



# CITY OF WESTWOOD, KANSAS

## PLANNING COMMISSION MEETING

4700 RAINBOW BLVD. WESTWOOD, KS 66205

Monday, September 08, 2025 at 7:00 PM

### AGENDA

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Welcome to your Westwood Planning Commission meeting. This meeting may be attended remotely via Zoom:

**Access Online:** <https://us02web.zoom.us/j/89009964959>

**Access by Phone:** (312) 626-6799 / **Webinar ID:** 890 0996 4959

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*[Note: This agenda is subject to changes, additions, or deletions at the discretion of the Governing Body]*

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#### REGULAR MEETING AGENDA

##### I. CALL TO ORDER

- A. Administer the Oath of Office to Chris Ledin

##### II. APPROVAL OF THE AGENDA AND MEETING MINUTES

- A. Consider approving the September 8, 2025 Planning Commission meeting agenda
- B. Consider approving the August 4, 2025 Planning Commission meeting minutes

##### III. PUBLIC HEARINGS

##### IV. PRESENTATIONS

- A. Receive presentation of 2025 Westwood Community Tree Inventory Report (Blaine Stroble, Northeast District Community Forester)

##### V. OLD BUSINESS

- A. Conduct annual review of zoning regulations

##### VI. NEW BUSINESS

- A. Conduct annual review of City Master (Comprehensive) Plan
- B. Conduct annual review of the City's five-year CIP to determine consistency with Westwood's comprehensive plan

##### VII. ANNOUNCEMENTS/PLANNING COMMISSIONER COMMENTS

##### VIII. STAFF REPORTS

- A. Administrative Report (City Administrator Leslie Herring)
- B. Public Works Report (Public Works Director John Sullivan)

**IX. UPCOMING ITEMS**

- A. Consider finalizing zoning regulation text amendments and set for public hearing (October)
- B. Receive presentation of Practical Road Safety Assessment recommendations (October)
- C. Consider 2026 Application and Review Schedule (November)

**X. ADJOURNMENT**

**UPCOMING MEETINGS**

Regular meetings of the Westwood Planning Commission are held at 7:00 PM on the first Monday of each month. The next regular meeting of the Westwood Planning Commission will be held Monday, October 6, 2025, at 7:00 PM at Westwood City Hall or virtually, depending on current public health protocols in place. The City Calendar may be accessed at [www.westwoodks.org](http://www.westwoodks.org). To receive further updates and communications, please see or sign up for the following:

**Westwood Buzz Email:** <https://bit.ly/3wA4DWx>

**Facebook:** [City of Westwood Kansas-Government](#)  
[Westwood, KS Police Department](#)

**City of Westwood, Kansas  
Planning Commission Meeting  
4700 Rainbow Boulevard  
August 4, 2025 – 7:00 PM**

Commissioners Present: Clay Fulghum, Vice Chair  
Ann Holliday  
Samantha Kaiser  
Emily Keyser  
Scott McCracken  
Sarah Page, Chair

Commissioners Absent: David Kelman  
Mark Neibling

Staff Present: Leslie Herring, City Administrator  
John Sullivan, Public Works Director  
Kathryn Dumovich, City Attorney for Planning Commission

**Call to Order**

Chair Sarah Page called the meeting to order at 7:04 PM on August 4, 2025.

**Approval of Agenda and Meeting Minutes**

Chair Page called for modifications or discussion of the August 4, 2025 Planning Commission meeting agenda and July 7, 2025 meeting minutes or a motion for approval. Commissioner Fulghum moved to approve the agenda and meeting minutes. Commissioner McCracken seconded. Motion passed unanimously.

**Presentations**

*Receive presentation of proposal from Hunt Midwest & Finkle+Williams for former Westwood View Elementary School site*

Herring presented the staff report in the meeting packet and introduced Brenner Holland, Senior Vice President of Residential Development at Hunt Midwest. Holland presented [the slide deck linked here on the City's website](#).

Planning Commissioners asked several questions of Holland (for Hunt Midwest) and Herring (related to City process), focusing on process, planned public space within and around the proposed residential development, price points and size of housing, maintenance to be provided and the establishment of a homeowners association, and style of the homes.

No action was requested of nor taken by the Planning Commission. The presentation was informational only.

Chair Page called to recess the meeting at 8:05 PM for five (5) minutes. The meeting resumed at 8:10 PM, with all Planning Commissioners returned to their seats.

**Public Hearings**

*Consider text amendments to Chapter 16 of the Westwood City Code related to recodification process*

Chair Page opened the public hearing and invited Herring to present the staff report. Herring presented the staff report included in the meeting packet.

Chair Page called for public comment.

Ben Hobert, 2208 W. 49th St., Westwood Hills, KS – stated that since a complete and final redline of amendments to the City Code haven't been provided, that notice of the public hearing [on Chapter 16 – Zoning] should be deemed invalid. Hobert also cited concerns with the structure of Article 2 – Definitions and expressed an opinion that provisions regulating trailers (and recreational vehicles) are too restrictive in some ways but not tight enough in other ways.

Vicki Ross, 4925 Mission Rd – shared concerns with not having a final redline of amendments to the City Code, acknowledged what a big undertaking it is to recodify, and also expressed concern with the operability of provisions regulating trailers (and recreational vehicles).

Chair Page closed the public comment portion of the hearing.

Chair Page confirmed for the record that these revisions have been discussed and developed over the course of the multi-year recodification process.

Herring noted that the parking regulations for recreational vehicles are proposed for revision because two different chapters of the City Code conflicted with one another and because Vicki Ross brought the discrepancy to City staff's attention. The revisions determined by the Planning Commission were developed at the July 1, 2024 regular Planning Commission meeting in response to input and a request from Ross and staff research at that time.

Commissioner McCracken asked for clarification around how the recreational vehicle parking regulations would be enforced. Herring responded that the Police Department would keep a log of dates recreational vehicles are parked under this provision.

Commissioner Fulghum moved to recommend to the Westwood City Council the text amendments, as presented, to the Westwood zoning regulations, Article 16 of the Westwood City Code, to be adopted by ordinance. Second by Holliday. Motion passed unanimously.

#### **Old Business**

None.

#### **New Business**

##### *Begin annual review of zoning regulations and introduction of text amendments*

Chair Page introduced the item by noting that no action is to take place at the current meeting but that this is the beginning of a multiple-meeting review of the City's zoning regulations. Page noted that over the course of the year, several areas of the zoning regulations have been identified as conflicting or problematic by applicants for building permits who requested waivers from the Planning Commission and that this business item is to address those topics.

Page invited Herring to present the staff report. Herring noted that this staff report is arranged in a way to make clear what amendments are being considered. The recodification was not arranged in this same user-friendly format because it was conducted by a third-party national professional services firm with

their own process and standards for how to present amendments. Herring then presented the staff report.

Commissioner Fulghum indicated his satisfaction with the format of the staff report. Fulghum noted that tree preservation should be a focus of the amendments, with a goal of closing the gap between trees being demolished outside of a building permit when a new house is planned on a demolished lot.

Chair Page noted the comprehensiveness of the list and clarified next steps to bring back suggested text amendment language at the September 8, 2025 regular Planning Commission meeting.

**Announcements/Planning Commissioner Comments**

None.

**Staff Reports**

*Administrative Report (City Administrator Leslie Herring)*

Herring invited questions from the Planning Commission.

Commissioner Kaiser asked for a status update on the demolition of the former Westwood View Elementary School. Herring stated that the demolition contractor doesn't expect to erect construction fencing and begin taking the building structure down until late August.

*Public Works Report (Public Works Director John Sullivan)*

Sullivan shared that the Mission Rd. Complete Street paving is behind schedule due to utility work but the new pavement should be laid within the next week.

