



PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS MEETING AGENDA

Tuesday, August 27, 2024
7:00 PM

THE PLANNING AND ZONING BOARD SHALL HOLD ITS REGULAR MEETING IN THE COUNCIL CHAMBER IN THE CITY HALL, LOCATED AT 121 S. MERIDIAN AVE., BEGINNING AT 7:00 P.M. (MEETING WILL ALSO BE BROADCASTED ON CITY'S YOUTUBE CHANNEL AND/OR COX PUBLIC ACCESS CHANNEL 7)

A. CALL TO ORDER THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

<input type="checkbox"/> Gary Janzen	<input type="checkbox"/> Steve Conway	<input type="checkbox"/> Scot Phillips
<input type="checkbox"/> Paul Spranger	<input type="checkbox"/> Rick Shellenbarger	<input type="checkbox"/> Dalton Wilson

D. SET/AMEND AGENDA

Motion made by (______). Seconded by (______). For ____ Against ____

E. APPROVAL OF DRAFT MINUTES

July 23rd, 2024 DRAFT meeting minutes

Motion made by (______). Seconded by (______). For ____ Against ____

F. COMMUNICATIONS

G. PUBLIC HEARINGS BEFORE THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS

1. Review of V-2024-02, application of Carolyn Riley, pursuant to City Code 17.10.08, who is petitioning for a fence height variance from 6 feet in height to 8 feet in height located at 815 Butler Street, Valley Center, KS 67147.

- Chairperson opens hearing for comments from the public: TIME _____
- Chairperson closes public hearing: TIME _____

RECOMMENDED MOTION: Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, I _____ make a motion to (**approve**, **deny**, or **table**) V-2024-02. Seconded by _____ For ____ Against ____

2. Review of V-2024-03, application of Lloyd and Keri Spencer, pursuant to City Code 17.10.08, who are petitioning for two variances with one being an accessory building to be larger than the square footage limit of 720 and construct an accessory building of 1,600 square feet. The second request is for a larger driveway, the maximum allowed is 30 feet in width and the applicant would like to construct a driveway width of 40 feet. The property is addressed as 200 S Colby Street, Valley Center, KS 67147.

- Chairperson opens hearing for comments from the public: TIME _____
- Chairperson closes public hearing: TIME _____

RECOMMENDED MOTION: Based on the City staff recommendations, public comments, and discussion by the Planning and Zoning Board, I _____ make a motion to (**approve**, **deny**, or **table**) RZ-2024-02. Seconded by _____ For _____ Against _____

H. OLD/UNFINISHED BUSINESS

I. NEW BUSINESS

1. Comprehensive Development Plan Update – Foster Design Associates

J. STAFF REPORTS

1. New Community Development Director Introduction
2. Vacancy on the Board

K. ITEMS BY PLANNING AND ZONING BOARD/BZA MEMBERS:

<input type="checkbox"/> Gary Janzen	<input type="checkbox"/> Steve Conway	<input type="checkbox"/> Scot Phillips
<input type="checkbox"/> Paul Spranger	<input type="checkbox"/> Rick Shellenbarger	<input type="checkbox"/> Dalton Wilson

L. ADJOURNMENT OF THE PLANNING AND ZONING BOARD/BZA

Motion made by _____. Seconded by _____. For _____ Against _____

Note to Planning and Zoning Board Members: If you are unable to attend this meeting, please contact Brent Clark (316-755-7320) prior to the meeting.

All items listed on this agenda are potential action items unless otherwise noted. The agenda may be modified or changed at the meeting without prior notice. At anytime during the regular Planning and Zoning Board meeting, the Planning and Zoning Board may meet in executive session for consultation concerning cases to be deliberated. This is an open meeting, open to the public, subject to the Kansas Open Meetings Act (KOMA). The City of Valley Center is committed to providing reasonable accommodations for persons with disabilities upon request of the individual. Individuals with disabilities requiring an accommodation to attend the meeting should contact the Community Development Department in a timely manner, at communitydevelopment@valleycenterks.org or by phone at (316)755-7320. For additional information on any item on the agenda, please visit www.valleycenterks.org or call (316) 755-7320.

**PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS MEETING
MINUTES
CITY OF VALLEY CENTER, KANSAS**

Tuesday, July 23, 2024 7:00 P.M.

CALL TO ORDER: Chairperson Janzen called the meeting to order at 7:00 P.M. with the following board members present: Paul Spranger, Steve Conway, and Dalton Wilson.

Members Absent: Brian Shelton, Rick Shellenbarger and Scot Phillips.

City Staff Present: Brittney Ortega and Brent Clark

Audience: Ron Colbert, Gene Sharp, Glen Sharp, Max Berning, Audra Berning, Nick Thomas, Rodney Bruntz and Bill Fox

AGENDA: A motion was made by Janzen and seconded by Conway to set the agenda. Motion passed unanimously.

APPROVAL OF DRAFT MINUTES: Janzen made a motion to approve the June 25, 2024, meeting minutes. The motion was seconded by Spranger. Motion passed unanimously.

COMMUNICATIONS: Clark informed the board that Brian Shelton has submitted his resignation from the board effective immediately.

PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS:

1. Review of LS-2024-02, application of Bradley and Stacy Barbour, pursuant to City Code 16.09., who are petitioning for a lot split involving the splitting of property the applicants own and is currently addressed as 585 W Clay Street., Valley Center, KS 67147.

Chairperson Janzen opened the hearing for comments from the public: 7:05 PM

B. Clark gave a summary of the staff report and explained the intended use once the lot split is complete. Rodney Bruntz spoke about the structure that will be built on the property. Gene Sharp addressed the board with his concerns regarding the lot split and potential structure including noise. Bruntz addressed and answered questions and concerns. City staff recommends approval.

Chairperson Janzen closed the hearing for comments from the public: 7:10 PM

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Janzen made a motion to approve LS-2024-02. Motion was seconded by Wilson. The vote was unanimous.

2. Review of RZ-2024-02, application of KWH Investments, LLC, pursuant to City Code 17.11, who is petitioning for a rezoning of land that is currently zoned A-1, which is the City's designation for an agricultural district, to RR-1, which is the City's designation for a suburban residential district. The property is currently addressed at 825 W 77th and recently platted as SM Estates, Valley Center, KS 6714

Chairperson Janzen opened the hearing for comments from the public: 7:16 PM

B. Clark gave a summary of the staff report. This property has been through the platting process already. The public notices did not make the deadline for publication therefore the rezoning is now taking place. Clark met with one property owner that was curious about the process but not opposed. Bill Fox, agent for applicants, was available for questions. There were none presented.

Chairperson Janzen closed the hearing for comments from the public: 7:19 PM

Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Janzen made a motion to approve RZ-2024-02. Motion was seconded by Spranger. The vote was unanimous.

3. Review of V-2024-01, application of Max and Roy Berning, pursuant to City Code 17.10.08., who is petitioning for an accessory building to be constructed and used prior to the construction of a principal structure. Accessory building will be 1,200 square feet, located at an unaddressed location, but the lot is located just south of 5219 W 77th St. N., Valley Center, KS 67147.

Chairperson Janzen opened the hearing for comments from the public: 7:20 PM

B. Clark presented his staff report and gave details on this application. The applicant addressed the board and explained the reasoning for their application. They intend to store farm equipment, a camper, and building supplies in this accessory building with plans to start construction on their primary dwelling within 18 months of the completion of the accessory building.

Nick Thomas addressed the board in his opposition to this application. He voiced his concern about the primary dwelling not being constructed, potential for people to be living in the accessory structure or in a camper on the property as well as the property potentially being an eye sore if not completed. Discussion was had between the board, applicant, and city staff. Questions and concerns were addressed and answered.

Chairperson Janzen closed the hearing for comments from the public: 7:37 PM

Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Janzen made a motion to approve, with the understanding that construction on the primary dwelling will begin within 12 months of the beginning of construction on the proposed accessory building, V-2024-01. Motion was seconded by Wilson. The vote was unanimous.

OLD/UNFINISHED BUSINESS: None

NEW BUSINESS: An update presentation was given on the comprehensive development plan by Foster Design Associates. This included the planning process, timelines, population trends and land use.

STAFF REPORTS: B. Clark updated the board with information and start date of the new Community Development Director.

ITEMS BY PLANNING AND ZONING BOARD/BZA MEMBERS:

Gary Janzen - none

Paul Spranger - none

Brian Shelton - absent

Rick Shellenbarger - absent

Scot Phillips - absent

Steve Conway - none

Dalton Wilson - none

ADJOURNMENT OF THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS MEETING: At 9:08 P.M., a motion was made by Chairperson Janzen to adjourn and seconded by Board Member Conway. The vote was unanimous, and the meeting was adjourned.

Respectfully submitted,

/s/ Brent Clark, Interim Secretary

Gary Janzen, Chairperson



Date: August 27th, 2024

Present Zoning: R-1B (Single Family District)

Variance Request: The applicant, Carolyn Riley, pursuant to City Code 17.10.08, is petitioning for a fence height variance from 6 feet in height to 8 feet in height.

Applicant: Carolyn Riley

Property Address: 815 Butler Street, Valley Center, KS 67147 (Lot 9 outlined in red below and Lot 10)



Applicant's Reasons for Variance Request:

Per the City of Valley Center's Zoning Code (17.03.30.B.), In any yard except a front yard: Accessory uses permitted by Chapter 17.06; children's recreational and laundry drying equipment; and open and closed fences not exceeding six feet in height with additional height permitted for security design measures. The applicant installed a new fence on the North and West sides of their property, after their existing fence was damaged during a storm. The new fence is generally eight feet in height, the south portion of the fence is unchanged and is generally six feet in height.

Review Standards for a Variance per 17.10.08.D. (standards in *italics*):

1. *That the variance requested arises from such condition which is unique to the property in question, and which*

is not ordinarily found in the same zoning district and is not created by an action or actions of the property owner or the applicant.

This variance request is unique to this property and is the result of any actions already taken by the property owner. The neighboring homes are situated slightly higher and could see in the applicants' yard from their homes. Previously the fence was higher in specific spots to allow for a visual barrier from the neighboring properties. The new fence, the owner had installed at a generally uniform eight feet in height on the North and West sides of the property.

2. *That granting of the variance will not adversely affect the rights of adjacent property owners or residents.*

The granting of this variance will not adversely affect the rights of adjacent property owners/residents. A public notice was published in *The Ark Valley News* and notice letters were mailed to all property owners within 200 feet of the applicant's property boundaries. To date, no concerns have been received by City staff. Any further responses received after the creation of this staff report will be shared with the Board of Zoning Appeals during the August 27th, 2024, board meeting.

3. *That strict application of the provisions of these regulations from which a variance is requested will constitute unnecessary hardship upon the property owner represented in the application.*

The property owner has already had the fence installed, which includes new metal posts and will experience hardship if they need to modify the fence to be 6 feet tall.

4. *That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.*

The variance will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare of the surrounding neighbors or the community in general. There are no City-owned utilities that would be negatively affected by the approval of this variance.

5. *That granting the variance desired will not be opposed to the general spirit and intent of these regulations.*

The granting of this variance will not be opposed to the general spirit and intent of the referenced regulations.

Staff Recommendation: Staff recommends that the Board of Zoning Appeals grants the variance allowing for an eight-foot fence only where it previously existed as noted in images from June 2023 and April 2022. Staff recommends that areas outside of that will need to be modified back down to 6 feet in height on the North and West portions of 815 Butler Street, Valley Center, KS 67147.



June 2023 Google Maps



April 2022 Google Maps



April 2022 Google Maps

VARIANCE APPLICATION

This application is for a Variance before the City Board of Appeals. The form must be completed in accordance with directions on the accompanying instructions and filed with the Zoning Administrator at Public Works, 545 W. Clay Street, Valley Center, Kansas 67147-0188 or FAX: (316) 755-7324. An incomplete application will not be accepted. For questions, call (316) 755-7310.

Property owner(s) Name & Address Carolyn Riley - 815 Butler
V.C., KS 67147

Phone 316-559-5297 fax# None

Petitioners Name & Address Carolyn Riley - 815 Butler
V.C., KS 67147

Phone 316-559-5297 fax# None

Contact email address glitz68@yahoo.com Contact Cell Phone 316-559-5297

Relationship of applicant to property is that of X Owner Tenant Lessee Other

Variance Requested:

Fence that was replaced on West
+ North was rebuilt after storm
damage to original height of 8 ft
asking for approval of 8ft instead of 6ft
on those 2 sides. Please see attached letter.

Address/Location of Request 815 Butler, V.C., KS 67147

Parcel number(s) 00204622

Property Zoning is now R-1B

The applicant or his/her authorized agent acknowledges all of the following:

1. That he/she has received instruction material concerning the filing and hearing of this matter.
2. That he/she has been advised of the fee requirements established and that the fee accompanies this application.
3. That he/she has been advised of his/her rights to bring action in the District Court of the County to appeal a decision of the Board of Zoning Appeals.
4. That all documents are attached to this petition as noted in the instructions.

<u>Carolyn Riley</u>	<u>7-22-24</u>	<u>NA</u>	<u>NA</u>
Applicant	Date	Agent (If any)	Date

Office use only

A pre-application meeting occurred with the applicant on _____. This application was received at _____ (am) (pm) on _____, 20____ by the Zoning Administrator acting on behalf of the Board of Zoning Appeals. It has been checked and found to be complete and accompanied by the required documents and a nonrefundable fee of \$200.

Zoning Administrator/Public Works
545 W. Clay Street
Valley Center, KS 67147

To Whom it May Concern:

Hello. My name is Carolyn Riley and I am 79 years old and have lived in Valley Center with my husband, Randall B. Riley, who passed away in 2017, and my two daughters, Michelle Riley Romig and Julie Riley Roden, for over 52 years. I have lived in my home at 815 Butler, Valley Center, KS 67147 for the last 45 years. Recently, I had my fence replaced only on the West and North sides of my property. I had a family friend, Adley Kraus, build/replace part of my fence that was damaged from recent storms for me. I told him to please just replace it like it was and only those two sides as they were the only sides of my fence that were damaged from recent storms. I did not realize I had to get a new zoning permit as I was not building a new fence, just replacing what was originally there. My fault for assuming, and I also did not realize it was necessary to apply for a variance since it was replacing the existing fence the storm damaged, which was 8 feet tall.

Many years ago, when my husband was alive, we replaced our fence and built an 8 foot fence on the West and North sides of our property. It was approved to do so back then. We had asked for it to be higher on those sides because of our neighbor's house on the West being slightly higher than our property and they could see over right into our backyard anytime they were in their dining room or on their patio. Also, our neighbor's on the North as well, could see from their deck or patio too. We love our neighbors and they had no issues with this being done as they understood our situation with my husband's declining health, he had Huntington's Disease, and the backyard was our private haven where he could enjoy himself and not be embarrassed by people staring at him or questioning his movements, loud outbursts due to disease (affects your nervous system), sometimes falling, etc. as his disease worsened over time. We enjoyed many moments together in our backyard having coffee, long talks, enjoying the weather and seasons of change, resting and anything else we could think of since it was hard to take him out of the house, up until the end of his life on 10-17-17. If any of you have been a caregiver to your spouse/partner/child, etc. you know how hard this is mentally and physically.

Over the years of living at 815 Butler, we also had some vandalism to our yard, being on a corner lot, teens I assume, would drive through our corner yard, sneak into our backyard and leave beer cans, cigarettes and other trash so we felt that would also help with privacy and then began locking our gates as well at night so they couldn't get in as easily.

I was very worried and upset when I received a letter I had not done the proper paperwork in order to rebuild my fence. I would never intentionally do this had I known. I honestly thought as long as I wasn't doing anything different and just replacing what was there it was fine. Since losing my husband six years ago, my backyard has become more and more my place of peace,

comfort, safety and pure joy! To some that might seem dramatic, sad, or just weird to say, but I don't travel anymore or go many places far from my home. To me being at home and in my backyard is all that matters to me besides my health, family and friends. The privacy, peace and safety I feel with my fence being like it is now makes my life, what time I have left on this earth, more precious to me than anything. I can't speak enough on the importance of privacy in my backyard. Please approve my request to keep my fence on the West and North sides of my property at 8 feet. Please feel free to reach out to me at any time to ask any additional questions. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Carolyn Riley". The signature is fluid and cursive, with "Carolyn" on the top line and "Riley" on the bottom line.

Carolyn Riley
815 Butler
Valley Center, KS 67147
316-559-5297
glitz68@yahoo.com









Date: August 27th, 2024

Present Zoning: R-1B (Single Family District)

Variance Requests: The applicants, Lloyd and Keri Spencer, pursuant to City Code 17.10.08, are petitioning for an accessory building to be larger than the square footage limit of 720 and construct an accessory building of 1,600 square feet. and used prior to the construction of a principal structure. The applicants also request a variance for a larger driveway, the maximum allowed is 30 feet in width and the applicants are requesting to increase the width of the driveway to 40 feet.

Applicant: Lloyd and Keri Spencer

Property Address: 200 South Colby Street, Valley Center, KS 67147 (outlined in red below)



Applicant's Reasons for Variance Request:

Per the City of Valley Center's Zoning Code (17.06.01.B. and 17.05.01.A.5.a.), no accessory structure shall be constructed over 720 square feet on a lot size that is 20,000 square feet or less and the driveway approach maximum width is 30 feet.

Review Standards for a Variance per 17.10.08.D. (standards in *italics*):

1. *That the variance requested arises from such condition which is unique to the property in question, and which is not ordinarily found in the same zoning district and is not created by an action or actions of the property*

owner or the applicant.

This variance request is unique to this property and is not the result of any actions already taken by the property owner. The surrounding neighborhood is comprised of predominately single-family homes and multiple accessory buildings. Once completed there will be a single-family home and accessory building on this lot.

2. *That granting of the variance will not adversely affect the rights of adjacent property owners or residents.*

The granting of this variance will not adversely affect the rights of adjacent property owners/residents. A public notice was published in *The Ark Valley News* and notice letters were mailed to all property owners within 200 feet of the applicant's property boundaries. To date, one call has been received by City staff, against the building size. Any further responses received after the creation of this staff report will be shared with the Board of Zoning Appeals during the August 27th, 2024, board meeting.

3. *That strict application of the provisions of these regulations from which a variance is requested will constitute unnecessary hardship upon the property owner represented in the application.*

The property owner will experience hardship in the fact that not allowing this building would require them to store vehicles, tools and equipment outside in the elements on a property they already own.

4. *That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.*

The variance will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare of the surrounding neighbors or the community in general. There are no City-owned utilities that would be negatively affected by the approval of this variance and the proposed building to be constructed on the property. If the variance request is approved, there will still be adequate codes that the property owners will have to comply with to avoid the creation of an eye sore to adjacent property owners. Building setback requirements will also still be met.

5. *That granting the variance desired will not be opposed to the general spirit and intent of these regulations.*

The granting of this variance will not be opposed to the general spirit and intent of the referenced regulations.

Staff Recommendation: Staff recommends that the Board of Zoning Appeals grants the variance allowing for a 1,600 sq. ft. accessory building to be built and the driveway approach to be extended to 40 feet in width at 200 South Colby Street, Valley Center, KS 67147.

RECEIVED
6/23/2024 8:00**VARIANCE APPLICATION**

This application is for a Variance before the City Board of Appeals. The form must be completed in accordance with directions on the accompanying instructions and filed with the Zoning Administrator at Public Works, 545 W. Clay Street, Valley Center, Kansas 67147-0188 or FAX: (316) 755-7324. An incomplete application will not be accepted. For questions, call (316) 755-7310.

Property owner(s) Name & Address Lloyd + Keri Spencer

Phone (316) 633-6009 fax# N/A

Petitioners Name & Address as above

Phone N/A fax# N/A

Contact email address firebody@yahoo.com Contact Cell Phone as above

Relationship of applicant to property is that of Owner Tenant Lessee Other

Variance Requested:

- ① Approval to build garage over the square footage limit.
- ② Approval for a 40 ft. driveway

Address/Location of Request 200 South Colby Street Valley Center, KS 67147

Parcel number(s) 087029310320800200

Property Zoning is now residential

The applicant or his/her authorized agent acknowledges all of the following:

1. That he/she has received instruction material concerning the filing and hearing of this matter.
2. That he/she has been advised of the fee requirements established and that the fee accompanies this application.
3. That he/she has been advised of his/her rights to bring action in the District Court of the County to appeal a decision of the Board of Zoning Appeals.
4. That all documents are attached to this petition as noted in the instructions.

<u>Applicant</u>	<u>Date</u>	<u>Agent (If any)</u>	<u>Date</u>
<u>Lloyd + Keri Spencer</u>	<u>7-4-2024</u>	<u>N/A</u>	<u>N/A</u>

Office use only

A pre-application meeting occurred with the applicant on _____. This application was received at _____ (am) (pm) on _____, 20__ by the Zoning Administrator acting on behalf of the Board of Zoning Appeals. It has been checked and found to be complete and accompanied by the required documents and a nonrefundable fee of \$200.

Date: July 22, 2024

To: Valley Center City Board of Zoning Appeals

Legal Description of Property: The North 36 feet of Lot 21 and all of Lot 22, Block 5, Miles First Addition to the City of Valley Center, Sedgwick County, Kansas.

In May of 2021, we moved to Valley Center. After searching for a home that would allow our daughter to complete her high school career and allow us a safe, timely commute to and from our jobs, we found the house that met our needs. We are in a season in our life where making improvements to our property is important to us.

We are requesting approval for the following:

- 1) Construct a garage over the square footage limit.
- 2) Pour a 40 ft. concrete driveway.

The current allowable square footage for a new construction, detached garage is 600 square ft. Additional space is needed to adequately house vehicles, tools, yard and boating equipment, etc. The proposed structure is 1,600 square feet. The structure will be built using customary construction materials and painted to match the house. All other building requirements are within zoning regulations. A 40 ft. wide concrete driveway will allow for symmetry, simplicity and safety.

We prefer not to leave our vehicles parked on the street or the driveway at night. This will keep our yard, street and neighborhood tidy and appealing. A well-kept appearance will increase the value of our property and neighboring property as well. Keeping vehicles and water sport equipment in an enclosed garage will deter the risk of vandalism and theft.

Thank you for considering the requested variances.

Lloyd & Keri Spencer

Phone: (316) 633-6009

Email: firebody@yahoo.com



CIVIL ENGINEERING / SURVEYING / UTILITIES

Page 1 of 2

Project No 044230.00.01

Lloyd Spencer

State of Kansas)
) SS
Sedgwick County)

June 21, 2024

We, Brungardt Honovichl & Company, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we did on this 21st day of June, 2024, perform a Boundary survey of the following described property:

The North 36 feet of Lot 21 and all of Lot 22, Block 5, Miles First Addition to the City of Valley Center, Sedgwick County, Kansas

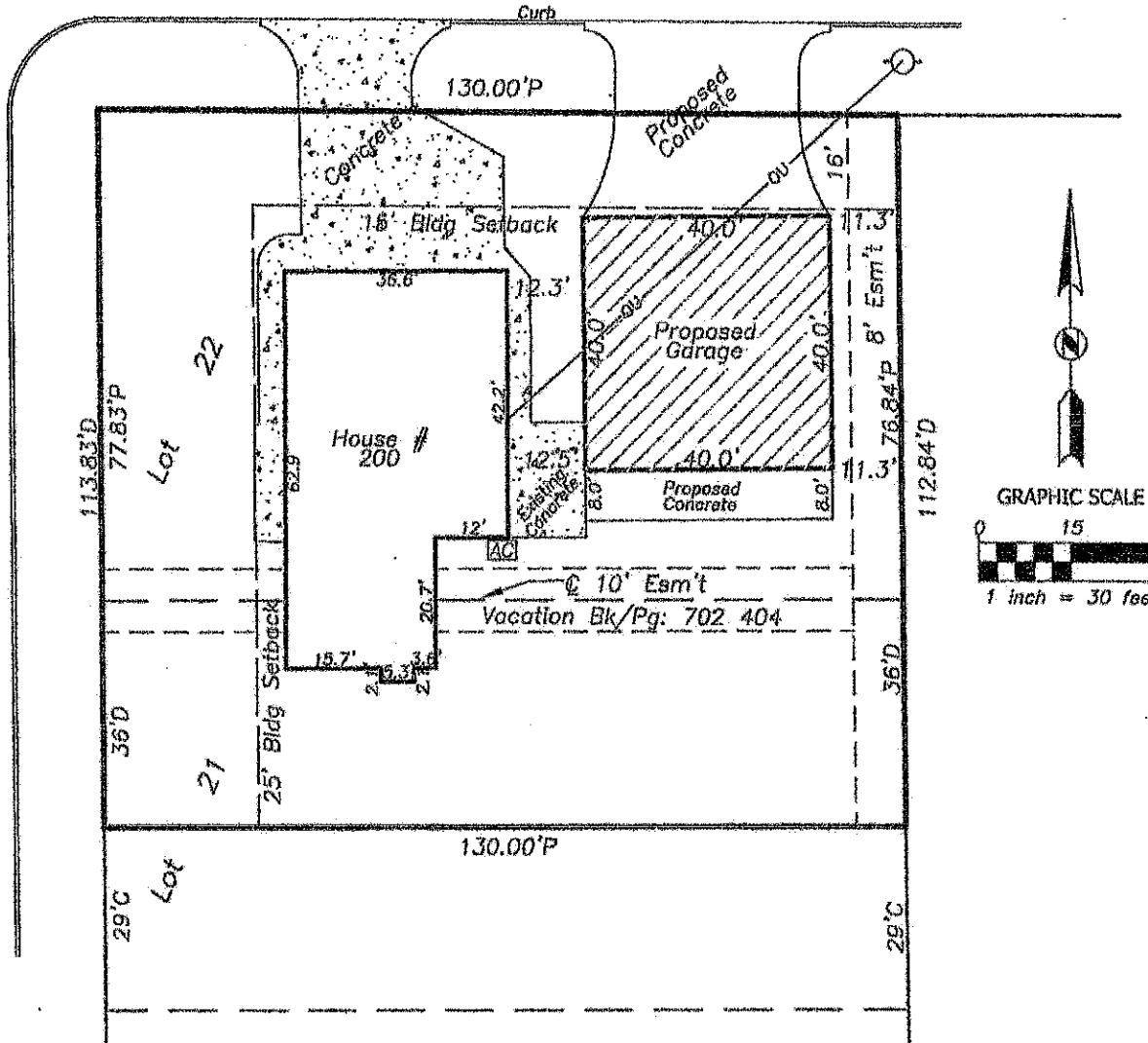
There are no encroachments on said parcel by buildings on the adjacent parcels.

The accompanying sketch is a true and correct exhibit of said boundary survey.



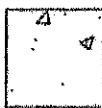
Colby St

Allen St

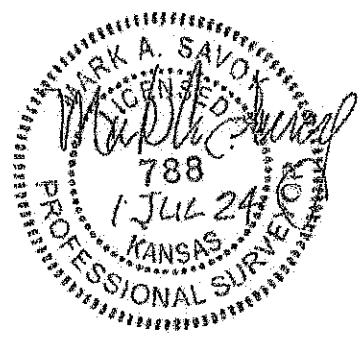


LEGEND

- ESMT. Easement
- OU— Overhead Utility Line/s
- Utility Pole
- AC Air Conditioner Unit



CONCRETE



Sheet: 1
Drawn By: MBE
Proj. No: 044230.00.01
Field Date: 06/21/24
Issue Date: 06/20/24
1 OF 1

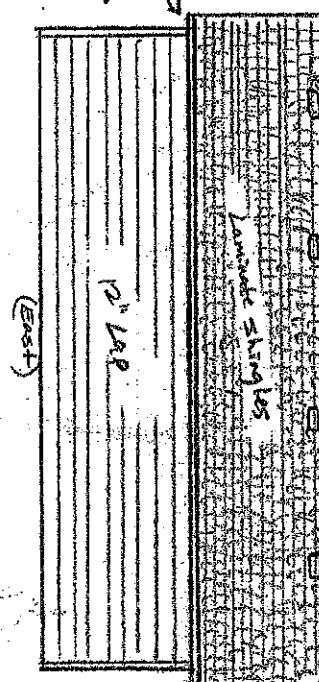
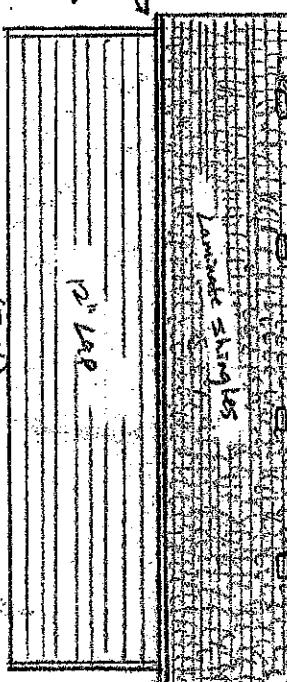
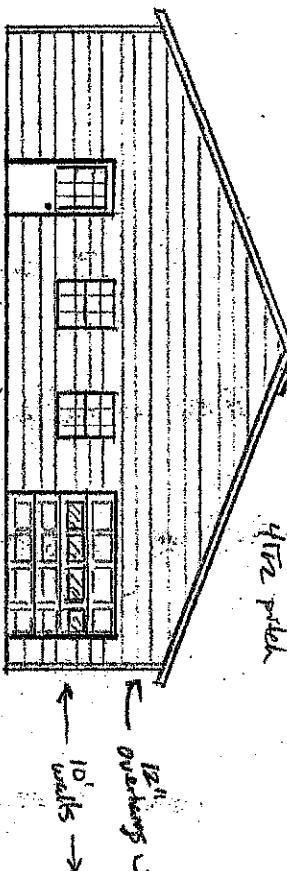
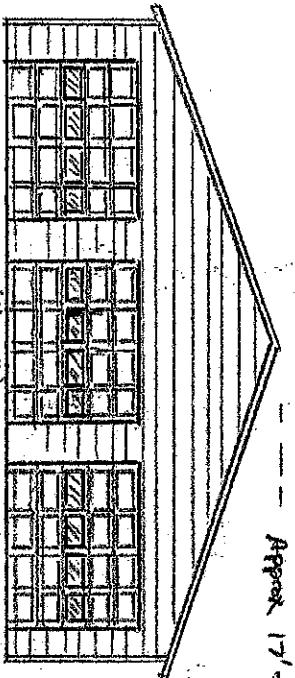
Project: Site Plan
N 36' Lot 21 & all Lot 22, Blk 5
Miles First Add
Valley Center, Sedgwick County
Kansas

Client: Lloyd Spencer
316-633-6009
firebody@hotmail.com

BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
165 S Rock Island Ave, Wichita, KS 67202
Phone: (316) 265-0005

