

**HAYSVILLE PLANNING COMMISSION  
& BOARD OF ZONING APPEALS**

Agenda

May 11 2024

6:00 p.m., Municipal Building, 200 W. Grand

- I. Call to Order
- II. Roll Call
- III. Presentation and Approval of Minutes
  - A. Minutes of April 11, 2024
- IV. New Business
  - A. Review of Preliminary Plat of Lakefield Addition
  - B. Review of the Haysville Parks Master Plan
- V. Old Business
- VI. Correspondence
- VII. Off Agenda
- VIII. Adjournment

**HAYSVILLE PLANNING COMMISSION/BOARD OF ZONING APPEALS**

Minutes

April 11, 2024

The regular Planning Commission Meeting was called to order by Chairperson Tim Aziere at 6:00 p.m. in the Council Chambers at the Haysville Municipal Building, 200 W. Grand.

Those members present were: Jeff Blood, Dan Rinke, Jimmy Wallis, Tim Aziere, Debbie Coleman, Brandon Trube, and Mark Williams. Also present were Planning and Zoning Administrator Jonathan Tardiff, and Deputy Administrator Georgie Carter.

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The first item of business was the Minutes of March 28, 2024.

Motion by Coleman Second by Trube.

To approve the minutes as presented.

Blood aye, Rinke aye, Wallis abstain, Aziere aye, Coleman aye, Trube aye, Williams aye.

Motion carried.

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Under new business was the review of the Preliminary Plat of Lazy Days Estates Addition to Sedgwick County.

Tardiff stated that this was the preliminary plat for the Lazy Days Estates Addition to Sedgwick County and is Haysville's area of influence, located south of 81<sup>st</sup> Street and east of Seneca Street, zoned rural residential and is approximately 43.61 acres. Tardiff stated that comments from area utility companies are in the staff report before the commission and that staff was recommending the applicant address the issues listed in the comments before submitting the final plat for approval. Tardiff stated that the applicant Mr. Austin, and Mr. Heinen with Kaw Valley Engineering were present if the commission had any questions.

Aziere asked if there were any questions for staff. There was none.

Aziere asked the commission if they had any questions for the applicant or the agent. There was none.

Aziere asked the commission if there were any questions or general discussion. There was none.

Aziere asked for a motion. Williams made a motion to approve the preliminary plat.

Aziere asked if this was approval for Sedgwick County or Haysville of the preliminary plat. Carter stated that the final plat would be reviewed by Haysville before going to Sedgwick County and that this was just a recommendation for the preliminary plat. Aziere asked Williams if he wanted to rephrase his motion.

Aziere asked for a motion.

Motion by Williams Second by Trube.

To recommend approval of the preliminary plat for Lazy Days Estates Addition to Sedgwick County as presented.

Blood aye, Rinke aye, Wallis aye, Aziere aye, Coleman aye, Trube aye, Williams aye.

Motion carried.

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Under old business was the public hearing of the Zoning Code Chapter 16, Articles 3 and 4.

Aziere read the instructions for opening the public hearing and asked the commission if they had any conflict of interest in the case. There was none.

Aziere asked for staff to present the staff report.

Carter stated that before the commission was the red-lined copy of the proposed changes, and that there is a lot of formatting as she had moved wording around. Carter stated that also before them was a clean copy of the proposed changes if this was approved and recommended to the city council for approval. Carter stated that in the staff report under Article 3, updates to Section 303 Regulations, All Districts, and did Section I Setbacks that has repetitive language that was throughout each district and was moved here so as not to repeat it in each district, added Section J for Maximum Height Structures to restrict windfarms as this is not wanted to see right outside of town or in town, and Section F is not an addition and some wording was removed.

Carter stated that Section 304, Accessory Uses and Structures was added as language was repetitive throughout each district, and took the bulk part of accessory uses and put it here, and listed locations for accessory uses either in the side or rear yard and listed the setback for all the districts. Carter asked the commission if they had any questions. There was none.

Carter stated that in Article 4, Zoning Districts, in SF15 Single-Family Suburban Residential District, accessory uses and structures, see reference to section 304 were added to all zoning districts, and she would not keep repeating that was added in all the districts. Carter stated that also in the SF15 district, the accessory setback for the rear and side yard was reduced from 5 feet to 3 feet and this is also throughout each district, and rearranged wording throughout all districts to be the same in bulk regulations, lot size requirements, setbacks, and parking and landscaping requirements if they are required.

Aziere asked if all the rear yards were changed from 5 feet to 3 feet. Carter stated yes. Aziere asked if this would only apply if there were no existing drainage or utility easements in the back of the lot. Carter stated that was correct because, under the Accessory Use or Structure definition, it cannot be on a platted easement or block drainage. Carter stated that pools are still 5 feet and are under the Building Code which is different as a pool is 5 feet from side and rear property lines. Aziere stated that was his concern, and if that does not work for someone, there is a mechanism so that someone can have that changed. Carter stated they would need to apply for a variance, a pool is separate and is under the Building Code as 5 feet, not 3 feet, and the accessory rear yard setback applies for sheds or other structures as long as they are not in the easement or block drainage they would be fine.

Carter stated that also under SF15 Single-Family, reducing the maximum height of a structure from 45 to 35 feet, added a minimum lot width of 50 feet, and added a minimum lot depth of 90 feet. Carter stated that previously there was not any lot depth or width listed, that it only listed a 6,000 square feet minimum, and asked the commission if they wanted to see an increase or decrease of the lot depth or lot width to let her know.

Carter stated that under Single-Family Zero Lot Line, Accessory Uses and Structures was added, reducing the minimum lot width from 50 feet to 40 feet, this was to make everything the same throughout the districts as some districts have the lot width and depth listed, or they did not have them, and was trying to make sure each district had the same wording. Carter stated that she was suggesting reducing the minimum lot width from 50 feet to 40, and the lot depth from 90 feet to 80 feet, this was

up for discussion, and having looked at other cities, if the commission does not want the minimums to be this small to let her know.

Coleman asked what page Carter was on. Carter stated she was reading off of the staff report. Rinke stated that this was on page 39 of the clean draft of the proposed changes. Carter stated this was SFZ Single-Family Zero Lot Line, and that under part C Lot Size Requirements, the minimum lot size would be 5,000 square feet, the minimum lot is 40 feet, and the minimum lot depth is 80 feet. Carter stated she was fine with leaving the lot width at 50 feet and the lot depth at 90 feet, and asked the commission if they had any comments concerning the proposed changes.

Aziere stated he was thinking through the 35-foot height of a structure as there are some two-story houses that once you hit the peak it is close to 30 feet or above due to 3-foot trusses on the roof. Aziere stated that he does not want to create an issue for someone else, and two-story houses should not be unrestrictive. Carter asked if this was on single-family homes. Aziere stated yes, but without taking plans individually as they come in, is there a mechanism to allow the home to be 36 feet high? Carter stated yes there was, and that if you don't want to be so restrictive and leave it at 45 feet they can. Aziere stated he was not sure it should be left at 45 feet either, and was worried that having it reduced to 35 feet is cutting it too close. Carter stated they could change it to 40 feet. Williams asked what the reason for reducing them was. Carter stated it was to keep the homes uniform throughout single-family residential without having one home two stories high next to a one-story home. Carter stated that she changed it for two-family in MF4 Multi-Family Residential so they would blend in easier with the neighborhood. Aziere asked what the new homes in Copper Tail were. Carter stated that she does not recall and had meant to look at those as they are a little bit taller. Aziere stated to leave the height of the structure at 35 feet.

Carter stated that SF Single-Family Residential they were going to leave the height of the structure at 35 feet, and asked the commission if they were good with a lot width of 50 feet and a lot depth of 90 feet. Aziere stated yes they were. Carter stated that on SFZ Single-Family Zero Lot Line the height was already in the code at a maximum height of 35 feet and most of the homes are going to be single story. Carter stated they are proposing reducing the lot width from 50 feet to 40 feet and reducing the minimum lot depth from 90 feet to 80 feet. Carter stated that if the commission wanted to leave the lot width at 50 feet and the lot depth at 90 feet they could since the minimum square footage is 5,000 that residents have to meet. Aziere stated that he thought the 40-foot lot width seemed small and he was ok leaving the 80-foot lot depth and the 50-foot lot width. Carter stated they would reduce the lot depth to 40 feet, and keep the 50 feet lot width. Aziere asked the commission if there was any other discussion about changing the lot width to 40 feet. There was none.

Carter stated that they added to the side yard setback: On the zero-setback side, no windows or doors are allowed, and under general conditions: On the side setback, exterior materials must be constructed with fire-rated materials for 2 hours. Carter stated this comes from the Building Code that is more in-depth about zero lot setbacks, and they still need to maintain 10 feet in between structures. Aziere stated he was concerned about that, but is ok with the side yard setback.

Carter stated that Section 404: Tiny Homes, Accessory Uses and Structures, section 304 was added, and as this district was recently added to the zoning regulations, not a lot of work has been done to this section, and currently, no one has asked about constructing a tiny home. Carter stated that Section 405: Two-Family Residential, added the minimum lot width of 50 feet and the minimum lot depth of 90 feet, and reduced the minimum height of a structure from 45 feet to 35 feet. Carter asked the commission if they wanted to accept these changes to Two-Family Residential. Aziere stated yes.

Carter asked the commission if they were good with these changes so far. The commission stated they were good with the changes so far.

Carter stated that under Section 406: MF4 Multi-Family Four Residential District, added a minimum lot width of 50 feet and a minimum lot depth of 90 feet, and reduced the maximum height of a structure from 45 feet to 35 feet. Carter asked the commission if they were ok with the proposed changes. There were no changes made by the commission.

Carter stated that under Section 407: MFA Multiple-Family Apartment Residential District, added a minimum lot width of 50 feet and a minimum lot depth of 90 feet, and added a maximum height of a structure of 55 feet. Aziere asked if this was already in the regulations. Carter stated that this was not in the regulations currently, and this was an addition to the regulations. Aziere stated he was ok with the proposed additions. Aziere asked about the apartments behind Bionic Burger, and if he wanted to build high-rise apartments what would need to be done. Carter stated that they would have to apply for a variance. Aziere stated he didn't believe they would receive a lot of 5 story structures. Carter stated that if the commission did not want to add a maximum height structure on apartments they did not have to. Aziere stated he was fine with this, and if it was to go through a zone change to apartments, that conversation could happen then. Carter stated they could apply for a conditional use as well.

Carter stated that Section 408: MH Manufactured Home Parks or Manufactured Home District will be looked at later, and the only thing added was the accessory uses and the setbacks as this will require some more changes at a later date. Aziere asked if this would require another public hearing. Carter stated yes it would, and currently no one is looking at doing a manufactured home park or manufactured home.

Carter stated that for Section 409: HMC Hotel and Motel Commercial District, the minimum lot width, lot depth, and accessory setback were added. Carter asked if the commission had any questions. There was none.

Carter stated that for Section 410: OC Office Commercial District, added the minimum lot depth, removed the hours of operation, and added the Accessory structure setback, this will be looked at again as this district may not be needed, and may be included with light commercial, but leaving it here for now. Carter asked if there was any feedback concerning the Office Commercial District. Aziere stated that with the removal of the hour's operations that may be the only difference between office commercial and light commercial. Carter stated the office commercial district has been in the regulations for a long time and may be outdated.

Carter stated for Section 411: LC Light Commercial District, the minimum lot width of 50 feet, the maximum structure height of 45 feet, and the minimum lot depth of 90 feet were all added. The accessory setback for the rear and side yard was reduced from 5 feet to 3 feet, and the use limitations were added. Carter stated that the use limitations would need to be paid attention to as some of the uses are already in here, but this is where we are trying to control the outdoor storage for commercial use and avoid some of the problems we have. Carter asked if anyone on the commission had a question on these. There was none. Carter read the Use Limitations that: 1. No outdoor storage is permitted, except for display of goods for sale as temporary use (no more than 45 days) except as otherwise allowed or approved in accordance with these regulations; 2. Merchandise that is for sale may be displayed in areas immediately adjacent to the building; 3. No required off-street parking space or loading area shall be utilized for storage or the display of vehicles or items for sale; 4. Storage shall occur within a solid screened areas and shall not be visible from any adjacent non-elevated street nor

from ground level view in any adjacent lot except as otherwise allowed or approved in accordance with these regulations. Carter stated that concerning this limitation, there were under the use chart some conditions stated there concerning use limitations, for instance, car sales would be allowed. Carter stated that for 5. There shall be no manufacture, compounding, processing, or treatment of products other than that which is clearly incidental and essential to a retail store or business and where all such products are customarily sold at retail on the premises; 6. Operations or products are not objectionable due to odor, dust, smoke, noise, vibration, or other similar causes; and 7. Vending machines and newspaper displays may be displayed outside. Carter stated that these few were already in the code and asked if there were any questions.

