PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS MEETING AGENDA

Tuesday, July 28, 2026
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)

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

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

___Dalton Wilson	___Paul Spranger	___Scot Phillips
___Amy Bradley	___Steve Conway	
___Gary Janzen	___Rick Shellenbarger	

4. **SET/AMEND AGENDA**
   Motion made by (_____). Seconded by (_____). For___Against___

5. **APPROVAL OF DRAFT MINUTES**
   June 23rd, 2026 DRAFT meeting minutes
   Motion made by (_____). Seconded by (_____). For___Against___

6. **COMMUNICATIONS**

7. **PUBLIC HEARINGS BEFORE THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS**
   1. Review of V-2026-11, application of Edgar Escamilla, pursuant to City Code 17.10.08, who is petitioning for approval of setbacks less than code requires for an accessory structure on property addressed as 1411 W3 63rd Street N. 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 Board of Zoning Appeals, I _____ make a motion to (**approve**, **deny**, or **table**) V-2026-11. Seconded by_____. For___ Against___

   2. Review of CU-2026-01, application of Lacey Miller, pursuant to City Code 17.10.09, who is petitioning for conditional use for a contracting shop for a tree service

business in a C-2 zoning district on property addressed as 520 S. Ramsey Dr., 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 Board of Zoning Appeals, I _____ make a motion to (**approve**, **deny**, or **table**) CU-2026-01. Seconded by_____. For___ Against___

3. Review of SD-2026-01, application of KE Miller Engineering, pursuant to City Code 16.04, who is petitioning for approval of a final plat for a 10 acre tract addressed as 2216 E Ford 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 & Zoning Board, I _____ make a motion to (**approve**, **deny**, or **table**) SD-2026-01. Seconded by_____. For___ Against___

4. Review of SD-2026-02, application of BM Harvest Place LLC, pursuant to City Code 16.04, who is petitioning for approval of a final replat for land located on Southeast of the corner of North Meridian Ave and West 93rd St North (not currently addressed), 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 & Zoning Board, I _ _____ make a motion to (**approve**, **deny**, or **table**) SD-2026-02. Seconded by_____. For___ Against___

5. Review of SD-2026-03, application of Alpha Land Surveys, Inc., pursuant to City Code 16.04, who is petitioning for approval of a final plat (replat) for approximately a 53 acre tract not currently addressed, but located on land south of East 5th Street, just east of the West Chisholm Creek Floodway, 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 & Zoning Board, I _____ make a motion to (**approve**, **deny**, or **table**) SD-2026-03. Seconded by_____. For___ Against___

8. OLD/UNFINISHED BUSINESS

9. NEW BUSINESS

1. **Discussion on Data Center Regulations**
2. **Discussion on Duplex Regulations**

10. STAFF REPORTS

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

___Dalton Wilson ___Paul Spranger ___Scot Phillips
___Amy Bradley ___Steve Conway
___Gary Janzen ___Rick Shellenbarger

12. 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 Kyle Fiedler (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 ***kfiedler@valleycenterks.gov*** *or by phone at (316)755-7320. For additional information on any item on the agenda, please visit* ***www.valleycenterks.gov*** *or call (316) 755-7320.*

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

Tuesday, June 23, 2026 7:00 P.M.

CALL TO ORDER: Dalton Wilson called the meeting to order at 7:00 P.M. with the following board members present: Amy Bradley, Steve Conway, and Scot Phillips

Members Absent: Gary Janzen, Steve Conway, Rick Shellenbarger

City Staff Present: Kyle Fiedler, Sabrina Young

Audience: Kirk Miller, Garrett Witthar, Dale Langer

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

APPROVAL OF DRAFT MINUTES: Wilson made a motion to approve May 26, 2026 meeting minutes with an amendment to update the chairperson's signature line. The motion was seconded by Phillips. Motion passed unanimously.

COMMUNICATIONS: None

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

1. Review of SD-2026-01, application of KE Miller Engineering, pursuant to City Code 16.04, who is petitioning for approval of a preliminary plat for a 10-acre tract addressed as 2216 E Ford Street Valley Center, KS 67147.

Fiedler reviewed his staff report and explained that the lot is currently 10-acres, and the applicant is proposing to split it into two 5-acre tracts. Notification was published in the paper and neighbors were notified. The only communication received was someone asking for a copy of the plat but did not state if they were for or against the split. No major changes to the lot lines or the right of way are planned. There are some questions regarding drainage. There is a pond north of the property that drains through proposed lot 2 and there is a question of putting in a drainage easement for it. That will be considered during the final plat. Staff are recommending approval of the preliminary plat.

Wilson opened the hearing for comments from the public: 7:04 PM

Kirk Miller, with Miller Engineering, the project agent, spoke to the drainage of the lot. They are looking at an easement at the south end as the drainage under the road is not quite sufficient for a 100-year storm. Want to make sure nobody builds in that area.

Wilson closed the hearing for comments from the public: 7:06 PM

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Wilson made a motion to approve SD-2026-01. Motion was seconded by Bradley. The vote was unanimous. Motion passed.

2. Review of SD-2026-02, application of SEH, pursuant to City Code 16.04, who is petitioning for approval of a final replat for land located on Southeast of the corner of North Meridian Ave and West 93rd St North (not currently addressed), Valley Center, KS 67147.

Fiedler stated that the applicant did not submit all the required documentation in time and requested the Board table this item and hold the public hearing at the next meeting.

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Wilson made a motion to table SD-2026-02 to the July 28th, 2026 meeting. Motion was seconded by Phillips. The vote was unanimous. Motion passed.

OLD/UNFINISHED BUSINESS:

1. None

NEW BUSINESS:

1. None

STAFF REPORTS:

1. None

ITEMS BY PLANNING AND ZONING BOARD/BZA MEMBERS:
Gary Janzen - absent
Paul Spranger - absent
Rick Shellenbarger - absent
Scot Phillips - none
Steve Conway - none
Dalton Wilson – none
Amy Bradley – none

ADJOURNMENT OF THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS MEETING: At 7:10 P.M., a motion was made by Wilson to adjourn and seconded by Bradley. The vote was unanimous, and the meeting was adjourned.

Respectfully submitted,

_____
/s/ Kyle Fiedler, Secretary

_____
Dalton Wilson, Chairperson

Date: July 28th, 2026

Present Zoning: RR-1 (Suburban Residential District)

Variance Requests: The applicant, Edgar Escamilla, pursuant to City Code 17.10.08, is petitioning for a variance to have a rear yard setback of 5 ft. and a side yard setback of 8 ft. and to build a 925 sq. ft. detached garage.

Applicants: Edgar Escamilla

Property Address: 1411 E. 63rd St. N., Valley Center, KS 67147 (outlined in red below)

Applicant's Reasons for Variance Request:
The applicant is seeking to build a 37'x25' detached garage, 200 sq. ft. larger than code allows, due to the size of the lot, they are requesting setback variances to build against the easements.

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, as this parcel was spilt off of Lot 1 at some point, possibly prior to being annexed, which created a small lot in RR-1. There is not a lot of room to build an accessory structure and leave room for on-site wastewater, which is why the applicant is requesting to build against the easement lines.

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, all easements will be undisturbed. 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 in the City limits. To date there has been no contact with the City Staff regarding this variance request. Any further responses received after the creation of this staff report will be shared with the Board of Zoning Appeals during the July 28th, 2026, 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 strict application of the provisions would not cause unnecessary hardship. The owner would just like to have a garage/ storage building on their property.

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, if the variance request is approved.

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

   The variance will not be opposed to the general spirit and intent of these regulations. The garage will be approximately 12 feet from the home, which is more than sufficient to meet fire code.

Staff Recommendation: Staff recommend approval to have a rear yard setback of 5 ft. and a side yard setback of 8 ft. as well as an accessory structure that is 925 sq ft for a detached garage at 1411 E. 63rd St N., Valley Center, KS 67147.

260888

City of Valley Center

Case No. VAR 2026 - 011

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 Edgar J Escamilla G. and Rocio Gonzalez 1411 W 63rd st N

Phone 316 869 5340 fax# _____

Petitioners Name & Address Edgar J Escamilla G. 1411 W 63rd st N

Phone 316 869 5340 fax# _____

Contact email address [redacted] Contact Cell Phone 316 869 5340

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

Variance Requested:

I am requesting a variance to allow the construction of a detached garage located three(3) Feet from the west property line and three(3) Feet from the south property line.
The west side of my property borders an undeveloped lot that is separated by a tree line. I have spoken with the neighboring property line. Due to the layout of my property, the requested setback reduction would allow me to place the garage in the most practical location while having minimal impact on surrounding properties.
I respectfully request approval of this variace and appreciate your consideration.

Address/Location of Request 1411 W 63rd St N wichita KS 67204

Parcel number(s) _____

Property Zoning is now _____

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.

Edgar Escamilla	06/22/2026		
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.**

I am requesting a variance to allow the contruction of a detached garage located thee (3) feet from the west property line.

