



**AMENDED AGENDA
PLANNING COMMISSION**
Tuesday, July 19, 2016 – 5:00 PM
City Council Chambers
125 East Avenue B, Hutchinson, Kansas

1. ROLL CALL

- | | | |
|--|---|-----------------------------------|
| <input type="checkbox"/> Macklin | <input type="checkbox"/> Woleslagel | <input type="checkbox"/> Bisbee |
| <input type="checkbox"/> Hamilton (Vice Chair) | <input type="checkbox"/> Peirce (Chair) | <input type="checkbox"/> Obermite |
| <input type="checkbox"/> Carr | <input type="checkbox"/> Hornbeck | <input type="checkbox"/> Peterson |

2. APPROVAL OF MINUTES – Meeting of June 21, 2016.

3. CORRESPONDENCE & STAFF REPORTS – Motion to accept documents into the official record.

4. NEW BUSINESS

a. 16-CP-01: Review the 2017-2021 Capital Improvement Program for Conformance to the Comprehensive Plan

b. 2016 Planning Commissioner Training

- 1) Module 5: Public Hearing Process / Open Meetings (16-PLN-12c)
- 2) Module 9: Variances & Appeals (16-PLN-12e)
- 3) Module 10: Subdivisions (16-PLN-12e)

5. UPCOMING CASES

a. 16-CTY-02: Hutchinson Designated Notification Area (August 2, 2016)

6. ANNOUNCEMENTS

- a. Welcome Aaron Barlow, Associate Planner**
- b. 2017-2037 Comprehensive Plan Kickoff Meeting – July 28, 2016 – ATRIUM** (see attached flyer)

7. OPEN COMMENTS FROM THE AUDIENCE (Please limit comments to five minutes.)

8. ADJOURNMENT

Staff Contacts:	Jana McCarron	620-694-2681	Casey Jones	620-694-2667
	Amy Denker	620-694-2638	Stephanie Stewart	620-694-2635
	Charlene Mosier	620-694-2639	Aaron Barlow	620-259-4198



1. ROLL CALL

The Planning Commission meeting was called to order at 5 PM with the following members present: Harley Macklin, Janet Hamilton, Ken Peirce, Tom Hornbeck, Terry Bisbee, Robert Obermite, and Darryl Peterson. Todd Carr and Mark Woleslagel were absent. Staff present were Jana McCarron, Director of Planning and Development; Casey Jones, Senior Planner; and Stephanie Stewart, Planning Technician.

2. APPROVAL OF MINUTES

The minutes of the June 7, 2016, meeting were approved on a motion by Macklin, seconded by Bisbee, passed unanimously.

3. CORRESPONDENCE & STAFF REPORTS

The documents and staff reports were accepted into the official record on a motion by Bisbee, seconded by Peterson, passed unanimously.

4. NEW BUSINESS

4a. **16-SDP-03: Meadowlake Reserve Area Division Preliminary Plat**

McCarron discussed the proposed case stating that the original recorded plat had designated the subject property as a reserve area. At one point the reserve area was split and portions were sold without a replat. Replatting will formalize what has been done and allow the owners to combine the two lots they own. Replatting will also allow the property to be developed. Discussion ensued.

Shirley Lebien, 7 Lake Terrace, spoke on behalf of the owners. She said all property owners along the reserve area signed a consent to allow the Replat, and as of now there is no interest in developing the area.

McCarron stated staff recommends approval of this request.

Motion by Bisbee, seconded by Hornbeck to approve Preliminary Plat number 16-SDP-03 for Meadowlake Reserve Area Division, a replat of Lot 5, Meadow Lake 2nd, and portion of Reserve Area A, Meadowlake IV, based upon a finding that the requirements for subdivision contained in the City of Hutchinson Subdivision Regulations are met.

The motion passed with the following vote: Yes – Macklin, Hamilton, Peirce, Hornbeck, Bisbee, Obermite, Peterson.

4b. **16-SDF-03: Meadowlake Reserve Area Division Final Plat**

McCarron stated this is the same as the Preliminary Plat and noted that the existing Lot 5 will now be part of Lot 2. Staff recommends approval with the following conditions:

- 1) Revised Final Plat Drawing. A revised Final Plat drawing showing the corrected information for the Mayor is required. Said revised plat drawing shall be due to the City a minimum of 7 days prior to the desired City Council meeting for consideration for the Final Plat.
- 2) Lot 1 Development. Lot 1 shall not be developed until such time as the roadway improvements are installed.
- 3) Signed and Notarized Mylar. A signed and notarized mylar shall be provided to the City a minimum of 7 days prior to the desired City Council meeting for consideration of the Final Plat.
- 4) Proof of Paid Taxes and Special Assessments. A signed certification of paid taxes from the Reno County Treasurer shall be provided a minimum of 7 days prior to the desired City Council meeting for consideration of the Final Plat.
- 5) Check for Recording Fee. A check in the amount of \$26.00 made payable to the "Reno County Register of Deeds" shall be provided within 7 days prior to the desired City Council meeting for consideration of the Final Plat.