Aziere asked about seasonal sales for plants in the summer, and other sales like that. Carter stated that number 1. No outdoor storage is permitted, except for the display of goods for sale as temporary use no more than 45 days would cover this. Aziere asked if they wanted to do more than 45 days for the whole summer to sell plants, is this a conditional use? Carter stated except where otherwise allowed or approved in accordance with these regulations, this would be an allowed use for outdoor sales. Carter stated that if the sales were immediately adjacent to the building it would be an allowed use like Nifty Thrifty does sales by the sidewalk not all year round, and True Value has items immediately outside their building. Aziere stated True Value was who he was thinking of as they buy mulch in bulk. Carter stated that True Value talks to the City if they have extra mulch for sale. Rinke asked if they have these items out all year long. Carter stated True Value has items out on the sidewalk adjacent to the building. Aziere stated that Rinke was talking about the far end of parking lot stalls and that from what was just read is strictly prohibited unless the number of required stalls per square footage of the building and would be exempt because the parking stalls are extra. Carter stated that under use limitations: except as otherwise allowed or approved in accordance with these regulations, and that she could put with these regulations or with zoning approval, could be added to Section 1 under Use Limitations. Aziere stated that there are times where outdoor storage is appropriate, and we should have some control over it. Carter stated that for Use Limitations under Section 1 could add: otherwise allowed or approved in accordance with these regulations, or with the Zoning Administrator. Trube asked how this would be done through a variance or a permit. Carter stated that this would be done by staff, and done like how True Value had contacted the City concerning the mulch. Carter asked the commission if there were any other questions concerning Use Limitations. There was none.

Carter stated for Section 412: Heavy Commercial District, the minimum lot size was already in the code, added maximum height of a structure to 55 feet, added minimum lot width of 50 feet, added minimum lot depth of 90 feet, added use limitations as in light commercial district, and will add approval by the Zoning Administrator to Section 1, Section 2 and 3 are the same as listed in light commercial, Section 4: all business activities shall occur within fully enclosed structures or solid screed areas, and Section 5, 6, and 7 was already in the zoning regulations. Carter asked the commission if they had any questions, comments, or if they wanted anything changed. Rinke asked what businesses these updates would be sent out to. Carter stated that this would not apply to any businesses in operation currently and that these regulations would apply to anyone new applying for a business's license going forward.

Carter stated for Section 413: Light Industrial District, the lot width of 60 feet and a lot depth of 90 feet were added, under limitations that are less restrictive except for the outdoor storage was the main thing added as well as illumination was added.

Carter stated for Section 414: Heavy Industrial District that the minimum lot width is 100 feet and the minimum lot depth is 100 feet was the main difference, and the use limitations are the same as light

industrial. Blood asked if Section E. 3: Items stored outdoors shall not be visible from any adjacent non-elevated street nor from ground level view in any adjacent lot that is a lower intensity zoning and kept on an all-weather surface needed to be in the zoning regulations; because you cannot park a trash truck behind a fence and not be visible there. Carter asked what the commission would want to be stated there for outdoor storage viewed from the road. Aziere stated that Heavy Industrial is the most intense use they have, and one needs a place to store things outside. Carter stated that was correct. Aziere asked if there was anywhere else in the code that allows screening of outdoor storage, agrees that screening should be attempted and do the best we can, and agrees with Blood that his point is well made that it is hard to screen a trash truck, skid steer, or crane and if they were to allow it that heavy industrial is the place to limit screening.

Trube asked about equipment rental like the Haysville Rental Center, but imagines they have backhoes and other equipment that would not be stored indoors and is probably light commercial. Aziere asked if outdoor storage comes with a conditional use for them. Carter stated yes does. Aziere stated they would have to deal with these as individual cases, go look at a property to see where it was specifically at and guide the screening, lighting, and all of that on an individual basis instead of a full land use, or as long the property is zoned correctly and there are no other regulations other than what's in the code. Trube stated that he didn't think they are zoned heavy industrial and are zoned light industrial. Carter stated that they are zoned light industrial, and they are not outdoor storage, but rental equipment that you can see but it would not be material storage is the difference. Trube asked if this would fall under products then for sale. Carter stated they would not be considered stored if they are being rented, and would be fine in a fenced area, and that is a good point you make, but outdoor storage yards are conditional uses now, they would have to come before us, and there would be screening requirements looked at if it is a 10-foot fence. Aziere stated that would be a better way to handle heavy industrial as screening requirements for a crane are different than for a skid steer, the commission can do a case-by-case based on the actual location when a case comes in, and what the right size fits the property. Trube asked if it needs to be stated in there. Aziere stated that he believes it needs to be stated in there and leave the wording in the code. Carter stated that she was trying not to be too restrictive on these, but also trying to prevent not having everything viewable from the road or the adjacent property.

Coleman asked if the rental place would grandfathered in. Aziere stated yes as they already have a conditional use permit. Carter stated that anything that is there right now does not apply to them, but if somebody comes and asks us for a business license and what they're going to have to do for this property are going to have to have screening for their property just like the business going over on Pirner currently has screening going up. Trube asked if somebody wanted to a RV storage like at the last meeting. Aziere stated they would not put RV storage on Broadway, they would have to come to us as a conditional use, and we could individually look at the property. Carter stated that if the commission wanted to change something in that sentence concerning outdoor storage, she is open to discussion, and now would be the time to do so. Aziere stated that the way it is written now makes sense, we are pretty sensitive to outdoor storage, and this gives us the most ability to control the solution.

Carter stated that was all the changes she currently has for the zoning regulations unless the commission has any questions on anything. Aziere asked the commission if there were any questions for staff. There was none.

Aziere asked if there was anyone from the public that wished to speak. Aziere asked Mr. Leely if he wished to speak. Mr. Leely stated he was just here to listen. Aziere asked Mr. Leely if his comments were in the staff report. Mr. Leely stated yes. Aziere closed the public comment portion of the public

hearing and opened the floor for the commission action to make comments. Aziere asked the commission if they had any comments, general discussion, or questions. There was none.

Aziere asked for a motion.

Motion by Coleman Second by Williams.

To adopt the recommended amendments to the Zoning Code with the discussed changes and forward the recommendation of approval to the city council.

Blood aye, Rinke aye, Wallis aye, Aziere aye, Coleman aye, Trube aye, Williams aye.

Motion carried.

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There was no correspondences.

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There was no off-agenda.

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Motion by Trube Second by Coleman.

To adjourn tonight's meeting.

Blood aye, Rinke aye, Wallis aye, Aziere aye, Coleman aye, Trube aye, Williams aye.

Motion carried.

The meeting adjourned at 6:24 p.m.





## Haysville Planning Commission Staff Report

### AGENDA ITEM: IV-A

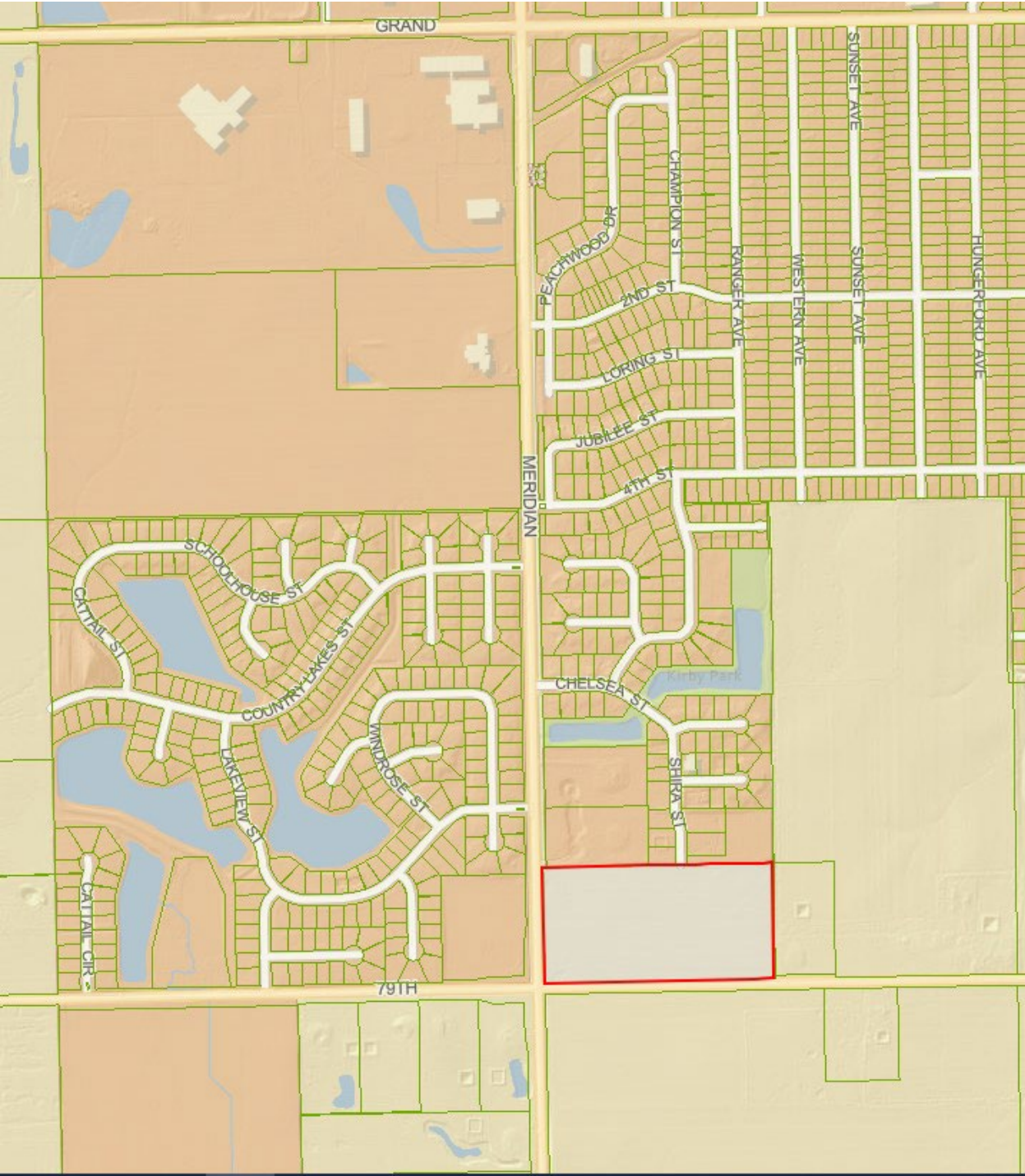
**Subject:** Review of Preliminary Plat 2024-02 “Lakefield Addition”  
**Applicant/Agent:** John Dugan Family Partnership/Baughman Company, Kris Rose  
**Request:** Plat a portion of the S1/2 SW1/4, SW1/4, except East 9.88 feet.  
**Site Size:** 18.40 acres  
**Zoning:** SF-20, proposed zoning SF  
**Location:** NE corner of Meridian Ave. and 79<sup>th</sup> Street South.  
**Meeting Date:** May 9, 2024  
**Presented By:** Jonathan Tardiff, Planning and Zoning Administrator

### ANTICIPATED MEETING SCHEDULE

<i>Body</i>	<i>Meeting Date</i>	<i>Action</i>
<b>Planning Commission</b>	5/09/2024	Preliminary plat for review and comments.
<b>City Council Meeting</b>		Preliminary plat does not go before Council.

**LOCATION**

Area of application outlined in Red:



## **REQUEST**

The applicant is looking to develop 59 residential homes on the property, and it needs to be platted to build on.

In the Subdivision Regulations for Haysville, Kansas Article IX. Building Permits Section 1. Permits.

- No building permit, zoning certificate, or occupancy certificate, except for the situations indicated shall be issued for a building or structure on any lot of any subdivision that is subject to the provisions of these regulations until a certified copy of the duly recorded or registered plat of subdivision has been filed with the official charged with issuing building permits and/or zoning certificates. No such permits or certificates shall be issued until there has been compliance with all the provisions of these regulations, including but not limited to provisions of these regulations related to the approval of plans and specifications for required improvements and the posting of bonds and establishment of escrows to secure the completion of such improvements.
- No occupancy certificate for the use of any structure or use within a subdivision approved for platting, replatting, or lot splitting shall be issued until required utility facilities have been installed and made ready to service the property; roadways providing access to the subject lot or lots have been constructed or are in the course of construction; or guarantees have been provided to ensure the installation of such utilities and roadways.

The property needs to be platted to build on, according to our Subdivision Regulations.

## **BACKGROUND INFORMATION**

The property is vacant, zoned “SF-20” Residential, and is in Haysville’s Area of Influence.

## **RECOMMENDED ACTION**

The property conforms to Article IV. Section 19 and Article V. Section 3 of the Haysville Subdivision Regulations.

Staff recommends the applicant address the issues listed in the comments before submittal of the final plat for approval.