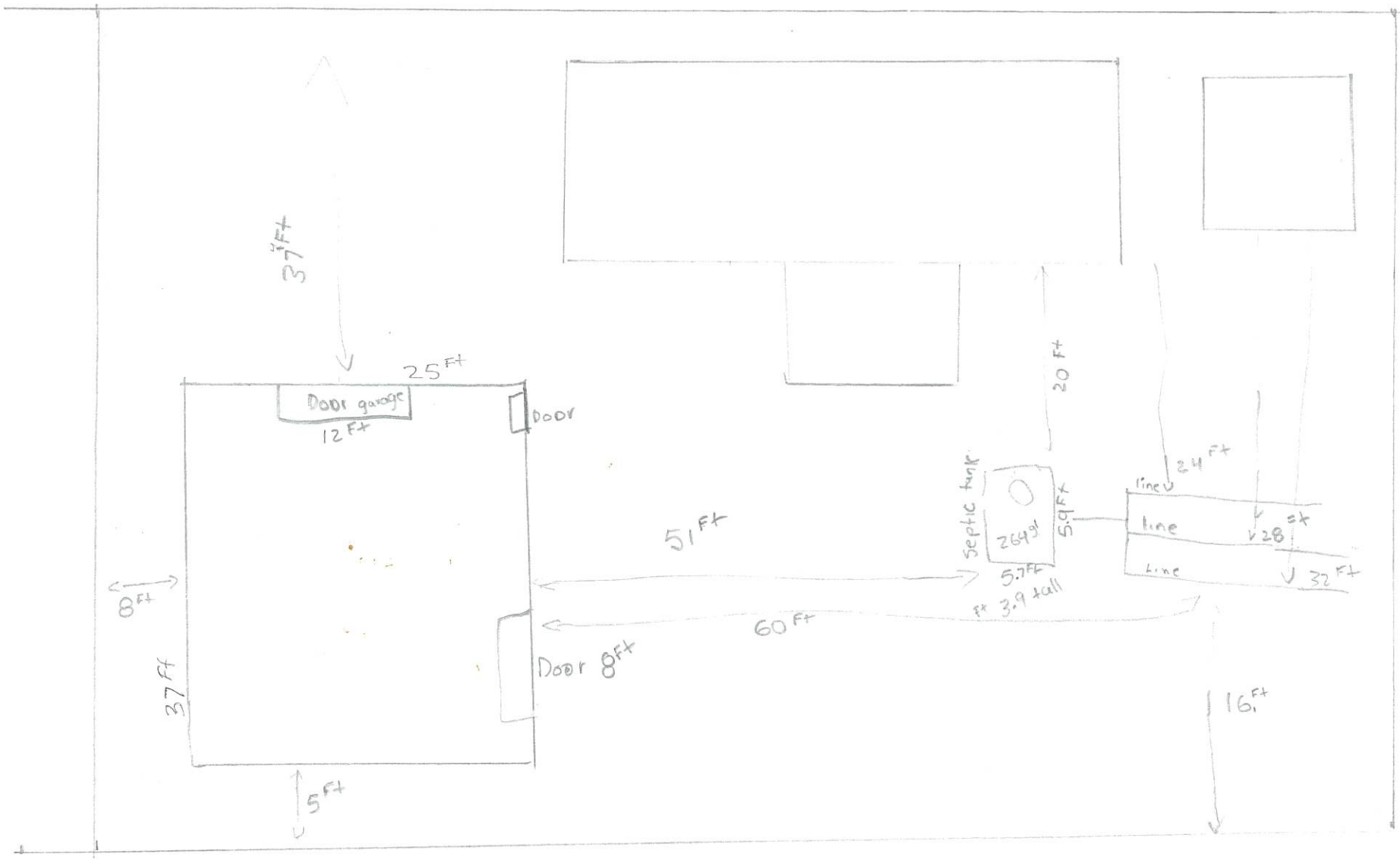
The west side of my property borders an undeveloped lot that is separated by a tree line. I have spoken with the neighboring property owner, who has advised that there are no plans to build near the shared property, the requested setback reduction would allow me to place the garage in the most practical location while having minimal impact on surrounding properties.

I respectfully request approval of this variance and appreciate your consideration.

1411 W 63rd St N Wichita KS 67204

street

1411 W 63rd St N



Date: July 28th, 2026

Present Zoning: C-2 (General Business District)

Conditional Use Application Case Number: CU-2026-01

Applicant: Lacey Miller

Property Address: 520 S. Ramsey Dr., Valley Center, KS 67147 (outlined in red below)

Applicants' Reason for Conditional Use Application: The applicant is requesting this conditional use application to allow for the subject property to be used as a contracting shop for their tree service. Per the City's zoning code, contracting shops are allowed in C-2 zoning districts by Conditional Use through the City's Board of Zoning Appeals. The applicants' request letter is attached to the end of this staff report.

Review Criteria for a Conditional Use Application per 17.10.09.C. *(criteria in italics)*

1. *The proposed conditional use complies with all applicable regulations, including lot size requirements, bulk regulations, use limitations and performance standards; unless a concurrent application is in process for a variance.*

   Yes, it complies with all applicable regulations, including lot size requirements, bulk regulations, use limitations, and performance standards. The applicants are not planning on changing the dimensions of the existing building, although, they might add an overhead door to the south side of the building.

2. *The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood.*

   The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood as the two neighbors to the south are of similar use and the primary use of the property will be for office space and equipment storage.

3. *The location and size of the conditional use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the conditional use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the conditional use will so dominate the immediate neighborhood, consideration shall be given to the location, nature, size and height of buildings, structures, walls and fences on the site and the nature and extent of landscaping and screening on the site.*

   The conditional use will not dominate the immediate neighborhood so as to prevent development and use of the neighboring property in accordance with the application zoning district regulations. The footprint of the existing building, driveway/ parking, etc. will not be changed. The fenced area will be used for equipment storage, providing screening for neighboring residences. The applicant also indicated they might install a driveway gate on the property.

4. *Off-street parking and loading areas will be provided in accordance with the standards set forth in Chapter 17.05 of these regulations. Such areas will be screened from adjoining residential uses and located so as to protect such residential uses from injurious effects.*

   There is an existing parking lot that is sufficient in size for the use. The parking lot and the equipment storage area already have a wood privacy fence and should allow for sufficient screening for the neighboring residential properties.

5. *Adequate utility, drainage and other such necessary facilities have been installed or will be provided by platting, dedications and/or guarantees.*

   Yes, adequate utilities, drainage, and other necessary facilities are already installed on this property.

6. *Adequate access roads, entrance and exit drives and/or access control is available or will be provided by platting, dedications and/or guarantees and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and roads.*

   As stated above, there is adequate off-street parking with access to Ramsey Dr. The establishment of contracting shop on the subject property will not cause traffic hazards or congestion in the surrounding public streets.

City staff recommend approval of this conditional use application.

2600911

City of Valley Center

Case No. BZA SU 2026 01

CONDITIONAL USE APPLICATION

This application is for a Conditional Use before the City Board of Zoning 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) 755-7310. An incomplete application will not be accepted. For questions, call (316) 755-7310.

Property owner(s) Name & Address Kimberly Logan 127 S Matson Ave. Wichita 67207

Phone _____ fax# _____

Petitioners Name & Address Lacey Miller 1231 W 35th N Wichita 67204

Phone 992-6614 fax# 209-3396

Contact email address [redacted]@yahoo.com Contact Cell Phone 992-6614 cell

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

Conditional Use Requested Tree Service office equipment Storage (Shop)

Address/Location of Request 520 S Ramsey Drive

Parcel number(s) _____

Property Zoning is now C-2

Property shown on Valley Center Land Use Plan is now C-2

Justification for Conditional Use request (attach narrative to application)

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
5. That the Board has the authority to require conditions as deemed necessary and reasonable in order to serve the public interest.

Lacey Miller	6/17/26	Reese Bayliff	6-29-26
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**.

A & M Tree Service

Zoning Application – Property Use Description
Property Address: 520 Ramsey

4a. Proposed Use of the Property

The existing fenced area will be used to securely store company equipment, including trucks, trailers, snow plows, stump grinders, tree service equipment, and other work-related machinery. The grass within the fenced area will be removed and replaced with rock for a cleaner, low-maintenance surface.

We may add an overhead door or a larger walk-through door to allow stump grinders and other equipment to be stored inside the building and protected from the weather.

The front portion of the building will serve as our business office, while the larger open areas inside the building will be used to store tools, chainsaws, and other equipment.

We will also remove the trees in the front of the property to maintain a cleaner appearance and add landscaping to improve the overall look of the site.

4b. Site Improvements and Operations

The property will remain largely unchanged. The existing fence will remain in place to provide security for company equipment and vehicles.

No tree debris, wood waste, or other landscape waste will be stored at this location. All tree waste will continue to be transported to and stored at our designated disposal property.

Company trucks and trailers will be parked inside the fenced area. Employee and customer parking will be located in front of the fence on the west side of the property.

4c. Compatibility with the Surrounding Area

The proposed use is compatible with neighboring businesses, which have similar commercial operations with employees coming and going throughout the day. Nearby businesses, including Junk Pro and Brian's Heating & Air, operate in a similar manner.