— — — — — Approx 17' tall — — —

Laminate shingles

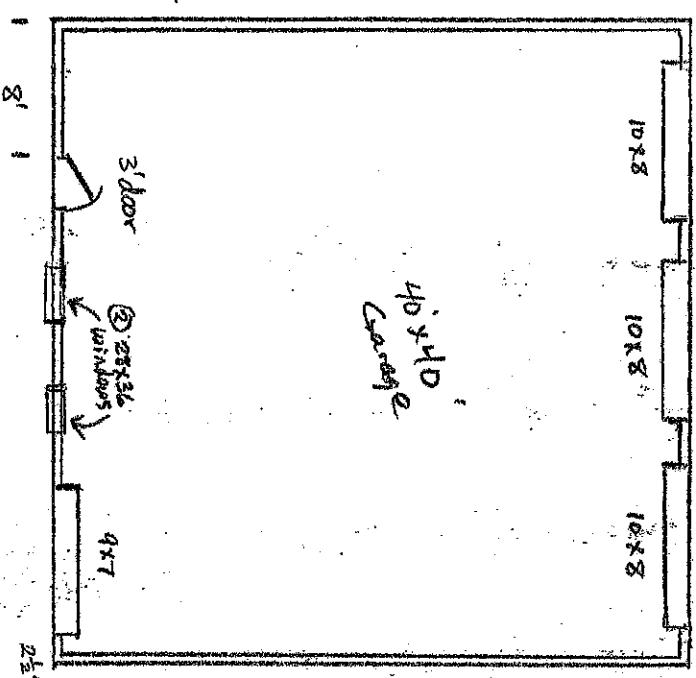
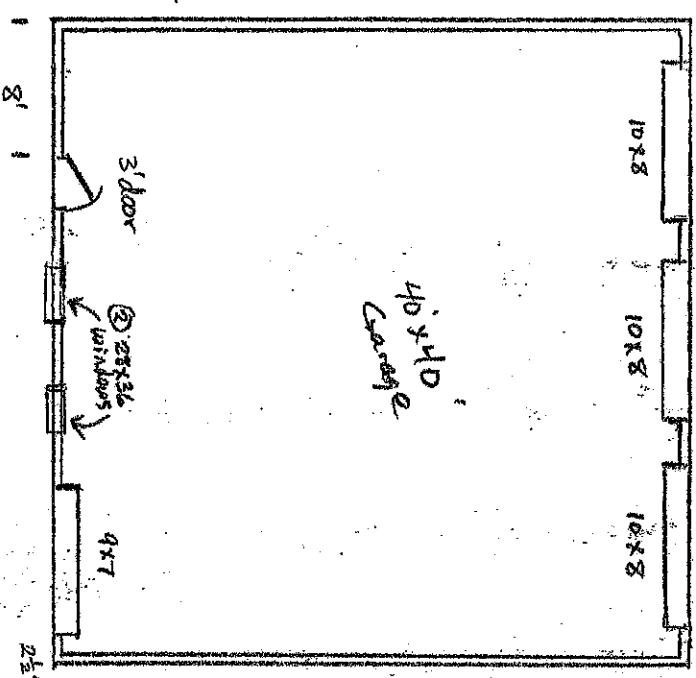
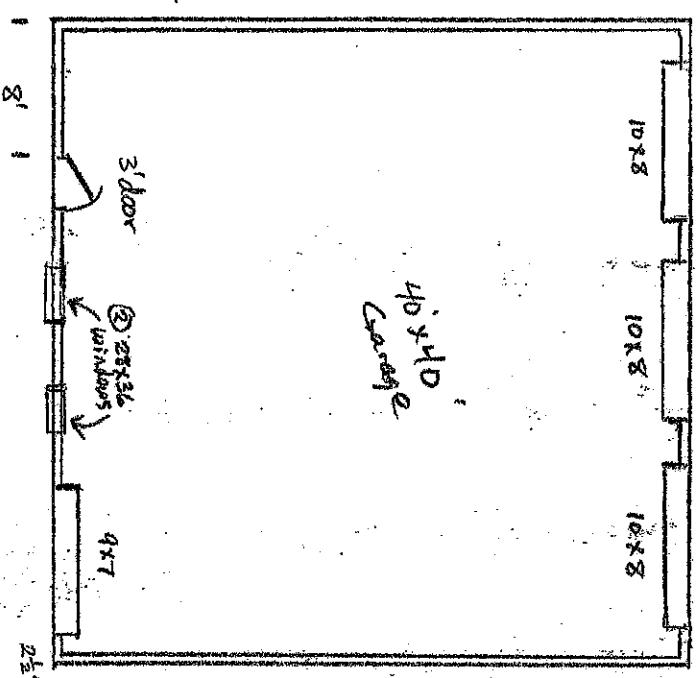
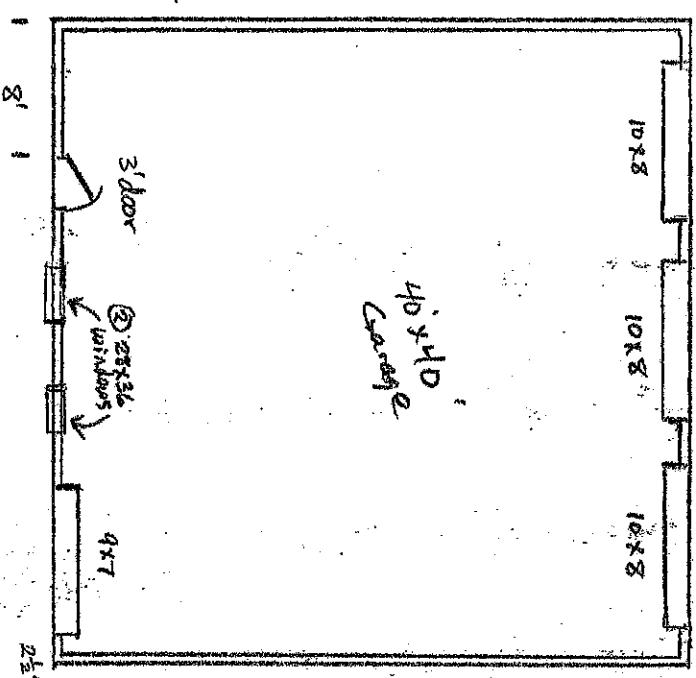
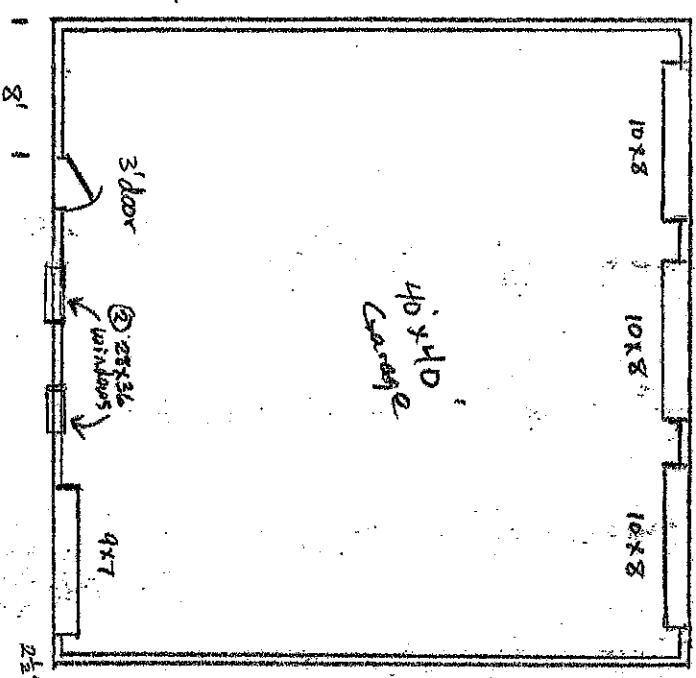
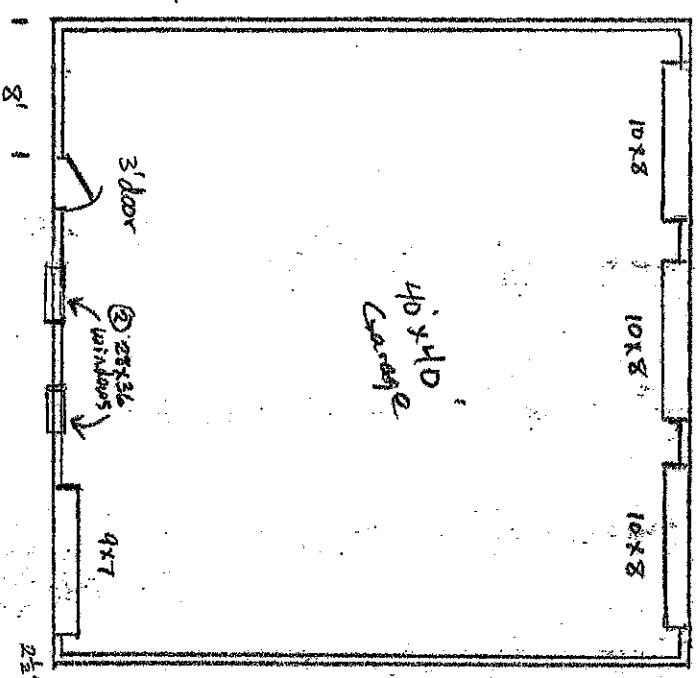
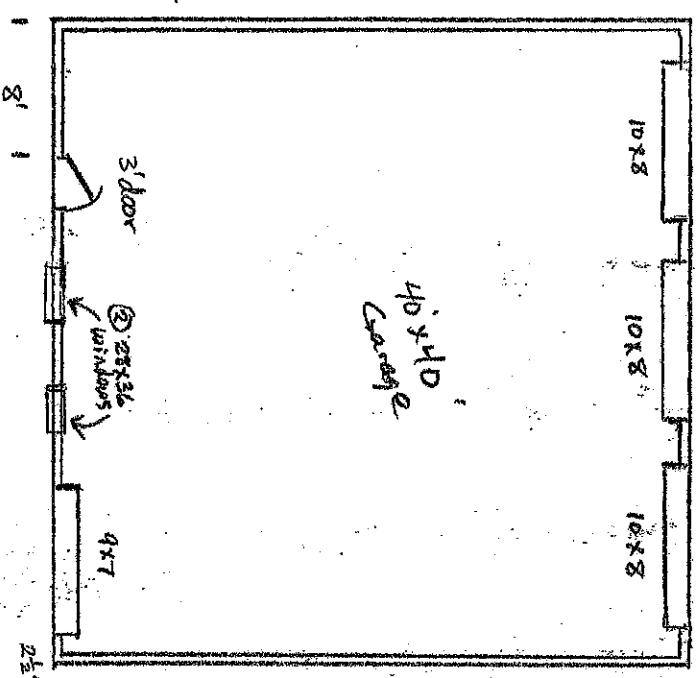
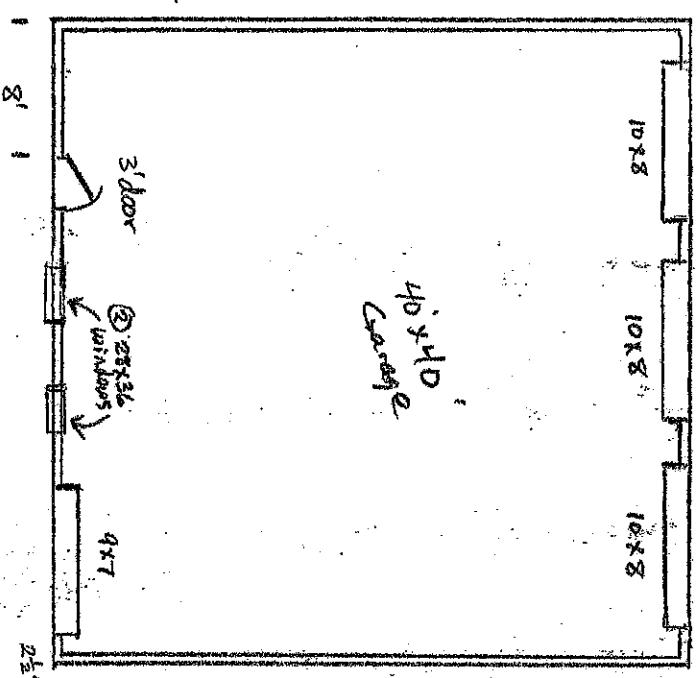
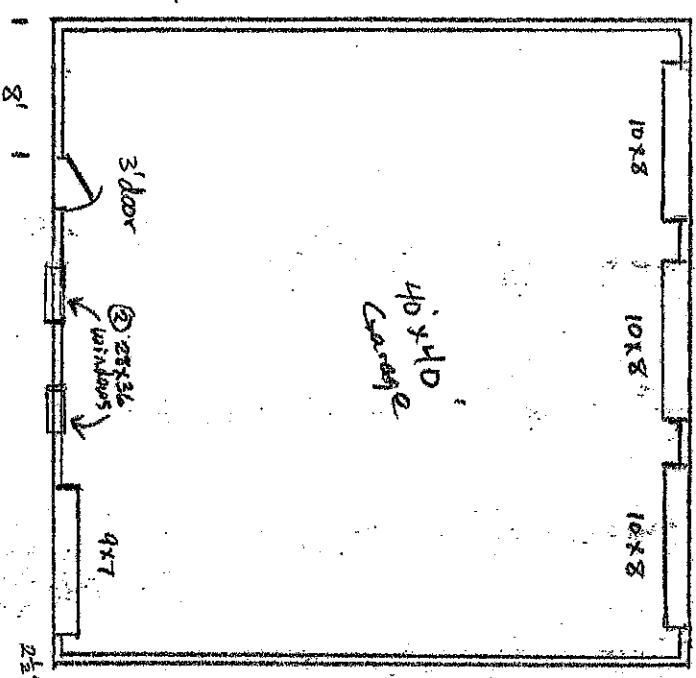
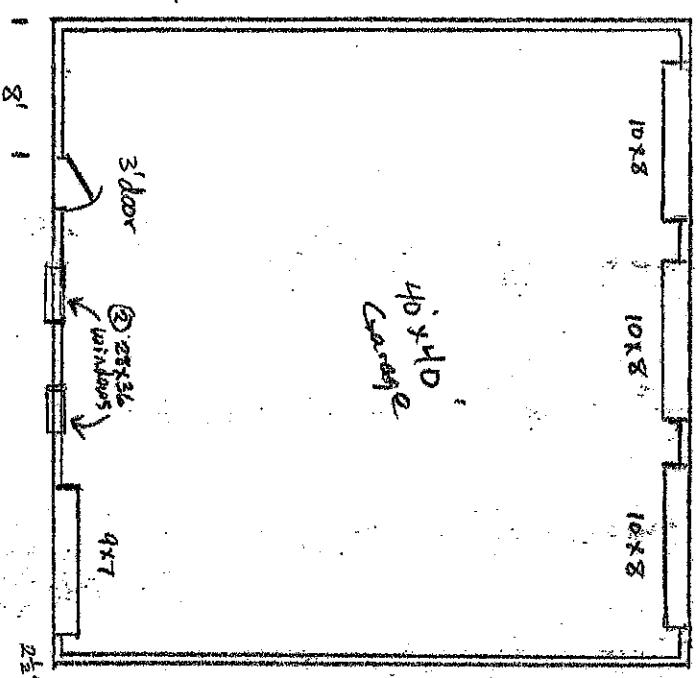
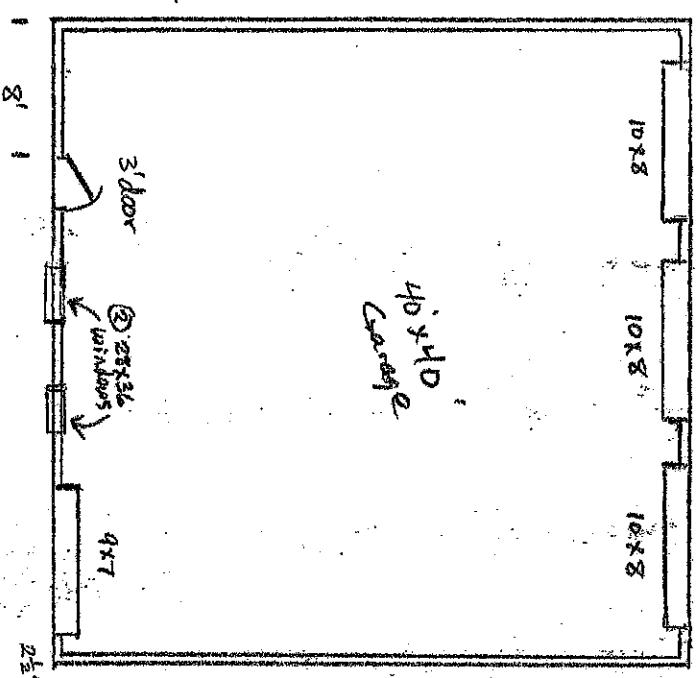
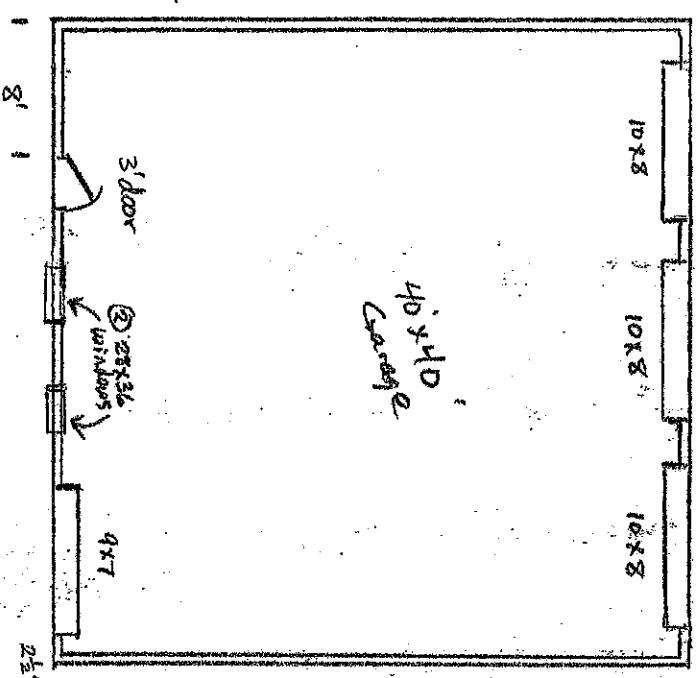
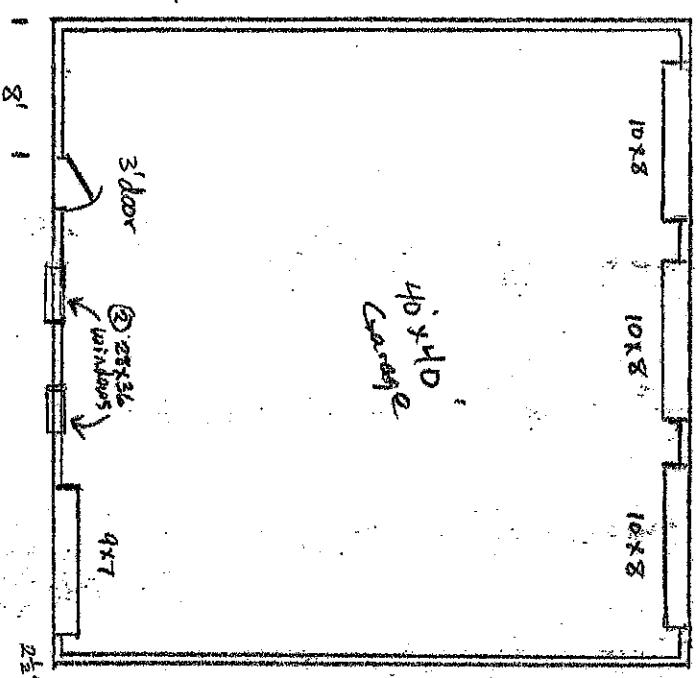
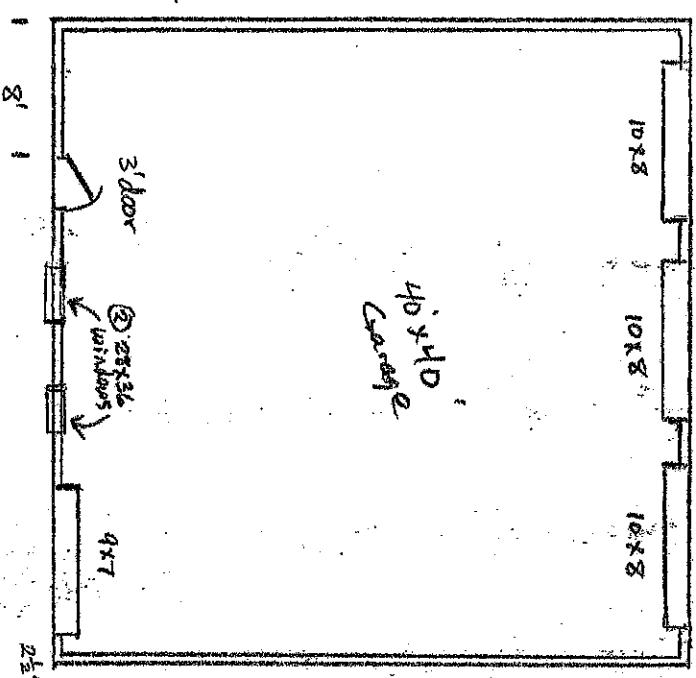
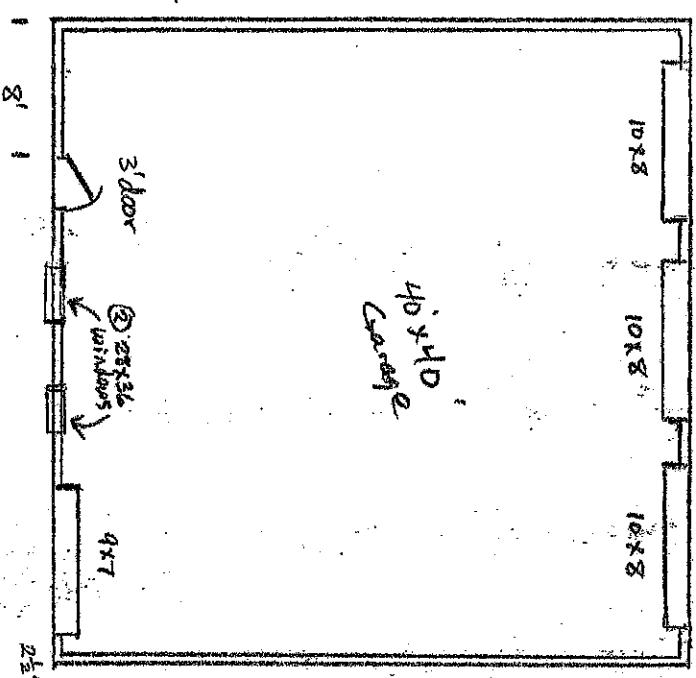
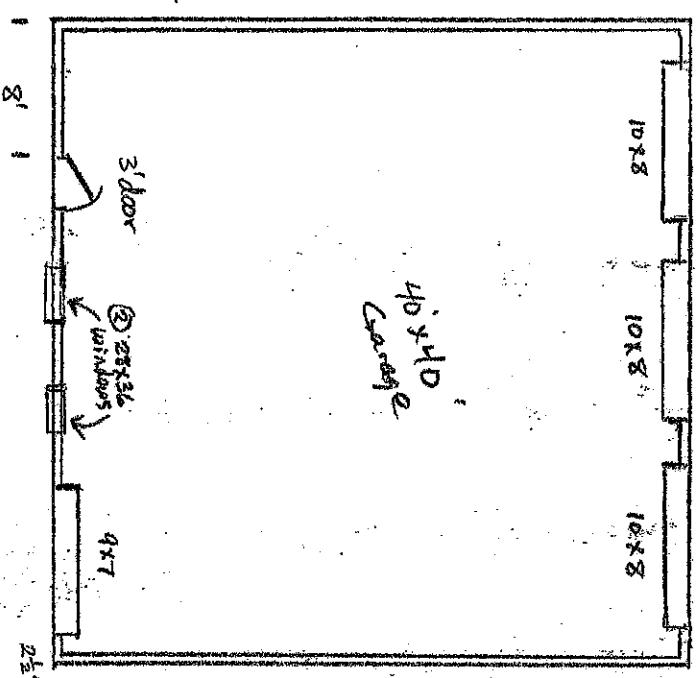
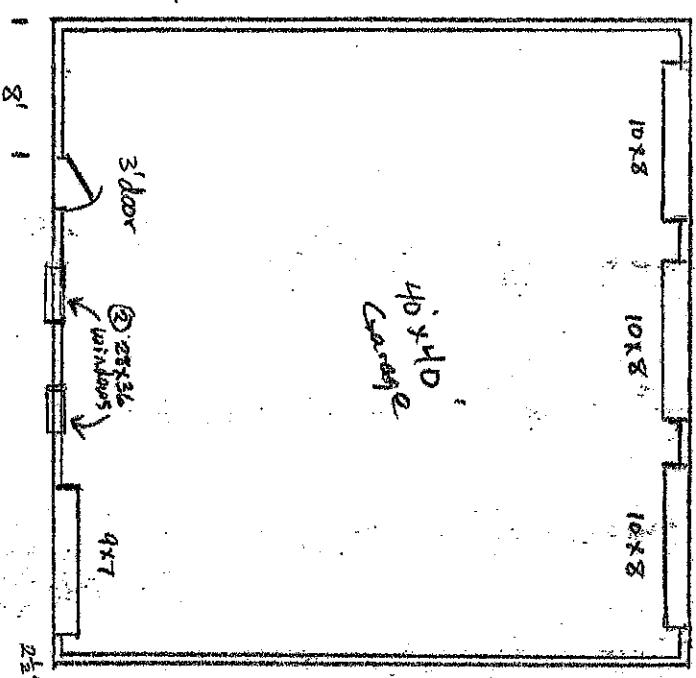
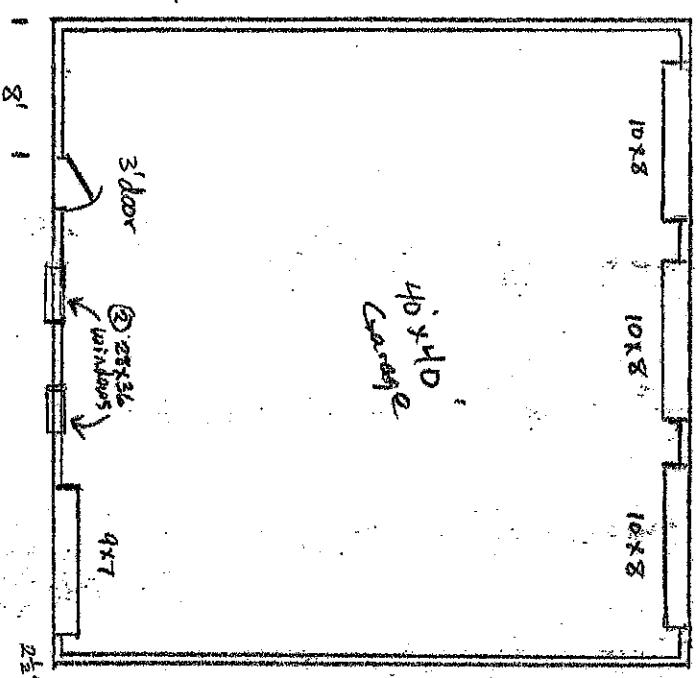
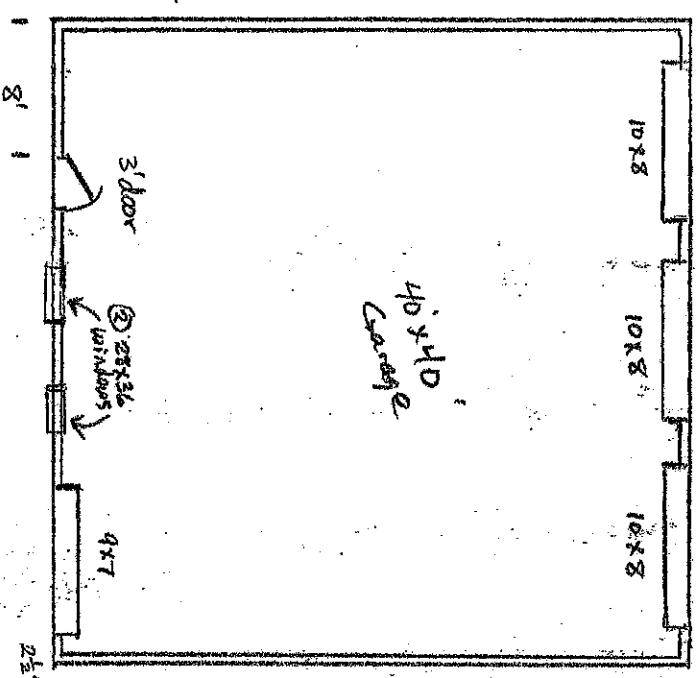
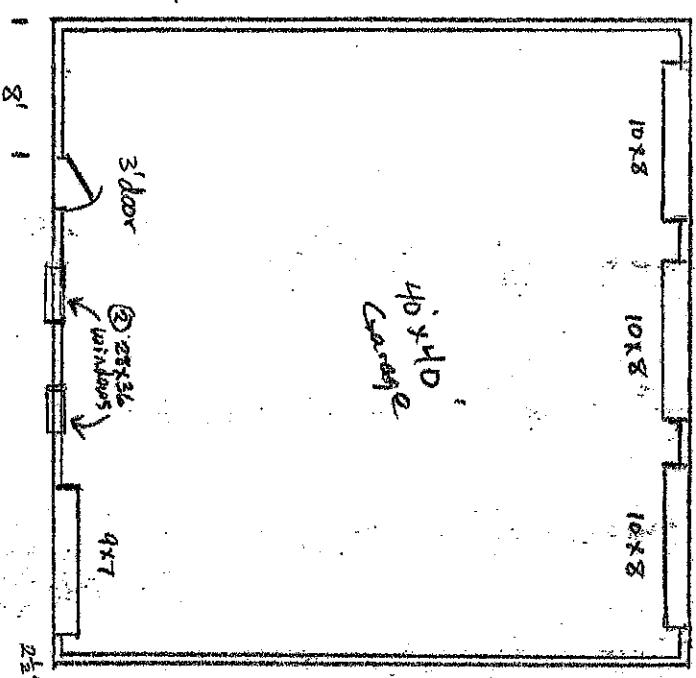
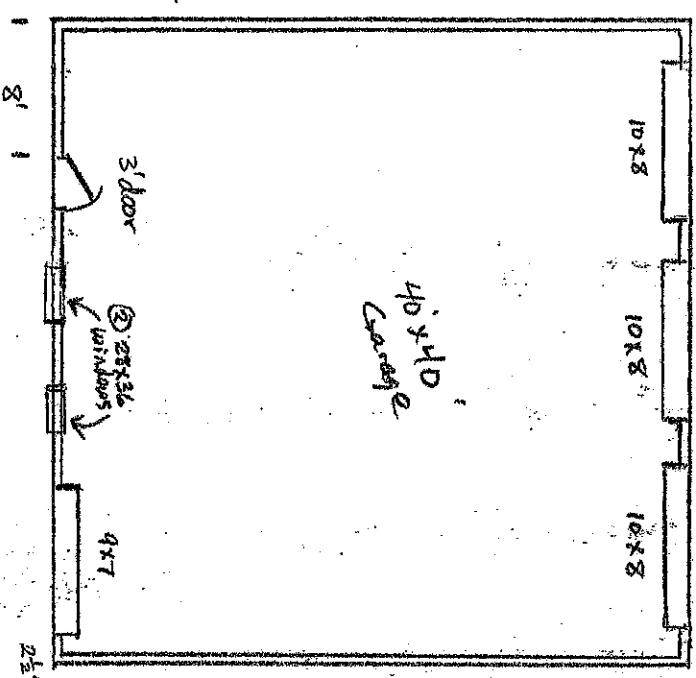
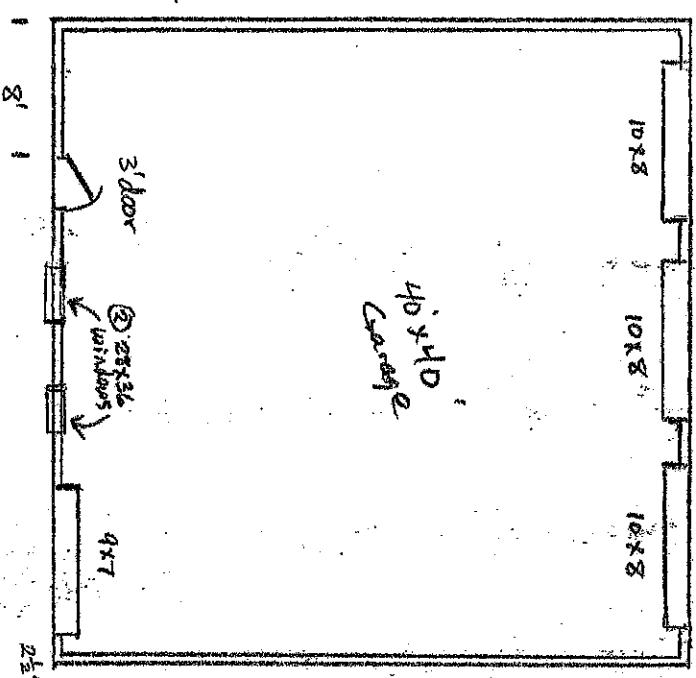
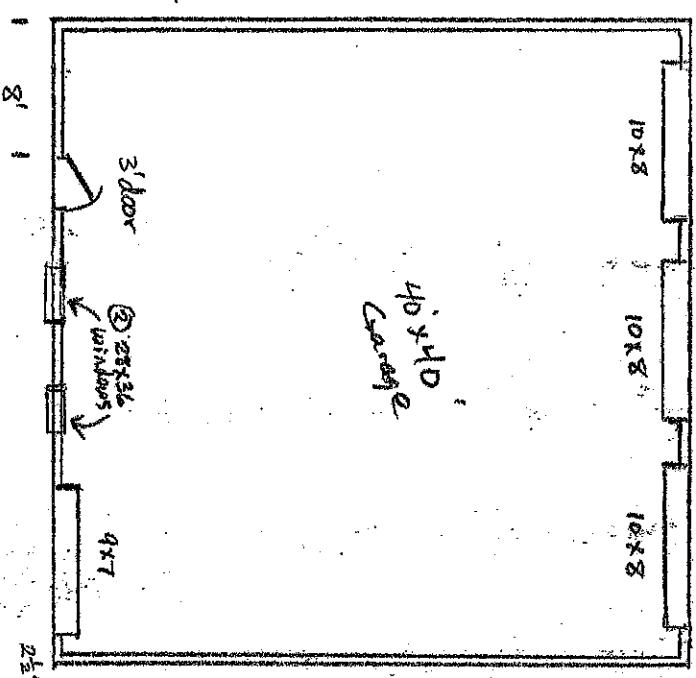
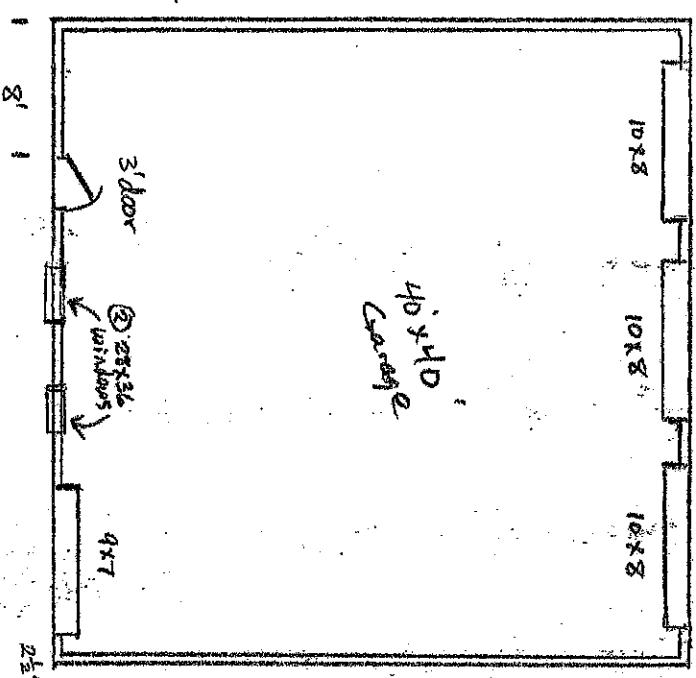
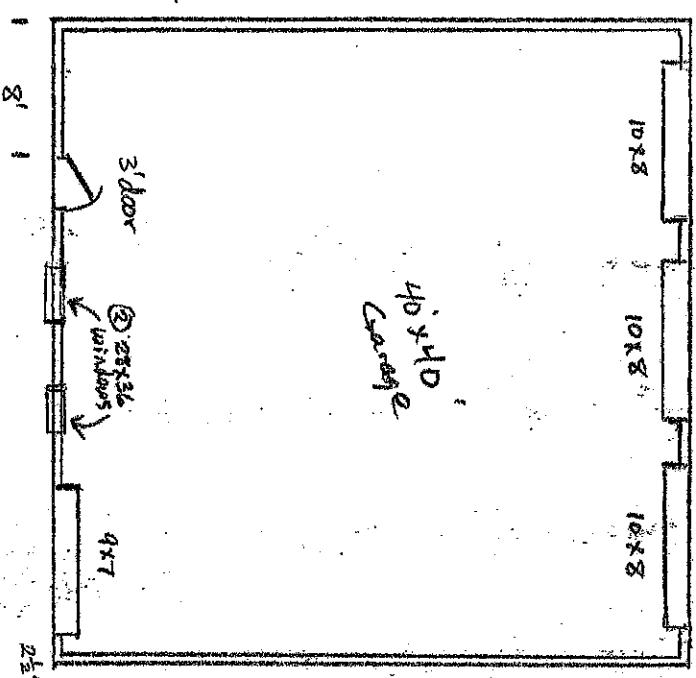
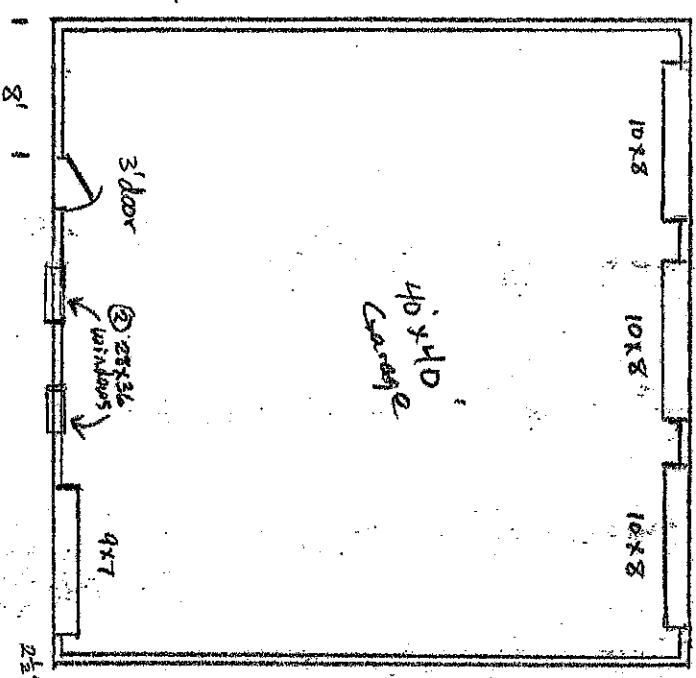
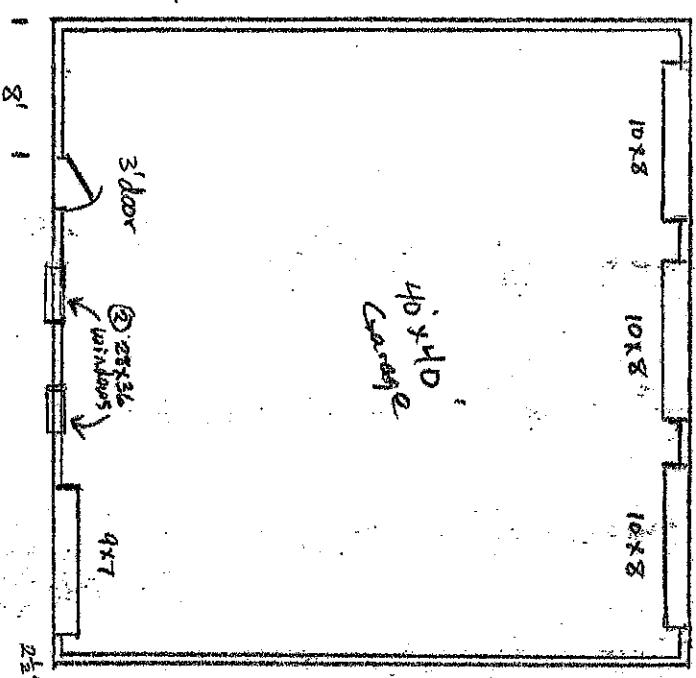
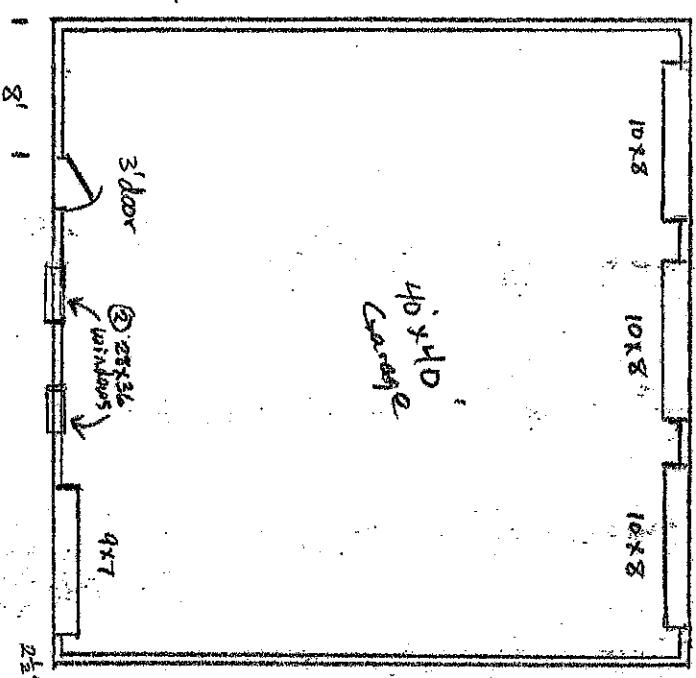
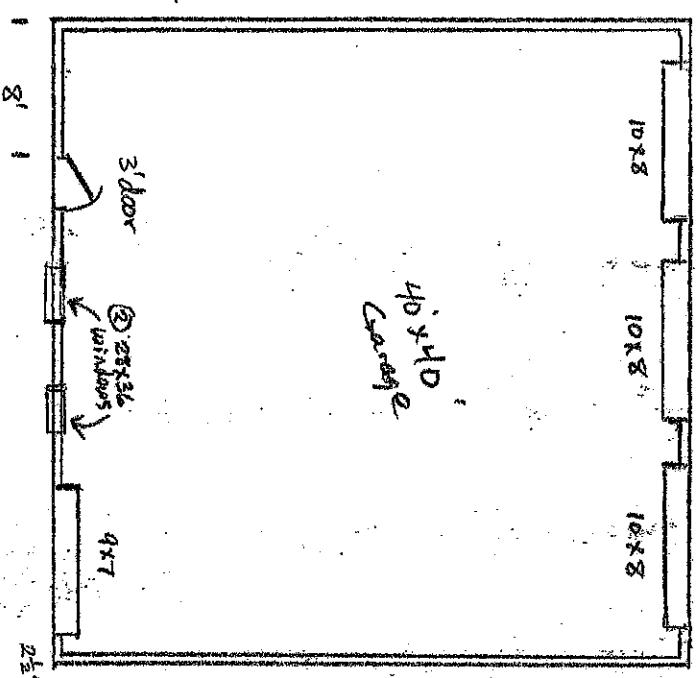
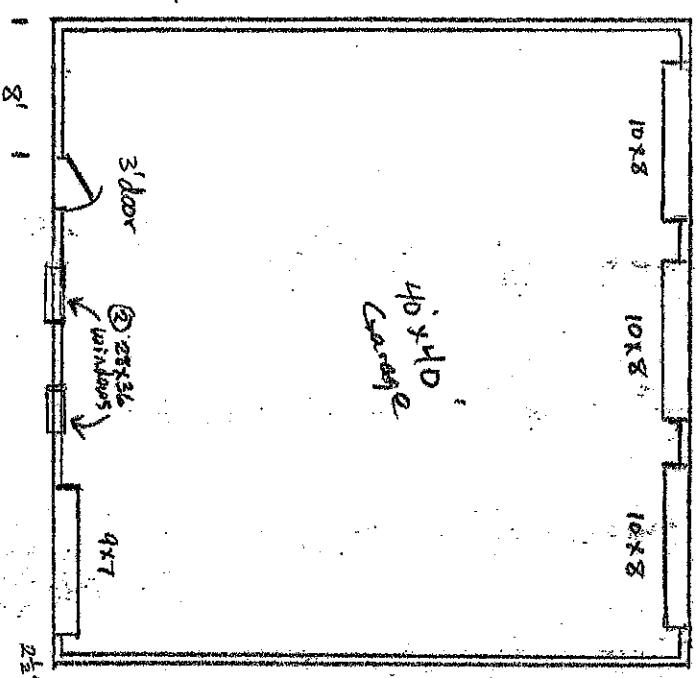
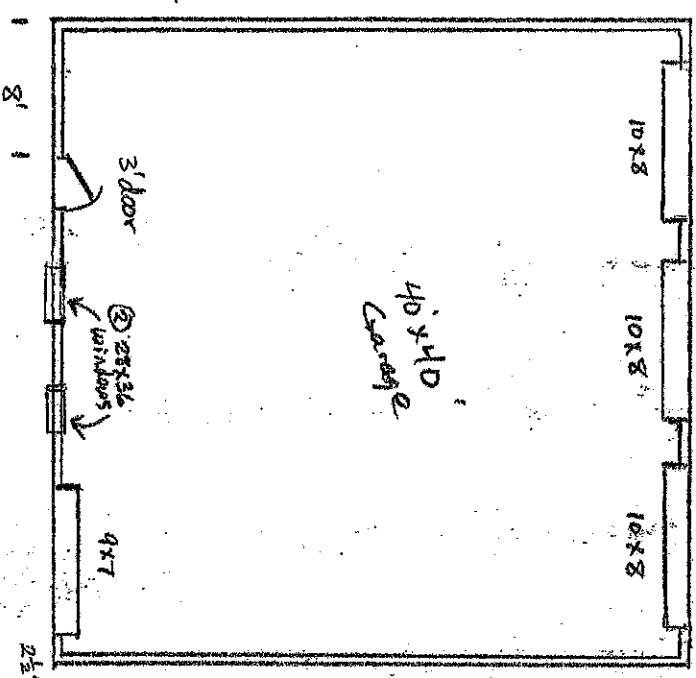
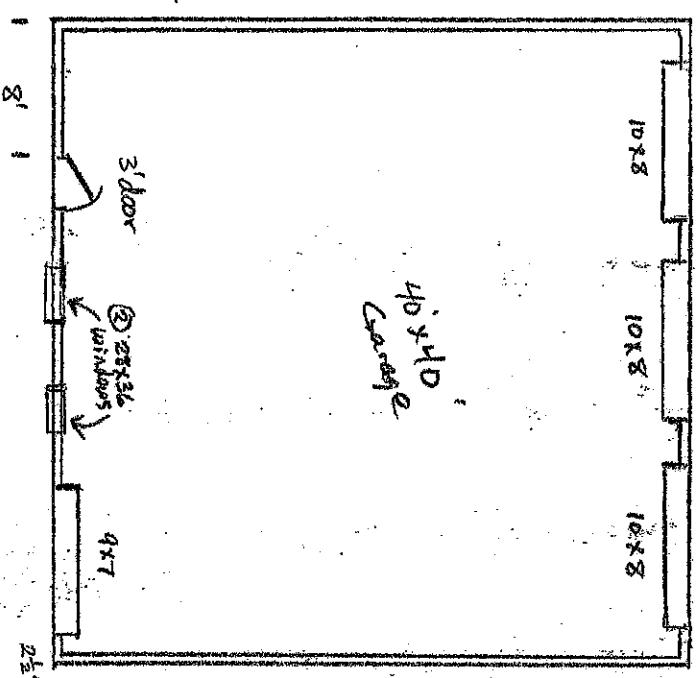
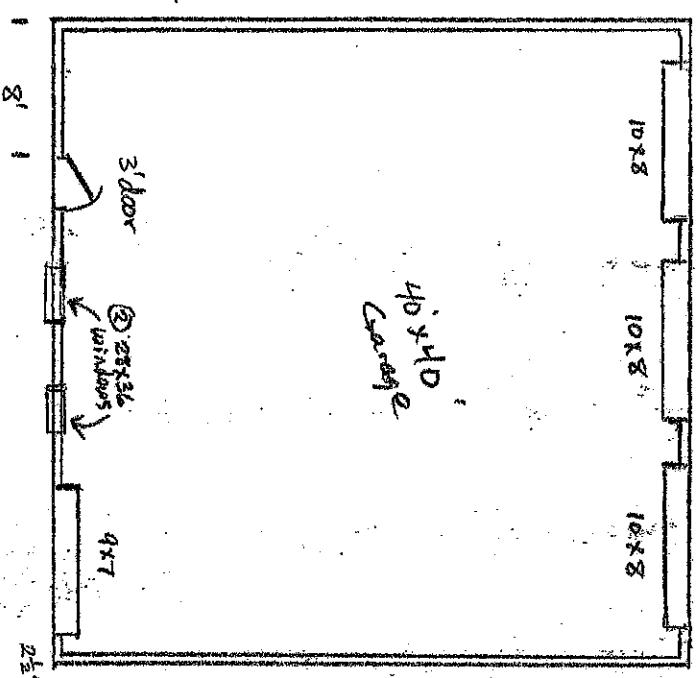