## **ATTACHMENTS**

Preliminary Plat of Lakefield Addition  
Drainage Plan of Lakefield Addition  
Utility Plan of Lakefield Addition  
Kansas Gas Map  
Evergy Memo & Preliminary Plat Mark Up

## COMMENTS

- Kansas Gas emailed and had no conflicts.
- Sedgwick County Fire District # 1 emailed and approved the preliminary plat.
- Every emailed that they do not need to request additional easements at this time, and attached a marked plat for suggested street light placements marked in yellow.
- Haysville Public Works commented that on Southampton Estates and Southampton Estates 3<sup>rd</sup> Addition has Shira platted as “Shira” not as Shira Street, and that Sedgwick County GIS adds the “Street” onto most roadways and does not follow platted names.
- PEC emailed the following comments. Baughman responses are listed by each comment.
  - Label the existing 79<sup>th</sup> Street right-of-way width and label the proposed additional road dedication.
    - “Existing R/W and Proposed R/W added to the south side of 78<sup>th</sup> Street.
  - Label existing Meridian right-of-way width and label proposed additional road dedication.
    - “Existing R/W and Proposed R/W added to the south side of 78<sup>th</sup> Street added to the west side of Meridian Ave.
  - Label all easement types and widths.
    - Missed easements were added.
  - Due to sight distance limitations, we would recommend adding Complete Access Control to the east line of Lot 12 Block A, west line of Lot 1 Block B, east of Lot 18 Block C, east line of Lot 19 Block C, and west line of Lot 19 Block B. No driveways in these locations.
    - The developer will not be building housing with side load garages and Complete Access Control was added.
  - Add 20 foot Drainage Easement centered on Lots 4 and 5, Block C to accommodate the storm sewer shown on the Drainage Plan. This will affect the remaining buildable space on those two lots. Lots 1 through 4 could be shifted west if needed.
    - Revised.
  - Is the 20-foot Drainage Easement centered on Lots 3 and 5, Block B needed? No storm sewer is shown on the Drainage Concept.
    - Will be removed on the final plat if not needed.
  - Per the Drainage Concept, Lots 1 through 6, Block B are shown to drain northward into Southampton 3<sup>rd</sup> Addition and does not recall that Southampton 3<sup>rd</sup> Addition has facilities to collect runoff from Lakefield Addition. Was a storm sewer planned but accidentally omitted, hence the drainage easement shown?
    - Will be looked into.
  - Is a Drainage Easement needed along the north side of Lots 1 through 12, Block A? Per the Drainage Concept, they are proposing a storm sewer stub to the rear lot line.
    - Drainage Easement added.
  - The National Pipeline Mapping System shows a gas pipeline in Meridian but not sure what side of the street it is on, or if it has any effect on the Lakefield Addition, and believes this is the same pipeline that is in Wheatland Village – Black Hills Energy.
    - Black Hills Energy responded all clear when Baughman Company did the Kansas One Call. Black Hills Energy has markers on the west side of Meridian Ave, and there is also

an old easement on the west side of Meridian per the plats of Country Lakes Addition, and Country Lakes Commercial Addition.

- Add Stormwater Detention as one of the uses listed in “Reserve Uses.”
  - Stormwater Detention was added to the list of Reserve Uses.
- Annexation will be required.
  - They plan on annexation after the preliminary plat is approved by the Planning Commission. The contract purchaser will close on the property and then request annexation. The final plat will then be submitted for approval.
- Agrees with Haysville’s Public Works that the adjacent street in Southampton Estates 3<sup>rd</sup> Addition, the street is platted as Shira and not Shira Street.
  - Sedgwick County GIS shows Shira Street and they comment on adding “Street” when it is missing on other plats unless Haysville does not send the plat to Sedgwick County GIS. County GIS also comment about adding direction to the street name for arterial streets as well.
- Zoning reviewed the upcoming zoning regulation changes to the Single-Family District concerning the new lot size requirements of a minimum lot width of 50 feet, a minimum lot depth of 90 feet, and a maximum height of a structure of 35 feet.



Jonathan Tardiff  
City of Haysville  
200 W. Grand Ave  
PO Box 404  
Haysville KS 67060

April 19, 2024

RE: Preliminary Plat review -Lakefield Add to Haysville Sedgwick Co Kansas

Dear Mr. Tardiff,

Evergy has reviewed this preliminary plat and will not need to request additional easements at this time.

**Please see the attached plat for suggested street light placement marked in yellow. Please mark any you wish to change, add, or remove any lights you may want. Please approve by signing in the designated area. Please send a signed electronic copy for our records.**

**Any relocation or removal of existing equipment due to this plat will be at the applicant's expense.** Heide Bryan, Subdivision representative for the area West of Broadway, will be the contact going forward on this plat and she can be reached at (316) 261-6354.

Thank you for sending for Evergy's review

Sincerely,  
Rondee Sutton  
Sr. Administrative Assistant.

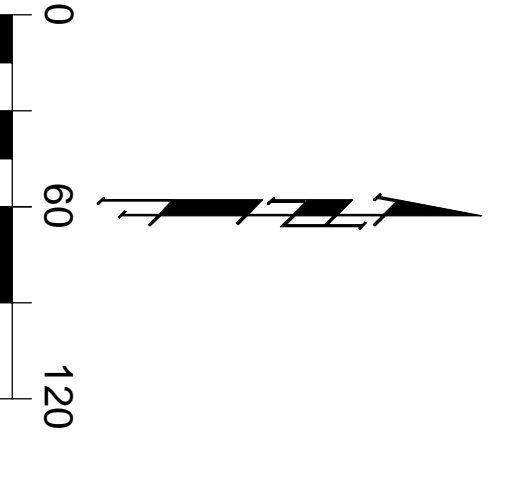
CC: Kris Rose, Baughman Co  
Heide Bryan, Evergy  
Vickie Prothilath, Evergy

# PRELIMINARY PLAT

## LAKEFIELD ADDITION

### HAYSVILLE, SEDGWICK COUNTY, KANSAS

SW COR. SW 1/4, SEC. 6  
TWP. 29-S, R-1-E



Scale: 1" = 60'  
Date of Preparation: Apr. 3, 2024  
Date of Topographic: Dec. 4, 2024  
Contour Interval: 1 Foot  
Area: 18.40 Acres  
Single Family Lots: 109

**OWNER:**  
DANTE DUGAN FAMILY PARTNERSHIP, LP  
ATTN: DUKANE DUGAN  
15810 W. 47TH ST. SOUTH  
CLEARWATER, KS 67026

**CONTRACT PURCHASER DEVELOPER:**  
KICK N DEVELOPMENT CORP.  
ATTN: PAUL KESSEY  
106 N. 17TH ST. W. 3RD FLOOR  
MINNAPOLIS, MN 55401

**LEGAL DESCRIPTION:**  
THE SOUTHWEST QUARTER OF THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 29 SOUTH, RANGE 1 EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, EXCEPT THE EAST 788 FEET THEREOF.

**RESURVEY USES:**  
This plat was prepared for general purposes, including, but not limited to, subdivision, development, survey, and utilities as confined to easements.

○ = #1 REBAR (ROUND)  
○ = #5 REBAR (ROUND)  
○ = #4 REBAR W/ TIEBAR TIE-UP CAP (ROUND)  
○ = 3/4" IRON W/ TIE-UP CAP (ROUND)  
○ = #4 REBAR W/ TIE-UP CAP (ROUND)  
○ = #4 REBAR W/ TIE-UP CAP (ROUND)

BM # 1 = BENCHMARK  
(M) = MEASURED  
(P) = PLATTED  
(CP) = CALCULATED PER PLATTED INFO.  
(RWB) = BASIS OF REBAR/IRON (KANSAS GOV. C.A.C. = COMPLETE ACCESS CONTROL)

**BENCHMARK #1:**  
CROSS IN SQUARE CUT SE CORNER OF QUAD NELY 1/2 BLOCK 2, SOUTHAMPTON ESTATES 3RD ADD. ELEV. = 1289.63 NAVD83

**BENCHMARK #2:**  
CROSS IN SQUARE CUT TOP OF CATCH BASIN SE CORNER OF MERIDIAN AND 79TH ST S ELEV. = 1289.81 NAVD83

WB	Water Line	PR	Power Pole
FB	Electric Box	SM	Sign
TH	Fire Hydrant	SM	Survey Monument
SM	Survey Monument	SS	Secondary Sewer Manhole
BO	Oil Anchor	AT	Asphalt
HP	High Pole	TR	Tree
LP	Light Pole	WC	Wood
FM	Fiber Optic Marker	WO	Wood
		WV	Water Valve

We, Baughman Company, P.A., under the supervision of the undersigned surveyor and land planner, did on this 4th day of April, 2024, a topographic survey of the above described tract of land.

*James C. Baughman*  
JAMES C. BAUGHMAN  
REGISTERED PROFESSIONAL SURVEYOR  
KANSAS  
No. 6880  
Sedgwick County, Kansas  
Sedgwick County, Kansas  
Sedgwick County, Kansas

**NOTE:**  
ALL IMPROVEMENTS SHALL BE GUARANTEED BY PERMITS.  
**NOTE:**  
NO PORTION OF THE PROPERTY IS LOCATED WITHIN A FEMA SPECIAL FLOOD HAZARD AREA AS OF APR. 8, 2024.  
**NOTE:**  
A CHANGE PLAN HAS BEEN PREPARED FOR THE SUBDIVISION. THE CHANGE PLAN IS TO BE FILED WITH THE CITY ENGINEER AND THE COUNTY ENGINEER. THE CITY ENGINEER AND THE COUNTY ENGINEER SHALL REVIEW AND APPROVE THE CHANGE PLAN. THE CITY ENGINEER AND THE COUNTY ENGINEER SHALL BE ADVISED OF THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF HAYSVILLE. THE COUNTY ENGINEER SHALL BE ADVISED OF THE APPROVAL OF THE COUNTY ENGINEER OF THE COUNTY OF SEDGWICK.

**LAKEFIELD ADDITION**

Apr. 8, 2024

**BAUGHMAN COMPANY**  
315 ELLIS ST. WICHITA, KS 67211 316-262-1721  
BaughmanCo.com

**4/19/2024 - Evergy Esmt & St. Lt. Review**

**EVERGY CONTACTS:**  
ADMIN: Rondee Sutton (316) 261-6276  
RESIDENTIAL REP: Heide Bryan (316) 648-3353

NO ADULT UTILITY ESMTS REQUESTED

SUGGESTED STREET LIGHT PLACEMENT

EVERGY PRELIMINARY LIGHTING APPROVED BY:

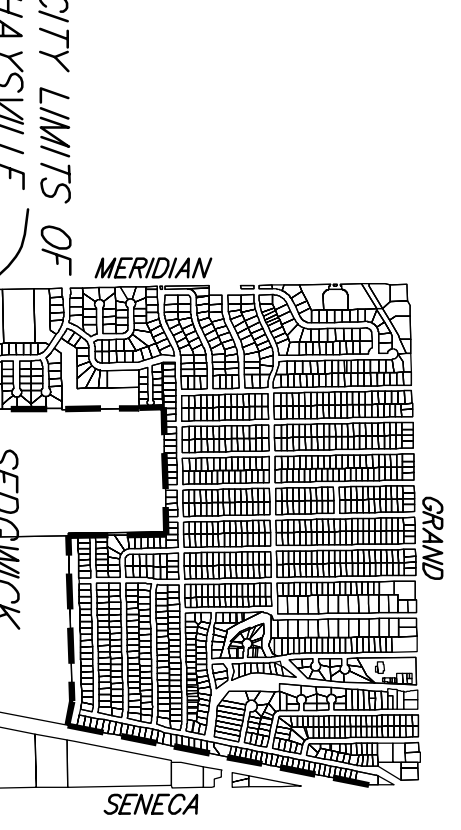
CITY, STATE/COUNTY OFFICIAL

DATE

CURRENTLY ZONED "SF-20"  
PROPOSED ZONING "SF" (AFTER ANNEXATION)  
EXISTING USE: AGRICULTURE  
PROPOSED USE: SINGLE FAMILY TAX PARCEL ID# 00308751

STEVEN & ROBIN HOWERTON  
8019 MERIDIAN  
HAYSVILLE, KS 67060

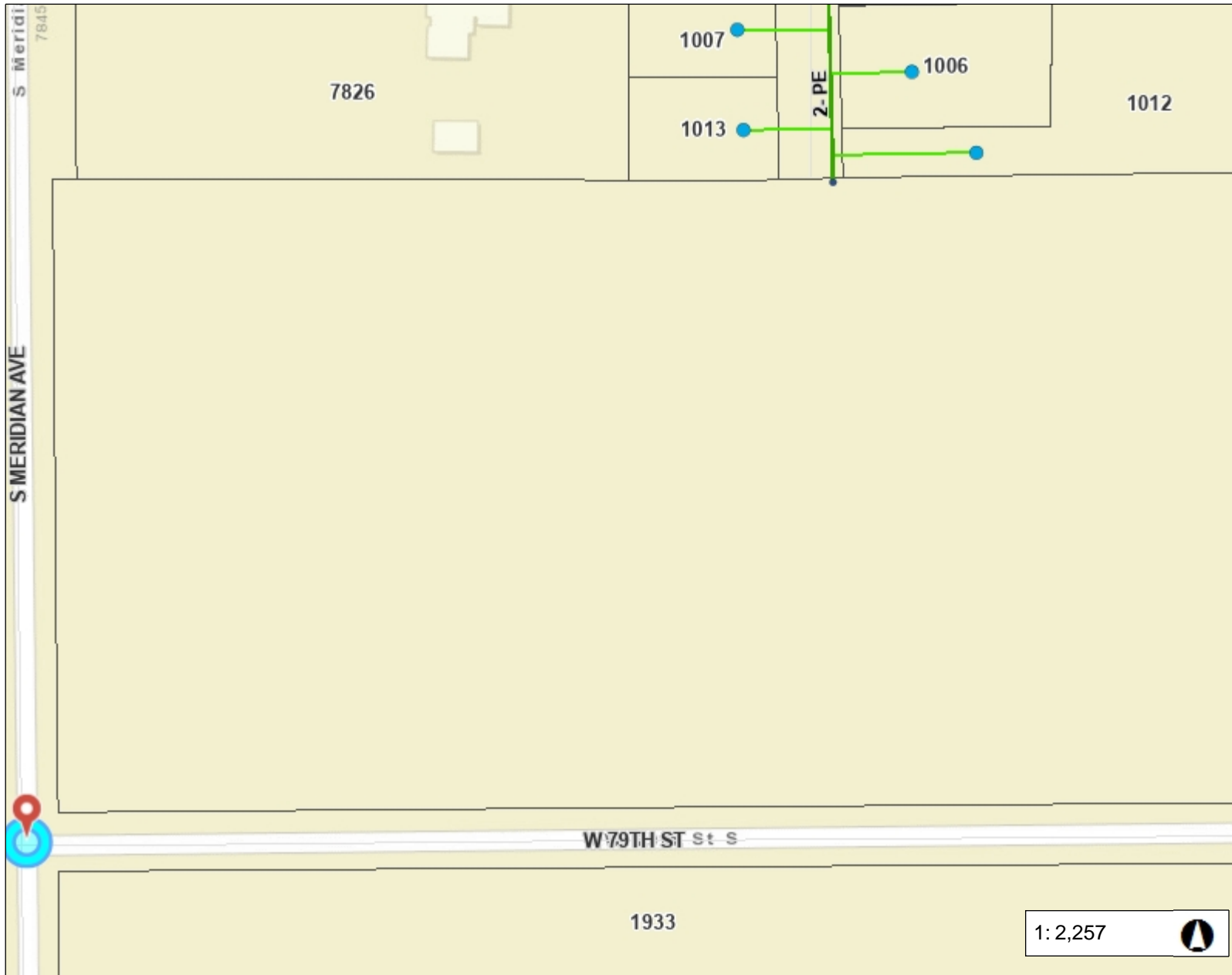
MARILLIN & JOHN, LLC  
12810 W. 47TH ST. S  
CLEARWATER, KS 67026