Lebien asked to check on those conditions; she believes they have been done. McCarron stated that staff would look; however, a new Mylar would have to be provided due to having a new Mayor.

Motion by Hornbeck, seconded by Bisbee to recommend approval of Final Plat number 16-SDF-03 for Meadowlake Reserve Area Division, a replat of Lot5, Meadow Lake 2nd, and a portion of Reserve Area A, Meadowlake IV, to the City Council based upon a finding that the requirements for subdivision contained in the City of Hutchison subdivision Regulations are met with the staff recommended conditions.

The motion passed with the following vote: Yes – Macklin, Hamilton, Peirce, Hornbeck, Bisbee, Obermite, Peterson.

5. OLD BUSINESS

5a. **16-ZA-06: Zoning Regulation Amendments for Residential Accessory Structures (Revised)**

McCarron explained to the commission that the wrong attachment for Exhibit A was added to the packet for the June 7, 2016, hearing. The public hearing and verbiage were correct. McCarron refreshed the Commission over the changes to the regulations on accessory structures and home occupations. Staff recommends approval to City Council.

Motion by Bisbee, seconded by Macklin to recommend approval to City Council of Zoning Amendment request number 16-ZA-06 for amendments to Sections 27-314, 27-408, 27-409, 27-410, 27-411, and 27-412, of the Hutchinson Zoning Regulations.

The motion passed with the following vote: Yes – Macklin, Hamilton, Peirce, Hornbeck, Bisbee, Obermite, Peterson.

6. UPCOMING CASES

6a. No cases for July 5, 2016, Meeting.

McCarron asked the Commission if they would prefer to have a training session or cancel the July 5, 2016, meeting due to no current cases scheduled. The Commission's consensus was to cancel.

7. OPEN COMMENTS FROM THE AUDIENCE – None.

7a. McCarron updated the commission on the status of the associate planner position, and that Aaron Barlow had accepted the job. He has a master's degree in planning from the University of Utah. She added that the Comprehensive Plan Stakeholder Meetings start Thursday and Friday (June 23rd and 24th), and the Public Meeting is July 28, 2016, from 6:00-8:00 PM at the Atrium Hotel and Conference Center (1400 N Lorraine St). She encouraged the Commission members to attend the Public Meeting. The City has contracted with Shockey Consulting out of the Kansas City area and Ron Fisher to hold these meetings.

8. ADJOURNMENT – The meeting adjourned at 5:31 PM.

Respectfully Submitted,
Stephanie Stewart, Planning Technician

Approved this _____ day of _____, 2016

Attest: _____

Item 4.a.



Planning Commission Staff Report

Public Meeting: 7/19/2016

July 13, 2016

TO: Hutchinson Planning Commission

FROM: Casey Jones, AICP CFM, Senior Planner *cg*

THROUGH: John Deardoff, City Manager

SUBJECT: **16-CP-01, 2017-2021 Capital Improvement Program Review**

REQUEST:

Request for Planning Commission review of the 2017-2021 Capital Improvement Program (CIP) for conformance with the City's adopted Comprehensive Plan.

STAFF RECOMMENDATION:

Staff recommends approval of this request.

MOTION:

Motion to (make / amend and make / not make / return to staff) a finding that the 2017-2021 Capital Improvement Program conforms with the recommendations, spirit and intent of the *Comprehensive Plan 2005-2010 "Our Community, Our Vision"*.

BACKGROUND:

Annually, the City prepares a Capital Improvement Program (CIP) as part of its budgeting process. The CIP contains public projects and improvements and their proposed funding for a period of five years. CIP projects span a wide breadth of project types, including but not limited to the following:

- Water, Sewer and Storm Drain Improvements
- Streetlight and Traffic Signal Installations and Upgrades
- Emergency Warning Siren Installations
- Street Repaving, Crack Sealing and Mill and Overlay
- Construction of Public Buildings
- Public Parking Lot Improvements
- Park, Zoo and Playground Improvements/Construction
- Airport Upgrades
- Trail Improvements

Attachment 1 contains the proposed 2017 CIP.

Attachment 2 contains the 5-year CIP (2017-2021).

ANALYSIS:

In accordance with K.S.A. 12-748, the Planning Commission is required to perform a review of the City's proposed CIP prior to adoption by the City Council. The Planning Commission reviews the CIP to determine if the specific public improvements, public facilities and public utilities planned for in the CIP are in conformance with the recommendations, spirit and intent of the City's adopted Comprehensive

Plan. **Attachment 3** contains the Action Plan Strategies from the *Comprehensive Plan 2005-2010 "Our Community, Our Vision,"* the most recently adopted Comprehensive Plan.

A brief assessment of the 2017 CIP projects and their conformity with the Comprehensive Plan is included below. Since many of the projects are maintenance items, they are not specifically listed in the Comprehensive Plan. Projects that are in the 5-year CIP but are not funded in Year 2017 are not included in the following assessment.