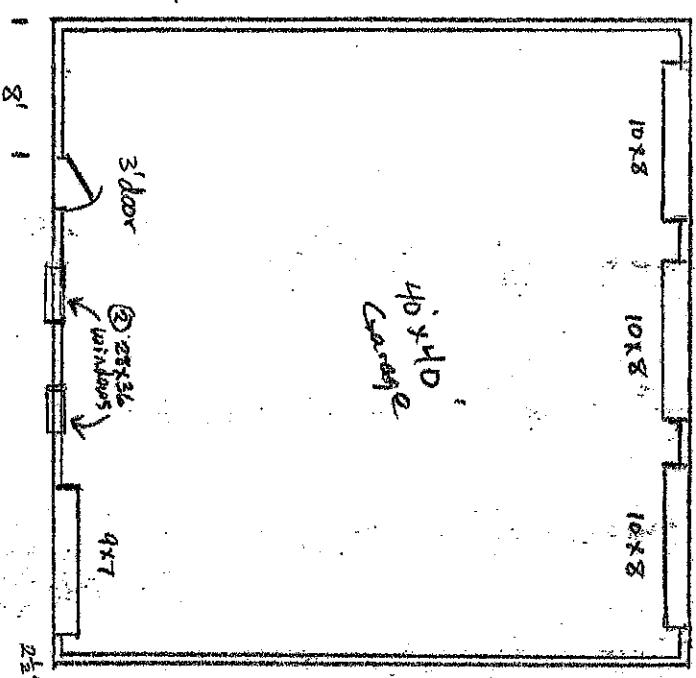
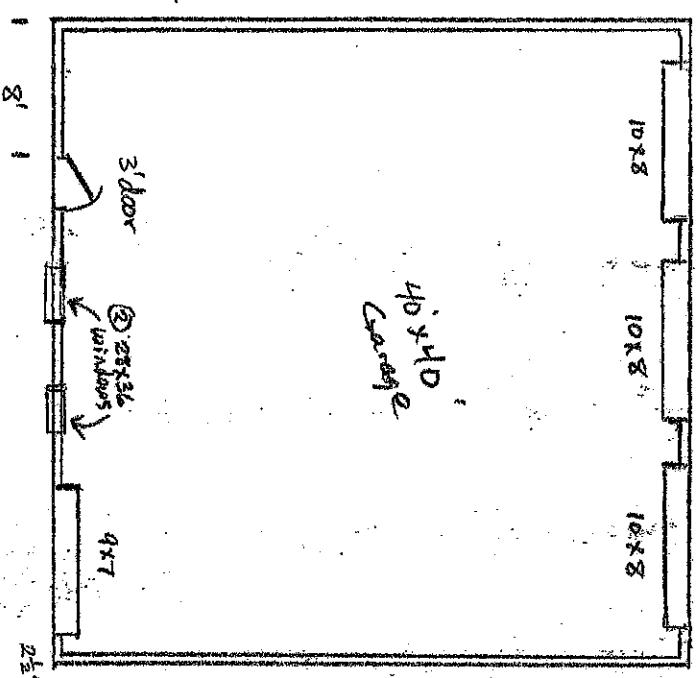
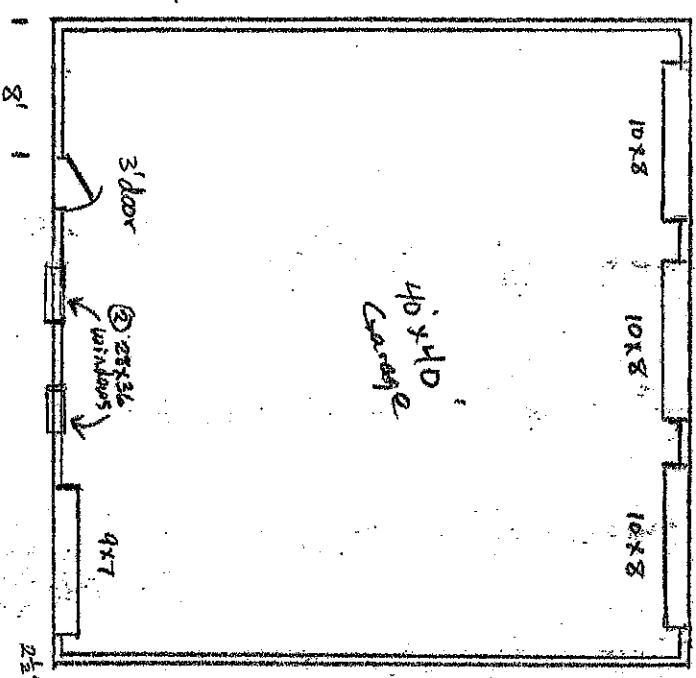
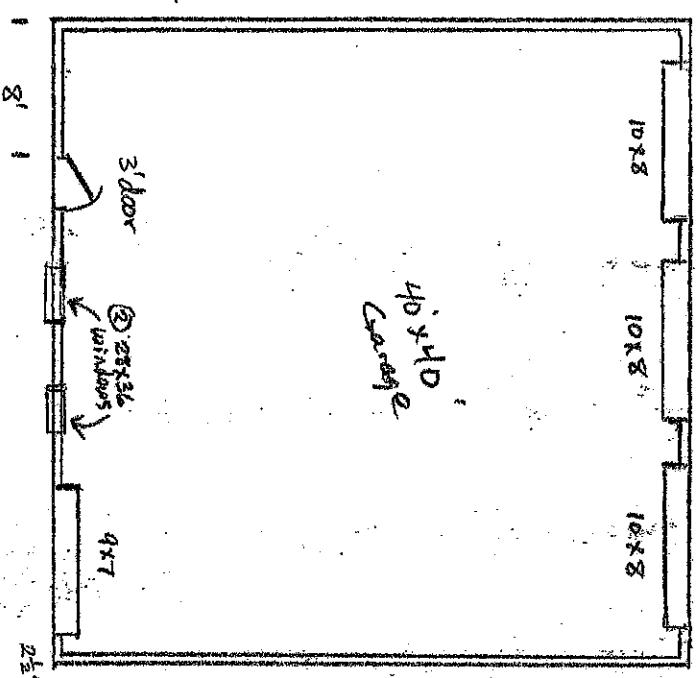
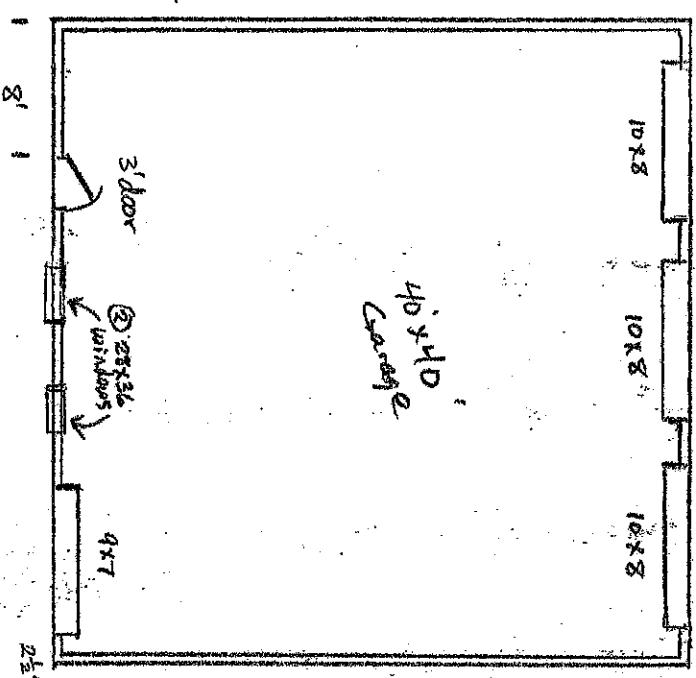
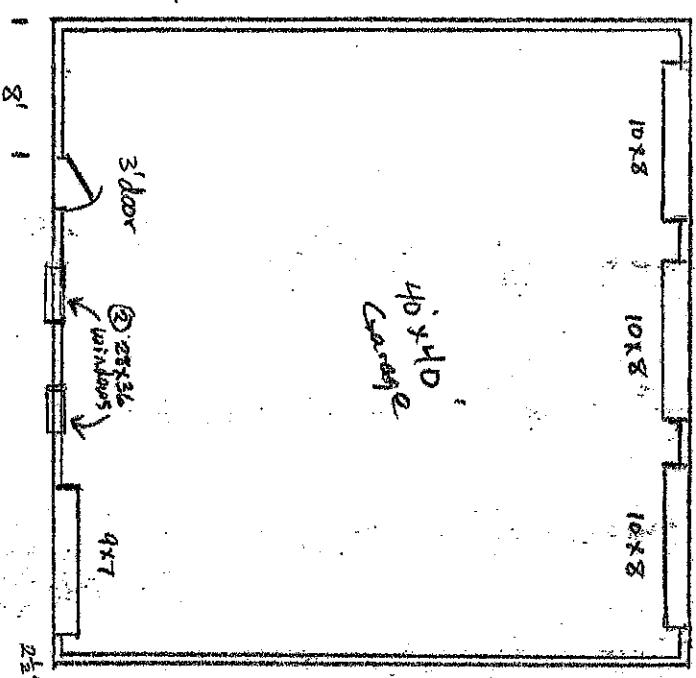
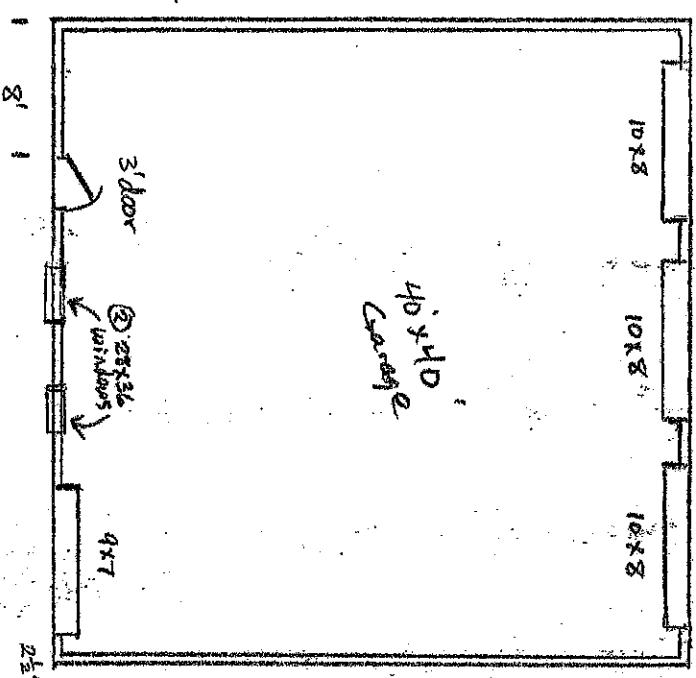
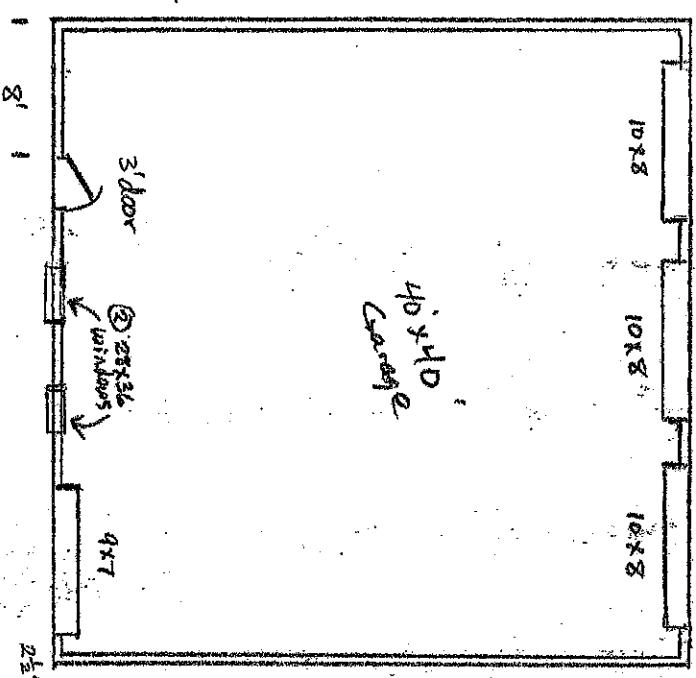
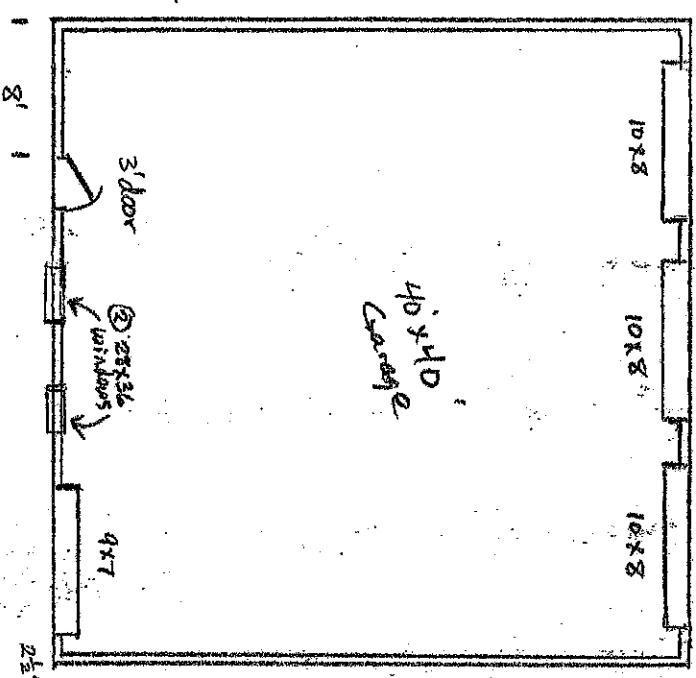
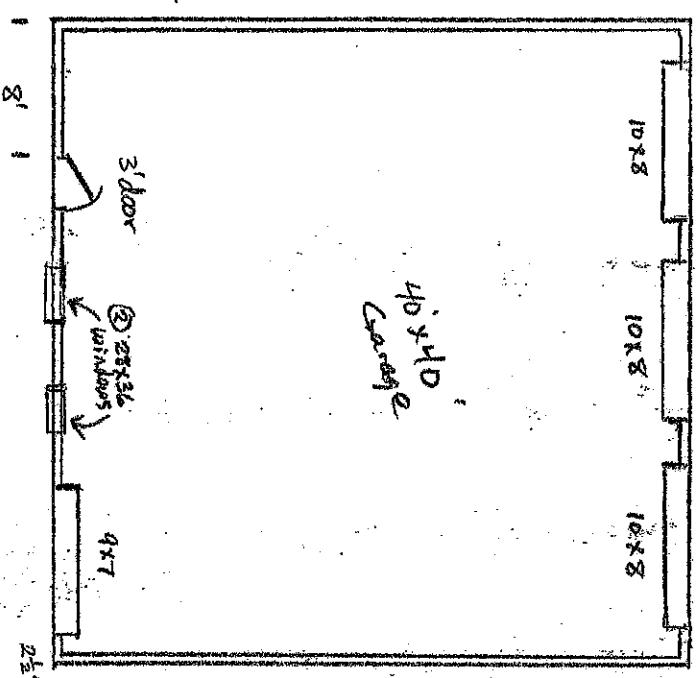
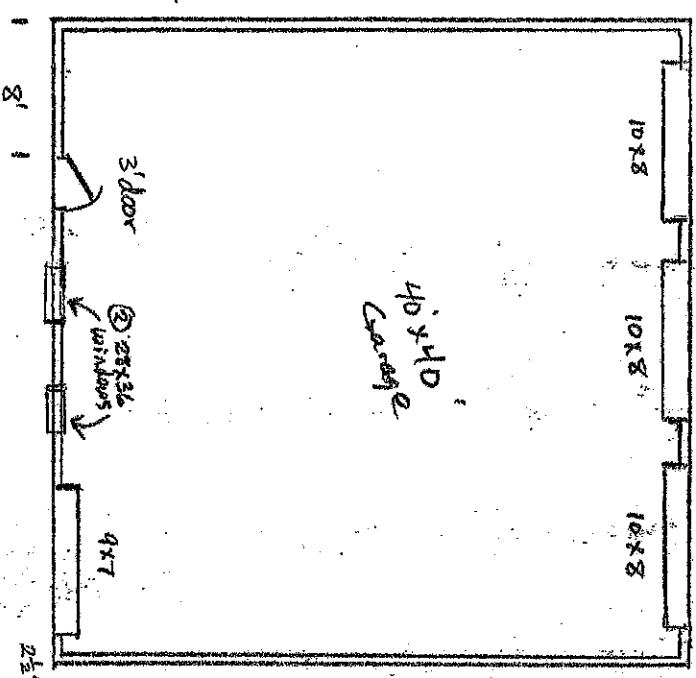
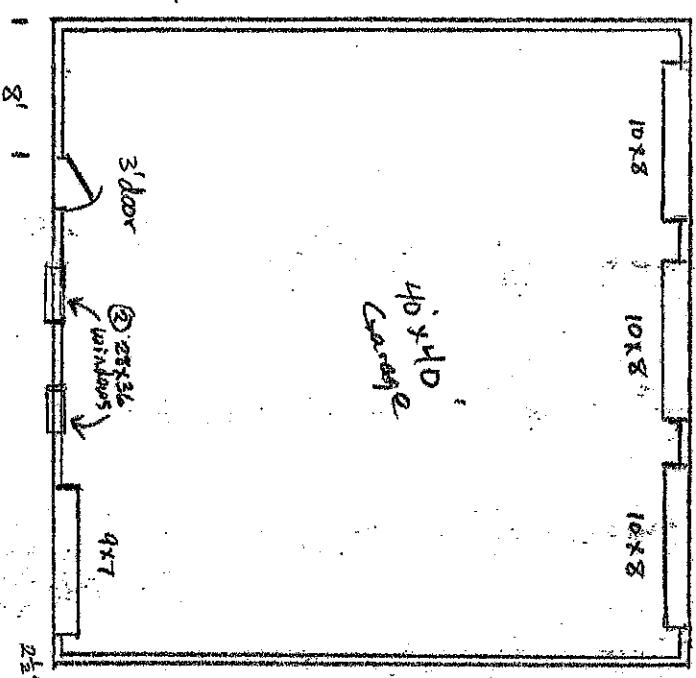
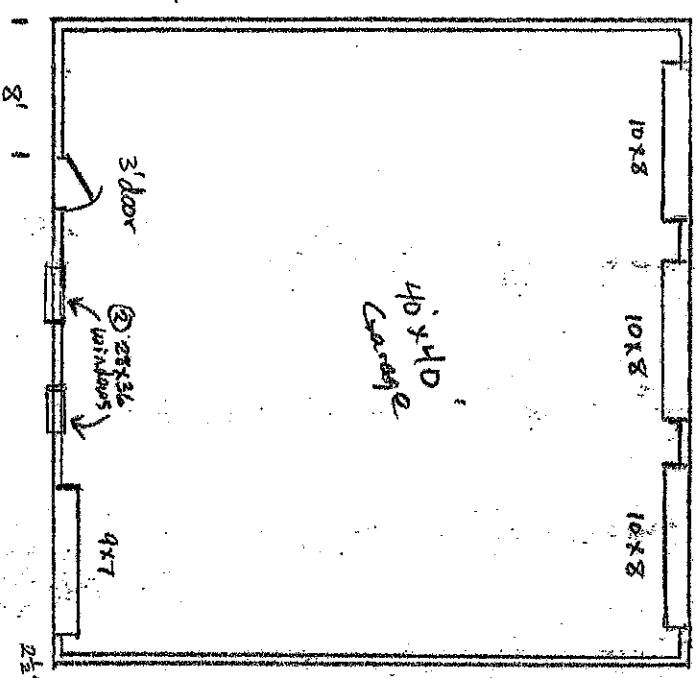
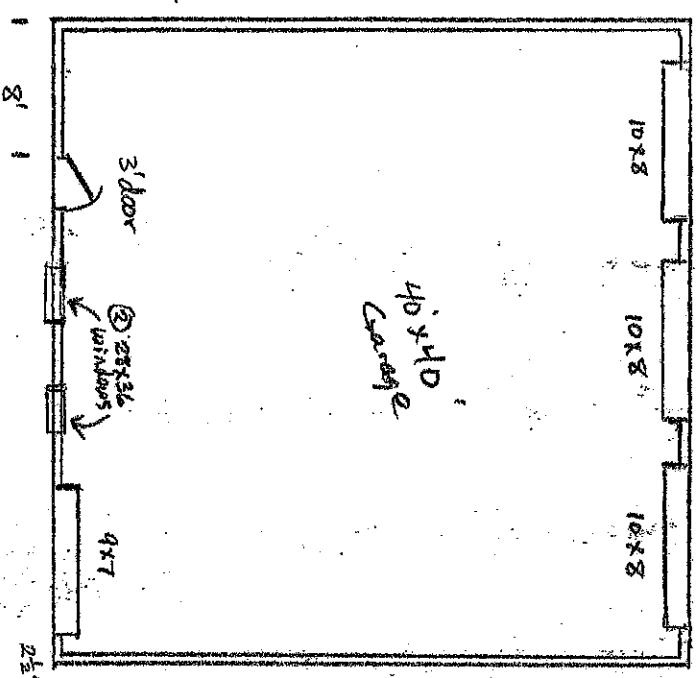
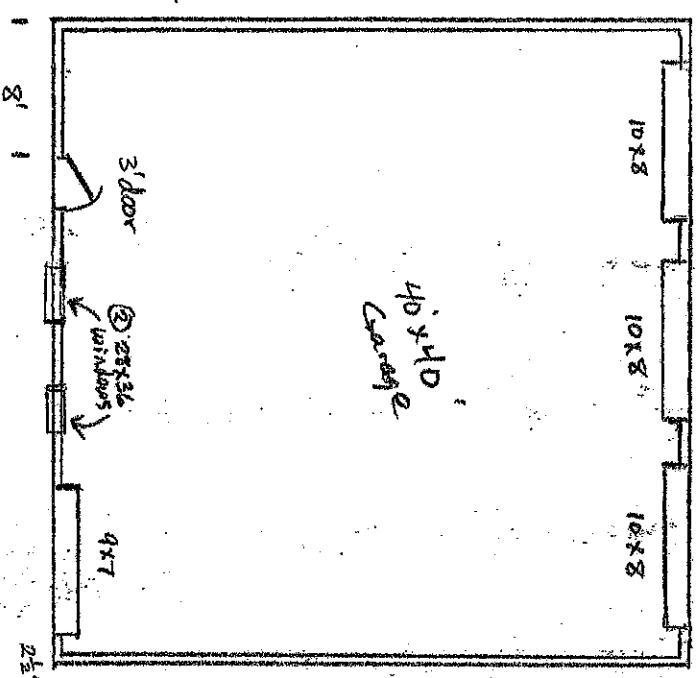
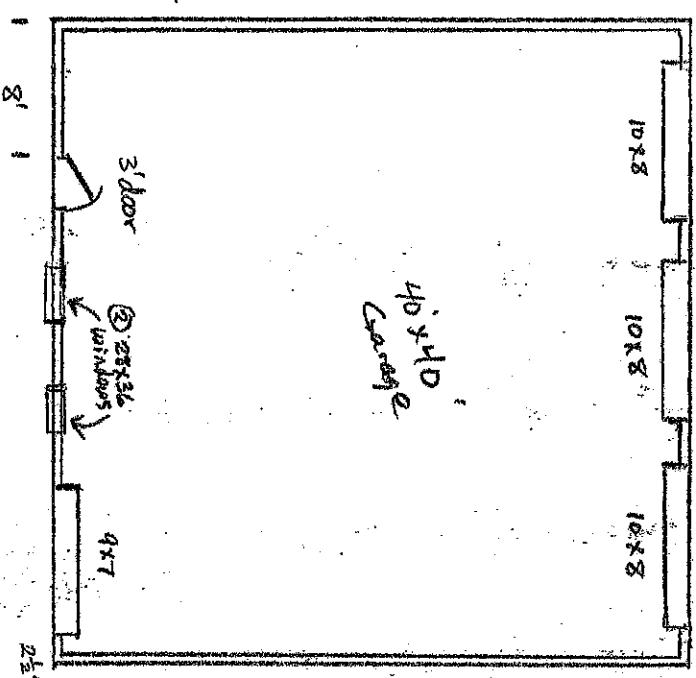
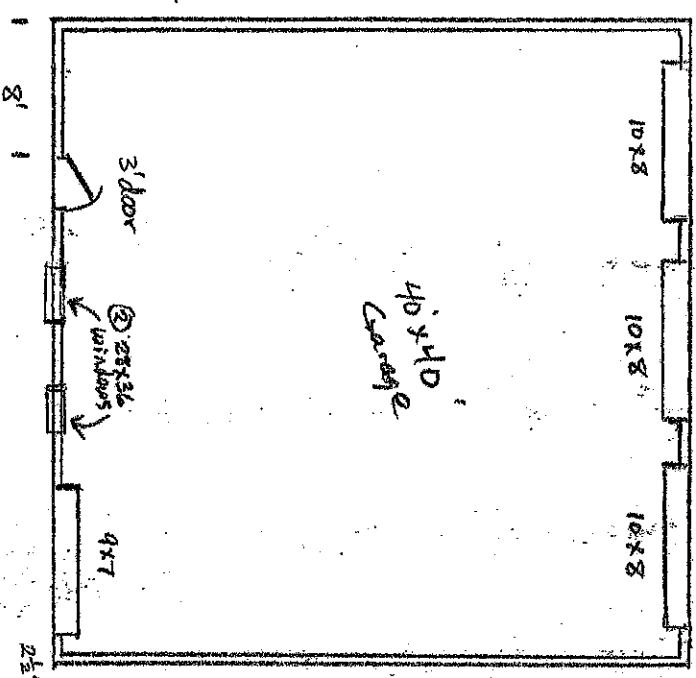
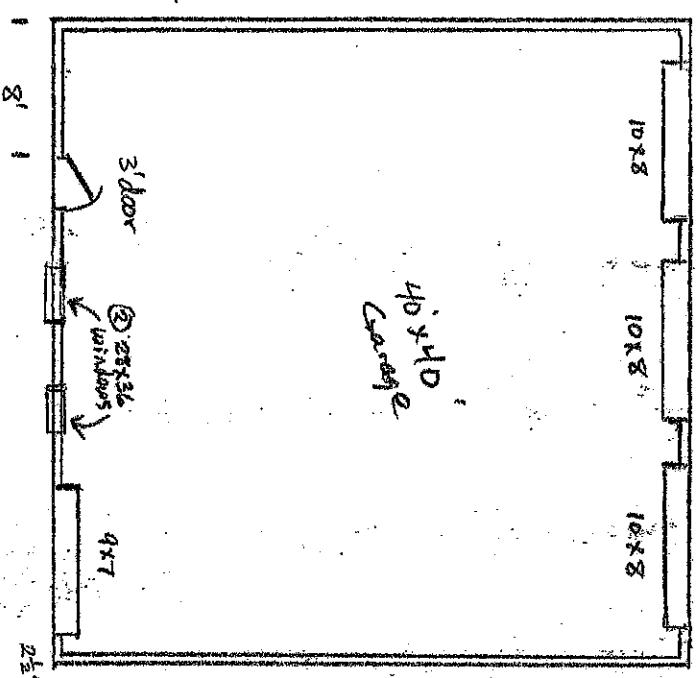
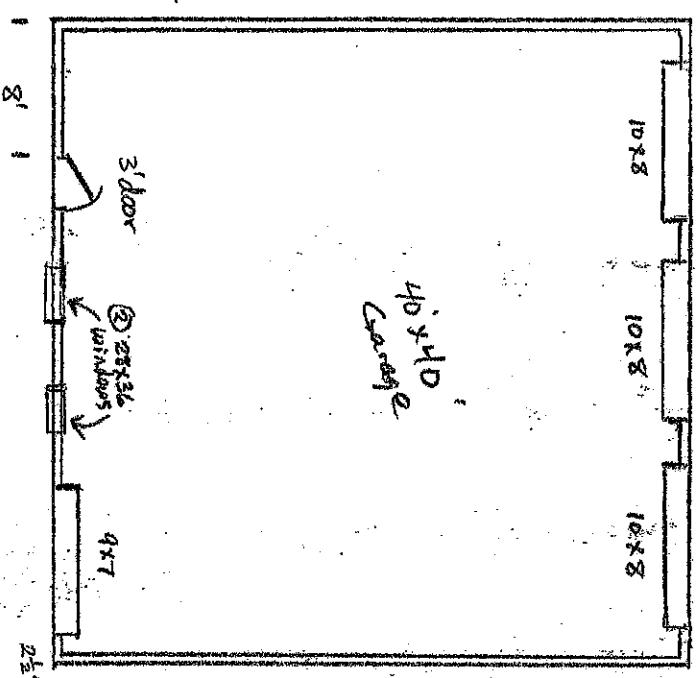
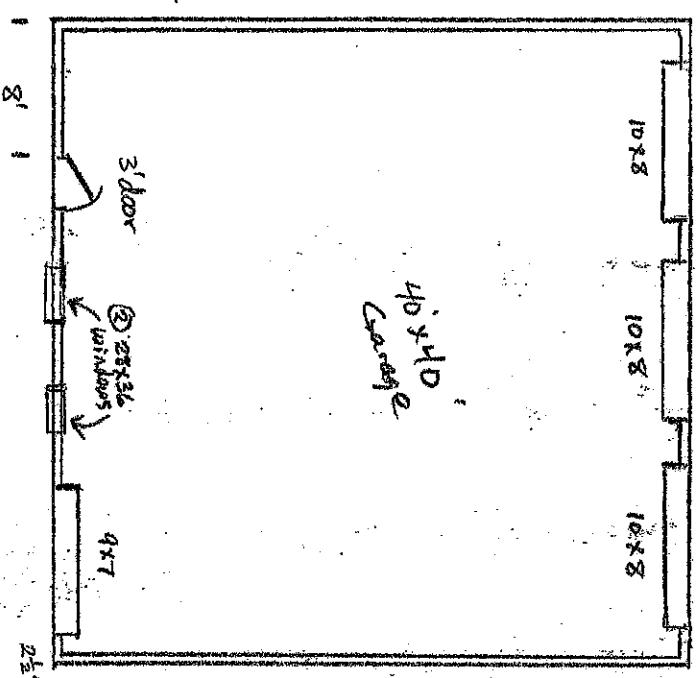
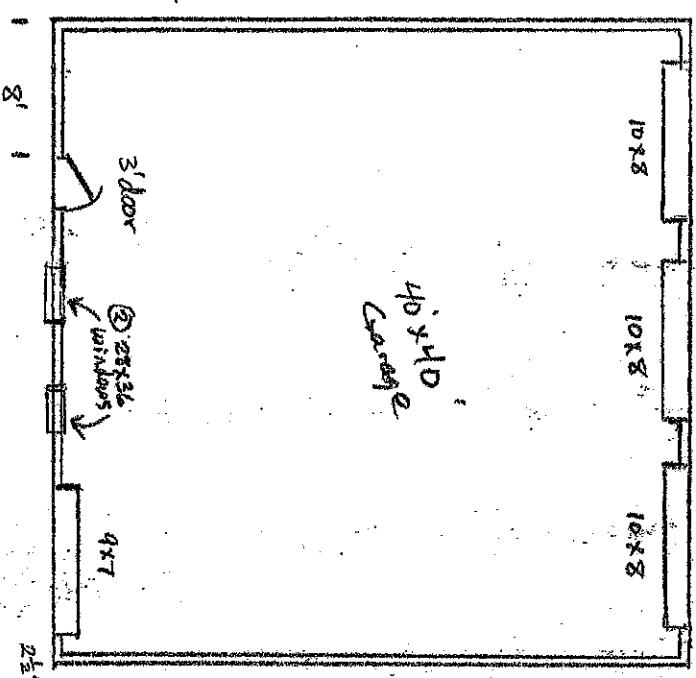
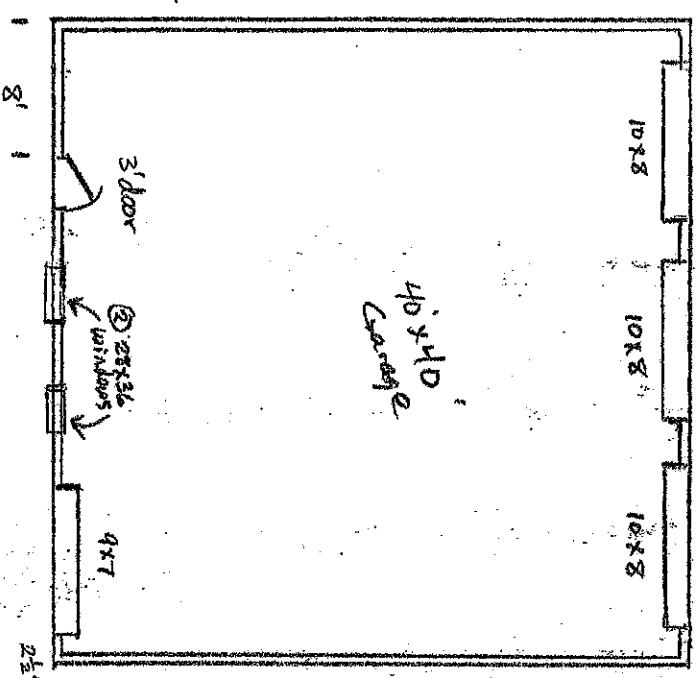
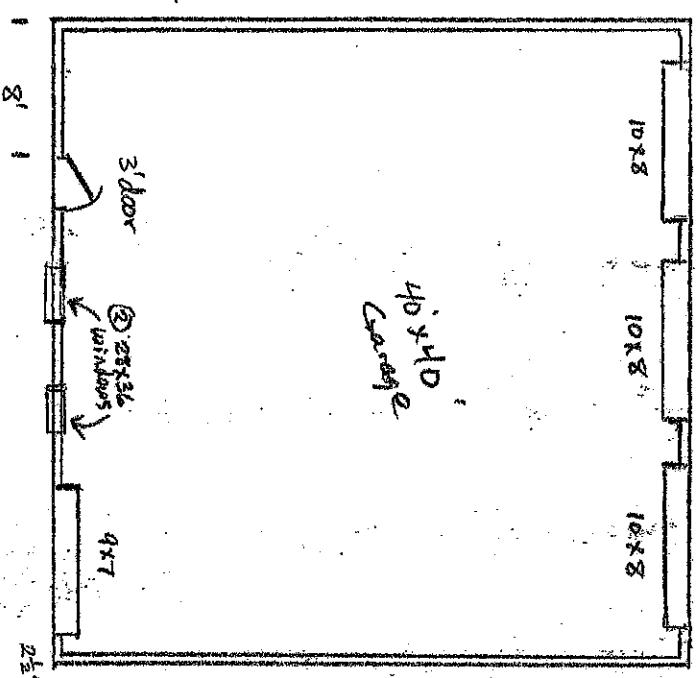
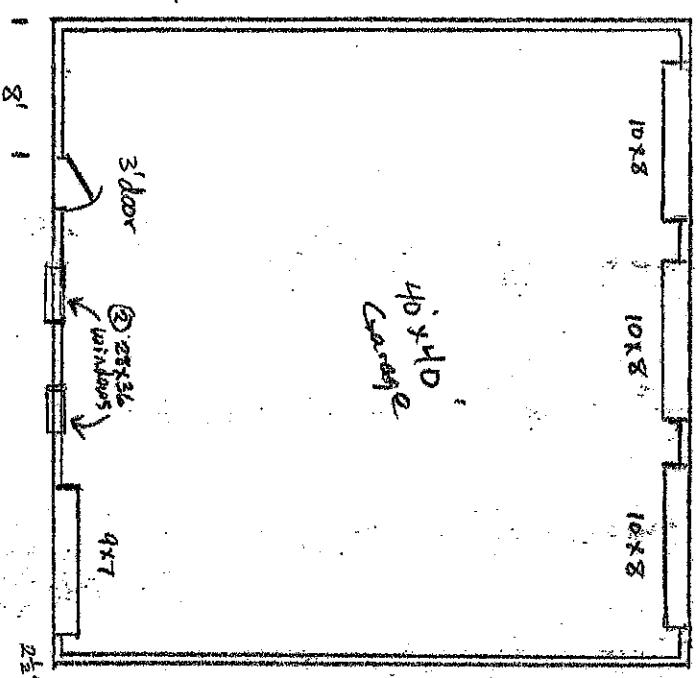
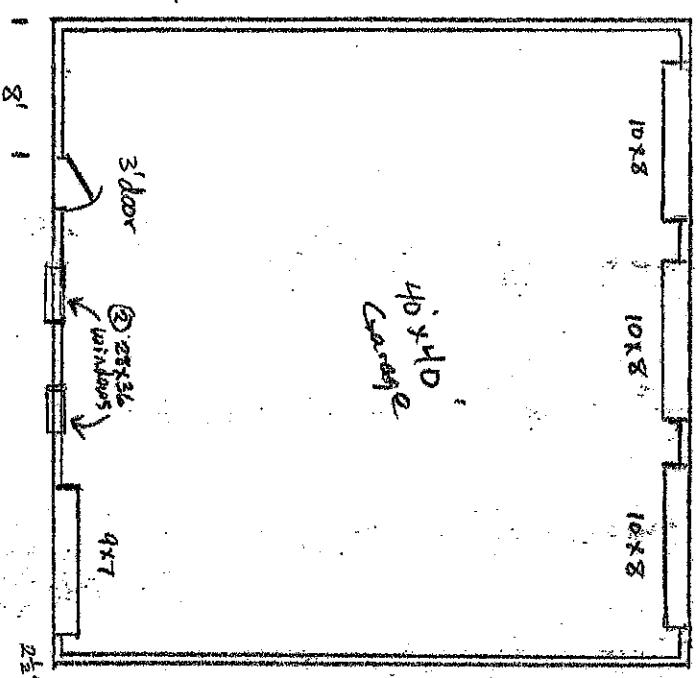
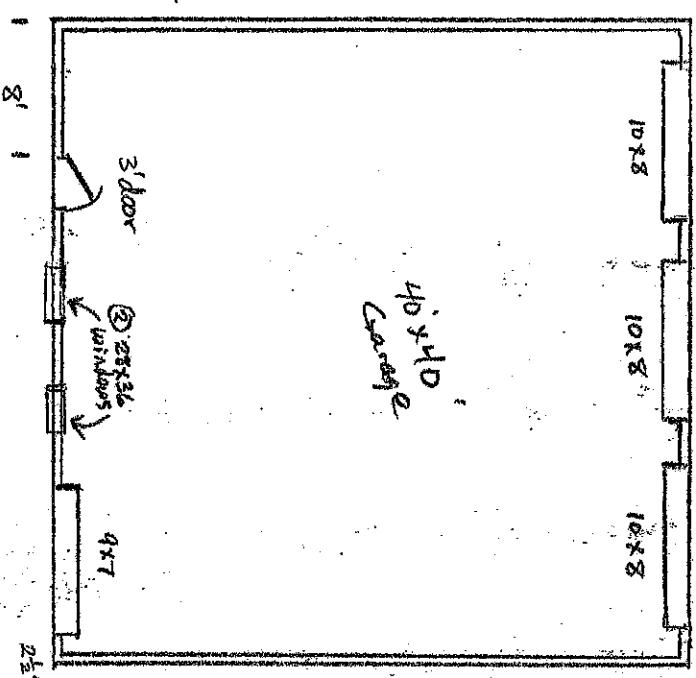
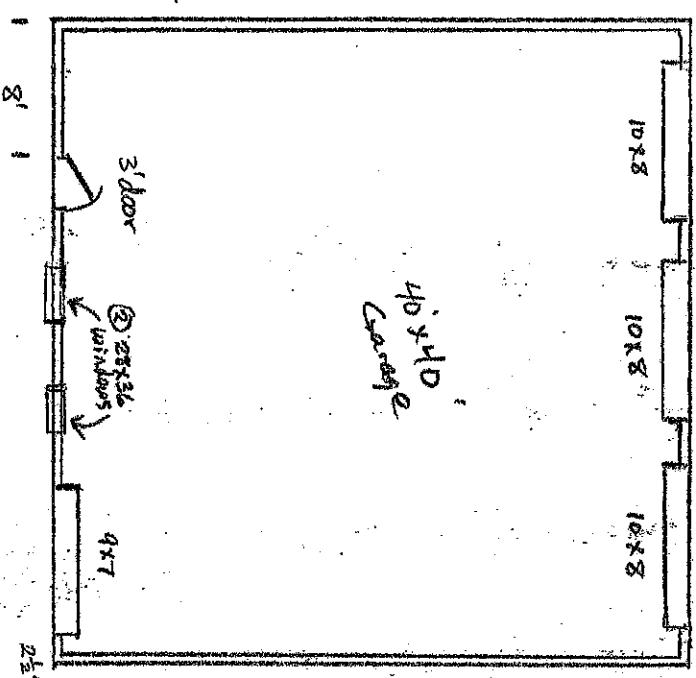
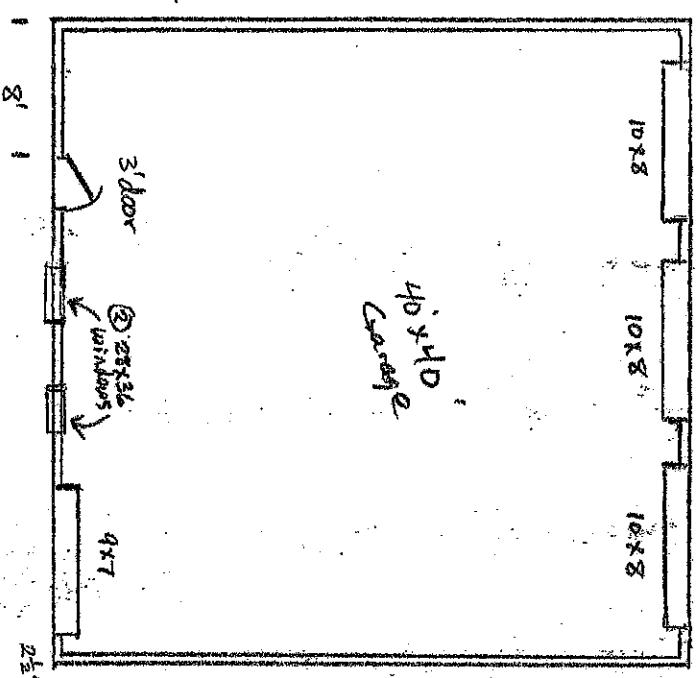
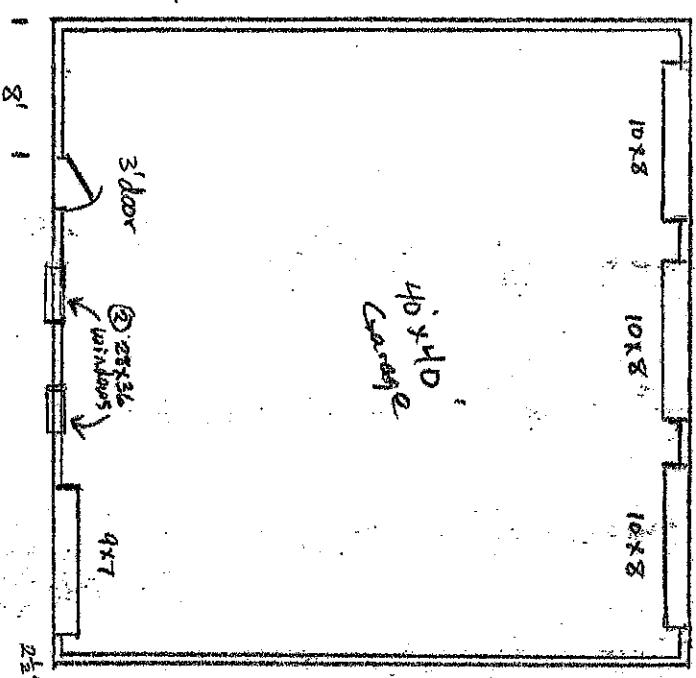
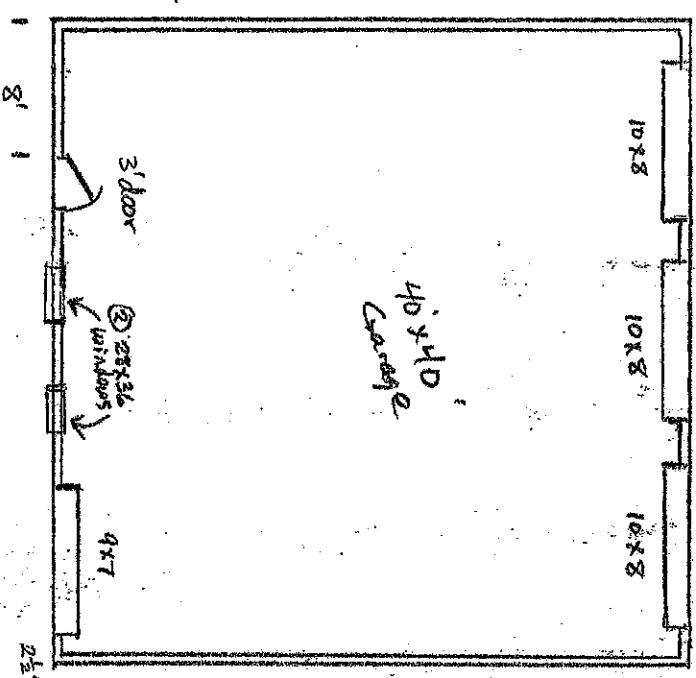
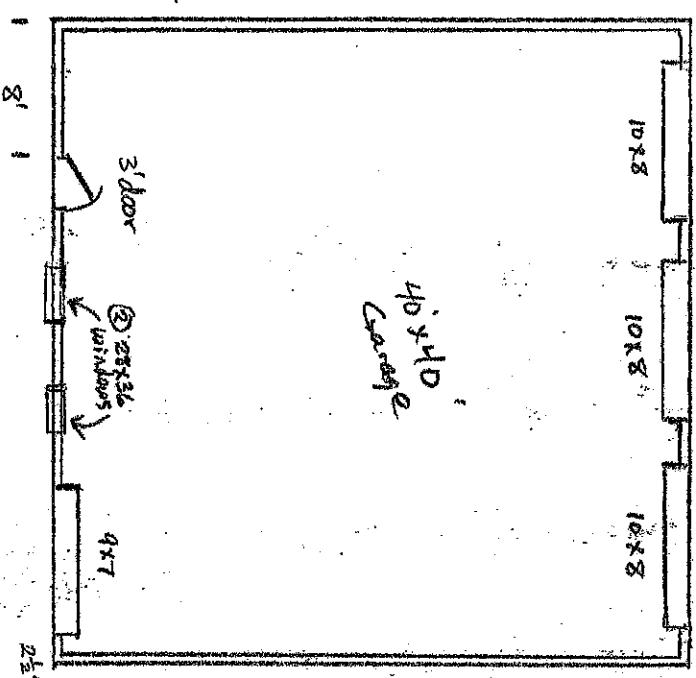
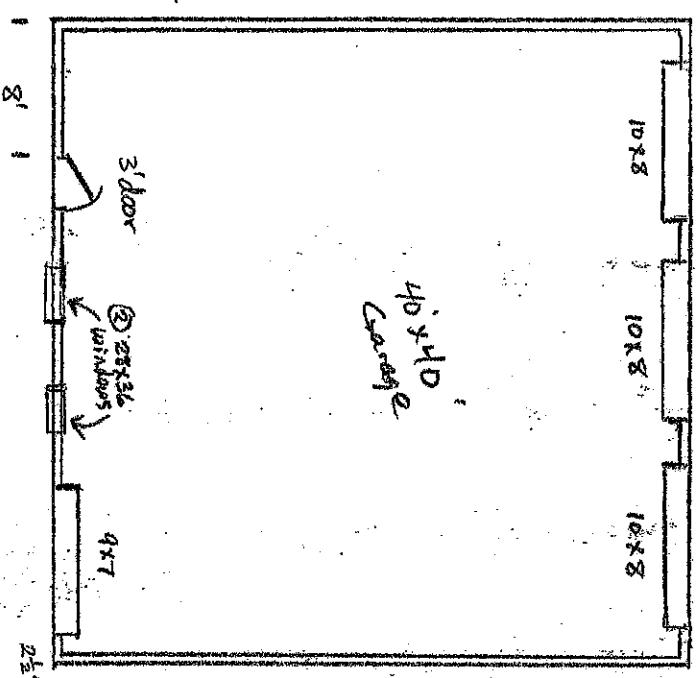
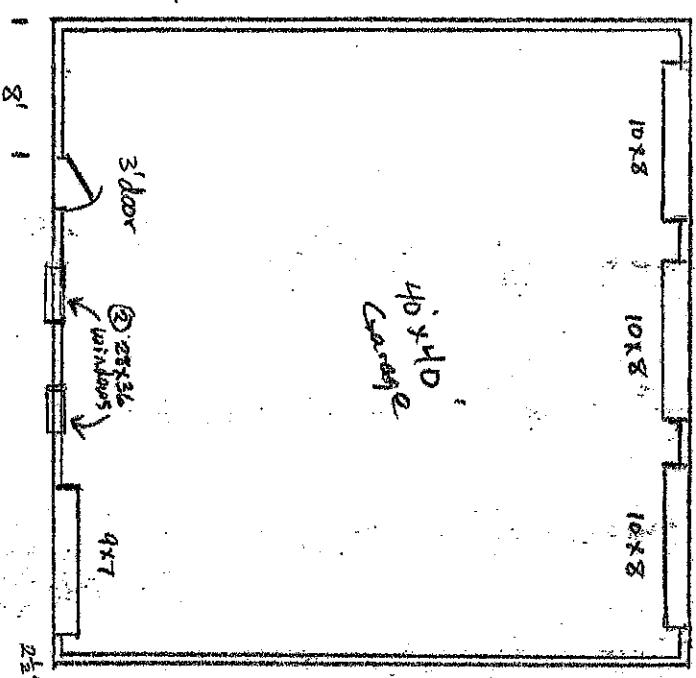
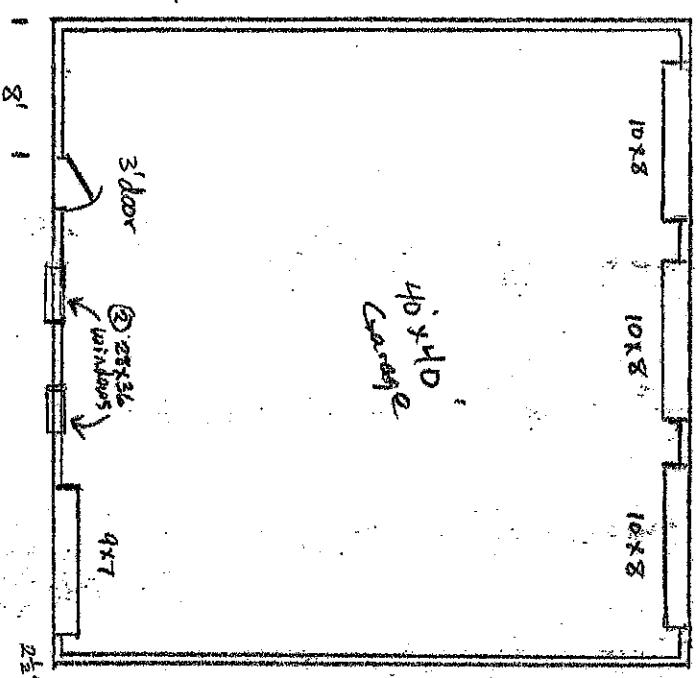
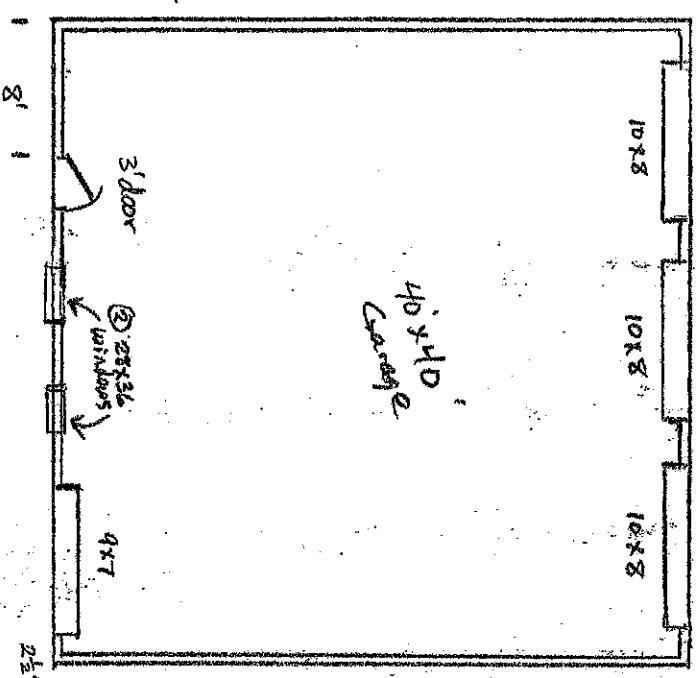
