



City of Arkansas City

PLANNING COMMISSION MEETING

AGENDA

Tuesday, September 13, 2022 at 5:30 PM – 118 W Central Ave, Arkansas City, KS

GoToMeeting: <https://meet.goto.com/679873413>
Phone: United States: +1 (872) 240-3212 **Access Code:** 679-873-413

Call to Order

Roll Call

Mary Benton__ Lloyd Colston__ Brandon Jellings__ Ian Kuhn__ Kyle Lewis__ Cody Richardson__
Tom Wheatley__

Declaration

At this time, Planning Commission members are asked to make a declaration of any conflict of interest or of any Ex parte or outside communication that might influence their ability to hear all sides on any item on the agenda so they might come to a fair decision.

Public Comments

Persons who wish to address the Planning Commission regarding items not on the agenda. Speakers will be limited to three (3) minutes. Any presentation is for information purposes only. No action will be taken.

Consent Agenda

- 1. Meeting Minutes, August 9, 2022 meeting.**
Motion __ 2nd __ Result: __

Board of Zoning Appeals

- 2. Recess the Planning Commission and convene the Board of Zoning Appeals**
Motion __ 2nd __ Result: __
- 3. Elect a chair and vice-chair for 2022**
Motion __ 2nd __ Result: __
- 4. Hold a public hearing to consider the advisability of granting a variance for a lot split that would result in lot sizes of only 3,834 and 2,807.6 square feet at 211 & 217 W Jefferson Avenue.**
Open Public Hearing Motion __ 2nd __ Result: __
Close Public Hearing Motion __ 2nd __ Result: __
Roll Call: Mary Benton__ Lloyd Colston__ Ian Kuhn__ Kyle Lewis__ Cody Richardson__
Tom Wheatley__ **Result** __
- 5. Adjourn the Board of Zoning Appeals Sine Die and reconvene the Planning Commission**
Motion __ 2nd __ Result: __

Comprehensive Plan

- 6. Comprehensive Plan discussion**

Other Items

Adjournment

Motion __ 2nd __ Result: __



City of Arkansas City

PLANNING COMMISSION MEETING

MINUTES

Tuesday, August 09, 2022 at 5:30 PM – 400 W Madison Ave, Arkansas City, KS

Call to Order

Roll Call

PRESENT: Mary Benton, Lloyd Colston, Ian Kuhn, Kyle Lewis, Cody Richardson, Tom Wheatley

ABSENT: Brandon Jellings

Declaration

At this time, Planning Commission members are asked to make a declaration of any conflict of interest or of any Ex parte or outside communication that might influence their ability to hear all sides on any item on the agenda so they might come to a fair decision.

No such declarations were made.

Public Comments

Persons who wish to address the Planning Commission regarding items not on the agenda. Speakers will be limited to three (3) minutes. Any presentation is for information purposes only. No action will be taken.

There were no public comments for items not on the agenda. Colston did note that he found a local tour book that had very little information in it on Ark City. There was a brief discussion on how the City should market itself in tourism guides.

Consent Agenda

1. Meeting Minutes, **July 12, 2022 meeting.**

Motion made by Colston, Seconded by Wheatley to approve the minutes as written.

Voting Yea: Benton, Colston, Kuhn, Lewis, Richardson, Wheatley

Public Hearings

2. Hold a public hearing to consider the advisability of amendments to Article 28 Floodplain Management Motion made by Colston, Seconded by Wheatley to open the public hearing

Voting Yea: Benton, Colston, Kuhn, Lewis, Richardson, Wheatley

White explained the reasons for the proposed amendments. He noted that the City desires to enter into the Community Rating System that FEMA provides. In exchange for increased regulations and additional tracking information and internal programs, flood insurance policyholders will be eligible for premium discounts. The proposed amendments will allow the City into the program. The last time there were any amendments to the floodplain management ordinance was in 2010. White noted that there would not be any amendments to the maps with this ordinance update. He also introduced Tara Lanzrath and Cheyenne Sun Eagle with the Kansas Department of Agriculture Division of Water Resources. He then went over the proposed changes. Colston asked if a berm could be used as opposed to elevating. White responded that this would be fill and would require a floodplain development permit. Kuhn asked if a floodplain map could be brought up. White said he would bring

one up at the end of the discussion. Kuhn asked if all of these proposed amendments were on the city website. White confirmed that these were on the website. He also asked if all residents in the floodplains had been notified of these changes. White replied he had sent letters to all property owners within the floodplains. Kuhn asked when the flood maps were last updated. White replied in 2010. No changes were made to the maps since then other than individual properties requesting amendments to their properties. Kuhn asked if a survey could be conducted to make the flood maps the most accurate. White replied that FEMA is using some survey information. The City could do its own survey to make them as accurate as possible but that would be very expensive. Kuhn asked about how the fines would work for violations. White clarified the process. Kuhn asked for comments from the public. One citizen asked for clarification on when the regulations would apply. White stated that this only applies to new construction of substantial improvements. Substantial improvements are those improvements valued at more than fifty percent of the fair market value of the structure. She also asked about her air conditioner unit. Would it have to be elevated if it was replaced. White replied that this would not be a substantial improvement so the elevation would not be required. Another citizen asked for clarification on critical facilities. White noted that critical facilities are defined in the ordinance and would also follow the same protocol in that only new construction or substantial improvements would be required to meet the new regulations. Another resident asked if when the improvements are made would the flood insurance premium go down. White said this is a city wide effort. By adopting these regulations and doing a number of other things at staff level, all policyholders should be automatically eligible for the discount. Kuhn suggested visiting with their insurance agent about this as well. Colston read off the list of critical facilities discussed previously. A citizen asked when discounts might happen. White replied this would likely not go into effect until next year. The ordinance changes were only an early step in the process. Sun Eagle noted that once all the checklists were complete, the City could officially apply to the CRS program and that it would indeed likely happen early next year. Colston noted that wildfires can also compound flooding concerns even in areas that are not in a floodplain. He asked if joining the CRS program would aid the city in getting hazard mitigation grants. White replied that it should help. White displayed the flood maps and answered some questions about them. Lanzrath noted that the new draft maps would be available next year and there will be a public comment period and an open house. DWR would then answer any questions about the floodplain map update process. The new maps would likely not go into effect for a few more years.

Motion made by Colston, Seconded by Wheatley to close the public hearing.

Voting Yea: Benton, Colston, Kuhn, Lewis, Richardson, Wheatley

Kuhn expressed his approval because the requirements only apply to substantial improvements or new construction.

Motion made by Kuhn, Seconded by Colston.

Voting Yea: Benton, Colston, Kuhn, Lewis, Richardson, Wheatley

Other Items

Colston brought up the recent main breaks and a brief discussion followed. He noted that 8th Street has become a thoroughfare while part of Summit Street was closed and that could have contributed to the problem. Kuhn noticed that the water line replacements should be a top priority in the Comprehensive Plan. White noted that there were now two vacancies, one city resident and one growth area. White asked for Planning Commissioners to help recruit new members.

Adjournment

Motion made by Colston, Seconded by Richardson to adjourn the meeting

Voting Yea: Benton, Colston, Kuhn, Lewis, Richardson, Wheatley

The meeting was adjourned at 6:25 p.m.



Planning Commission Agenda Item

Meeting Date: 9/13/22
From: Josh White, Principal Planner
Item: Recess Planning Commission and convene the BZA

Purpose: Recess the Planning Commission and convene the Board of Zoning Appeals

Background:

At this time it is necessary to recess the Planning Commission and convene the Board of Zoning Appeals. Growth Area members should excuse themselves.

Action:

Make a motion to recess the Planning Commission and convene the Board of Zoning Appeals



Board of Zoning Appeals Agenda Item

Meeting Date: 9/13/22
From: Josh White, Principal Planner
Item: Elect Chair and Vice-Chair

Purpose: Elect a chair and vice-chair for 2022

Background:

In accordance with the bylaws, a new chair and vice-chair should be elected at the first meeting of each year. Due to turnover in the board, we don't currently have these officers. In the past, the board has flipped the positions of the Planning Commission. So, that means Tom Wheatley would be chair and Ian Kuhn would be vice-chair. This is staff's recommendation but the Board may choose whoever it wishes.

Action:

Make a motion to appoint a chair and vice-chair for 2022.



Board of Zoning Appeals Agenda Item

Meeting Date: 9/13/22
From: Josh White, Principal Planner
Item: 211 & 217 W Jefferson Lot Split Variance

Purpose: Hold a public hearing to consider the advisability of granting a variance for a lot split that would result in lot sizes of only 3,834 and 2,807.6 square feet at 211 & 217 W Jefferson Avenue.

