

HAYS AREA PLANNING COMMISSION MEETING AGENDA  
CITY COMMISSION CHAMBERS  
1507 MAIN, HAYS, KS  
FEBRUARY 15, 2016  
6:30 P.M.

**1. CALL TO ORDER BY CHAIRMAN.**

**2. CONSENT AGENDA.**

A. Minutes of the meeting of December 21, 2015

*Action: Consider approving the minutes of the December 21, 2015 meeting*

**3. PUBLIC HEARING ITEMS-NONE**

**4. NON-PUBLIC HEARING ITEMS:**

A. Consider Preliminary Plat of Blue Sky Acres Addition located on a tract of land in the North Half (N/2) of the Southeast Quarter (SE/4) of Section 16, Township 14 South, Range 18 West of the 6<sup>th</sup> p.m., Ellis County, Kansas (Hwy 183 West of the VonFeldt Addition) Case # 15-04P

*Action: Consider accepting the Preliminary Plat of Blue Sky Acres Addition located on a tract of land in the North Half (N/2) of the Southeast Quarter (SE/4) of S16-T14S-R18W of the 6<sup>th</sup> p.m. (Hwy 183 West of VonFeldt's Addition.*

B. Update on the progress of the Unified Development Code – (Available at the following link):

<http://online.encodeplus.com/regs/hays-ks/doc-viewer.aspx#secid-0>

*Action: None*

**5. OFF AGENDA ITEMS/COMMUNICATIONS.**

A. City Commission action and planning and development updates on Planning Commission related issues

B. Upcoming training opportunities

a. On-Site training by Land Use Attorney Mark White

**6. ADJOURNMENT**

Any person with a disability and needing special accommodations to attend this meeting should contact the Planning, Inspection and Enforcement office (785-628-7310) 48 hours prior to the scheduled meeting time. Every attempt will be made to accommodate any requests for assistance.

**DRAFT  
HAYS AREA PLANNING COMMISSION  
CITY HALL IN COMMISSION CHAMBERS  
DECEMBER 21, 2015  
6:30 P.M.**

**1. CALL TO ORDER BY CHAIRMAN:** The Hays Area Planning Commission met at the regularly scheduled meeting on Monday, December 21, 2015 at 6:30 p.m. in Commission Chambers at City Hall. Chairman Paul Phillips declared that a quorum was present and called the meeting to order.

**Roll Call:**

**Present**

- Paul Phillips
- Lou Caplan
- Tom Denning
- Justin McClung
- Darrell Hamlin
- Chris Crawford
- Matthew Wheeler
- Kris Munsch
- Robert Readle

City Staff in attendance: Toby Dougherty, City Manager, Greg Sund, Director of Public Works, John Braun, Assistant Director of Public Works, Jesse Rohr, Superintendent and Linda Bixenman, Administrative Assistant of Planning, Inspection and Enforcement.

No Changes to the Agenda

**2. CONSENT AGENDA:**

**A. Minutes:** Kris Munsch moved, Matthew Wheeler seconded the motion to approve the minutes from the November 16, 2015. There were no additions or corrections to those minutes.

**AYES:**

- Paul Phillips
- Lou Caplan
- Tom Denning
- Justin McClung
- Darrell Hamlin
- Chris Crawford
- Matthew Wheeler
- Kris Munsch
- Robert Readle

### 3. PUBLIC HEARING ITEMS: - NONE

### 4. NON-PUBLIC HEARING ITEMS:

A. Reconsider a rezoning request for the proposed Blue Sky Acres Addition located on a tract in the SE/4 of Section 16, Township 14 South, Range 18 West of the 6<sup>th</sup> p.m. (250<sup>th</sup> Avenue west of VonFeldt's Addition) from "A-L" Agriculture to "R-S" Residential Suburban Zoning District (Case # 15-05Z): Greg Sund, Director of Public Works, came before the board to explain that it is important to keep in mind that this is a rezoning request for a parcel within the City's 3 mile exterritorial zoning jurisdiction. He pointed out some of the issues of concern that would have to be discussed if the rezoning was approved; platting, right of way access, water supply, water treatment etc.

The two important documents considered that would bear on the zoning decision are the comprehensive plan and zoning code.

K.S.A.12-741 provides the city the ability to adopt zoning and subdivision regulations. K.S.A. 12-747 requires the city to adopt a comprehensive plan as a prerequisite in implementing development regulations. Only with these documents working together for a reasonable decision would it be expected to be upheld in court.

He pointed out that the comprehensive plan provides issues to address on a rezoning outside the city limits (page 23). He read from that page as follows: "Over the years Hays' residential development has grown contiguously and in a slightly tighter development pattern than its peer cities. This type of pattern generally results in more efficient use of city services."