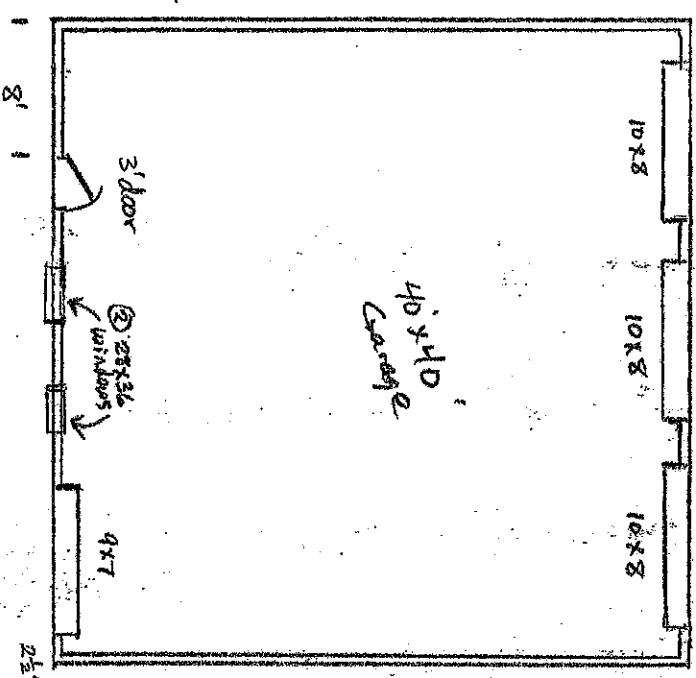
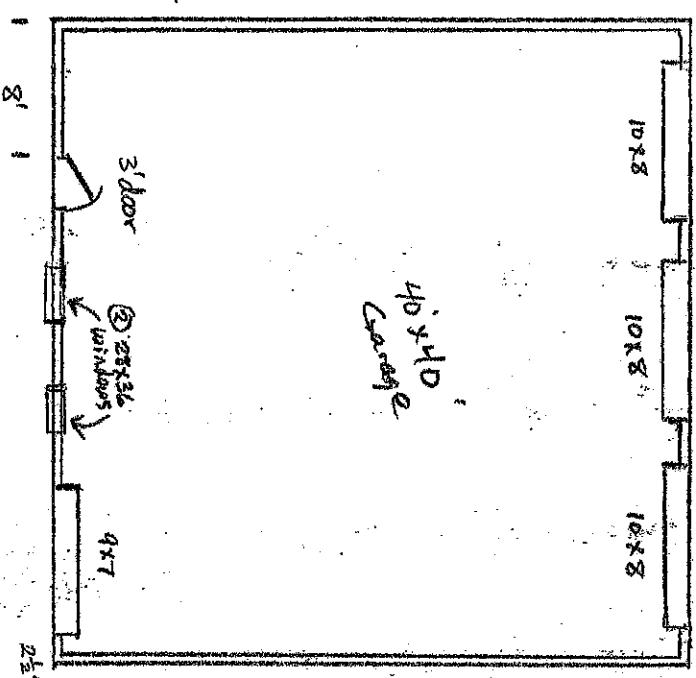
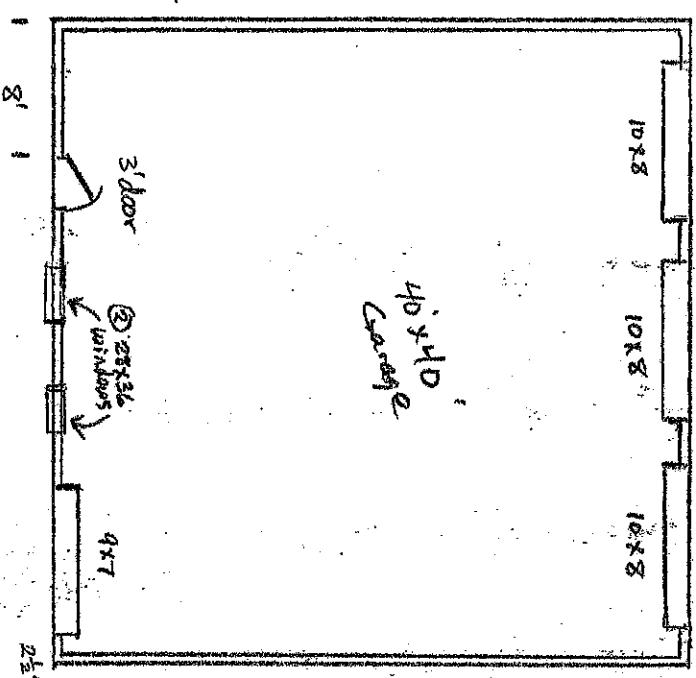
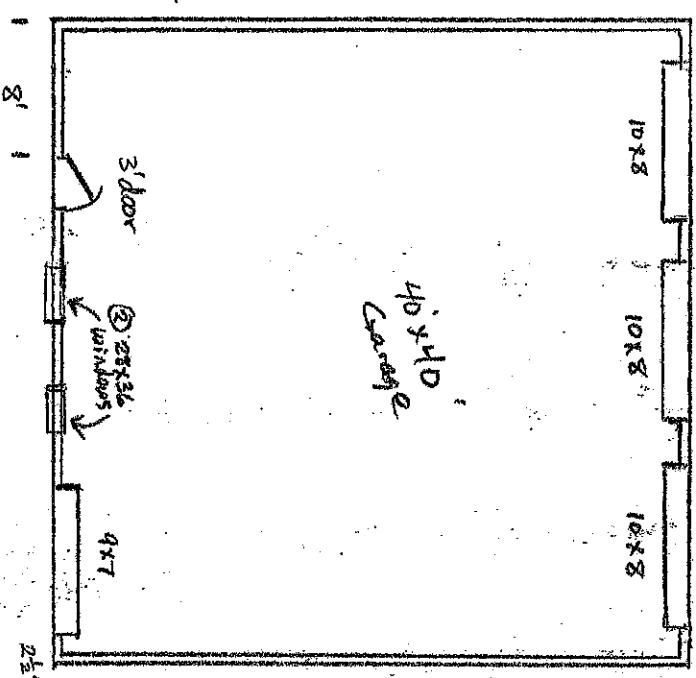
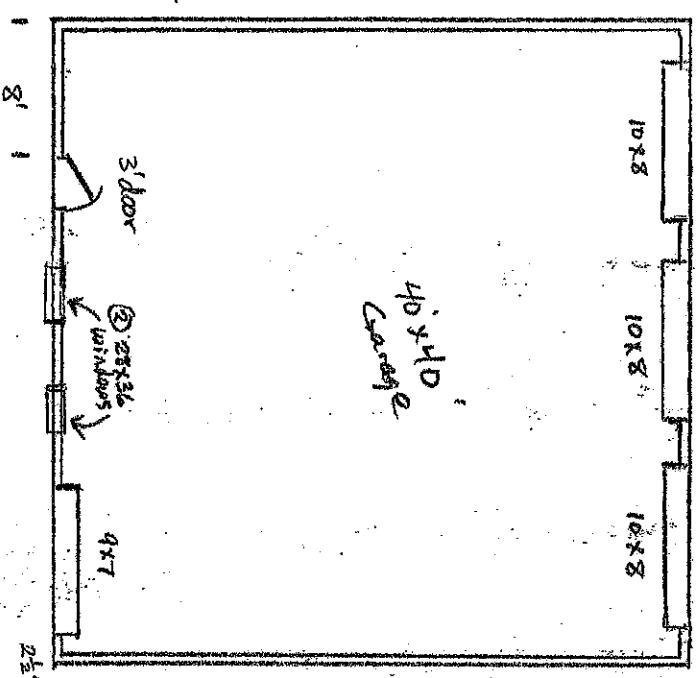
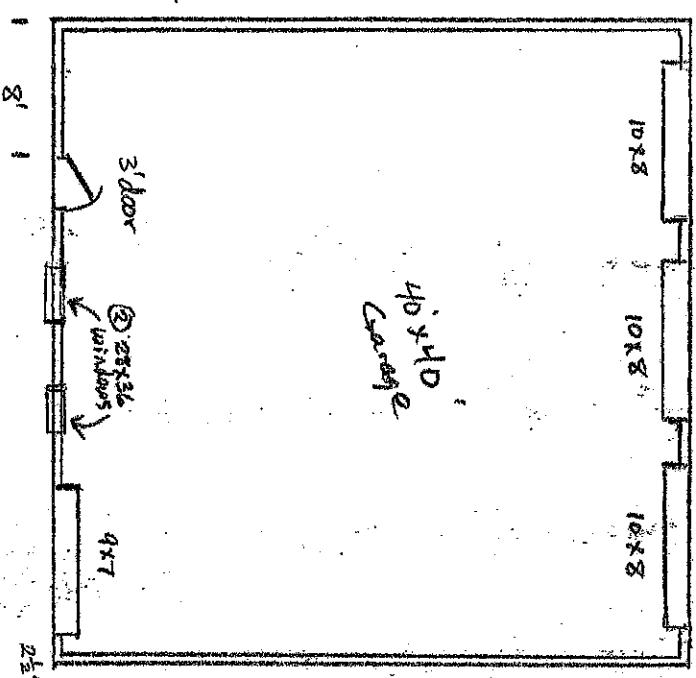
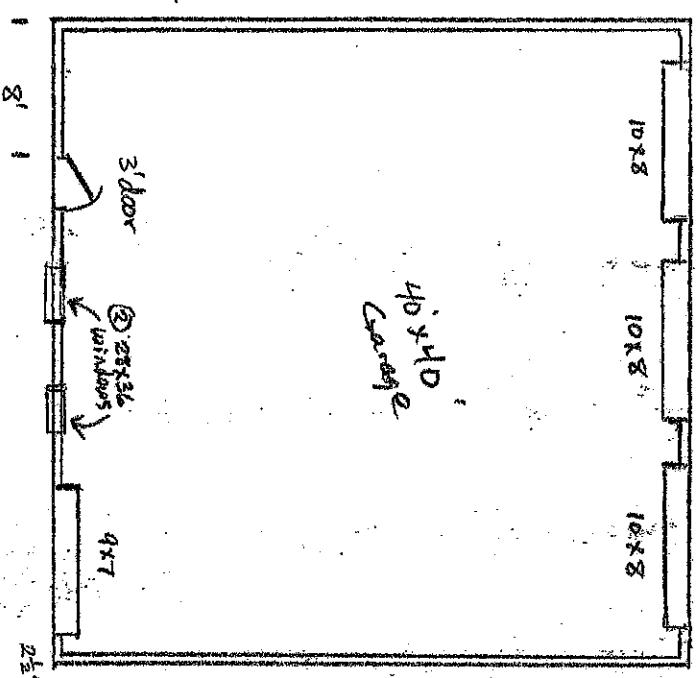
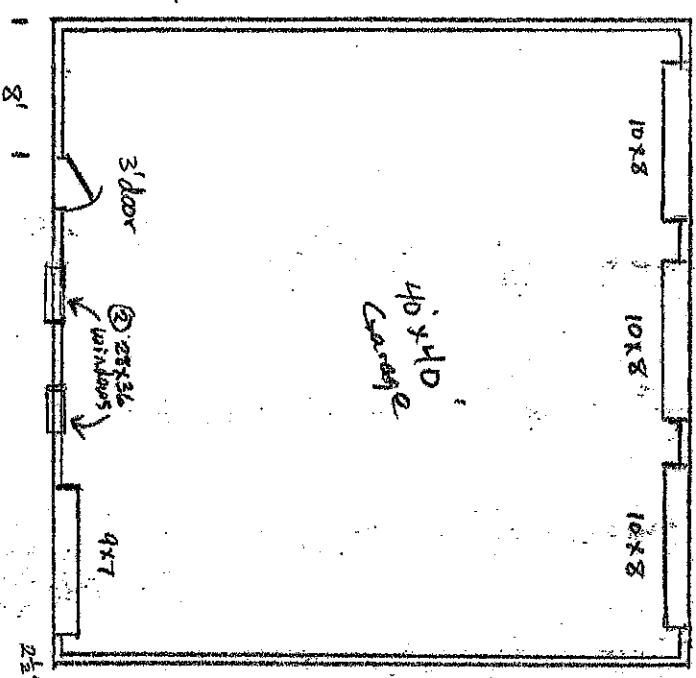
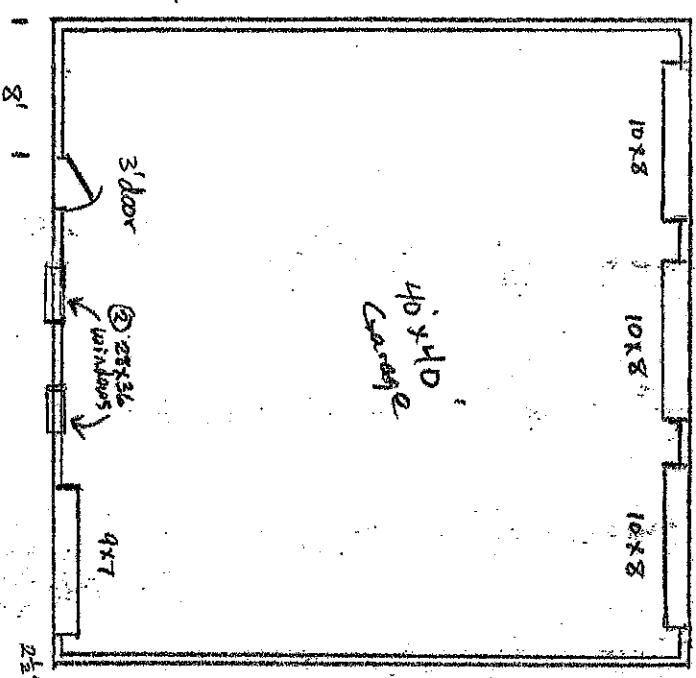
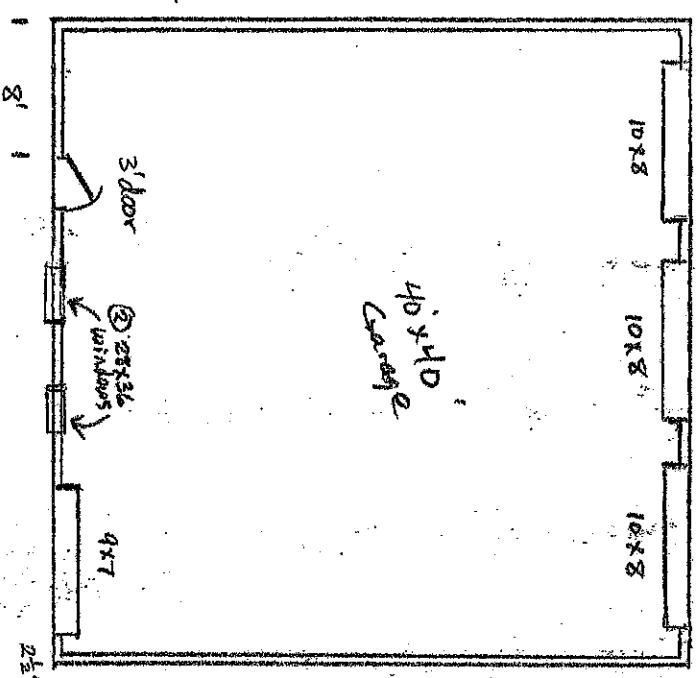
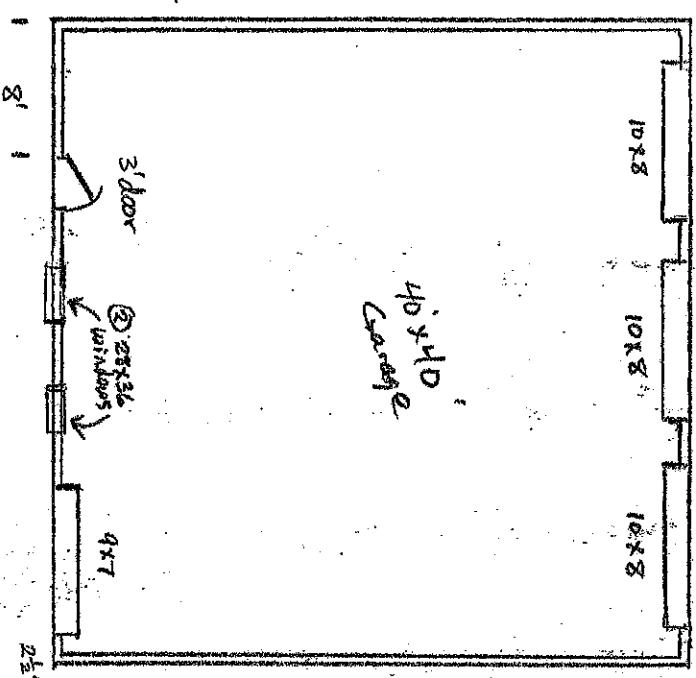
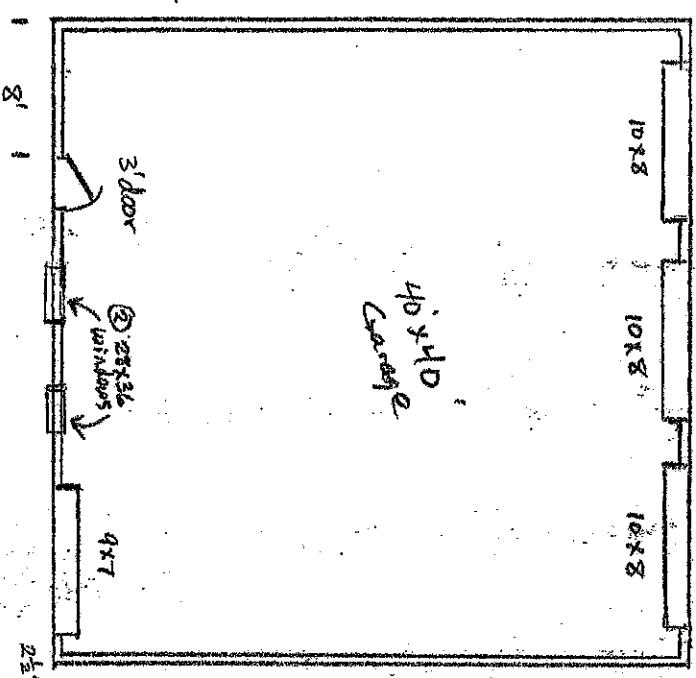
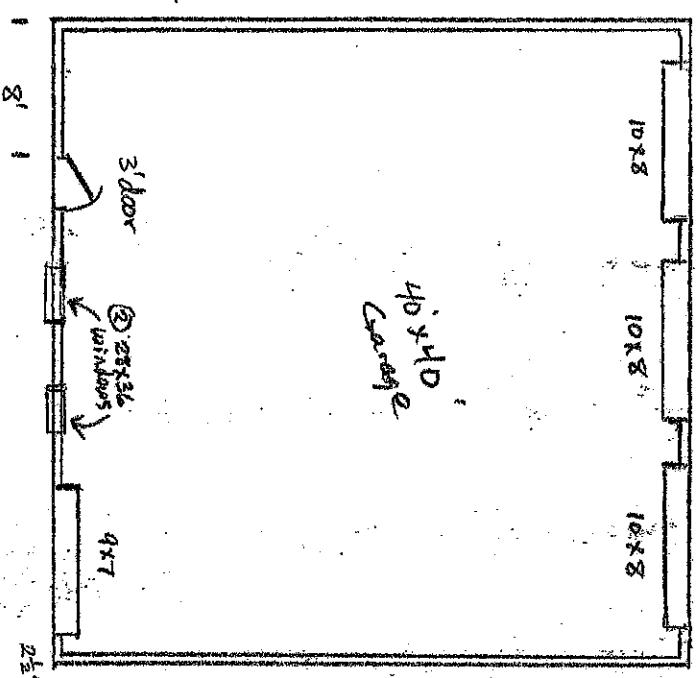
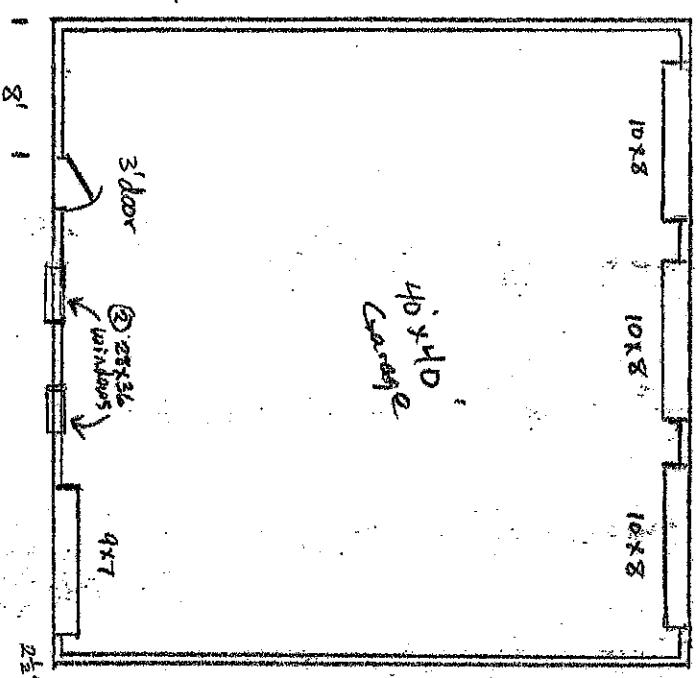
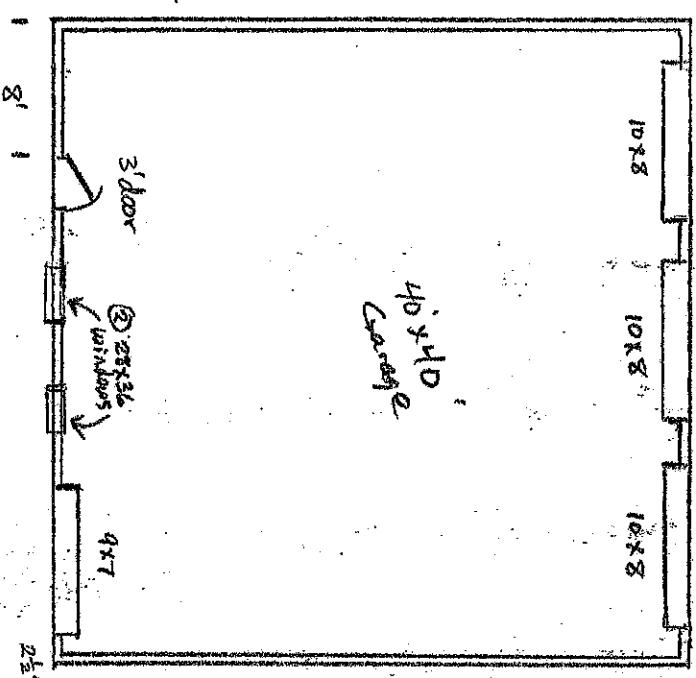
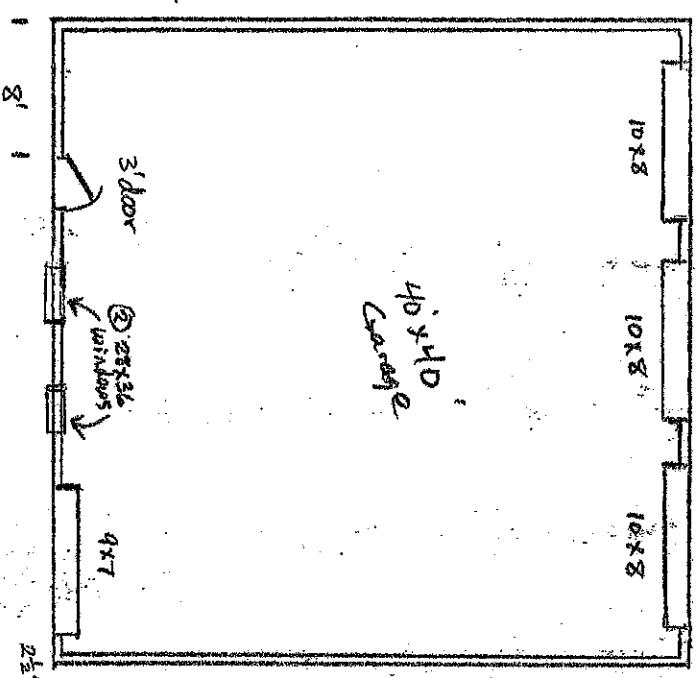
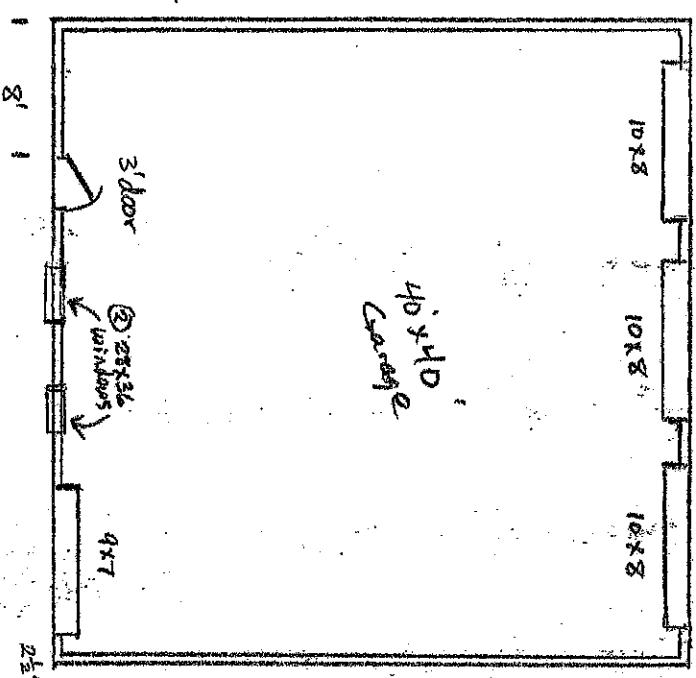
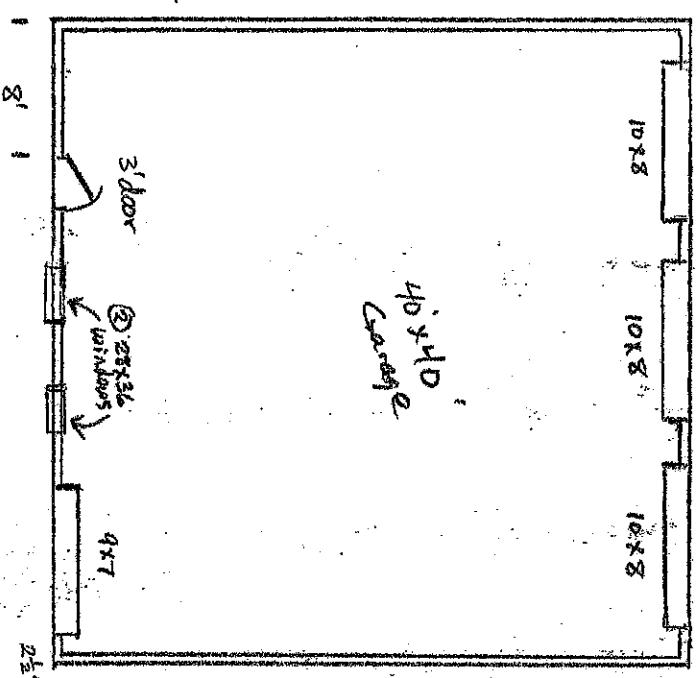
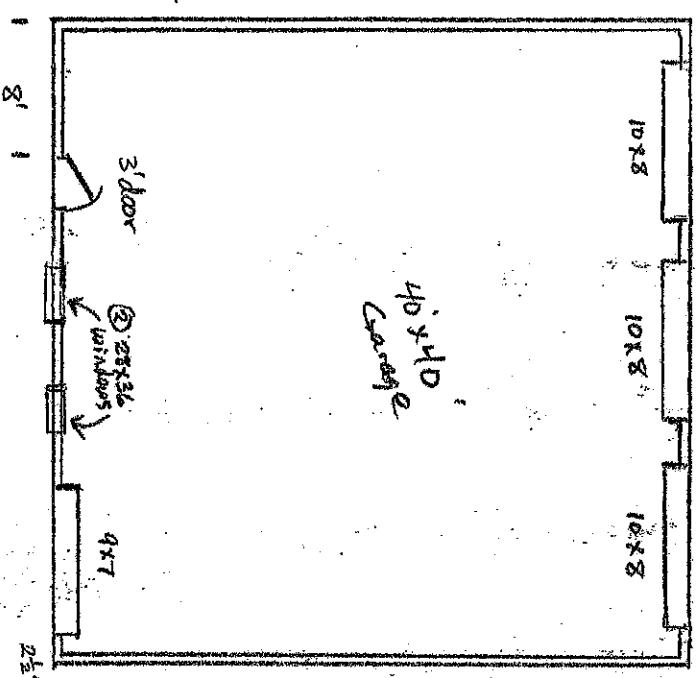
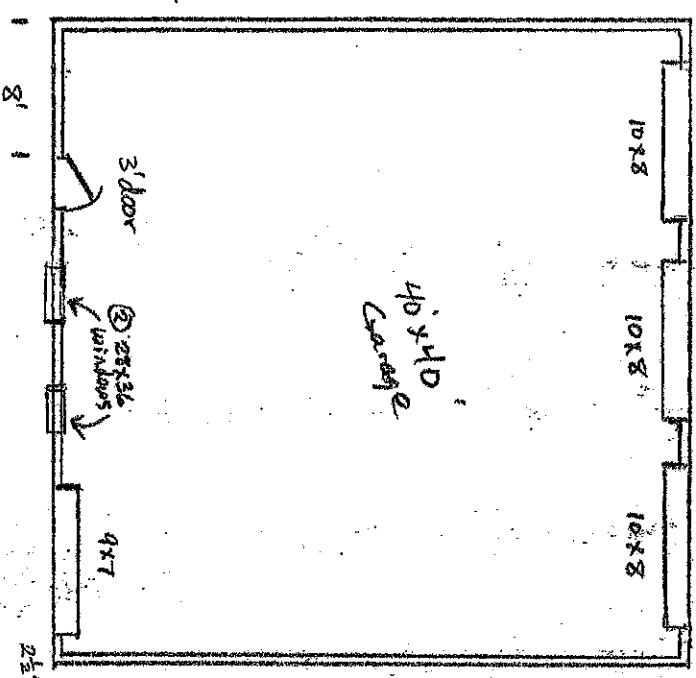
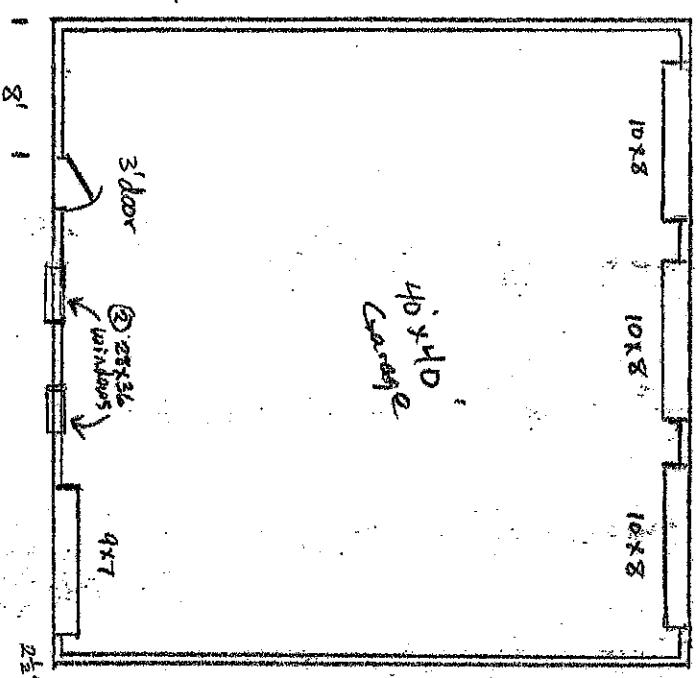
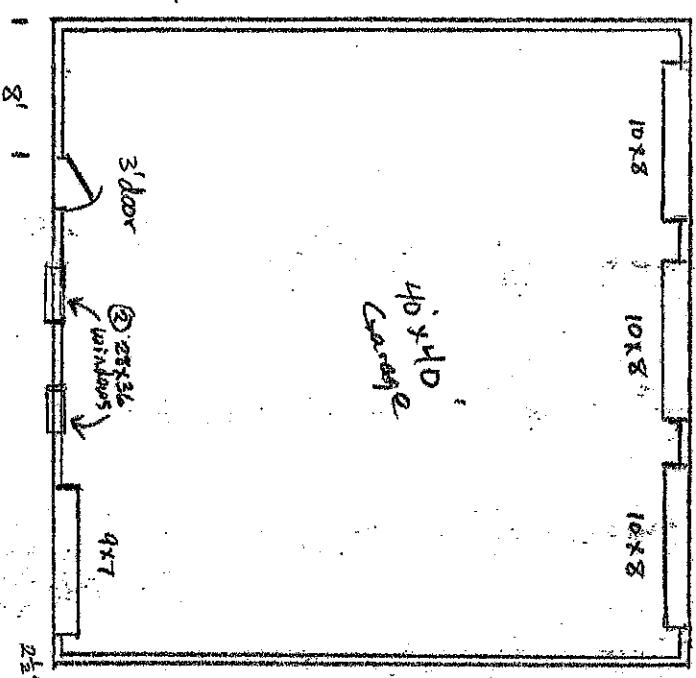
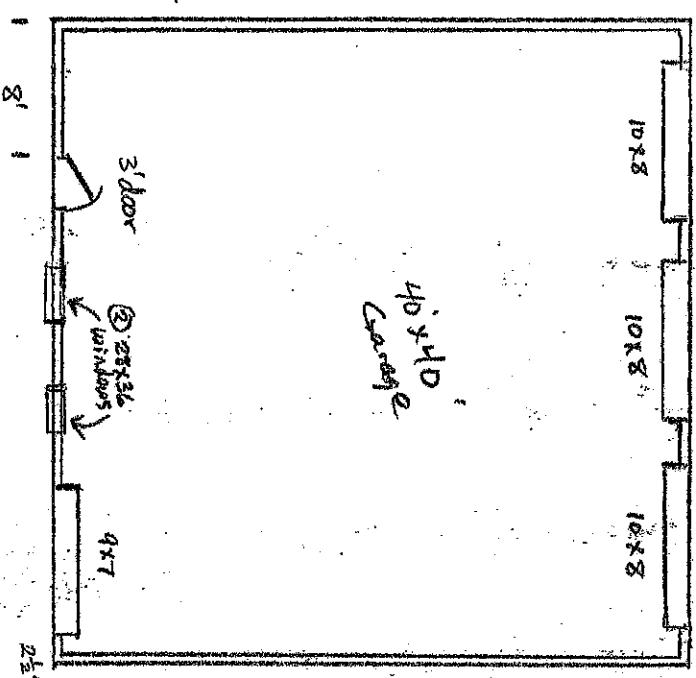
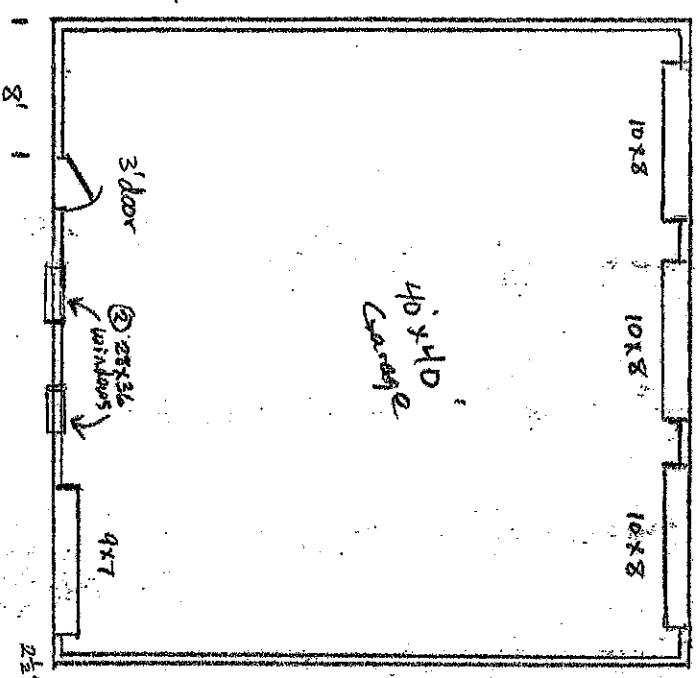
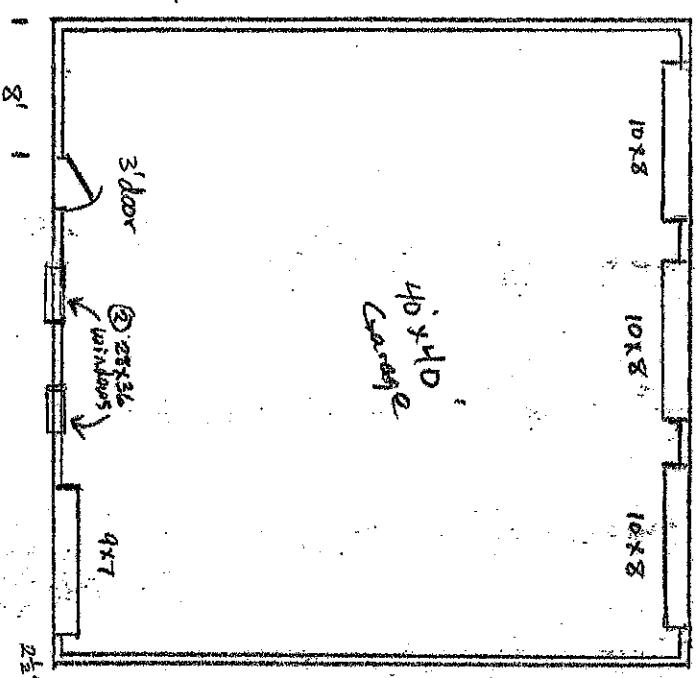
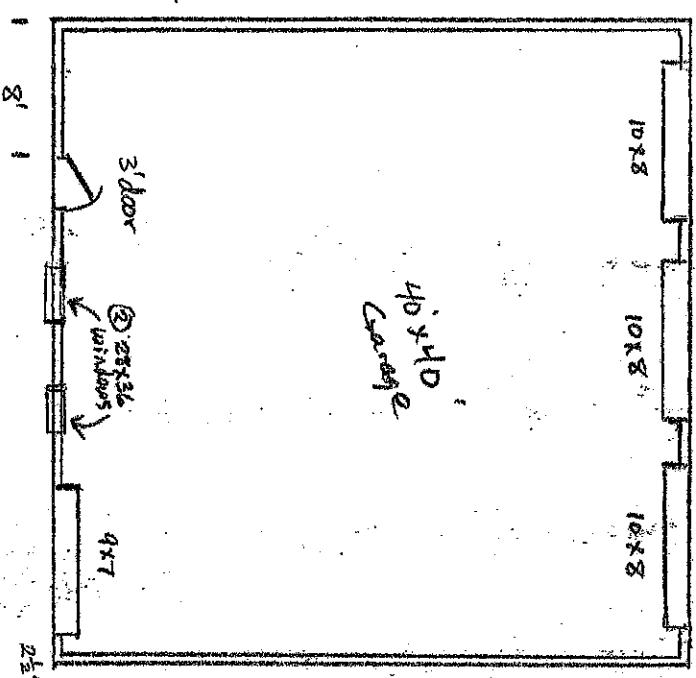
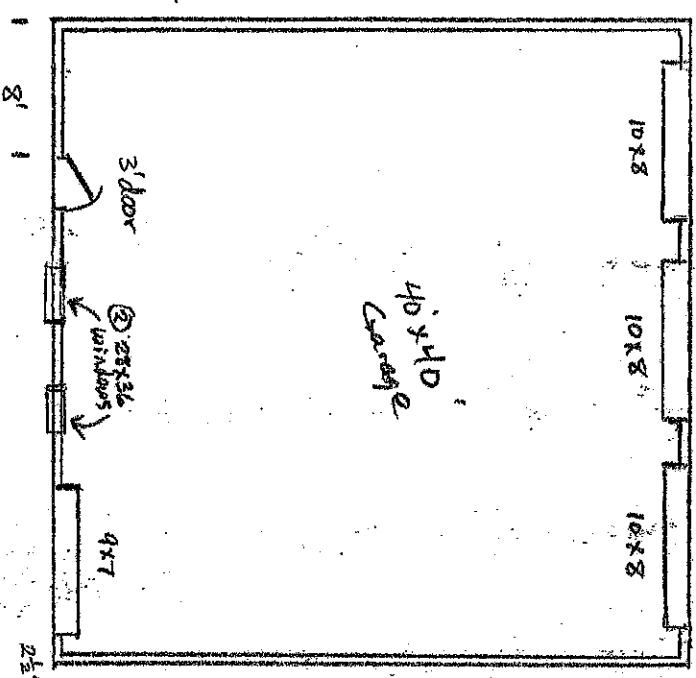
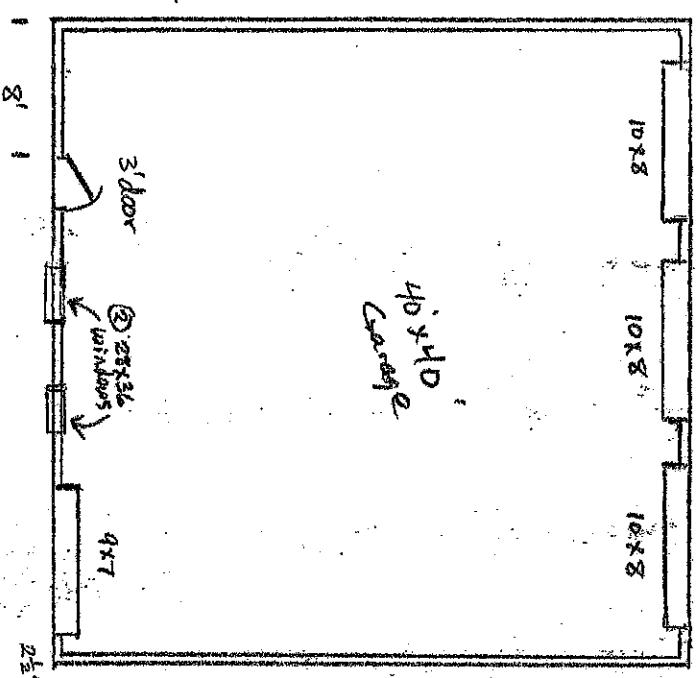
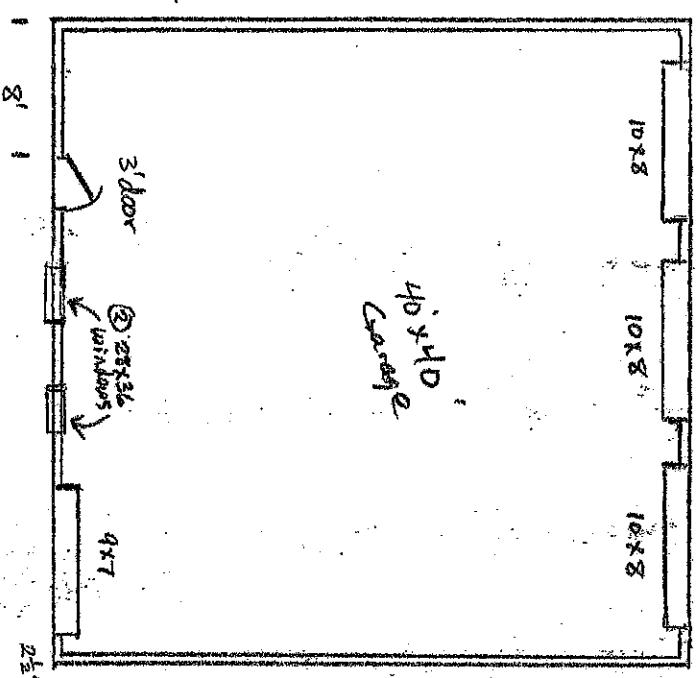
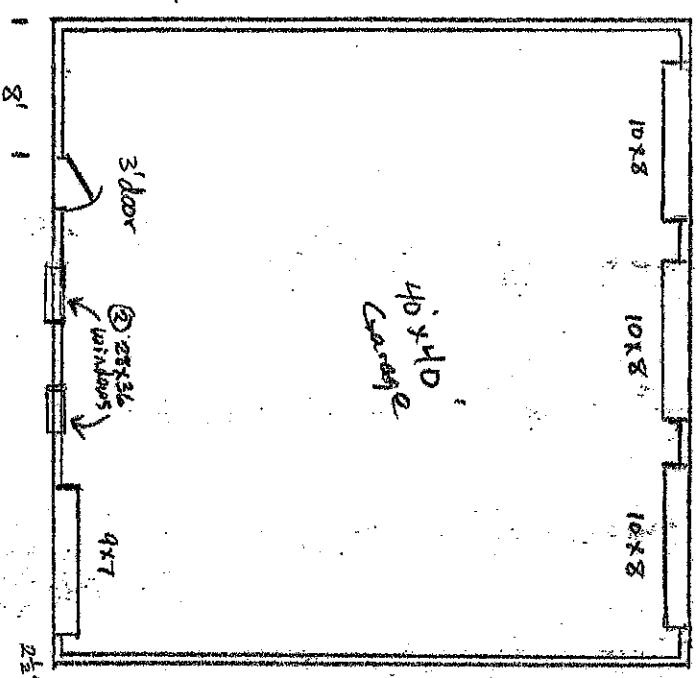
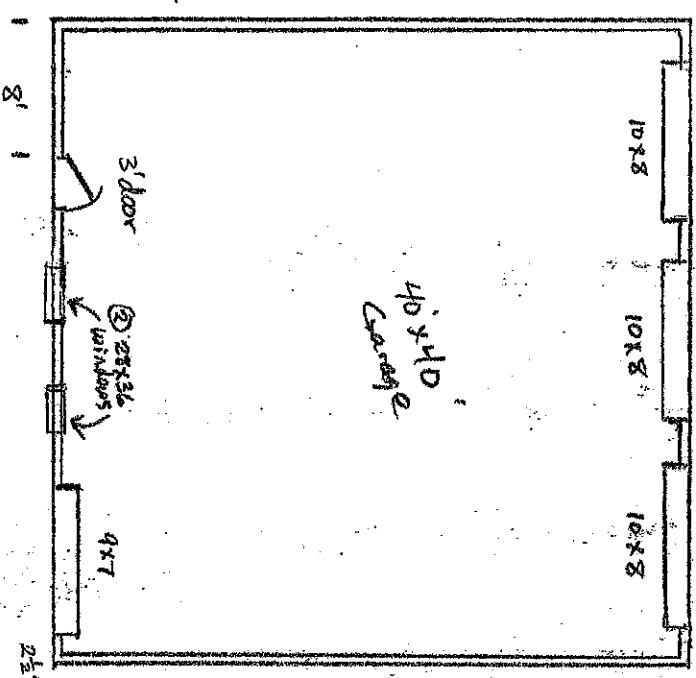
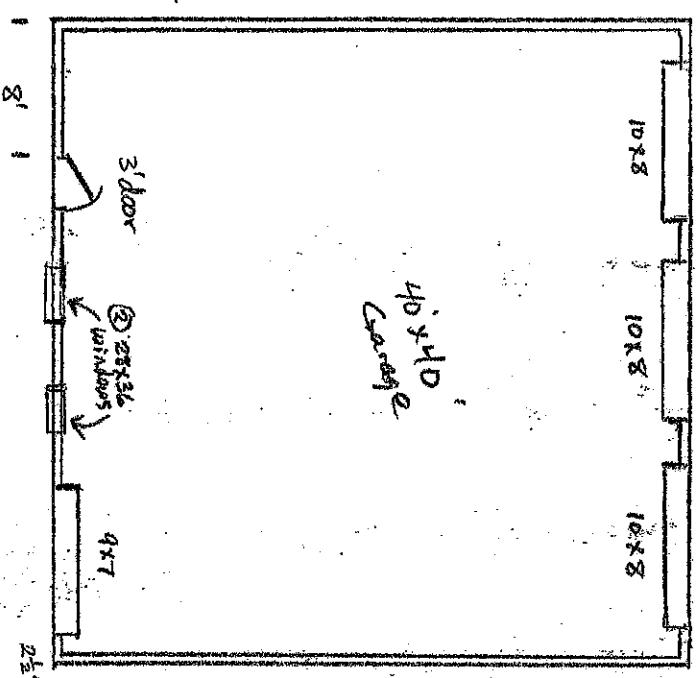
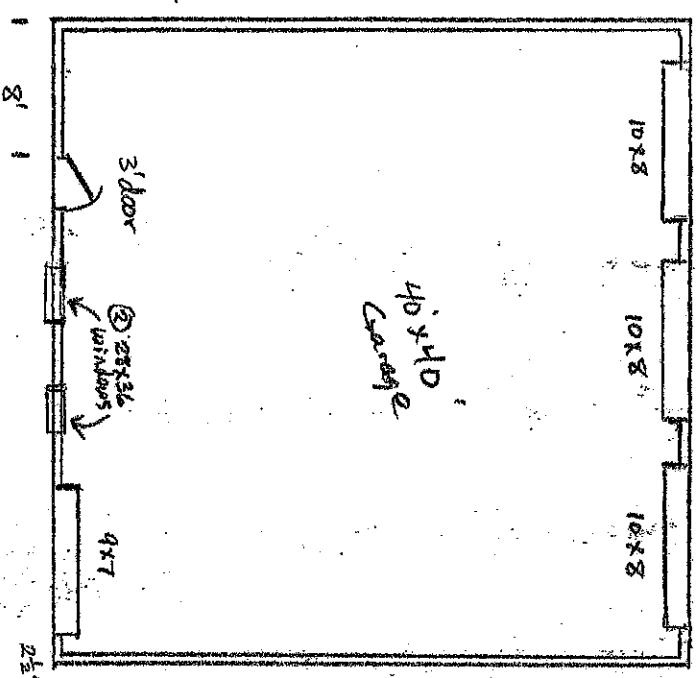
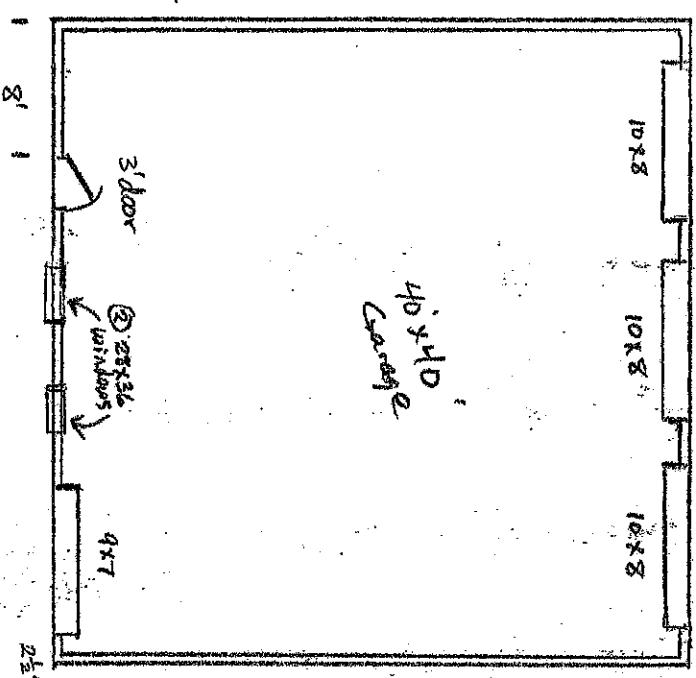