Project	Comprehensive Plan Category	Conforms
Secondary Gateway Signs	City Manager	✓ Create a positive and attractive image for the entrances of the City.
Tower #4 Interior Lining Project	Utilities	✓ Continue infrastructure improvements and maintenance.
Municipal Well No. 9 Pipeline Project	Utilities	✓ Continue infrastructure improvements and maintenance.
Wellfield Maintenance Building	Utilities	✓ Continue infrastructure improvements and maintenance.
Water Main Replacement - Various Locations	Utilities	✓ Continue infrastructure improvements and maintenance.
Phase 1 Stormwater Master Plan Improvements	Utilities	✓ Promote storm water utility to maintain and improve current system.
Geometric Improvement (4th and K61)	Economic Development	✓ Provide public utilities, infrastructure, industrial park space and amenities to retain and attract businesses and industries with higher paying jobs.
Main Street (7th to 16th)	Economic Development	✓ Provide public utilities, infrastructure, industrial park space and amenities to retain and attract businesses and industries with higher paying jobs.
Transportation Alternative Grant - Trail State Fair Rd & 23rd etc	Trails	✓ Finish development of the City's trail system to allow residents access and to connect to major destinations in the City via walking, biking, skating or running.
Sand Hill Diversion Box Maintenance	Utilities	✓ Promote storm water utility to maintain and improve current system.
11th Ave Jackson to Main	Economic Development	✓ Provide public utilities, infrastructure, industrial park space and amenities to retain and attract businesses and industries with higher paying jobs.
Fire CTC Parking Lot and Access Road	Public Facilities	✓ Unlisted - facility upgrades.
Fire Station #4 Auxiliary Power Generator	Public Safety	✓ Unlisted - safety item.
T-Hangar and Hangar 3/5 Roof Sealing	Public Facilities	✓ Maintenance item.
Runway 4/22 Sealcoat	Public Facilities	✓ Maintenance item.
Construct Educational Building at Zoo	Public Facilities/ Cultural and Tourism Amenities	✓ Unlisted.
Orchard Park Phase IV A & IV B	Recreation	✓ Implement the Recreation Commission and Park Services Master Plan.
Replace Lights - Hobart Detter	Public Facilities	✓ Maintenance item.
Golf Course Master Plan Phase 4 & 5 Holes 2-8	Public Facilities	✓ Implement Golf Course Master Plan.
Avenue C & Main Parking Lot Lighting	Public Safety	✓ Unlisted - safety item.

Project	Comprehensive Plan Category	Conforms
Public Works Facility Reserve	Utilities	✓ Continue infrastructure improvements and maintenance.
Water Production Projects - Unspecified	Utilities	✓ Continue infrastructure improvements and maintenance.
Water Production Equipment Replacement	Utilities	✓ Continue infrastructure improvements and maintenance.
Sanitary Sewer Line Projects - Unspecified	Utilities	✓ Continue infrastructure improvements and maintenance.
Water Line Projects - Unspecified	Utilities	✓ Continue infrastructure improvements and maintenance.
WWTF Facility Project Reserve	Utilities	✓ Continue infrastructure improvements and maintenance.
Arterial/Collector Mill and Overlay	Economic Development	✓ Provide public utilities, infrastructure, industrial park space and amenities to retain and attract businesses and industries with higher paying jobs.
Crack Sealing Program	Economic Development	✓ Provide public utilities, infrastructure, industrial park space and amenities to retain and attract businesses and industries with higher paying jobs.
Residential Street Seal	Economic Development	✓ Provide public utilities, infrastructure, industrial park space and amenities to retain and attract businesses and industries with higher paying jobs.
ADA Ramps	Accessibility	✓ Implement the recommendations of the agreement between the United States Department of Justice and the City of Hutchinson regarding the Americans with Disabilities Act (ADA).
Curb and Gutter Drainage Complaint Project	Utilities	✓ Continue infrastructure improvements and maintenance.
Stormwater Maintenance Reserve	Utilities	✓ Continue infrastructure improvements and maintenance.
Traffic Signal Upgrades/Repairs	Economic Development	✓ Provide public utilities, infrastructure, industrial park space and amenities to retain and attract businesses and industries with higher paying jobs.
Fire Station Maintenance & Repair Projects	Public Facilities	✓ Maintenance item.
Airport Land Acquisition	Public Facilities	✓ Pursue FAA grants to acquire private property within the Airport Runway Protection Zone.
Airport Facility Improvement Reserve	Public Facilities	✓ Maintenance item.
Park Improvement Projects	Parks/Open Space	✓ Develop neighborhood parks and quality outdoor sports fields.
Public Facilities Improvements	Public Facilities	✓ Maintenance item.
Spray Park Improvements	Public Facilities	✓ Expand the Salt City Splash with new features for competitive edge with other communities.
Trail Improvements	Trails	✓ Finish development of the City's trail system to allow residents access and to connect to major destinations in the City via walking, biking, skating or running.