In light of the "Strong Town" movement, contiguous development is more efficient and the cost is less to extend the city services. An inefficient development can be a great cost to the city.

The comprehensive plan promotes contiguous growth. It further states that growth beyond the city limits should be established in growth centers described in the plan as the Northwest Growth Center, Eastern Growth Center and North Central Growth Center. There is no mention of it growing south within the 10 or 15 year span most likely because of the barrier of land not available that is owned by Kansas State University between the city and the subject development to the south.

Jesse Rohr presented the information on the above rezoning request in a power point presentation on the overhead visual. The property is within the three mile planning area of Hays and there is no intention of annexation. It is located approximately 2 miles south of Hays on U. S. Highway 183. There is small subdivision (VonFeldt Addition) platted in 1977 consisting of seven homes fronting Highway 183 and the proposed 6 lots to the west.

He listed the actions that have occurred regarding this rezoning request:

1. In late spring or early summer, the current owner inquired with staff about development of the property
2. The property was acquired in late spring or early summer
3. In July, 2015 the development plans were taken before the Utility Advisory Committee for review

Based on the comments from this committee, a letter was sent from City Staff to the owner stating that staff would not favorably recommend this development as proposed.

4. On October 19, 2015 there was a public hearing at the Planning Commission meeting. It was recommended to the City Commission not to approve the rezoning request by a 6 to 1 vote.
5. On November 19, 2015, it was presented at the City Commission work session. After a brief discussion, it was sent to the regular meeting.
6. On November 24, 2015, it came before the City Commission. It was discussed at length by the City Commission and various members of the audience. After discussion, it was voted 3-1 to send this item back to the Planning Commission for further review; one of the three options granted to the City Commission by State Statute.

The state statutory process provides 3 options to the Planning Commission when a recommendation comes back from the governing body.

1. Resubmit the original recommendation and provide further basis for that decision.
2. Submit a new and amended recommendation and provide a bases for that decision
3. Do nothing - It would still go back to the City Commission and would be considered a resubmission of the original recommendation

Jesse Rohr explained the procedures for a rezoning request and presented the list on the overhead visual of the factors to be considered in a rezoning request recommended by the State Supreme Court and spelled out in city ordinance.

He referenced a couple sections from the zoning and subdivision regulations as they relate to zoning decisions, particularly the 3-mile area.

Section 71-3 – Relationship to Comprehensive Plan and other policies that states to implement the planning polices of the Comprehensive Plan.

#### Section 71-1311 - Rezoning Procedures

Based on the 8 factors to be considered, the references to the Comprehensive Plan and zoning and subdivision regulations, City Staff recommends a motion to the City Commission to deny the zoning request on the following factors as established by the state supreme court. He provided justification for each factor.

- 1 Character of the neighborhood
- 2 Zoning and uses of nearby properties
- 3 Suitability of the subject property for uses to which it has been restricted
- 4 Recommendation of planning staff
- 5 Conformity with the master plan

Chairman Paul Phillips stated that he would like a motion and second and then discussion before a vote.

A member of the audience asked to come before the commission. Paul Phillips explained that this was a non-public hearing unless a member of the commission asked for comments for clarification after the motion.

Motion failed as reflected per vote below.

Kris Munch moved, Tom Denning seconded the motion to recommend to the City Commission to approve the rezoning request from "A-L" Agriculture to "R-S" Residential Suburban based on character of the neighborhood because it would fit the neighborhood very well and anytime there is a change, agriculture property is changed to meet the housing needs and the flexible guide being the Comprehensive Plan.

He read from page 86 of the Comprehensive Plan that the Comprehensive Plan is not an inflexible guide

Tom Denning addressed the fellow Planning Commissioners to justify the reasoning to recommend approval of the rezoning request. He stated that he was the only Planning Commissioner that spoke in favor of the rezoning of the subject property at the public hearing. He pointed out that he lives and represents the 3-mile zone on this commission.

He explained that all the reasons given by City Staff to decline the rezoning were so off base such as a power pole being in the way. Power poles can be moved; it is no big deal.

The reason given in the recommendation to deny the rezoning request at the public hearing was that it did not adhere to the Comprehensive Plan. The Comprehensive Plan states, "Extremely low residential densities (below one unit per

20 acres) may be permitted". He stated that to him that sounded scary. It is like telling people where to live and how to live. How does the City of Hays Comprehensive Plan get away with bumping it up to 20 acres when the Kansas Zoning statutes defines agriculture land as being 3 or more acres

He explained that the reasons given by adjoining property owners in opposition of the rezoning are not valid excuses to deny the rezoning request such as obstructing their view, water and possible road ROW violations. The landowner's view would not be significantly impacted. People will not purchase a lot to build on if there is no water supply. You can't expect Mary Unrein to spend tens of thousands of dollars to drill wells on the acreage before it is rezoned and platted. You can't expect nothing will ever be built on adjoining property that you do not own.