LLOYD SPENCER

40' x 40' Garage C

200 S. Colby, Valley Center

- 10' walls (2x6, 16" o.c.)
- 12" Smartside siding over 7/16 OSB boxing; 1" housewrap
- Engineered trusses - vaulted 4' in over 21' (2' o.c.)
- 30-yr laminate shingles over 7/16 OSB sheathing; roofing felt
- 12" vented overhangs. Rain vents
- (3) 10' x 8' insul. overhead doors (CTT# 2283) with operators, (Liftematic)
- (1) 9' x 7' insul. in " "
- (1) 3' x 6' 8" steel clad walkdoor with 9-lite windows.
- (2) Insul. 28" x 36" windows (Silverline, Single Hung, Screen)
- Concrete is included (Garage, approaches, 2x2s, patio)



Valley Center Comprehensive Plan

2025-2035



Valley Center Comprehensive Plan 2025-2035

adopted by the
Valley Center Planning and Zoning Board
on _____, 2024

approved by the
Valley Center Governing Body
on _____, 2024

technical assistance by



and
Valley Center City Staff

OFFICIAL COMPREHENSIVE PLAN APPROVAL

This document, entitled
Valley Center Comprehensive Plan 2025-2035

is an official Plan of the City of Valley Center, Kansas, for the Planning Period 2025-2035.

The Planning Area comprises the City of Valley Center plus a certain surrounding area
in Sedgwick County, Kansas, which is all within 3 miles of the City.

In accordance with K.S.A. 12-747, an officially advertised public hearing was held on _____, 2024,
and this document was adopted by Resolution _____ of the Valley Center Planning and Zoning Board
on _____, 2024.

A certified copy of the *Comprehensive Plan*,
together with a copy of the adoption Resolution and a summary of the hearing,
were then submitted to the Valley Center Governing Body.

ATTEST

/s/ _____

Gary Janzen
Chairperson, Valley Center Planning and Zoning Board

/s/ _____

Secretary, Valley Center Planning and Zoning Board

This document, entitled *Valley Center Comprehensive Plan 2025-2035*
was APPROVED by the Valley Center Governing Body on _____, 2024 by Ordinance ____,
which was published on _____, 20__ in *The Ark Valley-News*.

ATTEST

/s/ _____

Jet Truman, Mayor

/s/ _____

Kristi Carrithers, City Clerk

Acknowledgments

This *Comprehensive Plan* was prepared under the supervision and with the aid of the Valley Center Planning and Zoning Board and City staff, with technical assistance by planning consultants Foster Design Associates LLC of Wichita, and with the invaluable help of community volunteers on the Steering Committee.

VALLEY CENTER GOVERNING BODY

Jet Truman, Mayor	
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Paul Spranger, Vice Chair	
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CHAPTER 1. Planning— Process, Parameters, & Principles

There are many good reasons to have a comprehensive plan. If a city wants to have subdivision regulations, State statutes require that a Comprehensive Plan be adopted first. The land use component of a Plan ensures efficient, balanced, and compatible land development, and provides a legal foundation for the judicial review of zoning cases. A Plan is often a prerequisite for grant applications, to win outside funding for City projects.

But the most important purpose of a comprehensive plan is this: **it is a leadership tool, intended to guide public policy decisions in directions that will accomplish long-term community planning goals.**

This document provides a foundation of background data, including an overview of City facilities and systems. It offers a review of regulatory tools and other resources available to support the *Plan*'s implementation. But the core of this *Plan* is the **community goals**, which incorporate fundamental planning principles, express Valley Center's community values, and provide both current and future City leaders with a vision of Valley Center's future that should inform and help shape their policy-making decisions.

Planning Process

By State statute, a city's planning commission is responsible for preparing, adopting and maintaining the city's Comprehensive Plan. When a Plan is completed to the satisfaction of the planning commission members, they must hold a **public hearing**, and formally **adopt** the Plan by resolution. They then send the Plan to the governing body, with a recommendation that the governing body **approve** the Plan by ordinance.

When this *Plan* is adopted and approved, it will become the official comprehensive development plan for Valley Center, Kansas, and its Planning Area, for the Planning Period from 2025 through 2035. It will replace any previous Comprehensive Plans prepared for the City of Valley Center.

Valley Center's planning commission is known as the **Planning and Zoning Board**.

After this Comprehensive *Plan* is approved, Planning and Zoning Board members, the Mayor and City Council members, and City staff are responsible for understanding the approved *Plan* in detail, and for determining the best methods to implement policies and procedures to achieve the community goals expressed in the *Comprehensive Plan*.

PUBLIC INPUT

As part of this planning process, **public meetings** were held, which provided a forum for members of the community to express their ideas and comment on the proposed plan. A **Steering Committee** of community stakeholders provided input throughout the planning process, and the Planning and Zoning Board and City Councilors held discussions of planning goals.

Insert information on the **Community Questionnaire** process and response...

Plan Parameters

This *Comprehensive Plan* addresses planning issues within a specific span of time (the *Planning Period*), and within a specific geographic area (the *Planning Area*).

PLANNING PERIOD

The Planning Period for this *Plan* is the ten-year time span from its adoption at the end of 2024 through 2035. For a community which is changing as rapidly as Valley Center, ten years or so is the practical limit for useful forecasting of local needs and resources.

PLANNING AREA

The designation of a Planning Area recognizes that the City's activities both affect and are affected by the surrounding region. Delineating a Planning Area **does not create a regulatory boundary** as such, but instead identifies an area which has an influence on the planning and development of the City, and which therefore should be studied as part of what State statute refers to as the "total community of which the City is a part".

The only effect that a Planning Area has on regulations is indirect. By statute, any **extraterritorial jurisdiction** for Subdivision Regulations or Zoning Regulations around a city **cannot exceed its delineated Planning Area**—nor extend more than three miles from the city limits, nor extend more than one half the distance to another city, nor extend into another county. So a Planning Area should always extend at least far enough to encompass any likely extraterritorial jurisdiction that the City might choose to pursue at any time within the Planning Period.