**Adjournment**

Motion by Commissioner Fulghum to adjourn the meeting. Second by Commissioner Keyser. Motion passed unanimously. The meeting adjourned at 8:35 PM.

APPROVED: \_\_\_\_\_  
Sarah Page, Chair

ATTEST: \_\_\_\_\_  
Leslie Herring, Secretary



# Westwood All Charts Report

August 18, 2025

**Filters Applied**

**Eco Benefits and By The Numbers**

Eco Benefits

By the Numbers

**Location**

Land Use

Proposed Sites by Landuse

**Management Need**

Tree Work

DBH of trees with Removal Flags - Top 10

Species with Removal Flags - Top 10

**Risk Rating**

Risk by DBH - Top 10

Risk Rating

**Tree Diversity**

Most Common Species

Most Common Genus - Top 10

Most Common Species by Landuse - Top 10

**Tree Health**

Trees by Condition

Status

Species with Most Mortality - Top 10

Top 5 Secondary Maint. Needs - Top 5

Most Common Species by Condition - Top 10

**Tree Size and Composition**

Trees by DBH

Most Common Species by DBH Range - Top 10

Notes for Eco Benefits and By the Numbers

Below are the Eco Benefits collected from Westwood Kansas community tree inventory.

Total Eco-Benefits	
Overall Monetary Benefit:	\$37,043.07
Stormwater Monetary Benefit:	\$5,173.81
Runoff Avoided:	77399.58 (ft <sup>3</sup> )
Interception:	316314.90 (ft <sup>3</sup> )
Air Quality Monetary Benefit:	\$10,533.55
Pollutants Removed:	2714.38 (lbs)
Carbon Monetary Benefit:	\$21,335.71
Carbon Storage:	3930473.00 (lbs)
CO <sub>2</sub> Storage:	14411742.00 (lbs)
CO <sub>2</sub> Sequestered:	361568.40 (lbs)

Total Planting Spaces: 0

Total Trees: 2,285

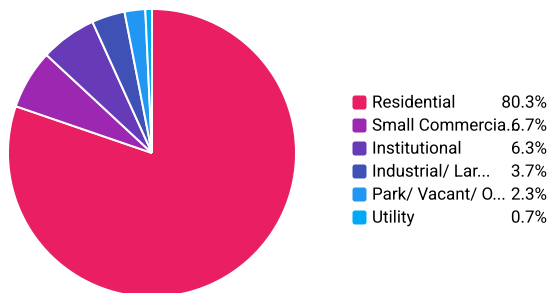
Total Stumps: 0

Location Charts

Notes for Land Use

Below, you can see the land use distribution of all 2,432 trees collected within the City Limits of Westwood.

Land Use



Land Use

LAND USE	COUNT	PERCENTAGE
Residential	1,834	80.3%
Small Commercial	152	6.7%
Institutional	144	6.3%
Industrial/ Large Commercial	85	3.7%
Park/ Vacant/ Other	53	2.3%
Utility	17	0.7%

## Tree Diversity Charts

### Notes for Most Common Species

Species diversity is shown below, with Westwood's top 3 tree species being Pin oak, Eastern redbud, and Eastern redcedar. There is a good diversity of tree species throughout the community with only one species exceeding 10% of the total canopy makeup.

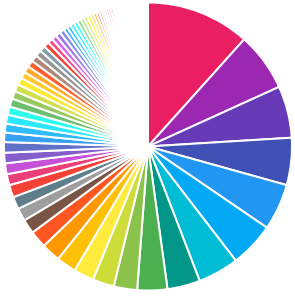
## Most Common Species

## Most Common Species

Item A, Section IV, Item

COMMON NAME	COUNT	PERCENTAGE
Pin oak	266	11.6%
Eastern redbud	150	6.6%
Eastern red cedar	133	5.8%
Sugar maple	121	5.3%
Sweetgum	119	5.2%
Dogwood spp.	115	5.0%
Japanese maple	105	4.6%
Magnolia spp.	84	3.7%
Crabapple	77	3.4%
Red maple	60	2.6%
Silver maple	55	2.4%
Norway maple	52	2.3%
Callery pear	51	2.2%
Ash spp.	49	2.1%
Hybrid maple	44	1.9%
Arborvitae spp.	37	1.6%
Siberian elm	33	1.4%
River birch	32	1.4%
Honeylocust	32	1.4%
Northern red oak	28	1.2%
Black walnut	28	1.2%
Littleleaf linden	27	1.2%
Blue spruce	27	1.2%
Ginkgo	24	1.1%
Spruce spp.	23	1.0%
Swamp white oak	23	1.0%
American Linden	21	0.9%
Japanese zelkova	21	0.9%
Hornbeam spp.	20	0.9%
Cherry	19	0.8%
Shingle oak	18	0.8%
Black gum	17	0.7%
Hybrid Elm	17	0.7%

- Pin oak 11.6%
- Eastern redbud 6.6%
- Eastern red ced... 5.8%
- Sugar maple 5.3%
- Sweetgum 5.2%
- Dogwood spp. 5.0%
- Japanese maple 4.6%
- Magnolia spp. 3.7%
- Crabapple 3.4%
- Red maple 2.6%
- Silver maple 2.4%
- Norway maple 2.3%
- Callery pear 2.2%
- Ash spp. 2.1%
- Hybrid maple 1.9%
- Arborvitae spp. 1.6%
- Siberian elm 1.4%
- River birch 1.4%
- Honeylocust 1.4%
- Northern red oa... 1.2%
- Black walnut 1.2%
- Littleleaf lind... 1.2%
- Blue spruce 1.2%
- Ginkgo 1.1%
- Spruce spp. 1.0%
- Swamp white oak 1.0%
- American Linden 0.9%
- Japanese zelkov... 0.9%
- Hornbeam spp. 0.9%
- Cherry 0.8%
- Shingle oak 0.8%
- Black gum 0.7%
- Hybrid Elm 0.7%
- Norway spruce 0.7%
- Fir spp. 0.7%
- Paper birch 0.7%
- Tulip tree 0.7%
- Sycamore Spp. 0.6%
- American elm 0.6%
- Scotch pine 0.6%
- Hackberry spp. 0.6%
- Baldcypress 0.5%
- Bur oak 0.4%
- Cedar spp. 0.4%
- Juniper spp. 0.4%
- Mulberry spp. 0.4%
- Japanese tree l... 0.4%
- Plum 0.4%
- Eastern white p... 0.4%
- Pine spp. 0.4%
- Kentucky coffee... 0.4%
- Catalpa spp. 0.4%
- Serviceberry sp... 0.3%
- Shumard oak 0.3%
- Amur maple 0.3%
- Goldenrain tree 0.3%
- Black cherry 0.3%
- Austrian pine 0.3%
- American holly 0.3%
- Apple 0.2%
- Shantung maple 0.2%
- Smoketree spp. 0.2%
- Pecan 0.2%
- Paperbark maple 0.1%
- Tree-of-heaven 0.1%
- Willow spp. 0.1%
- Maple spp. 0.1%
- Quaking Aspen 0.1%
- Linden spp. 0.1%
- American hornbe... 0.1%
- Lacebark Elm 0.1%
- Oak spp. 0.1%
- Southwestern Wh... 0.1%
- Chinkapin oak 0.1%
- Dwarf Alberta s... 0.1%
- English oak 0.1%
- Mimosa 0.1%
- Yew 0.1%
- Black locust 0.1%
- Fruit spp. 0.1%
- Ponderosa pine 0.1%
- Beech 0.1%
- Japanese pagoda... 0.1%
- Cottonwood spp. 0.1%