Background:

Kim Wickham has requested a variance to the minimum lot size regulations. The subject property is located at 211/217 W Jefferson Avenue. The property is currently developed with two homes. The area surrounding the property is residential. Residential surrounds the property. The applicants are planning a lot split that splits 211 W Jefferson Ave from 217. This will result in a lot that does not meet the minimum size requirements for the district. Regulations allow for a minimum lot size of 5,600 square feet. The proposal is for a lot that is only 3,834 square feet and another of 2,807.6 square feet. The resulting setbacks would either meet the standards or otherwise have established legally non-conforming status and would be allowed to remain. The property is approximately 0.15 acres. While staff has some reservations about creating such small lots, the houses are already in place and this would not create further non-conformance nor increase the density of buildings. There are also other similarly sized lots in the immediate neighborhood. It is the recommendation of staff that a variance for a lot split that would result in lot sizes of only 3,834 & 2,807.6 square feet 211 & 217 W Jefferson Ave be approved based on the following conclusions:

- The strict application of the zoning regulations would cause the applicant to not be able sell the second house separately.
- The granting of the variance will not be opposed to the general spirit and intent of the zoning regulations or Comprehensive Plan objectives.
- The structures were all built previous to the current regulations regarding setbacks.
- Other properties in the immediate neighborhood are similarly sized.

Action:

Hold a public hearing. After the public hearing is closed, make a motion to approve/disapprove a variance for a lot split that would result in lot sizes of only 3,834 and 2,807.6 square feet at 211 & 217 W Jefferson Avenue.

Attachments:

Staff report Presentation Link <https://arcg.is/OKWTz40>



STAFF REPORT

City of Arkansas City Neighborhood Services Division

Josh White, Principal Planner

118 W Central Ave, Arkansas City, KS 67005

Phone: 620-441-4420 Fax: 620-441-4403 Email: jwhite@arkansascityks.gov Website: www.arkcity.org

CASE NUMBER
BZA-2022-210

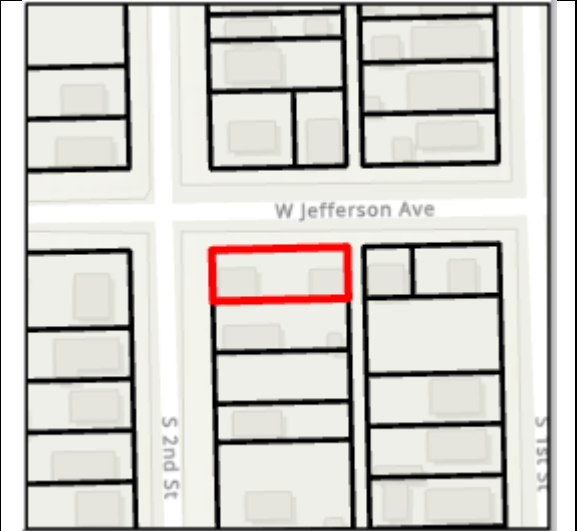
APPLICANT/PROPERTY OWNER
Delbert & Lela Morgan Trust/Kim Wickham, Trustee

PUBLIC HEARING DATE
September 13, 2022

PROPERTY ADDRESS/LOCATION
211/217 W Jefferson Ave

BRIEF SUMMARY OF REQUEST

Kim Wickham has requested a variance to the minimum lot size regulations. The subject property is located at 211/217 W Jefferson Avenue. The property is currently developed with two homes. The area surrounding the property is residential. Residential surrounds the property. The applicants are planning a lot split that splits 211 W Jefferson Ave from 217. This will result in a lot that does not meet the minimum size requirements for the district. Regulations allow for a minimum lot size of 5,600 square feet. The proposal is for a lot that is only 3,834 square feet and another of 2,807.6 square feet. The resulting setbacks would either meet the standards or otherwise have established legally non-conforming status and would be allowed to remain. The property is approximately 0.15 acres. While staff has some reservations about creating such small lots, the houses are already in place and this would not create further non-conformance nor increase the density of buildings. There are also other similarly sized lots in the immediate neighborhood.



Map data ©2022 Esri World Topographic map

| | | | | |
|--|--|--|---|--|
| EXISTING ZONING R-3 High Density Residential District | EXISTING LAND USE Single Family Residential | SURROUNDING ZONING North-R-3 South-R-3 West-R-3 East-R-3 | SITE IMPROVEMENTS Single Family Dwellings and accessory structures | SIZE OF PROPERTY Existing: 50X132' Proposed: 50X76' and 50X56' |
|--|--|--|---|--|

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

DOES STRICT ADHERANCE TO THE REGULATIONS REPRESENT AN UNNECESSARY HARSHIP ON THE APPLICANT?

The strict application of the zoning regulations would cause the applicant to not be able sell the second house separately.

PROPERTY HISTORY

According to county records both houses were built in 1910. The homes received interior remodels in 2018. No other land use cases were found to be on file for this property other than the lot split that triggered this request.

RELIEF SOUGHT:

- A variance for a lot split that would result in lot sizes of only 3,834 & 2,807.6 square feet.

Findings

In order to consider a request for a variance, the Board of Zoning Appeals must make written findings of facts that the following conditions apply to the property in question.

1. Does the variance requested arise from a condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by action of the property owner or applicant?

Not technically. However, the second home was built prior to any regulations on setbacks or minimum lot sizes. Other homes in the vicinity of this site are similarly sized lots to the proposal including 501 S 1st St, 207, 214, 320, 322 and 324 W Jefferson Ave.

2. Will the granting of the variance adversely affect the rights of adjacent property owners?

No, there are already similar sized lots created prior to the regulations in this neighborhood. Use, parking, access, structures will all remain the same.

3. Will the strict application of the provisions of the zoning regulations of which the variance is requested constitute unnecessary hardship upon the property owner represented in the application?

The strict application of the zoning regulations would cause the applicant to not be able sell the second house separately.

4. Will the variance desired adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare?

The variance desired will not affect the public health, safety morals, order, convenience, prosperity or general welfare.

5. Will the granting of the variance be opposed to the general spirit and intent of the zoning regulations and Comprehensive Plan objectives?

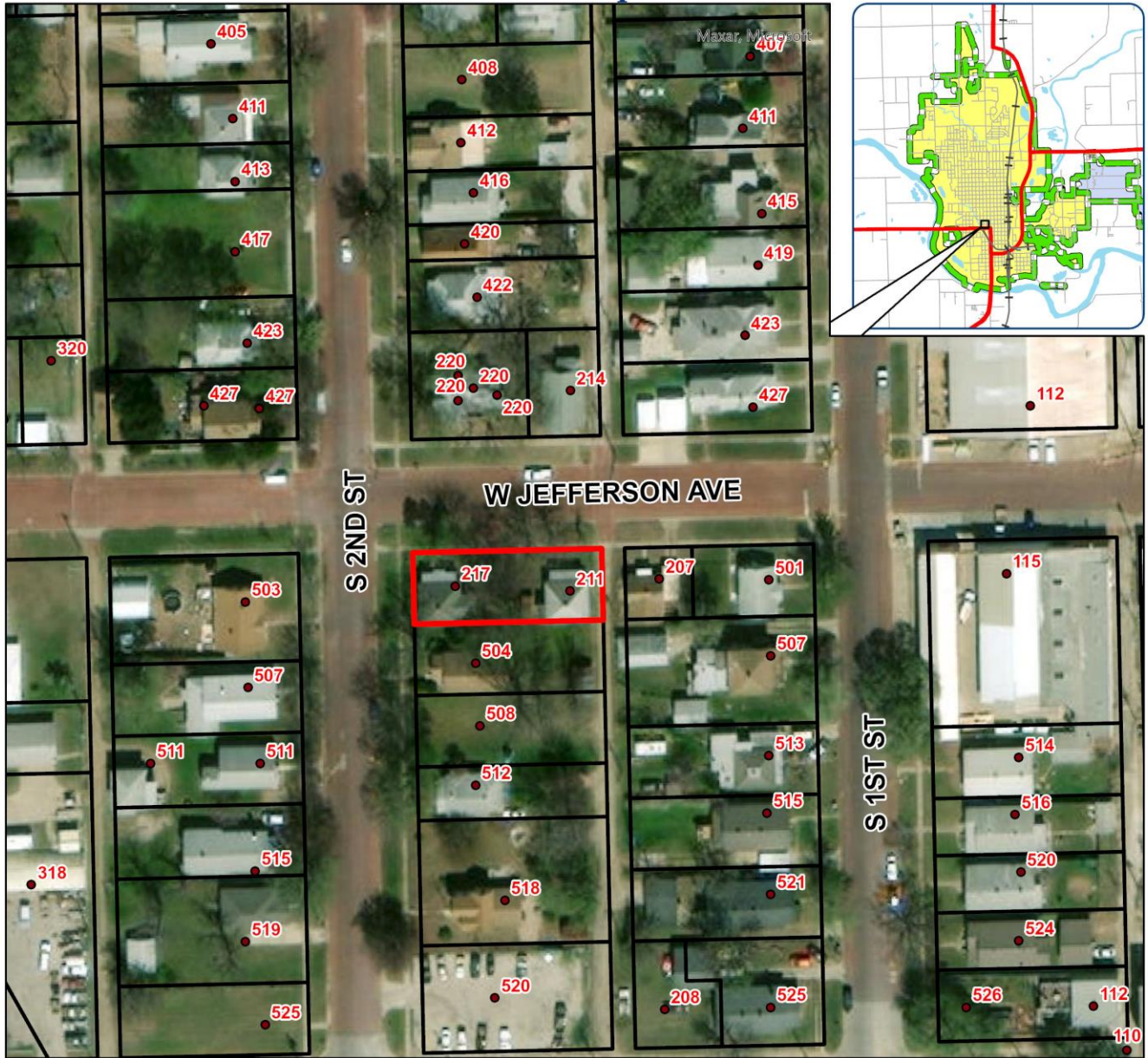
The granting of the variance will not be opposed to the general spirit and intent of the zoning regulations or Comprehensive Plan objectives. Granting of variances to setbacks is a common occurrence when specific provisions create a hardship on the applicant. Also, there are already similarly sized lots in the neighborhood.