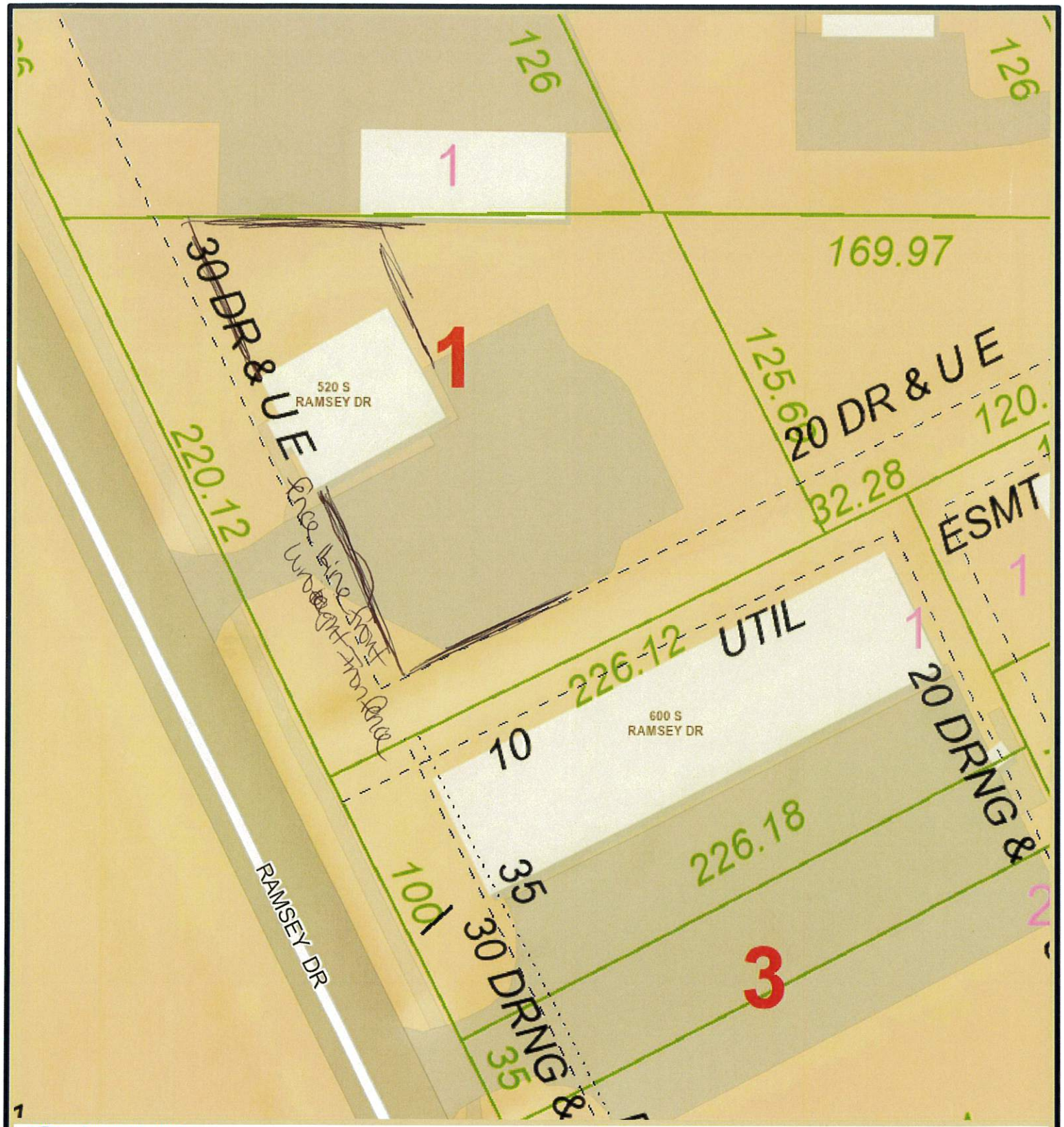
All equipment will be stored within the secured fenced area, keeping the property organized and minimizing its visibility from the public. The property will be maintained in a clean and professional appearance, including the removal of front trees and the addition of landscaping to enhance the site.

4d. Impact on the Neighborhood

No significant changes to the property are proposed. This location will primarily function as a business office and equipment storage facility for employees and occasional customer visits.

Operations will be similar to those of the surrounding commercial businesses, with normal employee and customer traffic during regular business hours. The proposed use is not expected to negatively impact the surrounding area.

☆ Shed already Removed By seller



Geographic Information Services

Sedgwick County... working for you

Date: 6/17/2026

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.

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520 s Ramsey

Sedgwick County, Kansas

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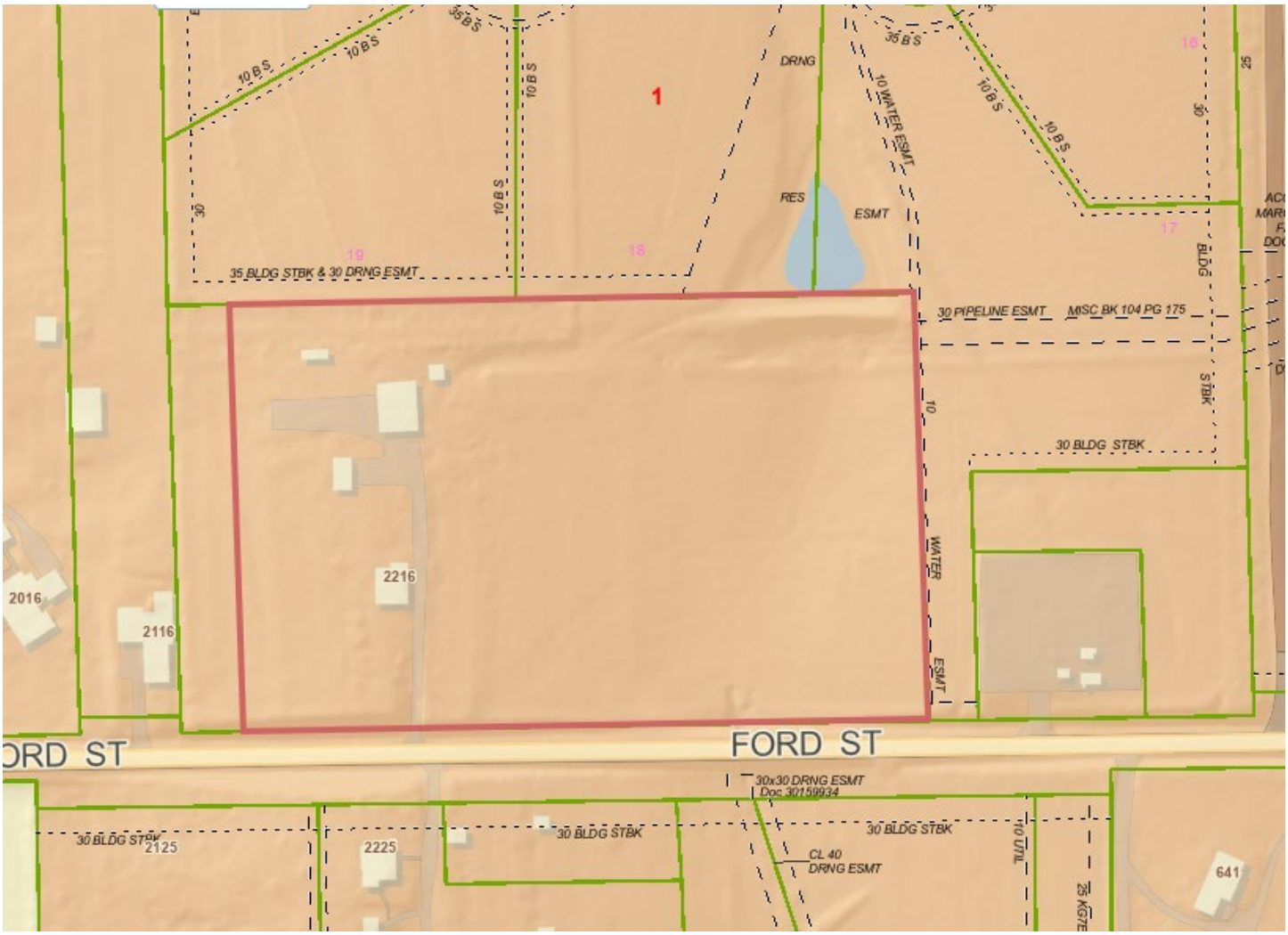
Date: July 28th, 2026

To: City of Valley Center Planning and Zoning Board

From: Kyle Fiedler, *Community Development Director*

Final Plat Approval for Dill Hill South (SD-2026-01)

KE Miller Engineering, pursuant to Section 16.04., is petitioning the City of Valley Center Planning and Zoning Board to approve a final plat for the land (outlined in red below) currently addressed as 2216 E. Ford, Valley Center, KS 67147.



Applicant's Reasons for Platting:

The applicant is seeking to sub-divide this10-acres into 2 single-family suburban residential lots through the platting process.

Staff Comments:

The final plat has been reviewed by the City Staff Review Team, which has provided multiple comments/revisions that have been incorporated into the final plat documents, which are included as a separate attachment with this staff report. The final plat meets all the requirements listed in the required contents section (16.05.01) for final plats submitted to the City of Valley Center for approval, however the developer is requesting a waiver from the requirement to have City Sanitary Sewer. Once approved by this board, it will go to City Council for acceptance of public dedications. At the time of platting, it is proposed to remain RR-1 (Suburban Residential). As currently shown, this plat will create a total of 2 new residential parcels.

A public notice was published in *The Ark Valley News*. As of the date of this report, there have been no contacts made. Any comments received after this report will be shared with the Board during the public hearing.

Staff Recommendation:

City staff recommend approval of this final plat application.

269908

CITY OF VALLEY CENTER PLATTING APPLICATION

____PRELIMINARY PLAT $350 (fee is nonrefundable)
_X_FINAL PLAT $150 (fee is nonrefundable)
____CORRECTING PLATTING ERROR $100 (fee is nonrefundable)

Property owner(s) Name & Address: VCRC, LLC 1650 S Meridian Ave, Suite 7, Wichita, KS 67213

Phone (316) 300-1916 . fax# _____

Petitioners Name & Address **Kirk Miller 117 E. Lewis St., Wichita, KS 67202**

Phone (316) 264-0242 fax# _____

Email address/ Cell Phone of contact person: [redacted]

Location of Subdivision 2216 E Ford St, Valley Center, KS 67147

Parcel(s) numbers **30012548**

Property shown on Valley Center Land Use Plan as **RR-1 Suburban Residential District**

Total acreage of Plat 9.74 Acres

Total number of lots 2

The following materials must be submitted with the plat. The application is not considered complete and ready for review until all materials are submitted.

