

ACTION

DATE

S/D COMMITTEE

*Found compatible with
adopted long-term plan*

6/22/89

M.A.P.C.

W.C.C./B. CO. C.

DR 89-13 - City of Valley Center requests annexation of eligible property bordering Valley Center City Limits North of 85th Street N. and east of McLaughlin Drive.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

June 23, 1989

Mr. Robert W. Robinson, Mayor
City of Valley Center
116 S. Park
Valley Center, KS 67147

Dear Mr. Robinson:

Per your request, the Wichita-Sedgwick County Metropolitan Area Planning Commission reviewed your annexation proposals as set out in City of Valley Center Resolution No. 86-89, during their regularly scheduled meeting June 22, 1989.

The Planning Commission passed the following motion:

"The Wichita-Sedgwick County Metropolitan Area Planning Commission finds that the proposed annexation, Resolution No. 86-89, by the City of Valley Center is compatible with the adopted Comprehensive Plan elements for the metropolitan area".

If the Planning Department can be of further assistance to you, do not hesitate to contact me.

Sincerely,

Marvin S. Krout
Director of Planning

RESOLUTION NO. 86-89

A RESOLUTION OF THE CITY OF VALLEY CENTER, KANSAS, GIVING NOTICE THAT THE CITY OF VALLEY CENTER, KANSAS IS CONSIDERING THE ANNEXATION OF A CERTAIN TRACT OF LAND ADJOINING THE CITY OF VALLEY CENTER, KANSAS; DESCRIBING SUCH TRACT OF LAND; GIVING NOTICE OF A PUBLIC HEARING REGARDING SUCH ANNEXATION; EXTENSION OF PUBLIC SERVICES THERETO.

WHEREAS, K.S.A. 12-520 et seq. provides that under certain conditions a tract of land adjoining the City may be annexed by the City; and,

WHEREAS, the particular tract of land, later described herein, does adjoin the City of Valley Center, Kansas, and is subject to annexation pursuant to the authority setout in K.S.A. 12-520 et seq.; and,

WHEREAS, the Governing Body of the City of Valley Center, Kansas, has determined that it is necessary to publicly consider the annexation of the land later described herein.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF VALLEY CENTER, KANSAS:

SECTION 1. A public hearing shall be held on the 18th day of July, 1989, at the Valley Center, Kansas City Hall at 116 South Park Avenue, Valley Center, Kansas, at 7:30 p.m. o'clock, CDST, to consider the annexation of the tract described in Section 2. to the City of Valley Center, Kansas.

SECTION 2. The legal description of the tract of land that the City of Valley Center, Kansas, is considering annexing, is described as follows:

Beginning at a point 1,692.63 feet East and 30 feet North of the Southwest corner of Section 30, Township 25 South, Range 1 East of the Sixth Principal Meridian; thence North 87 deg. 43 minutes West, 630 feet to the South line of the North 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 30, Township 25 South, Range 1 East of the Sixth Principal Meridian; thence Easterly along said South line to a point 95.09 feet more or less West of the East line of the Southwest 1/4 of said Section 30; thence Southerly 630 feet more or less to a point 95.08 feet West and 30 feet North of the Southeast corner of the Southwest 1/4 of said Section 30; thence westerly along a line 30 north of the South line of said Section 30 to the point of beginning.

RESOLUTION NO. 86-89
Page 2.

SECTION 3. The plan of the City of Valley Center, Kansas, for the extension of public services to the area proposed to be annexed herein, which services are required by the provisions of K.S.A. 12-520 (b), is available for inspection during the regular office hours in the office of the City Clerk at 116 S. Park Avenue, Valley Center, Kansas.

ADOPTED BY THE GOVERNING BODY OF THE CITY OF VALLEY CENTER, KANSAS, THIS 16th DAY OF May, 1989.

Robert W. Robinson
ROBERT W. ROBINSON, Mayor

ATTEST:

Carol A. Reffner
CAROL A. REFFNER, City Clerk

RESOLUTION NO. 86-89
Page 3.

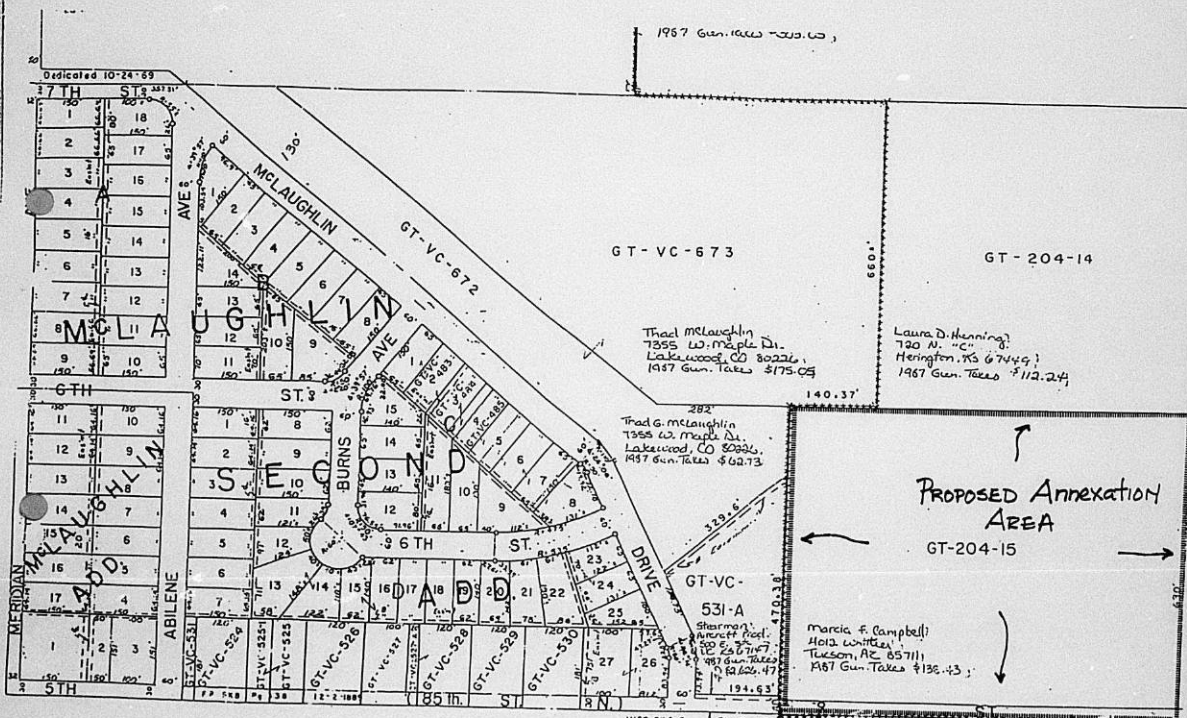
NOTICE OF PUBLIC HEARING

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A sketch of the land proposed to be annexed is attached to this notice.

