree. One stipulation to establishing local subdivision regulations in the outlying area is that the local regulations be comparable to those already established.

Subdivision regulations fulfill the function of protecting the public from substandard developments which can affect the quality of the whole community. Tax dollars may eventually go to correct improper subdivisions when the money could have been used to provide other needed services or lower taxes.

Subdivision regulations for the City of Clearwater have been in effect since 1955. It is recommended that they be reviewed periodically to assure that development occurs on the basis of modern up-to-date standards.

Capital Improvement Program

The Capital Improvement Program (CIP) is a comprehensive list of those physical improvements to the city that will be needed by the community within a short-range time period (5-10 years) to carry on an adequate program of public services.

The CIP lists and schedules the year of anticipated construction of public improvements correlated with the financial capabilities of the community over a period of time.

The major physical facilities programmed for capital expenditures may include the following:

- (1) streets
- (2) parking facilities
- (3) parks
- (4) playgrounds
- (5) water, sewer and other utility facilities
- (6) street lighting system
- (7) public buildings - city buildings, libraries, museums, public garages and warehouses, fire and police stations and the necessary major equipment for their operation.

The CIP is used to program acquisition and construction of public improvements only and does not deal with annually recurring operating expenditures.

The governing body generally assigns the responsibility of formulating the CIP to the planning commission. In order to prepare the CIP, the planning commission must formulate goals and policies which reflect the community's needs and desires which are used to

FIGURE 3 SAMPLE CAPITAL IMPROVEMENT PROGRAM

Project Number	Project Description	1980	1981	1982	1983	1984	1985	Project Cost	Method of Financing
<u>MAJOR STREETS</u>									
MS-11	Elm Street; Walnut to Maple	X						10,000 10,000	GO SA
MS-12	Beech Ave.; 1st Street to 3rd Street			X				15,000 15,000	GO SA
MS-13	Main Street; Anna to Atwater Street				X			20,000 20,000	GO SA
<u>BRIDGES</u>									
B-15	Bridge; Elm Street @ Berry Creek	X						25,000	GO
B-16	Bridge; Main Street @ Crooked Creek				X			40,000	GO
<u>PUBLIC BUILDINGS</u>									
PB-1	New City Hall and Fire Station				X			125,000	GO
PB-2	Community Building					X		75,000 75,000	C F
<u>WATER</u>									
W-1	8" Main from 1st Street to 3rd Street on Lane			X				25,000	R
<u>PARKS</u>									
P-2	Community Park								
	Land Acquisition		X					5,000	GO
	Drives & Parking			X				5,000 2,000	F GO
	Shelter Building				X			12,000	GO
	Tennis Court					X		12,000 5,000	F GO
<p>ABBREVIATIONS USED FOR "METHOD OF FINANCING"</p> <p>R - Revenue Bonds</p> <p>GO - General Obligation Bonds, paid for by City at large</p> <p>SA - Special Assessment General Obligation Bonds, paid for by properties specially benefitted by the improvement</p> <p>F - Federal Funds</p> <p>C - Cash</p>									

give guidance in establishing priorities for projects. A list of desired improvement projects are acquired from public officials, citizens and professional groups, the city engineer, and the public works officials.

The planning commission evaluates the project list for compliance with the comprehensive plan, conformance to established goals and objectives, addressing community needs, and the ability to finance the improvement within the bonding capacity of the community.

A draft of the CIP is prepared scheduling projects over a time period (5-10 years) such as the example given in Figure 3. After review, the planning commission may recommend the adoption of a resolution which, if approved by the governing body, establishes the total project list as the city's CIP and could designate the first year of the program as the Capital Improvement Budget.

The relationship between the comprehensive plan and the CIP is one of reciprocal benefit. The plan provides a basis for developing the CIP by anticipating the needs for the future. The CIP encourages an annual review of the plan pertaining to capital expenditures and thereby updating the plan as new factors and needs come to light. The CIP can also be the major tool in carrying out the plan by directing the investment of the city in supplying services to those areas and projects that meet the city's goals and withholding them in areas that do not. As an example, don't build large sewer and water lines west if growth is desired to the east to center on an existing school. Use the capital improvement money to protect existing investment and encourage efficient development.

Codes

The aforementioned regulations (zoning and subdivision) do

not provide control over the quality of the structures or minimum housing and sanitation conditions in the city. In order for the city to maintain better control of the environment of the city, the governing body may desire to adopt codes dealing with the minimum standards pertaining to the construction of buildings, the installation of plumbing and electrical wiring, and sanitation and housing.

The basic construction codes (building, plumbing and electrical) specify the minimum standards dealing with the materials used and the construction and installation techniques, while the housing and sanitation codes set minimum standards dealing with the level of environmental health and sanitation and the minimum requirements for the housing of people (to prevent overcrowding, lack of plumbing, etc.).