- _X_ This Application Form
- _X_ One (1) original copy, two (2) scaled copies (24" x 36") and 12 11" x 17" copies
- _N/A_ Layout of public improvements
- _N/A_ Street plans and profiles (if applicable)
- _N/A_ Soil testing results (if necessary)
- _N/A_ Any Restrictive covenants
- _X_ A list of all benchmarks
- _N/A_ Property owners association (if applicable)
- _X_ Final storm water runoff and erosion control plans
- _N/A_ Copy of Developers Agreement (if any)
- _N/A_ Dedication of Right-of-Way

Filed by:

_____ _____

==========

Office use only

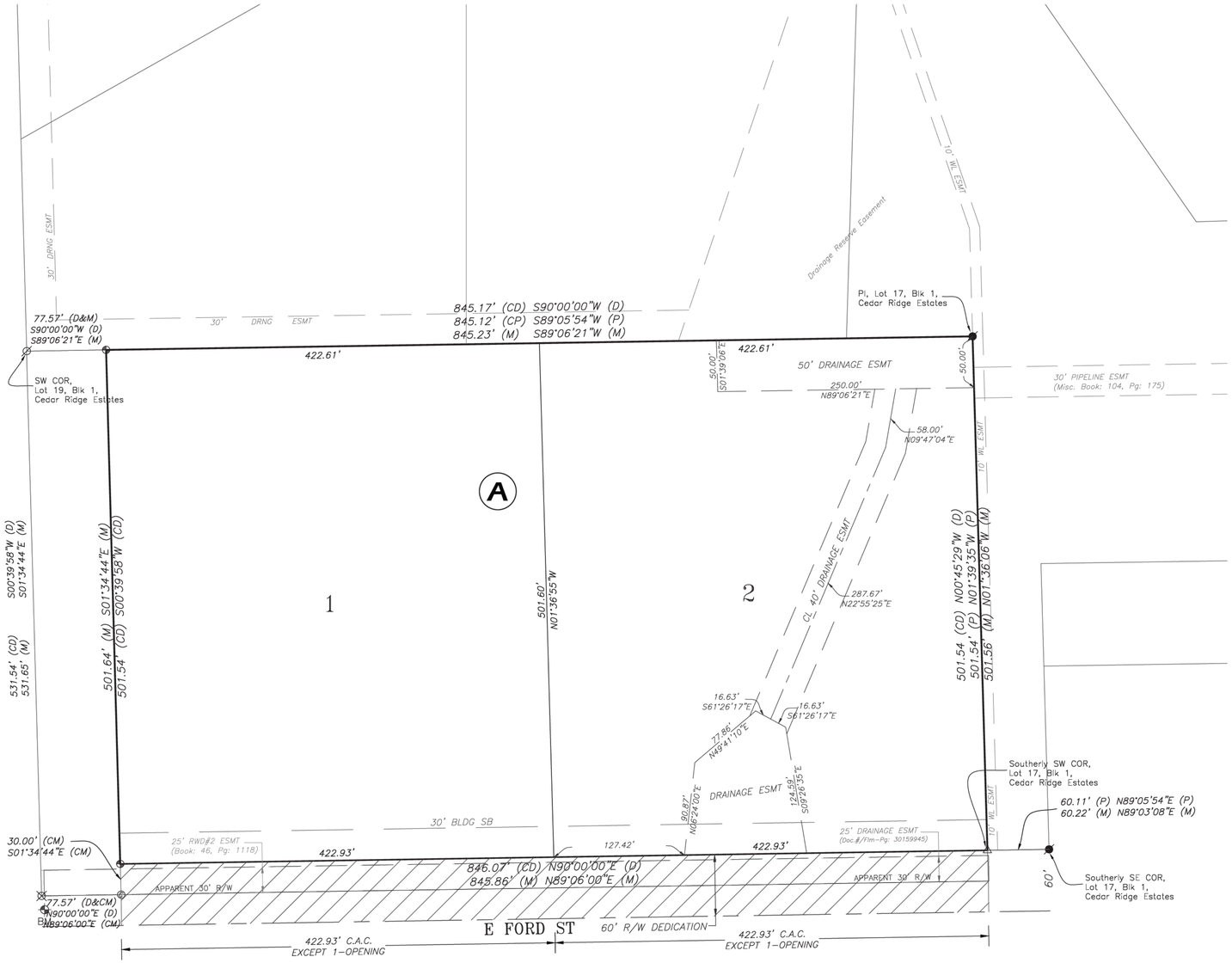
Has pre-application consultation been completed? _____

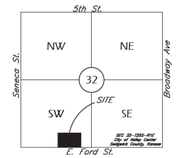
Date of filing _____

Person certifying date and time of submittal _____

Application Number _____

Final Plat
Dill Hill South Addition
An Addition To The City of Valley Center, Sedgwick County, Kansas
Part of the SW ¼, Section 32, Township 25 South, Range 1 East of the 6th P.M., Sedgwick County Kansas





LOCATION MAP
(For Visual Use Only)

State of Kansas)
County of Sedgwick) SS

I, Keith A. Severns, a licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on this 20th day of May, 2026 and the accompanying final plat prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:

LEGAL DESCRIPTION
That part of the East Half of the Southwest Quarter of Section 32, Township 25 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, described as beginning at the southwest corner thereof; thence N90°00'00"E along the south line of said E/2, 923.64 feet; thence N00°45'29"W, 561.55 feet; thence S90°00'00"W parallel with the said south line, 922.74 feet to the west line of said E/2; thence S00°39'58"W, along said west line, 561.54 feet to the Point of Beginning; EXCEPT the West 77.57 feet thereof.

_____
Keith A. Severns, PS #1355

State of Kansas)
County of Sedgwick) SS

This is to certify that the undersigned owner(s) of the land described in the Surveyor's Certificate have caused the same to be surveyed and subdivided on the accompanying plat into lots, a block, a street and other public ways under the name of Dill Hill South Addition; an addition to the City of Valley Center, Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. The access controls are hereby granted to the appropriate governing body as shown hereon. The Drainage Easements are hereby reserved for drainage purposes and shall be the responsibility of Lot 2, Block A, until such time as the appropriate governing body elects to assume the responsibility for maintenance and improvements to the drainage. The 50' Drainage Easement is hereby granted to and for the use of the public as indicated for drainage purposes and the construction and maintenance of public drainage ways and appurtenances thereto. A master drainage plan has been developed for this plat. All drainage easements, rights of way and reserves shall remain at established grades (unless modified with the approval of the City Engineer) and shall be unobstructed to allow for the conveyance of stormwater. Buildings shall be constructed at or above the specified minimum pad elevation. The land contained herein is held and shall be conveyed subject to any restrictions, reservations, and covenants now on file or hereafter filed in the Office of the Register of Deeds of Sedgwick County, Kansas.

By: _____
Ryan Nett, Managing Member, Date
VCRC, LLC

State of Kansas)
County of Sedgwick) SS

This instrument was acknowledged before me on this _____ day of _____, 2026, by Ryan Nett, Managing Member, VCRC, LLC.

_____
Notary Public

My Commission Expires: _____

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2026.

_____
Tricia L. Robello, P.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

State of Kansas)
County of Sedgwick) SS

This plat of the Dill Hill South Addition, an Addition to Valley Center, Sedgwick County, Kansas, was approved by the Valley Center City Planning and Zoning Board. Dated this _____ day of _____ , 2026.

_____
Dalton Wilson, Chair

_____
Kyle Fiedler, Secretary

State of Kansas)
County of Sedgwick) SS

This dedications shown on this plat, if any, are hereby accepted by the governing body of the City of Valley Center, Kansas on this _____ day of _____, 2026.

At the Direction of the City Council.

_____
Jel Truman, Mayor

_____
Kristi Carrithers, City Clerk

State of Kansas)
County of Sedgwick) SS

This plat approved as an addition to the City of Valley Center, Kansas pursuant to provisions of K.S.A. 12-401.

Dated Signed: _____

_____
Barry Arbuckle, City Attorney

State of Kansas)
County of Sedgwick) SS

Entered on transfer record this _____ day of _____ , 2026.

_____
Kelly B. Arnold, County Clerk

State of Kansas)
County of Sedgwick) SS

This is to certify that this plat has been filed for record in the Office of the Register of Deeds this _____ day of _____, 2026, at _____ o'clock ___M; and duly recorded.

_____
Tonya E. Buckingham, Register of Deeds

_____
Kenly Zehring, Chief Deputy

LEGEND:

- (M) – Measured
- (P) – Platted
- (D) – Described by Deed
- (CM) – Calculated per Measured Info.
- (CD) – Calculated per Described Info.
- C.A.C – Complete Access Control
- ● – Found ⅝" Rebar (Garver)
- ∅ – Found ⅝" Rebar (Garver-FAB5)
- △ – Found ⅝" Rebar (Unknown Origin)
- ⊠ – Found ½" Rebar (Armstrong)
- ⊕ – Set ½ Rebar (KEMPA)

50' DRAINAGE EASEMENT NOTE:
Any Improvements and/or maintenance required for the existing onsite outfall structure in the northeast corner of Lot 2 will be the responsibility of the owners of Lot 17 & Lot 18, Block 1, Cedar Ridge Estates Addition, Valley Center, Sedgwick County, Kansas.

BM Benchmark:

BM#1:
Cross cut on top of curb inlet on the North side of E. Ford St. approximately 45' South and 74' West of the Southwest corner of Lot 1, Block A, Dill Hill South Addition, Valley Center, Sedgwick County, Kansas.

ELEVATION = 1364.19 (NAVD 88)