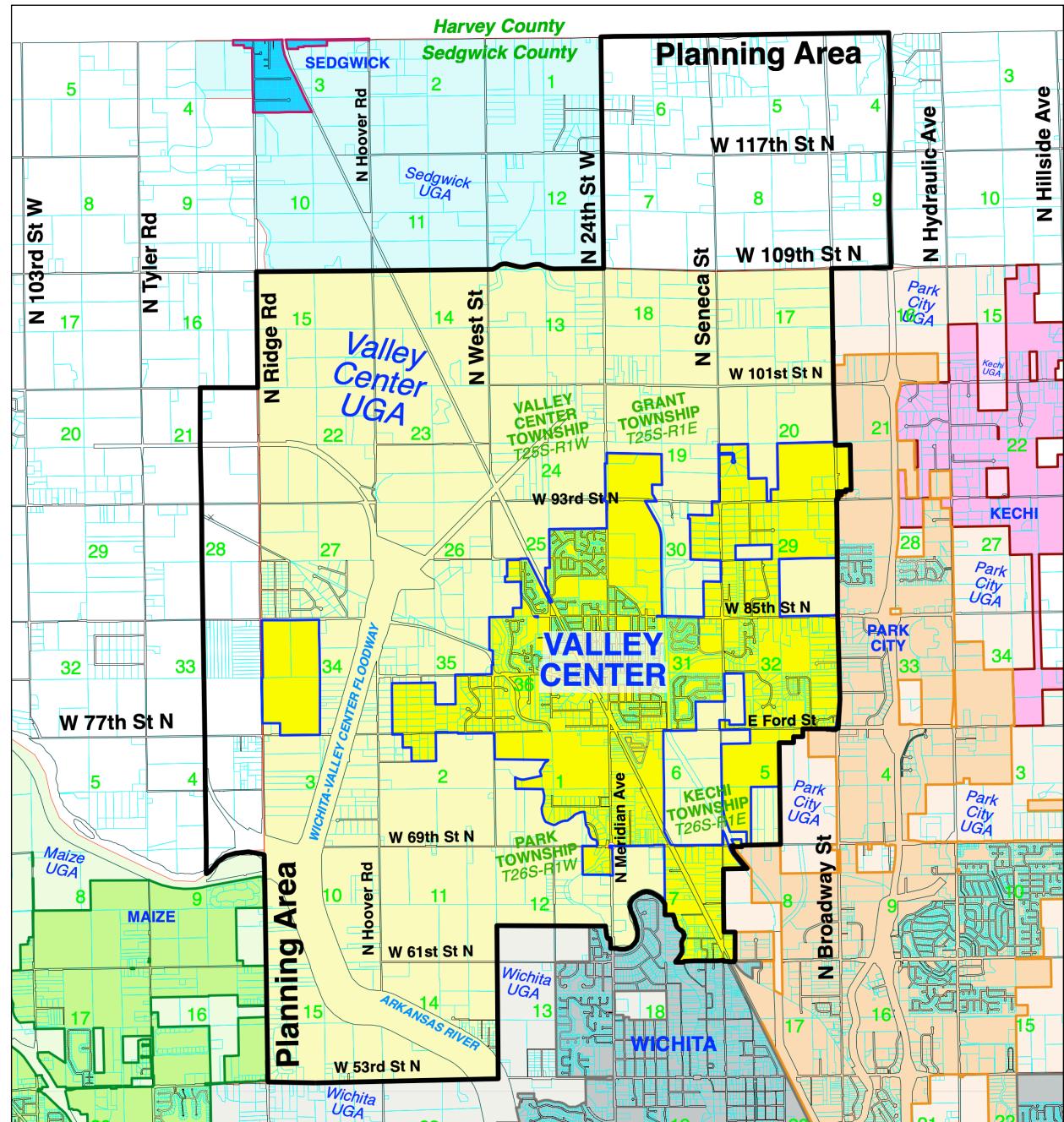
Valley Center Comprehensive Plan 2025-2035

As defined for this *Plan* and shown in the adjacent diagram, the Valley Center Planning Area covers a little over 37 square miles, within Valley Center Township (T25S, R1W), Grant Township (T25S, R1E), Park Township (T26S, R1W), and Kechi Township (T26S, R1E), all in Sedgwick County, Kansas. The Planning Area extends a maximum of nine miles north-to-south and six miles east-to-west.

The Comprehensive Plan for the Wichita/Sedgwick County Metropolitan Area includes a map of Urban Growth Areas (UGAs). The UGA Map shows anticipated growth patterns for all the cities in the County, serving as a reasonable indication as to where the future efficient extension of **public municipal services** and **city limits** could occur by the year **2035**.

Valley Center's Urban Growth Area was expanded in 2020, on approval by the Metropolitan Area Planning Commission and the Board of County Commissioners.
(See Ordinance 1347-20.)

Valley Center's Planning Area encompasses all of Valley Center's Urban Growth Area, and does not encroach on any other city's UGA. It also encompasses all of the City's Extraterritorial Jurisdiction as currently defined in Valley Center's Subdivision Regulations.



Planning Principles

Good planning is a way to correct the mistakes of the past, preserve the best of the present, and deal with the challenges of the future. Effective planning should be farsighted, realistic in terms of existing resources and potential capabilities, and adaptable to changing community needs and opportunities.

Three fundamental guiding principles provide a framework to support and guide all such planning decisions—**quality of life, community health, and sustainability**. In addition, planners must always be aware of fundamental **demographic trends**.

Quality of Life

Every city competing for economic advantage understands that good public infrastructure, a trained labor force, reasonable taxes, and available land are all necessary to attract economic activity—so most viable competitors already have those assets in place. According to the American Economic Development Commission, **it is quality of life that makes a community a successful economic competitor**.

In this highly mobile era, an excellent quality of life is essential both for retaining current residents, and for attracting new residents and new businesses to a community. But what does "quality of life" actually mean? And how do planning decisions affect this nebulous but essential community characteristic?

Definitions of the term "quality of life" vary by perspective and incorporate a wide variety of factors, including housing, neighborhood, schools, physical and mental health, family life, safety and security, the built environment, education, leisure time, recreational options, culture, values, social belonging, spirituality, employment, job satisfaction, and financial security—among others. In short, "quality of life" is a highly subjective way of describing the overall happiness and well-being of a person or a community.

The fact that quality of life is subjective and difficult to measure makes it no less important. Even without a precise definition, most people readily recognize the importance of the idea, and have a strong opinion about whether their personal quality of life is good or not.

Planning decisions affect housing, the local economy, transportation, safety, parks, health, and many other factors, which in turn profoundly affect the community's long-term quality of life. Maintaining and enhancing Valley Center's quality of life should be a primary focus of the community's planning goals. Investments in quality of life should be regarded as investments in Valley Center's future.



Insert basic results from the **Community Questionnaire on Quality of Life...**

Community Health

One of the most important factors in quality of life is health. Public planning policies and decisions impact both personal and community health.

In the last few generations, unintended consequences of planning decisions have had a dire effect on American health. Starting in the 1950s, the availability of cars and the development of interstate highways seemed to offer people the benefits of cheap land out in the country, privacy from close neighbors, wide open spaces, and personally controlled transportation. However, unintended side effects include suburban sprawl, social isolation, long commutes and their associated air pollution, and car-dependence—which are now considered major contributing factors to the current obesity epidemic in America.

In 1950, approximately 10% of American adults were obese, with a body mass index (BMI) equal to or greater than 30. By 2015, that number was four times higher. According to a [2016 report from the CDC](#), nearly two thirds (66.0%) of Kansas adults were either overweight or obese, with a BMI of 25 or above.

Obesity is not simply a harmless expression of human diversity. It is a significant public and personal health problem, related to a number of serious chronic diseases—including diabetes, arthritis, hypertension, heart disease, and a variety of cancers.

Building physical activity back into people's daily routines is one of the best ways to combat obesity, and all its associated health risks. Levels of activity are strongly influenced by the design of the neighborhoods in which people live, work, learn, and play.

Planning policies and decisions shape our neighborhoods and our community, and should always be made with an eye toward crafting places that encourage physical activity, nurture social connections, and promote good health—not just for children, but for all ages.

Aim to increase opportunities for residents to engage in healthy lifestyle options. Possibilities include:

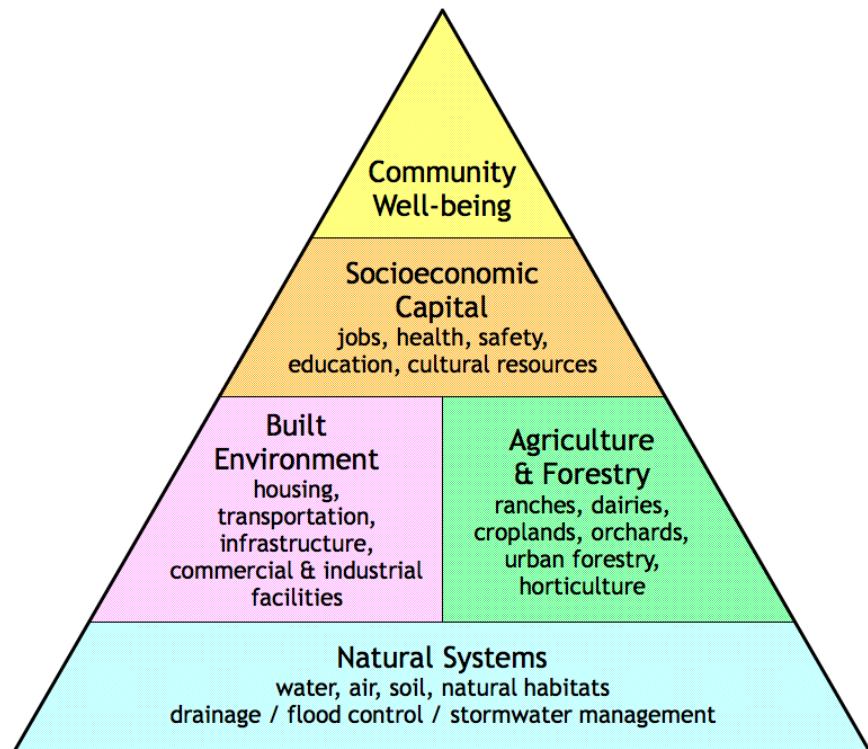
- Provide options for **walking and biking**, by supporting a community-wide network of well-maintained sidewalks, and bicycle paths, lanes, and routes. Connect residential neighborhoods with workplaces, schools, retail, parks, and other destinations.
- Design new developments to **maximize connectivity and walkability**, and pursue options to connect existing platted but not yet developed neighborhoods. In general, encourage traditional gridiron street networks, and discourage disconnected and car-dependent cul-de-sac development. Any cul-de-sacs that are developed should retain a pedestrian right-of-way or easement.
- **Continue to activate downtown as a walkable destination**, with shared on-street public parking, good lighting, bike racks, public art, street trees, and creative signage. Strive for a balance of workplaces, restaurants, services and retail.
- **Develop public gathering spaces** flexible enough to support community events and celebrations, which strengthen community ties.
- Develop park facilities that offer **opportunities for on-demand exercise**, such as dog parks or outdoor exercise zones, which encourage frequent use and enhance social connections.

Resources

- Urban Land Institute – [Building Healthy Places Toolkit](#)
- [Healthy Places By Design](#)
- National Association of County and City Health Officials – [Healthy Community Design](#)
- American Public Health Association – [Healthy Community Design](#)

Sustainability

Sustainable development is defined as development that meets a community's present needs—environmental, social and economic—without compromising the ability of future generations to meet their own needs. Development that is *not* sustainable forecloses a community's future.



Environmental sustainability for a community starts with leadership decisions that preserve clean air and water, protect the soil that supports agriculture, safeguard natural habitats and wildlife to maintain ecological diversity, and manage stormwater runoff to control flooding.

Social sustainability requires leadership decisions that recognize the relationship between planning and quality of life. Everyday choices made by Planning and Zoning Board and City Council members accumulate over time to have a profound affect on how the people of Valley Center can live their lives.

A community that is socially sustainable has high-quality **housing** options at a range of price points, a variety of types of **neighborhoods** (including ones that are **walkable**), and a **transportation** system that serves everyone (including people who don't drive). It has an **education** system that prepares the community's young people for a responsible and successful future, and access to a **health care system** that meets the needs of residents of all ages. It provides opportunities for people to **celebrate and enjoy life** in Valley Center.

Economic sustainability is also essential, supporting social and environmental resources which in turn support the local economy. Cooperative **economic development** efforts, both public and private, contribute to economic success.

- Continued cooperation between the City and County in the pursuit of local **economic development** will be instrumental in sustaining the area's economic success.

Over the ten-year span of this *Plan*, a sustainable supply of reasonably low-cost **energy** and high-speed, high-capacity **communications infrastructure** will become more and more important for economic success.

Demographic Trends

Certain nationwide demographic trends have significant impacts on a host of planning decisions. Over the course of this *Plan's* ten-year Planning Period, expect the population to become **older**, to live in **smaller households** or **multi-generation households**, and to have continually **rising expectations for community amenities**.

American family and **household sizes** have been trending smaller for decades. A growing majority of U.S. households have only one or two people. Young adults often postpone marriage and child-bearing. More and more people choose to remain single their whole lives. Many find themselves single as a result of divorce.

The exception to the shift toward smaller households is the increasing number of **multi-generation family households**, often supported by an **accessory dwelling unit** on the same lot as a single-family home. Common historically, the percentage of multi-generation households in the U.S. started to decline in the 1950s, bottomed out in the 1980s, and has since—driven by both social trends and economic pressure—continued to rise.

People are living longer. Healthy seniors are likely to live **long active lives after traditional retirement age**, and want access to flexible employment opportunities, and to services that will help them **age in place** close to family and friends.

More and more people, of all age groups, want to live in **walkable neighborhoods**, which have good sidewalks and a good bike network, and options for living, working, learning, and playing all within a 15 to 30-minute walk of home.

[more detailed info for VC in Chapter](#)

Together, these trends signal a need for:

- **Walkable neighborhoods near a vibrant downtown core**
- **Down-sized housing options**
- **Accessible, low-maintenance housing options**
- **Housing options designed for multiple independent adults in one household, including accessory dwelling units (ADUs)**
- **Opportunities for part-time and flex-time employment**
- **Excellent internet service**
- **Access to good local health care services**
- **Transportation options that don't require driving**



CHAPTER 2. History & Environment

Planning decisions are built on a foundation of both local history and environmental context. In this chapter, a general picture of Valley Center's historical development is presented, as well as information on its geography, climate, soils, topography and drainage, floodplains, and community woodlands.

History

In 1803, the United States bought most of what is now Kansas from France, through the Louisiana Purchase. Kansas became a U.S. Territory in 1854, and the 34th state in 1861.

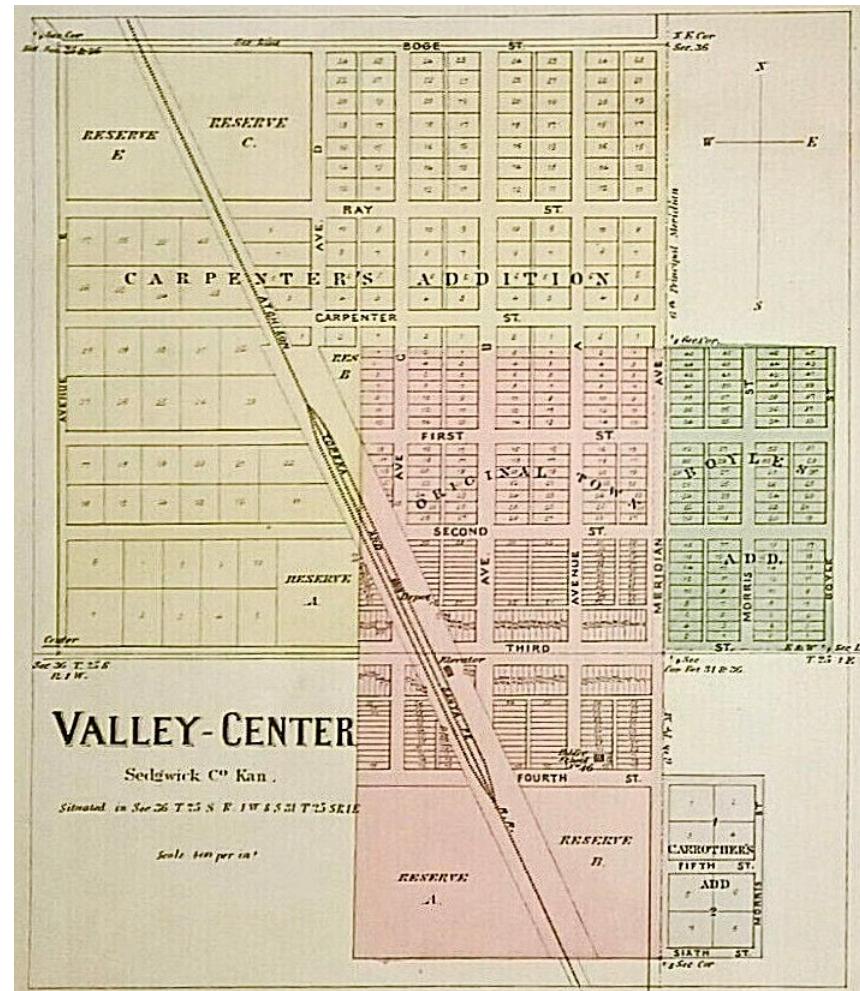
A land survey team in the early 1850s followed the 40th parallel (which marks the north edge of Kansas) west from the Missouri River until they reached the 6th principle meridian going north and south. Meridian Street in Valley Center follows that line. Such early surveying efforts enabled organized land settlement on the Great Plains.

After the Civil War ended in 1865, the U.S. Army was available to drive Native Americans out of the Great Plains, and railroads were extended rapidly into the American west. Settlers then arrived in numbers.

Up until the 1870s, Valley Center was just a piece of prairie near the Little Arkansas River, that Texas cattle herds passed over on their way to the Abilene railyards, and occasional travelers rode through on their way between Newton and Wichita.

Then in 1871, the Wichita and Southwestern Rail Road built a rail line running from Wichita to Newton. The Wichita and Southwestern Rail Road was operated by the Atchison, Topeka & Santa Fe Railway, which eventually bought the line.

John T. Carpenter was a prosperous businessman who farmed west of what would become Valley Center. When a railroad was planned, he purchased half of a section of land along the proposed right of way, under his brother's name. By early 1872, the original city of Valley Center was platted on that 320-acre parcel. About 275 lots for businesses and residences were laid out on 40-acres, while another 40 acres were reserved for future development.



1887 Plat Map of Valley Center, Kansas

However, ambitions exceeded reality, and in 1872 the only building on the Valley Center town site was a small railroad tool shed. There was a post office in the area, but it was located on the O.G. Jacobs homestead a couple of miles north of town. The city of Valley Center was not officially incorporated until 1885, when it had a population of 73 people.

Schools Yet education was important to those early settlers, and schools were supported even by the tiny population the community had at the time. A small house was relocated to the town site in 1873, to serve as Valley Center's first school building. A new wood frame school was built in 1876, and by 1885 the community had constructed a brick schoolhouse, which served students until 1903. Built to replace the brick schoolhouse in 1904, another wood frame schoolhouse lasted only 12 years, before burning down in 1916.

Then in 1917 a two-story school building was constructed to serve both elementary and high school students. It had a library, an auditorium, a gymnasium, and best of all—indoor toilets. Eventually it proved too small to handle the increasing number of students as Valley Center grew, so two or three one-room rural school buildings were relocated onto the school grounds to help.



Valley Center School, later known as Park School, built in 1917

The post-World War II baby boom proved more than the old buildings could manage. In 1953, the new Abilene Elementary School was built at 500 North Abilene. In 1959, a new Valley Center High School opened at 757 North Meridian. In 1960, West Elementary opened at 501 North West Street.

A 1965 state statute required consolidated school districts, and Valley Center Unified School District 262 was established. This increased the student body even more. In 1968, a new High School was opened at 800 North Meridian, and the old High School became the Junior High. In 1992, Wheatland Elementary opened at 800 Meadow Road, to serve 4th and 5th graders. In 1997, a bond issue to modernize the school facilities was passed by school district voters.

Valley Center USD 262 now serves students from Valley Center, Park City, Kechi, and Wichita. The system currently has three elementary schools, an intermediate school, a middle school, a high school, and an alternative school.

Women Electeds Apparently as a joke, someone put the names of several women on the 1917 city election ballot in Valley Center. Bearing in mind that American women did not yet have the right to vote, imagine the surprise when the women won!

Avis Francis was elected mayor, and at least nine other women were elected or appointed to city office. In considerable contrast to previous standards of local governing, the women went to work and helped clean up the town, enacting laws to improve the lives of everyday citizens. Nevertheless, the following election returned local political power entirely to men.

Rail Service A railroad right of way cuts through Valley Center, running southeast to northwest. It currently hosts one set of BNSF Railway tracks, but it once had three tracks within it. One served the BNSF, while a second served the St. Louis-San Francisco Railway, known as the Frisco. The third set of tracks served the Interurban.

The Union Station depot, originally located south of today's grain elevator, was used for passenger, mail and freight service by both BNSF and the Frisco. The Frisco tracks, which curved to the west and eventually terminated in Ellsworth, were abandoned in the 1980s.

The Interurban For nearly 30 years, Valley Center had an excellent public transit system. Starting in 1910, the Arkansas Valley Interurban Railway (AVI) provided passenger and freight rail service connecting Valley Center residents with Wichita, Newton, Hutchinson, Sedgwick, and other towns. Passengers paid 25 cents per trip, boarding the electrically operated rail cars at the Main Street station in Valley Center, or at other conveniently located stops in the area.



AVI passenger car

The advent of motor vehicles and improved roads meant the end of public transit. The AVI discontinued passenger service in 1938 and freight operations in 1942. The rails were removed and used as scrap metal. All that remains is a street named after the Interurban which once traveled along its right of way.

Oil Boom An oil boom started in 1928 in the Valley Center area, when a well on the Wright property south of town came in and began pumping over 1,800 barrels of crude a day. Soon, oil derricks over 100 feet tall were scattered across the landscape. The boom filled the town with new oil workers and service workers who occupied every house and rental room, including a few converted garages and chicken coops. The local economy flourished, cushioning locals from the worst effects of the Great Depression which began in 1929 and didn't end until World War II.

The oil boom in the Valley Center Field lasted from 1928 until the last successful well completion in 1948. During that period, there had been 139 producing wells in the Valley Center pool, with cumulative production at 22 million barrels by 1960. Now, only a few producing wells remain in the Valley Center Oil Field.



Oil derricks in Valley Center, c. 1930s

Flooding The Little Arkansas River just west of the city, and Jester Creek to the northwest of town, were typically shallow, slow-flowing streams. However, heavy rainfall would quickly make them overflow their banks, sending swift, muddy waters flowing through Valley Center. Particularly severe floods occurred in 1877, 1904, 1916, 1923 and 1944.

It wasn't until 1960, when the Wichita-Valley Center Floodway was completed, that frequent flooding was finally diminished to a rare threat. Now renamed the M.S. Mitch Mitchell Floodway, this canal carries floodwaters around the entire Wichita metropolitan area, from Valley Center in the north to Haysville in the south.

Fires Hot dry summers, high winds, wooden buildings, and wood-burning stoves and fireplaces made fire a frequent threat throughout Valley Center's early history. In 1888, the Davies Hotel and Eby's Grocery burned down. Later, at various times, the Overall and Shirt Factory, a furniture store, a shoe shop, the school and a confectionery burned in Valley Center's downtown. In 1936, the Farmer's Elevator and the newspaper burned, and in 1993, a fire destroyed Betty's Kountry Kitchen, Dopps Chiropractic, and the Masonic Building.

In 1885 the City of Valley Center adopted fire codes, and purchased buckets and ladders for citizens to use when a fire broke out. In 1915, the City bought its first two chemical fire engines with 45-gallon tanks, and in 1917 decided to actually pay the first and second firefighter to respond to a fire with one of the engines.

In 1933, the State of Kansas sent a letter to the City suggesting that a Volunteer Fire Department be organized, and the city appointed its first Fire Chief. A Ford Fire Truck was purchased in 1946, and in 1953 a 500 gallon water tank and a Chevrolet Fire Engine were acquired. A new two-bay fire station was built in 1956.

Since then, Valley Center has continued to improve both equipment and training for its Volunteer Firefighters. Their expertise was put to the test on the morning of July 17, 2007, when a massive explosion destroyed the Barton Solvents chemical plant in Valley Center, and forced a temporary evacuation of the city.



2007 Barton Solvents fire



Valley Center started as an agricultural hub, successful because of its access to the railroad. Then the discovery of oil in the early 20th century brought industrial development to the city. By the mid-20th century, Valley Center had developed a more diverse economy, with significant manufacturers like Cessna Aircraft and Coleman Company.

Today, Valley Center is a thriving community that offers residents small town ambience, with all the urban amenities of Wichita just a short drive away. It is home to many families and young professionals, with a good public school system, excellent parks, and a vibrant arts and culture scene.

Historic Preservation

The [National Register of Historic Places](#) maintains the official list of America's historically significant buildings, districts, structures, sites, and objects. There are also State Registers in each state. They work to coordinate and support efforts to identify and evaluate historic and archeological resources that are worthy of preservation, and protect them.

In Kansas, the State Register of Historic Places is maintained in the *Kansas Historic Resources Inventory* database.

Using the Kansas Historic Resources Inventory

Click on the "Search" tab, type in "Valley Center" in the City field, click Yes in the "Listed in National Register" field, then click the Search button at the bottom.

A list of listed historic structures in Valley Center will pop up; clicking on any item in the list will produce a complete report on that particular building, including photographs and a link to its detailed Historic Register Nomination form.

Kansas statute [K.S.A. 75-2724](#) provides protection for properties listed on either the National or State Historic Register, and their environs. In a city, environs are defined as anything within 500 feet of the boundary of a registered site; in unincorporated areas, environs are defined as anything within 1000 feet.

If the State Historic Preservation Officer finds that a development project would encroach upon, damage or destroy any State or National historic site or its environs, the project may not proceed, unless the local governing body determines "that there is no feasible and prudent alternative to the proposal and that the program includes all possible planning to minimize harm" to the historic site.

Valley Center has no buildings listed on either the state or national Register of Historic Places. However, it does have some buildings of historic value, including the **Central Apartments** at 200, 202 and 204 West Main, which are potentially eligible for listing.



Central Apartments at Main & Park

The **Dawson Farmstead** at 9801 North Broadway is in the Valley Center Planning Area. Some of the buildings there may be eligible for listing, but have not yet been assessed. The Dawson Farmstead dates back to 1934, and includes the farmhouse and garage, the dairy hands' house, a gambrel roof barn, a gable roof barn, a cabin, a silo, and various outbuildings.



Dawson Farmstead – house, gambrel roof barn, & silo

Properties built during the mid-1970s and earlier are now becoming old enough to be potentially eligible for listing. Valley Center should begin identifying and protecting its historic properties, which help give the community character and a sense of place.

Geography

Land use patterns within a community are influenced by its location, and the natural resources, physical features, and regional destinations in its vicinity. Both natural and man-made features may positively support particular land uses, or they may restrict development possibilities and limit the directions available for urban growth.

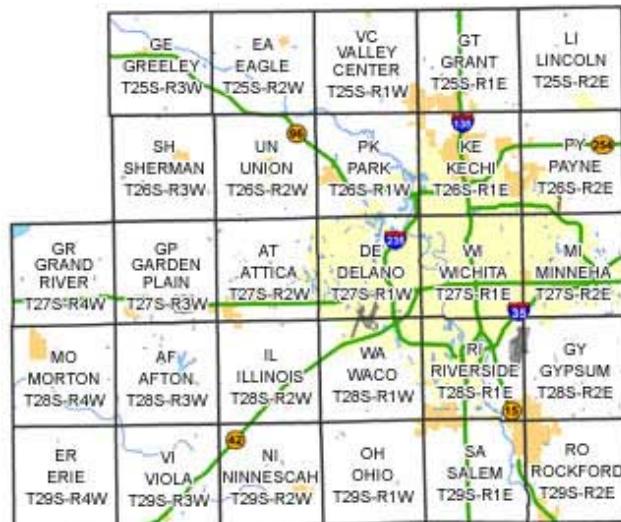
Strive to establish development policies which maximize the advantages and minimize the disadvantages of a planning area's location and physical characteristics, guiding development that is both economically efficient and esthetically pleasing.



Location of Sedgwick County in the state of Kansas

Sedgwick County is in south central Kansas. The City of Valley Center is in the northeastern quadrant of Sedgwick County, in Valley Center, Grant, Park and Kechi Townships.

Townships in Sedgwick County



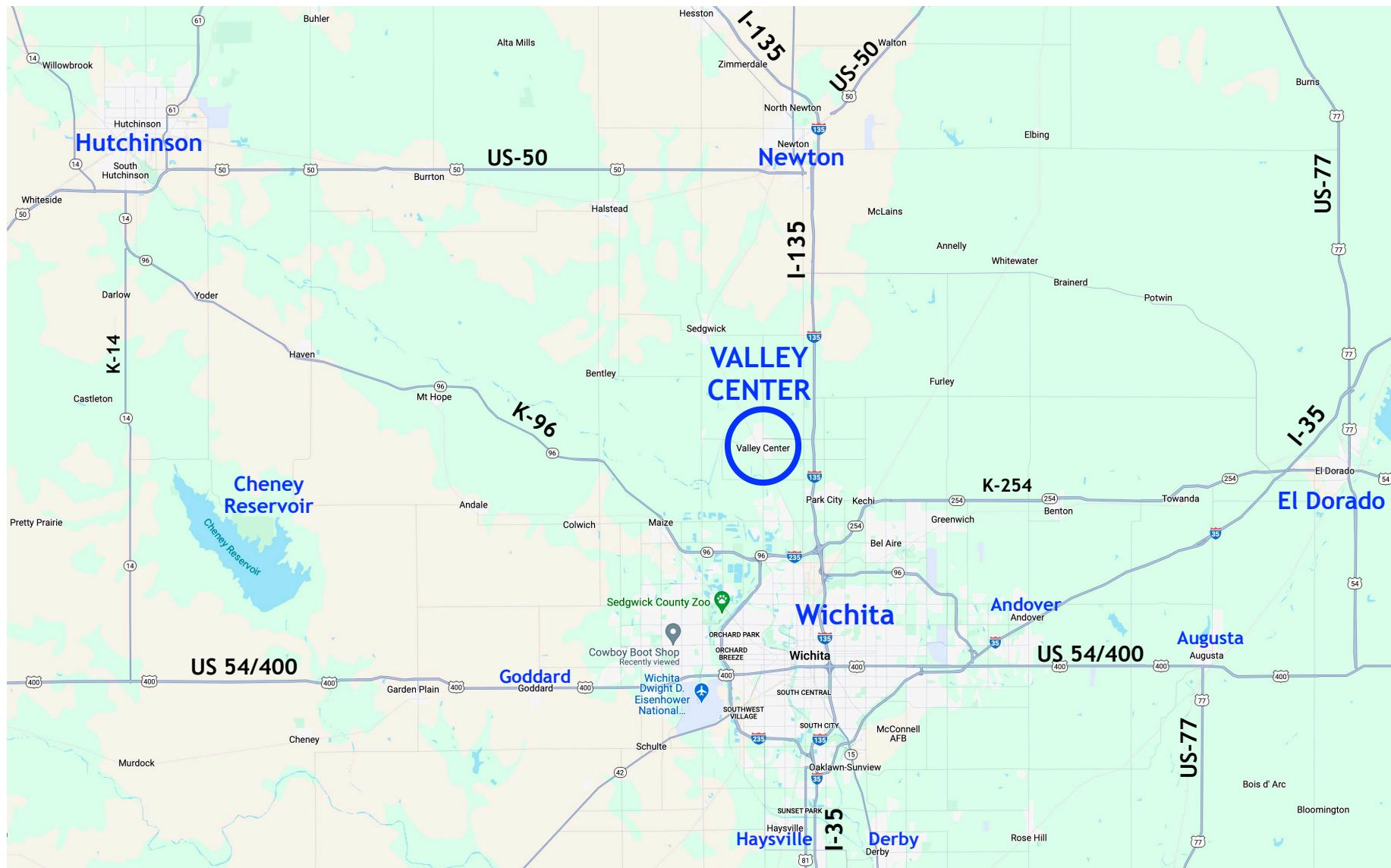
Valley Center is located in the Great Plains, in the Arkansas River lowlands of south central Kansas.

The meandering Little Arkansas River passes by Valley Center just west of the city, flowing roughly north-northwest to south-southeast. The Little Ark then flows into the Arkansas River near downtown Wichita. The Arkansas River eventually flows into the Mississippi River, which flows into the Gulf of Mexico.

Interstate Highway I-135 passes just east of Valley Center, providing a high speed north-south route linking the city to Wichita and Newton. Two interchanges offer easy access to Valley Center from I-135.

The municipal boundaries of Valley Center border Park City on the east, Wichita on the south, and Maize to the southwest. The city is within a half-hour's drive to Newton to the north. This proximity increases options for both employers and employees in the Valley Center area, as well as making services and amenities available that otherwise could not be supported by Valley Center's population alone.

Valley Center Comprehensive Plan 2025-2035



Geographic Location of Valley Center, Kansas

Climate

Climate significantly affects agricultural, economic, and construction activities. Valley Center's Planning Area has a continental climate, characterized by frequent and abrupt weather changes, with wide daily and annual temperature variations, a great deal of sunshine, occasional high winds, and abundant spring rainfall.

While Valley Center's climate is notably variable, it is generally beneficial. Its long growing season offers temperatures and sunshine conducive to agricultural production. Total precipitation is adequate for principal crops, though in some years its timing and distribution can cause problems. High winds or hail may occasionally damage crops or structures, sometimes catastrophically.

In Valley Center, a typical summer is hot, humid, and mostly clear and a typical winter is cold, snowy, windy, and partly cloudy. Fahrenheit temperatures over the course of a year generally range between 24 and 93 degrees, rarely falling below 9 or rising above 103.

Winters are usually mild enough to allow various outdoor recreational activities to be sustained almost all year round. Only during the coldest weeks of the year is construction restricted, or construction methods constrained. However, recurring abrupt temperature swings, and frequent, often daily, freeze-thaw cycles in winter profoundly affect the durability of road surfaces and some other building materials.

A number of internet sources offer weather and climate information for Valley Center or nearby Wichita.

- WeatherSpark.com
- USClimateData.com
- WeatherBase.com

Soils

Soil is a valuable resource, which should be protected. Some soil types are suitable for certain land uses, but not for others; when an inappropriate land use is imposed on an unsuitable soil type, both the land use and the soil are compromised.

Official soil survey information, which is fundamental to many planning decisions, is provided by the USDA Natural Resources Conservation Service (NRCS) on their website *Web Soil Survey*. Maps of soil types in any selected area are provided, as well as information on the characteristics of the soils themselves, including their suitability for various uses.

Using the *Web Soil Survey* (WSS)

Go to the [Web Soil Survey](http://WebSoilSurvey.nrcs.usda.gov) and click on the green "Start WSS" button to begin.

Area of Interest (AOI) Simply zoom in on the aerial map until you find the property you are looking for, and draw your "Area of Interest" with either the rectangle or polygon AOI tool. After you have drawn your AOI, you can save the web page as a link in your web browser, so you can easily return to it.

Map & Data After your AOI is defined, click on the "Soil Map" tab to see a soils map and a table showing the percentages of all the soil types in your area of interest.

Click on the "Soil Data Explorer" tab to find information related to your soils, in hundreds of categories—from soil chemistry, erosion factors, or depth of the water table, to its suitability for building basements or a septic field, to its probable yield of corn silage when irrigated.

Soils in the Valley Center Planning Area are typically silty loams, clay loams, or sandy loams. In general, Valley Center's soils are well suited to both agriculture and urban development.

Topography & Drainage

The topography of local landforms, and the drainage patterns which result, have a significant impact on potential land uses. The location and design of some facilities—such as cell towers, water towers, sewage treatment plants, stormwater management structures, and wind turbines—are strongly influenced by relative land elevations.

Though overall quite flat, the Valley Center Planning Area drains generally to the southwest, toward the Little Arkansas River.

Topographic maps from the U.S. Geological Survey are available for viewing or download from the [TopoQuest](#) website.

Floodplains

Historically, people were attracted to relatively flat land near waterways as a place to settle and build. While such land typically has rich soils and easy access to water, it is also prone to high-water flooding, making it potentially dangerous for both people and structures.

In the United States, the Federal Emergency Management Agency is responsible for mapping floodplains. The **Flood Insurance Rate Maps (FIRMs)** produced and updated by FEMA classify floodplains into various Special Flood Hazard Areas, based on degree of risk.

The three broadest categories of floodplain designation are floodway, 1% annual chance floodplain, and moderate flood hazard areas.

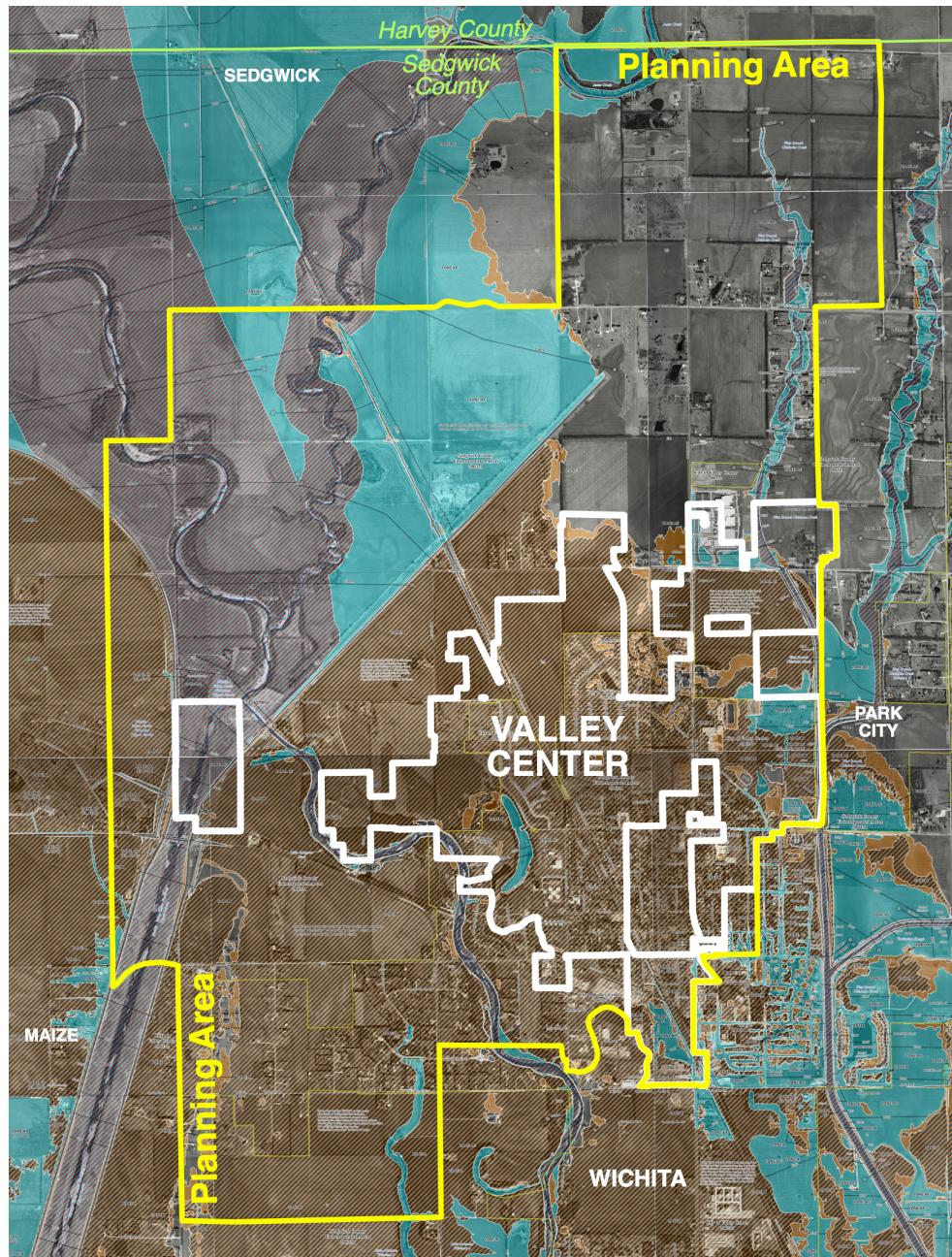
- **Floodway:** The channel of a river or stream.
- **1% Annual Chance Floodplain:** Areas that will be inundated by a flood event having a 1-percent chance of being equaled or exceeded in any given year. Also referred to as the **base flood area** or **100-year floodplain**.
- **Moderate Flood Hazard Area:** Areas between the limits of the 1% annual chance floodplain and the area that will be inundated by a flood event having a 0.2-percent chance of being equaled or exceeded in any given year. Also referred to as the **500-year floodplain**.