COMMON NAME	COUNT	Percentage
Norway spruce	17	0.7%
Fir spp.	17	0.7%
Paper birch	16	0.7%
Tulip tree	15	0.7%
Sycamore Spp.	14	0.6%
American elm	13	0.6%
Scotch pine	13	0.6%
Hackberry spp.	13	0.6%
Baldcypress	12	0.5%
Bur oak	10	0.4%
Cedar spp.	10	0.4%
Juniper spp.	10	0.4%
Mulberry spp.	10	0.4%
Japanese tree lilac	10	0.4%
Plum	9	0.4%
Eastern white pine	9	0.4%
Pine spp.	9	0.4%
Kentucky coffeetree	8	0.4%
Catalpa spp.	8	0.4%
Serviceberry spp.	7	0.3%
Shumard oak	7	0.3%
Amur maple	6	0.3%
Goldenrain tree	6	0.3%
Black cherry	6	0.3%
Austrian pine	6	0.3%
American holly	6	0.3%
Apple	5	0.2%
Shantung maple	5	0.2%
Smoketree spp.	5	0.2%
Pecan	4	0.2%
Paperbark maple	3	0.1%
Tree-of-heaven	3	0.1%
Willow spp.	3	0.1%
Maple spp.	3	0.1%

Silver Poplar	0.1%
Honeysuckle	0.0%
Yellowwood	0.0%
Dawn redwood	0.0%
Black spruce	0.0%
Post oak	0.0%
Sawtooth oak	0.0%
Fruiting Pear	0.0%
Bitternut hickory	0.0%
Douglas fir	0.0%
Eastern hemlock	0.0%
Ohio buckeye	0.0%
Pawpaw	0.0%
Trident maple	0.0%
English walnut	0.0%
Boxelder	0.0%
Silver linden	0.0%
Peach	0.0%
Horse-chestnut	0.0%

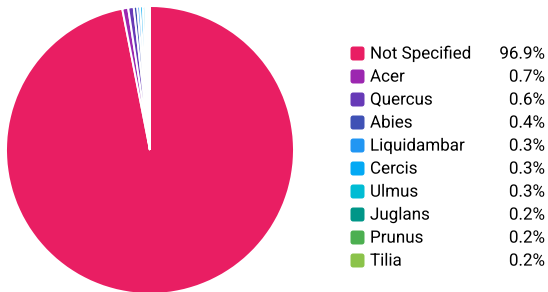
COMMON NAME	COUNT	PERCENTAGE
Quaking Aspen	3	0.1%
Linden spp.	3	0.1%
American hornbeam	3	0.1%
Lacebark Elm	3	0.1%
Oak spp.	3	0.1%
Southwestern White Pine	2	0.1%
Chinkapin oak	2	0.1%
Dwarf Alberta spruce	2	0.1%
English oak	2	0.1%
Mimosa	2	0.1%
Yew	2	0.1%
Black locust	2	0.1%
Fruit spp.	2	0.1%
Ponderosa pine	2	0.1%
Beech	2	0.1%
Japanese pagoda tree	2	0.1%
Cottonwood spp.	2	0.1%
Silver Poplar	2	0.1%
Honeysuckle	1	0.0%
Yellowwood	1	0.0%
Dawn redwood	1	0.0%
Black spruce	1	0.0%
Post oak	1	0.0%
Sawtooth oak	1	0.0%
Fruiting Pear	1	0.0%
Bitternut hickory	1	0.0%

COMMON NAME	COUNT	<i>Item A, Section IV, Item</i>
Douglas fir	1	0.0%
Eastern hemlock	1	0.0%
Ohio buckeye	1	0.0%
Pawpaw	1	0.0%
Trident maple	1	0.0%
English walnut	1	0.0%
Boxelder	1	0.0%
Silver linden	1	0.0%
Peach	1	0.0%
Horse-chestnut	1	0.0%

### Notes for Most Common Genus - Top 10

Error with data, will be updated.

### Most Common Genus - Top 10



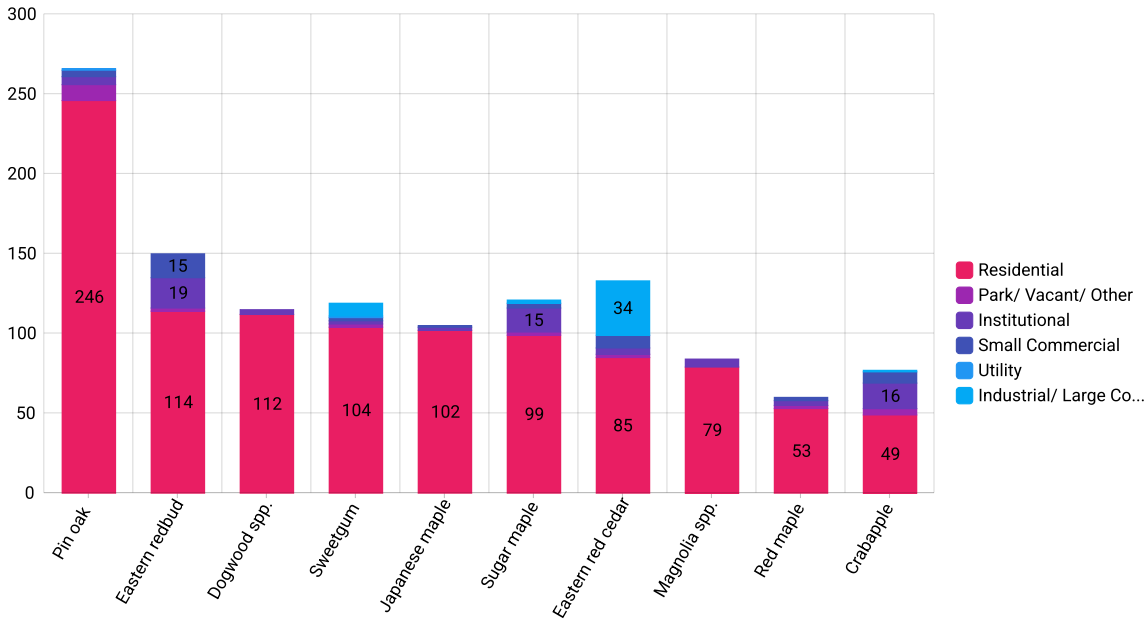
### Most Common Genus - Top 10

GENUS	COUNT	PERCENTAGE
Not Specified	2,195	96.9%
Acer	15	0.7%
Quercus	14	0.6%
Abies	9	0.4%
Liquidambar	7	0.3%
Cercis	7	0.3%
Ulmus	6	0.3%
Juglans	4	0.2%
Prunus	4	0.2%
Tilia	4	0.2%

### Notes for Most Common Species by Landuse - Top 10

Below you can see how each species is distributed across different land uses.

### Most Common Species by Landuse - Top 10

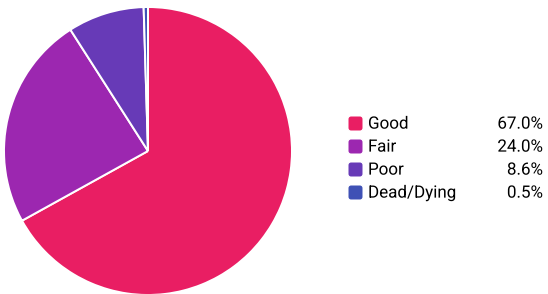


### Tree Health Charts

#### Notes for Trees by Condition

Below you can see the condition breakdown of the entire canopy.