6. The recommendations of professional staff;

It is the recommendation of staff that a variance for a lot split that would result in lot sizes of only 3,834 & 2,807.6 square feet be approved based on the following conclusions:

- The strict application of the zoning regulations would cause the applicant to not be able sell the second house separately.
- The granting of the variance will not be opposed to the general spirit and intent of the zoning regulations or Comprehensive Plan objectives.
- The structures were all built previous to the current regulations regarding setbacks.
- Other properties in the immediate neighborhood are similarly sized.

Variance Request



A request for a variance to the minimum lot size for a proposed lot split at 211 & 217 W Jefferson Ave. The proposal is to split 211 off of 217 and the resulting lots would not be large enough to meet the zoning regulations. The existing homes will remain.
 Minimum allowed: 5600 square feet
 Proposed: 3834 and 2807.6 square feet

-  City Limits
-  BZA-Variance
-  Property Lines

Produced by the City of Arkansas City GIS using the best available data to date.
 Created: August 16, 2022



Neighborhood Photos



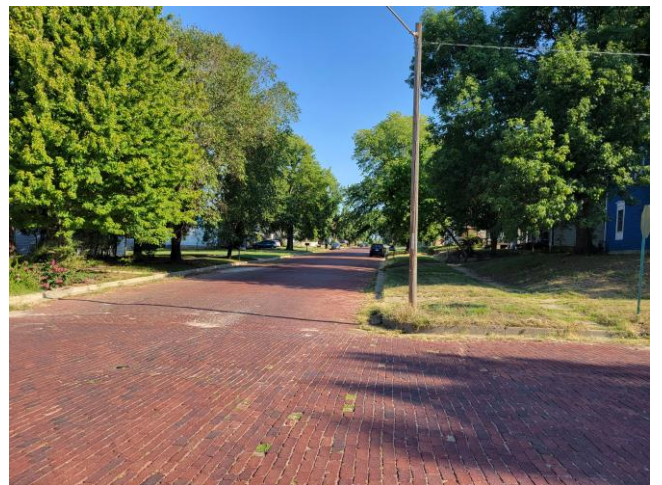
The subject property-211 W Jefferson



217 W Jefferson



Looking to the east along Jefferson Ave



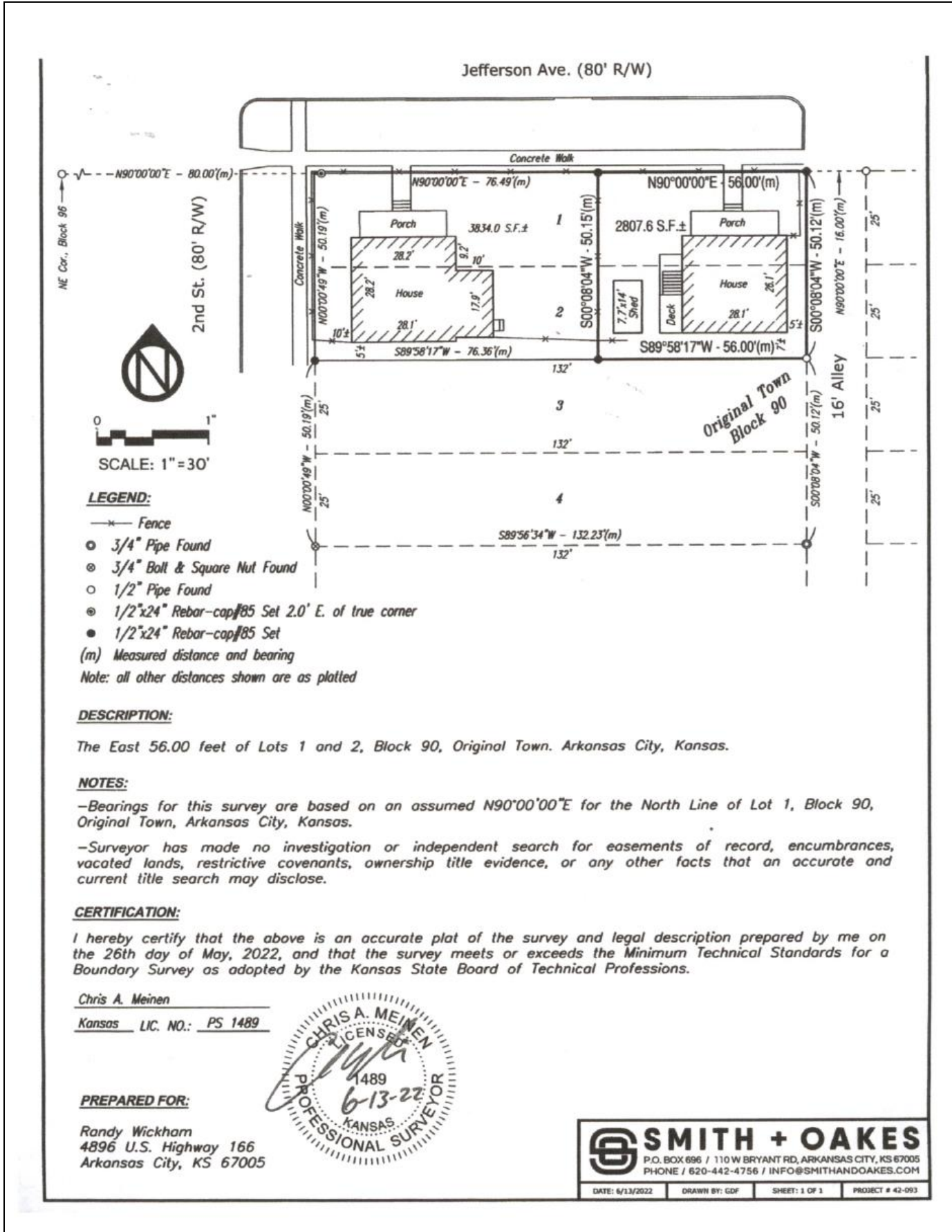
Looking to the north along 2nd Street



Looking to the south along 2nd Street

All photos by Josh White taken 9/6/22

Survey of East Lot



LEGEND:

- *— Fence
 - 3/4" Pipe Found
 - ⊗ 3/4" Bolt & Square Nut Found
 - 1/2" Pipe Found
 - ⊗ 1/2"x24" Rebar—cap#85 Set 2.0' E. of true corner
 - 1/2"x24" Rebar—cap#85 Set
- (m) Measured distance and bearing
 Note: all other distances shown are as plotted

DESCRIPTION:

The East 56.00 feet of Lots 1 and 2, Block 90, Original Town, Arkansas City, Kansas.

NOTES:

- Bearings for this survey are based on an assumed N90°00'00"E for the North Line of Lot 1, Block 90, Original Town, Arkansas City, Kansas.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, vacated lands, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

CERTIFICATION:

I hereby certify that the above is an accurate plat of the survey and legal description prepared by me on the 26th day of May, 2022, and that the survey meets or exceeds the Minimum Technical Standards for a Boundary Survey as adopted by the Kansas State Board of Technical Professions.