When any major change occurs to a floodplain—for example, when a road is redesigned or a significant development project occurs—a **Letter of Map Revision** is required from the developer, in order to allow FEMA to keep its Flood Insurance Rate Maps up to date.

The map on the next page shows flood hazard areas for the Valley Center Planning Area. Floodplain information is from the following Flood Insurance Rate Maps from the Federal Emergency Management Agency (FEMA), all of them revised on December 22, 2016:

- 20173C0068G
- 20173C0069G
- 20173C0088G
- 20173C0181G
- 20173C0182G
- 20173C0201G
- 20173C0183G
- 20173C0184G
- 20173C0203G

More information is available from the [FEMA Flood Map Service Center](#).



FLOODPLAINS in the VALLEY CENTER PLANNING AREA

The **blue** areas indicate 100-year floodplain, while the **orange** shade indicates areas that would be in floodplain if they were not protected by levees.

Most of the city of Valley Center is protected by the M.S. Mitch Mitchell Floodway—known locally as the "Big Ditch". If not so protected, Valley Center would be highly prone to flooding.

There is ample land both within and adjacent to Valley Center, which is either protected by levees or not in floodplains, sufficient in area to meet the City's potential development needs over the course of the Planning Period.

FLOOD INSURANCE

Historically, private insurers were generally unwilling to provide insurance for structures in floodplains, so in 1968 Congress created the **National Flood Insurance Program (NFIP)**, to help floodplain property owners protect themselves financially against property losses due to flooding. Communities participating in the NFIP agreed to adopt and enforce ordinances which meet or exceed FEMA requirements, to reduce the risks of flooding. In return, the NFIP subsidized flood insurance to local landowners, with rates based on degree of risk, as determined by the Flood Hazard Area in which their property was located.

One of the inadvertent side-effects of this law was to facilitate construction in floodplains, increasing the number and value of structures at risk. Over the ensuing decades, numerous major floods across the nation resulted in extraordinarily high costs to federal taxpayers. Various revisions of the NFIP resulted, in attempts to bring insurance rates into alignment with actual risk, and to more strongly discourage people from building in floodplains.

Properties in flood zones are eligible for mortgages backed by federal guarantees, such as VA and FHA loans, *only if* their community participates in the NFIP.

Development in floodplains is almost always undesirable. Nevertheless, for communities where such development has already occurred, NFIP participation is necessary.

Valley Center participates in the National Flood Insurance Program.

Consider incorporating higher standards in Valley Center's Floodplain Regulations, to reduce flood insurance costs and provide greater flood protection.

Woodlands

When individual trees in yards, in parks, and along streets are considered collectively, they form an urban forest. The benefits of urban trees are well documented, and include providing shade, reducing noise levels, decreasing air and water pollution, sequestering carbon, diminishing summertime energy use, furnishing wildlife habitat, screening undesirable views, serving as buffers between land uses, and raising property values. A well-maintained and well-planned urban forest enhances the community's livability, its character, and its quality of life.

Under Kansas statute K.S.A. 12-3201 *et seq.*, cities are authorized to regulate the planting, maintenance, treatment, and removal of trees and shrubbery on all street and alley rights-of-way. Abutting property owners hold "title to and property in" any trees and shrubbery in the planting strip between the property line (which is typically along the back edge of the sidewalk) and the back-of-curb line. Property owners can recover damages to such trees, and initiate actions to prevent their destruction.

Cities can designate allowable street trees in the planting strip. Some cities conduct periodic stump removal programs. Through their Zoning and Subdivision Regulations, cities can require new developments to include trees. Public trees in Valley Center are addressed in Chapter 2.19 of the City's Municipal Code.

The majority of Valley Center's urban street trees are mature, but still in good condition, and likely to remain so during the ten-year span of this *Plan*. Nevertheless, the City should plant some new street trees each year, to maintain a healthy age spread in Valley Center's urban forest. The goal is to make sure that in future, there will never be a neighborhood where *all* the street trees reach senescence at the same time.

Shelter belts are an essential safeguard for farming on the prairie, yet throughout Kansas they are showing a decline in vigor due to the advanced average age of the trees.

Although woodlands in Valley Center's Planning Area cover a relatively small acreage, they are very important to the long-term health of the soil and water on which much of the Valley Center area economy depends. Every effort should be made to sustain and enhance these woodlands, and to **reinvigorate shelter belts**.

Information on government conservation programs that can help landowners both plan and pay for shelter belt renovation is available on the [Kansas Forest Service](#) website.

Trees in Kansas come under extraordinary stress, from ice storms, drought, severe hot and cold spells, and insect and disease outbreaks—in recent years, diseases particularly affecting pines and ash trees. Also, many of the wonderful mature trees that were planted along streets and in parks during the early years of development in Kansas cities are now nearing the ends of their lives.

Maintaining a healthy community forest over the long-term requires expertise and ongoing efforts by City staff, a commitment by City officials to dedicate necessary resources to the task, and broad public support and understanding of the value of trees to the community's quality of life.

For information on helpful organizations, and on funding programs that can help improve your community forest, see the [Kansas Forest Service](#) website.

TREE CITY USA

The Arbor Day Foundation's [Tree City USA program](#) was established in 1976, as an initiative intended to inspire change on a nationwide level. Today, more than 3,600 communities in all 50 states participate. **Valley Center has participated in the Tree City USA program since 2000 (?)**.

The Tree City USA program provides communities with a four-step framework to maintain and celebrate their urban forest.

- Maintain a tree board or department
- Have a community tree ordinance
- Spend at least \$2 per capita on urban forestry
- Celebrate Arbor Day

In 2017, Valley Center combined its Park & Tree Board, Cemetery Board and Arts Commission into the **Public Properties & Outdoor Spaces Board**—known as the **Outdoor Spaces Board or OSB**. Members are appointed by the Mayor and confirmed by City Council, and serve a two year term. The Park & Public Buildings Director acts as the city staff representative to the OSB.

The Outdoor Spaces Board serves in an advisory capacity to review, coordinate and make budget recommendations on proposed improvements to the City's public properties and outdoor spaces, including buildings, parks, trees, sidewalks, public art and the cemetery.

Valley Center Tree Incentive Program To encourage tree planting in Valley Center, the City will pay half the cost, up to \$100. The tree must be selected from the preferred tree list in the OSB's [Trees for Valley Center](#) brochure, and planted in frontage property in accordance with the spacing requirements in the brochure.

SOME SUGGESTED GOALS
to edit, add, or subtract...

COMMUNITY GOALS

Historic Preservation

- Continue to preserve and creatively utilize Valley Center's historic buildings.
- Apply for grants to complete an official survey of Valley Center's historic properties, including its many mid-century modern structures.
- Develop a **Preservation Plan** for Valley Center's historic districts and properties.

Floodplain Regulations

- Continue to participate in the National Flood Insurance Program, and support regulations to discourage inappropriate development in floodplains.
- Update the City's Floodplain Regulations, incorporating higher standards to reduce flood insurance costs and provide greater flood protection.

Trees

- Continue to plant new public trees strategically to benefit the urban forest.
- Establish *City Forestry Standards and Specifications*. Include a policy addressing Memorial Trees, a current list of disease and insect problems, an updated list of approved tree species to reflect current conditions, and revise curb and setback standards to allow street trees in the downtown area.
- Create a plan to encourage trees in the downtown area, particularly on any new curb extensions.
- As the City's public trees age, support a program of regular maintenance pruning to keep them healthy and safe for as long as possible.
- Promptly remove hazardous or diseased public trees, particularly pines and ash trees. To prevent the spread of Pine Wilt, annually remove symptomatic pine trees by **March 1st** and maintain a public awareness campaign on this issue.
- Maintain a program to discover and treat **bagworm infestations** on particularly vulnerable and valuable public trees.
- Revise the City Subdivision Regulations to require trees in new developments.

CHAPTER 3. Background Data

Data in this chapter is from the *2020 Census* and the *2018-2022 American Community Survey 5-Year Estimates* (ACS).

The ACS has replaced the Census long form. Also administered by the Census Bureau, it provides more detailed and more current information than the decennial census. However, since the ACS is based on a smaller sample size, if at any point there is a discrepancy between the two sources, information from the Census is regarded as the official data.

Demographic, social, housing and economic information is available in more detail from the [U.S. Census Bureau Explore Census Data](#) website, where typing in the name of a city, county, or state in the search bar brings up an overview of available data for that location. On the list of available data tables that then pops up, click on the table code number to link to the complete data table.

More detailed Kansas information, including historical demographic data, is available from the [University of Kansas Institute for Policy & Social Research](#).

Census Definitions Certain terms used in this chapter are defined precisely by the Census Bureau, with differences from standard usage which have significant implications for correctly understanding the data.

Housing Unit: A house, apartment, mobile home, a group of rooms, a single room occupied as a separate living quarter, or vacant units intended for occupancy.

Family: A family consists of two or more people who are related by blood or marriage residing in the same housing unit.

Household: A household consists of all people who occupy a housing unit regardless of relationship, and may refer to a person living alone.

Median / Mean: A *median* is the middle number in a distribution of numbers, such that there is an equal probability of being above it or below it. A *mean* is generally understood as the "average" of a set of numbers, calculated by adding all the numbers in a set and then dividing by the total number of numbers. While a mean may be skewed by a single out-of-the-norm number in the set, a median typically gives a fairly accurate picture of "normal".

Demographics

This section includes information on national demographic trends, as well as on Valley Center's demographic and social characteristics. Historical census data is noted by year. More recent data is from the *2018-2022 American Community Survey 5-Year Estimates*.

Understanding the characteristics of people in Valley Center helps community leaders develop policies to effectively meet residents' current and future needs.

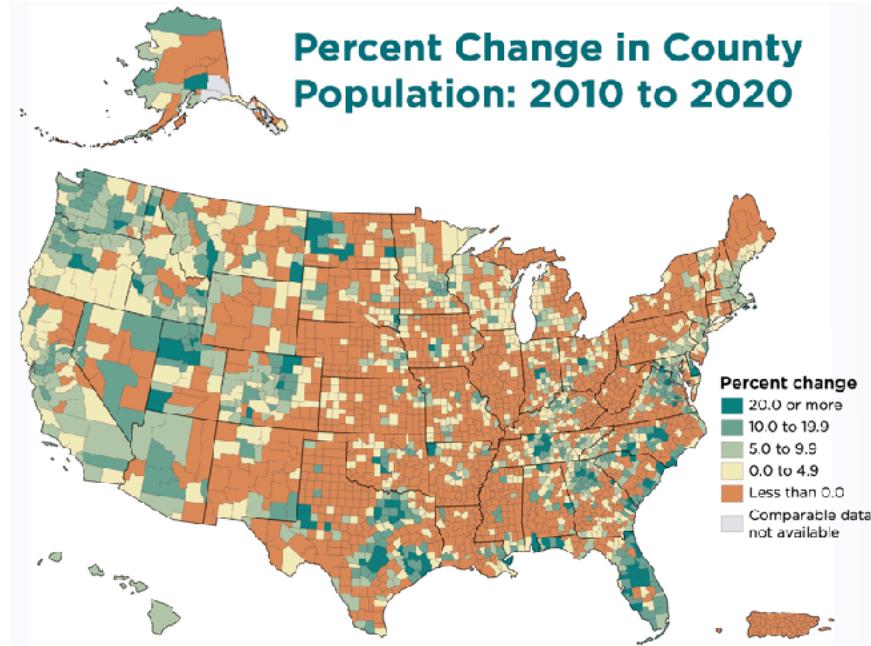
Population Trends

As detailed in the following table, the population of the United States grew during the fifty years leading up to 2020 by an average of about 8.8% per decade, while Kansas grew by only about 4.9% per decade—a little over half the national rate. During that same time frame, Sedgwick County's population increased by an average of 8.4% per decade—growing at a rate only a little below the national average.

	U.S.		Kansas		Sedgwick County	
	Population	% Change	Population	% Change	Population	% Change
1970	203,211,926	—	2,246,578	—	350,694	—
1980	226,545,805	11.5%	2,363,679	5.2%	367,088	4.7%
1990	248,709,873	9.8%	2,477,574	4.8%	403,662	10.0%
2000	281,421,906	13.2%	2,688,418	8.5%	452,869	12.2%
2010	308,745,538	9.7%	2,853,118	6.1%	498,365	10.0%
2020	331,449,281	7.4%	2,937,880	3.0%	523,824	5.1%
AVG	—	8.8%	—	4.9%	—	8.4%

National Population Trends Recent national population trends show people moving from rural areas to cities, and from the northeastern and central parts of the nation to the south and west. The Great Plains region in particular is losing population to other parts of the country.

The following map shows the percentage of population change between 2010 and 2020, for each county in the country. Green shades indicate growth—the darker the green, the more intense the growth. Tan indicates stability or minor growth, and orange indicates population loss.

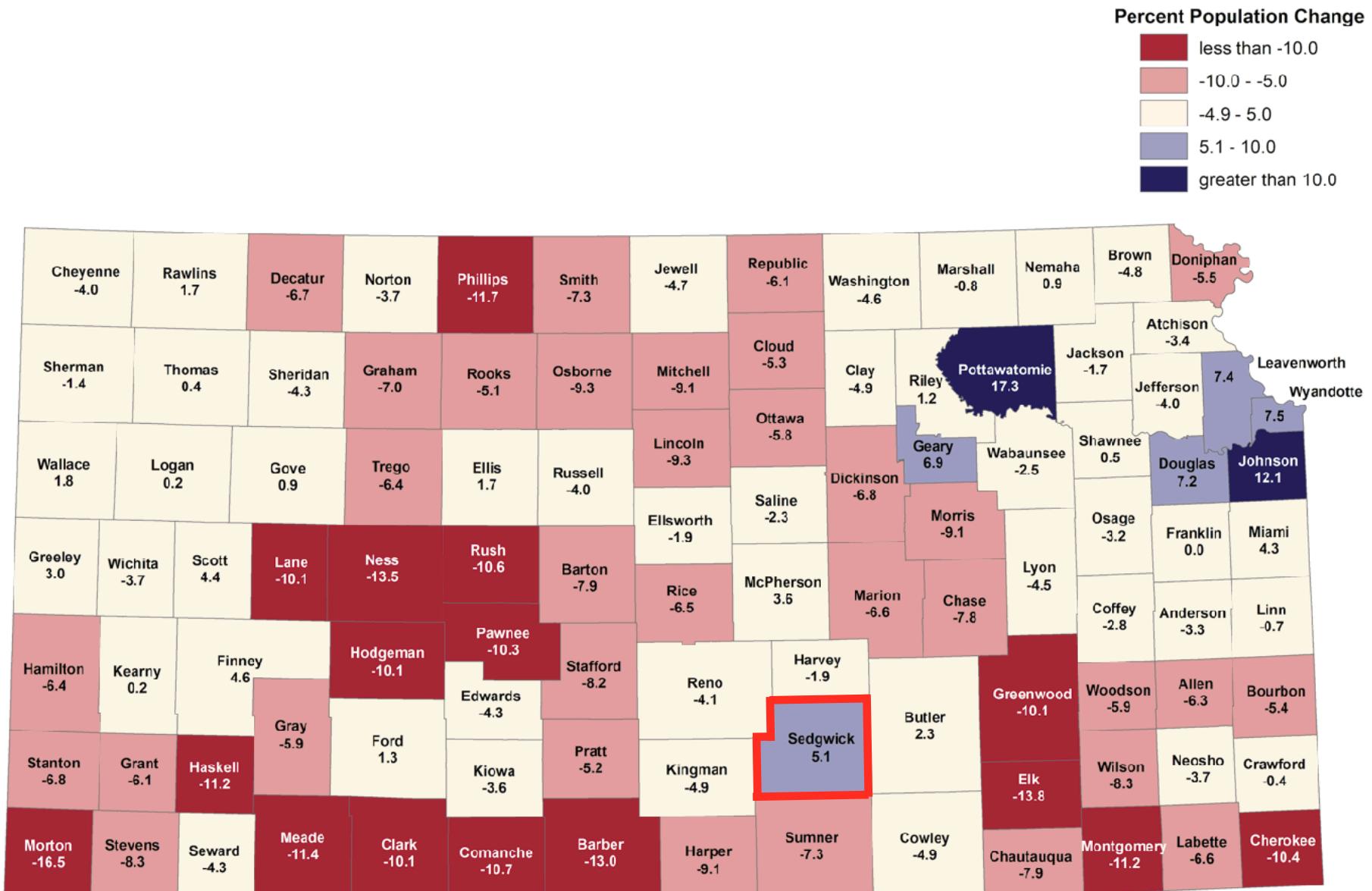


Kansas Population Trends A more detailed map for each county in the state of Kansas, which follows, is from the University of Kansas *Institute for Policy & Social Research*.

It is color coded to show population growth in blue, stability in tan, and loss in red. The more intense the color, the more intense the change in population.

This map shows that in Kansas in the last decade, most population growth has taken place around Wichita, and in the northeastern part of the state—in the Kansas City suburbs, and around the university town of Manhattan. Many rural Kansas counties are losing population.

Valley Center Comprehensive Plan 2025-2035

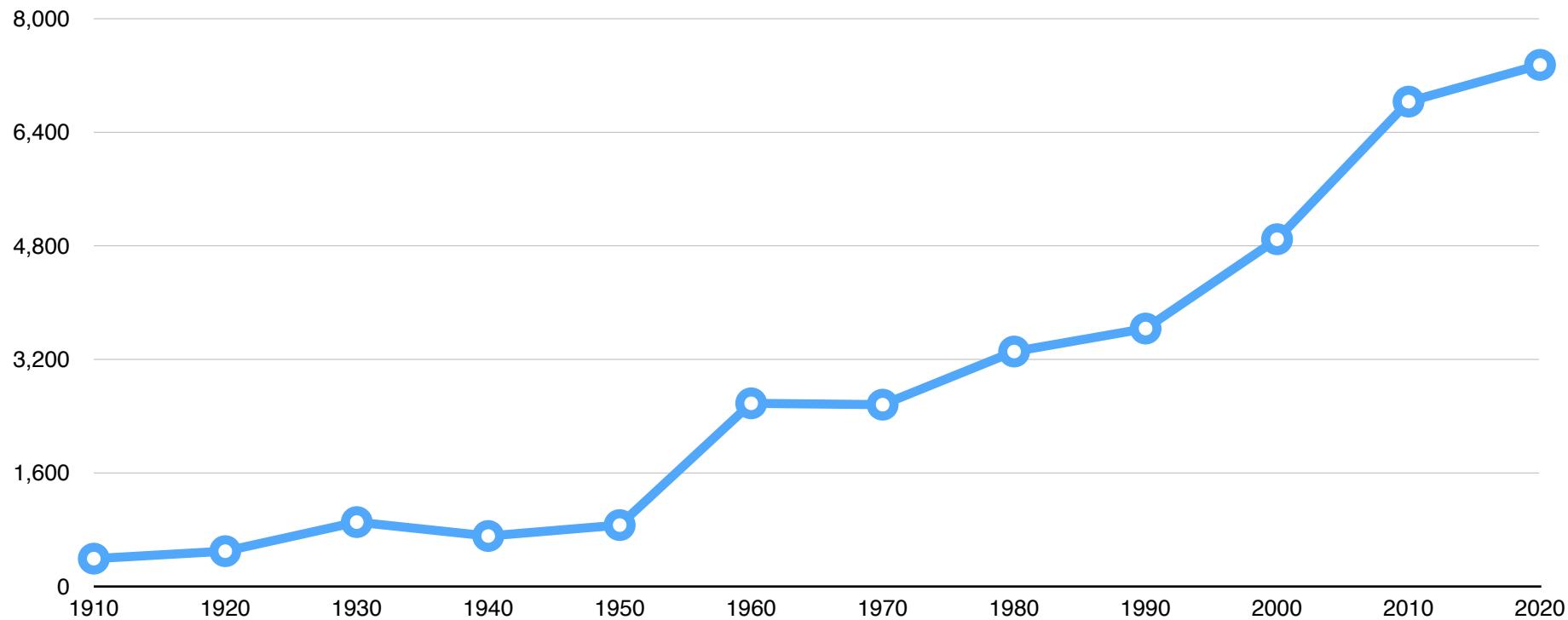


Valley Center's Population History

Valley Center				
Census	Population	Census	Population	% Change
1910	381	1970	2,551	—
1920	486	1980	3,300	29.4%
1930	896	1990	3,624	9.8%
1940	700	2000	4,883	34.7%
1950	854	2010	6,822	39.7%
1960	2,570	2020	7,340	7.6%
		Average per decade		24.2%

During the fifty year period leading up to 2020, Valley Center's population grew by an average of 24.2% per decade. The City had far lower rates of growth in the 1980s and 2010s, and boom times during the 1970s, 1990s, and 2000s.

The 2020 Census found Valley Center's population to be 7,340 people. In the *2018-2022 American Community Survey 5-Year Estimates*, Valley Center's population was estimated to be 8,448 people.



Future Population

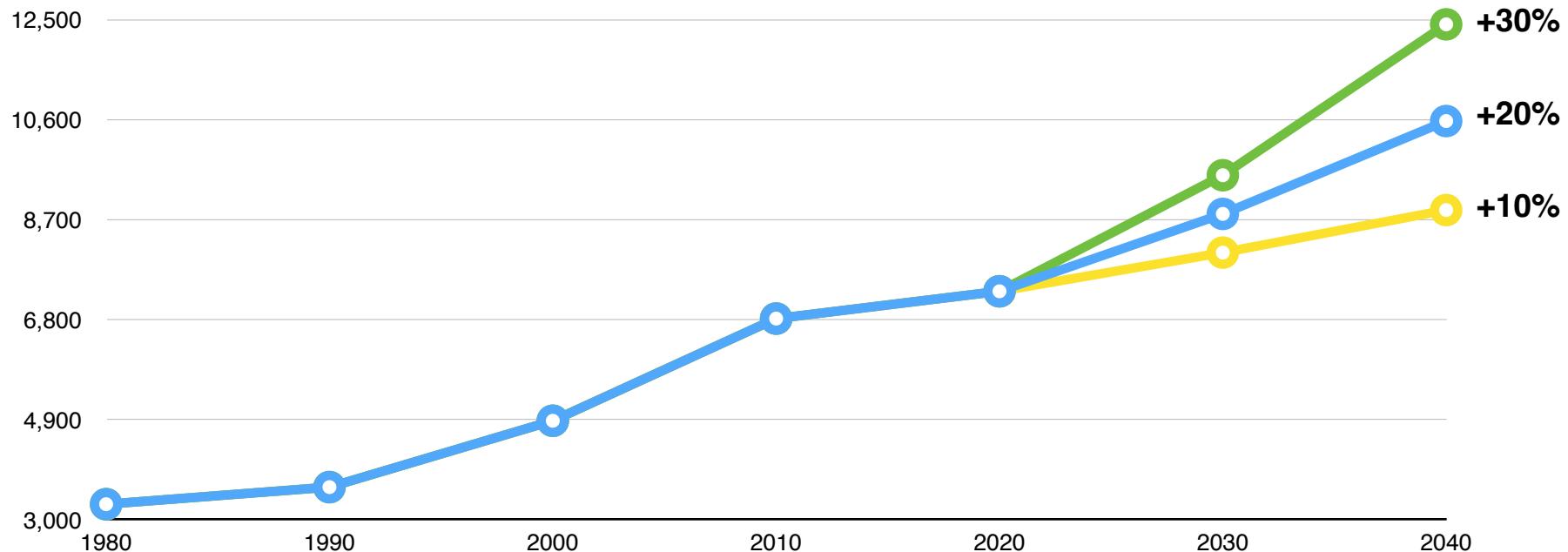
Many social and economic variables can affect the patterns of change over time in a community's population. Nevertheless, a reasonably accurate idea of a community's future population is an essential foundation for making planning decisions, because changes in population affect requirements for everything from police services to housing construction to sewage treatment capacity.

Making an accurate estimate for the future population of a small city is especially difficult, since a small change in absolute numbers can represent a substantial percentage of population change.

Over this Plan's ten-year planning period, City leaders will work toward maintaining a rapid pace of population growth in Valley Center, on the order of 25 to 30 percent per decade. To achieve this goal, community leaders will need to understand the changing dynamics that result from regional population shifts.

The following table and graph show what Valley Center's population could be in 2040 under various potential rates of population change—10%, 20% or 30% per decade.

Future Population at Various Rates of Change			
Year	+10%	+20%	+30%
2020	7,340	7,340	7,340
2030	8,074	8,808	9,542
2040	8,881	10,570	12,405



A city has three basic strategic options for maintaining and increasing its population, all of which should be pursued as appropriate: **retain existing residents, attract new residents, and annex additional residents** as the city grows geographically.

Important factors that allow a community to attract and retain residents include good-quality housing at a variety of price points and in a variety of types, reliable utilities services, good schools, and community amenities that enhance quality of life—especially good parks, sufficient child-care options, business creation opportunities, and employment opportunities.

The overall appearance of a community also has a profound affect on both the quality of life for its people, and on a city's ability to attract new businesses, visitors and new residents. The impression of a community's quality, character and vitality are all established by a variety of sensory cues, mostly visual—from building exteriors, streets, and public spaces, in commercial districts, residential neighborhoods, and downtown. A 2019 [study](#) found that attractive communities are more economically successful.

Demographic Characteristics

The following table contains information which is useful primarily when viewed in comparison to the same data from other geographic areas. For instance, Valley Center has unusually high percentages of households with children and with elders, and unusually low racial and ethnic diversity.

- Disability** Of the total civilian non-institutionalized population in Valley Center (8,448 individuals), 1,078 people have a disability. Of those 1,078 disabled people, 134 (12.4%) are under 18 years of age, 327 (30.3%) are between 18 and 64 years in age, and 617 (57.2%) are 65 years of age or older.

	Valley Center	Kansas	U.S.
Median Age (in years)	33.6	37.1	38.5
Average Household Size	2.71	2.48	2.57
Average Family Size	3.46	3.10	3.18
Households with 1 or more people under 18 years	36.7%	30.5%	30.2%
Households with 1 or more people 65 years and over	39.2%	29.5%	30.8%
% White	97.4%	86.7%	74.0%
% Hispanic or Latino	7.3%	12.6%	18.7%
% Disabled (civilian, non-institutionalized)	12.8%	13.4%	12.9%

Population by Age / Age Distribution The chart on the following page shows the percentage of each age category for Valley Center residents, compared to figures for Kansas and the United States.

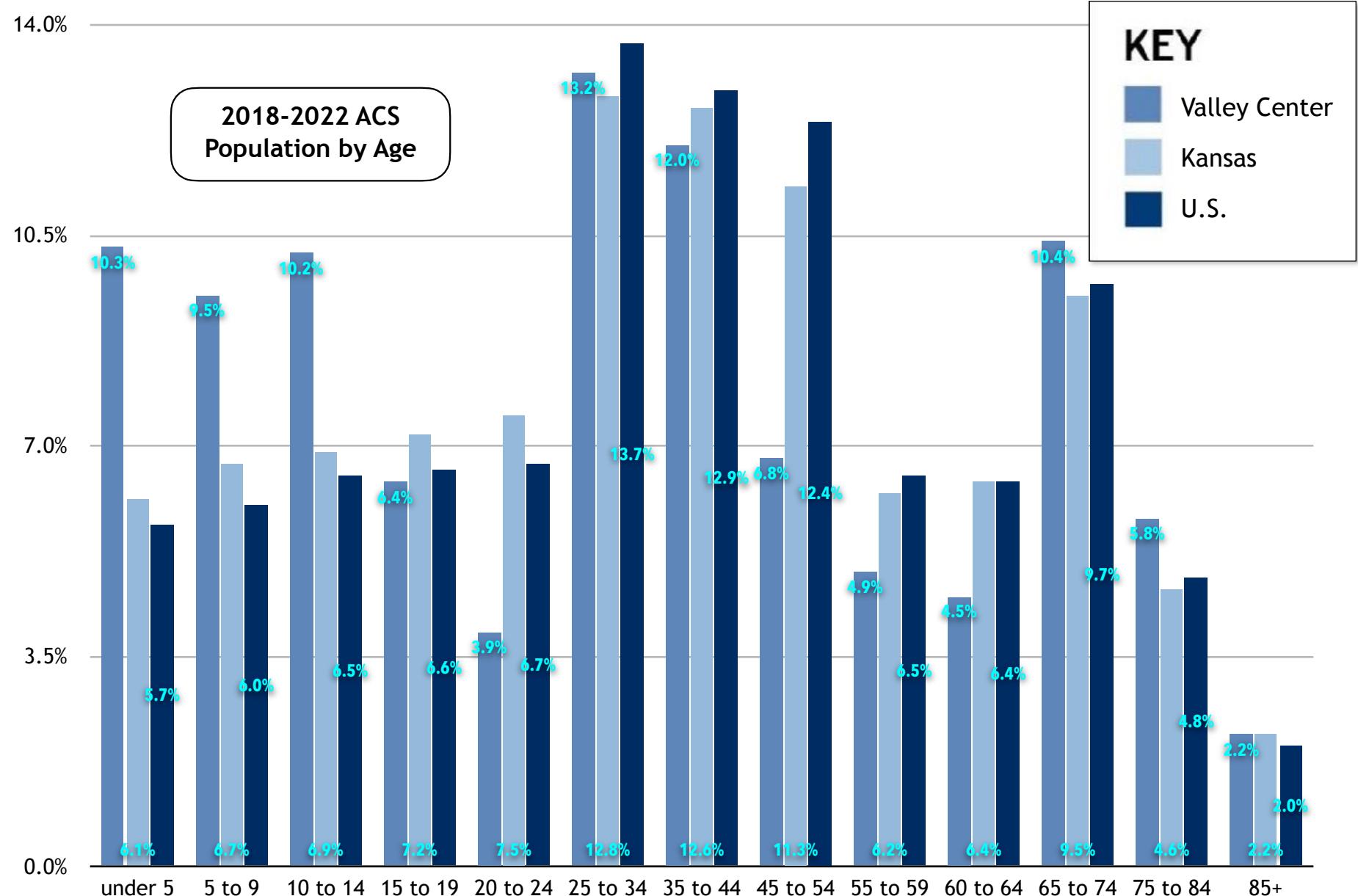
Valley Center's population has extraordinarily **high** percentages of children of all ages, and slightly high percentages of people that are 65 to 84 years of age.

The city has an unusually **low** percentage of young adults 20 to 24 years of age, which is typical for communities whose young people go away to college or to find a first career-track job.

Valley Center also has extraordinarily low percentages of people 45 to 54 years old, and somewhat low percentages of people that are 55 to 64 years of age.

This pattern likely reflects Valley Center's history as a rural town with an aging population, which has transitioned in recent decades into a prime location for young families.

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Household Types in Valley Center		
Households with Children		
<i>Married couple, with children of the householder under 18</i>	879	28.3%
<i>Cohabiting couple household, with children of the householder under 18</i>	54	1.7%
<i>Male householder with no spouse or partner present, with children of the householder under 18</i>	57	1.8%
<i>Female householder with no spouse or partner present, with children of the householder under 18</i>	120	3.9%
Total Households with children of the householder living there	1,110	35.8%
Single-person Households		
<i>Male Householder under 65 years living alone</i>	100	3.2%
<i>Male Householder 65 years and over living alone</i>	195	6.3%
<i>Female Householder under 65 years living alone</i>	258	8.3%
<i>Female Householder 65 years and over living alone</i>	408	13.2%
Total Single-person Households	961	31.0%
TOTAL HOUSEHOLDS	3,102	—

- **Children / Seniors** Out of 3,102 households in Valley Center, 1,137 (36.7%) had at least one child under 18 years of age in the household; 1,216 (39.2%) had at least one person 65 years of age or older in the household; and 749 (24.1%) had neither.

These figures have significant planning implications for both housing needs and social services.

Valley Center Educational Attainment (25 years old and over)		
Less than 9th grade	304	6.0%
9th to 12th grade, no diploma	195	3.9%
High school graduate (including equivalency)	1,292	25.6%
Some college, no degree	1,086	21.5%
Associate's degree	307	6.1%
Bachelor's degree	1,192	23.6%
Graduate or professional degree	668	13.2%
Total	5,044	100.0%

- Of people in Valley Center 25 years old or older, 90.1% had a **high school degree or higher**, compared to 91.8% in Kansas, and 89.1% nationally.
- Of people in Valley Center 25 years old or older, 36.9% had a **bachelor's degree or higher**, compared to 34.7% in Kansas, and 34.3% nationally.

*Insert Demographic Data
from the Community Questionnaire*

Housing

The variety and quality of housing options available in Valley Center impacts both the community's quality of life, and whether or not homeowners choose to move to or remain in the city. Residential properties are a major source for the City's tax revenues, and a healthy housing market benefits many businesses as well. A sufficient, diverse, and high-quality housing supply also increases the opportunity to attract new businesses and their employees.

A house is usually the largest single investment for a family or individual, and a home and its neighborhood are a source of great influence on household satisfaction. While a nice house does not guarantee a happy home life, a house which is unsuitable or which does not function properly for its residents can certainly increase chronic stress levels. Houses that are difficult to maintain can generate financial concerns and physical discomfort.

Young adults, families with children, singles, couples, empty nesters and retirees all need housing suited to their particular requirements—and if it is not available locally, they will often consider moving to another community to find it.

This section gives an overall picture of the housing situation in the City of Valley Center, based on information from the *2018-2022 American Community Survey 5-Year Estimates*.

Housing Units: The Census count of housing units includes both occupied and vacant residential buildings. Recreational vehicles and the like are included only if they are occupied as someone's usual place of residence. Vacant mobile homes are included provided they are intended for occupancy on the site where they stand, but if they are on sales lots or in storage yards they are not counted as housing units.

Persons per Household	Owner-occupied Housing Units	Renter-occupied Housing Units	All Occupied Housing Units
1-person	454	507	961
2-person	825	149	974
3-person	184	38	222
4 or more-person	686	259	945
TOTAL	2,149	953	3,102

- **Household Size** The average household size of owner-occupied units in Valley Center was 2.83 persons. The average household size of renter-occupied units in Valley Center was 2.43 persons.
- **Occupancy** Out of 3,295 housing units in Valley Center, 3,102 (94.1%) were occupied and 193 (5.9%) were vacant. Of the 3,102 occupied units, 2,149 (69.3%) were owner-occupied, and 953 (30.7%) were renter-occupied.

Planning for Smaller Households The share of people living alone in the United States has increased every decade since 1940. In 2020, over a quarter (27.6%) of all occupied households in the U.S. were one-person households—up from just 7.7% in 1940.

In Valley Center,
over **62%** of occupied housing units
contain **one- or two-person households**.

Plan to provide a wide array of housing options to accommodate these smaller households.

Housing Types	Number	Percentage
Single, detached	2,611	79.2%
Single, attached	70	2.1%
2 Units	114	3.5%
3 or 4 Units	48	1.5%
5 to 9 Units	135	4.1%
10 to 19 Units	42	1.3%
20 or more Units	275	8.3%
Mobile Home, Boat, RV, Van	0	0.0%
TOTAL HOUSING UNITS	3,295	100.0%

Housing Types The majority (79.2%) of Valley Center's housing stock is single-family detached homes, yet the community also has a wide array of other housing type options.

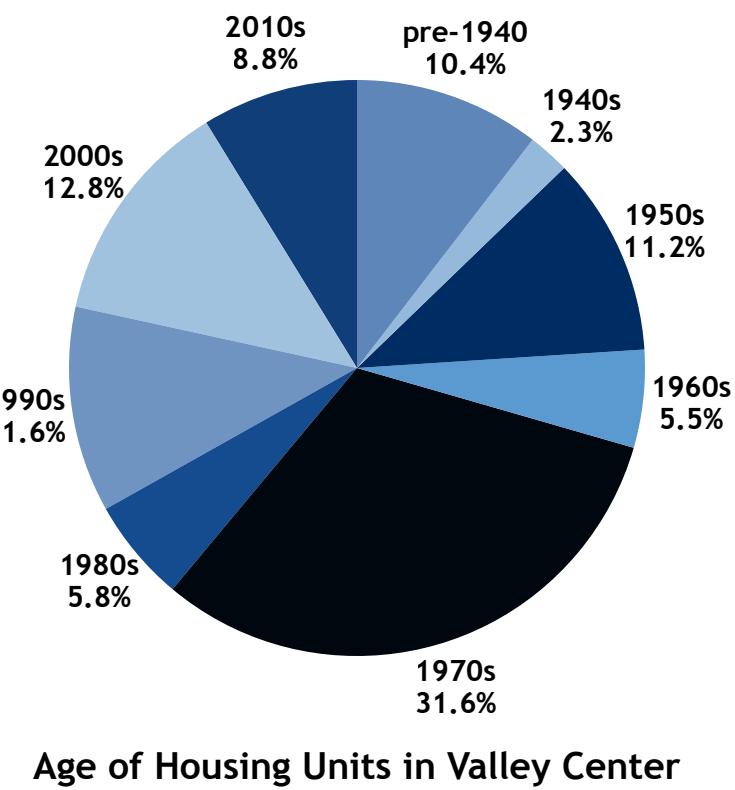
Bedrooms per Housing Unit	number	percent
0	53	1.6%
1	384	11.7%
2	445	13.5%
3	1,600	48.6%
4	648	19.7%
5 or more	165	5.0%
TOTALS	3,295	100%

Bedrooms For many years, the real estate industry has used the number of bedrooms per house as a key factor in marketing homes. A 3-bedroom house has been considered the standard starter home for a typical family; nearly half of Valley Center's housing stock falls into this category.