#### Trees by Condition

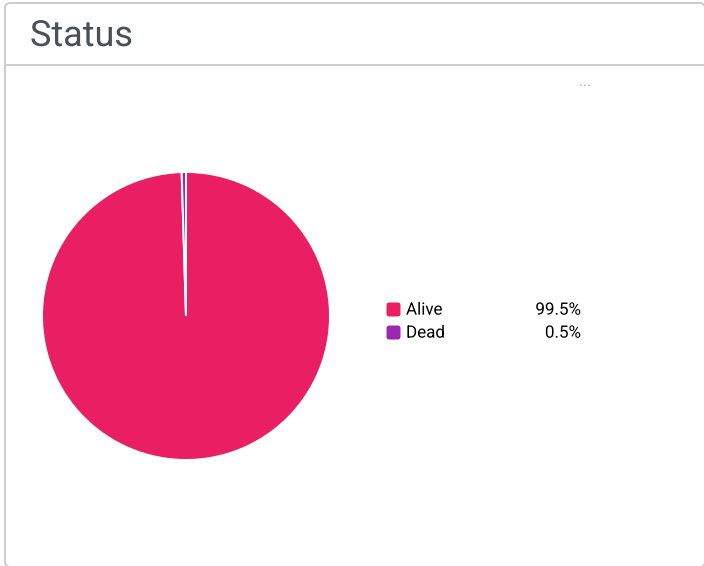


#### Trees by Condition

CONDITION	COUNT	PERCENTAGE
Good	1,530	67.0%
Fair	548	24.0%
Poor	196	8.6%
Dead/Dying	11	0.5%

#### Notes for Status

Trees in the Dead status should be considered for removal.

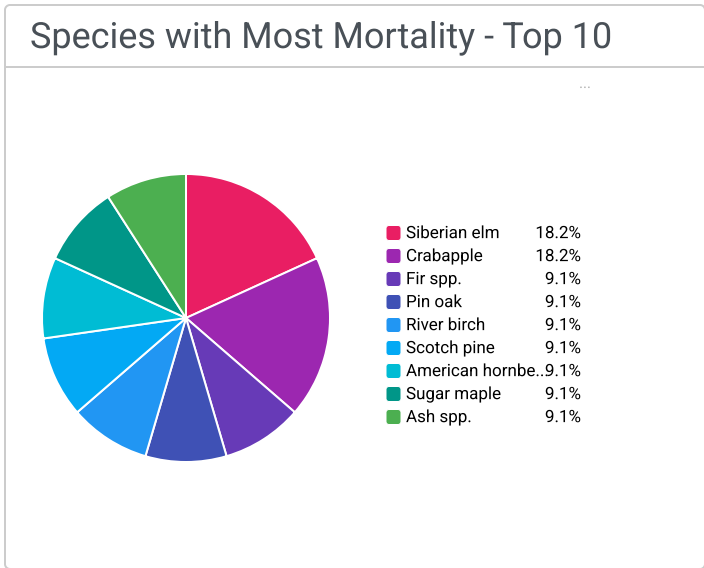


### Status

STATUS	COUNT	PERCENTAGE
Alive	2,274	99.5%
Dead	11	0.5%

### Notes for Species with Most Mortality - Top 10

This chart and table shows the percentage and species of each dead tree within the data set.



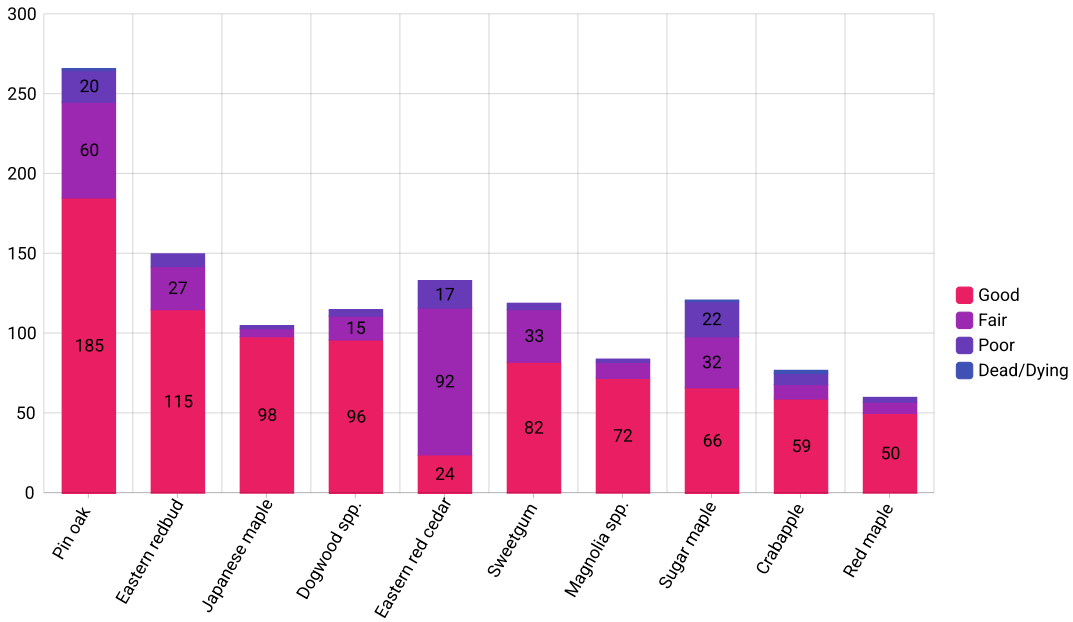
### Species with Most Mortality - Top 10

COMMON NAME	COUNT	PERCENTAGE
Siberian elm	2	18.2%
Crabapple	2	18.2%
Fir spp.	1	9.1%
Pin oak	1	9.1%
River birch	1	9.1%
Scotch pine	1	9.1%
American hornbeam	1	9.1%
Sugar maple	1	9.1%
Ash spp.	1	9.1%

### Notes for Most Common Species by Condition - Top 10

Here you can see how condition varies based on the species recorded.

### Most Common Species by Condition - Top 10

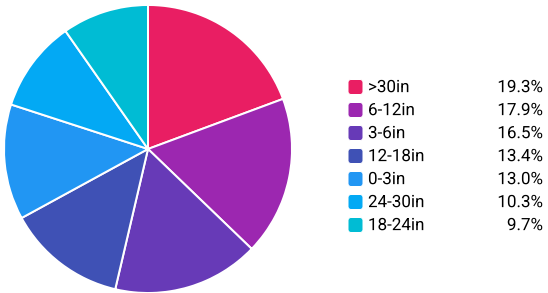


### Tree Size and Composition Charts

#### Notes for Trees by DBH

The size distribution chart is labeled below. MEasurement was taken by the use of biltmore stick at breast height.

#### Trees by DBH



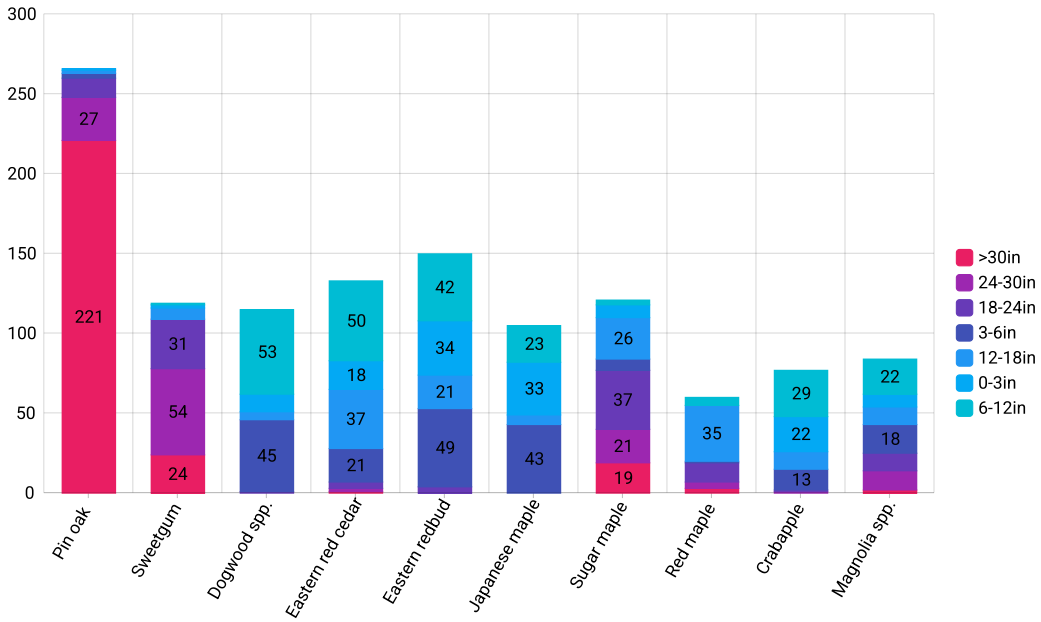
#### Trees by DBH

DBH RANGE	COUNT	PERCENTAGE
>30in	442	19.3%
6-12in	408	17.9%
3-6in	376	16.5%
12-18in	306	13.4%
0-3in	296	13.0%
24-30in	235	10.3%
18-24in	222	9.7%

### Notes for Most Common Species by DBH Range - Top 10

Below you can see the size distribution by species.