While a written assessment for years 2018 through 2021 was not performed, staff has performed a brief review of the list of projects for 2017 and noted that the bulk of them pertain to maintenance items. In

staff's opinion, no projects fall outside of the spirit and intent of the Comprehensive Plan. The City has recently begun public engagement efforts toward developing a new city-wide Comprehensive Plan, which will facilitate future CIP review efforts.

PUBLIC NOTIFICATION AND COMMENTS:

A public hearing is not required for this item. The budget and CIP adoption will go through the normal public hearing process, as required by state statute.

ATTACHMENTS:

- 1 2017 Capital Improvement Program - Proposed
- 2 2017-2021 Capital Improvement Program – Proposed
- 3 Comprehensive Plan 2005-2010 Action Plan Strategies

CC: Jana McCarron, Director of Planning and Development
Frank Edwards, Director of Finance
Bruce Colle, Director of Engineering
Justin Combs, Director of Parks and Facilities
Brian Clennan, Director of Public Works
Kim Forbes, Fire Chief
Trent Maxwell, Building Official
Jim Seitnater, Downtown Development Director

2017 Capital Improvements by Funding Source

Project	Department	Requested	Prelim	General Obligation Bonds			Grant	Reserves	Sales Tax	General Fund	Growth	Special Street	Storm Water	Water	Sewer	Other	Total	
			Approved	Main Traffic Way	Public Bldg	Charter Ord #46												
Capital Improvement Projects:																		
1	Secondary Gateway Signs	City Manager	242,630	80,877						80,877							80,877	
2	Tower #4 Interior Lining Project	Public Works	1,700,000	1,700,000				1,700,000									1,700,000	
3	Municipal Well No. 9 Pipeline Project	Public Works	296,225	296,225				296,225									296,225	
4	Wellfield Maintenance Building	Public Works	48,600	48,600				48,600									48,600	
5	Water Main Replacement - Various Locations	Engineering	825,139	825,139				825,139									825,139	
6	Washington Ave Bicycle Blvd (A to 29th)	Engineering	93,000	-													-	
7	Phase 1 Stormwater Master Plan Improvements	Engineering	350,000	350,000									350,000				350,000	
8	Geometric Improvement (4th and K61)	Engineering	76,000	76,000			65,000					11,000					76,000	
9	Main Street (7th to 16th)	Engineering	2,800,000	2,800,000	2,800,000												2,800,000	
10	Transportation Alternative Grant - Trail State Fair Rd & 2	Engineering	569,125	569,125	113,825		455,300										569,125	
11	Sand Hill Diversion Box Maintenance	Engineering	150,000	150,000									150,000				150,000	
12	11th Ave Jackson to Main	Engineering	179,500	179,500	179,500												179,500	
13	Fire Stations	Fire	1,500,000	-													-	
14	Fire CTC Parking Lot and Access Road	Fire	100,000	100,000						80,940						19,060	100,000	
15	Fire CTC Paint and Wall Repair	Fire	150,000	-						-						-	-	
16	Fire Station #4 Auxilliary Power Generator	Fire	85,000	85,000						68,799						16,201	85,000	
17	T-Hanger and Hanger 3/5 Roof Sealing	Airport	77,000	77,000						77,000							77,000	
18	Asphalt Repair Midwest Malibu & T-Hanger-Hanger 1	Airport	150,000	-						-							-	
19	Runway 4/22 Sealcoat	Airport	87,000	87,000						87,000							87,000	
20	Construct Educational Building	Zoo	25,000	25,000		25,000											25,000	
21	Orchard Park Phase IV A & IV B	Parks & Facilities	883,392	883,392			883,392										883,392	
22	Memorial Hall Floor Replacement	Parks & Facilities	130,000	-						-							-	
23	Replace Lights - Hobart Deter	Fun Valley	360,000	360,000			360,000										360,000	
24	Golf Course Master Plan Phase 4 & 5 Holes 2-8	Golf	253,000	253,000			253,000										253,000	
25	Lot C & Main Parking Lot Lighting	Downtown Dev	66,780	66,780						66,780							66,780	
	TOTALS		11,197,391	9,012,638	3,093,325	25,000	1,496,392	520,300	2,869,964	-	461,396	-	11,000	500,000	-	-	35,261	9,012,638
Capital Improvement Reserve Transfers:																		
26	Public Works Facility Reserve	Public Works	36,000	36,000						12,000				12,000	12,000		36,000	
27	Water Production Projects - Unspecified	Public Works	225,000	225,000										225,000			225,000	
28	Water Production Equipment Replacement	Public Works	140,000	140,000										140,000			140,000	
29	Sanitary Sewer Line Projects - Unspecified	Public Works	350,000	350,000											350,000		350,000	
30	Water Line Projects - Unspecified	Public Works	550,000	550,000										550,000			550,000	
31	WWTF Facility Project Reserve	Public Works	150,000	150,000											150,000		150,000	
32	Arterial/Collector Mill and Overlay	Engineering	1,715,000	1,715,000				370,000	675,000		250,000					420,000	1,715,000	
33	Crack Sealing Program	Engineering	130,000	130,000					130,000								130,000	
34	Residential Street Seal	Engineering	843,000	843,000				103,000	140,000			600,000					843,000	
35	ADA Ramps	Engineering	25,000	25,000					25,000								25,000	
36	Curb and Gutter Drainage Complaint Project	Engineering	100,000	100,000									100,000				100,000	
37	Stormwater Maintenance Reserve	Engineering	100,000	100,000									100,000				100,000	
38	Traffic Signal Upgrades/Repairs	Engineering	61,500	36,500						36,500							36,500	
39	Fire Station Maintenance & Repair Projects	Fire	100,000	75,000						75,000							75,000	
40	Demolition of Condemed & Unsafe Houses	Inspection	75,000	-						-							-	
41	Land Acquisition	Airport	150,000	150,000						150,000							150,000	
42	Facility Improvement Reserve	Airport	75,000	25,000						25,000							25,000	
43	Airport Operations Analysis & Development Plan	Airport	50,000	-						-							-	
44	Park Improvement Projects	Parks & Facilities	150,000	75,000						75,000							75,000	
45	Public Facilities Improvements	Parks & Facilities	120,000	75,000						75,000							75,000	
46	Spray Park Improvements	Parks & Facilities	10,000	10,000						10,000							10,000	
47	Trail Improvements	Parks & Facilities	150,000	75,000						75,000							75,000	
48	ADA Sidewalk Replacement	Parks & Facilities	30,000	-						-							-	
	TOTALS		5,335,500	4,885,500	-	-	-	-	473,000	970,000	533,500	250,000	600,000	200,000	927,000	512,000	420,000	4,885,500
			\$16,532,891	\$13,898,138	\$3,093,325	\$25,000	\$1,496,392	\$520,300	\$3,342,964	\$970,000	\$994,896	\$250,000	\$611,000	\$700,000	\$927,000	\$512,000	\$455,261	\$13,898,138