When the housing development was platted, Randall Lane (60 foot ROW) was included in the plat to allow future access to the west. The landowners should have known that at sometime development could occur and that Randall Lane would be the access. If one resident stated that road might be crossing his property, then he should prove it with a survey so the road entrance can be corrected by KDOT as per the plat.

He pointed out to the commission that they are not working for city staff. City staff appears to not want any new development inside the 3-mile zone. You are here to represent the people of Hays and the 3-mile zone. The 3-mile zone has a purpose to provide for an orderly development such that if they are ever incorporated into the city limits 20, 40, 100 years from now, it can progress in an orderly manner. This could involve that properties be platted to include rights of way for future water and sewer lines that would be paid for by the residents.

Because this property is separated from the City by the land known as the Experiment Station, the possibility of the City growing in that direction is almost never. The City has no plans to expand anywhere close to that property. Realistically, this area probably should not even be included within the 3-mile boundaries.

Mrs. Unrein has abided by all of the requirements that this land should be rezoned from Agriculture to Residential Suburban. She has been "singled out" by city staff to make an example of the "Strong Town" approach that Staff has been pushing so hard. It is not mentioned in the Comprehensive Plan. Why is "Strong Towns" controlling our lives? It has some merit, but is taken too literally. He stated he believes the people within the 3-mile zone are not being treated fairly.

Ellis County has developed a zoning ordinance and Comprehensive Plan. He pointed out that he feels that now could be the time to ask the Ellis County Commissioners to terminate their agreement with the City of Hays as it relates to matters within the 3-mile zone.

Matthew Wheeler pointed out other existing houses south, east and west of the area totaling 12 houses that would be considered a neighborhood. He referenced other small towns that were comparable in size. There was reason for those towns for church and school when transportation was an issue. If there are additional homes how will they be managed and governed.

He emphasized to look at history of the Prairie Acres development west of Hays which is a great example of this kind of proposed development. It was developed without a Comprehensive Plan and later presented the City with problems for the sewer and water that the City had to work out.

Kris Munsch stated that the proposed development could be managed with a homeowners association. There are enough acres for a septic system. The approach will be done different than what was developed west of the City based on what they have learned from that.

When the City is reaching out that far and controlling what people want to do and that the only way to expand has to be connected to the City bothers him a lot. He stated that it bothers him a lot as a citizen of Hays if the only way to expand is be contiguous to the City. The owner of the subject property is willing to take a risk and has provided the information that she will do everything she has agreed to do. It will cost the City nothing. We are sending a message to those in the 3 mile zone that we are telling them how to live.

He read a part from the Comprehensive Plan that stated it is not an inflexible plan.

Lou Caplan noted that per the County zoning regulations, there are to be no private streets in subdivisions. Robert Readle noted the letter provided by the Ellis County Public Works Director that the private roads would be fine provided they are built to County specifications.

Tom Denning stated that he thought it only appropriate that Tom Wasinger, Attorney for Mary Ann Unrein, be able to speak.

Tom Wasinger, Attorney for Mary Ann Unrein, pointed out that some of the Commission lost sight of the big picture. He acknowledged opposition by some of having private roads in the County. He pointed out that the City approved 3 private roads in the last 3 years within a homeowners association. He explained that Mrs. Unrein has provided proof provided from the County that they have no problem with private roads as long as they are built to the County specifications. Why should it be okay for the City and not the County?

There will be no expense to the City or County. The development will be under a homeowners association. The developer has offered that the Rural Fire Department can hook up to her meter so they can fill up. It would be a benefit to that area. This is not just about the City, this is County land. He concurred with Tom Denning that the County may have to consider terminating this relationship

with the City. Everyone knows that the City is not going to move south and to deny the County the right to develop areas south of town is wrong.

Robert Readle concurred with Tom Wasinger and Tom Denning. He pointed out that the subject property is south of a block of ground owned by the University just inside the 3 mile.

Paul Phillips explained that if they go against staff findings, this could open up other requests of this type of development in the 3 mile area and set precedence.

There was some discussion about spot zoning. Tom Denning stated that it would not be spot zoning if adjacent to residential.

Matthew Wheeler explained that the laws that are in affect do not allow for this development.

Tom Wasinger explained that this request is not one fits all. This is the reason for the Commission is to take one at a time.

Vote: AYES: Kris Munch  
Tom Denning  
Robert Readle

NAY: Paul Phillips  
Mathew Wheeler  
Chris Crawford  
Darrell Hamlin  
Lou Caplan  
Justin McClung

John Bird, City Attorney, came before the Commission to explain the legal course of the three options available to them on this request. He explained that he had been asked to attend by the City Manager as his client and clarified that not one other person in the room is his client.