### Most Common Species by DBH Range - Top 10



## WESTWOOD PLANNING COMMISSION

Staff Report

Meeting Date: September 8, 2025

Staff Contact: Leslie Herring, City Administrator

**New Business Item** – Conduct annual review of zoning regulations and introduction of text amendments

### Background

Throughout the year, the Planning Commission has identified several areas in the zoning regulations that either conflict with one another, are commonly requested be waived by applicants for building permits, or which constitute possible conflicts between the letter and the spirit of the zoning regulations. Although most of the cases coming before the Planning Commission are for waivers from the zoning regulations pertaining to new home builds, there are also other sections of the Zoning Ordinance identified by staff, Planning Commissioners, and City Councilmembers outside of new infill housing that should be considered for updating, especially following current regional and local conversations about housing product availability and environmental sustainability. Conversations about proposed amendments to the zoning regulations have been a topic at several meetings during public hearings.

Conducting an annual review of the zoning regulations is an established goal of the Planning Commission and is included in the Planning Commission’s annual work plan adopted at the beginning of each year. The last time the zoning regulations were updated was in February 2022. In 2023, the City Code recodification process kicked-off and just concluded with adoption of the recodification in August 2025. The zoning regulations were updated during that period only for clarity and consistency, with more substantive revisions to be made now that the recodification has concluded.

### Staff Comments

The following provisions of the zoning regulations are flagged for review and possible revision based on recent permit applications and policy-focused conversations. The Planning Commission should review this list and determine whether additional provisions should be added to the list for review and should consider the text amendment language suggestions.

**Red struckthrough font** indicates existing provisions to be considered for deletion.

**Green font** indicates suggestions for new language to be added.

Black font indicates existing provisions, provided for context.

Article Two: Definitions ([linked here](#))

- Facade
  - Action recommended: Clarify whether “façade” includes the roofline for a covered porch.
  - **Text amendment language** for discussion: *Facade* means the vertical surface of a building facing any property line, **including architectural elements, materials, and fenestration.**
- Lot Coverage
  - Action recommended: Determine whether this definition should be revised to include all impervious surface on a lot.

- **Text amendment language** for discussion: *Lot coverage* means the entire area on a tract or parcel that is covered by a structure, any impermeable surface, or is otherwise built upon, including, but not limited to, the footprint or foundation outline of all buildings and structures. ~~Lot coverage does not include decks which do not have roofs and are less than 30 inches in height from the ground, and driveways, sidewalks, and patios which are flush with the surface of the ground.~~ Decks which are not roofed and are 30 inches or higher from the ground are to be calculated at 50 percent of the area covered. Overhanging conditions above open-air exterior areas, including, but not limited to, building, roof, or balcony overhangs or cantilevers, shading devices, and light shelves are to be calculated at 50 percent of the covered area. Structures covered by green roofs are to be calculated at 50 percent of the covered area, up to an area equal to 10 percent of the total lot area.
- Story, Half
  - Action recommended: Determine whether this definition should be revised to include recent trends in architecture; whether usable open rooftop areas constitute a floor. (citation: [WE 2025-02, March 3, 2025](#))
  - **Text amendment language** for discussion: *Story, half*, means a ~~partial story located above a full story and underneath a sloping roof, where the roof planes intersect two opposite exterior walls at a height of no more than two feet above the half-story floor level, and window dormers or other projections out from this roof plane do not exceed more than 50 percent of the horizontal length of the roof for a 2 1/2 level, or 85 percent of the horizontal length of the roof for a 1 1/2 story level, measured along both opposite roof planes at two feet above the half-story floor level or higher story under a roof floor level under and within the roof structure of a building, typically with sloped ceilings and limited usable floor area, where the floor area with a ceiling height of at least 7 feet occupies no more than 50% of the area of the story below.~~
  - **Text amendment language** for discussion: Consider adding a definition and then determining where and how regulation is appropriate for *Rooftop patio*, means a horizontal surface located on the roof of a building that is designed, intended, or used as an outdoor amenity space for occupants of the building. A rooftop patio may be open to the sky or partially covered by an unenclosed structure (such as a pergola) and may include guardrails, seating, and landscaping features.

Article Three: General Regulations ([linked here](#))

- 3.5.1 – Construction Trailers and Fencing, Sanitary Facilities, and Roll-off Dumpsters
  - Action recommended: Determine whether construction fencing should be required and whether sanitary facilities must be within the enclosed site.
  - **Text amendment language** for discussion: Construction trailers and roll-off dumpsters may be used in conjunction with construction projects, provided that the following conditions are met:
    - F. Temporary construction fencing shall be installed around the perimeter of any active construction site for a new residential building. Fencing shall be located outside of the right-of-way and shall be a minimum of six (6) feet in height and shall be constructed with durable materials and include screening or privacy mesh. The fencing shall remain in place for the duration of construction and be removed upon project completion. All required signage shall be posted and maintained and all construction related equipment, including all other requirements of this provision shall be fully enclosed within the fencing.

Article Four: Residential Zoning District

- 4.3.2.D – Minimum façade situated on build-to line ([linked here](#))
  - Action recommended:
    - Clarify whether minimum façade on built to line is a line is calculated using the line along the façade or the vertical plane (surface area); consider adding a diagrammatic illustration (citation: [WE 2024-04, January 6, 2025](#))
    - Clarify whether the build-to line has a width (i.e. +/- 1')
    - Clarify whether stem walls (garbage can screening) can be included in calculation of façade
  - **Text amendment language** for discussion:
    - D. Primary structures shall have at least 60 percent of their front facade **width – or horizontal length – on the front yard build-to line, or within +/- 1' of it, measured perpendicularly from the lot line. For purposes of this provision, stems walls are not included in the calculation of how much of the front façade is in compliance.**
- 4.3.2.E – Architectural relief requirements ([linked here](#))
  - Action recommended: Consider whether these requirements should apply to the back of the house
  - **Text amendment language** for discussion:
    - E. The vertical surface of any building elevation, **excluding the rear elevation**, shall not exceed more than 600 square feet or 25 feet measured horizontally without incorporating architectural relief. Architectural relief shall be defined as a building element or elements that breaks up a wall plane and occurs cumulatively over at least 25 percent of the wall plane requiring relief.
      1. Examples may include dormers, projecting primary entrance features, projections or recessions in the building face (either horizontal or vertical), columns, chimneys, arches, eaves, alternating roof pitches, and/or by other architectural means.
      2. Windows, doors, and changes of material do not constitute architectural relief.
- 4.3.2.G & 4.3.3.E – Front yard setback encroachments ([linked here](#) and [linked here](#))
  - Action recommended: Consider increasing allowable encroachments for open front porches (citation: [WE 2025-01, March 3, 2025](#))
  - **Text amendment language** for discussion:
    - G. Front setback encroachments for all residences shall be no greater than four feet into the front yard setback, **except for open front porches, which may encroach up to 10'**. See WCC 4.3.3.E.
- 4.3.2.H – Maximum height ([linked here](#))
  - Action recommended: Consider whether the height should be measured from the foundation of the existing house, disallowing new foundations to be raised any higher than the foundation of the house being torn down.
  - **Text amendment language** for discussion: Consider adding a new Section I. The following is the language Prairie Village uses:
    - I. (New provision) **Building Foundations.**
      - (1) **New residential structures shall establish the top of foundation between six inches and 24 inches above the finished grade along the front facade.**
      - (2) **No new residential structure may be built with a top of foundation more than 12 inches higher than the top of foundation of a previous existing home, or the height allowed by sub-sections (1), whichever is less.**

(3) New residential structures or additions may raise the top of foundation an additional six inches for every additional five feet over the minimum side setback that the building sets back from both side property lines, up to 36 inches above the finished grade along the front facade.