The use of the various environmental and construction codes can help prevent the construction of substandard buildings and assist in the upgrading of the city's environment. Through the use of codes, the city may be protected more effectively from blighting influences by maintaining high property value and minimizing health and safety hazards.

Most of these codes are available in standardized form from national and regional sources (see attached listing) and can be adopted by reference. However, because the situation varies between cities, model codes should be closely examined to determine if they meet the community's needs.

One thing to keep in mind is that the codes are technical in nature and enforcement can be a problem in a small city. Inter-governmental agreements (such as cooperating with one or more other

cities or the county to obtain a sufficient staff to review plans, inspect buildings, issue building permits, etc.) for the administration of the codes may be the most realistic answer to enforcement.

As indicated previously in the Housing section of this plan, the Planning Commission is in the process of reviewing the existing codes of the City and determining the most appropriate revisions and/or model codes to adopt.

MODEL CODES

Building Codes

- Southern Standard Building Code
Southern Building Code Congress
Brown-Marx Building,
Birmingham, Alabama
- National Building Code
American Insurance Assn.
85 John Street, New York 31,
New York
- Uniform Building Code
International Conference of
Building Officials
50 S. Los Robles
Pasadena, California
- Basic Building Code
Building Officials & Code
Administrators International,
Inc.
1313 E. 60th St.
Chicago 37, Illinois

Electrical Codes

- National Electrical Code
American Insurance Assn.
85 John Street
New York 31, New York

Mechanical Codes

- Uniform Mechanical Code
International Conference of
Building Officials
50 S. Los Robles
Pasadena, California

Plumbing Codes

- American Standard National
Plumbing Code, ASA A40.8-1955
American Society of Mechanical
Engineers
345 E. 47th St.
New York, N.Y.
- Southern Standard Building Code
Part III, (Plumbing)
Southern Building Code Congress
Brown-Marx Building
Birmingham, Alabama

Housing Codes

- A Proposed Housing Ordinance
American Public Health Assn.
1790 Broadway, N.Y. 19, N.Y.
- Southern Standard Building Code
Part IV (Housing)
Southern Building Code Congress
Brown-Marx Building
Birmingham, Alabama
- Uniform Housing Code
International Conference of
Building Officials
50 S. Los Robles
Pasadena, California

Fire Prevention Codes

- Fire Prevention Code
American Insurance Assn.
85 John Street
New York 31, N.Y.

-Boiler and Pressure Vessel
Code
American Society of Mechanical
Engineers
345 E. 47th St.
New York, N.Y.

-Uniform Fire Code
Western Fire Chiefs Assn., Inc.
5360 S. Workman Mill Road
Whittier, California

Miscellaneous Codes

-One and Two Family Dwelling Code
American Insurance Assn.
Buildings Officials & Code
Administrators International, Inc.
International Conference of
Building Officials
Southern Building Code Congress
(see addresses above)

Community Involvement

While there are requirements in the form of public hearings (for the adoption of the comprehensive plan, zoning ordinances, subdivision regulations, etc.) which lead to a degree of community involvement, it is desirable to go beyond the legal requirements. This can be accomplished by involving not only other governmental organizations in the formulation of plans and projects, but by also involving religious, social and service groups, and interested citizens.

The success of any city plan hinges on public understanding, interest and participation. Without public support, the plans cannot achieve a high degree of success or accomplishment. The basic idea of a plan is to provide a continuing development guide for the city which is aimed at making a better place, or maintaining a desirable place, in which to live. The plan must, therefore, be responsive to the desires of the citizens to gain community acceptance.

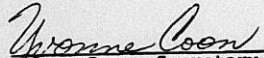
City of Clearwater

CERTIFICATION OF OFFICIAL PLAN ADOPTION

It is hereby certified that this document entitled "Comprehensive Development Plan for the Clearwater, Kansas Area" is the official Comprehensive Development Plan for the Clearwater, Kansas area. A properly advertised public hearing was conducted on April 2, 1979 by the Clearwater Planning Commission. On the basis of the information presented during the public hearing, the Clearwater Planning Commission approved a draft copy of the Plan and distributed the same to interested officials, agencies, organizations, and individuals for their comments and recommendations. After receiving comments during a review period exceeding 60 days, the Clearwater Planning Commission reconsidered the Plan document and adopted the same by Resolution on July 24, 1979. Subsequent amendments to this document will be similarly certified to appropriate agencies and organizations and placed in the comprehensive plan file created for that purpose.


Gordon Mikesell, Chairman
Clearwater Planning Commission

ATTEST:


Yvonne Coon, Secretary
Clearwater Planning Commission

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THIS SHEET PREPARED UNDER SUPERVISION OF
SEDGWICK COUNTY CLERK

DR 83-4