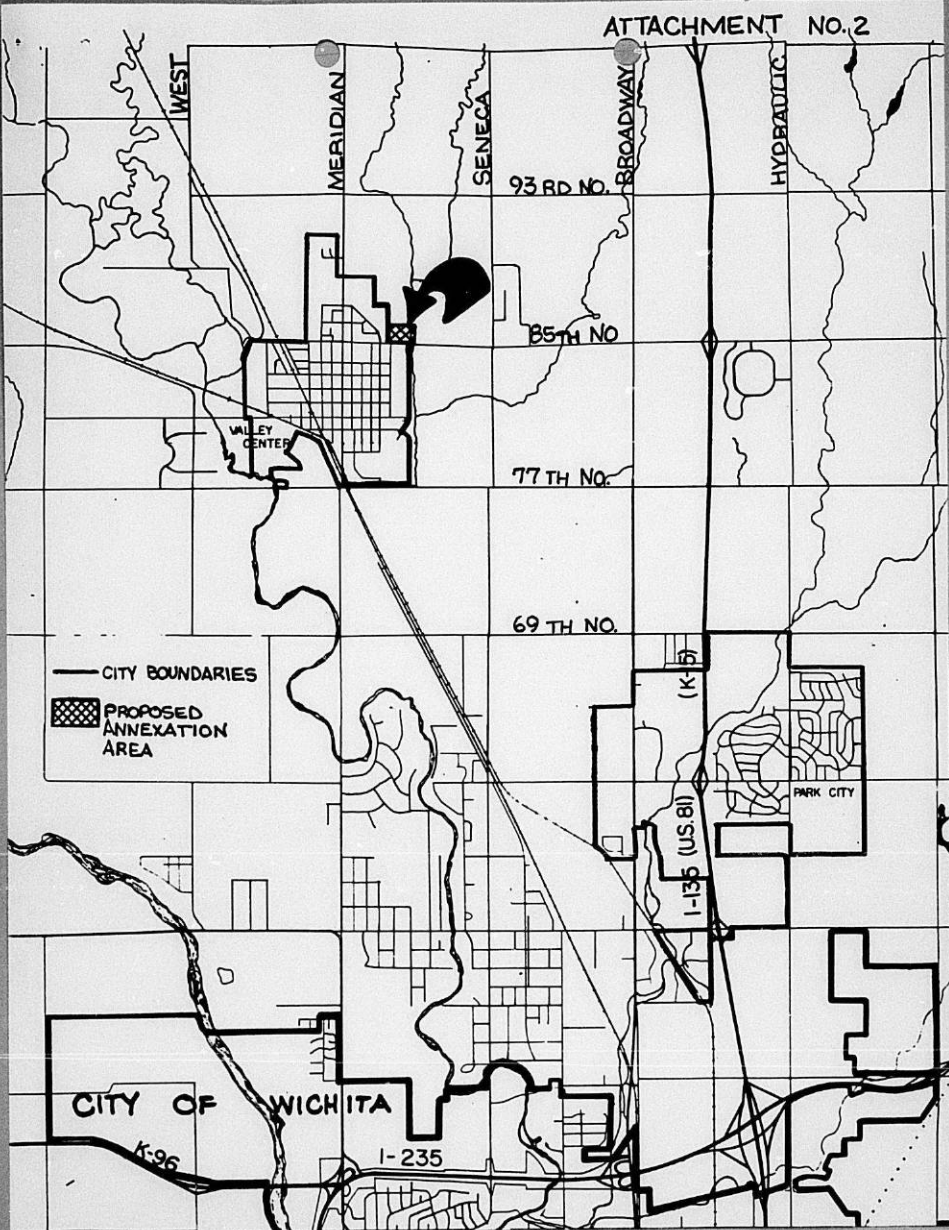
Robert W. Robinson

ROBERT W. ROBINSON, MAYOR



MISC. B.C. 19
THIS SHEET PREPARED UNDER SUPERVISION OF
DON WRIGHT, SEDGWICK COUNTY CLERK

ATTACHMENT NO. 2



WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

June 5, 1989

TO: Wichita-Sedgwick County Metropolitan Area Planning Commission

FROM: Marvin S. Krout, Director of Planning *MS Krout*

SUBJECT: The City of Valley Center requests the annexation of eligible properties bordering on the Valley Center City limits, north of 85th Street North and east of McLaughlin Drive

Background: Appearing on your June 22, 1989 meeting agenda is a resolution by the City of Valley Center declaring their interest in annexing certain properties bordering Valley Center north of 85th Street North and east of McLaughlin Drive. The attached resolution with map, Attachment No. 1, was provided by the City of Valley Center. The map depicts the property being considered for annexation. The property being considered for annexation is approximately 12.9 acres in size. Attachment No. 2, prepared by the Planning Department, indicates the proposed annexation and its relationship to the surrounding communities.

During the 1987 state legislative session, the laws governing the procedures for unilateral annexation were amended to provide official notification to various local officials including planning commissions having jurisdiction in the area. The amended law also requires that the planning commission review the proposal and make a finding of compatibility or incompatibility with any adopted land use or comprehensive plans relating to the area and the annexing city.

Analysis: Planning Department staff have reviewed the "1978 Comprehensive Wichita-Sedgwick County Plan" as it relates to development in and around the City of Valley Center and has determined that the proposed annexation is within the urban growth area of the City of Valley Center.

On the basis of the findings, it is concluded that the proposed annexation, Resolution No. 86-89, is compatible with the adopted plans of the community.

Recommendation:

It is recommended that the Metropolitan Area Planning Commission find that Annexation Resolution No. 86-89 proposed by the City of Valley Center is compatible with the adopted Comprehensive Plan elements for the metropolitan area.