**LAKEFIELD ADDITION**

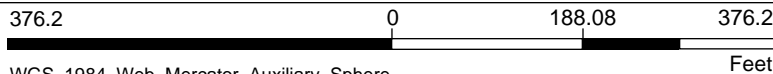
Apr. 8, 2024

# Lakefield Addition - Haysville



## Legend

- Designer Drip
- Designer Test Point
- Designer Anode
- Designer Rectifier
- Designer Bond Junction
- Designer Ground Bed
- Designer Cable
  - Bond Wire
  - Rectifier Cable
- Designer Rural Tap
- Designer Gas Pipe Casing
  - Casing
  - Insertion
- Designer Meter Setting
- Designer Non-Controllable Fitting
  - Coupling
  - Ell
  - End Cap
  - Expansion Joint
  - Flange
  - Reducer
  - Reinforcing Sleeve
  - Screw
  - Tee
  - Tee
  - Transition
  - Purge Point
  - Threaded O-ring
  - Unknown
- Designer Gas Valve
- Designer Location Notes
- Designer Controllable Fitting
  - Short Stop
  - Three-Way Tee
- Designer Regulator Station
- Designer Town Border Station
- Designer Excess Flow Valve
- Designer Utility Easement
- Designer Abandon Service Line
  - to be Removed (Contains Gas)
  - to be Abandoned (Contains Gas)
  - Removed (No Longer Contains Gas)
  - Abandoned (No Longer Contains Gas)
- Designer Service Line
  - Proposed
  - Approved
  - Under Construction
  - Operating
  - New Design - Status Pending
  - Status Not Available
- Designer Abandon Mains
  - to be Removed (Contains Gas)
  - to be Abandoned (Contains Gas)
  - Removed (No Longer Contains Gas)
  - Abandoned (No Longer Contains Gas)
- Designer Mains
  - Proposed
  - Approved
  - Under Construction



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Latitude Geographics Group Ltd.

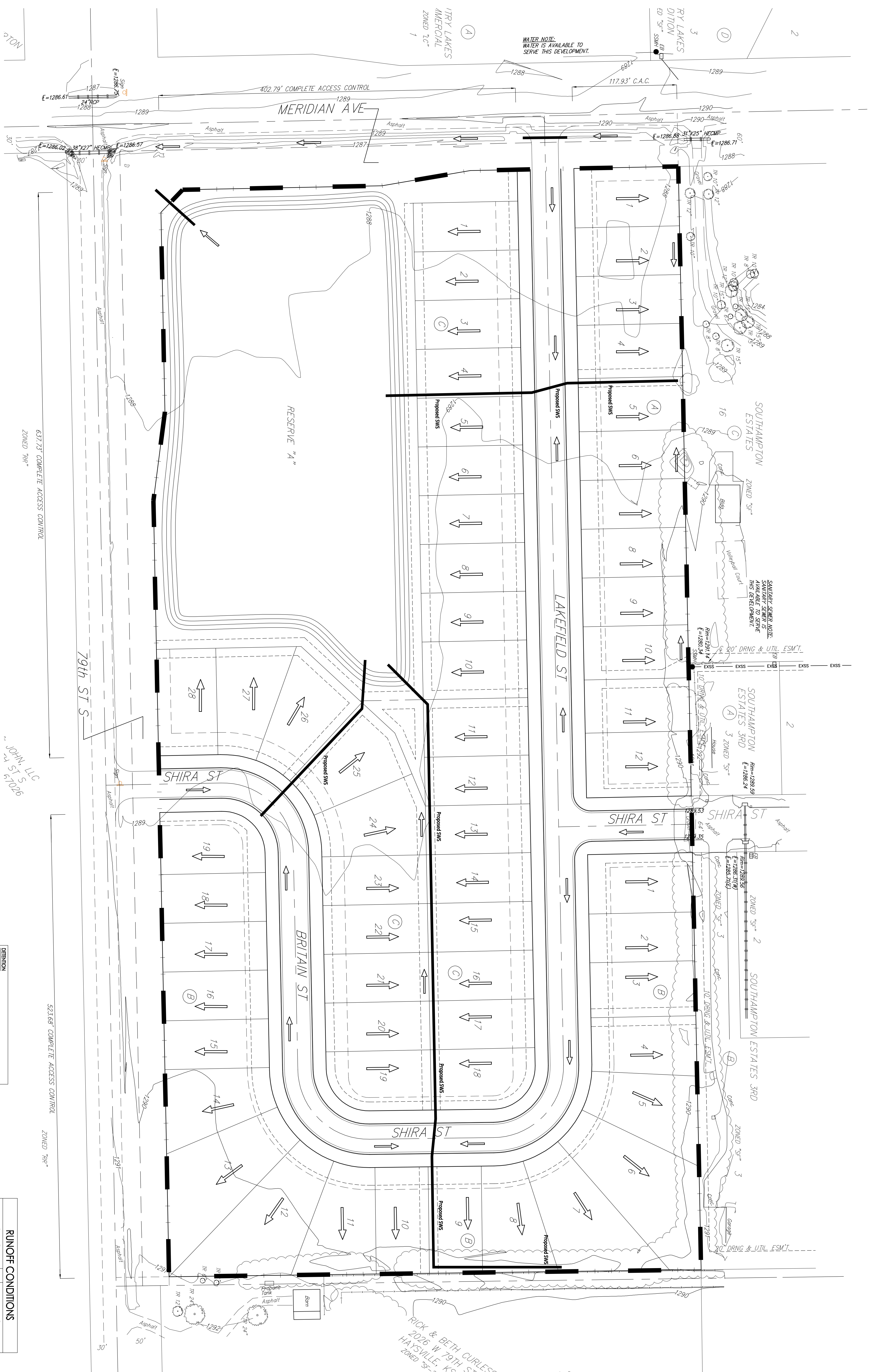
DISCLAIMER: This document and information herein is a visual representation and approximation of ONE Gas facilities and is subject to revision at any time without notice. It is an informational tool and is not guaranteed, warranted, or represented to be to scale, complete, accurate, or depicting depth. ONE Gas disclaims any and all liability for same. Call 811 by dialing 811 prior to and excavation.

Notes

1: 2,257







WATER NOTE:  
WATER IS AVAILABLE TO  
SERVE THIS DEVELOPMENT.

SEWERAGE SERVICE NOTE:  
SEWERAGE SERVICE IS  
AVAILABLE TO SERVE  
THIS DEVELOPMENT.

20' DRNG & UTIL. ESM'T.

20' DRNG & UTIL. ESM'T.

20' DRNG & UTIL. ESM'T.

20' DRNG & UTIL. ESM'T.

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20' DRNG & UTIL. ESM'T.

20' DRNG & UTIL. ESM'T.

20' DRNG & UTIL. ESM'T.

20' DRNG & UTIL. ESM'T.

**REVISION**  
The site will provide detention in the detention pond as shown. The pond will drain to the south west corner and into the ROW of the 3827' HECUP location. The detention pond will fill the developed pond to at least 10' above the existing ground level. The pond will be used for detention only.

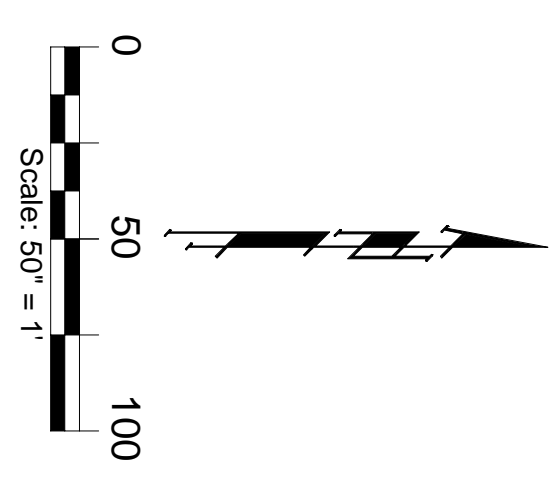
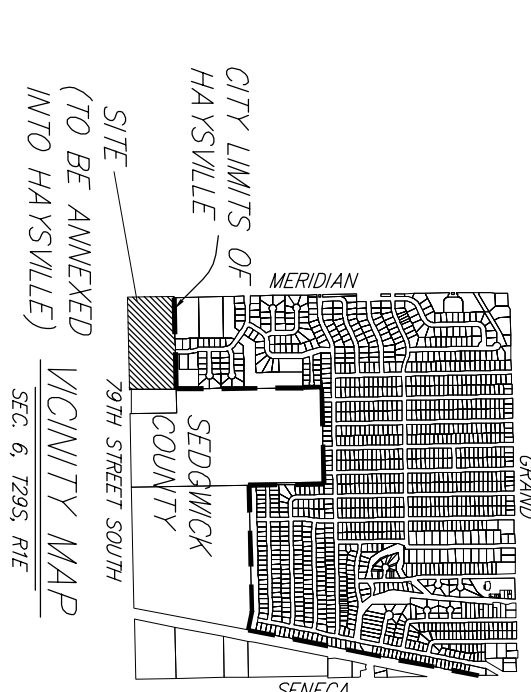
**STORM WATER SERVICE**  
The storm water service will be provided to the site from the existing storm water service line. The storm water will be collected in the storm water service line and will be conveyed to the storm water service line.

**GRADES**  
Final final grading will be at least 1' above the existing ground level. The final grading will be at least 0.5% and will drain to the storm water service line. The final grading will be at least 0.5% and will drain to the storm water service line.

EXISTING	DEVELOPED
AREC = 17 Acres	AREC = 17 Acres
CN = 80	CN = 88
Tc = 15 min	Tc = 15 min
Q2 = 33 cfs	Q2 = 46 cfs
Q5 = 48 cfs	Q5 = 62 cfs
Q10 = 62 cfs	Q10 = 76 cfs
Q25 = 81 cfs	Q25 = 96 cfs
Q100 = 115 cfs	Q100 = 130 cfs

\*150' pipe c

\*Proposed pond will be defined in the storm water detention pond.



**PRELIMINARY PLAN. NOT FOR CONSTRUCTION.**  
This document is preliminary in nature and is not a final signed and sealed document.

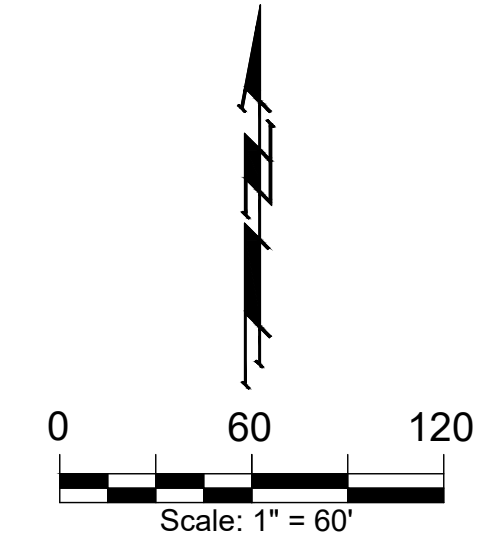
**BAUGHMAN COMPANY**

315 Ellis St.  
Wichita, KS 67211  
316-262-7271  
BaughmanCo.com

**LAKEFIELD ADDITION DRAINAGE PLAN**

PROJECT NUMBER:  
DESIGN: tkk DRAWN: tkk  
DATE: 4 April 2024  
SHEET 1 OF 1

PRELIMINARY PLAT  
**LAKEFIELD ADDITION**  
 HAYSVILLE, SEDGWICK COUNTY, KANSAS



Date of Preparation: Apr. 8, 2024  
 Date of Topography: Dec. 4, 2024  
 Contour Intervals = 1 Foot  
 Area = 18.40 Acres  
 Single Family Lots = 109

**OWNER:**  
 JOHN E. DUGAN FAMILY PARTNERSHIP, L.P.  
 ATTN: DWAYNE DUGAN  
 15810 W. 47TH ST. SOUTH  
 CLEARWATER, KS 67026

**CONTRACT PURCHASER/DEVELOPER:**  
 RICK N. DEVELOPMENT CORP.  
 ATTN: PAUL KELSEY  
 216 N. 119TH ST. W. STE. 120  
 WICHITA, KS 67235-1938

**LEGAL DESCRIPTION:**  
 THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 29 SOUTH, RANGE 1 EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, EXCEPT THE EAST 8.88 FEET, THEREOF.