Minimum Pad Elevation		
Lot	Block	Elev NAVD 88
2	A	1368.00

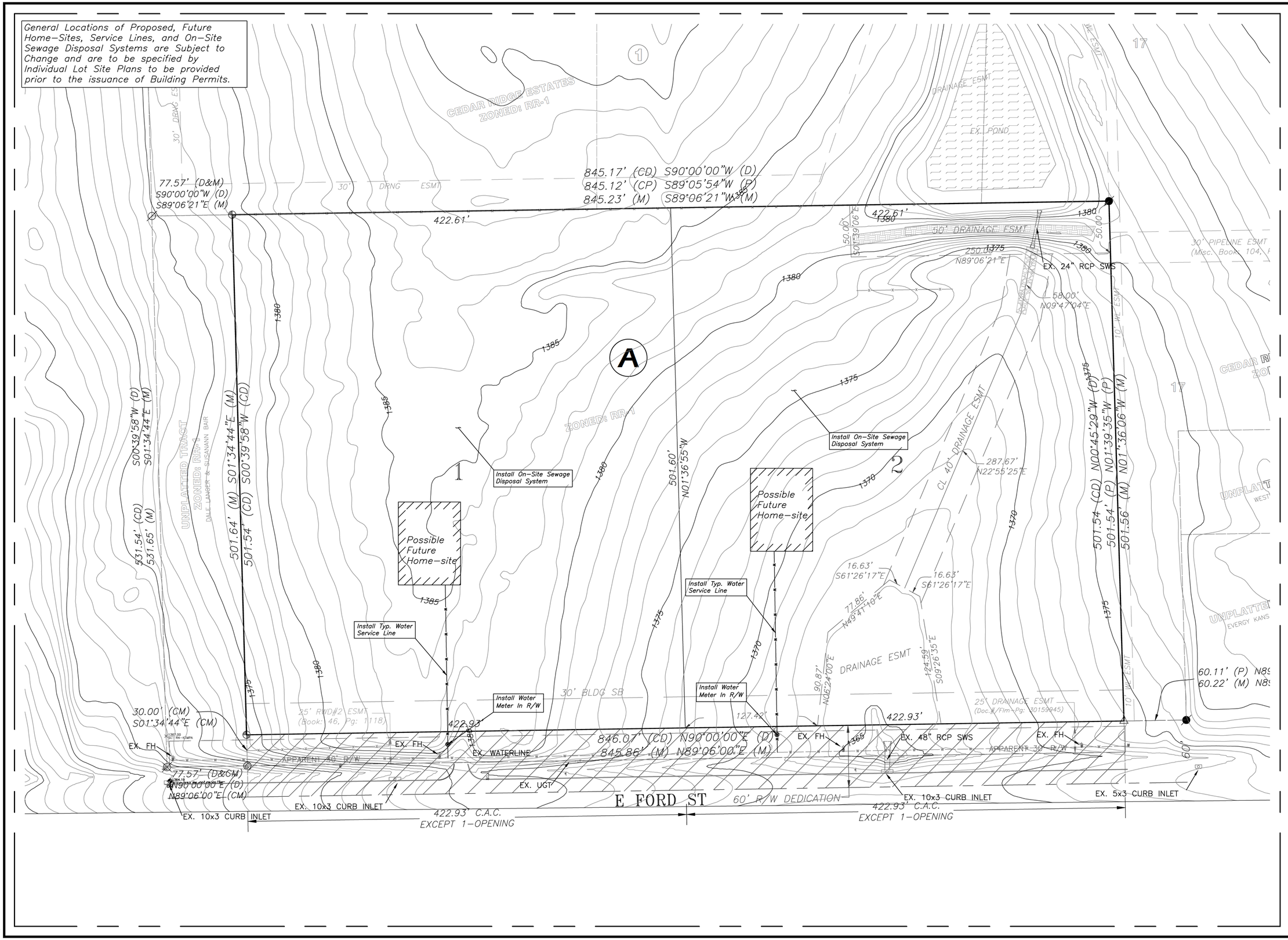
60 30 0 60
(IN FEET)
1 inch = 60 ft.

NOTES:

- Property is subject to a 30' wide, Right of Way Agreement in favor of White Eagle Oil Corporation (Misc. Book 104, Page 175), OF UNDEFINED LOCATION. Assigned to Derby Refining Company (Film 993, Page 771). Affects the E ½ of the SW ¼ of Sec. 32, 125S-R1E.
- Property is subject to a Blanket, Right of Way Agreement in favor of Socony-Vacuum Oil Company (Misc. Book 311, Page 355) affecting the E ½ of the SW ¼ of Sec. 32, 125S-R1E. Last assigned to Jayhawk Pipeline Corporation (Film 938, Page 362).
- Property is subject to the terms and provisions contained in the document entitled "Findings and Order Expanding the Boundaries of the Equus Beds Groundwater Management District No. 2" (Doc.#/Flm-Pg: 29716403).

26065 | Dill Hill South Prepared: 07/22/2026

KEMILLER ENGINEERING PA



KEMILLER ENGINEERING
117 E. Lewis, Wichita, KS 67202 (316)264-0242

UTILITY CONCEPT PLAN

DILL HILL SOUTH ADDITION

VALLEY CENTER, KANSAS

REVISIONS

KEM PROJ.	DATE
26065	07.2026
DESIGNED	DRAWN
KEM	JMW

Utility Concept Plan

SHEET **1.0**

July 23, 2026

Project Narrative:

The Proposed Development is located 0.4 miles east of the intersection Ford St and Seneca St in Valley Center, Kansas. The site is currently operating as a single family farmstead. The existing drainage pattern indicates that the majority of the site runoff drains to the south into an existing Stormwater Sewer System along the north side of Ford St. This will remain the same in developed condition. The scope of the project is to split the existing ~10 acres tract into 2 single family residential parcels.

Water Quality and TSS Removal Calculation

Total water quality is not required as developed area is less than 1 acre.

Runoff Calculations (2–, 5–, 10–, 25–, and 100–yr)

EXISTING CONDITION:
Total Area A = 10.32 acres, Undeveloped (Grass Lot)
Tc = (Sheet Flow, 100ft @3.0%= 7min + Shallow Concentrated, 850ft @2.3%= 13.3min) = Total Tc, 20.3min
Hydrological Soil Group =C

EXISTING SITE (cfs)									
DRAINAGE AREA	ACRES	Tc min	CN	Q2	Q5	Q10	Q25	Q100	REMARKS
On-site (1)	7.80	20.3	80	14.69	23.39	28.79	36.08	48.97	On-site Area Draining South to SWS System in Ford St (77th St)
On-site (2)	2.52	15.0	80	5.60	8.87	10.90	13.63	18.45	On-site Area Draining West to Neighboring Property
Off-site (3)	14.85	26.0	72	15.77	28.28	36.4	47.71	68.24	Off-site Area North and East of Site Draining to On-site(1)

DEVELOPED CONDITION:
Total Area, A = 10.32 acres, Large Lot Single Family Residential, Total Impervious Area ~0.83 acres (8% Impervious)
Hydrological Soil Group =C

DEVELOPED SITE (cfs)									
DRAINAGE AREA	ACRES	Tc min	CN	Q2	Q5	Q10	Q25	Q100	REMARKS
On-site (1)	7.80	20.3	81	15.35	24.16	29.59	36.91	49.82	On-site Area Draining South to SWS System in Ford St (77th St)
On-site (2)	2.52	15.0	82	6.09	9.43	11.48	14.23	19.06	On-site Area Draining West to Neighboring Property
Off-site (3)	14.85	26.0	72	15.77	28.28	36.4	47.71	68.24	Off-site Area North and East of Site Draining to On-site (1)

OUTFALL STRUCTURES:
Ex. 48" RCP Pipe w/ End Section, Outfall= 1362.15

OUTFLOW to SWS SYSTEM (cfs)							
DRAINAGE AREA	ACRES	Q2	Q5	Q10	Q25	Q100	REMARKS
On-site(1) & Off-site(3)	22.65	16.35	28.16	36.07	46.41	60.26	On-Site(1) & Off-site(3) Area to Ex. SWS System via 48" RCP Culvert along Ford St (77th St)

Stage-Storage for Detention Pond		
Ponding Area		
Storm Event	Runoff Volume, ac-ft	WS Elevation (ft)
2-yr	1.65	1363.75
5-yr	2.94	1364.35
10-yr	3.79	1364.70
25-yr	4.98	1365.12
100-yr	7.15	1365.66

Notes:

1. *Existing and developed flows are calculated using the SCS Hydrograph method. "CN" & "I" values are established from "City of Wichita / Sedgwick County Stormwater Design Manual."*
2. *The developed peak flows are routed to the existing 48" RCP End Section and into the existing SWS system. Ponding up to an elevation of 1365.66 will occur on the property upstream of the existing end section.*
3. *The site is not in the designated 100–yr floodplain.*
   (FIRM 20173C0203G, revised December 22, 2016)

HORIZONTAL SCALE
(IN FEET)
1 inch = 60 ft.

1 Onsite drainage basin, Area = 7.80 acres

Drainage Basin Boundary

2 Onsite drainage basin, Area = 2.52 acres

3 Offsite drainage basin, Area = 14.85 acres

Dill Hill South Addition
Drainage Plan
Valley Center, KS

KEMILLER ENGINEERING PA
117 E. Lewis, Wichita, KS 67202 (316)264-0242

PROJECT NUMBER			
KEM NO. 26065	FILE	DATE 05/2026	SHEET 1.0
DESIGN ME	DRAWN ME	REVISED	

RESTRICTIVE COVENANT

THIS COVENANT made this _____day of _____ , 2026,

by VCRC, LLC, party of the first part hereinafter referred to as (“Grantor”) and Dill Hill, LLC, party of the second part hereinafter referred to as (“Grantee”).

WITNESSETH:

WHEREAS, Grantor is in the process of platting that certain real property to be known as Dill Hill South Addition, Valley Center, Sedgwick County, Kansas; and

WHEREAS, as part of the platting process certain requirements have been made by the Valley Center City Planning and Zoning Board providing for the maintenance of existing drainage improvements.

WHEREAS, Grantee is the owner of certain real property, more particularly described as:

Lot 17 and Lot 18, Block 1, Cedar Ridge Estates, Valley Center, Sedgwick County, Kansas.

NOW THEREFORE, Grantor does hereby subject Grantee to the following covenants;

1. Grantor shall grant and convey unto the Grantee or the appropriate governing body a perpetual easement for the purpose of constructing, operating, maintaining, and repairing all drainage improvements, culverts, earthen berms, rip-rap, and any appurtenances thereto, over, along, and under the following described premises to wit:

   The North 50.00 feet of the East 250.00 feet of Lot 2, Block A, Dill Hill South Addition, Valley Center, Sedgwick County, Kansas.

2. Said easement shall remain at established grades in accordance with the master drainage plan on file with the City of Valley Center (unless modified with the approval of the City Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual. The maintenance of all the drainage facilities, drainage improvements, and appurtenances thereto shall be the responsibility of the Grantee.