Attachments: 2

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WHEREAS, the Governing Body of the City of Valley Center, Kansas, has determined that it is necessary to publicly consider the annexation of the land later described herein.

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RESOLUTION NO. 86-89
Page 2.

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ADOPTED BY THE GOVERNING BODY OF THE CITY OF VALLEY CENTER, KANSAS, THIS 16th DAY OF May, 1989.

Robert W. Robinson
ROBERT W. ROBINSON, Mayor

ATTEST:

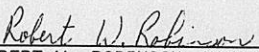
Carol A. Reffner
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RESOLUTION NO. 86-89
Page 3.

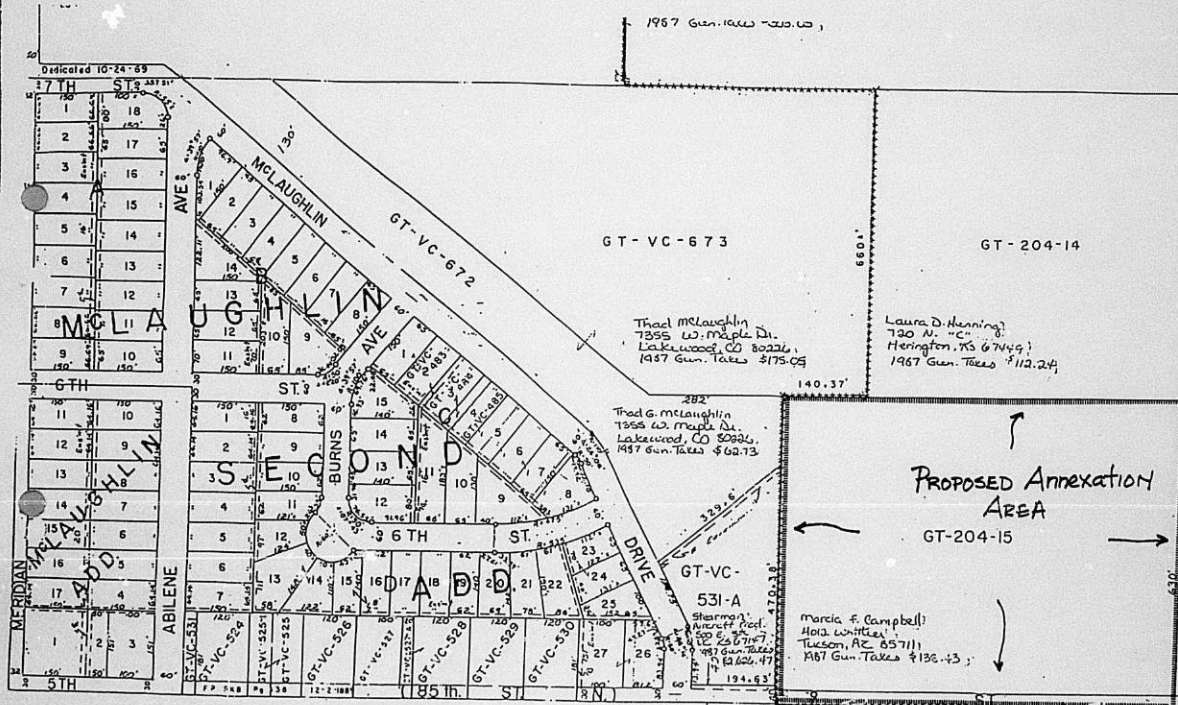
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A sketch of the land proposed to be annexed is attached to this notice.



