

Agenda

BASEHOR CITY COUNCIL WORK SESSION

August 11, 2008

6:00 p.m.

Basehor City Hall

1. Consider changes to the Zoning Regulations for the City of Basehor.
2. Discussion concerning wastewater treatment plant issues.

AGENDA ITEM INFORMATION FORM

Agenda Item: Consider information on equipment bids and other wastewater treatment plant issues.

Department: Administration

Background/Description of Item:

Staff request to use Flygt mixers in the plant rather than the EMU brand that EIMCO included in their bid. The Flygt mixers last longer, with less down time translating to a longer time between failures. The mixers provide aeration and movement of the fluids in the tank.

Staff will present any information gathered concerning the merits of the change in mixers for the plant.

July 29 Revised pricing from Eimco & Flygt. It results in a \$20K increase (not the \$30K that was originally proposed) if we use the Flygt mixers. Otherwise, we can always stick with the original bid price and the ABS mixers.

<http://www.flygtus.com/115917.asp>

<http://www.wilo-emu-usa.com/Content/Default/49/50/Company/Company.html>

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Funding Source: Sewer Fund

Recommendation: Approve the use of Flygt mixers as part of the EIMCO equipment for the wastewater treatment plant for an additional charge of \$20,000.

Prepared by: Carl E. Slaugh, City Administrator
Council Date: August 11, 2008

Narrative – City Council Work Session
August 11, 2008
Dustin Smith, Planning Director

Consideration of Zoning Regulations

This outline is intended to provide a brief summary of the major changes to the Zoning Regulations, which are based on the current Zoning Regulations. Minor changes such as typographical errors or minor clarifications may not be included in the summary.

1. The Planning Commission section has been relocated to the Administration section, which will be relocated toward the end of the document.
2. List of zoning districts has been changed as proposed. See item 5, below.
3. Now has chart relating to zoning of annexed property. Will allow zoning to be changed to the district within the city that is most similar to what it was in the County.
4. The following sections have been relocated here or have been added to address:
 - a. the height of non-residential buildings in residential areas such as churches, etc.
 - b. utilities.
 - c. Improvements not requiring building permits.
 - d. Fees.
 - e. Development rights – Added to apply generally, but the basic language came from the Planned development requirements. .
 - f. Severability.
5. Definitions – Several added with several changes as noted.
6. Zoning Districts
 - a. R-O, R-2, R-3, MH-1, MH-2, RV Park and I-2 districts have been removed.
 - b. MU-1 and MU-2 (Mixed Use) districts have been consolidated.

- c. CP-1 district contains criteria for determining appropriate uses to be used in conjunction with list in Appendix A.
- 7. Conditional Uses – added regulations for wind energy conversion systems (WECS).
- 8. Application and Procedures –
 - a. This section will replace the current Plan Review Procedures section and will include descriptive text of the development process for various types of applications (i.e. zoning change, preliminary and final development plans, conditional uses, etc.) Flow charts will be inserted into this section.
 - b. Provides for applications procedures for preliminary development plan, final development plan for planned and conventional development. Eliminated procedures for site plans.
 - c. New criteria for what constitutes substantial change.
 - d. Plan review procedures for improvements that do not require building permits.
- 9. Non-Conforming Situations – significantly expanded.
- 10. Completion of restoration of buildings – removed.
- 11. Prohibited uses – Moved to General Provisions.
- 12. Building Permits – relocated to the Administration section.
- 13. Board of Zoning Appeals – relocated to Administration section.
- 14. Rules of Procedure for Rezoning – Moved to Applications and Procedures.
- 15. Supplementary District Regulations – significantly expanded to address.
 - a. Number of structures on a zoning lot.
 - b. Provisions for several specific temporary and permanent uses.
 - c. Clarification on home occupation requirements.
 - d. Outside storage associated with commercial and industrial uses.
 - e. does not allow slatted chain link for screening.
- 16. Utilities – moved to General Provisions section and expanded.
- 17. Parking and Loading – significant changes.

- a. Incorporates more detail for determining shared parking.
- b. Parking ratio decreased for funeral homes since we saw the existing ratio was too much for the Gorup Funeral home.
- c. Clarification on parking requirements for changes in use.
- d. Requirements for expansions/enlargements of parking areas.
- e. Detail on parking space dimensions providing for 9' x 18' and smaller compact spaces.
- f. Alternative surfaces have been specifically identified that may be used for environmental purposes.
- g. Revised regs on off-street loading, but removed requirement for number of loading berths.

18. Administration – section relocated to end of document.

- a. Planning Commission section has been relocated here.
- b. Building permits section has been relocated here.

Building permit section – added a requirement for single-family and two-family site plans to be prepared by a professional architect, although not requiring a seal.

- c. Board of Zoning Appeals section has been relocated here.

Changes made to the document subsequent to the July 1, 2008 Planning Commission work session.

Substantive changes include the following:

1. Updated Table of Contents.
2. Modified section 16-306 based on City Attorney's comments.
3. Added section 16-307b in the General Provisions to address building permit requirements.
4. Added section 16-308 to address coordination of development with other plan documents, such as the Comprehensive Plan, U.S. 24/40 Corridor Plan, Commercial Design Policy, etc.
5. Include most recently adopted definition of "Open space, usable" into section 16-406.
6. Added section 16-515 to address low density, planned development since the proposed sliding scale for higher density development will not work for low-density.

7. Section 16-521 - Included two (2) acre maximum property area for uses in the CP-1 zoning district.
8. Removed a large portion of Section 5 (old numbers 16-661 thru 16-767 due to it being duplicated in Section 7, Application and Procedures.
9. Added section 16-605 to clarify the procedure for Conditional Use Permit applications.
10. Modified language in Section 16-607A (8) based on the City Attorney's recommendation due to vague language.
11. Section 16-703 thru 16-716 relocated from the Administration section (12).
12. Section 16-725 – changed the re-application period after plan denial from 18 months to 180 days, which is more reasonable. Also changed re-application period for all other denied plans to 180 days for consistency.
13. Section 16-731 – changed language to a more positive connotation to say “Period of Validity” as opposed to “Voiding...”
14. Removed section 16-733, modified language and placed in section 16-307.
15. Removed (old number) section 16-733 due to redundancy.
16. Removed portion of section 16-736 due to redundancy, which is addressed in section 16-739.
17. Removed (old number) section 16-820 (pg. 103) due to redundancy.
18. Modified section 16-807 based on City Attorney recommendation.
19. Included section 16-905 E based on Planning Commission recommendation.
20. Modified Section 16-1113 C to address parking of RV's on residential property.
21. NOTE: Section 16-1113 D limits parking of large vehicles in residential districts, including school buses. **There may be some public comment from the bus company directly related to this item at the meeting.**
22. Included section (11) on stream bank setback (buffers), which are largely based on the Kansas City Chapter of the American Public Works Association (APWA) guidelines.

23. Section 16-1302 – modified language requiring two Planning Commission members from the unincorporated County to say “may”, which is only required if we have extra-territorial zoning jurisdiction.
24. Other minor changes – mostly typographical errors and clarifications throughout the documents.
25. Changed Appendix A, the list of zoning district uses, to be based on the Standard Industrial Classification (SIC) Code.
26. Appendix B added to include application process flow charts.