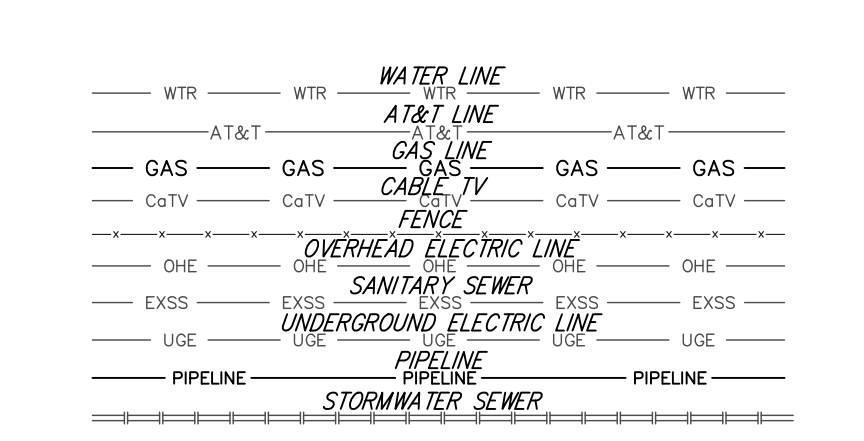
**RESERVE USES:**  
 Reserve "A" is hereby reserved for open space, entry monuments, development signs, lakes, landscaping, berms, drainage purposes, stormwater detention, and utilities as confined to easements.

- = #4 REBAR (FOUND)
  - = #4 REBAR W/ "BAUGHMAN" CAP (SET)
  - ⊙ = #5 REBAR (FOUND)
  - ⊗ = #4 REBAR W/ "TERRA TECH" CAP (FOUND)
  - ⊕ = 3/4" IRON W/ "TEC" CAP (FOUND)
  - ◆ = #4 REBAR W/ "TEC" CAP (FOUND)
  - BM # = BENCHMARK
- (M) = MEASURED  
 (P) = PLATTED  
 (CP) = CALCULATED PER PLATTED INFO.  
 (BOB) = BASIS OF BEARINGS (KANSAS GRID SOUTH)  
 C.A.C. = COMPLETE ACCESS CONTROL

**BENCHMARK #1:**  
 CROSS IN SQUARE CUT SE CORNER OF CURB INLET, EAST SIDE OF SHIRA ST, WEST OF SW COR. LOT 2, BLOCK B, SOUTHAMPTON ESTATES ADD. ELEV. = 1289.63 NAVD88

**BENCHMARK #2:**  
 CROSS IN SQUARE CUT TOP OF CATCH BASIN, SE CORNER OF MERIDIAN AND 79TH ST S. ELEV. = 1289.81 NAVD88

- NOTE:**
- |                            |                                 |
|----------------------------|---------------------------------|
| EB □ = Electric Box        | PP □ = Power Pole               |
| FA ⊙ = Fire Hydrant        | Sign ⊙ = Sign                   |
| GA ⊙ = Guy Anchor          | SSWH ⊙ = Sanitary Sewer Manhole |
| HLP □ = High Line Pole     | ATT Ped □ = ATT Pedestal        |
| LP ⊙ = Light Pole          | TR ⊙ = Tree                     |
| FOM ⊙ = Fiber Optic Marker | WH ⊙ = Closed Well              |
|                            | WV ⊙ = Water Valve              |



We, Baughman Company, P.A., under the supervision of the undersigned surveyor and land planner, did on the 4th day of December, 2023 perform a topographic survey of the above described tract of land.

*Jonathan C. Hubbell*  
 Jonathan C. Hubbell, P.S. #1680  
 Surveyor

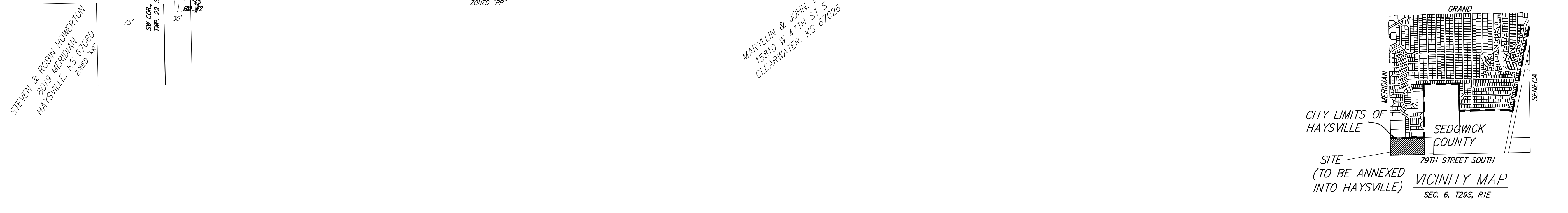
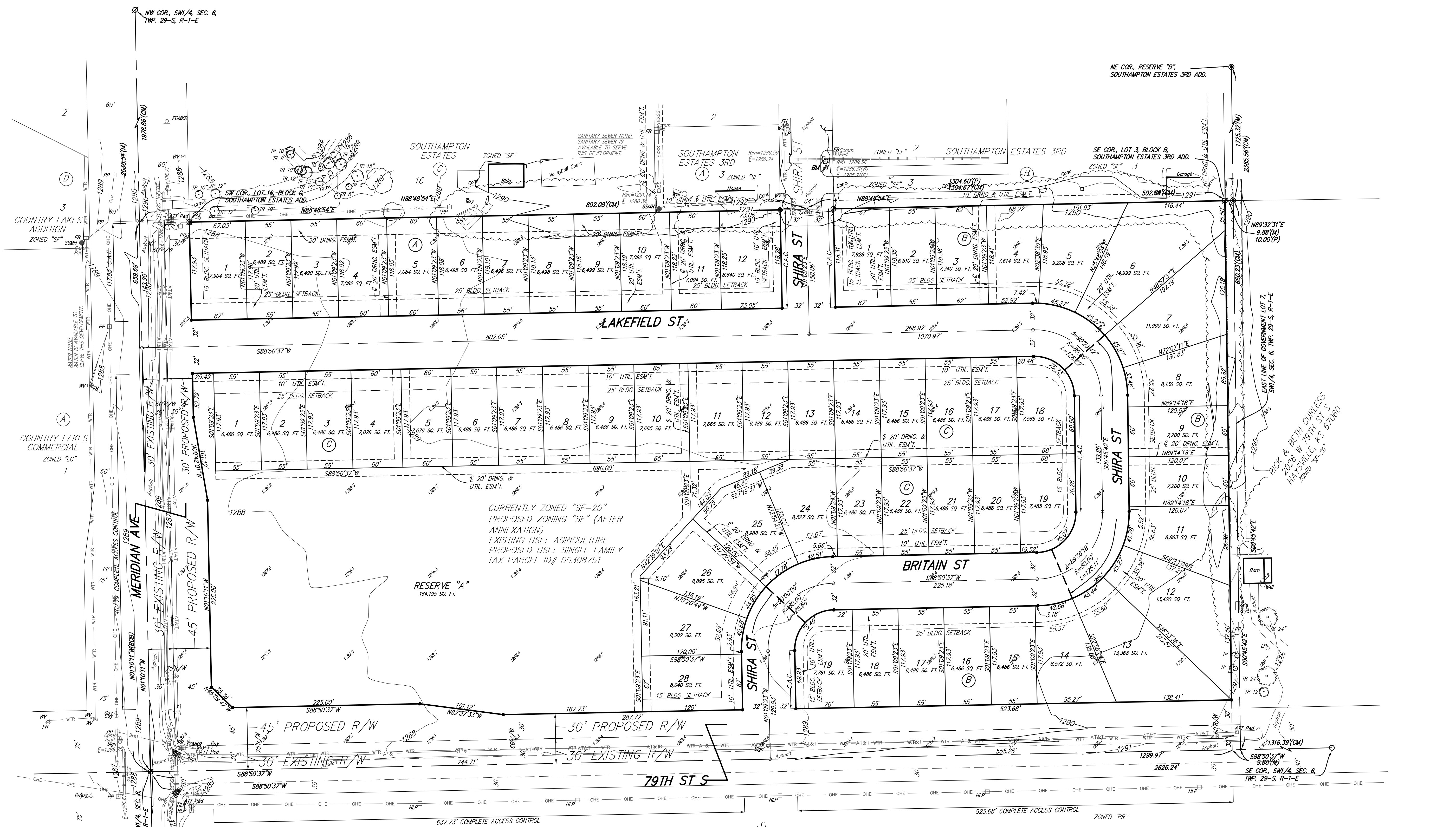
**NOTE:**  
 ALL PUBLIC INFRASTRUCTURE SHALL BE GUARANTEED BY PETITIONERS.

**NOTE:**  
 NO PORTION OF THE PROPERTY IS LOCATED WITHIN A FEMA SPECIAL FLOOD HAZARD AREA AS OF APR. 8, 2024.

**NOTE:**  
 A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF HAYSVILLE, KANSAS. DRAINAGE INTENT SHALL REMAIN AS DEPICTED OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF HAYSVILLE, KANSAS. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE PLAN SHALL BE ALLOWED.

**LAKEFIELD ADDITION** REV. Apr. 16, 2024  
 Apr. 8, 2024

**BAUGHMAN COMPANY**  
 315 Ellis St. Wichita, KS 67211 316-262-7271  
 BaughmanCo.com



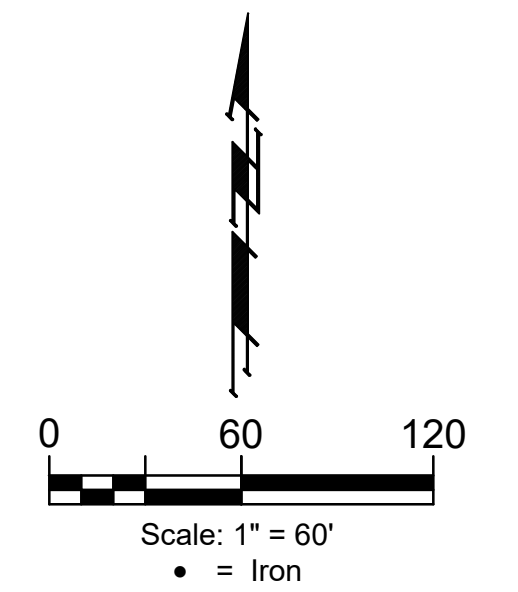
E:\Projects\Lakefield Addition\_23-10-29-22\PlatDrawings\Lakefield Addition.dwg

STEVEN & ROBIN HOMERTON  
 8019 MERIDIAN  
 HAYSVILLE, KS 67060

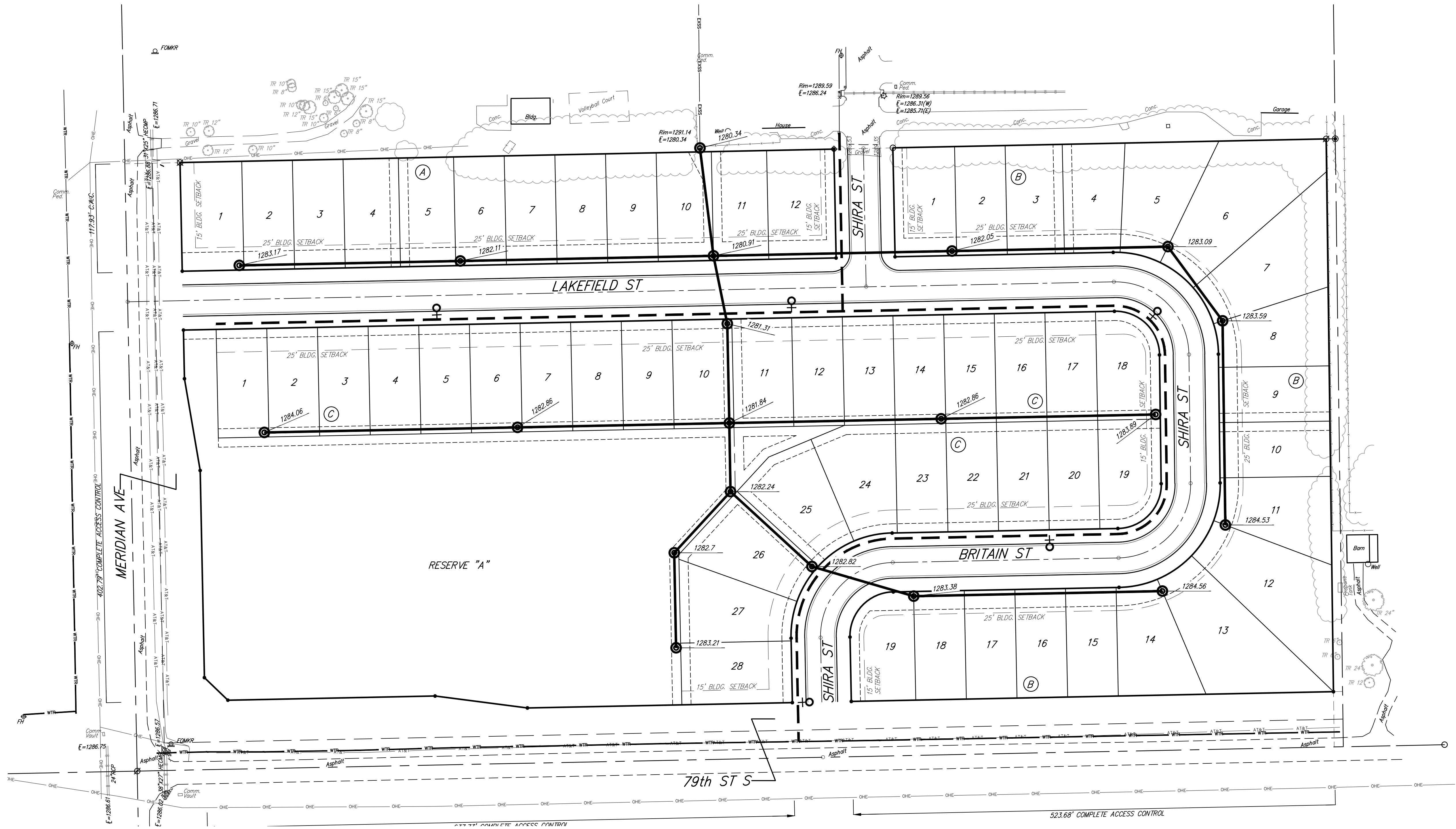
MARYLUN & JOHN, LLC  
 15810 W 47TH ST S  
 CLEARWATER, KS 67026