ROBERT W. ROBINSON, MAYOR



GT-VC-673

GT-204-14

Thad McLoughlin
7355 W. Maple Dr.
Lakewood, CO 80226
1937 Gun. Takes \$175.09

Laura D. Manning
720 N. "C"
Herington, KS 67449
1967 Gun. Takes #112.24

Thad G. McLoughlin
7355 W. Maple Dr.
Lakewood, CO 80226
1937 Gun. Takes #62.73

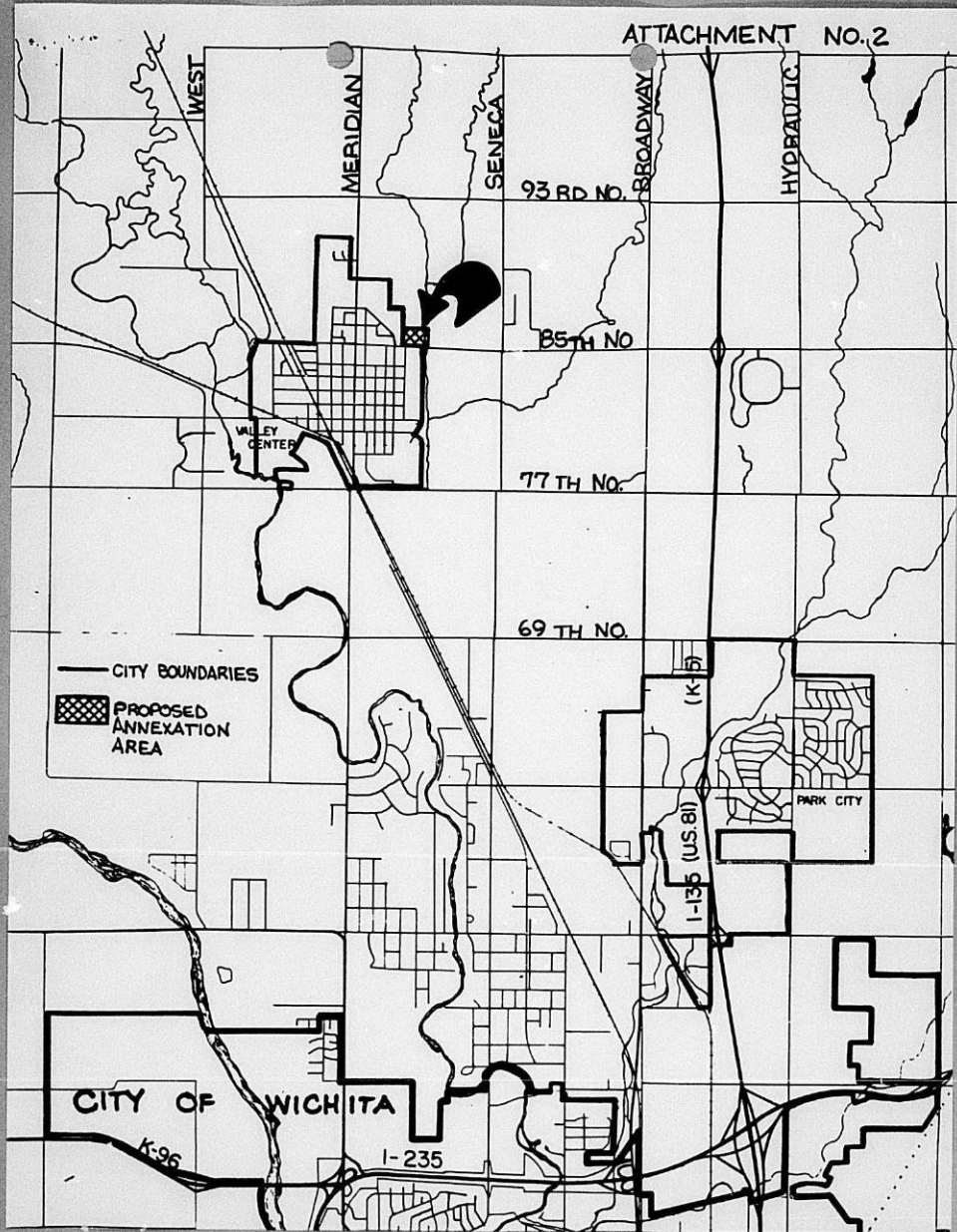
PROPOSED Annexation
AREA

GT-204-15

Marcia F. Campbell
1012 Whittier
Tucson, AZ 85711
1967 Gun. Takes #136.43

MISC. OR. THIS SHEET PREPARED UNDER SUPERVISION OF
DON WRIGHT, SEDGWICK COUNTY CLERK

ATTACHMENT NO. 2



— CITY BOUNDARIES
▨ PROPOSED ANNEXATION AREA

CITY OF WICHITA

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

May 24, 1989

TO: Wichita-Sedgwick County Metropolitan Area Planning Commission

FROM: Marvin S. Krout, Director of Planning

SUBJECT: The City of Valley Center requests the annexation of eligible properties bordering on the Valley Center City limits, north of 85th Street North and east of McLaughlin Drive

Background: Appearing on your June 8, 1989 meeting agenda is a resolution by the City of Valley Center declaring their interest in annexing certain properties bordering Valley Center north of 85th Street North and east of McLaughlin Drive. The attached resolution with map, Attachment No. 1, was provided by the City of Valley Center. The map depicts the property being considered for annexation. The property being considered for annexation is approximately 12.9 acres in size. Attachment No. 2, prepared by the Planning Department, indicates the proposed annexation and its relationship to the surrounding communities.

During the 1987 state legislative session, the laws governing the procedures for unilateral annexation were amended to provide official notification to various local officials including planning commissions having jurisdiction in the area. The amended law also requires that the planning commission review the proposal and make a finding of compatibility or incompatibility with any adopted land use or comprehensive plans relating to the area and the annexing city.

Analysis: Planning Department staff have reviewed the "1978 Comprehensive Wichita-Sedgwick County Plan" as it relates to development in and around the City of Valley Center and has determined that the proposed annexation is within the urban growth area of the City of Valley Center.

On the basis of the findings, it is concluded that the proposed annexation, Resolution No. 86-89, is compatible with the adopted plans of the community.

Recommendation:

It is recommended that the Metropolitan Area Planning Commission find that Annexation Resolution No. 86-89 proposed by the City of Valley Center is compatible with the adopted Comprehensive Plan elements for the metropolitan area.

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ADOPTED BY THE GOVERNING BODY OF THE CITY OF VALLEY CENTER, KANSAS, THIS 16th DAY OF May, 1989.

Robert W. Robinson
ROBERT W. ROBINSON, Mayor

ATTEST:

Carol A. Reffner
CAROL A. REFFNER, City Clerk

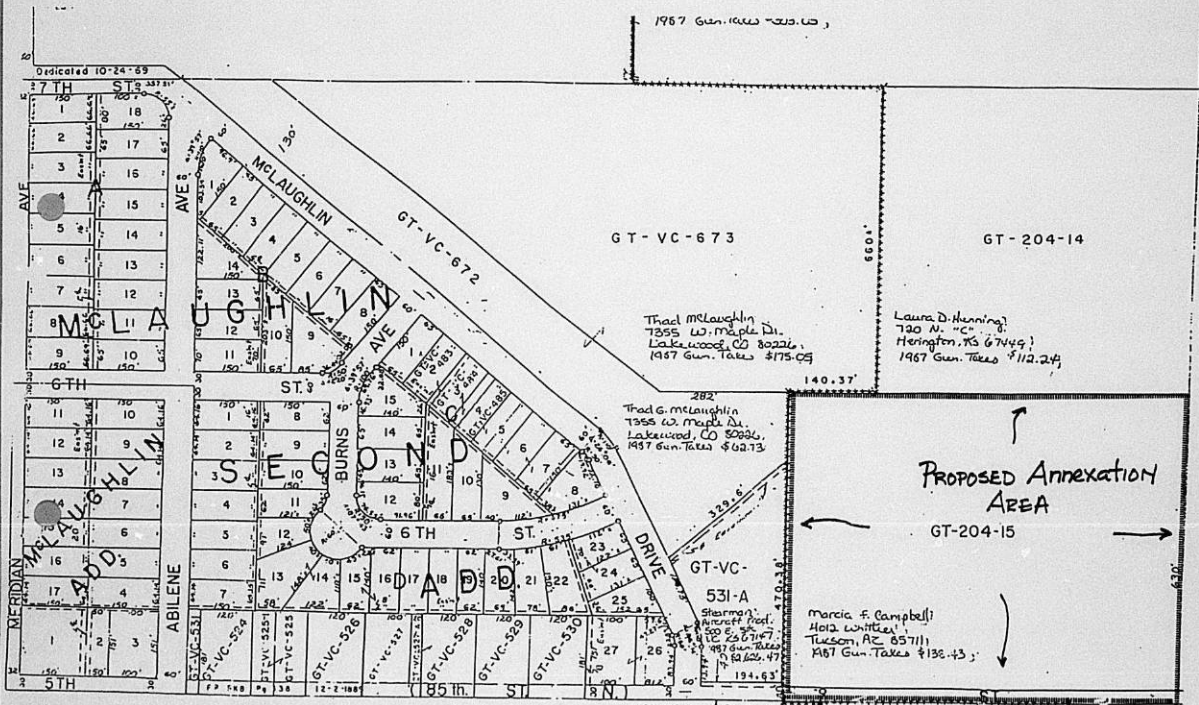
RESOLUTION NO. 86-89
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NOTICE OF PUBLIC HEARING