2017 - 2021 Capital Improvement Program

Project Descriptions	Department	2017	2018	2019	2020	2021	Total
Secondary Gateway Signs	City Manager	80,877					80,877
Tower #4 Interior Lining Project	Public Works	1,700,000					1,700,000
Municipal Well No. 9 Pipeline Project	Public Works	296,225					296,225
Wellfield Maintenance Building	Public Works	48,600					48,600
Well #11 Replacement Project	Public Works		481,100				481,100
Water Main Replacement - Various Locations	Engineering	825,139	683,571	643,802	601,587	658,824	3,412,923
KLINK - K-61 from Lorraine to 11th	Engineering		850,000				850,000
Washington Ave Bicycle Blvd (A to 29th)	Engineering		93,000				93,000
Phase 1 Stormwater Master Plan Improvements	Engineering	350,000					350,000
Geometric Improvement (4th and K61)	Engineering	76,000					76,000
Main Street (7th to 16th)	Engineering	2,800,000					2,800,000
Transportation Alternative Grant - Trail State Fair Rd & 23rd etc	Engineering	569,125					569,125
Sand Hill Diversion Box Maintenance	Engineering	150,000					150,000
Aerial Photography	Engineering		95,000				95,000
Halstead Street 26th to 30th	Engineering		179,500	1,813,500			1,993,000
11th Ave Jackson to Main	Engineering	179,500	2,400,000				2,579,500
KLINK - K-61 from 11th to 17th	Engineering				714,000		714,000
Three New Fire Stations	Fire		1,500,000				1,500,000
Fire CTC Parking Lot and Access Road	Fire	100,000	100,000	100,000	100,000		400,000
Fire CTC Paint and Wall Repair	Fire		150,000				150,000
Fire Station #4 Auxilliary Power Generator	Fire	85,000					85,000
Remodel FTC - 4 New Offices	Fire		65,000				65,000
Fire Station #6 Wall Reinforcement Project	Fire		27,000				27,000
Runway 17/35 Design and Expansion	Airport			55,000	220,000		275,000
T-Hanger and Hanger 3/5 Roof Sealing	Airport	77,000					77,000
Asphalt Repair Midwest Malibu & T-Hanger-Hanger 1	Airport		150,000				150,000
Runway 4/22 Sealcoat	Airport	87,000					87,000
Construct Additional T- Hangers	Airport		370,000				370,000
Steakhouse Kitchen Floor	Airport		70,000				70,000
North Maintenance Shed Utilities	Airport			69,000			69,000
Aircraft Hanger North of Midwest Malibu	Airport			60,000			60,000
New Aircraft Hanger	Airport					375,000	375,000
Runway 13-31 Design	Airport					20,000	20,000
Construct Educational Building	Zoo	25,000	200,000				225,000
Develop Zoo Master Plan	Zoo			20,000			20,000
Zoo Pathway Lighting	Zoo				50,000		50,000
Zoo Playground	Zoo				100,000		100,000
Zoo Pond Dredging - Contractor	Zoo					150,000	150,000
Zoo Prairie Exhibit Design	Zoo					50,000	50,000
ADA Playground Equipment at Robert Daines Playground	Parks & Facilities		70,000				70,000
ADA Playground Equipment at Rice Park	Parks & Facilities				70,000		70,000
Orchard Park Phase IV A & IV B	Parks & Facilities	883,392					883,392
Orchard Park Phase V	Parks & Facilities			457,926			457,926
Memorial Hall Floor Replacement	Parks & Facilities		130,000				130,000
Carey Park Safety Lighting	Parks & Facilities		88,000				88,000
Stremmel Parking Lot Replacement	Parks & Facilities		98,000				98,000
Pedestrian Bridge @ Carey Park Lagoon	Parks & Facilities		70,000				70,000
Dredge Carey Park Lagoon	Parks & Facilities			325,000			325,000
Mill and Resurface Carey Park Fishing Pond Road	Parks & Facilities			117,500			117,500
Bike Park	Parks & Facilities			25,000	300,000	300,000	625,000
Rice Parking Lot Replacement	Parks & Facilities			118,000			118,000
Elmdale Vestibule	Parks & Facilities				85,000		85,000
