

STATE OF KANSAS  
RENO COUNTY  
CITY OF THE HIGHLANDS

## **ORDINANCE NUMBER 2020-013**

AN ORDINANCE OF THE CITY OF THE HIGHLANDS, KANSAS, PROVIDING FOR A COMMITTEE TO REVIEW ALL CONSTRUCTION PROPOSALS, PERMIT REQUESTS AND ANY CONSTRUCTION OR MODIFICATION OR IMPROVEMENT TO ANY PROPERTY OR LOT FOR COMPLIANCE TO ORDINANCES FOR ZONING REGULATIONS AND LAND USE; AND THE REPEALING AND REPLACEMENT OF ORDINANCE NUMBER 2018-01 OF SAID CITY

WHEREAS, residents of the City of The Highlands (herein called the "City") have a right to expect the public health, safety, well-being, and quality of daily living within the city be maintained and the harmonious blend of community and nature, appreciation of property values, and in general, an improving quality of life be preserved, and;

WHEREAS residents of the City desire regulation of conditions and activities related to zoning and land use that may detract from a harmonious and consistent appearance of a neighborhood and result in a loss of value of surrounding properties or may cause undue hardship on surrounding property owners and the community, and;

WHEREAS the Governing Body of the City requires information and due diligence done prior to granting permits for any proposed construction within the City and evidence that such activities are compliant with City ordinances and regulations of Reno County, Kansas,

THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF THE HIGHLANDS, KANSAS, that an Architectural and Zoning Review Committee be established as an agent to secure and verify information and conditions related to the City zoning and land use ordinances.

The Architectural and Zoning Review Committee (herein call the "AZRC") shall be advisory in nature, providing a review of, and information for, all proposals and requests to permit a use, construction, modification, demolition or the conduct of any similar activity within the City as regulated by zoning and land use ordinances. The AZRC shall not have any authority to grant permit or imply that a permit will be approved and only the City Council shall have authority to make such determinations.

The AZRC shall consist of one person, uncompensated, a resident of the City and function as a coordinator for AZRC functions. The AZRC coordinator shall be appointed and approved by the Governing Body on or before the second scheduled Council meeting of each new year and shall hold that position for 1 year or until such time as the Council determines to dismiss or replace that person.

Upon approval by the Governing Body of the City, the AZRC coordinator may select and engage an additional one or two persons to assist in the gathering of information. Assisting persons shall not be subject to a term length except the AZRC coordinator or the Governing Body of the City may dismiss or replace those persons as deemed necessary or appropriate.

- 1) Responsibilities and authority of the AZRC shall be limited to:
  - a) The review of proposals for all material changes to any lot or property, such as is regulated by city ordinance.
  - b) The review of use of lots and properties for compliance to provisions of city ordinances and codes regarding the use of, appearance of, activities or conditions carried on or created on such lots or properties.
  - c) A written review and any recommendations to be made, shall be presented to the Council for consideration of a permit or determination of corrective action and/or penalties.
  - d) The Council shall provide for an official notification of non-compliance to the property owner or their agent(s) should a condition or activity be in conflict with City ordinances.
- 2) The AZRC coordinator, upon Council appointment and vote of affirmation, may hold consecutive terms.
- 3) The AZRC shall not have any authority to grant permit or imply that a permit will be approved and only the City Council shall have authority to make such determinations.

Therefore, be it ordained by the governing body of the city of The Highlands that the provisions of this ordinance shall be carried out and a committee be appointed for the purpose and responsibilities listed herein.

THIS ORDINANCE IS PASSED AND APPROVED this 13 day of February, 2020.



Carol Moore  
Mayor ~~Mo Penny~~  
CAROL MOORE

Attest:  
Kenny McConnell  
City Clerk

Approved as to form by: Stanley Tubate  
City Attorney