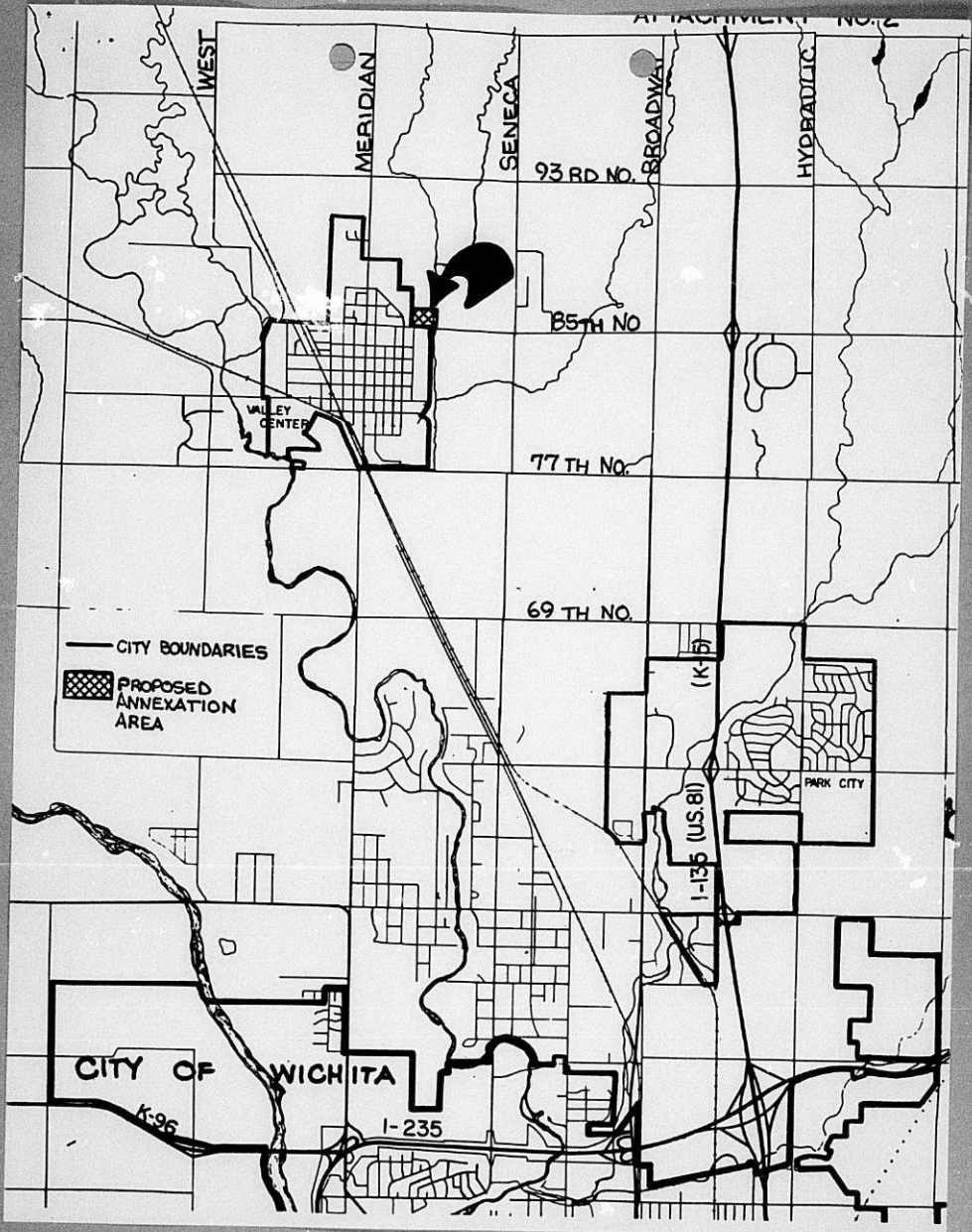
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Robert W. Robinson
ROBERT W. ROBINSON, MAYOR



MISC. BK. 3
 THIS SHEET PREPARED UNDER SUPERVISION OF
 DON WRIGHT, SEDGWICK COUNTY CLERK



— CITY BOUNDARIES
▨ PROPOSED ANNEXATION AREA

CITY OF WICHITA

PARK CITY

VALLEY CENTER

K-96

I-235

I-135 (U.S. 81)

(K-5)

69 TH NO.

77 TH NO.

85 TH NO.

93 RD NO.

WEST

MERIDIAN

SENECA

BROADWAY

HYDRADIC

WORK REQUEST FORM FOR 5520 WORD PROCESSOR

Submitted by: LDM Date: 5-24-87
Return to: LDM Time: 11:31AM

Need by: 5:00 (am/pm) 5-25-87
(time) (date)

DRAFT FORM FINAL FORM

NOTE PAPER SIZE 8 1/2 x 11

NOTE PAPER COLOR _____

ARCHIVE/DELETE BY: 6-25-89

CONFIDENTIAL OR SHARED READ

PRINT BACK-TO-BACK

NUMBER OF COPIES _____

NUMBER OF ORIGINALS _____

SPECIAL INSTRUCTIONS: Memo Format

PLEASE SUBMIT THIS FORM WITH YOUR ITEM
EACH TIME IT MUST BE RETURNED FOR
CORRECTIONS OR REVISIONS.

Processed by: _____ Date: _____

Document Title: _____

#1029

Memo

To: Wichita - Sedgwick County Metropolitan Area Planning Commission
From: Marvin S. Knout, Director of Planning

Subject: The City of Valley Center requests the annexation of eligible properties bordering on the Valley Center City limits, north of 88th Street North and east of McLaughlin Drive

Background: Appearing on your June 8, 1987 meeting agenda is a resolution by the City of Valley Center declaring their interest in annexing certain properties bordering Valley Center north of 88th Street North and east of McLaughlin Drive. The attached resolution with map, attached No. 1, was provided by the City of Valley Center. The map depicts the property being considered for annexation. The property being considered for annexation is approximately 12.9 acres in size.