3. That the Owner hereby grants an irrevocable easement to whichever appropriate governing body or authority has jurisdiction, to enter upon the

above described premises, for the purposes of maintaining said easement. This easement is conditioned upon the following events or events happening:

a. That the Grantee has failed to maintain the easement in a reasonable and prudent manner.

b. That the appropriate governing body has given written notice to the Grantee and Grantee has responded in initiating corrective action within thirty (30) days of such notice. If the governing body has taken action to maintain the reserve under this covenant, the Grantee shall pay promptly the costs expended. If the costs are not paid within thirty (30) days of the rendering of an account, the costs shall be considered an assessment against the above-described real property in Cedar Ridge Estates, respectively, and shall be considered a lien thereon and be treated in the same manner as a special assessment.

c. The covenants, conditions, and restrictions on the property created and established in this instrument may be waived, terminated, or modified only upon written consent of the City of Valley Center. No such waiver, termination or modification shall be effective until such written consent is recorded in the office of the Register of Deeds for Sedgwick County, Kansas.

4. This covenant is binding on the owners, their successors and assigns, and is a covenant running with the land and is binding on all successors in title to the above described property.

IN TESTIMONY WHEREOF, the parties hereto have hereunto set their hands the day and year first above written.

By:_____
Ryan Nett, Managing Member,
VCRC, LLC

By:_____
Ryan Nett, Managing Member,
Dill Hill, LLC

State of Kansas
County of Sedgwick } SS

BE IT REMEMBERED, that on this _____ day of _____, 2026, before me, the undersigned, a Notary Public, in and for the County and State aforesaid, Ryan Nett, Managing Member, VCRC, LLC, personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same, for and on behalf of the corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

_____

SEAL Notary Public

(My Commission Expires: _____)

State of Kansas
County of Sedgwick } SS

BE IT REMEMBERED, that on this _____ day of _____, 2026, before me, the undersigned, a Notary Public, in and for the County and State aforesaid, Ryan Nett, Managing Member, Dill Hill, LLC, personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same, for and on behalf of the corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

_____

SEAL Notary Public

(My Commission Expires: _____)

REQUESTED MODIFICATION(S)/WAIVER(S)

SD-2026-01: DILL HILL SOUTH ADDITION.

1. The applicant requests a MODIFICATION/WAIVER of the requirement to connect and be served by a public sewage disposal system of the Subdivision Regulations. Section 16.06.11-B.1 of the Subdivision Regulations states that "All subdivisions in the City shall be connected to public water supply and sewage disposal systems…".

   JUSTIFICATION: *Modification/Waiver is necessary because there is no available connection to a public sewage disposal system. Service connections to public water supply systems will be utilized. On-Site sewage disposal systems shall be used on both lots within the subdivision in accordance with Section 16.07.03-G.2 that states "Wherever alternative onsite wastewater treatment system, or community sewer system (cluster system) are to be used for sewage disposal on individual lots, the determination of the suitability of the lot(s) and the standards for installation and inspection of such facilities shall be governed by the County Sanitary Code."*

July 28th, 2026
To: Planning and Zoning Board
From: Kyle Fiedler, Community Development Director

Subject: SD-2026-02

At the June 23rd, 2026 meeting this item was tabled to the July 28th, 2026 meeting.

Staff are recommending the Planning and Zoning Board table this item to the August 25th, 2026 Planning and Zoning Board meeting. Staff are waiting to receive a traffic memo before proceeding with a recommendation on the final plat.

Sincerely, Kyle Fiedler, Community Development Director

Date: July 28th, 2026

To: City of Valley Center Planning and Zoning Board

From: Kyle Fiedler, *Community Development Director*

Final Plat Approval for Amber Ridge Valley Center (SD-2026-03)

Alpha Land Surveys, pursuant to Section 16.04., is petitioning the City of Valley Center Planning and Zoning Board to approve a final plat for the land (outlined in red below) currently unaddressed located south of East 5th Street, just east of the floodway, Valley Center, KS 67147.

Applicant's Reasons for Platting:

The applicant is seeking to replat this 53-acres residential development, currently platted as Trails End Addition. This replat encompasses a name change to Amber Ridge Valley Center, as well as changing all of the street names throughout the development.

Staff Comments:

The final plat has been reviewed by the City Staff Review Team, there were no changes to the plat, beyond the name and street names. The developer requested two streets to be re-named and the City recommended changing almost all to better align with current recommendations in addressing. Once approved by this board, it will go to City Council.

A public notice was published in *The Ark Valley News*. As of the date of this report, there have been no contacts made. Any comments received after this report will be shared with the Board during the public hearing.

Staff Recommendation:

City staff recommend approval of this final plat application.

260912

CITY OF VALLEY CENTER PLATTING APPLICATION

_____ **PRELIMINARY PLAT** $350 (fee is nonrefundable)
_X_ **FINAL PLAT** $150 (fee is nonrefundable)
_____ **CORRECTING PLATTING ERROR** $100 (fee is nonrefundable)

Property owner(s) Name & Address Hornet Capital, LLC a Kansas Limited Liability Company

Phone_____ fax# _____

Petitioners Name & Address Raymond Bretton, Alpha Land Surveys, Inc, 102 E 4th Hutchinson KS 67501

Phone 620-728-00012 fax# _____

Email address/ Cell Phone of contact person: [redacted]

Location of Subdivision E 5th St N & N Seneca St

Parcel(s) numbers Replat of portion of Trails End, Valley Center, Sedgwick County, KS

Property shown on Valley Center Land Use Plan as Single-Family Residential

Total acreage of Plat 50.288 Acres

Total number of lots 146 Lots

The following materials must be submitted with the plat. The application is not considered complete and ready for review until all materials are submitted.

_____ This Application Form
_____ One (1) original copy, two (2) scaled copies (24" x 36") and 12 11" x 17" copies
_____ Layout of public improvements
_____ Street plans and profiles (if applicable)
_____ Soil testing results (if necessary)
_____ Any Restrictive covenants
_____ A list of all benchmarks
_____ Property owners association (if applicable)
_____ Final storm water runoff and erosion control plans
_____ Copy of Developers Agreement (if any)
_____ Dedication of Right-of-Way

Filed by:

Raymond M. Bretton, Alpha Land Surveys, Inc.

==========

Office use only

Has pre-application consultation been completed? _____

Date of filing _____

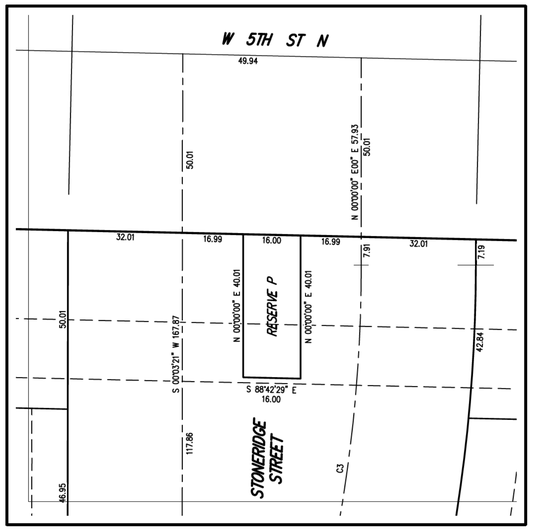
Person certifying date and time of submittal _____

Application Number _____

FINAL PLAT

AMBER RIDGE VALLEY CENTER

A REPLAT OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45 AND 46, BLOCK A, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 AND 26, BLOCK B, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32 AND 33, BLOCK C, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 AND 41, BLOCK D, AND TOGETHER WITH RESERVES RESERVES C, D, E, F, G, H, I, K, L AND P; ALL IN TRAILS END, AN ADDITION TO VALLEY CENTER, SEDGWICK COUNTY, KANSAS.



RESERVE P

BENCHMARKS

DATUM BENCHMARK:
VERTICAL DATUM IS NAVD 88 DERIVED FROM USING THE SEDGWICK COUNTY NTRIP NETWORK. ORTHOMETRIC HEIGHT WAS DETERMINED USING THE GEOID 18 (CONUS) MODEL. UNITS ARE U.S. SURVEY FEET.

BM #61 – C.O.W. BRASS DISK ON SE CORNER OF BRIDGE HUB GUARD, 800'± N. OF EAST QUARTER CORNER.

ELEV=1352.48

BM #62 – CHISELED "X" CUT ON SE CORNER OF GATE VALVE BOX, 30'± NORTHWEST OF NORTHWEST PROPERTY CORNER.

ELEV=1352.88

LEGEND OF SYMBOLS & ABBREVIATIONS

△	SECTION SUBDIVISION CORNER FOUND	SQ.	SQUARE
○	FOUND 1/2" REBAR UNKNOWN ORIGIN	FT.	FEET
●	SET 1/2" REBAR WITH CAP STAMPED "ALPHA CLS-184"	VOL.	VOLUME
N.	NORTH	PG.	PAGE
S.	SOUTH	O.R.	OFFICIAL RECORD
E.	EAST	C.	CALCULATED
W.	WEST	R.	RECORD
°	DEGREES	M.	MEASURED
'	FEET OR MINUTES	R/W	RIGHT OF WAY
"	INCHES OR SECONDS	POB	POINT OF BEGINNING

N

100 0 100 200
scale 50 feet

SEH
13140 LINCOLN ROAD, UNIT 101
OMAHA, NE 68138
PH: (402) 513-8200

SURVEY DATE: N/A	PLOT DATE: 07/22/2026
DRAWN BY: RDB	SEH PROJECT: IHDEV-188834
CHECKED BY: JV	SHEET 1 OF 2

FINAL PLAT

AMBER RIDGE VALLEY CENTER

A REPLAT OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45 AND 46, BLOCK A, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32 AND 33, BLOCK B, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32 AND 33, BLOCK C, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 AND 41, BLOCK D, AND TOGETHER WITH RESERVES RESERVES C, D, E, F, G, H, I, K, L AND P; ALL IN TRAILS END, AN ADDITION TO VALLEY CENTER, SEDGWICK COUNTY, KANSAS.

SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, LLOYD P. DORZWEILER, A LICENSED LAND SURVEYOR OF THE STATE OF KANSAS, DO HEREBY CERTIFY THAT THE FOLLOWING DESCRIBED TRACT OF LAND WAS SURVEYED ON THIS _____ DAY OF _____ 20 _____ AND THE ACCOMPANYING FINAL PLAT PREPARED AND THAT ALL MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45 AND 46, BLOCK A, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 AND 26, BLOCK B, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32 AND 33, BLOCK C, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 AND 41, BLOCK D, AND TOGETHER WITH RESERVES C, D, E, F, G, H, I, K, L AND P; ALL IN TRAILS END, AN ADDITION TO VALLEY CENTER, SEDGWICK COUNTY, KANSAS.

EXISTING PUBLIC EASEMENTS AND DEDICATIONS ARE BEING VACATED BY VIRTUE OF K.S.A. 12-512B AS AMENDED.

_____
LLOYD P. DORZWEILER, PS #885
102 EAST 4TH AVENUE
HUTCHINSON, KS 67501
(620) 728-0012

OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

THIS IS TO CERTIFY THAT THE UNDERSIGNED OWNER(S) OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE; HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED ON THE ACCOMPANYING PLAT INTO LOTS, BLOCKS, STREETS, AND RESERVES UNDER THE NAME OF "AMBER RIDGE VALLEY CENTER" A REPLAT OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45 AND 46, BLOCK A, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 AND 26, BLOCK B, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32 AND 33, BLOCK C, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 AND 41, BLOCK D, AND TOGETHER WITH RESERVES C, D, E, F, G, H, I, K, L AND P; ALL IN TRAILS END, AN ADDITION TO VALLEY CENTER, SEDGWICK COUNTY, KANSAS.

THE UTILITY AND DRAINAGE EASEMENTS ARE HEREBY GRANTED AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES.

ALL STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

RESERVE F IS RESERVED FOR STORMWATER DRAINAGE AND DETENTION PURPOSES AND SHALL BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATIONS.

RESERVES C, D, E, G AND L ARE RESERVED FOR STORMWATER DRAINAGE, OPEN SPACE, LANDSCAPING AND UTILITY PURPOSES AND SHALL BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATIONS.

RESERVES H, I, AND K ARE RESERVED FOR OPEN SPACE AND LANDSCAPING PURPOSES AND SHALL BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATIONS.

RESERVE P IS RESERVED FOR LANDSCAPING, STREETS, ENTRY MONUMENTS AND UTILITY PURPOSES AND SHALL BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATIONS.

LOTS SHALL BE AT A MINIMUM LOWEST OPENING ELEVATION OF 1,347.2.

HORNET CAPITAL, LLC, A KANSAS LIMITED LIABILITY COMPANY

_____
MATTHEW W. ANDERSON, MANAGING PARTNER

NOTARY CERTIFICATE

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF 20 _____, BY MATTHEW W. ANDERSON, MANAGING, MANAGING PARTNER OF HORNET CAPITAL, LLC, A KANSAS LIMITED LIABILITY COMPANY.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MORTGAGE CERTIFICATE

WE THE UNDERSIGNED, HOLDERS OF MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THIS PLAT OF "AMBER RIDGE VALLEY CENTER" A REPLAT OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45 AND 46, BLOCK A, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 AND 26, BLOCK B, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32 AND 33, BLOCK C, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 AND 41, BLOCK D, AND TOGETHER WITH RESERVES C, D, E, F, G, H, I, K, L AND P; ALL IN TRAILS END, AN ADDITION TO VALLEY CENTER, SEDGWICK COUNTY, KANSAS.

LEGACY BANK

_____
REX REYNOLDS, SENIOR VICE PRESIDENT / COMMERCIAL LENDING

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS __ DAY OF 20 _____, BY REX REYNOLDS, SENIOR VICE PRESIDENT / COMMERCIAL LENDING.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

COUNTY SURVEYOR CERTIFICATE

STATE OF KANSAS)
) SS:
SEDGWICK COUNTY)

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN REVIEWED FOR FILING, PURSUANT TO K.S.A. 58-2005 AND K.S.A. 58-2001 FOR CONTENT ONLY AND IS IN COMPLIANCE WITH THOSE PROVISIONS. NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.

_____
TRICIA L. ROBELLO, PS #1246
DEPUTY COUNTY SURVEYOR, SEDGWICK COUNTY, KANSAS

PLANNING AND ZONING BOARD

STATE OF KANSAS)
) SS
CITY OF VALLEY CENTER)

THIS PLAT OF "AMBER RIDGE VALLEY CENTER" A REPLAT OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45 AND 46, BLOCK A, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 AND 26, BLOCK B, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32 AND 33, BLOCK C, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 AND 41, BLOCK D, AND TOGETHER WITH RESERVES C, D, E, F, G, H, I, K, L AND P; ALL IN TRAILS END, AN ADDITION TO VALLEY CENTER, SEDGWICK COUNTY, KANSAS WAS APPROVED BY THE VALLEY CENTER CITY PLANNING COMMISSION ON THIS _____ DAY OF _____ _____ ,
20 _____ .

_____, CHAIR
DALTON WILSON

ATTEST:

_____, SECRETARY
KYLE FIEDLER

GOVERNING BODY CERTIFICATE

STATE OF KANSAS)
) SS
CITY OF VALLEY CENTER)

THE DEDICATIONS SHOWN ON THIS PLAT, IF ANY, ARE HEREBY ACCEPTED BY THE GOVERNING BODY OF THE CITY OF VALLEY CENTER, KANSAS ON THIS _____ DAY OF _____, 20 _____ .

_____, MAYOR
JET TRUMAN

ATTEST:

_____, CITY CLERK
KRISTI CARRITHERS

CITY ATTORNEY CERTIFICATE

STATE OF KANSAS)
) SS
CITY OF VALLEY CENTER)

THIS PLAT OF "AMBER RIDGE VALLEY CENTER" A REPLAT OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45 AND 46, BLOCK A, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 AND 26, BLOCK B, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32 AND 33, BLOCK C, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 AND 41, BLOCK D, AND TOGETHER WITH RESERVES C, D, E, F, G, H, I, K, L AND P; ALL IN TRAILS END, AN ADDITION TO VALLEY CENTER, SEDGWICK COUNTY, KANSAS WAS APPROVED PURSUANT TO THE PROVISIONS OF K.S.A. 12-401, THIS _____ DAY OF _____ 20 _____ .

_____, CITY ATTORNEY
BARRY ARBUCKLE

TRANSFER RECORD

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____ ,
20 _____ .

_____, COUNTY CLERK
KELLY B. ARNOLD

REGISTER OF DEEDS

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT _____ (A.M.) (P.M.), ON THIS ___ _____ DAY OF _____, 20 _____ .

_____
TONYA BUCKINGHAM, REGISTER OF DEEDS

_____
KENLY ZEHRING, DEPUTY

CURVE TABLE

CURVE	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C1	1048.00	10°13'49"	187.12	93.81	S 3°08'52" E 186.88
C2	952.00	12°29'12"	207.47	104.15	S 2°01'11" E 207.06
C3	1048.00	10°16'30"	187.94	94.22	S 0°54'50" E 187.69
C4	351.00	7°47'38"	49.11	24.59	N 2°09'16" W 49.07
C5	60.00	27°55'23"	29.24	14.92	N 44°45'09" E 28.95
C6	90.00	110°30'42"	173.59	129.76	S 3°27'30" W 147.91
C7	70.00	12°47'54"	15.64	7.85	N 58°11'48" W 15.60
C8	670.00	23°44'01"	277.53	140.79	S 85°14'24" W 275.55
C9	430.00	15°38'54"	117.44	59.09	S 89°16'57" W 117.07
C10	347.82	73°39'14"	447.12	260.46	S 61°33'25" E 416.96
C11	420.00	35°11'03"	257.91	133.17	N 17°35'32" E 253.88
C12	301.81	35°07'43"	185.04	95.53	N 17°37'12" E 182.16
C13	290.00	126°39'07"	641.04	577.25	S 28°08'30" E 518.27
C14	350.00	45°32'28"	278.19	146.91	N 65°45'43" E 270.93
C15	250.00	55°25'05"	241.81	131.30	S 70°42'01" W 232.49
C16	150.00	60°01'53"	157.16	86.66	S 24°48'00" E 150.07
C17	200.00	91°42'24"	320.12	206.05	N 79°19'51" E 287.02
C18	205.00	145°53'38"	522.00	668.31	N 73°34'32" W 391.97
C19	700.00	9°02'16"	110.42	55.32	N 3°53'25" E 110.30
C20	500.00	37°04'48"	323.58	167.69	S 65°38'18" E 317.97
C21	175.00	131°24'37"	401.37	387.68	S 32°50'11" E 319.00
C22	600.00	15°38'54"	163.87	82.45	S 89°16'57" W 163.36

CURVE TABLE

CURVE	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C23	384.50	34°27'39"	231.26	119.25	N 79°52'34" E 227.79
C26	200.00	39°47'45"	138.91	72.39	N 45°37'54" W 136.14
C27	200.00	40°49'38"	142.51	74.43	S 47°47'38" W 139.52
C28	460.00	25°08'41"	201.88	102.59	N 18°25'25" E 200.26
C29	481.39	20°54'03"	175.60	88.79	S 24°41'31" E 174.63
C30	343.51	16°05'02"	96.43	48.53	S 24°50'41" W 96.11
C34	590.00	24°04'37"	247.93	125.82	N 16°29'59" E 246.11
C35	375.00	29°25'14"	192.56	98.45	S 48°11'16" W 190.45
C36	375.00	91°24'43"	598.29	384.36	N 71°23'45" W 536.82
C37	370.00	59°55'04"	386.93	213.27	N 89°05'11" E 369.54
C38	35.00	145°46'39"	89.05	113.69	N 73°29'47" W 66.90
C39	420.00	11°42'03"	85.77	43.04	S 81°15'13" W 85.62
C40	420.00	16°24'05"	120.23	60.53	S 65°09'15" W 119.82
C41	180.00	24°50'17"	78.03	39.64	N 55°24'37" E 77.42
C42	180.00	15°55'34"	50.03	25.18	N 80°34'10" E 49.87
C43	120.00	118°17'41"	247.76	200.88	S 32°19'13" E 206.04
C44	90.00	37°11'42"	58.43	30.28	S 40°07'00" W 57.41
C46	200.00	84°54'56"	296.41	183.00	N 69°42'25" E 270.02
C47	670.00	12°36'43"	147.48	74.04	S 75°42'09" E 147.18
C48	670.00	10°24'28"	121.71	61.02	S 86°39'44" W 121.54
C49	670.00	4°07'01"	48.14	24.08	N 84°47'15" W 48.13
C59	70.00	65°33'24"	80.09	45.07	N 84°34'33" W 75.79