Chris A. Meinen
 Kansas LIC. NO.: PS 1489



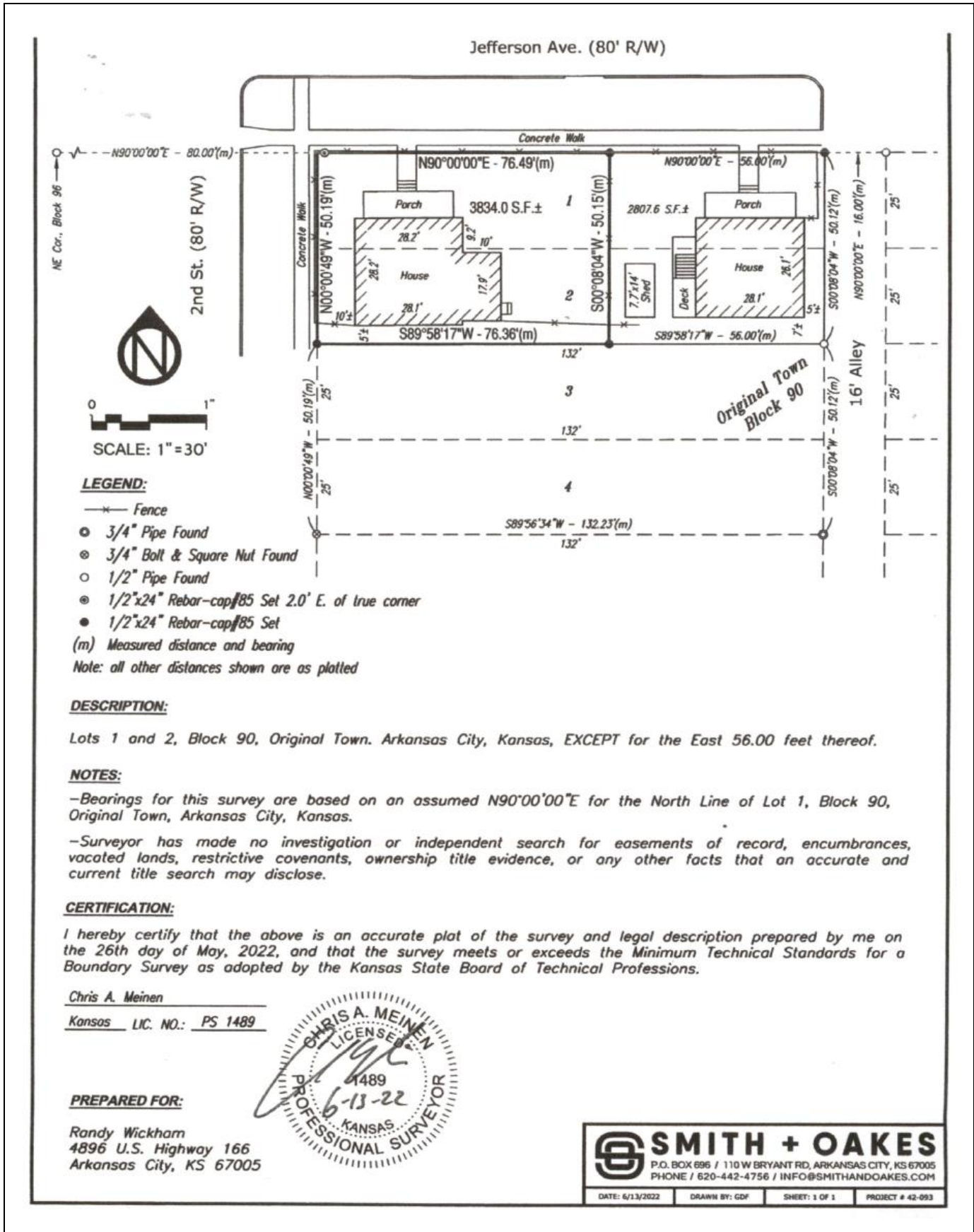
PREPARED FOR:

Randy Wickham
 4896 U.S. Highway 166
 Arkansas City, KS 67005



DATE: 6/13/2022 DRAWN BY: GDF SHEET: 1 OF 1 PROJECT # 42-093

Survey of West lot





Board of Zoning Appeals Agenda Item

Meeting Date: 9/13/22
From: Josh White, Principal Planner
Item: Adjourn the BZA and reconvene the Planning Commission

Purpose: Adjourn the Board of Zoning Appeals Sine Die and reconvene the Planning Commission

Background:

At this time it is necessary to adjourn the Board of Zoning Appeals Sine Die and reconvene the Planning Commission

Action:

Make a motion to adjourn the Board of Zoning Appeals Sine Die and reconvene the Planning Commission. Growth area members may return.



Planning Commission Agenda Item

Meeting Date: 9/13/22
From: Josh White, Principal Planner
Item: Comprehensive Plan discussion

Purpose: Comprehensive Plan discussion

Background:

At the July meeting, we discussed this Parks and Recreation. Due to the length of the meeting agenda we didn't quite finish the discussion. At this meeting, we'll plan to wrap it up by developing some goals and actions. In October we'll plan to move on to Infrastructure and Transportation. We'll plan on Community Health in November and Land Use in December. At this point, it's probably not feasible to hold a public hearing before the end of the year. We should however be able to hold it in January with possible adoption in February by the City Commission. At that point, I think it will be time to take a break from so many regular meetings but we will need to start work on amending the zoning and subdivision regulations to match the changes made to the Comprehensive Plan. I'll look to do that in the Spring/Summer of next year.

Action:

Hold discussion.

Attachments:

Draft Parks, Recreation and Natural and Historical Resources Chapter

Chapter Five: Parks, Recreation and Natural and Historical Resources

- 5.1 Introduction**
- 5.2 Vision**
- 5.3 Background**
- 5.4 Community Survey Responses and Comments**
- 5.5 Parks and Outdoor Spaces**
- 5.6 Recreational Activities**
- 5.7 Natural Resources**
- 5.8 Historical Resources**
- 5.9 Accomplishments**
- 5.10 Goals and Actions**

5.1 INTRODUCTION

Park areas and recreational programs serve the citizens of Arkansas City in multiple ways. For the individual, parks, open space and recreation programs provide the opportunity to improve physical and mental health, and the opportunity for relationships with others that enhance social well-being. Parks and recreation facilities and programs should be central to a community's pride in itself, serve citizens of all ages, give choice to citizens for leisure activities, enhance the environment, and promote tourism and economic development.

The City owns a number of parks providing open space and recreational opportunities. The parks have baseball and softball fields, soccer fields, tennis courts, basketball courts, and a variety of playground equipment. Walking, running, hiking and biking takes place over the trails and in the parks. Recreational programming is also available, particularly for youth sports, which is important for team activity, skill building, and confidence.

5.2 VISION

The City, working alongside the Recreation Commission, Cowley College and USD 470, will establish, preserve and manage public parks, open space and recreational facilities, and will provide a range of recreational and cultural opportunities to benefit and enrich the quality of life of current and future residents of all ages.

5.3 BACKGROUND

A. 2003 Plan Recommendations Relating to Parks, Recreation and Natural and Historic Resources

Comment [JW1]: This is getting dated, not sure what to put here. A Background section is valuable.

Key Findings for Parks & Natural Resources

- Arkansas City has approximately 320 acres of parks, or 30 acres per 1000 population. This compares favorably with national park standards. Much of the park acreage is in riverside open space areas.
- Development from a natural resources standpoint should occur in the Osage Prairies, including areas north of the City, east of the Walnut River, and south of the Arkansas River.
- Because of the difficulty of extending city services across the Arkansas River, the two most environmentally sound areas for urban expansion are the areas north and northwest of Arkansas City, and the areas between the Walnut River floodplain and C-4 school.
- Development should be avoided in the floodplains where there is insufficient levee protection. Levee system expansion beyond that now being constructed by the Corp of Engineers to enhance existing levees should be avoided for the protection of wetland and riparian areas that serve as wildlife habitats and natural flood absorbers.

Recommendations

- Develop and maintain a park and open space system to serve the needs of all the citizens of Arkansas City, in particular enhancing park and public places.
- Develop a long range plan for development of the Walnut River and Arkansas River Greenway around the City which would include development of a system of connecting hike/bike trails.
- Encourage the preservation of the Walnut River floodplain for agricultural or natural areas to enhance the character of the Highway 77 bypass.

5.4 SURVEY RESPONSES AND COMMENTS

Comment [JW2]: Still working on a survey option that is more current.

When asked for their input in 2013 in the community survey conducted for this comprehensive plan, citizens responded they are generally satisfied with the public park and recreation facilities and programs. The complete survey, and responses, are found at Appendix A.

A large majority of respondents were satisfied with the maintenance of (71%) and the number of (72%) city parks, walking and biking trails (64%), and with the

swimming pool (53%). They were somewhat less satisfied with the tennis courts, soccer fields, and softball fields, as shown below.

| | | Very Dissatisfied | Dissatisfied | Neutral | Satisfied | Very Satisfied | TOTAL RESPONSES |
|----|---|-------------------|--------------|------------|------------|----------------|-----------------|
| A. | Maintenance of City parks | 2% | 4% | 23% | 51% | 20% | 682 |
| B. | The number of City parks | 2% | 3% | 23% | 51% | 21% | 685 |
| C. | Walking and biking trails in the City | 2% | 6% | 29% | 39% | 25% | 704 |
| D. | City swimming pool | 3% | 5% | 40% | 38% | 15% | 706 |
| E. | Tennis courts | 2% | 3% | 47% | 33% | 15% | 706 |
| F. | Number of soccer fields | 2% | 4% | 58% | 24% | 11% | 657 |
| G. | Number of softball fields | 2% | 1% | 48% | 33% | 16% | 697 |
| H. | Youth athletic programs | 3% | 5% | 35% | 40% | 17% | 700 |
| I. | Adult athletic programs | 3% | 8% | 50% | 31% | 9% | 703 |
| J. | Other recreation programs, such as classes & special events | 4% | 10% | 40% | 35% | 12% | 704 |
| K. | Cultural programs | 4% | 11% | 43% | 31% | 10% | 646 |
| L. | City community centers | 3% | 8% | 43% | 35% | 11% | 699 |
| M. | Arkalalah Fall Festival | 3% | 5% | 15% | 41% | 36% | 719 |

Satisfaction with some of the recreational programs was less clear, though youth programs had a higher satisfaction rate at 57% satisfied or very satisfied, than adult at 40%, and 50% taking a neutral position. It is likely that many respondents who do not participate in or utilize those particular programs and facilities responded as "neutral".