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②

the area and the annexing city.

Analysis: Planning Department staff have reviewed the "1978 Comprehensive Wickham-Sedgwick County Plan" as it relates to development in and around the City of Valley Center and has determined that the proposed annexation is within the urban growth area of the City of Valley Center.

On the basis of the findings, it is concluded that the proposed annexation, Resolution No. 86-89, is compatible with the adopted plans of the community.

Recommendation: It is recommended that the Metropolitan Area Planning Commission find that Annexation Resolution No. 86-89 proposed by the City of Valley Center is compatible with the adopted Comprehensive Plan elements for the metropolitan area.

Attachment: 2

 **GeoBased Systems** AN Infoceel
COMPANY

*MK: Regarding Violateral Covered
by Valley Center. We have
been officially notified with the
resolution and LPM will
begin processing.*

[Signature]

Dolt

AGENDA

CITY OF VALLEY CENTER
PLANNING COMMISSION MEETING

May 23, 1989
7:30 P.M.

- I. CALL TO ORDER.
- II. APPROVAL OF MINUTES.
 - A. Regular Meeting, February 28, 1989.
- III. PUBLIC HEARINGS.
 - A. NONE SCHEDULED
- IV. OLD BUSINESS.
- V. NEW BUSINESS.
 - (A) Creation of Water Service District and Future Annexation of Rio Vista Area to the City of Wichita.
 - (E) Updating of Wichita-Sedgwick County Comprehensive Plan.
 - (C) Annexation of McLaughlin Property on East 5th Street - Site of New Public Safety Building.
- IX. ADJOURNMENT.

fiyi
fiyi
his sounds like a unilateral annexation to me; don't you need to go thru MAPC? Please investigate

- ITEMS BY CHAIRMAN.
- ITEMS BY COMMISSION MEMBERS.
- ITEMS BY SECRETARY

I talked with Mac Manning and we will will be receiving a copy for MAPC review and comment.

*LPM
5/22/89
2:10pm*

RECEIVED

MAY 22 1989

METROPOLITAN PLANNING
ROUTE Dolt/LTA

VALLEY CENTER PLANNING COMMISSION
FEBRUARY 28, 1989
116 SO. PARK
CITY HALL

Chairman M.F. Whitted called the meeting to order at 7:30 p.m. with the following members present: C.A. Swinney, Kathryn Schroeder, Jan Nantkes, Don Mounday, Frank Derby, and Wendy Robetorye.

Members absent: O.R. Loewen, Stan Clemence.

Press: David Dinnell-Ark Valley News.

The minutes of the Regular Planning Commission Meeting, December 13, 1989, were approved as submitted.

NEW BUSINESS:

Request of Robert T. Feagins, Trustee, Wallace Joe Feagins Trust, for a Two Year Extension of Time for Valley Park Sixth Addition Preliminary Plat:

The commission discussed the request of the two year extension.

After discussion, motion by Swinney, second by Mounday, to grant Robert Feagins a two (2) year extension of time for Valley Park Sixth Addition Preliminary Plat.

Vote Aye: Unanimous.

City Administrator Item's:

- Informed the commission that the Modern Truss Building had been sold.
- Had not heard anything from Warners in regards to the trailer park.
- The Council had instructed him to draft a contract with the City of Wichita for the purchase of water.

Meeting adjourned at 7:45 p.m..

Carol A. Reffner

Carol A. Reffner
City Clerk

PLANNING COMMISSION COMMUNICATION

DATE: May 19, 1989.
TO: Valley Center Planning Commission.
FROM: Mac D. Manning Jr., City Administrator
SUBJECT: Petition for Creation of Water Service District
and Future Annexation of Rio Vista Area to the
City of Wichita.


Attach is a copy of an information packet which has been distributed throughout the Rio Vista area by residents in that area. This idea started with the series of meetings that were held to discuss a means of providing a public water supply for the Wichita Heights area. This areas ground water supply has been contaminated by dumping of various toxic chemicals in the area.

If this petition is successful it would remove a large portion of the potential service area which we had considered if the City were to construct the 20 inch line down Meridian for Wichita water.

I have received several phone calls from residents in this area who are opposed to the petition. I have advised them not to sign the petition and to start a movement to file a protest petition with Wichita.

Mayor Robinson has requested the Planning Commission to review the impact of this proposed service district and future annexation to the City of Wichita.

Respectfully submitted,


Mac D. Manning Jr.
City Administrator

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

April 7, 1989

Mac Manning
City Hall
116 S. Park St.
Valley Center, KS 67147

Dear Mac:

The Wichita-Sedgwick County Metropolitan Area Planning Commission has nominated you as one of twenty-five individuals which they feel has the appropriate knowledge, expertise and commitment to assist with the development of a new Wichita-Sedgwick County Comprehensive Plan. The role you are being asked to play involves working on a Steering Committee which will, with the MAPC, be responsible for providing overall direction to the development of this new plan. The two governing bodies have not yet concurred formally with the proposed makeup of the Steering Committee, but the MAPC has asked us in the meantime to inquire as to your interest and availability.

Work on developing this new plan began in January with the submission of a work program to the Metropolitan Area Planning Commission. Included within the work program were provisions for a Steering Committee comprised of five members of the MAPC and twenty other individuals, like yourself, from the City and County who have demonstrated a keen interest in planning issues. This Steering Committee would receive and review reports, recommendations, and other input from planning staff and other key constituent groups and forward their recommendations to the Planning Commission, City Council and County Commission.

The work program for this new comprehensive plan calls for a number of tasks to be completed, each of which will result in a technical memorandum. Each memorandum will be mailed to the Steering Committee as well as other City/County advisory groups for their review and comments. The Steering Committee will review all appropriate responses and formulate recommendations. These recommendations will be submitted to the MAPC. It is anticipated that the Steering Committee will meet about every two months beginning in May, and then more often, perhaps once or twice a month, by the end of this year and through the following year. The draft plan is expected to be completed by late 1990 or early 1991.