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S 08°15'47" E	105.14
L2	S 06°03'05" E	30.47
L3	S 01°44'33" W	65.61
L4	S 30°47'28" W	43.48
L5	N 12°25'26" W	137.69
L8	S 00°03'21" W	93.00
L9	N 78°47'46" W	116.56
L10	S 59°24'22" E	89.24
L11	S 24°43'25" E	52.21

LINE TABLE

LINE #	DIRECTION	LENGTH
L12	S 35°05'57" E	97.47
L13	N 54°48'57" W	76.80
L14	S 54°48'57" E	78.54
L15	N 23°56'39" E	10.33
L16	N 44°54'37" W	94.63
L17	N 55°11'32" W	83.35
L18	N 69°41'29" W	91.40

SEH
13140 LINCOLN ROAD, UNIT 101
OMAHA, NE 68138
PH: (402) 513-8200

SURVEY DATE: N/A	PLOT DATE: 07/22/2026
DRAWN BY: RDB	SEH PROJECT: IHDEV-188834
CHECKED BY: JV	SHEET 2 OF 2

STORMWATER CITIZENS ADVISORY COMMITTEE MEETING AGENDA

Thursday, July 28, 2026
7:00 PM

THE STORMWATER CITIZENS ADVISORY COMMITTEE 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 STORMWATER CITIZENS ADVISORY COMMITTEE MEETING

B. ROLL CALL

___Gary Janzen ___Amy Bradley ___Scot Phillips
___Paul Spranger ___Rick Shellenbarger ___Dalton Wilson
___Steve Conway

C. SET/AMEND AGENDA

Motion made by (_____). Seconded by (_____). For___ Against___

D. APPROVAL OF DRAFT MINUTES

October 23, 2025, DRAFT meeting minutes
Motion made by (_____). Seconded by (_____). For___ Against___

E. COMMUNICATIONS

F. OLD/UNFINISHED BUSINESS

G. NEW BUSINESS

1. New Water Treatment Plant & Associated discharges.
   Brief update on plant progress.
2. SWPPP (Stormwater Pollution Prevention Plan) for the Wastewater Treatment Plant.

H. ADJOURNMENT OF THE STORMWATER CITIZENS ADVISORY COMMITTEE MEETING

Motion made by _____. Seconded by _____. For___ Against___

Note to Stormwater Citizens Advisory Committee Members: If you are unable to attend this meeting, please contact Rodney Eggleston (316-755-7320) by 4:00 PM on the previous day of 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. 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 Public Works Dept. in a timely manner, at ***reggleston@valleycenterks.gov*** *or by phone at (316) 755-7320. For Additional information on any item on the agenda, please visit ll (316) 755-7320.*

STORMWATER CITIZENS ADVISORY COMMITTEE MEETING MINUTES
CITY OF VALLEY CENTER, KANSAS

Thursday, October 23, 2025, 7:00 P.M.

CALL TO ORDER: Vice Chairperson Spranger called the meeting to order at 7:08 P.M. with the following committee members present: Steve Conway, Rick Shellenbarger, and Scot Phillips

MEMBERS ABSENT: Gary Janzen, Amy Bradley, Dalton Wilson

CITY STAFF PRESENT: Kyle Fiedler, Rodney Eggleston, Sabrina Young

AUDIENCE: None

AGENDA: A motion was made by Vice Chairperson Spranger and seconded by Committee Member Shellenbarger to set the agenda. Motion passed unanimously.

APPROVAL OF DRAFT MINUTES: Vice Chairperson Spranger made a motion to approve the August 26, 2025, committee meeting minutes. The motion was seconded by Committee Member Conway. Motion passed unanimously.

COMMUNICATIONS: None

OLD/UNFINISHED BUSINESS:

1. New Stormwater permit and minor changes.
   a. SWP (Stormwater Pollution Prevention Plan). Public Works yard. Needed changes for the permit requirements.
      Rodney Eggleston reviewed the planned changes that are needed to continue to be exempt from the SWP2 requirement. There is some housekeeping that needs to be done at the Public Works facility and some runoff prevention measures around the brine making area, diesel tank, and salt/sand storage.

NEW BUSINESS:

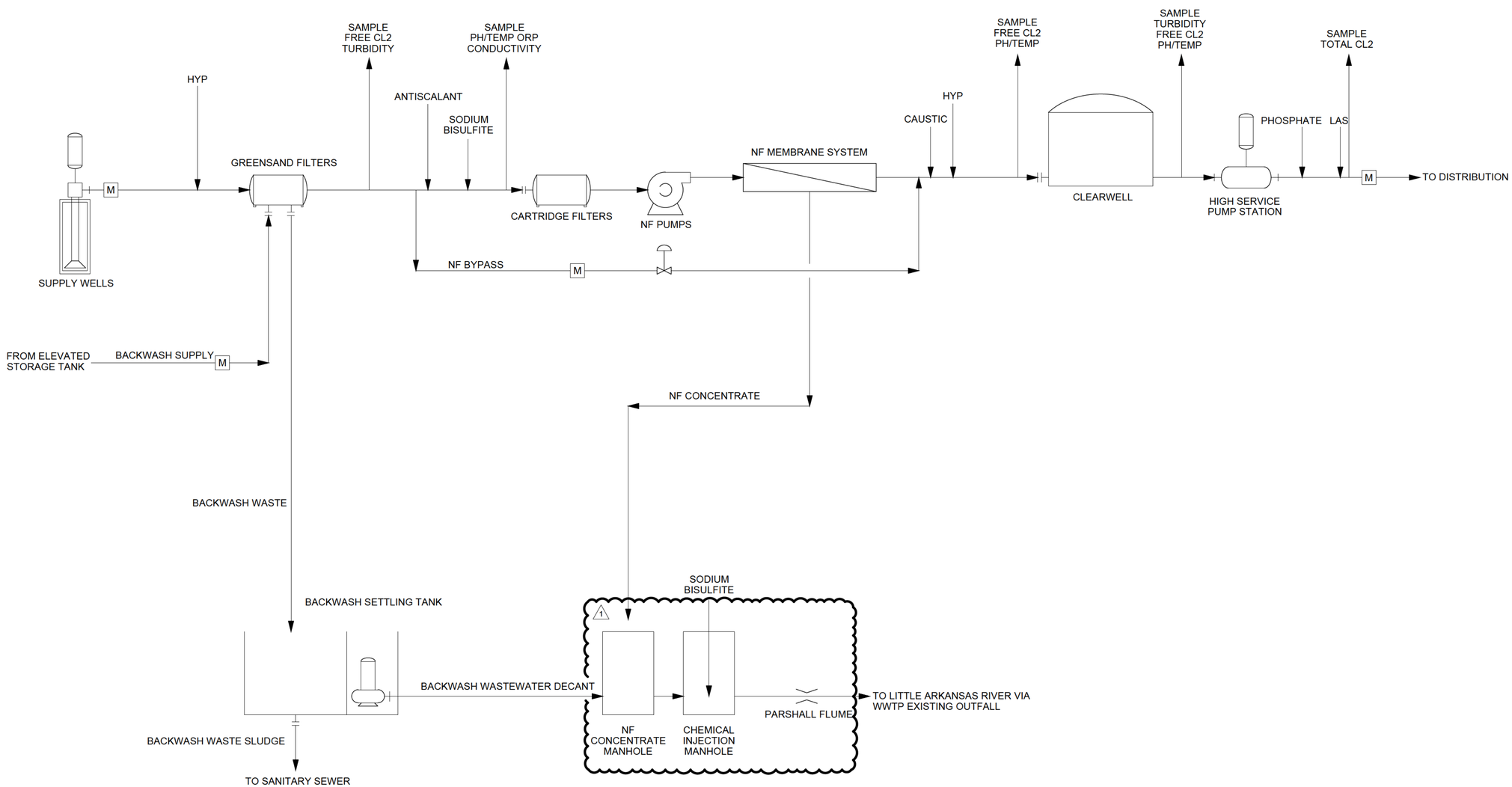
1. Next Meeting Date
   The consensus of the group was to come back at the April 2026 Planning and Zoning meeting.

ADJOURNMENT OF THE STORMWATER CITIZENS ADVISORY COMMITTEE MEETING: At 7:14 P.M., a motion was made by Vice Chairperson Spranger to adjourn and seconded by Committee Member Shellenbarger. The vote was unanimous, and the meeting was adjourned.

Respectfully submitted,

_____
/s/ Rodney Eggleston, Secretary

_____
Gary Janzen, Chairperson



no.	date	by	ckd	description
0	2/24/25	AVB	JNW	ISSUED FOR CONSTRUCTION
1	5/28/25	AJH	JNW	REVISED PER KDHE COMMENTS

BURNS McDONNELL. CAS
THE POWER OF PARTNERSHIP | SINCE 1994

9400 WARD PARKWAY
KANSAS CITY, MO 64114
816-333-9400
Burns & McDonnell Engineering Co, Inc.
LICENSEE NO. E-65

date	detailed
DECEMBER 13, 2023	A. BROYLES
designed	checked
A. BARGE	J. WARREN

DISCOVER Valley Center

SEDGWICK COUNTY, KANSAS

VALLEY CENTER WATER TREATMENT PLANT

PROCESS FLOW DIAGRAM

project	contract
152482	

drawing **D002** – rev. **1**

sheet of sheets

file 152482_D002.dwg