

TENTATIVE AGENDA
RAYTOWN BOARD OF ALDERMEN
FEBRUARY 21, 2017
REGULAR SESSION No. 44
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133

OPENING SESSION
7:00 P.M.

Invocation
Pledge of Allegiance
Roll Call

Public Comments

Communication from the Mayor

Communication from the City Administrator

Committee Reports

LEGISLATIVE SESSION

1. CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Board of Aldermen and will be enacted by one motion without separate discussion or debate. The Mayor or a member of the Board of Aldermen may request that any item be removed from the consent agenda. If there is no objection by the remaining members of the board, such item will be removed from the consent agenda and considered separately. If there is an objection, the item may only be removed by a motion and vote of the board.

Approval of the Regular February 7, 2017 Board of Aldermen meeting minutes.

R-2946-17: A RESOLUTION AUTHORIZING AND APPROVING THE REAPPOINTMENT OF TOMMY BETTIS TO THE PLANNING & ZONING COMMISSION. Point of Contact: Teresa Henry, City Clerk.

REGULAR AGENDA

NEW BUSINESS

2. Public Hearing: A public hearing regarding a conditional use permit for property located at 8832 E. 350 Highway.
 - 2a. **FIRST READING: Bill No. 6438-17, Section XIII. AN ORDINANCE** GRANTING A CONDITIONAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS TO ALLOW A VEHICLE REPAIR, GENERAL ESTABLISHMENT AT 8832 E. 350 HIGHWAY IN RAYTOWN, MISSOURI. Point of Contact: Scott Peterson, Planning & Zoning Coordinator.
3. Public Hearing: A public hearing regarding text amendments relating to definitions in Chapter 50–Zoning.
 - 3a. **FIRST READING: Bill No. 6439-17, Section XIII. AN ORDINANCE** AMENDING CHAPTER 50 (ZONING), SECTION 4 (DEFINITIONS), AND SECTION 50-107(a)(5) OF THE CODE OF ORDINANCES OF THE CITY OF RAYTOWN, FOR THE PURPOSE OF UPDATING ZONING DEFINITIONS IN THE ZONING ORDINANCE OF THE CITY OF RAYTOWN. Point of Contact: Scott Peterson, Planning & Zoning Coordinator.

4. **R-2947-17: A RESOLUTION** AUTHORIZING AND APPROVING AN ADDITIONAL EXPENDITURE IN THE AMOUNT OF \$2,000.00 TO THE PURCHASE OF A NEW AMBULANCE CONVERSION FROM OSAGE AMBULANCE/EMERGENCY SERVICES SUPPLY AND AMENDING RESOLUTION R-2875-16 FOR A TOTAL AMOUNT NOT TO EXCEED \$111,575.00 AND AMENDING THE FISCAL YEAR 2016-2017 BUDGET. Point of Contact: Doug Jonesi, Emergency Medical Services Director.
5. **R-2948-17: A RESOLUTION** AUTHORIZING AND APPROVING THE PURCHASE OF THREE 2017 FORD POLICE UTILITY INTERCEPTORS AND ONE 2017 FORD EXPEDITION FROM DICK SMITH FORD OFF THE MID-AMERICA COUNCIL OF PUBLIC PROCUREMENT JOINT BID IN AN AMOUNT NOT TO EXCEED \$118,571.00. Point of Contact: Jim Lynch, Police Chief.
6. **R-2949-17: A RESOLUTION** AUTHORIZING AND APPROVING THE PURCHASE OF A 2017 FORD F-250 TRUCK FROM DICK SMITH FORD OFF THE MID-AMERICA COUNCIL OF PUBLIC PROCUREMENT JOINT VEHICLE BID IN A TOTAL AMOUNT NOT TO EXCEED \$25,785.00 FOR FISCAL YEAR 2016-2017. Point of Contact: Kati Horner Gonzalez, Public Works Director.
7. **R-2950-17: A RESOLUTION** AUTHORIZING AND APPROVING THE EXPENDITURE OF FUNDS TO KEY EQUIPMENT & SUPPLY COMPANY FOR THE PURCHASE OF A ENVIROSIGHT QUICK VIEW AIR HD CAMERA SYSTEM AND RELATED SUPPLIES OFF THE NATIONAL JOINT POWERS ALLIANCE COOPERATIVE CONTRACT IN AN AMOUNT NOT TO EXCEED \$20,000.00 FOR FISCAL YEAR 2016-2017. Point of Contact: Kati Horner Gonzalez, Public Works Director.

ADJOURNMENT

MINUTES
RAYTOWN BOARD OF ALDERMEN
FEBRUARY 7, 2017
REGULAR SESSION No. 43
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133

OPENING SESSION
7:00 P.M.

Mayor Michael McDonough called the February 7, 2017 Board of Aldermen meeting to order at 7:03 p.m. Sue Klotz of the Raytown Community Interfaith Alliance provided the invocation and led the pledge of allegiance.

Roll Call

Roll was called by Teresa Henry, City Clerk, and the attendance was as follows:

Present: Alderman Bill Van Buskirk, Alderman Eric Teeman, Alderman Jason Greene, Alderman Mark Moore, Alderman Karen Black, Alderman Janet Emerson

Absent: Alderman Jim Aziere, Alderman Steve Meyers

Presentations/Proclamations

Mayor McDonough introduced Raytown South High School Band Director, Brandon Hord, to announce the band's successful work to positively represent the community of Raytown at recent high-level competitions. The Drumline performed a cadence.

