

STATE OF KANSAS
RENO COUNTY
CITY OF THE HIGHLANDS

ORDINANCE NUMBER 2022-27

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 LANDUSE; AND THE REPEALING AND REPLACEMENT OF ORDINANCE NUMBER 2020-13 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 use 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 Coordinator 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 Coordinator (herein called the "AZC") 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 AZC shall consist of one person, uncompensated, and a resident of the City. The AZC 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 one (1) year or until such time as the Council determines to dismiss or replace that person.

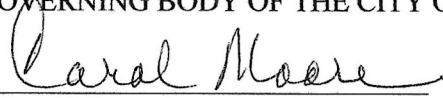
Upon approval by the Governing Body of the City, the AZC may select and engage additional one or two persons to assist in the gathering of information on a project-specific basis.

- 1) Responsibilities and authority of the AZC 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) Approval of non-structure building permits.
 - d) A written review and any recommendations presented to the Council for consideration of a permit or determination of corrective action and/or penalties.
 - e) The AZC shall provide an official notification of non-compliance to the property owner or their agent(s) when a condition or activity is in conflict with city ordinances.
 - f) The city council shall provide official notification to the property owner or agent(s) of any fines levied for non-compliance.

- 2) The AZC shall not have any authority to grant a permit or imply that a permit will be approved; only the City Council shall have authority to make such determinations.

Therefore, this ordinance shall take effect and be in force from and after its publication, in summary format, in the official City newspaper.

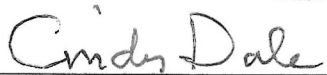
THIS ORDINANCE IS PASSED AND APPROVED BY THE GOVERNING BODY OF THE CITY OF THE HIGHLANDS, KANSAS THIS 11th DAY OF July, 2022



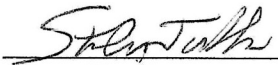
Carol Moore, Mayor



Attest:



Cindy Dale
City Clerk

Approved as to form by: 

Steve Tulk
City Attorney