(4) Any elevation that has more than 24 inches of foundation exposed due to grade changes shall cover the foundation by extending the siding to within 24 inches of finished grade, or by covering the foundation with decorative materials such as stone or brick that compliments the principal materials of the building.

- 4.3.2.L.1, 2, & 5 – Residential lots with less than 65’ of frontage at the right-of-way ([linked here](#))
  - Action recommended:
    - Review regulations against houses built and waivers sought to determine whether revisions should be made to more closely align with the existing character of the street
    - Consider eliminating existing prohibition on platting new lots in these residential categories, under 65’ of lot frontage at the right-of-way
  - **Text amendment language** for discussion: ([1.5.1.I, linked here](#))  
~~I. No lot can be platted or replatted as an R-1(A), R-1(B), or R-1(E) residential category lot.~~
  - Text amendment language for discussion: ([4.3.3, linked here](#))  
~~A. No new R-1(A) or R-1(B) lots shall be platted.~~
- 4.3.2.L – Single-Family Primary Structure Requirements ([linked here](#))
  - Action recommended:
    - Reconsider whether we should retain a separate second story setback (or just have one setback).
  - Action recommended:
    - The maximum lot coverage at front yard setback for R-1(E) is listed as 70% in the text but 80% in the table. Make consistent.
  - **Text amendment language** for discussion:
    - 5. R-1(E):
      - c. The maximum lot width coverage at front yard setback shall be ~~70~~ 80 percent;
- 4.3.6.F – Attached garage regulations ([linked here](#))
  - Action recommended:
    - Clarify whether this applies to subgrade garages (citation: [WE 2025-02, March 3, 2025](#))
    - Clarify whether the front wall of the primary building is synonymous with façade or whether a new definition should be added; also determine whether the wall has a width (i.e. +/- 1’) (citation: [WE 2025-02, March 3, 2025](#))
  - **Text amendment language** for discussion: The front wall of front-facing attached garages shall be located entirely behind the front ~~wall~~ **façade** of the primary building (WCC 2.3.520). Front porches or colonnades shall not constitute the front wall of the dwelling for this review. **This requirement shall not apply to subgrade garages, which may be flush with the front wall.**
- 4.3.7.A & 4.3.9 – Building & fencing materials ([linked here](#) and [linked here](#))
  - Action recommended: Review to determine whether list should be updated to include additional modern materials? (i.e. appearance of wood)
  - **Text amendment language** for discussion: No fence may be placed upon any public right-of-way except by the city. No fence or wall detached from or attached to any building shall be erected or constructed upon any lot, plot, tract, or premises without a valid permit specific to said construction project.

- A. The requirements for materials and style of construction shall be as follows:
1. The type and design of any fence or wall must be suitable to and in conformity with the improvements on the lot on which it is constructed and shall be compatible with the surrounding neighborhood. Both sides of any fence or wall shall be of equal quality or finish; any fence or wall of post-and-support construction shall be built with the posts facing the interior of the tract. All fences and walls must be kept in good repair and appearance.
  2. All fences and walls exceeding four feet in height shall be made of wood and of board-on-board style, of a material substantially similar in appearance and durability as wood, or shall be of live material such as bushes or shrubs.
  3. All fences and walls constructed of live material must be kept trimmed and of an orderly appearance, may not exceed six feet, and may be situated at any location upon the lot or tract subject to easements and the city's tree ordinance.
- 4.3.10.A.3 – Impervious area maximum for driveways ([linked here](#))
    - Action recommended: Clarify whether this provision applies only to drive and sidewalk areas for multiple curb cut properties or all lots with driveways.
    - **Text amendment language** for discussion: A. Each single-family dwelling is limited to one curb cut or entrance with a corresponding one-lane driveway having a maximum width of 12 feet.
      3. ~~The total impervious area of the~~ For yards in which ~~the~~ multiple curb cuts and corresponding driveways are located, ~~the total impervious area~~ measured from the edge of the rights-of-way, shall not exceed 40 percent of the total area of the front, side, or back yards on which any part of said driveway lies. This is derived by dividing the total area of the driveway by the sum of the total areas of any front, side, or rear yard on which any part of the driveway or driveways lie on that property.
  - 4.3.10.G – Side entry garages ([linked here](#))
    - Action recommended: Determine whether section should be revised to respond to increasing number of side entry garages and accommodating larger vehicles. (citation: [WE 2023-03, July 10, 2023](#))
    - **Text amendment language** for discussion: Any house with garage door access on the rear or side of the house but having drive access only from the front, shall also be constructed with driveways having a maximum width of 12 feet from the edge of the right-of-way to the face of the garage, subject to the other rules set forth herein. The path of travel from the back of the house to the garage door shall be by the most direct path, considering turning radius, entry grade, and the geometry of the existing structures and the lot. For garages facing the rear of the property, horseshoe or U-shaped drives are to be used whenever possible, with the distance between the portions going from the street and the reversed portion going into the garage, or ends of the horseshoe, being as narrow as possible; and the distance of the driveway before reversing, or the depth of the horseshoe, shall be as short as possible. For garages facing either side yard, right-angle or L-shaped driveways are to be built wherever possible. The maximum allowed inside turning radius to accomplish the turn into the garage is ~~13~~ 24 feet. An additional hard surface area of up to 162 square feet is permitted behind the front face of the house to permit the turning of vehicles and to allow vehicular access to the garage. (Should this highlighted sentence be revised?)
  - 4.4.2 – Tree preservation ([linked here](#))
    - Action recommended:
      - Consider clarifying whether tree health determination must be made by a third-party ISA (International Society of Arborists) Board Certified Master Arborist.

- Consider requiring demolition permit application be submitted – but not necessarily approved – prior to disruption of any tree roots for utility disconnections required for permit issuance
- **Text amendment language** for discussion:
  - A. A tree protection and removal plan shall be submitted **commensurate with an application for a demolition permit and with the site plan prior to any utility disconnections or site excavation begins.** The tree protection and removal plan shall:
    1. Show all existing trees, including size and species;
    2. Identify trees proposed for removal and those to be retained; and
    3. Include locations of protection fences and other protection measures.
  - B. Tree removal is only permitted if:
    1. The tree is dead, **in the official opinion of a third-party ISA (International Society of Arborists) Board Certified Master Arborist contracted by the property owner or applicant at their own expense;**
    2. The tree is diseased or dying, and constitutes a threat to healthy trees, property, or public safety, **in the official opinion of a third-party ISA Board Certified Master Arborist contracted by the property owner or applicant at their own expense;**
    3. The tree has visible structural deficiencies **in the official opinion of a third-party ISA Board Certified Master Arborist contracted by the property owner or applicant at their own expense;** or
    4. Removal of the tree is necessary for construction, development, or redevelopment under the following criteria:
      - a. All reasonable efforts have been made to avoid removing the tree through comparable alternative design;
      - b. The presence of the tree places an undue financial burden on the applicant; and
      - c. No other reasonable accommodations, including adjustments to the otherwise allowable building footprint or site design can be made to preserve the tree.
- 4.4.3 – Massing ([linked here](#))
  - Action recommended: Consider whether requiring one story eaves accomplishes reducing the effect of massing.
  - **Text amendment language** for discussion:

~~A. All new structures must have enough one story eaves that a one story appearance is maintained. Up to one third of any new building structure may be two stories in height without a one story element in front. The portion of a two story structure that does not have a one story structure in front shall have a change in material from the first to the second story, with a line of separation that aligns with the first story eave line.~~

~~B. One story eave lines shall be apparent as described in subsection A of this section.~~

Article Five: Commercial Districts

- Action recommended: Consider whether lot coverage requirements should be revised.