# LAKEFIELD ADDITION

## HAYSVILLE, SEDGWICK COUNTY, KANSAS



Existing Ground - - - - -1401 - - - - -



**PRELIMINARY PLAN. NOT FOR CONSTRUCTION.**  
 This document is preliminary in nature and is not a final, signed and sealed document.

**BAUGHMAN COMPANY**  
 315 Ellis St.  
 Wichita, KS 67211  
 316-262-7271  
 BaughmanCo.com

LAKEFIELD ADDITION

**UTILITY PLAN**

PROJECT NUMBER:

DESIGN: AEG DRAWN: LEN  
 DATE: March 5, 2024

SHEET **01** OF **02**

File: E:\Projects\Lakefield Addition\_23-10-P942\Engineering\Utility Plan\Lakefield Addition\_UP-New.dwg



# 2024 Park Board



# Haysville Parks Master Plan

## Purpose

**The purpose of the Haysville Master Parks Plan is to describe Haysville’s existing park and recreation facilities and to project future needs and improvements that will satisfy both the short range and long range recreational needs of the City. A discussion of Haysville’s park areas and their evolving needs follows.**

**The Park Board is committed to meeting the recreational needs of the community and creating vibrant outdoor spaces for all residents to enjoy.**

## Riggs Park

Riggs Park contains approximately 19.5 acres. The Cowskin Creek forms its eastern boundary and extends approximately 2,200 linear feet along the park. There is a small picturesque lake in the northern part of the park which occupies a large portion of the Cowskin Creek floodplain. The lake is stocked and is used regularly by citizens. A wide and relatively deep channel, which was an old meander of a creek, bisects the park and gives the lower half of Riggs some interesting topographic character. The City Hike & Bike Path was installed and curves through the park. With the installation of the path; antique style lighting, black wire benches and trash receptacles were installed to make this section uniform with other portions of the path. The lighting increases park security and extends hours of utilization.

The northern portion of the park has two shelters; Timberlane Shelter, an open picnic shelter, and the Lion's Club Shelter. Both shelters are on concrete pads and provide clean, attractive areas for picnic activity. The Lions Club Shelter is enclosed and has restrooms, kitchen facilities and an outdoor barbeque grill. Restroom facilities in the northern section of the park were remodeled in 2012, with an additional set of ADA compliant restrooms added to the south side of the existing facilities. These facilities are open year round. Two off-street parking areas have been developed in the northern park and are accessible from Park Drive. The parking area to the west has a gravel surface and a capacity of approximately 25 to 30 vehicles.

The eastern parking area is paved and contains handicapped parking for 4 vehicles. The south portion of the park contains two picnic shelters: Riggs Shelter and the Police Shelter.

Riggs Shelter was rebuilt in 2003 and its design serves as the template for several park shelters built since then. These structures are brick and have ADA compliant bathroom facilities, which were engineered for favorable air flow to keep restroom temperatures tolerable, and to aid in odor control. The two shelters have electricity and water facilities available by key to renters of the shelters. A Band Shell is also available for rental, and is used as a stage for a variety of events.

The south side of the park has a large, asphalt off-street parking lot, which can be accessed at two points from Hungerford. The parking area is not marked, but is estimated to hold approximately 16 vehicles. There is adequate security lighting in the parking lot, and throughout the park.

Playground equipment is located throughout the park, but can be viewed as consisting of two distinct areas. The northern area was redone in 2017 and consists of equipment meant to serve ages 2-5 years old. The southern area features a 6 bay-swing set and a main play structure area that was installed April 2024. There are two recycled benches for seating.

## Completed Improvements

In 2012 the pond was dredged to a depth of 6', and trees were removed from around the pond when this project was completed. The spillway was replaced with a recessed structure and the well pump and fountain were replaced. The parking lot to the north was surface sealed in 2010. Damaged slides in the southern park were replaced, and a nine-hole disc-golf course was installed throughout the Park in 2011. The fence was removed around the horseshoe pits for easier maintenance. In 2015, the old swings and merry go round north of the south shelter were removed. A new 3-bay swing structure was installed with a concrete apron, drainage system and new wood chips. In 2015 a floating dock and sidewalk from the north parking lot was installed. This was to allow for ADA accessibility after a complaint was received after the rip rap was installed around the lake. In 2017, a drinking fountain was installed that has an additional attachment for canine usage. This fountain is located on the south end of the park by the hike/bike path. In 2012 the north teeter-totters were replaced, the other equipment was replaced in 2017. This included a new slide, play structure and tire swing with a concrete border. Near this area, the Girl Scouts completed a beautification project on the WWII Veteran's Memorial. Additional larger rip rap was placed around the lake in 2018. In 2024 the south playground equipment was replaced and pour-in-place surfacing was installed.

## Planned Improvements

- Replace the gravel road with a twelve foot concrete roadway.
- Replace the water main.
- Add a concrete 4-square game.
- Replace horseshoe pits with pickleball courts.
- Replace the two benches in the northern park area that do not match the standard.
- Mark gravel parking lot to bring it to ADA compliance.
- Landscaping is deemed as complete, but continual maintenance on areas such as the concrete H is a necessity.

## History

Harley and Mildred Riggs were the original owners of the park area. The city grew around their land. Before being taken into the City, Harley platted his ground, and in the original plat there were three streets to be named for his three grandchildren - Sarah (Lane), Christine (Court) and Larry (Drive). Larry Drive was eventually omitted for drainage purposes. The northern 11 acres of the park were originally platted as Timberlane Park when that addition was developed. The dividing line between the two parks was described as an old drainage tributary that extended from the Park Drive and Timberlane Drive Intersection almost directly east to the Cowskin Creek. In May of 2015 the Park Board voted to combine the two parks into one, in accord with popular perception of the entire area as Riggs Park.





## Fred A. Cohlmlia Memorial Park & Dewey Gunzelman Swimming Pool

Fred A. Cohlmlia Memorial Park contains approximately 7 acres and is located along the east bank of the Cowskin Creek. Approximately 650 linear feet of Cowskin Creek make up the park's west boundary. The park is relatively flat over its total area. The Dewey Gunzelman Swimming Pool is located within this park. The park contains a playground area designed for 5-12 year olds with shaded seating, two sand volleyball courts with lights available for after-hours usage, a drinking fountain, security cameras and a bike rack. A portion of the City's Hike & Bike Path runs parallel to the Cowskin Creek.

The Dewey Gunzelman Swimming Pool, constructed in 1993, is an eight lane 50-meter offset "L" shaped swimming pool. The diving bay includes both one-meter and three-meter diving boards, and a drop slide.

The shallow end of the main pool has a 160-foot blue slide and an ADA compliant chair lift. The intermediate pool includes a small water slide and baby pool. The pool also has a concession stand, picnic tables, seven shade structures, benches and showers in the bathroom facilities. A new parking lot located south of the HAC provides ample parking to serve the needs of patrons for the HAC and pool. Additional parking is located north of the swimming pool on Sarah Lane.



## Completed Improvements

- In 2008 installation of a splash pad was completed on the northwest corner of the pool.
- Two benches, a shade structure and fencing were installed.
- The fencing was constructed so that citizens can access the splash pad when the pool is closed.
- In 2013 a sidewalk was added along the south side of the volleyball courts from Clinton Ave to the Hike and Bike Path.
- In 2017, new on-street parking was completed during construction of the Activity Center.
- A second sand volleyball court was added in 2017.
- A bike fix-it station was installed in 2017.
- In 2018, a new playground was installed with a drinking fountain, 2 canopies and a sidewalk connection, two security cameras were added to cover this area. New bike racks were installed next to the Activity Center and the playground. Grass was also planted along with 7 trees as part of the Arbor Day Tree Planting.
- In 2019, picnic tables with ADA accessibility were purchased for the concession stand. Deck chairs were purchased for patrons to use.
- Gaga Pit built as an Eagle Scout project in 2021 by Ben Woodworth.
- In 2022 the PVC pipe around the sand volleyball courts was replaced with concrete. Permanent concrete cornhole boards were installed next to the volleyball courts.

## Planned Improvements

- Add an ADA swing - Requested Feature-expensive-needs funding
- Add a concrete 4-square game
- Pool Study (Aquatics feasibility)
  1. Potential Improvements based on community input.
  2. Indoor pool and improvements to outdoor pool are large ticket items. We would need a sustained revenue stream prior to moving forward with either project.
  3. An aging pool will eventually have to be addressed.
- An additional parking lot could be added for overflow parking to the north of Sarah Lane.



## History

Fred A. Cohlmiya was a local businessman and supporter of the community. He owned Cohlmiya's Clothing Store. Dewey Gunzelman Swimming Pool was named after Dewey Gunzelman, who lived north of the floodway. Before Haysville had a public pool, he owned a private pool which he opened up for use by area children.

## Plagens-Carpenter Park/Sports Complex

Plagens-Carpenter Park consists of 30 acres located south of 63rd Street and west of Mabel Street. Four multi-use diamonds exist on the north section of the land with a storage area and concession stand in the middle. Field 1 and 3 are home to the Campus High School Colts and the Haysville Aviators Collegiate baseball teams. This field has an announcer box and flag pole for use during games. Two multi-use diamonds are located to the south, that also serve as practice fields for the Campus softball team. Two youth-sized diamonds are located to the east. When HJBL dissolved in 2014 the HAC took over the youth baseball and softball program. A sign was placed at the fields at Nelson Elementary in 2011 when they were named after Carl Hall, a Campus High graduate that played baseball. With the completion of the two east fields in 2016, the sign was moved to Plagens-Carpenter. Two batting cages are located between fields 2 and 3. All of the fields have irrigation systems.

The park area of Plagens-Carpenter Park includes two shelters. The main enclosed shelter was built in 2003, adhering to the template used in the other City parks. The second shelter was built as an Eagle Scout project and is not enclosed. A basketball court is located in the southeast corner of the park. The parking lot is gravel and extends the entire length of the park, east to west and south along field six. A smaller parking lot is located to the north of field eight. Although not marked, the parking lots can hold approximately 300 vehicles. The parking lot must remain gravel to maintain FEMA Floodplain requirements, but ADA compliance needs to be evaluated.

## Completed Improvements

Fields 5, 6, 7 and 8 have been added, completing the complex field design. An announcer box and flag pole were added to field 1 in 2011. Yellow capping and irrigations systems have been completed on all fields. Three additional storage sheds have been installed for equipment. Additional bleachers have been added to fields 1, 5, 6, 7 and 8. Concrete was added next to the announcer box on Field 1. As well as concrete pads and sidewalks going out to 7 and 8. In 2016, new score boards were added on fields 2, 3 and 4, along with an LED sign on field 1. In 2017, a new scoreboard was installed on field 1. At this same time WIFI coverage was expanded with a second access point placed on the new scoreboard. In 2022 the shade structures were installed over the bleachers on all fields and the dugouts on fields 5/6. Also in 2022 the block walls were removed in front of the restrooms doors and concrete was installed in the walkway between fields 3 and 4. In 2023 the playground equipment was replaced with a spin feature and new swings. Also, a storage shed was added. New canopies were added to fields 1-4 plus concrete bases.

## History

The park was named after Otto Plagens and Jack Carpenter who the City purchased the front 10 acres of land from. The back 10 acres were purchased by the Sunflower Improvement district for park land. The original name for the park was Carpenter-Plagens. Jack Carpenter asked the name to be changed to what it is today. In 1987 dirt work began, in 1994 the first ball game was played on Field 1. Fields 1 and 2 were completed at that time. In 1998 fields 3 and 4 started construction and they were completed after tornado damage in 1999. The Concession stand was completed around 2000.