If the option is to do nothing, then the City Commission will get that report and take action on whatever it desires by a majority vote of those who are qualified to vote, not by just those that are there. It has to be at least a 3-2 vote to whatever action is determined.

If the option is to deny the request, then they can do the same thing.

The City Commission also has the choice to do nothing and that means that the request for rezoning fails. The owner has the opportunity to go before the District Court of appeals and further to the Supreme Court for the case to be reconsidered.

Mr. Bird's recommendation is to be sure to follow procedure as they have done and make sure the record is clean so city staff can provide evidence to the City Commission. Nothing tonight will be final until it goes before the City Commission.

Motion passed as per vote below.

Matthew Wheeler moved, Darrell Hamlin seconded the motion to recommend to the City Commission to deny the subject rezoning request based on Section 71-3 of the development code on implementation of the Comprehensive Plan and based on Section 71-1311, logical development of future growth of the City.

Tom Denning asked about his consideration of what he meant about logical growth of the city. Matthew Wheeler explained it meant that the City will not grow in that direction.

Chris Crawford stated, that per the public hearing, he did not hear any support by any of the adjacent residents that desired that sort of growth; that spoke volumes to him about the factor to be considered of "Character of the Neighborhood".

Robert Readle pointed out that the area must have been desirable for those residents to purchase homes in that area like the proposed development would be.

Tom Denning pointed out a previous rezoning request at 33<sup>rd</sup> Street that was the same thing where the surrounding property owners voiced their opposition to the rezoning such as increased traffic, obstruct view etc., but the rezoning was passed anyway.

Vote: AYES: Paul Phillips  
Mathew Wheeler  
Chris Crawford  
Darrell Hamlin  
Lou Caplan  
Justin McClung

NAY: Kris Munch  
Tom Denning  
Robert Readle

Paul Phillips explained to the audience and Commission that this will go before the City Commission for official action.

**B. Update and Discussion of Zoning Regulations:** Jesse Rohr explained that the changes were being updated in the Zoning and Subdivision Regulations.

Robert Readle asked if the updates and comments would be available through the enCode 360 software. Jesse Rohr answered that would be correct.

**5. OFF AGENDA ITEMS/COMMUNICATIONS:**

**A. City Commission action and planning and development updates on Planning Commission related issues:** None.

**B. Upcoming Training Opportunities:** Jesse Rohr stated that everyone received an envelope from the City Manager that consists of a DVD of a couple videos and memo that you can view at your leisure. There will be come training opportunities in the year of 2016 to give you the tools for the work on the Commission.

**C. Request:** Kris Munsch asked that he see any letters that are sent out on behalf of the Planning Commission. He stated that a letter had been sent to the Hays Board of Realtors from the Planning Commission he had not seen.

Paul Phillips answered that the Planning Commission will see any letters that are sent on their behalf.

**6. ADJOURNMENT:**

Robert Readle moved, Kris Munsch seconded the motion to adjourn the meeting at 7:29 p.m.

**AYES:**

Paul Phillips  
Lou Caplan  
Tom Denning  
Justin McClung  
Darrell Hamlin  
Chris Crawford  
Matthew Wheeler  
Kris Munsch  
Robert Readle

Submitted by: Linda K. Bixenman, Administrative Assistant  
Planning, Inspection and Enforcement

## Planning Commission Action Report

AGENDA ITEM: Consider the Preliminary Plat of Blue Sky Acres Addition  
OWNER: Mary Alice Unrein  
TYPE OF REVIEW: Preliminary Plat – Blue Sky Acres Addition  
PRESENTED BY: Jesse Rohr, P.I.E. Superintendent  
DATE PREPARED: February 10, 2016  
AGENDA DATE: February 15, 2016

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### **SUMMARY AND RECOMMENDED ACTION:**

The subject property, known as the proposed Blue Sky Acres Addition, is under consideration for preliminary plat approval. This is for the property located approximately 2 miles south of Hays along US Highway 183. The plat includes 6 lots ranging from 2.5 to 3 acres per lot and right-of-way dedication. **Staff recommends approving the preliminary plat as submitted and request a final plat be submitted for further review and recommendation.**

### **BACKGROUND:**

- The zoning of this property from A-L (Agricultural) to R-S (Residential Suburban) was approved by the City Commission on January 14, 2016.
- The property abuts 7 lots of existing Residential Suburban (R-S) zoning (*Vonfeldt Addition - zoned and platted in 1977*)
- The remainder of the surrounding property (exclusive of the Vonfeldt Addition) remains agriculture.

### **POINTS TO CONSIDER:**

- Water service for individual lots will be provided by private well or through rural water service.
- Sewer service will be provided through private septic systems, approved and permitted by Ellis Co.