ADA Restroom at Farmington Park	Parks & Facilities					132,000	132,000
Carey Park McQueen Fields Parking Lot	Parks & Facilities					200,000	200,000
Trail Head at NEGV1 Trail - North Plum	Parks & Facilities					130,000	130,000
Replace Lights - Hobart Deter	Fun Valley	360,000					360,000
Replace Lights at Fun Valley Fields 5, 6, & 7	Fun Valley				333,000		333,000
Press Box Renovation at Hobart Deter	Fun Valley				65,000		65,000
Fun Valley Restroom Renovation	Fun Valley			250,000			250,000
Golf Course Master Plan Phase 4 & 5 Holes 2-8	Golf	253,000	274,000	284,000	213,000	223,000	1,247,000
Golf Course Building Roof Replacement	Golf				40,000		40,000
Golf Course Clubhouse Renovation	Golf					150,000	150,000
Lot C & Main Parking Lot Lighting	Downtown Dev	66,780					66,780
Total CIP Projects		9,012,638	8,144,171	4,338,728	2,891,587	2,388,824	26,775,948
CIP Reserve Projects							
Project Descriptions	Department	2017	2018	2019	2020	2021	Total
Public Works Facility Reserve	Public Works	36,000	36,000	36,000	36,000	36,000	180,000
Water Production Projects - Unspecified	Public Works	225,000	250,000	275,000	300,000	325,000	1,375,000
Water Production Equipment Replacement	Public Works	140,000	160,000	80,000	200,000	100,000	680,000
Sanitary Sewer Line Projects - Unspecified	Public Works	350,000	350,000	500,000	600,000	700,000	2,500,000

Water Line Projects - Unspecified	Public Works	550,000	450,000	850,000	650,000	850,000	3,350,000
WWTF Facility Project Reserve	Public Works	150,000	150,000	200,000	300,000	300,000	1,100,000
Water Line Assessment Reserve for New Developments	Public Works		100,000		100,000		200,000
Arterial/Collector Mill and Overlay	Engineering	1,715,000	1,790,000	1,870,000	1,950,000	2,020,000	9,345,000
Crack Sealing Program	Engineering	130,000	137,000	143,000	149,000	156,000	715,000
Residential Street Seal	Engineering	843,000	881,000	921,000	962,000	1,005,000	4,612,000
ADA Ramps	Engineering	25,000	25,000	25,000	25,000	25,000	125,000
Curb and Gutter Drainage Complaint Project	Engineering	100,000	100,000	100,000	100,000	100,000	500,000
Stormwater Maintenance Reserve	Engineering	100,000	100,000	100,000	100,000	100,000	500,000
Traffic Signal Upgrades/Repairs	Engineering	36,500	64,000	67,000	70,000	73,000	310,500
Fire Station Maintenance & Repair Projects	Fire	75,000					75,000
Demolition of Condemed & Unsafe Houses	Inspection	0	75,000	75,000	75,000	75,000	300,000
Land Acquisition	Airport	150,000	150,000	150,000	150,000	150,000	750,000
Facility Improvement Reserve	Airport	25,000	75,000	75,000	75,000	75,000	325,000
Airport Operations Analysis & Development Plan	Airport	0					0
Park Improvement Projects	Parks & Facilities	75,000	150,000	150,000	150,000	150,000	675,000
Public Facilities Improvements	Parks & Facilities	75,000	120,000	120,000	120,000	120,000	555,000
Spray Park Improvements	Parks & Facilities	10,000	10,000	10,000	10,000	10,000	50,000
Trail Improvements	Parks & Facilities	75,000	150,000	150,000	150,000	150,000	675,000
ADA Sidewalk Replacement	Parks & Facilities			30,000		30,000	60,000
Total CIP Reserve Projects		4,885,500	5,323,000	5,927,000	6,272,000	6,550,000	28,957,500
Total CIP & Reserve Projects		13,898,138	13,467,171	10,265,728	9,163,587	8,938,824	55,733,448
		2017	2018	2019	2020	2021	

Action Plan Strategies

1. Economic Development

The citizens believe the City should take a greater leadership role in promotion of economic development strategies.