When asked if they supported extension of the hike and bike trail on the west side of the City, 54% said that they do support that extension:

Hiking and Biking Trails. Would you support an extension of the hike and bike trail on the west side of the City, south of Chestnut, to improve safety for travel to the Cowley College Sports Complex?

Yes **54%**
 No 46%
 TOTAL RESPONSES 658

As development of wetlands has been an issue of discussion in recent years, there were several questions in the 2013 survey posed about possible City action relating to wetlands. The responses to those survey questions are as follows:

Wetlands.

A. If it were likely to result in savings for taxpayers, would you support the City, in partnership with others, developing a wetland area near

the Arkansas River to provide wildlife habitat and destination point on the hike and bike trail?

| | |
|-----------------|------------|
| Yes | 76% |
| No | 24% |
| TOTAL RESPONSES | 672 |

B. Would you support such a wetland area becoming a City park?

| | |
|-----------------|------------|
| Yes | 65% |
| No | 35% |
| TOTAL RESPONSES | 654 |

C. Would you like to see the City's historic canal carry water supplied by a wetland?

| | |
|-----------------|------------|
| Yes | 62% |
| No | 38% |
| TOTAL RESPONSES | 654 |

Survey Comments

The 2013 community survey asked for citizen comments on the present condition of the City, and for concerns and hopes for the future. Many of those comments are set out in Appendix B. Some of the comments relating to parks and recreation are as follows:

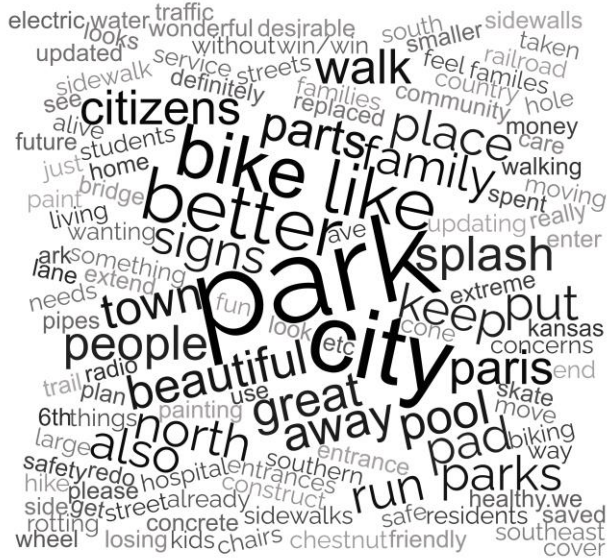
- *We love Arkalalah, its local culture, people love it, and it brings the downtown to life. We need to work out how to bring that kind of life and energy to our city in smaller ways year round.*
- *I think that we have enough sports fields of any kind. They are an eye sore. We have more than enough trails. What a waste of money. There are miles of streets that people can walk.*
- *During these tough economic times it is important to have a very conservative approach. It is necessary to take care of city services, police, fire, water, streets, sanitation and similar necessary items. Parks, hike & bike trails, arts and other cultural expenditures should be cut back until times improve.*
- *City also needs to invest in social and human capital -- Big Brothers, Habitat, arts, historic preservation. A major recreational project, like a river walk, redevelopment of park at bridge on south end of town.*
- *The city has a huge perception problem. Ark City looks less favorable to visitors and residents alike due to the condition of some of the parks.*

Boarded up structures, play equipment in poor repair (the park north of the river on Lincoln Ave.), parks with almost nothing there (downtown), and continually dirty restrooms (almost all of them) are a big problem.

- We do appreciate the walking trail. The city does a good job maintaining it and we enjoy it greatly!
- Enjoy walking at Veterans Lake walking path. Good asset.
- Suggest city have an arborist to help maintain the health and beauty of the trees in this town. Nice to have racquetball courts for adults in this community.



At Arkalalah 2021, attendees were asked about areas of importance. Parks and recreation came up often. A word cloud shows common responses related to parks and recreation.



5.5 PARKS AND OUTDOOR SPACES



Some parks serve as neighborhood areas, some are destination locations or community parks due to their amenities, and then there are regional recreation areas that serve a region and its population. Arkansas City has a wide range of neighborhood parks and community parks. In addition, other public spaces exist, for recreation or team sports, that are owned or operated

by USD 470 and Cowley College. There are also nearby reservoirs. The City's breadth of parks is highlighted here, but a complete listing of parks is found later in this chapter along with a map.

The community is fortunate to have a large number of **neighborhood parks**. They include the downtown seating area at Ben Givens City Center Park at 0.2 acres and go up in size to Mills Park at 4.7 acres, located on Highland Drive. Many of the neighborhood parks have picnic areas, benches, playgrounds, backstops, basketball courts, and some have areas for football, horseshoe or tennis. Catalpa hosts the community vegetable garden. Water features are found at both river access areas as well as several local lakes, including Veteran's Lake, which also has a trail.



Paris Park, Arkansas City's central park complex, is almost 9 acres with three playground areas, an aquatic center, tennis courts, a baseball backstop, football fields, shelters and an adjacent skateboard park.

This park is home to an annual car show. In 2021, a Facility Evaluation Report was conducted by Lamp Rynearson which uncovered significant issues with the Paris Park Pool. The community will need to decide the past course of action to move forward on repairing the pool, replacing the pool or relocating it.

Wilson Park hosts many events in the community, including National Day of Prayer, Farmers Market and Art in the Park. The rotunda is an icon for Arkansas City and is over 100 years old. Two playgrounds, picnic areas, tennis courts and other facilities make Wilson an important park for the community, at about 4.7 acres. Serving as a gateway to the downtown is the locomotive that abuts Summit Street. It reflects the importance of railroads to Arkansas City's history, and also evokes memories of childhood play and adventure. The newest amenity to the park is a swing which can be utilized by those in wheelchairs.

The largest regional open space maintained by the City is the **Prairie Passage Recreation Area**, which is 165 acres. The natural trail system (not improved with rock or asphalt) is maintained by the Parks Division, and the ponds on the grounds and tree cover make it a very enjoyable way to spend an afternoon. Other regional parks include Cherokee Park and Walnut Park.

The **USD 470**

Sports Complex, approximately 33 acres in size, is adjacent to the Arkansas City High School, on North 15th Street. The complex has fields for baseball and



softball, including one that is used for college level play. Soccer is also played on the fields, both by the high school and the recreation program.

The City operates a nine-hole golf course located at 3202 N. Summit called **Spring Hill Golf Course**. The course was built in 1928 and is very challenging with a hilly terrain; one hole has a 70 foot elevation from tee to green. In addition, an eighteen-hole course is located at 8731 US Highway 166. That course is operated privately by Great Life Golf & Fitness as a private club with additional amenities including 24-hour/7 day a week fitness facilities, swimming pool and driving range.

Other community amenities include the skate park, ponds and lakes for fishing or camping, and several community building facilities. The Middle School track area is also used by the community a great deal for exercise outdoors. The Cleo Graves Hogan recreational building is located in Ranney Park and used for parties and other gatherings. The Agri-Business building at Paris Park is also frequently used for community meetings and events.

Trails, Pedestrian and Bicycle Paths

Trails provide healthy and recreational alternatives to vehicular transportation. Trails are often established in urban areas to connect major public services, parks and sporting areas, and schools. Arkansas City has developed several trails including the Poplar Walking Trail, Hike/Bike Trail and the Kneebler Pond Walking Trail. The Poplar Walking Trail, a 1¼ mile-long asphalt path, has a spectacular view of the native prairie area being developed within the boundary of the trail.