Article Seven: Commercial Overlay Districts ([linked here](#))

- Action recommended: Review each district and determine whether revisions are desired to more closely align with the City’s comprehensive plan

- **Text amendment language** for discussion: Consider eliminating (deleting) COD-2 and COD-4 and allowing Articles 5 and 6 to govern these geographic areas.

Article Nine: Signs ([linked here](#))

- Action recommended: Clarify whether window decals and window painted signs and artwork should be included in the temporary sign or window sign categories. (citation: [BZA-2025-01, March 3, 2025](#))
- **Text amendment language** for discussion:
  - *Portable sign* means any sign designed to be transported or removed and replaced or resituated on the business premises with any regularity, including, but not limited to, signs designed to be transported by means of wheels; signs converted to an A-frame or sandwich frame sign, balloons or other gas or air-filled objects used as commercial signs; and signs attached to or painted on vehicles parked and visible from the public right-of-way, unless said vehicle is used in the normal day-to-day operations of the business.
  - *Temporary sign* means any sign that is intended for a temporary period of posting on public or private property, and is typically constructed from nondurable materials, including paper, cardboard, cloth, plastic, adhesive decal, and/or wall board, and which may have a plastic, metal, or wooden support, or which does not constitute a structure subject to the city's building code or zoning provisions.
  - *Wall sign* means any vertical sign attached flat against the surface of a wall, awning, or facade (other than a false roof facade), of a building, but not projecting horizontally from the vertical surface more than 12 inches or above the vertical surface, including art or signage painted on windows.
  - *Window sign* means any sign which is displayed in, attached to or applied to the exterior or interior of any transparent glass or acrylic plastic surface that could be considered a window, including neon displays.

City staff recommends the Planning Commission maintain the following approach to this regular review of the zoning regulations:

- ~~1. Review this list of staff identified zoning regulation provisions (August 4);~~
- ~~2. Share opinions and discuss amongst yourselves as an appointed body responses to the points where action is recommended (August 4);~~
- ~~3. Determine if items should be added or removed from this list (August 4);~~
4. Allow the City Administrator/Planning Commission Secretary to work with a couple Planning Commissioners and a City Council member or two as well as City staff to draft recommendations for amendments (throughout September);
5. Receive draft recommendations for amendments from work group and determine whether amendments are acceptable and ready to set for public hearing, or whether additional work on the proposed amendments should be conducted (September 8);
6. Set a public hearing on the text amendments to the zoning regulations (September 8 or October 6)
7. Hold the public hearing at a future Planning Commission meeting; make recommendation for City Council consideration for adoption (October 6 or November 3).

**WESTWOOD PLANNING COMMISSION**

Staff Report

Meeting Date: September 8, 2025

Staff Contact: Leslie Herring, City Administrator

**Agenda Item:** Conduct annual review of City Master (Comprehensive) Plan**BACKGROUND**

K.S.A. 12-747 ([linked here](#)) requires that City Planning Commissions in Kansas review or reconsider the City's Master (Comprehensive) Plan annually to determine whether the plan should be amended.

The Westwood Master Plan is available on the City's website and by clicking this link: <https://www.westwoods.org/westwood-master-plan>. Section 1.6 of the Master Plan sets forth guidance for monitoring plan progress as follows:

**INTRODUCTION****SECTION 1.6  
MONITORING PLAN PROGRESS**

Elected officials along with members of the Westwood community are responsible for the achievement of the goals, objectives, strategies, and land use policies outlined in this report. The future of Westwood is dependent on active community engagement and follow-through on these recommendations.

**PLAN REVIEW**

A review of the plan elements should be conducted annually to describe accomplishments and identify any changes in priorities or land use policies.

According to Kansas state statutes, "At least once each year, the planning commission shall review or reconsider the plan or any part thereof and may propose amendments, extensions or additions to the same. The procedure for the adoption of any such amendment, extension or addition to any plan or part thereof shall be the same as that required for the adoption of the original plan or part thereof."<sup>1</sup>

In addition to the annual reviews, it is recommended that a reconsideration of the entire Comprehensive Plan occur every five to seven years. The City, in conjunction with the Planning Commission and any other stakeholders involved in implementation, can spearhead the updates. It will be beneficial to re-engage those groups involved with this plan's development from time to time.

<sup>1</sup> K.S.A. 12-747

**STAFF COMMENTS/RECOMMENDATION**

Relating to statutory compliance, the Planning Commission should review the Master Plan and note whether any amendments should be discussed for consideration. Should amendments be desired, K.S.A. 12-747 sets forth the process for amending the document.

Relating to the guidance within the City's Master Plan to conduct an annual review of accomplishments and to identify changes in priorities or land use policy, the Plan identifies the following sections to be the focus of such review:

- Community Goals in Section 2.4 ([linked here](#)),
- Land Use Policies in Section 4.4 ([linked here](#)), and
- Strategies and Desired Outcomes (objectives) throughout Section 4.5 ([linked here](#)).

*Suggested Motion:*

*No action required.*

## WESTWOOD PLANNING COMMISSION

Staff Report

Meeting Date: September 8, 2025

Staff Contact: Leslie Herring, City Administrator

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**Agenda Item:** Conduct annual review of five-year Capital Improvement Plan (CIP)

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### BACKGROUND

K.S.A. 12-748 calls for Planning Commission review of the City's Capital Improvement Program (CIP) to ensure conformity with the City's adopted comprehensive plan. It is a best practice for a Planning Commission to conduct this review annually.

### STAFF COMMENTS

The Governing Body has reviewed the proposed and revised CIP over the course of the past three (months) of regular City Council meeting, with such CIP to be incorporated into the City's FY 2026 Budget, published for public hearing on September 11, 2025.

[To view the City's Capital Improvement Program within the context of the entire municipal budget, click here to view the August 14, 2025 presentation to City Council.](#)

[To read the September 1, 2025 updated Message from the Mayor relating to CIP and the City's budget, click here.](#)

### STAFF RECOMMENDATION

The Planning Commission should review the CIP as presented on the following pages and notify City staff of any concerns that projects planned are out of conformance with the City Comprehensive Plan (2017 Westwood Master Plan).