- The developer has stated that the roads would be constructed to Ellis County road standards but would remain private with an HOA required to provide for maintenance.
- This plat was taken before the Utility Advisory Committee (UAC) when first submitted in 2015. The issues noted at that time, which were primarily related to the roads and utilities, have since been addressed by the developer. No known further issues remain with the UAC. All easements as required are in place for future placement of any required utilities.
- Temporary turnaround access easements have been provided at the end of each dead-end road section.
- The plat meets the requirements of the current subdivision regulations in regard to lot size, setbacks, and specific utility requirements.

#### **OPTIONS:**

The following options are available for consideration:

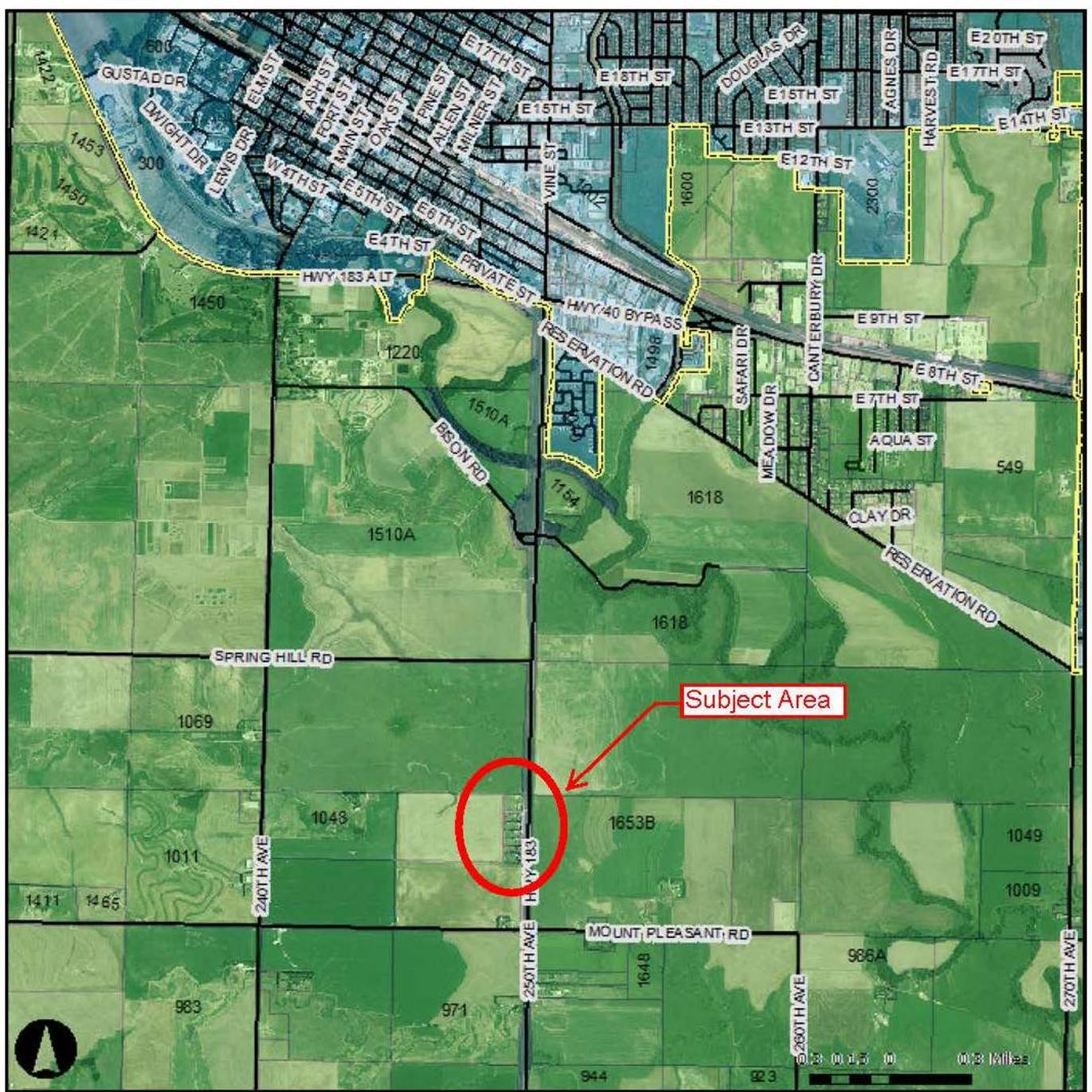
- Approve the preliminary plat as submitted
- Request further changes or considerations to the plat
- Do not approve the plat

#### **RECOMMENDATION:**

The plat seems to meet the requirements of the current subdivision regulations in regard to lot size, setbacks, and specific utility requirements. The property is already zoned for this type of development. **Staff recommends approving the preliminary plat as submitted and request a final plat be submitted for further review and recommendation.**