The Hike/Bike Trail was opened in 2011 and financed with Kansas Department of Transportation enhancement funding. The 2.5 mile trail begins adjacent to Paris Park, travels west along the Mill Canal, then south on the levee system for the Arkansas River, which is the southwestern edge of the community, and back east to the Charles Dow Sports Complex. The total Hike/Bike Trail is anticipated to be nearly seven miles when remaining lengths are constructed. Those lengths go northeast again, often along a levee, but this time the Walnut River levee, with termination at the Poplar Walking Trail area. An additional pedestrian and bicycle connection will be built in 2022 through the middle of the community, through a combination of sidewalks, bike lanes, and/or trail from Cowley College to its new sports complex in southern Arkansas City. This was the project that 2013 survey respondents indicated support for and could be the next addition to the trail system. The City is currently pursuing grants for an additional trail called the Central Trail that will run north from Paris Park Pool along 6th Street to the Northwest Community Center and eventually northward to Kansas Avenue and beyond. Lastly, for hiking and biking enthusiasts who enjoy a less improved amenity, the Prairie Passage Recreation Area is home to the Kneebler Pond Walking trail, five miles of natural surface in a wooded area with a large pond, on the eastern edge of the community.

Future Needs

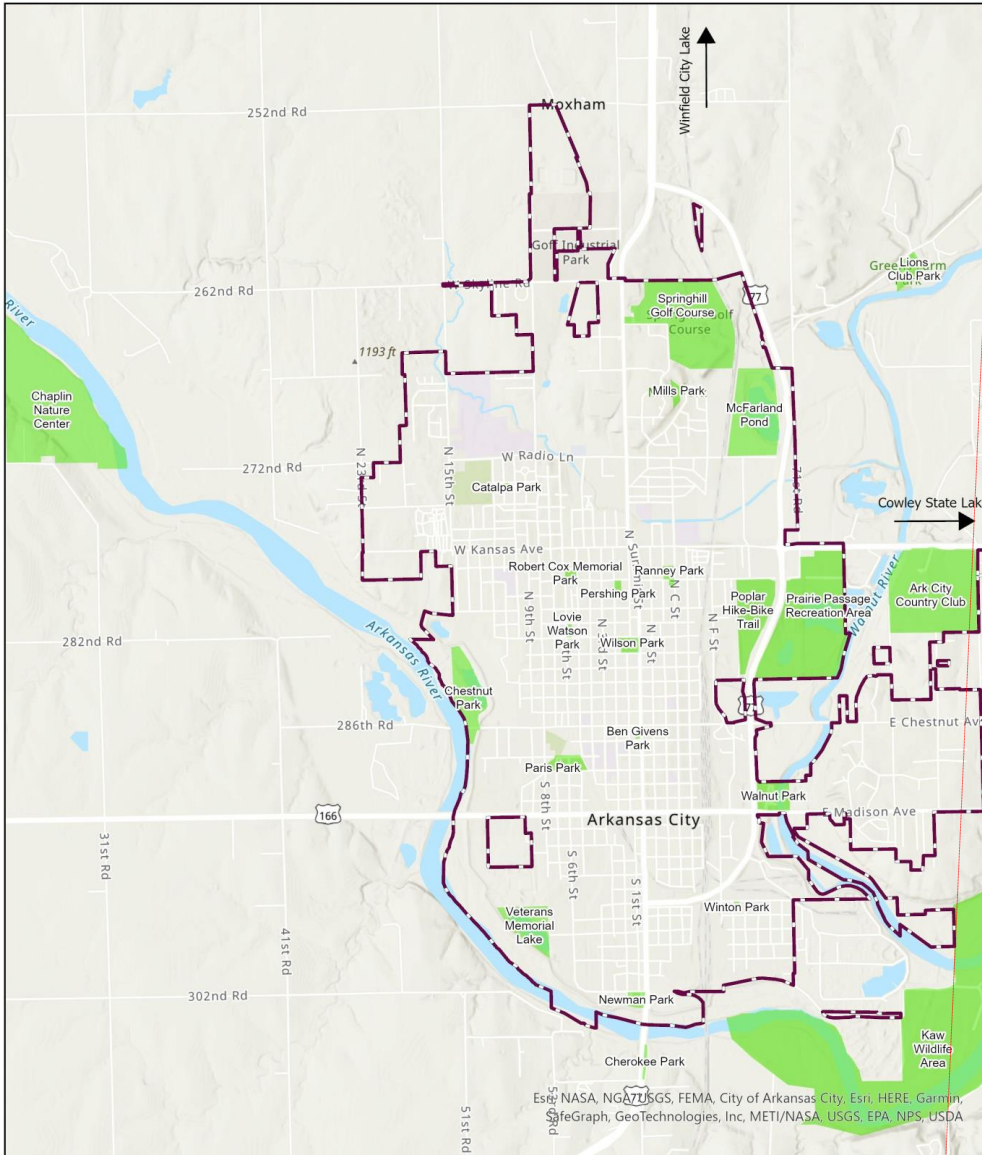
Some possible recreation improvements for the future include improvements to the Dow Recreational Complex with improvements to existing soccer fields. Another feature that could be considered is a dog park, an enclosed area for dogs and dog owners to train, exercise and socialize. The Baseball Complex at 15th Street & Radio Lane could use some improvements including the addition of ticket booths at the north and east entrances. The existing Recreation Center building is also in need of improvements. The building is out of date with ADA requirements and needs HVAC improvements. There also needs to be a discussion about the moving of the facility to better house its programs. A recent study of Paris Park Pool revealed a number of issues that will also need to be addressed in the near future to continue the use of the pool

Comment [JW3]: This section was updated based on the comments that Landon West presented at the June 2021 meeting.

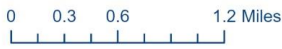
As the community plans for the future, attention should continue to be given to ensure good connections to parks and recreation, social and education institutions as well as shopping and major employment areas. In addition, when building roads or bridges, non-motorized needs must be considered. Grants and loan programs should be used when possible to improve recreational facilities.

Comment [JW4]: New map, that was referenced in the previous plan but was not included.

Parks



Produced by the City of Arkansas City GIS using the best available data to date. The City makes no warranty or representation, expressed or implied, with respect to the data displayed. May 04, 2022



Parks



Comment [JW5]: Chart has been updated

| | Acreage | Shelter | Restrooms | Tables & Picnic | Playground | Basketball | Baseball / Softball | Disc Golf | Football/ Soccer | Tennis | Boat Ramp | Camping | Fishing |
|--|---------------|---------|-----------|-----------------|------------|------------|---------------------|-----------|------------------|--------|-----------|---------|---------|
| Neighborhood Parks | | | | | | | | | | | | | |
| Ben Givens City Center Park | 0.2 | | | | | | | | | | | | |
| Catalpa Park | 0.5 | | | X | | | | | | | | | |
| Lovie Watson Park | 1.3 | X | X* | X | X | X | | | | | | | |
| Mills Park | 4.7 | | | | | | | | | | | | |
| Pershing Park | 1.7 | X | X* | X | X | X | X | | | | | | |
| Ranney Park | 1 | X | | X | X | X | X | | | | | | |
| Robert Cox Memorial Park | 1.7 | X | | X | | | | X | | | | | |
| Winton Park | 0.9 | X | | X | X | X | X | | | | | | |
| Community Parks | | | | | | | | | | | | | |
| Cherokee Park | 3.1 | | | X | | | | | | | | | |
| Paris Park | 6 | X | X | X | X | | | | | X | | | |
| Prairie Passage Recreation Area | 165 | | | | | | | X | | | | | X |
| Walnut Park | 12.6 | | X | X | X | | | | | | X | X | X |
| Wilson Park | 4.7 | X | X | X | X | | | | | X | | | |
| Other Community Recreation | | | | | | | | | | | | | |
| Skate Park (Paris Park) | 0.2 | | | | | | | | | | | | |
| Paris Park Pool | 2.9 | | | X | X | | | | | X | | | |
| Veterans Memorial Lake | 80 | X | X | X | | | | | | | X | | X |
| High School Sports Fields | 33 | | | | | | X | | | | | | |
| Middle School Sports Complex | 18 | | | | | | | | X | X | | | |
| CCCC Softball Fields | 2.2 | | | | | | X | | | | | | |
| CCCC Track/Field/City Ballpark | 28 | | | | | | X | | | | | | |
| Newman Park (RV Sites) | 5 | X | X | X | | | | | | | | X | |
| Spring Hill Golf Course | 10 | | | | | | | | | | | | |
| Charlie Dow Sports Complex | 4 | | | | | | | | X | | | | |
| Cleo Graves Hogan - Rec Bldg (Ranney Park) | | X | X | | | | | | | | | | |
| Regional Parks | | | | | | | | | | | | | |
| Chaplin Nature Center | 230 | | X | | | | | | | | | | |
| Cowley County State Lake | 198 | | | | | | | | | | | | |
| Kaw Wildlife Area | 4,341 | | | | | | | | | | | | |
| Lions Park | 10 | | X | X | | | X | | | | | | |
| Winfield Lk/Timber Creek Reservoir | 19,876 | X | X | X | X | | | | | | | X | X |
| Walking Trails | | | | | | | | | | | | | |
| | Length | | | | | | | | | | | | |
| Hike-Bike Trail | 2.5 mi. | | | | | | | | | | | | |
| Kneebler Pond Trail | 5 mi. | | | | | | | | | | | | X |
| Poplar Hike-Bike Trail | 1 mi. | | | | | | | | | | | | |
| Veterans Memorial Lake Trail | 1 mi. | X | X | X | | | | | | | | | X |

*Full restroom facilities are not available but a portable toilet is available on site.