- Continue adequate funding of the City Economic Opportunity Fund and Growth Fund dedicated for specific economic development activities.
- Examine the feasibility and benefits of acquiring additional adjoining property for the future development of the Salt City Business Park between Halstead, Avenue G, U.S 50 Highway, and Airport Road.
- Coordinate efforts between the City of Hutchinson, Hutchinson/Reno County Chamber of Commerce, Hutchinson Community College, and Reno County Government to develop skilled work force training programs to support existing and new businesses.
- Continue to support the quarter cent sales tax scheduled to sunset in 2009 for the same purposes.
- Expand the availability of broadband internet services and other technologies to the City of Hutchinson industrial parks for existing and future businesses.
- Develop strong collaboration with other cities and counties in planning and infrastructure development for K-61 highway from Hutchinson to McPherson, U.S. 50 highway and interchange, and K-96 northwest corridor.
- Continue to promote programs and services which encourage a “business friendly environment” among City Departments that oversee ordinances and regulations affecting businesses.
- Actively participate in the *Blueprint for Growth* through the Reno County Growth Coalition.
- Provide public utilities, infrastructure, industrial park space, and amenities to retain and attract businesses and industries with higher paying jobs.

2. Affordable Housing

The *Housing Needs Assessment* identified the need for affordable housing as a major concern in Hutchinson. In order to significantly improve affordable housing, the City of Hutchinson, non-profit organizations, builders, financial institutions, and other housing related organizations should pursue public-private partnership opportunities. An aggressive multi-year effort by all participants is necessary.

- Continue to implement the remaining strategies of the *Housing Needs Assessment* designed to address the need for affordable housing units and improving the condition of housing stock.
- Develop a matched mini grant program to assist the public-private partnerships with programs supporting the *Housing Needs Assessment*.

- Offer incentives for rental and owner occupied housing improvements that expand barrier free access.
- Explore a land banking program to acquire vacant lots when available and resell for in-fill housing development.

3. Trails

Finish development of the City's trail system to allow residents access and to connect to major destinations in the City via walking, biking, skating or running.

- Implement the Hutchinson Recreation Commission and City Park Services Strategic Master Plan concerning trails.
- Pursue federal T-21 funds for trail expansions while continuing to budget the local dollar match.
- Prioritize and develop construction specifications and acquire easements to speed the development of the trail as funding becomes available.
- Seek developer support for neighborhood trail parks in newly developed areas of the City.

4. Parks/Open Space

Acquire additional park land in underserved areas of Hutchinson and for different park type experiences and equity of access for all residents.

- Acquire and develop neighborhood parks particularly in the northeast section of Hutchinson.
- Continue to develop quality outdoor sports fields.
- Increase the number of parks in new residential developments through the Subdivision Regulations.
- Improve Sylvan Park.
- Study feasibility of a 'Dog Park' in the community and develop plan if needed.

5. Sidewalks

Develop a sidewalk master plan to link residential neighborhoods, shopping, eating establishments, schools, and frequently visited attractions where sidewalks do not exist and repair and replace sidewalks not in compliance with ADA.

- Build new or upgrade sidewalks during all street reconstruction.
- Build new or upgrade sidewalks within one block of all elementary and middle schools with grant or City funding.
- Create incentives for property owners to repair existing sidewalks.
- Review and revise current sidewalk policies and the Subdivision Regulations to support a sidewalk master plan.

6. Trees

- Implement a tree maintenance program for street right-of-ways.
- Incorporate trees into street repair, street construction, and budget.
- Hire professional staff with horticultural background to create and implement a comprehensive forestry program.

7. Downtown

- Continue to promote a mixed use downtown that offers specialty retail, art and entertainment establishments and high quality market rate housing along with offices, service businesses, government facilities and institutions.
- Implement the comprehensive economic and urban design plan for downtown prepared by Hyett/Palma.
- Continue the streetscape plan including water and sewer extensions from the Antique District to Carey Park and from 3rd to 7th Avenue.
- Promote coordination between the City of Hutchinson Fire, Inspection, Planning and Downtown Development Departments with downtown business owners to utilize the Uniform Code for Building Conservation and design assistance in adapting older buildings.
- Increase the number of signature events and festivals in downtown.
- Implement a parking master plan.