#### **ATTACHMENTS:**

- Preliminary Plat Map
- Area Maps
- Plat Checklist



Subject Area



Proposed New Area

Existing  
Development

1039

1037

1035

1033

1031

1029

1027

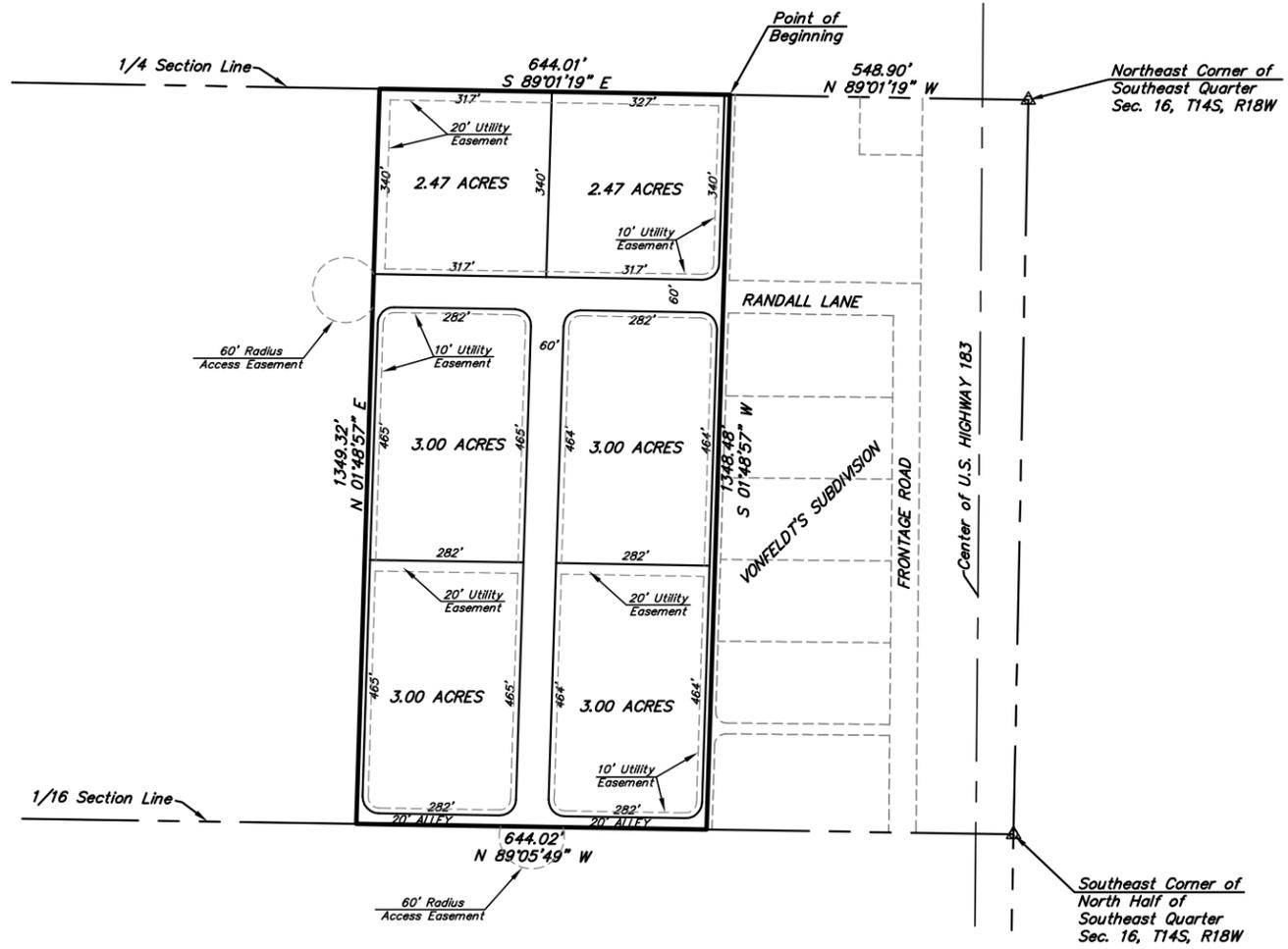
250TH AVE

HWY 183

1653B



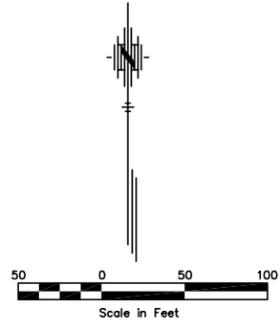
# PRELIMINARY PLAT OF BLUE SKY ACRES ADDITION TO ELLIS COUNTY, KANSAS



**DESCRIPTION**

That part of the North Half of the Southeast Quarter of Section 16, Township 14 South, Range 18 West, of the 6th Principal Meridian, Ellis County, Kansas, described as follows:

Commencing at the northeast corner of said North Half of the Southeast Quarter; thence on an assumed bearing of North 89 degrees 01 minutes 19 seconds West, along the north line of said North Half of the Southeast Quarter, a distance of 548.90 feet to the point of beginning of the land to be described, said point also being the northwest corner of Vonfeldt's Subdivision to Ellis County, Kansas; thence South 01 degrees 48 minutes 57 seconds West, along the west line of said Vonfeldt's Subdivision, a distance of 1,348.48 feet to the southwest corner of said Vonfeldt's Subdivision, said point being on the south line of said North Half of the Southeast Quarter; thence North 89 degrees 05 minutes 49 seconds West, along said south line, a distance of 644.02 feet; thence North 01 degrees 48 minutes 57 seconds East a distance of 1,349.32 feet to a point on the north line of said North Half of the Southeast Quarter; thence South 89 degrees 01 minutes 19 seconds West, along said north line, a distance of 644.01 feet to the point of beginning.



**OWNER and SUBDIVIDER:**

Mary Alice Unrein

**APPROVALS:**

This plat has been submitted to and approved by the Hays Area Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
SECRETARY

**LEGEND**

△ Section Corner

**SURVEYOR'S CERTIFICATE:**

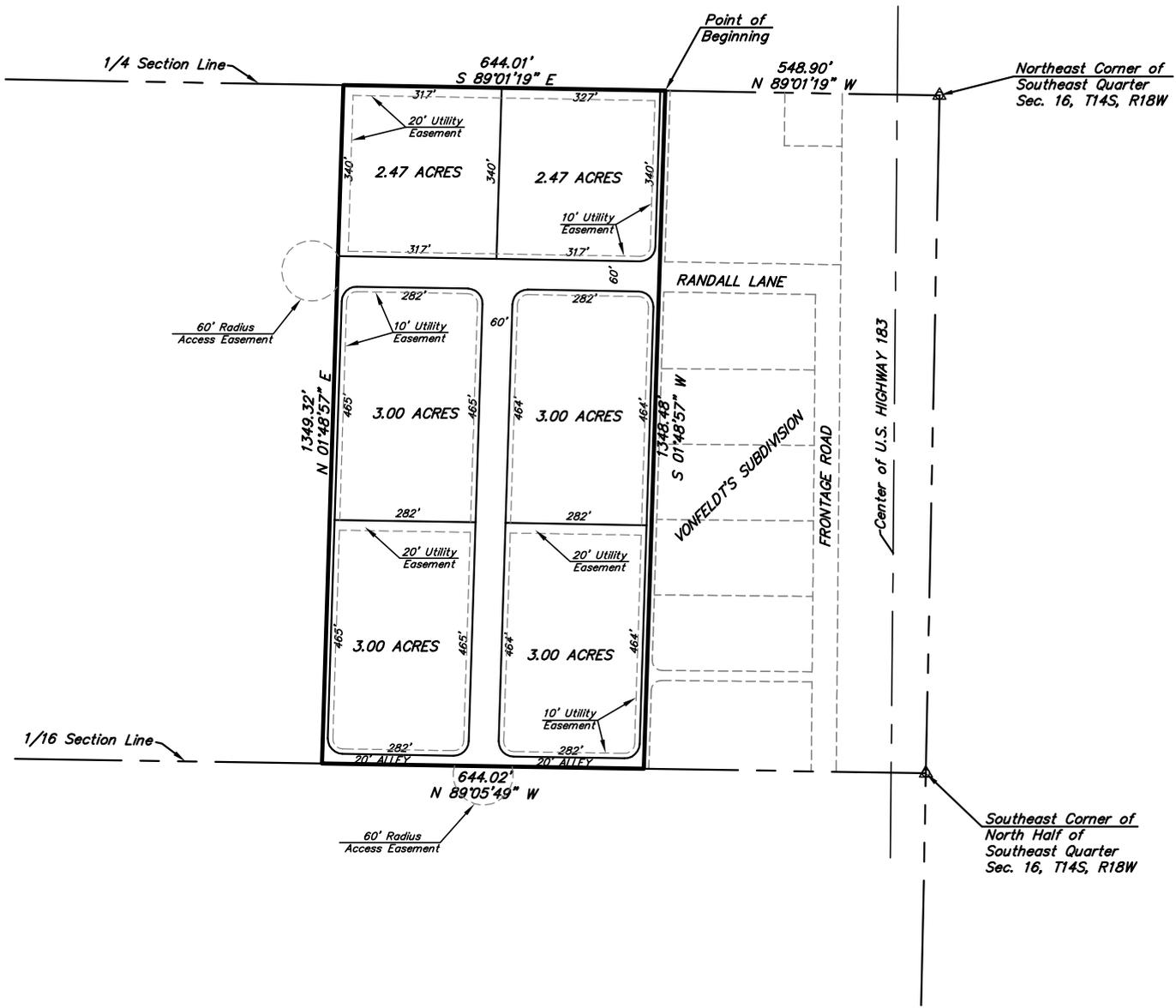
I, Harvey Ruder, a Registered Land Surveyor in the State of Kansas, do hereby certify this Plat to be true and correct to the best of my knowledge.