*Suggested Motion:*

*I move to make a finding that the proposed 2026 – 2030 Capital Improvement Plan as presented is in conformance with the City's Master Comprehensive Plan.*

	Year Ending 12/31/2023	Year Ending 12/31/2024	Year To Date 7/31/2025		Current Year Budget 12/31/2025	Next Year's Budget 2026	Future Year 2027	Future Year 2028	Future Year 2029	Future Year 2030
	Actual	Actual	Actual	Forecast	Adopted	Proposed	Forecast	Forecast	Forecast	Forecast
Beginning Fund Balance	\$ (313,412)	\$ 306,230	\$ 958,899	\$ 958,899	\$ 958,899	\$ 873,663	\$ 91,650	\$ 100,440	\$ 508,820	\$ 234,759
Taxes										
4030 - City Sales & Use Tax - Special	\$ 353,625	\$ 385,198	\$ 221,716	\$ 360,000	\$ 353,625	\$ 375,000	\$ 375,000	\$ 375,000	\$ 375,000	\$ 375,000
<b>Total Taxes</b>	<b>\$ 353,625</b>	<b>\$ 385,198</b>	<b>\$ 221,716</b>	<b>\$ 360,000</b>	<b>\$ 353,625</b>	<b>\$ 375,000</b>	<b>\$ 375,000</b>	<b>\$ 375,000</b>	<b>\$ 375,000</b>	<b>\$ 375,000</b>
Restricted Fees										
JoCo SMAC Program	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4440 - JoCo CARS Program	\$ 259,000	\$ -	\$ -	\$ 341,384	\$ 453,000	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Restricted Use</b>	<b>\$ 259,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 341,384</b>	<b>\$ 453,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Miscellaneous										
4720 - Other Income	\$ 28,484	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4750 - Reimbursements	\$ 95,627	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Miscellaneous</b>	<b>\$ 124,111</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Interfund Transfers										
4810 - Transfer from General Fund	\$ 100,000	\$ 545,242	\$ -	\$ 350,000	\$ 350,000	\$ 370,000	\$ 390,000	\$ 413,000	\$ 438,000	\$ 465,000
Mission Rd. Complete Street				\$ 50,904	\$ 100,000					
50th Street, Mission Rd. to Belinder						\$ 142,018				
50th Street, Belinder to Rainbow							\$ 647		\$ 134,702	
51st Terrace, Mission to Belinder							\$ 160			
W. 50th Terrace Mission to Belinder										
51st St. Mission to Belinder						\$ 834				
<b>4840 - Transfer from Stormwater Fund</b>	<b>\$ -</b>	<b>\$ 25,000</b>	<b>\$ -</b>	<b>\$ 50,904</b>	<b>\$ 100,000</b>	<b>\$ 142,852</b>	<b>\$ 807</b>	<b>\$ -</b>	<b>\$ 134,702</b>	<b>\$ -</b>
Expensed to Special Highway Fund	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
<b>Total Interfund Transfers</b>	<b>\$ 100,000</b>	<b>\$ 570,242</b>	<b>\$ -</b>	<b>\$ 450,904</b>	<b>\$ 450,000</b>	<b>\$ 562,852</b>	<b>\$ 440,807</b>	<b>\$ 463,000</b>	<b>\$ 622,702</b>	<b>\$ 615,000</b>
	\$ 523,324	\$ 1,261,671	\$ 1,180,615	\$ 2,111,186	\$ 2,215,524	\$ 1,811,515	\$ 907,457	\$ 938,440	\$ 1,506,522	\$ 1,124,759
Professional Fees					\$ 491,288					
5290 - Engineering/Design Services					\$ 491,288					
<b>Streets &amp; Streetlights</b>										
Mission Rd. Complete Street		\$ 38,982		\$ 85,610						
50th Street, Mission Rd. to Belinder				\$ 90,936		\$ 60,624				
50th Street, Belinder to Rainbow							\$ 89,620		\$ 63,385	
51st Terrace, Mission to Belinder						\$ 40,277	\$ 27,657			
51st Terrace, Belinder to Rainbow										\$ 88,028
51st Street, 51st Ter to Rainbow										\$ 33,157
W. 50th Terrace Mission to Belinder						\$ 4,731	\$ 3,249			
51st St. Mission to Belinder				\$ 46,532		\$ 31,022				
<b>Facilities</b>										
Park Improvements Planning		\$ 70,050		\$ 1,400						
5295 - Professional Services - Other	\$ 406	\$ -	\$ -	\$ -						
<b>Total Professional Fees</b>	<b>\$ 406</b>	<b>\$ 109,032</b>	<b>\$ -</b>	<b>\$ 224,477</b>	<b>\$ 491,288</b>	<b>\$ 136,654</b>	<b>\$ 30,906</b>	<b>\$ 89,620</b>	<b>\$ 63,385</b>	<b>\$ 121,185</b>
Equipment and Maintenance										
5545 - Stone Wall Repairs	\$ 15,929	\$ 18,740	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
5575 - Street Lights	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
<b>Total Equipment and Maintenance</b>	<b>\$ 15,929</b>	<b>\$ 18,740</b>	<b>\$ -</b>	<b>\$ 15,000</b>	<b>\$ 15,000</b>	<b>\$ 15,000</b>	<b>\$ 15,000</b>	<b>\$ 15,000</b>	<b>\$ 15,000</b>	<b>\$ 15,000</b>
Street and Stormwater										
5610 - Capital Improvement Expense					\$ 42,094					
<b>Streets &amp; Streetlights</b>										
Belinder Ct. & Booth St. Streetlights				\$ 145,000						
47th Street Complete Street	\$ 25,759	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mission Rd. Complete Street	\$ -	\$ -		\$ 628,046						
50th Street, Mission Rd. to Belinder						\$ 855,462				
50th Street, Belinder to Rainbow								\$ 868,378		
51st Terrace, Mission to Belinder							\$ 390,268			
W. 50th Terrace Mission to Belinder							\$ 45,843			
51st St. Mission to Belinder						\$ 437,749				
<b>Total Streets &amp; Streetlights</b>	<b>\$ 25,759</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 773,046</b>	<b>\$ -</b>	<b>\$ 1,293,211</b>	<b>\$ 436,111</b>	<b>\$ -</b>	<b>\$ 868,378</b>	<b>\$ -</b>
<b>Facilities</b>										
Public Works Building Repairs				\$ 50,000		\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Park Improvements				\$ -		\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
<b>Total Facilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 100,000</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>
Interfund Transfers										
5960 - Debt Service Transfer	\$ 175,000	\$ 175,000	\$ -	\$ 175,000	\$ 175,000	\$ 175,000	\$ 175,000	\$ 175,000	\$ 175,000	\$ 175,000
<b>Total Interfund Transfers</b>	<b>\$ 175,000</b>	<b>\$ 175,000</b>	<b>\$ -</b>	<b>\$ 175,000</b>	<b>\$ 175,000</b>	<b>\$ 175,000</b>	<b>\$ 175,000</b>	<b>\$ 175,000</b>	<b>\$ 175,000</b>	<b>\$ 175,000</b>
	\$ 217,094	\$ 302,772	\$ -	\$ 1,237,523	\$ 681,288	\$ 1,719,865	\$ 807,017	\$ 429,620	\$ 1,271,763	\$ 461,185
<b>TOTAL</b>	<b>\$ 306,230</b>	<b>\$ 958,899</b>	<b>\$ 1,180,615</b>	<b>\$ 873,663</b>	<b>\$ 1,534,236</b>	<b>\$ 91,650</b>	<b>\$ 100,440</b>	<b>\$ 508,820</b>	<b>\$ 234,759</b>	<b>\$ 663,574</b>

## Capital Improvement Fund Unbudgeted on State Forms, multi-year capital fund

- If 4 mill increase adopted, staff recommends increasing CIP funding from the [close to] 3 mills typically dedicated annually to 7 mills
- Reflects incremental capital investment in existing Public Works facility
- Funding for park improvements and City Hall replacement expected to be pursued through private-public-non-profit partnerships



# Capital Improvement Plan: Schedule w/ 4 mill increase in FY 26

- 2025 – complete 2024 projects
- 2026 – 1/5 target streets + 1/4 2027 target streets; 47<sup>th</sup> Pl. funded by Woodside CID2 sales tax and CARS (no City funding)
- 2027 – 1/5 2026 target streets + 1/4 2027 target streets
- 2028 – no streets; allow fund balance to rebuild
- 2029 – 1/5 2026 target streets
- 2030 – no streets; allow fund balance to rebuild (design engineering for 51<sup>st</sup> Ter east to Rainbow + 51<sup>st</sup> St connection to Rainbow)
- **By the end of 2030, recommended improvements will be four (4) years behind schedule**