8. Attractiveness

- Create a positive and attractive image for the entrances of the City through zoning, code enforcement, and maintenance standards. Coordinate with Reno County on land adjacent to the City.
- Improve the appearance of major arterials and collector streets, entrances, trails and city parks as a showplace with public art, signage, ornate fencing, retaining walls, and landscaping.
- Increase the amount of public art in areas such as the Downtown area, Main Street from 30th Avenue to Carey Park, and other public areas.
- Continue the demolition of unsafe structures.
- Encourage neighborhoods, organizations, and churches to coordinate with the Community Improvement Commission to develop and participate in programs that encourage beautification and clean up.
- Update the Landscaping Ordinance.

9. Public Safety

- Reestablish the Neighborhood Policing Program in target areas, specifically in the Downtown area, at-large in the City, and the Lincoln School area.
- Initiate a Problem Oriented Police program to identify individual problems throughout the city and delegate problem solving to each officer to resolve or improve.
- Enforce address numbers on front and back of properties, if facing the alley, for emergency and safety purposes.

10. Cultural and Tourism Amenities

- Coordinate private and public funds to support cultural amenities.
- Support Convention and Visitors Bureau in efforts to market Hutchinson.

11. Youth

- Coordinate with youth groups and youth service agencies to establish activities of interest such as a teen center in the central part of the city to be maintained by a public-private partnership and teens.

12. Communication

- Develop an e-government system allowing citizens and businesses to interact with City government without leaving their homes or work place.
- Publicize the Planning Commission and Subdivision Committee meetings on Channel 7 similar to Salina and Wichita.
- Expand information on Channel 7 so that the public may easily access City information and resources.
- Increase resource information about the City at City Hall.

13. Neighborhood Improvements

- Increase neighborhood associations and develop annual training program in neighborhood resource development.
- Explore a “Hot Spot” card for citizens to anonymously report code and nuisance violations and crime related activities.
- Increase funding and promotion of the CRUD program, Reserve-A-Truck and White Goods Program and other clean up and beautification programs through the Community Improvement Commission.

14. Small Business/Entrepreneurship

- Utilize resources of the City of Hutchinson, Quest Center, Kansas Small Business Development Center, Hutchinson Community College, and Kansas Department of Commerce to support entrepreneurial development.
- Encourage niche based business and entrepreneurship through educational and business development programs.
- Encourage retail incubators in the central business district or other heavy traffic areas.

15. Accessibility

- Implement the recommendations of the agreement between the United States Department of Justice and the City of Hutchinson regarding the American’s with Disabilities Act (ADA).
- Add incentives in Subdivision Regulations and building codes to promote ADA.
- Explore feasibility of visitability regulations in City Code.

16. Public Facilities

- Expand the Salt City Splash with new features for competitive edge with other communities.
- Coordinate fire station expansion with growth of the City.
- Renovate the Carey Park Boat House.

- Continue to upgrade Memorial Hall.
- Implement Golf Course Master Plan.
- Investigate replacement or upgrade of Airport terminal.
- Pursue grants to continue the upgrade of the Airport Master Plan and certification manual.
- Pursue FAA grants to acquire private property within the Airport Runway Protection Zone.

17. Recreation

- Implement the Recreation Commission and Park Services Master Plan.

18. Orderly Growth

- Develop a defensible growth management ordinance for the City.
- Implement fringe area development plans that conform to good development standards.
- Work with Reno County to implement the Extra Territorial Jurisdiction around City of Hutchinson corporate limits.
- Work with Reno County to develop orderly utility extension plan.
- Hire a consultant to revise the Joint Subdivision Regulations to be proactive and user friendly for developers.

19. Utilities

- Continue Wastewater Treatment Plant upgrades to meet regulatory compliance.
- Promote storm water utility to maintain and improve current system.
- Continue infrastructure improvements and maintenance.
- Implement the Reverse Osmosis plan by 2010.

20. Historic Preservation

- Complete Phase II of Soldiers and Sailors Memorial.
- Place additional properties on the National Register of Historic Places.
- Implement the Historic Preservation 5 Year Strategic Plan.
- Inform public of historic tax incentives for economic development.

21. Annexation

- Continue to actively pursue orderly annexation.

22. Carry the Comprehensive Plan Forward

- Connect citizens to the Comprehensive Planning process throughout the five years by establishing a mid plan review with citizens.
- Review and update comprehensive plan annually by the Planning Commission.
- Create a printed Executive Summary of the comprehensive plan for distribution to the public.

CITY OF HUTCHINSON
2017-2037 COMP PLAN



YOU'RE INVITED!
PUBLIC MEETING

Thursday
July 28

6:00-8:00 PM
Atrium Hotel &
Conference Center
1400 N Lorraine

Please join us for the first public meeting for the development of the
Hutchinson Comprehensive Plan!

The meeting will start with a brief presentation followed by
break-out discussion groups.

Refreshments will be provided!



**FOR QUESTIONS
OR MORE INFO**

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