5.6 RECREATIONAL ACTIVITIES

The city's recreational program, overseen by the Arkansas City Recreation Commission Board, serves residents of all ages and provides many types of activities. The Recreation Commission is a joint city/school entity, with two members appointed by the City, two by the School Board, and one at-large. The Recreation Center is located downtown at 225 E. 5th Avenue where it has its offices as well as a fitness center. The fitness center is a membership center and offers weight/strength building, cardiovascular equipment and sauna.

The Recreation Commission manages the Aquatic Center at the high school and the outdoor pool in Paris Park, providing lap swimming, water aerobics, recreational swimming and swim lessons.

Sports programs for local youth include baseball, softball, gymnastics, basketball, football, wrestling, soccer, tennis, swimming, volleyball, and golf. Other youth offerings include zumba, martial arts, cheerleading, fishing, dances and gaming.

Adult offerings include classes, activities and fitness. Included in these are bingo, weight loss and exercise, zumba, martial arts and horseshoes. Sports include softball, volleyball, golf and tennis.

Fitness equipment is also available at Cowley College to the public as a membership program at the Ben Cleveland Wellness Center. In addition, there are local private fitness centers, providing opportunities for aerobic and strength training. Private groups and individuals also provide dance, cheerleading, and club sports.

Water-related recreation opportunities within thirty minutes of Arkansas City include Winfield Lake, Cowley County State Lake, and Kaw Reservoir (Oklahoma). Among the activities available at these lakes and reservoirs are camping, fishing and boating.

Located east of Arkansas City is Camp Horizon, which is open to the public for camping, outdoor challenge course and mountain bike trails. Another favorite for leisure time is hunting which is also available in the area.

5.7 NATURAL RESOURCES

Kaw Wildlife Area is one of two areas near Arkansas City preserving wildlife habitats. It is owned by the U.S. Corp of Engineers and managed by the Kansas Department of Wildlife and Parks. The area is 4,341 acres of land and river, with about one quarter of it cultivated, and the balance in grasslands and riparian

timber. A portion of the cultivated area is left standing for wildlife food and cover. Some hunting is allowed.

The Chaplin Nature Center is the second wildlife area located several miles west of the City. It is owned by the Wichita Audubon Society. There are a number of hiking trails, stretching over five miles and providing multiple opportunities for exploration. There is a visitor center, with programs including a naturalist. This is a valuable means for exploring the bottomland timber and prairies, upland prairies, and the Arkansas River, allowing view of the many species of birds as well as the wide range of trees. The Center is an amenity to the local area as well as a tourist attraction for south central Kansas and north central Oklahoma.

Features that have long defined the community are the Arkansas and Walnut Rivers. They make possible activities that people enjoy, such as fishing, kayaking, boating, floating and hiking. However, they are also critical habitat for animal and plant life and essential to natural cleaning of stormwater and the air. Two wildlife habitat terms of note are wetlands and riparian areas, both found abundantly in the Arkansas City area. Riparian areas comprise the areas along the river banks and streams that feed them. Wetlands include marshes, ponds or other particularly moist areas that also are filled with animal and plant life.

The City's 2003 Comprehensive Plan covered in great detail natural habitats that should be protected. Those include the Arkansas River Corridor (essentially the floodplains associated with the river), the Walnut River Corridor (also floodplain), the Bolton Uplands (south of the confluence of the rivers), the Creswell Uplands (near C-4 school and land near Walnut River), and the Osage Prairies. The Prairie has the greatest potential for development that would have the least impact to the environment. A map showing these areas is included in this chapter as Map 1.

According to the 2004 USGS Lower Ark Model Report #5204, one key natural feature that serves Arkansas City is the Arkansas River Alluvial Aquifer, enabling a ready source of water resources, even in drought conditions. According to this report,

“Hydraulic properties of an aquifer provide important information in the evaluation of ground-water problems by giving an indication of well yield in a particular aquifer and by providing the necessary data for ground-water modeling. Hydraulic properties include estimates of hydraulic conductivity, transmissivity, storage coefficient, and specific yield. Under unconfined conditions, as is the case in the alluvial aquifer in the modeled area, the storage coefficient and the specific yield are virtually equal.”

In simple terms, the large alluvial aquifer provides a steady base flow of water to the stream. While this provides security to the community for its future water needs, it also means the community must do what it can to ensure no harm

occurs to the aquifer, a large area reaching north to Wichita, so water demands do not put too much strain on the aquifer. As the Wichita area has seen strong growth over the years, with greater demand on water resources, this will be an area of concern, particularly in low precipitation years.

Floodplains have been regulated by the City since the early 1980s, with the most recent version adopted in October 2010. Flood areas are important to maintain, not only for protection of life and property, but also for animal habitat. There will be more discussion on the floodplains in Chapter Six.

5.8 HISTORICAL RESOURCES

The following is borrowed from a 1983 National Register of Historic Places Nomination Form, describing the downtown area of Arkansas City:

The architectural expression of the buildings in the commercial area reflects the mood of the community at the time they were built. The district consists of five main commercial blocks along Summit Street and two and a half blocks of Fifth Avenue in the vicinity of Summit Street. The boundaries were chosen to include the main commercial core of Arkansas City with their limits defined by the location of key or particularly significant buildings. Generally, the boundaries follow the property lines of the buildings facing onto Summit Street and Fifth Avenue with the exception of the west side of the 100 block of North Summit which has been eliminated from the district since most of the structures there do not contribute to the district. At the south end of the district, the west side of the 400 block of South Summit, except for the Syndicate Block, a key building, has been eliminated from the district.

There are many historic buildings and areas in Arkansas City. The most well-known are the following:

Burford Theatre & Commercial Building, 110-118 S. Summit, In November 1919, J.B. Burford and his associates purchased Highland Hall, the town's first opera house that was built in 1883, as an initial step toward their plan to build a moving picture palace. They also purchased the Isabella Block building next door, to the south of Highland Hall. The Saddle Rock Café had operated in the Isabella Block at 118 S. Summit St. since at least the early 1900s. The buildings were razed in 1924 for construction of the new Burford Theatre. It opened in September of that year and the opening represented an investment of \$300,000. The two-story Burford Theatre, connected to the adjacent Burford Commercial Building, has a total frontage of 125 feet. The theater was built as a venue for vaudeville shows, local artistic productions and movie events. Ginger Rogers performed on the Burford stage as part of a vaudeville act in the mid- to late 1930s. The Arkalalah coronation was held at the theater in the 1930s, the early

years of the town's annual fall festival. Actress Janis Carter, who starred in the movie "Santa Fe," visited the theater in 1951 for the staging of the movie's premiere. The theater underwent several changes to its interior through the years. It closed in 2004, and then-owner B&B Theatres donated the building to the Arkansas City Area Arts Council. The council led a 12-year, \$7.5 million effort to restore the theater to its original 1920s look. Community volunteers, professional construction workers and a New York-based restoration firm worked long hours to restore the theater, which reopened in 2016. The prairie-style structure with Neoclassical decorative elements is a three-bay buff building with wreath and garland.



Ireland Hall/Old Arkansas City High School is located at 300 W. Central and was constructed in 1890. It is three stories, a rectangular Richardsonian Romanesque structure with basement. It was constructed of white Silverdale limestone set in red mortar. Because the mortar was not waterproofed pink streaks appeared due to moisture and the stone absorbed the color, resulting over time in a pink color. Artistic features of lions' heads and dragons carved in stone, along with two massive chimneys and a clock tower, contribute to the spectacular appearance of this distinctive building. Ironically, clocks were never installed in the tower. The first high school class, with 194 students, started on September 7, 1892, although the building was not completely finished until 1893. It remained in use as the high school until 1922, when a new high school was opened. Arkansas City's sixth-graders used the school until 1941.

After the last students left, the old high school was used by the USO during World War II, as a teen town, and also by the Red Cross.

By 1949, time had taken its toll and the school board was considering selling the old school. But interested persons suggested the building should be made available for the local junior college. A new chapter in the life of this old building began when Cowley County Community College acquired it in 1971. In 1974, the building was added to the National Register of Historic Places and declared a state landmark.

After the college secured funding for a renovation of the lower portion of the building, which was completed by the summer of 1982, "The Red School House" returned to its original mission of education. The building was officially dedicated on December 12, 1982, and named after W.H. "Pat" Ireland, a strong community supporter who served on the college's Board of Trustees for nearly 10 years. Today, Ireland Hall is home to Cowley College's Criminal Justice, Cosmetology and Institute of Lifetime Learning programs.