## Planned Improvements

- Consider playability improvements for field 1 (Reduce field size, new dugouts, bullpens fencing, turf). Make playability improvements to field 1 as communicated by USD261 and Haysville Aviators.
- Mark lines on the curb of the parking lot to accommodate for additional parking. Evaluate the parking lot and any construction on fields 5 and 6 with FEMA guidelines.
- Repaint the small shelter in the park.
- Install a drinking water fountain next to Carl Hall fields.
- Construct restroom facilities between the south and east fields.
- Add concrete pads to the bleachers on fields 5 and 6.
- Install protective netting between fields.
- Finish the concrete to the dugouts around the concession stand area.
- Add lighting to fields 5 and 6.
- Connect park to city hike & bike pathway system



## Orchard Acres Park

Orchard Acres Park is located on South Ward Parkway to the west of the Orchard Acres Addition and north of the South Field Addition. It is a long, narrow parcel and contains approximately 3.0 acres. Most of the site is relatively flat and is bordered on the west by a 60-foot wide drainage channel. On the north end of park is a concrete basketball court. In the middle is a small open shelter with picnic tables next to a large playground area. On the south end (Southfield addition) is the main shelter, built in 2003, which adheres to the template used in the other City parks. The Old Oak disc golf course runs through this park as well. There is parking available along the street.

### Completed Improvements

The playground area has been updated with a new drainage system, new wood chips, a concrete apron and three additional pieces of equipment. The open shelter next to the playground was repaired and repainted. Three additional trees were planted next to the basketball courts as a part of the Arbor Day Tree Planting in 2018.

### History

Mary and Leon Miller were the original owners of the land, Charlie June was the developer. Mike Dirck platted and developed the Southfield addition.





## Pear Tree Park

Pear Tree Park is located in the east central portion of town between North Marlen Drive and Moy Avenue. Much of the site contains a major drainage channel; however there are two parcels that are flat and large enough to contain facilities. One has been developed into Pear Tree Park, the other Whisler Park, which will be discussed later. Pear Tree Park contains a shelter, basketball court, playground area and sprinkler system. The shelter was built in 2003 and adheres to the template used in the other City parks.

## Completed Improvements

In 2015 the outdated playground equipment was removed. New equipment, along with a new drainage system, wood chips and concrete apron, were installed. The equipment is suited for ages 5-12 years old.

## History

The original owners were the Hurley's. Marlen and James McIntosh purchased the land from them. The McIntosh's owned a realty company next to the current Noah's donut shop. McIntosh did not finish the development.

## Whisler Park

Whisler Park is located just north of Freeman Avenue at the location where the drainage channel exits the Pear Tree Addition. The site is approximately .4 acres in size. The park contains an open shelter and toddler play equipment for ages 2-4 years.

### Completed Improvements

In 2016 on street parking was installed. New toddler playground equipment was installed, as well as two expression swings. In 2017, irrigation design and repairs were made.

### Planned Improvements

- Install a splash pad.
- Add benches and smaller sunshades near the spray ground.
- Install a drinking water fountain.
- Plant additional trees throughout park.

### History

The area was platted with the Pear Tree addition. Marlen and James McIntosh platted the property. The park was renamed in memory of Norman Whisler, who died in August 1998. Norman lived next to the park on Moy Street. The original park had trees, a swing set and slide that were dedicated to his memory.



## Old Oak Park

Old Oak Park is located in the Old Oak Addition next to the Public Works main office on South Jane Street. The majority of the park consists of a spring fed lake and the banks surrounding it. The banks have been cleaned and lined to accommodate fishing.

### Completed Improvements

An 18-hole disc golf course has been installed in the park with assistance from the Air Capitol Disc Golf Association. The course includes tees for both amateur and professional golfers. In 2015, an aerator was added to the lake due to prevent algae growth. In addition, a dock was added to allow access to the middle of the lake for fishing and ADA accessibility on the east side of town. In 2016, two sets of launching pads were poured for each disc golf hole. Stepping stones were also added at the south end of the ditch so players can cross over to the connecting shelter. Signage was completed for both the short and long tees. Signage with rules was placed near the Public Works office. A bike fix-it station was installed near the Public Works building in 2017. In 2020, the dock was moved to the lake in Dorner Park due to the inconsistency of the water level.





## Planned Improvements

- Install a drinking water fountain next to the repair station.
- Plant additional trees though out the park.

## History

Delos Nelson was the original owner of the land which was purchased by Lusk development. W.E. Lusk Jr developed and platted the area. The pond and skate park were included in the Old Oak development.



## Chris Elsen Memorial Skate Park

The Chris Elsen Memorial Skate Park was opened in May of 2005 and funded by the Haysville Park Board. The park contains a half pipe, quarter pipe, two moguls, and grinding bar. A portion of the Hike & Bike Path leads to the park, and a basketball court is located adjacent to the park.

### Completed Improvements

In 2018, new lighting was installed, along with security cameras.

### Planned Improvements

- Evaluate equipment to determine which pieces should be replaced.
- Expand existing equipment to increase BMX track capabilities.

### History

In the spring of 2005 Tim Elsen, brother of Chris Elsen (middle school student who had recently passed away due to a heart condition) approached Park Board to discuss the possibility of naming the new skate park in memory of his brother. Skate boarding was one of Chris's favorite pastimes. City Council approved this decision and the park was named in Chris's memory.



## Kirby Park

Kirby Park is located east of Chatta Drive, south of West Leonard. The park contains approximately 4 acres, is flat, and drains to the east. The Kirby Shelter was built in 2003, adhering to the template used in the other City parks. The first playground equipment was based off the same template of the other parks in 2003. A basketball court sits at the northeast corner of the park, and practice soccer fields are located to the east. The park has an irrigation system, and a pond is situated at the southeast corner of the park, extending through the surrounding residential development. The pond is maintained by the City.

## Completed Improvements

Trees have been removed from the banks as the pond has matured. Two additional pieces of playground equipment were purchased and installed in the play area along with a concrete apron, drainage system and wood chips in 2015. In 2016, a new teeter totter was replaced and rock lining was placed around the lake.

## Planned Improvements

- Install a drinking water fountain on the shelter building.
- Install a spray ground similar to the splash pad at Fred A. Cohlmaia.
- Plant additional trees in the area.

## History

Howard Rischel owned and developed the Peachwood addition (Grand to 4th street) which tied into the Southampton development. The original owners of the Hampton property were Marcell and Melvin Hampton Sr., they platted the pond for park space. The City bought the park land from Hampton for dedication in conjunction with the Peachwood development. The park was named after DL Kirby who worked for public works that died in early 1980's. The swing set was later donated by Curtis Hampton in memory of his daughter, Stephanie Hampton Downing, who passed away. The HOA requested a dock be added to the lake similar to what was installed in Dorner and Riggs Park. Prices were provided and discussion with the HOA included the fact the dock would have to allow public access and which has been an issue in the past with fishing. No action was taken.



**Kirby Park and Shelter**



**Kirby Park Shelter**

## WW Hays Historic Park

On August 1, 1891, W.W. Hays and his wife Juliet platted the land they owned so that the town, later know as Haysville, could begin. This area was 161.5 acres located at E 1/2 NE 1/4 of Section 6 and W 1/2 NW 1/4 of Section 5, Township 29 Range 1 East, Sedgwick County. The original plat included Lots 1 through 28 running along what was called Main Street (now called South Main). In March of 1898, Haysville First Addition which included Lots 1 through 15 on Hays Street was platted. A small town boasting a lumberyard, blacksmith shop, two stores and a meat market had been founded.

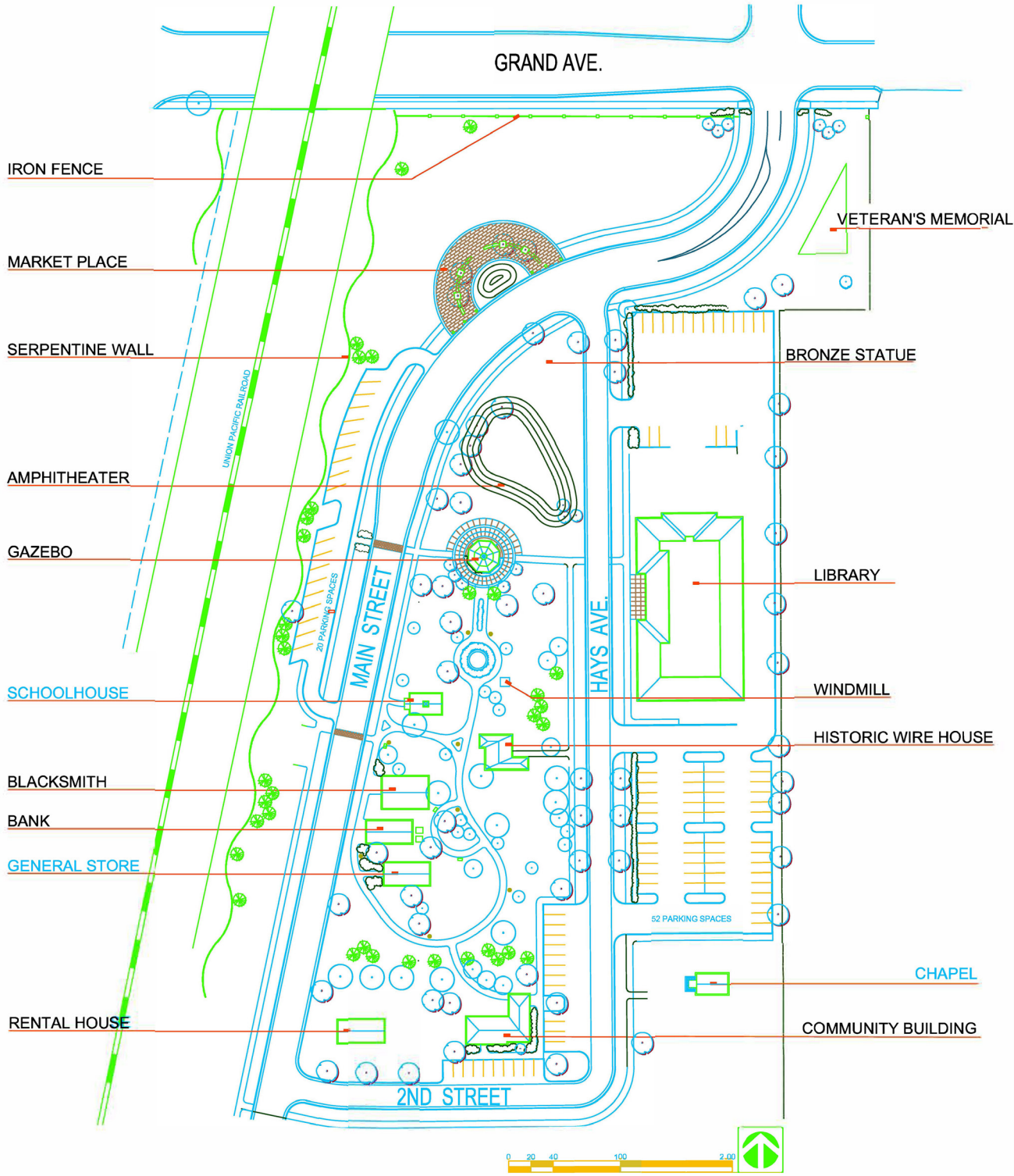
In 1999 this area of “original” Haysville was destroyed by a tornado. In the aftermath, the City of Haysville designated the devastated area a park, naming it W.W. Hays Village Historic Park, and adopted a Master Plan to guide development within the area. The park now includes the Wire House, Blacksmith Shop, Haysville State Bank and accompanying outhouses, John Deere Tractor, Library, Community Building, Hometown Market, Historic Gazebo, perennial gardens, a windmill, walking path, and rental house.

## Completed Improvements

Existing buildings are shown on the map below. In 2019 the Wire house was re-sided and painted and the porch was replaced, portions of the Community Building were re-sided and painted, the bank was remodeled and turned into an office. In 2020 a Veterans Memorial was completed. In 2023 walking tour signs were added. In 2023 permanent lighting was added to the buildings.

## Planned Improvements

- See map for future additions.