Steering Committee
April 7, 1989
Page 2

The Comprehensive Plan is required by State Statute as a guide to zoning, capital improvement, and land use decisions. Need for the update of the Comprehensive Plan is recognized by planning staff, the MAPC, elected officials, and citizen groups. Updating the Comprehensive Plan should result in a shared vision of the future character and quality of development in Wichita and Sedgwick County. I hope you will choose to participate in that process. To confirm your interest or ask questions feel free to call me, Dale Miller or Gary Tallman at 268-4425.

Sincerely,



Marvin Krout
Director of Planning

MK:DM/pu

Fig. 1
ORGANIZATION FOR PLAN MAKING

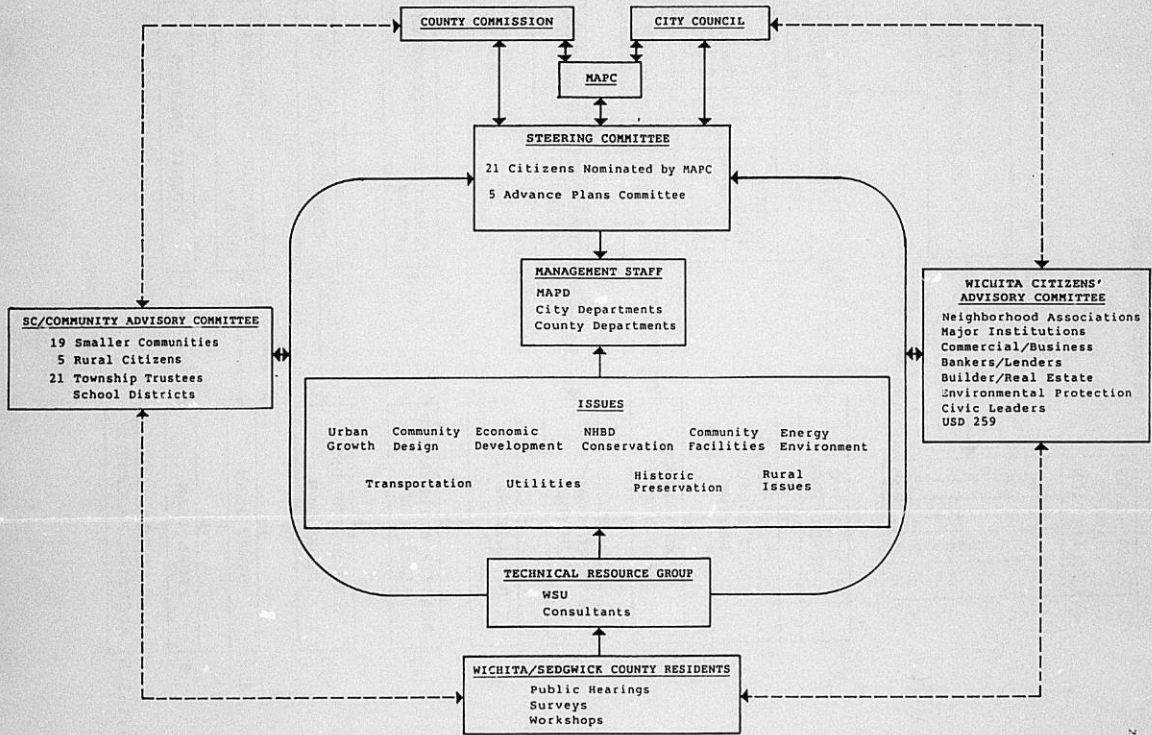
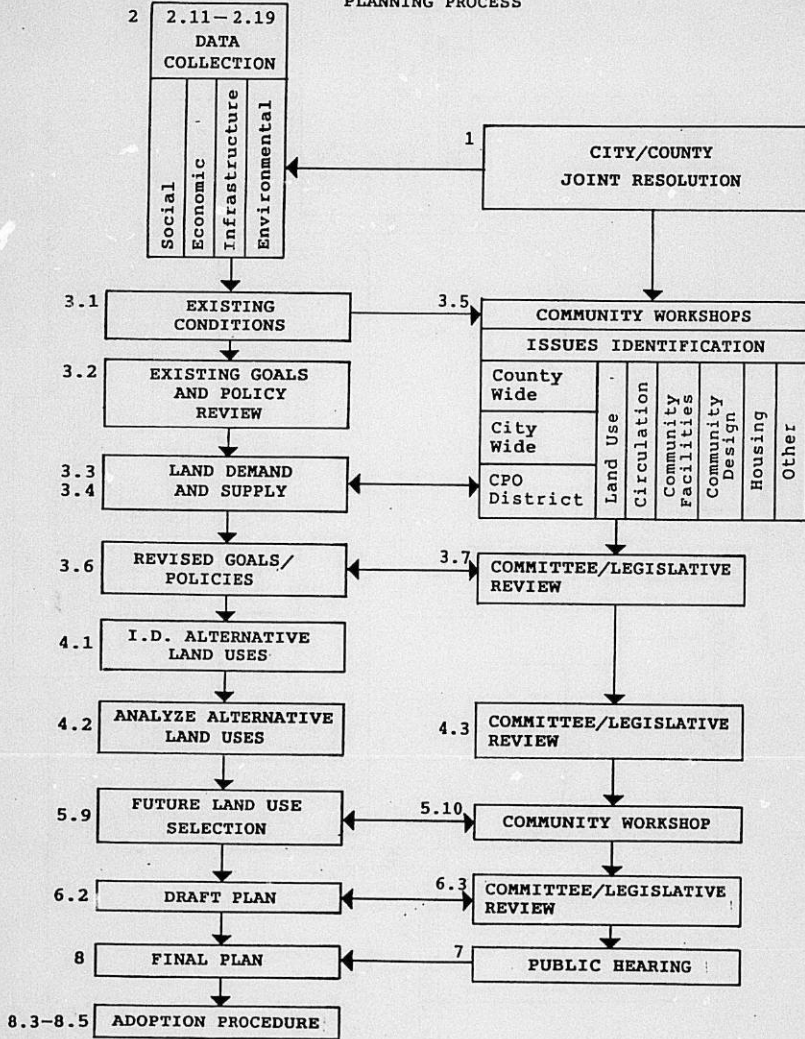


Fig. 2
PLANNING PROCESS



RESOLUTION NO. 86-89

A RESOLUTION OF THE CITY OF VALLEY CENTER, KANSAS, GIVING NOTICE THAT THE CITY OF VALLEY CENTER, KANSAS IS CONSIDERING THE ANNEXATION OF A CERTAIN TRACT OF LAND ADJOINING THE CITY OF VALLEY CENTER, KANSAS; DESCRIBING SUCH TRACT OF LAND; GIVING NOTICE OF A PUBLIC HEARING REGARDING SUCH ANNEXATION; EXTENSION OF PUBLIC SERVICES THERETO.