Pilgrim Congregational Church/Vinelife Church is located at 101 N. 3rd Street. Construction of one of Arkansas City's most impressive historic buildings, the Pilgrim Congregational Church, began in 1891 and finished in 1893. It was completed just a few years after the old high school (now Ireland Hall), built in 1890. Both buildings are wonderful examples of Richardsonian Romanesque architecture, and both are built of cut Silverdale stone blocks with the Roman arches and towers typically found in this style.

The Congregational Church was one of Ark City's oldest churches. Several of Ark City's founding fathers, who originally came here from Emporia, were Congregationalists. Among them were A.A. Newman, Lyman Beecher Kellogg and Henry Brace Norton. (The latter two men were instrumental in securing and staffing the Kansas State Normal School in Emporia, now known as Emporia State University.)

The Congregational Church in Ark City had grown to 154 members by 1892. During the 1870s, its early members joined members of other denominations and met in several different locations in town. In 1887, the Reverend D.D. DeLong, a popular minister, was secured to unite the people and the church was incorporated. A building committee was formed in 1889.

Built of sandstone with limestone trim, the church features a bell tower 78 feet high. In 1949, it became home to the Nazarene Church and, in 2002, the Vinelife Family Church. It was added to the National Register of Historic Places in 2005.

HISTORIC STRUCTURES IN ARKANSAS CITY

The following is a list of prominent buildings with locations and date of construction. It is important to note that a number of buildings have been lost over the years including the Gladstone/Elmo Hotel and the Fifth Avenue Opera House. The loss of buildings is primarily due to neglect of the property owner but also due to fire. The City strives to inform property owners of the importance of maintenance and preservation of our historic resources. Additional information on many of these buildings can be found in the Arkansas City Downtown Historic District Walking Tour brochure.

| Historic Name | Address | Year Built |
|--------------------|---------------------------|------------|
| Red Head Motor Co. | 118-120 N Summit St | 1912 |
| Summit Barber Shop | 112 N Summit St | 1899 |
| Osage Hotel | 100 N Summit St | 1920 |
| Feagin/Thomas Drug | 100 S Summit St | 1920 |
| Bryant Hardware | 102 S Summit St | 1920 |
| Burford Theatre | 116-118 S Summit St | 1924 |
| Home National Bank | 126 S Summit St | 1917 |
| U.S. Post Office | 120 E 5 th Ave | 1915 |
| Howard Building | 200 S Summit St | 1931 |

| | | |
|--|-------------------------------|-----------|
| Beekman Building | 202-204 S Summit St | 1932 |
| Zadie Building | 206-210 S Summit St | 1920 |
| Ormiston Building | 212-214 S Summit St | 1932 |
| Wright-Burton Hardware | 218-220 S Summit St | 1912 |
| The KP Castle Block | 226 S Summit St | 1889 |
| Creswell Building | 300 S Summit St | 1886 |
| Sheridan Block | 308-310 S Summit St | 1895 |
| Eagle Block | 312-314 S Summit St | 1886 |
| Summit Block | 316-322 S Summit St | 1886 |
| Newman's Department Store | 400-402 S Summit St | 1917 |
| S.H Kress & Company | 321-323 S Summit St | 1910 |
| Ford Auto Sales Building | 317-319 S Summit St | 1915 |
| Oklahoma Tire and Auto | 313-315 S Summit St | 1922 |
| Crescent/Beard Building | 301-303 S Summit St | 1905 |
| American National Bank | 227 S Summit St | 1890 |
| Kirkpatrick's Furniture | 223-225 S Summit St | 1900 |
| The Parker Block | 219-221 S Summit St | 1893 |
| Kuntz Clothiers | 209 S Summit St | 1884 |
| White House Café | 207 S Summit St | 1884 |
| Harris (Rexall) Drug | 205 S Summit St | 1895 |
| C.R. Anthony Dry Goods | 203 S Summit St | 1920 |
| Matlack Building | 201 S Summit St | 1880 |
| Matlack Building Addition | 109 W 5 th Ave | 1887 |
| Traveler Building | 117-119 W 5 th Ave | 1912 |
| Cornish Photography Studio | 125 W 5 th Ave | 1924 |
| I.O.O.F Hall | 201-205 W 5 th Ave | 1910 |
| Carnegie Library | 213-217 W 5 th Ave | 1906 |
| Arkansas City Office Building | 112-116 W 5 th Ave | 1928 |
| First National Bank | 127 S Summit St | 1883 |
| Conrad Block/Strand Theater | 125 S Summit St | 1895 |
| Royal Café | 117 S Summit St | 1895 |
| City Hall | 118 W Central Ave | 1919 |
| Central Christian Church | 206 W Central Ave | 1921-1923 |
| Old High School | 300 W Central Ave | 1890 |
| Redeemer Lutheran Church | 320 W Central Ave | 1941 |
| Pilgrim Congregational Church | 101 N 3 rd St | 1891-1983 |
| First Church of Christ, Scientist | 201 N A St | 1915-1916 |
| Trinity Episcopal Church | 220-224 N A St | 1922 |
| 5 th Ave United Presbyterian Church | 122-124 S B St | 1874 |
| Sacred Heart Catholic Church | 320-326 S B St | 1919-1920 |
| First Presbyterian Church | 321 S 1 st St | 1913-1915 |

5.9 ACCOMPLISHMENTS

A study of existing parks was conducted in 2017. Part of the purpose was to determine if the community would benefit from the closure of certain parks and other city owned properties. As a result, some changes were made to the parks system. Brock Park at 501 S 6th Street was closed and the horseshoe pits there were moved to Pershing Park. The property has since been sold to Habitat for Humanity to build houses on. Cox Park was also discussed but it was repurposed and adopted by the Walnut Valley Disc Golf Association who built a disc golf course on the site. The playground still exists there. Catalpa Park and Mills Park were also discussed but ultimately they were not changed due to deed restrictions and reverter clauses attached to them that would have made redevelopment as anything other than a park very difficult.

In 2015, the Wilson Park Master Plan was developed. It set out a plan to redevelop the park for the whole community. To date, the historic train was restored and construction on a new farm and art market pavilion and additional parking

In 2017, a Historic Preservation Fund grant was awarded to the City and with the grant a resurvey of the Downtown Historic District was conducted. Now each building in the district has more information attached to it and it is easier to understand why it is so important to preserve our historic buildings and resources. The survey will be used as a tool to carry out further goals related to historic preservation.

In 2020, the City was awarded another Historic Preservation Grant in which a walking tour was created. The brochure was created and released in 2021 in time for the City's 150th Anniversary Celebration in July. A web application is also a companion to this printed brochure.

In 2021, a Facility Evaluation Report for Paris Park Pool was also conducted. From that a committee was formed to discuss the future of the pool as well as any other potential recreational facility opportunities in the Paris Park area.

5.10 GOALS AND ACTIONS

Goals represent overall vision and desired outcomes. They describe the kind of community Arkansas City leaders hope to offer to citizens to meet their expectations and needs for active living. The following goals and associated actions provide the outline of recreational amenities, programs and the preservation of natural and historical resources.

Goals or actions are organized around priorities. Generally where specific actions build on a goal they will be listed immediately following the goal. Some goals may not have specific actions. Short term priority means it should be achieved within the next 5 years. Medium term priority means it should be achieved within 5-10 years. A long term priority means it should be achieved in 10 or more years.

| Goal/Action | Priority | | |
|--|----------|--------|------|
| | Short | Medium | Long |
| Make Improvements to Parks and Playgrounds to Meet the Needs of Persons of All Ages. | | | |
| Continue development of the Wilson Park Master Plan | X | | |
| Develop and implement a Master Plan for Paris Park | | X | |
| Develop a set of goals for each of the smaller neighborhood parks. Designate the Beautification and Tree Advisory Board to develop these plans and make a recommendation to the Planning Commission. | | X | |
| Develop a dedicated funding stream for park maintenance and redevelopment. | X | | |
| | | | |
| Protect and preserve the natural resources, particularly along the rivers, both for natural features and flood protection | | | |
| Develop McFarland Pond and access for public use | | X | |
| Work with Visit Ark City to promote area natural resources | X | | |
| | | | |
| Promote the maintenance and preservation of historical resources | | | |
| Individually list City Hall on the State and National Register of Historic Places or list as part of an expansion of the historic district. | X | | |
| Expand the existing historic district to match the recommendations from the 2017 Resurvey of the Downtown Historic District | X | | |
| List the historic churches as thematic nomination on the State and National Register of Historic Places as recommended by the 2017 survey. | X | | |
| Create markers to be attached to significant buildings to tell passersby about the history of the building | X | | |
| Encourage property owners to maintain their properties by assisting them in identifying and accessing public and private resources for historic preservation | X | | |
| Encourage upper floor housing to preserve integrity of buildings using Rural Housing Incentive Districts, Tax Credits etc. | X | | |