However, as household sizes continue to fall, and one- or two-person households become the norm, smaller houses are becoming more and more marketable, especially in walkable neighborhoods.

Age of Housing Units Valley Center has had fairly steady residential development over much of its history, with the exception of a housing boom in the 1970s that accounts for nearly a third of the city's housing stock.

Only about one in ten of Valley Center's housing units were built prior to 1940. When they are well maintained, older homes can help give a community continuity and character, but if they are allowed to fall into disrepair, they can become a source of blight.



Value of Owner-occupied Housing Units	Number	Percentage
Less than \$50,000	53	2.5%
\$50,000 to \$99,999	119	5.5%
\$100,000 to \$149,999	423	19.7%
\$150,000 to \$199,999	607	28.2%
\$200,000 to \$299,999	647	30.1%
\$300,000 to \$499,999	288	13.4%
\$500,000 to \$999,999	3	0.1%
\$1,000,000 or more	9	0.4%
TOTAL OWNER-OCCUPIED HOUSING UNITS	2,149	100.0%

Value Over 58% of Valley Center's owner-occupied housing units are between \$150,000 and \$300,000 in value.

- **Median Value** The median value of owner-occupied housing units in Valley Center is \$193,100.

IMPACT OF COVID

Note, this information on housing values and costs is an average of data collected from 2018 through 2022. The Covid pandemic lockdown began in March of 2020. Therefore, this data reflects a period of extreme economic disruption and notable volatility in housing costs.

Selected Monthly Owner Costs – Housing Units WITH a Mortgage	number	percent
Less than \$500	0	0.0%
\$500 to \$999	76	7.3%
\$1000 to \$1499	520	49.6%
\$1500 to \$1999	315	30.1%
\$2000 to \$2499	102	9.7%
\$2500 to \$2999	16	1.5%
\$3000 or more	19	1.8%
TOTALS	1,048	100%

Selected Monthly Owner Costs – Housing Units WITHOUT a Mortgage

Selected Monthly Owner Costs – Housing Units WITHOUT a Mortgage	number	percent
Less than \$250	21	1.9%
\$250 to \$399	88	8.0%
\$400 to \$599	401	36.4%
\$600 to \$799	273	24.8%
\$800 to \$999	174	15.8%
\$1000 or more	144	13.1%
TOTALS	1,101	100%

Housing Costs The cost of owning a house varies significantly between those paying a mortgage, and those who do not have a mortgage to pay.

- **Mortgages** Out of the 2,149 owner-occupied housing units in Valley Center, 1,048 (48.8%) had a mortgage, and 1,101 (51.2%) did not.
- **Monthly Cost** The median monthly owner cost for housing units with a mortgage was \$1,447, and for housing units without a mortgage was \$623.

Selected Monthly Owner Costs as a Percentage of Household Income				
Percentage of Income	Housing Units WITH a Mortgage		Housing Units WITHOUT a Mortgage	
	number	percent	number	percent
less than 10%	—	—	304	27.6%
10 to 14.9%	—	—	429	39.0%
15 to 19.9%	—	—	49	4.5%
less than 20%	609	58.1%	—	—
20% to 24.9%	132	12.6%	82	7.4%
25% to 29.9%	107	10.2%	145	13.2%
30% to 34.9%	88	8.4%	0	0.0%
35% or more	112	10.7%	92	8.4%
TOTALS	1,048	100%	1,101	100%

Housing Costs as a Percent of Income People paying a very high percentage of their income in housing costs are often people with a very low household income, such as students, or elderly people on a fixed income.

The following tables show information on rent in occupied rental units in which rent was paid; the tables do not include 28 rental units in which no rent was paid.

Gross Rent in Occupied Units	Number	Percentage
Less than \$500	273	29.5%
\$500 to \$999	215	23.2%
\$1000 to \$1499	407	44.0%
\$1500 to \$1999	30	3.2%
\$2000 or more	0	0.0%
TOTAL OCCUPIED RENTAL UNITS	925	100.0%

- **Median Rent** The median rental rate of Valley Center's occupied rental units was \$885 per month.

Gross Rent as a Percentage of Household Income		
Percentage of Income	Households	
	number	percent
less than 15%	73	7.9%
15% to 19.9%	69	7.5%
20% to 24.9%	516	55.8%
25% to 29.9%	17	1.8%
30% to 34.9%	105	11.4%
35% or more	145	15.7%
TOTALS	925	100%

Rental Costs as a Percent of Income About 71% of renters in Valley Center paid less than 25% of their household income per month in housing costs. The 27% of Valley Center tenants who are paying 30% or more of their income on rent are likely people with a very low household income, such as students, or elderly people on a fixed income.

Economy

Census information in this section applies only to people living *inside* the city limits of Valley Center, and does not include data on those living in the Valley Center Planning Area. Therefore, the substantial agricultural component of the local economy may not appear proportionately in the data shown for the City, but may be inferred from the data for Sedgwick County.

Annual Per Capita Income

"Income" includes not just earnings, but also income from other sources, such as investments, Social Security or Supplemental Security, retirement accounts, or public assistance.

The per capita income figure is a mean, derived by dividing the total income of every person 16 years old and over in a geographic area by the total population in that area. This figure is most useful when compared to the same datum for other places, and should not be construed as an accurate representation of actual earned income for a typical Valley Center wage or salary earner.

Annual Per Capita Income	
United States	\$41,261
Kansas	\$38,108
Sedgwick County	\$35,338
Valley Center	\$29,356

The annual per capita income for people in the City of Valley Center is lower than comparable figures for the county, state and nation. However, an extremely high proportion of Valley Center's population is composed of parents of pre-school children, many of whom may be providing full-time child care, and children over sixteen, who are likely still full-time students. These categories of people are often earning little or no income, and may account for much of the difference in per capita income data.

Median Earnings

	Median Earnings					
	(full-time, year-round workers)		(also part-time)			
	Male Workers		Female Workers		All Workers	
	amount	% of US	amount	% of US	amount	% of US
USA	\$62,824	—	\$51,123	—	\$42,131	—
Kansas	\$58,763	93.5%	\$46,387	90.7%	\$39,827	94.5%
Sedgwick County	\$56,690	90.2%	\$43,968	86.0%	\$37,970	90.1%
Valley Center	\$57,064	90.8%	\$44,990	88.0%	\$42,083	99.9%

Gender Wage Gap This country, along with most of the world, has long had a significant gap between what males earn versus what females earn. Some of the wage gap is accounted for by factors such as differences in educational attainment, work experience, and family caregiver responsibilities. However, gender discrimination is also still a major factor, including segregation of women into lower-paying jobs, and outright wage discrimination.

Based on the 2018-2022 ACS data in the table above, nationally, the wage gap between men and women was **18.6%**—that is, on average, full-time working women earned 81.4% of what full-time working men earned. In Kansas, the gap was 2.4 points worse at **21.1%**, worse in Sedgwick County at **22.4%**, and in Valley Center it was similar to the state average at **21.2%**. **A typical full-time working woman in Valley Center earns about 78.8% of what a typical full-time working man earns.**

Retaining young talent is one of the most important ways a community can secure its economic future, and aggressively attacking the wage gap is one of the best ways to hang on to young educated workers. Young college-educated women in particular are inclined to leave places where the wage gap is notably high.

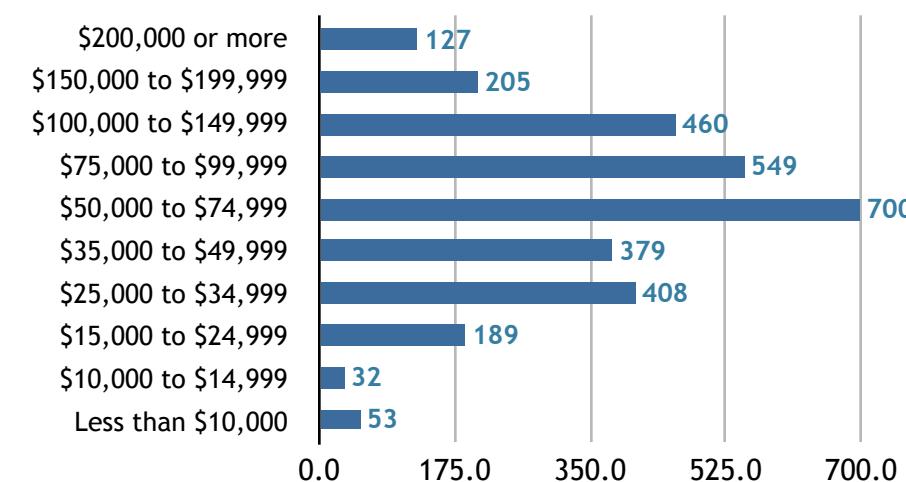
Median Household Income

Valley Center's average household income is higher than that for the county or state. However, many of Valley Center's non-family households, which include people living alone, are surviving on an extremely low income.

	Median Household Income		
	Family	Non-family	All Households
United States	\$92,646	\$45,134	\$75,149
Kansas	\$89,535	\$40,520	\$69,747
Sedgwick County	\$82,858	\$38,089	\$65,372
Valley Center	\$81,029	\$28,385	\$70,531

Annual Household Income & Benefits

Out of 3,102 households in Valley Center, annual household income and benefits were distributed as shown in the graph below. The bars indicate the number of households in each income range, with incomes shown in 2022 inflation-adjusted dollars.



Types of Employment

Out of an estimated 2022 population of 8,448 people in the City of Valley Center, there were 5,806 people who were 16 years of age and older. Of those 16 and up, 3,705 were in the labor force (63.8%), including 3,397 (58.5%) employed civilians, and 308 (5.3%) who were unemployed.

There were 2,101 (36.2%) people in Valley Center who were not in the labor force. According to the Census Bureau's 2018-2022 *American Community Survey 5-Year Estimates*, no members of the armed forces live in Valley Center.

The following three tables show data from the 2018-2022 ACS for Valley Center's 3,397 employed civilians 16 years of age and older—by occupational category, by the class of worker, and by the industry in which they were employed.

Occupational Category	Persons	%
Management, business, science, and arts	1,529	45.0%
Service	592	17.4%
Sales and office	480	14.1%
Natural resources, construction, & maintenance	479	14.1%
Production, transportation, & material moving	317	9.3%

Class of Worker	Persons	%
Private wage, salary, and commission	2,639	77.7%
Government workers (working for federal, foreign, international, tribal, state or local government)	553	16.3%
Self-employed (in own not-incorporated business)	197	5.8%
Unpaid family workers	8	0.2%

Valley Center Comprehensive Plan 2025-2035

Industry in which Employed	Persons	%
Educational services, and health care and social assistance	1,132	33.3%
Manufacturing	381	11.2%
Retail trade	351	10.3%
Construction	322	9.5%
Arts, entertainment, and recreation, and accommodation and food services	258	7.6%
Other services, except public administration	206	6.1%
Professional, scientific, and management, and administrative and waste management services	192	5.7%
Finance and insurance, and real estate and rental and leasing	148	4.4%
Wholesale trade	126	3.7%
Transportation and warehousing, and utilities	112	3.3%
Public administration	95	2.8%
Information	68	2.0%
Agriculture, forestry, fishing and hunting, and mining	6	0.2%

Major local employers in the Valley Center area are shown in the following table, along with the approximate number of local employees as of the summer of 2024.

(Data not yet received.)

Major Local Employers	Product or Activity	Estimated Number of Employees (as of 2024)

Many other employment opportunities are provided in Valley Center by a wide variety of smaller businesses and organizations.

Unemployment

The Census defines the **labor force** as those civilians, 16 years old or older, who are employed or seeking employment. The **unemployment rate** is the percent of people *in the labor force* who are unemployed—a ratio which only includes those working or *actively looking* for work; it excludes retirees, full-time homemakers, and full-time students, among others.

Unemployment Rate (2018-2022 ACS)			
United States	5.3%	Sedgwick County	5.3%
Kansas	4.0%	Valley Center	8.3%

According to the *2018-2022 American Community Survey 5-Year Estimates*, Valley Center's unemployment rate is extraordinarily high—a full three points higher than the national average.

The percentages of "unemployed civilians" shown in the table below **include** people who are *not* actively looking for work, such as students, homemakers and retirees.

Employment	Valley Center		Sedgwick County		Kansas	
	Persons	%	Persons	%	Persons	%
Population 16 years of age and over	5,806	100.0%	406,318	100.0%	2,315,454	100.0%
• Civilian labor force	3,705	63.8%	265,267	65.3%	1,513,506	65.4%
<i>Employed / civilian</i>	3,397	58.5%	251,132	61.8%	1,452,870	62.7%
<i>Unemployed civilians</i>	308	5.3%	14,135	3.5%	60,636	2.6%
• Military labor force	0	0.00%	3,265	0.80%	20,203	0.87%
• Not in labor force	2,101	36.2%	137,786	33.9%	781,745	33.8%

Out of the 5,806 people in the City of Valley Center who were 16 years old or older, **36.2% were not in the labor force**, compared to **33.8% in Kansas**. People in this category are typically retired, disabled, full-time students, or full-time homemakers.

Poverty

The Census uses federal poverty guidelines to determine poverty levels. Another indicator often used to estimate the degree of poverty in a community is the rate of health insurance coverage. As with many such indicators, the numbers are most useful when compared to similar data for other geographic areas.

The following table shows percentages of people whose income in the previous 12 months was below the federal poverty level, as well as rates of health insurance coverage for the civilian non-institutionalized population. Information is from the *2018-2022 American Community Survey 5-Year Estimates*.

	Poverty Rates		Health Insurance Coverage (% of civilian non-institutionalized population)	
	All Families	All People	With	Without
United States	8.8%	12.5%	91.3%	8.7%
Kansas	7.6%	11.6%	91.1%	8.9%
Sedgwick County	9.3%	13.7%	89.1%	10.9%
Valley Center	1.9%	2.3%	96.1%	3.9%

Valley Center's poverty rates for both all families and for all people are much lower than those for the nation, state, or county. People living outside a family support structure typically endure higher rates of poverty than people living within a family, and that is also the case in Valley Center.

The percentage of Valley Center's population that has **health insurance coverage** is notably higher than that for the nation, state, or county.

Commuting

The 3,387 workers living in Valley Center who are 16 years old or older, commuted to work as shown in the following table. The mean travel time to work for them was 25.3 minutes.

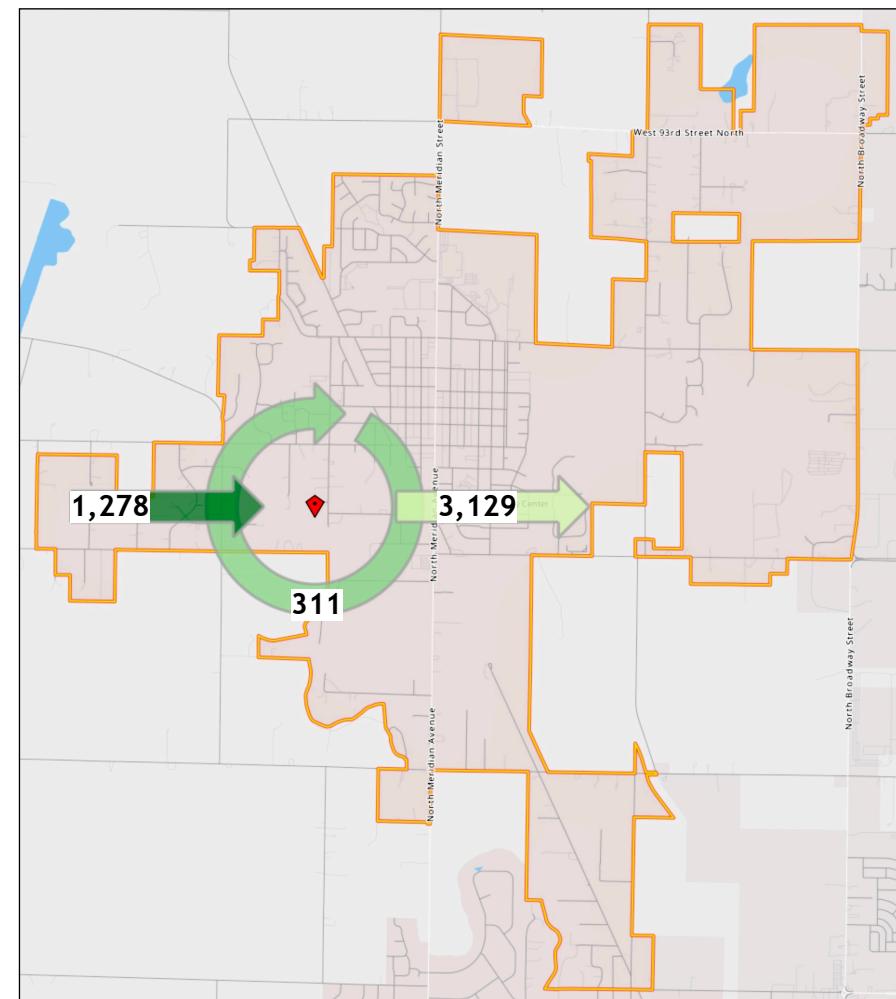
Commuting	Persons	%
Drove in car, truck or van—alone	2,842	83.9%
Drove in car, truck or van—carpooled	257	7.6%
Worked from home	150	4.4%
Walked	102	3.0%
Other means	36	1.1%
Public transportation (excluding taxicab)	0	0.0%

As is typical for rural Kansas communities, most people commute by vehicle, alone. Note, much of this information was collected during the 2020 Covid pandemic lockdown, resulting in far more people working from home than had previously been common.

Inflow / Outflow Job Counts Based on 2021 Census data on all jobs, 1,589 people were employed within the city limits of Valley Center. Of those, 311 (9.0%) people both live and work in the city, and 1,278 (80.4%) commute into the city from elsewhere.

Out of the 3,440 people *living* in Valley Center, 3,129 (91.0%) commute out of the city to work elsewhere.

This pattern reflects Valley Center's status as a rural city which functions both as a local employment center, and as a bedroom community for the larger area economy.



*Insert Economic Data
from the Community Questionnaire*

Local Debt

As of _____, 20____, the City of Valley Center had \$ _____ in outstanding debt. Under the state debt limitation statutes governed by K.S.A. 10-309, bonds dedicated to certain utilities projects such as water, sewer, storm sewer, or electrical improvements, are exempt from being included in calculations of the City's debt limitation.

Using the City's 20____ estimated total tangible assessed valuation, including that for motor vehicles, of \$ _____, and exempting the 20____ bonds for utilities etc.??, the City is currently using just _____% of the amount within its 30% debt limitation. This leaves \$ _____ for future bonded indebtedness under the statutory limitation, to carry out the growth policies of the City.

(Data not yet received.)

City of Valley Center Bond Indebtedness		
Bond	Amount of Bond as of 6/30/2022	Retirement
TOTAL BOND DEBT	\$0	-

Local Tax Levies

Property tax rates are expressed in mills, or tax dollars due per one thousand dollars of the assessed valuation of property. Assessed value is substantially lower than market value.

In Sedgwick County, half of the taxes levied on an assessment made in one year is due in December of that year, and half is due the following May.

The amount of taxes paid should always be judged against the value received.

- The property tax levy to the **State** pays for educational and institutional building funds.
- **Sedgwick County** taxes pay for county government and facilities, elections, county courts, road and bridge maintenance, health services, Fire District/EMS services, senior citizen services, youth services, mental health services, economic development, noxious weed control, Wichita State University program development, and the Extension Service, among other purposes.
- **City of Valley Center** property taxes pay for city government and facilities, municipal utilities (water, sewer, trash & recycling services, stormwater management), police and fire department services, parks, municipal court, building inspections and code enforcement, economic development, the municipal cemetery, and neighborhood revitalization programs.
- **Valley Center School District (USD 262)** property taxes pay for capital improvements to school facilities, bond repayments, as well as the Recreation Commission's programs and services.

The following table shows the official 2023 ad valorem tax levies for property owners in the City of Valley Center. [Tax levy information](#) for Sedgwick County is available online.

2023 Property Tax Levy	in mills
State of Kansas	1.500
Sedgwick County	28.988
Valley Center USD 262	58.608
Valley Center Recreation Commission	6.990
<i>Subtotal</i>	96.086
City of Valley Center	—
General	22.478
Bond & Interest	14.115
Employee Benefits	12.957
Library	4.331
Emergency Equipment	0.963
<i>Subtotal</i>	54.844
2023 Total Mill Levy	150.930

The 2023 City of Valley Center total tax levy of 150.930 is 0.188 mills lower than the 2022 rate of 151.118.

The 2023 assessed valuation of property in Valley Center was \$69,918,288. Applying the 2023 total mill levy of 150.930 would produce total property taxes of \$10,552,767, to be paid from Valley Center property owners in late 2023 and early 2024, to the State of Kansas, Sedgwick County, USD 262, and the City of Valley Center.

Tax Rates of Comparable Cities

The following table compares Valley Center's city property tax rate to those of other Sedgwick County cities with a similar population. The most recent data available for this comparison is from 2023, for taxes collected in 2023 and 2024.

In the chart below, cities are listed in order of the size of their 2020 population, from largest to smallest.

Comparable Kansas Cities	2020 Population	Assessed Tangible Valuation	Total 2023 City Levy in mills
Haysville	11,262	\$84,549,085	147.086
Park City	8,333	\$133,616,933	144.268
Bel Aire	8,262	\$101,639,907	144.486
Valley Center	7,340	\$69,918,288	150.930
Mulvane	6,286	\$47,224,004	150.173
Maize	5,735	\$85,711,969	154.333
Goddard	5,084	\$66,864,632	134.562
Kechi	2,217	\$30,141,123	139.038

In relation to these comparable Sedgwick County cities, Valley Center had the fourth highest population, the fifth highest assessed valuation, and the second highest mill levy. However, the mill levies for these cities cover a spread of less than 20 points, which means they are *all* fairly comparable.

Compared to those of similar cities, Valley Center's city property taxes appear to be neither unusually high nor unusually low.

Public Perception of Tax Rates

When asked on the Community Questionnaire what they thought of various City, County and School District tax rates, respondents answered as follows:

Do you think the following tax rates are:				
	High	Reasonable	Low	Don't know
City of Valley Center Sales Tax				
Sedgwick County Sales Tax				
School District Property Tax				
City of Valley Center Property Tax				
Sedgwick County Property Tax				

Most people believe that their taxes are too high more as a matter of tradition, rather than any actual studied calculation of cost versus benefit. Compared to typical responses to this question, **Valley Center residents think their taxes are ...**

Abilene Community Questionnaire

Dear Resident,

The Abilene City Planning Commission recently began the process of preparing two new 20-year plans for the community. Please help us to focus them on issues that matter to you!

The **Comprehensive Plan** will recommend goals and policies to the City Commission, offering guidelines for decision-making on land use, community facilities, transportation systems, and other issues of public concern.

The **Park System Master Plan** will concentrate on parks and recreation services in the community. It will establish goals and priorities to encourage development of a balanced system of parks and recreation services – a system that will be sustainable, will reflect local needs and wishes, and will improve Abilene's quality of life.

This **Community Questionnaire** is being distributed throughout the Abilene area, to gain insight from residents both inside the city and in the surrounding rural area. The questions seek to learn your attitudes and wishes on what kind of community you would like to see develop over the next twenty years.

All responses are anonymous, and will not be used individually.

A summary of the Questionnaire results will be included in the City's Comprehensive Plan.

If more than one person in a household would like to fill out the Questionnaire, please **feel free to print additional copies!** We want input from people of all ages.

PLEASE RETURN THE COMPLETED QUESTIONNAIRE BY MONDAY, JULY 10th, 2023!

*We hope you will accept this opportunity
to contribute your ideas for creating the City's future!*

*The Community Questionnaire is available online at
<https://abilene-ks.civilspace.io/en/projects/comprehensive-plan>.*

Hardcopies of the Questionnaire are available at the following places;
completed Questionnaires can be dropped off at the same locations.

Abilene City Hall
419 N Broadway

Abilene Senior Center
100 N Elm Street

Abilene Community Center
1020 NW 8th Street

If you have any questions regarding the Questionnaire, the Comprehensive Plan, or the Park System Master Plan, please contact the City of Abilene Community Development Director: Kari Zook – (785) 263-2355 or kari@abilenecityhall.com.

Thanks for your interest and cooperation!

The Abilene City Planning Commission

Abilene Community Questionnaire

YOU & ABILENE

1. Please give us some basic information about the individual filling out this questionnaire.

<input type="checkbox"/> Male	<input type="checkbox"/> Under 19 years old	<input type="checkbox"/> 46 to 65 years old
<input type="checkbox"/> Female	<input type="checkbox"/> 19 to 29 years old	<input type="checkbox"/> 66 to 75 years old
	<input type="checkbox"/> 30 to 45 years old	<input type="checkbox"/> Over 75 years old

2. Where do you live?

- I live inside the Abilene city limits
- I live outside the city limits, but own property inside Abilene
- I live outside the City, in the surrounding rural area

3. How long have you lived in or near Abilene?

- Less than 5 years
- 5 to 10 years
- More than 10 years

4. Where did you live before moving here?

<input type="checkbox"/> Not Applicable – I have lived here all my life	<input type="checkbox"/> Elsewhere in Kansas
<input type="checkbox"/> Elsewhere in Dickinson County	<input type="checkbox"/> Outside of Kansas

5. If you moved to Abilene within the last 10 years,
what were the major reasons you moved here? *(Check more than one if appropriate.)*

<input type="checkbox"/> Not Applicable – I have lived here longer than 10 years	
<input type="checkbox"/> To live in a larger city	<input type="checkbox"/> To be closer to family and friends
<input type="checkbox"/> To live in a smaller city	<input type="checkbox"/> For the good schools
<input type="checkbox"/> To be closer to work	<input type="checkbox"/> For the good housing
<input type="checkbox"/> To retire	<input type="checkbox"/> For an economical place to live

Other reason: _____

6. If you are planning to leave the Abilene area, what are your reasons for leaving?
(Check more than one if appropriate.)

<input type="checkbox"/> Not Applicable – I am not planning to leave	
<input type="checkbox"/> To be closer to family	<input type="checkbox"/> For better schools
<input type="checkbox"/> Job change	<input type="checkbox"/> I am graduating
<input type="checkbox"/> To be closer to work	<input type="checkbox"/> My children are graduating
<input type="checkbox"/> Retirement	<input type="checkbox"/> Need better-quality or different kind of housing
<input type="checkbox"/> Health Reasons	<input type="checkbox"/> Need lower-cost housing
<input type="checkbox"/> Personal Reasons	<input type="checkbox"/> Want to own a home rather than rent
	<input type="checkbox"/> Want a better neighborhood

Other reason: _____

7. Do you plan to stay in the Abilene area only until your child(ren) graduate from high school?

- Yes
- No
- Undecided
- Not applicable (no kids in school)

8. Do you plan to stay in the Abilene area after you retire?

- Yes
- No
- Undecided
- Not applicable (already retired)

Abilene Community Questionnaire

9. To assist in determining general travel patterns and their effect on the economy, please indicate your location of primary employment:

Not Applicable – I do not work outside the home
 Abilene Salina Manhattan Unincorporated area
 Other City (specify) _____

PARKS & RECREATION SYSTEM

10. Which of the community's parks have you visited in the last 2 years, and how often? If you have *never* visited a particular park, please check the box in the last column.

	0 times	1 to 3 times	4 to 10 times	more than 10 times	Never Visited
Abilene Community Center	<input type="checkbox"/>				
Eisenhower Park / Fairgrounds	<input type="checkbox"/>				
Abilene Municipal Pool	<input type="checkbox"/>				
Little Ike Park (324 N. Spruce)	<input type="checkbox"/>				
Bicentennial Park (1501 N. Mulberry)	<input type="checkbox"/>				

11. How would you rate the following parks & recreation facilities in Abilene?
(continued on next two pages)

	Very Good	Adequate	Inadequate	Don't Know
Community Center	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If you rated a facility inadequate, please provide a short explanation of why:

Abilene Community Questionnaire

Eisenhower Park

	Very Good	Adequate	Inadequate	Don't Know
North Ball Diamonds (1 & 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
South Ball Diamonds (3 thru 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rose Garden	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Skate Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tennis Courts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Basketball Courts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sand Volleyball Courts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5/8-mile Walking Trail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Picnic Shelter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Restrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pedestrian & Handicapped Access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vehicle Access & Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If you rated a facility inadequate, please provide a short explanation of why:

City of Abilene Fairgrounds

Midway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sterl Hall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grandstand / Bleachers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rodeo Arena	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Press Stand	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Horse Barn (1998)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cattle Show Arena	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cattle Stalls/Barns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Swine Show Barn (1990)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poultry Coops (2001)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Concession Stand	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RV Camper electrical hookups	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Showers and Restrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pedestrian & Handicapped Access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vehicle Access & Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If you rated a facility inadequate, please provide a short explanation of why:

Abilene Community Questionnaire

	Very Good	Adequate	Inadequate	Don't Know
Abilene Municipal Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If you rated a facility inadequate, please provide a short explanation of why:

Little Ike Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If you rated a facility inadequate, please provide a short explanation of why:

Bicentennial Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If you rated a facility inadequate, please provide a short explanation of why:

Abilene Community Questionnaire

12. What additional facilities would you like to see in the Abilene Park System?

<input type="checkbox"/> Dog Park	<input type="checkbox"/> Outdoor Pickleball Courts
<input type="checkbox"/> Disc Golf Course	<input type="checkbox"/> Indoor Pickleball Courts
<input type="checkbox"/> Outdoor Fitness Equipment Area	<input type="checkbox"/> Bike Paths
<input type="checkbox"/> Soccer Fields	<input type="checkbox"/> Fishing Docks
<input type="checkbox"/> Lighted practice Fields	<input type="checkbox"/> Birdwatching / Nature Trail
<input type="checkbox"/> Waterspray Park (splash pad)	

Other: _____

13. Have you or anyone in your immediate family participated in any of the following recreational activities available in Abilene? If yes, which ones?

<input type="checkbox"/> No, I have not participated.	
<input type="checkbox"/> Aquatic Programs	
<input type="checkbox"/> Pre-school Activities (track, soccer, baseball, T-ball, gardening, Zoo to You)	
<input type="checkbox"/> Youth Baseball / Softball	
<input type="checkbox"/> Youth Football (flag football, tackle football)	
<input type="checkbox"/> Youth Camps & Activities (soccer, baseball, basketball, volleyball, cheer, dance)	
<input type="checkbox"/> Tae Kwon Do	
<input type="checkbox"/> Adult Softball	<input type="checkbox"/> Adult Coed Volleyball
<input type="checkbox"/> Adult Pickleball	<input type="checkbox"/> Adult Silver Spurs
<input type="checkbox"/> Adult Jazercise	<input type="checkbox"/> Adult Gardening Seminars

Other: _____

14. How would you rate recreational activities available in Abilene for the following age groups?

	Very Good	Adequate	Inadequate	Don't Know
Pre-school Activities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Youth Activities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adult Activities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Senior Activities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

15. What additional activities would you like to have available?

Abilene Community Questionnaire

CENTRAL KANSAS FREE FAIR

16. Have you attended the Central Kansas Free Fair anytime in the last 10 years, and if so, how often? If you have *never* attended the Fair, please check the box in the last column.

0 times	1 to 3 times	4 to 10 times	more than once per year	Never Attended
<input type="checkbox"/>				

17. Have you or anyone in your immediate family attended any of the following Central Kansas Free Fair activities? If yes, which ones?

- No, I have not attended.
- Truck & Tractor Pull
- Wild Bill Hickok PRCA Rodeo
- Bulls, Broncs, Barrels & Breakaway
- CKFF Parade
- Demo Derby
- Carnival
- Abilene City Band Performances

Other: _____

DOWNTOWN

18. Think about Abilene's **downtown** business district.

Please check those factors of the physical environment which need improvement:

<input type="checkbox"/> Condition of streets	<input type="checkbox"/> Parking lots
<input type="checkbox"/> Condition of sidewalks	<input type="checkbox"/> Ease of vehicle access
<input type="checkbox"/> General attractiveness of streets & sidewalks	<input type="checkbox"/> Handicap access to businesses
<input type="checkbox"/> General appearance of building facades	<input type="checkbox"/> Restrooms
<input type="checkbox"/> Areas behind businesses	<input type="checkbox"/> Business signs
<input type="checkbox"/> Lack of street trees	<input type="checkbox"/> Storefronts used as storage

Additional factors / details:

Abilene Community Questionnaire

COMMUNITY FACILITIES & SERVICES

19. How would you rate the following community facilities, programs, and services in the Abilene area?

	Very Good	Adequate	Inadequate	Don't Know
School Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Center	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks and Recreation Areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreation Programs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
City Hall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Library	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electrical Service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Supply System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stormwater Drainage System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police Protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ambulance Service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street Paving	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street Maintenance and Cleaning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Traffic Signs and Signals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Economic Development Promotion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Industrial Development Sites	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Job Opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Housing Availability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sufficient Variety of Housing Types	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Housing Quality	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Housing for the Elderly & Handicapped	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sufficient Quality Rental Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

20. Would you support a future expansion of the Abilene Municipal Airport?

Yes No I don't know

Comments:

Abilene Community Questionnaire

PROBLEMS?

21. Have you ever had a problem with **high groundwater**? Yes No
If yes, specify the problem: _____
Was it ever mitigated? Yes No
If yes, how was it mitigated? _____

22. Have you ever had a problem with **flooding**? Yes No
If yes, specify the problem: _____
Was it ever mitigated? Yes No
If yes, how was it mitigated? _____

LOCAL GOVERNMENT

23. To what degree do you feel the following issues are problems in Abilene?

	Serious	Minor	No Problem	Don't Know
Poorly Maintained Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dilapidated Outbuildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unsightly Outdoor Storage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Inoperable Vehicles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unkempt Vacant Lots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Noisy Neighbors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Loose / Stray / Feral Dogs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Loose / Stray / Feral Cats	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

24. Do you think City **regulations or enforcement** need to be stronger regarding any of the following issues?

	Yes	No	Don't Know
Poorly Maintained Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dilapidated Outbuildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unsightly Outdoor Storage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Inoperable Vehicles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unkempt Vacant Lots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Noisy Neighbors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Loose / Stray / Feral Dogs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Loose / Stray / Feral Cats	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

25. Do you feel that crime in Abilene is...

Serious Minor No Problem I Don't Know

Abilene Community Questionnaire

26. Do you think the following tax rates are:

	High	Reasonable	Low	I Don't Know
City of Abilene property tax	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
City of Abilene sales tax	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dickinson County property tax	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dickinson County sales tax	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Abilene School District property tax	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

27. Do you support the fee paid by property owners to the City, in order to pay for **improvements to stormwater drainage** in Abilene? Yes No I don't know

Comments: _____

28. Would you support a special tax paid by property owners to the City, in order to pay for **additional sidewalks** in Abilene? Yes No I don't know

Comments: _____

29. Do you think the City should **encourage housing development** by subsidizing infrastructure (streets, water lines, sewer lines, electric lines) to new subdivisions?

Yes No I don't know

Comments: _____

30. Do you think the City should **encourage economic growth** by providing property tax exemptions or other incentives to new or expanding businesses?

Yes No I don't know

Comments: _____

31. What do you think of the **City of Abilene's efforts to communicate** issues of public concern to the community?

Adequate Inadequate I don't know _____

Comments: _____

Abilene Community Questionnaire

QUALITY OF LIFE

32. Which of the following currently contributes to your quality of life in Abilene?
(Check more than one if appropriate.)

- Community celebrations
- School activities & events
- Parks and recreational opportunities
- Museums & Attractions
- Nearby Farmer's Markets, Flea Markets, or Swap Meets
- Walkable neighborhoods
- A vital and attractive downtown
- Access to public transportation
- Opportunities to pursue a healthy and fit lifestyle
- Participation in local groups / activities (Church, Civic Groups, Seniors' Group, etc....)

Others/Comments: _____

33. What local celebrations / special events in Abilene have you or members of your household attended within the last 5 years?

<input type="checkbox"/> Great Plains Theatre performances	<input type="checkbox"/> Central Kansas Free Fair
<input type="checkbox"/> Abilene City Band Concerts	<input type="checkbox"/> Wild West Gravel Fest Bike Race
<input type="checkbox"/> Symphony at Sunset D-Day Commemoration	<input type="checkbox"/> Wild Bill Hickok PRCA Rodeo
<input type="checkbox"/> Easter Train Ride	<input type="checkbox"/> Old Fashioned Fourth of July
<input type="checkbox"/> Easter Egg Hunt	<input type="checkbox"/> Abilene Oktoberfest
<input type="checkbox"/> Old Fashioned Christmas	<input type="checkbox"/> Halloween on 3rd Street
<input type="checkbox"/> Cowtown Christmas (Night of Christmas Magic)	<input type="checkbox"/> The Haunted Cowtown
<input type="checkbox"/> Homes for the Holidays Tours	
<input type="checkbox"/> Santa Train Ride	
<input type="checkbox"/> Abilene Antique Fest & Holm Auto Car & Truck Show	<input type="checkbox"/> Craft Shows
<input type="checkbox"/> Abilene & Smoky Valley Railroad Train Rides	<input type="checkbox"/> Eisenhower Marathon
<input type="checkbox"/> National Greyhound Association Meets	

Others/Comments: _____

Abilene Community Questionnaire

34. Does anyone in your household walk to work or school?

Regularly (4 times per week or more) Occasionally Never

If not, why not? _____

35. Do you think there is sufficient **quality child care** available in Abilene to meet local needs, including care for infants and toddlers?

Yes No I don't know

Comments: _____

36. Do you think there are sufficient **senior citizen programs and activities** in Abilene?

Yes No I don't know

Comments: _____

37. If you have school-age children, how are they being educated?

- Not Applicable – I do not have school-age children
- They attend Abilene public schools
- They attend a private school
- They are home-schooled

Comments: _____

38. What would you like to see done to make Abilene a better place in which to live, work and play?

FINISHED!
THANK YOU!