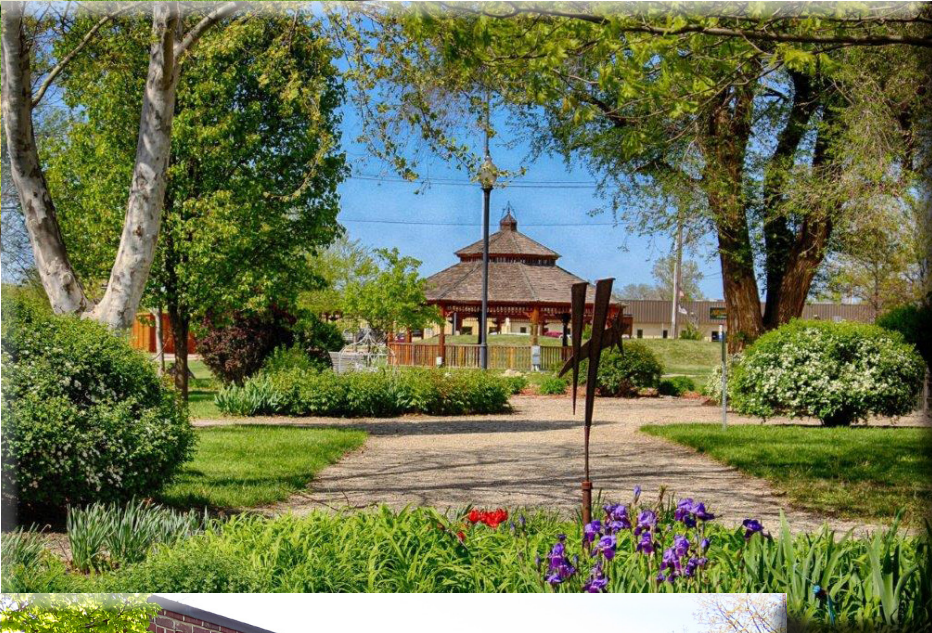


**HISTORIC DISTRICT MASTER PLAN**

FUTURE PROJECT  
EXISTING

CITY OF HAYSVILLE 200 W. GRAND P.O. BOX 404 HAYSVILLE, KANSAS 67060

Haysville Parks Master Plan



## WW Hays Historic Park

### History

#### Perennial Gardens

Dedicated citizens have worked many hours planting and maintaining the beautiful gardens in the park. There are several memorial plaques located throughout the park:

- WWII Veterans on behalf of Keever Wire VFW 6957
- Claire Shipe (May 2, 1941 - January 2008)
- Kenneth D. Lewis (March 28, 1939 - September 26, 2001)
- Allan E. Cooley (July 5, 1935 - August 3, 2002)
- Phillis Cooley (July 22, 1936 - July 25, 1999)
- Howard K. Ragland (June 2, 1927 - January 11, 2005)
- George Beard (December 31, 1925 - March 31, 2002)
- Howard Cook (October 30, 1939 - August 27, 2008)
- Robert P. Davis Sr. (September 12, 1922 - February 8, 2001)
- Imogene Rardin (October 14, 1936 - August 19, 2008)
- Eunice P. Schenk (June 9, 1923 - November 17, 2004)
- Clarence J. Schenk (July 9, 1923 - November 25, 2003)
- Mildred L.J. Davis (August 12, 1925 - February 11, 2002)
- Carol Jean Huff (January 31, 1947 - June 9, 2007)
- Cary D. Waters (April 4, 1949 – January 15, 2021)
- Richard Parton (December 10, 1966 - October 14, 2021)
- Jack Ferguson (September 26, 1938 - May 24, 2023)

#### Haysville Library

The Haysville Community Library was established by referendum of the voters in April 1977. Betty Cattrell was named Director in June, and served as the only staff member. The library was initially housed in the Hemphill School building, built in 1948. Private donations supplied books and materials, and in 1978, the Library became part of the Kansas Library System. In 1993, the library moved into a new 10,000 square foot building, which was partially destroyed in the devastating tornado of May 3, 1999. Then, in July of 2009, the library moved into its present home in the heart of Haysville's Historic District.





### Chapel

In 1893 the Hays family donated 10 lots in what is now the Historic District for the Prairie Home Christian Church and the Methodist Church. The Methodist Church was built at the corner of Hays and Grand and the Christian Church was moved from its original location south of 63rd and Broadway to First Street between South Main and South Hays. These two chapels were destroyed in the 1999 tornado. The District has become a popular site for weddings. The Historic Committee is planning to either build a replica of the Methodist Church or bring in a salvaged historic church. Building a chapel was looked at in 2019 and did not deem feasible at the time.

## Pride Park

Pride Park is located at the intersection of Main & Grand and is a showcase of Haysville. This is a passive park with a water fountain located at its south end. The fountain features two sculpted metal Haysville signs, and illuminated water shows that run at set times. The fountain opens yearly in early-May and runs until the end of October, depending on weather. Between the fountain and the north flower bed is a colored brick-patterned concrete patio with four benches. A portion of the Hike & Bike Path borders the park. The park has a sprinkler system and is equipped with trash receptacles.

## Completed Improvements

The long-awaited water fountain was completed in 2014. The area has been landscaped with grass, flowering plants and trees. In 2016 fountain lights were repaired and the interior was painted. In 2017, a new drinking fountain, bench and bike rack was installed. In 2018, the fountain interior was repainted. The “Haysville” sign was sandblasted and painted black. In addition, a new transmitter was installed on the Vickers building providing WIFI coverage to Pride Park.

In 2019 the Vickers Building was recognized as a local historic site under the state and national registry. In 2020, the Economic Development Office was moved back into the Vickers building. The carpet was removed to take the building back to the original flooring style and a historical marker was installed near the sidewalk. In 2022 the exterior of the building was repainted and the roof was cleaned. Permanent lighting installed in 2023.



## Planned Improvements

- Install a statue in the North flower bed.

## History

The Vickers Building and surrounding area were damaged in the May 1999 Tornado. The building was renovated by the City in 2006 and has since been home to the Economic Development Director and the Chamber of Commerce. With the improvements, restrooms were installed which can be accessed from the exterior by citizens.

The park name was chosen through a contest in December of 2008. The water fountain was planned for several years before its construction in 2014. The conceptual design of the fountain was done by Teri Farha. There is a memorial plaque for Nancy Bennett on one of the park benches.



## **L.W. Roberts Park**

L.W. Roberts Park is located in an old meander between the Cowskin Creek and Van Arsdale from 2nd Street to Spring Drive. It contains approximately 3 acres and much of the area is old Creek channel. The upland area of the park is undeveloped, except for an area adjacent to Stewart Drive on the west. This area has been planted with shade and ornamental trees. L.W. Roberts Park is designated to be a naturalistic facility due to its meandering path and limited drainage.

### **Planned Improvements**

The current arrangement of trees prevents the park from being utilized. By selectively clearing trees the area could be developed into a nature trail. Possibly look at a future study for a playground.

### **History**

Larry W. Roberts was the president of Roberts Mortgage. The company donated the property when the land was platted and the park was named after him. Roberts Mortgage was the original owner.

## **Reserves A & B**

These two small undeveloped park areas are located adjacent to 2nd Street between Peachwood Drive and Meridian Avenue. Each parcel is about .12 of an acre. Due to their small size and the busy arterial street bordering both parcels on the west, active recreational facilities would be inappropriate. Their best use appears to be in a purely aesthetic role, providing a welcoming entrance into the Peachwood Subdivisions from Meridian. A new sidewalk was added on the east side of Meridian from Grand to Chelsea Street.

### **History**

The land was dedicated when the property was platted as Peachwood second addition.

## **South Brooke Park**

This tract of land is located in the South Brooke Addition to the east of Dorner park and south of Orchard Acres. Most of this area is used for overflow drainage of the Cowskin Creek and not suitable for active recreation. One of the main goals was connecting the South Brooke Addition to the rest of the hike and bike path in the City.

## Completed Improvements

Development of Dorner Park began in 2014. In 2016 the hike and bike path connection between Old Oak and Orchard Acres was extended down to the middle of the soccer fields on the west side of the creek. A foot bridge and sidewalk was installed over the creek thus connecting South Brooke Addition to Dorner Park and Old Oak Addition.

## Timberlane North Park

Timberlane North Park is located on the northwestern boundary of the City in the Timberlane North Addition. It can be accessed from Caleb Street or Aspen Street. The majority of the park is a detention pond and its surrounding banks. The land is planted with Bermuda grass to absorb and resist heavy water flows from Aspen Street, preventing erosion of the pond banks. This area does have a sprinkler system.

## Planned Improvements

- Remove dead/diseased trees and plant new trees. Protections for the Northern Long-Eared Bat will affect tree removal and will require monitoring.
- Local residents have expressed a desire to replace the existing Bermuda grass with a Fescue blend. However, until drainage issues are resolved, Fescue and similar grasses would be washed away with heavy rains or storms, leaving substantial erosion damage.

## History

This park was dedicated when the land was platted as Timberlane North Addition.

## Randal L. Dorner Park

Dorner Park is located near the intersection of 79th St South and Broadway. The entrance to the park is graced with the Randy Dorner Memorial. Dorner Park is an 80 acre plot which contains eight youth soccer fields, a concession stand and two 24 hour restrooms. The soccer fields are used by the Recreation Department for league games. On the west side of the park, a dog park with separate areas for small and large dogs has been constructed. There are over 1.5 miles of bike path that tie into the main bike path at the north side of the park. On the south side of the park there is a 10 acre lake with a dock.

## Completed Improvements

In 2016, dirt work, sprinklers and grass seed were installed on the north four soccer fields. Some of the dirt work was completed on the south fields as well. The sidewalk was completed connecting Old Oak to South Brooke along with installing a footbridge to cross over the creek. In 2017, 6 new trees were planted as part of the Arbor Day Tree Planting event.

The soccer fields were completed in the fall of 2018. The road and parking lot to the west of the fields were paved. Soccer began play there in the spring of 2019 and the concession stand was completed in the fall. The dog park opened in October. The access road and parking lots were paved.

In 2020, 4 canopies were added around the lake with picnic tables and grills and additional parking was added to the south of the soccer fields. The Angel of Hope memorial, Trout Shelter and a playground was built north of the lake in 2020.

In 2021 restrooms were built north of the lake and the Dorner memorial was built at the entry. In 2022 Security cameras were added near the playground and shelter. Pickleball and sand volleyball courts were built, lighting was installed along the lake and wifi added along the north side of the lake. A bicycle repair station was also added next to the lake restroom. WiFi was added in 2022. Aerator fountains were added in 2023.



## Planned Improvements

- Add a bike rack on the north side of the lake.
- Add agility equipment to dog park.
- Add a concrete 4-square game.
- Add more pickleball courts.
- Add additional parking to the east of the lake.
- Build additional practice fields.

## History

Randy Dorner was the Public Works Director for Haysville for 26 years. Randy passed away in 2017, his last project with the city was the installation of the 79th St Park Bridge. After his passing the park land was dedicated to Randy for his service to the City of Haysville. Upon the dissolution of the Peach Capitol Soccer organization, the Haysville Recreation Department assumed the role of offering a youth soccer league. The Recreation Department originally ran the soccer program on the old Peach Capitol Soccer fields near the water tower which were owned by USD 261. Due to school expansion we lost access to this ground in 2016 and moved play to Dorner Park in the spring of 2019.



# Haysville Parks Master Plan





## Country Lakes Park

Two acres of land was set aside on the west side of Country Lakes for future development. The playground equipment is similar to what is in other neighborhood parks.

### Planned Improvements

Playground equipment was approved and purchased in 2022. The equipment, canopies, and picnic tables were installed in 2022. An irrigation system will be installed around the playground area in 2023. Park will be evaluated for future needs.



## USD 261 Facilities

The track at Haysville Middle School and Haysville West Middle School are open for public use.

## Future Park Land Needs

As of 2023, the total amount of dedicated park land within the City is approximately 159 acres. According to the 2020 Census there were 11,338 people living in Haysville at the time of the enumeration. Assigning a standard acreage in relation to population is no longer a nationally accepted standard of measuring park supply satisfaction. The quality of park development is more important than quantity, which is why the City is choosing to accept cash payments in lieu of park land dedication when new sub-divisions are being platted. One of the goals of the City, when acquiring park land, should be to acquire reasonable sized parcels of at least 10 acres to be used for recreational purposes, well in advance of need. New residential growth patterns appear to be to the west and south of existing development, and developers should be encouraged to set aside parcels in these new growth areas to create facilities such as Country Lakes. Emphasis has been put on improving existing recreational facilities.

Plagens-Carpenter Park has become a jointly used facility for both the Haysville Recreation Department and Unified School District 261. In 2015 the Recreation Department took over the youth baseball/softball sports program. With the completion of the two youth fields in 2014, the park can serve as a great asset for building the Recreation Department, bringing people into the community, and meeting long-range needs. The fields behind Nelson Elementary are also now open to the community for practice as scheduled through the Recreation Department. These fields also serve as practice fields for the Recreation Department's youth league.

Hike and Bike Path improvements throughout the City have been considerable and provide a great mode of transportation and aesthetic value. The City should continue to build upon the 14.62 miles of pathways. Links should be included in planning new subdivisions. The River Forest bicycle/pedestrian path in 2015 is a great example of a missing link that was completed from Delos to the north Main area. Another example is the completed path on the west side of South Meridian in 2017 and 2023. This connected the County Lakes development into the system. Future plans include adding a bicycle/pedestrian path on the west side of Seneca to Mabel. This link will connect Ward's 4th Addition to the rest of the City. The park map shows the plan for making these connections.

## **Haysville Bicycle and Pedestrian Master Plan**

The bicycle pedestrian advisory committee was formed in 2015 to support community education regarding bicyclist and pedestrian issues and to advocate for safe access to sidewalks, pathways, and/or roadways for bicyclists and pedestrians. In 2021 this committee was dissolved and duties were assumed by the Park Board.

### **Bicycle Rack Current Locations**

- Riggs South Park
- Library
- HAC/Pool Area
- City Hall
- Vickers Building
- Senior Center
- Police Station

### **Future Bicycle Rack Proposed Locations**

- Dorner Park
- Plagens-Carpenter Park
- Splash Pad
- Historic District
- Rex Practice Fields west of Colt Stadium
- Old Oak Park

### **Bicycle Rack Fix-it Stations Locations**

- Haysville Activity Center
- Public Works Office
- Vickers Building
- Dorner Park