Harvey Ruder

\_\_\_\_\_  
Date



**RUDER ENGINEERING & SURVEYING, LLC**  
1376 Butterfield Trail Rd.  
Hays, Kansas 67601  
785-259-1382



Approved/Denied by Planning Commission \_\_\_\_\_  
Approved/Denied by City/County Commission \_\_\_\_\_

Case No. 15-04P  
Date Filed 09-11-2015

**APPLICATION FOR PRELIMINARY PLAT APPROVAL**

Name of Subdivision Unrein's Addition Blue Sky Acres  
General Location 2 miles south of Hays on Hwy 183 - West side  
SE 1/4 of Sec 16, T14S, R18W  
Name of Applicant Mary Alice Unrein  
Address 414 E. 21st., Hays Phone 785-625-4522  
Name of Agent \_\_\_\_\_  
Address \_\_\_\_\_ Phone \_\_\_\_\_  
Name of Surveyor or Engineer Ruder Engineering & Surveying, LLC  
Address 1376 Butterfield Trail Rd. Phone 785-259-1302  
Hays

**SUBDIVISION INFORMATION:**

1. Gross Acreage of Plat: 19.94
2. Number of Lots:
  - a. Residential 6
  - b. Commercial \_\_\_\_\_
  - c. Industrial \_\_\_\_\_
  - d. Other \_\_\_\_\_Total Number of Lots 6
3. Minimum Lot Frontage: 317' feet
4. Minimum Lot Area: 2.47 Acres feet
5. Existing Zoning A-L
6. Proposed Zoning \_\_\_\_\_

West Side US 183/250th Ave west of Von Feldt's Add



**PRELIMINARY PLAT CHECK-LIST**

NAME OF SUBDIVISION: **BLUE SKY ACRES**

DATE: **02-10-16**

NAME OF OWNER: **MARY ALICE UNREIN**

NAME OF SUBDIVIDER: **OWNER**

NAME OF PERSON WHO PREPARED THE PLAT: **RUDER ENGINEERING & SURVEYING, LLC**

PERSON WHO COMPLETED THIS CHECKLIST: **JESSE ROHR**

Instructions:

The following checklist is to be completed by the City Staff and shall accompany the Preliminary Plat when it is submitted to the Planning Commission. Indicate N/A if not applicable.

A. Does the Preliminary Plat show the following information?

	<u>YES</u>	<u>NO</u>
1. Name of Subdivision.	<b>X</b>	
2. Location of boundary lines and reference to section or quarter section lines.	<b>X</b>	
3. Name and address of owner(s).	<b>X</b>	
4. Name and address of subdivider(s).	<b>X</b>	
5. Name of planner, engineer, landscape architect or surveyor who prepared the Plat.	<b>X</b>	
6. Scale of Plat, 1" = 100', or larger.	<b>X</b>	
7. Date of preparation and north point.	<b>X</b>	
8. Location, width and name of platted streets or other public ways, railroads and utility R/W, parks and other public open spaces and permanent buildings within or adjacent to the proposed subdivision.	<b>X</b>	
9. Location of existing sewers, water mains, gas mains, culverts or other underground installations, within or adjacent to the proposed subdivision with pipe size, manholes and grades.	<b>N/A</b>	
10. Names of adjacent subdivisions together with arrangement of streets and lots and owners of adjacent parcels of unsubdivided land.	<b>X</b>	

	<u>YES</u>	<u>NO</u>
11. Topography at contour intervals of not more than one (1) foot referred to U.S.G.S. or municipality datum and location of water courses, bridges, wooded areas, lakes, ravines and other significant physical features.		X
12. Arrangement of lots and their approximate sizes.	X	
13. Does plat conform to Master Street Circulation Plan?	X	
14. Location and width of proposed streets, alleys, pedestrian ways, easements, etc.	X	
15. General plan of sewage disposal, water supply and utilities, if public.	N/A	
16. Notation of type of sewage disposal and water supply if non-public.		X
17. Location and size of proposed parks, playgrounds, churches, school sites, or other special uses of land to be considered for reservation for public use.	N/A	
B. Does the proposed use of land conform to the Comprehensive Plan?	<b>(Already Zoned)</b>	
C. Is the proposed subdivision inside the City limits?		X
D. Preliminary Plat fee of <u>\$160.00</u> paid?	X	
E. Comments: <b>None</b>		