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SECTION 2. The legal description of the tract of land that the City of Valley Center, Kansas, is considering annexing, is described as follows:

Beginning at a point 1,692.63 feet East and 30 feet North of the Southwest corner of Section 30, Township 25 South, Range 1 East of the Sixth Principal Meridian; thence North 87 deg. 43 minutes West, 630 feet to the South line of the North 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 30, Township 25 South, Range 1 East of the Sixth Principal Meridian; thence Easterly along said South line to a point 95.09 feet more or less West of the East line of the Southwest 1/4 of said Section 30; thence Southerly 630 feet more or less to a point 95.08 feet West and 30 feet North of the Southeast corner of the Southwest 1/4 of said Section 30; thence westerly along a line 30 north of the South line of said Section 30 to the point of beginning.

RESOLUTION NO. 86-89
Page 2.

SECTION 3. The plan of the City of Valley Center, Kansas, for the extension of public services to the area proposed to be annexed herein, which services are required by the provisions of K.S.A. 12-520 (b), is available for inspection during the regular office hours in the office of the City Clerk at 116 S. Park Avenue, Valley Center, Kansas.

ADOPTED BY THE GOVERNING BODY OF THE CITY OF VALLEY CENTER, KANSAS, THIS 16th DAY OF May, 1989.

ROBERT W. ROBINSON, Mayor

ATTEST:

Carol A. Reffner
CAROL A. REFFNER, City Clerk

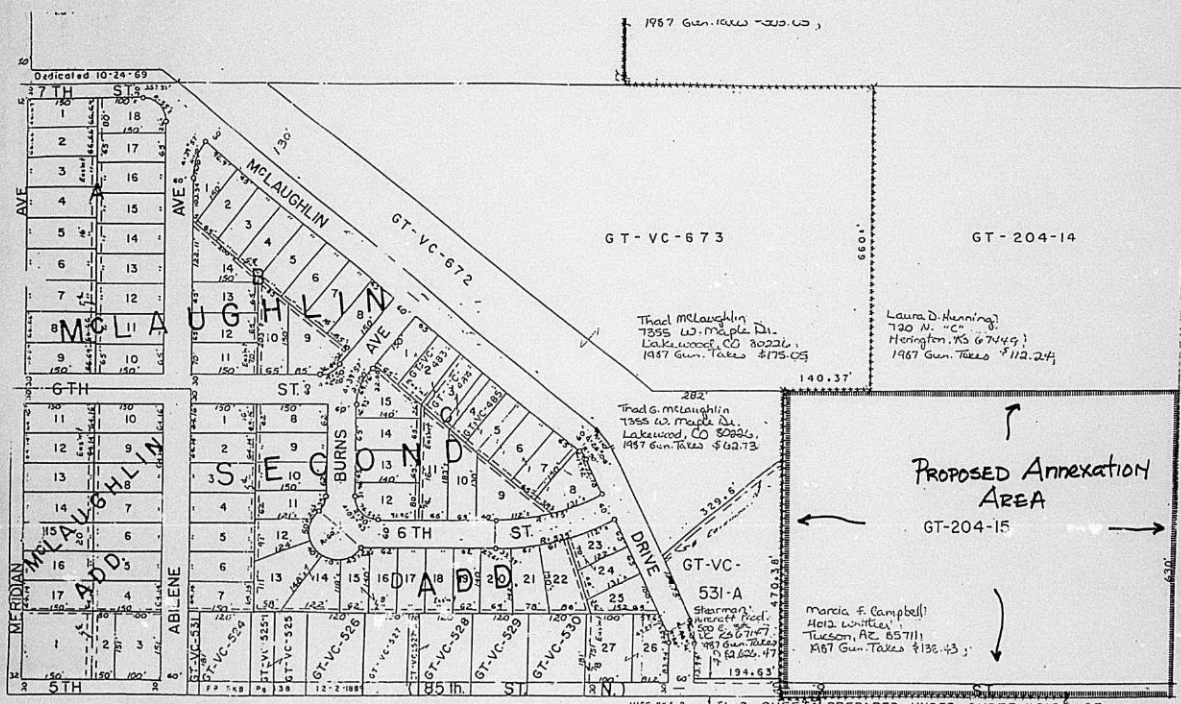
RESOLUTION NO. 86-89
Page 3.

NOTICE OF PUBLIC HEARING

Notice is hereby given to any and all persons, that a public hearing will be held by the governing body to consider the annexation to the City of Valley the heretofore described land at 7:30 p.m. o'clock CDST on the 18th day of July, 1989, at the City Hall, 116 South Park Avenue, Valley Center, Kansas, at which time the city shall present a proposal for annexation including a plan for extension of services to the area proposed to be annexed and hear comments from all interested persons.

A sketch of the land proposed to be annexed is attached to this notice.

ROBERT W. ROBINSON, MAYOR



THIS SHEET PREPARED UNDER SUPERVISION OF
DON WRIGHT, SEDGWICK COUNTY CLERK

Personas for 2000. Azuda.
NOTICIA - NEWSPAPER

20 days

Public Home
Approach Road.
60 days.

Penny

5-23-89

Please set up DR file

City of Valley Center requests
enumeration of eligible property
bordering Valley Center City Limits
North of 85th Street North east of
McLaughlin Drive.

LDM

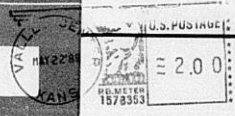


City of Valley Center
116 S. Park
Valley Center, Kansas 67147

CERTIFIED

P 235 007 791

MAIL



RECEIVED

MAY 23 1989

METROPOLITAN PLANNING

ROUTE _____

Director of Planning
Wichita-Sedgwick County
Metropolitan Area Planning Department
455 North Main Street
Wichita, Kansas 67202-1688

MAY 23 1989

RETURN RECEIPT
REQUESTED