Police Chief, Jim Lynch, and City Clerk, Teresa Henry, swore in Dallas Burnette and Logan Dye as Raytown Police Officers.

Public Comments

None.

Communication from the Mayor

On January 18, 2017 the Mayor attended the quarterly luncheon meeting of the Raytown Historical Society where attendees were updated on plans to complete new bike and walking trails in mid-2018.

On January 20, 2017 the Mayor attended the Government Relations Committee meeting at the Chamber of Commerce where state and local representatives discussed current projects.

On January 21, 2017 the Mayor, with Alderman Van Buskirk, attended the Martin Luther King Jr. Awards Ceremony.

On January 25, 2017 the Citizens' Advisory Committee of Raytown Quality Schools presented a new program to provide free schooling for pre-school students.

On January 25, 2017 the annual Raytown Chamber Membership Luncheon installed new board members.

February 3, 2017 marked the retirement of Diane Lester after nearly 44 years of faithful service to the City of Raytown.

Communication from the City Administrator

The City's administrative team is proactively working on new initiatives to forecast the upcoming needs of the City.

In compliance with Missouri State law, City Hall's new outdoor signage indicates that City Hall houses the municipal court. Indoor signage is being updated and improved as well.

Missy Wilson was introduced as the City's new Economic Development Administrator.

Committee Reports

None.

STUDY SESSION

Cathy Boyer-Shesol, Project Manager for MARC, presented on the Community for All Ages program. Phil Hanson, CEO of Truman Heartland Community Foundation, was also present. Raytown has achieved the Bronze Level of awareness for forming the Committee on Aging and implementing public information outreach. The next steps for Raytown include: convene a task force to conduct self-assessment, schedule up to five meetings with MARC advisors, analyze existing policies, and issue a report with recommendations.

LEGISLATIVE SESSION

1. CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Board of Aldermen and will be enacted by one motion without separate discussion or debate. The Mayor or a member of the Board of Aldermen may request that any item be removed from the consent agenda. If there is no objection by the remaining members of the board, such item will be removed from the consent agenda and considered separately. If there is an objection, the item may only be removed by a motion and vote of the board.

Approval of the Regular January 17, 2017 Board of Aldermen meeting minutes.

Alderman Van Buskirk, seconded by Alderman Teeman, made a motion to adopt. The motion was adopted by a vote of 6-0-2.

Ayes: Aldermen Van Buskirk, Teeman, Moore, Black, Green, Emerson

Nays: None

Absent: Aldermen Aziere, Meyers

REGULAR AGENDA

OLD BUSINESS

- 2. SECOND READING: Bill No. 6437-17, Section V-A. AN ORDINANCE AUTHORIZING AND APPROVING A CONTRACT FOR TRANSIT SERVICE BY AND BETWEEN THE KANSAS CITY AREA TRANSPORTATION AUTHORITY AND THE CITY OF RAYTOWN, MISSOURI IN AN AMOUNT NOT TO EXCEED \$56,335.00 FOR FISCAL YEAR 2016-2017. Point of Contact: Ray Haydaripoor, Community Development Director.**

The ordinance was read by title only by Teresa Henry, City Clerk.

Director of Community Development, Ray Haydaripoor, was available for questions.

Discussion confirmed that the contract has been amended to allow for review as needed by the City. Concern continues that this contract is the only option for public transportation in the City and in the future the service's effectiveness should be investigated and other options considered.

Alderman Greene, seconded by Alderman Black, made a motion to adopt. The motion was approved by a vote of 6-0-2.

Ayes: Aldermen Greene, Black, Emerson, Moore, Van Buskirk, Teeman

Nays: None

Absent: Aldermen Meyers, Aziere

It Became Ordinance No.: 5569-17

NEW BUSINESS

3. **R-2942-17: A RESOLUTION** AUTHORIZING AND APPROVING THE EXPENDITURE OF FUNDS TO COLLECTIVE DATA FOR MAINTENANCE AND SUPPORT OF THE SUPPLY UNIT SOFTWARE IN AN AMOUNT NOT TO EXCEED \$4,125.75 FOR FISCAL YEAR 2016-2017. Point of Contact: Jim Lynch, Police Chief.

The resolution was read by title only by Teresa Henry, City Clerk.

Jim Lynch, Police Chief, and Captain Michelle Rogers provided that this amendment is to reallocate funds in order to continue the current supply tracking system.

Discussion confirmed that these funds are a reallocation of current funds to cover the bill already paid for using a departmental purchasing card.

Alderman Teeman, seconded by Alderman Van Buskirk, made a motion to adopt. The motion was approved by a vote of 5-0-2-1.

Ayes: Aldermen Teeman, Van Buskirk, Greene, Moore, Black

Nays: None

Absent: Aldermen Meyers, Aziere

Abstain: Alderman Emerson

4. **R-2943-17: A RESOLUTION** AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH DELTA INNOVATIVE SERVICES FOR THE RAYTOWN CITY HALL ROOF REPLACEMENT PROJECT IN AN AMOUNT NOT TO EXCEED \$230,000.00 FOR FISCAL YEAR 2016-2017. Point of Contact: Kati Horner Gonzalez, Public Works Director.

The resolution was read by title only by Teresa Henry, City Clerk.

Kati Horner Gonzalez, Public Works Director, provided that this solution authorizes the payment for professional services for a full-depth replacement of the City Hall roof planned to be done in coordination with the HVAC replacement project during Spring 2017.

Discussion included that this project has been handed off from previous Public Works Directors who investigated other supply options.

Alderman Black, seconded by Alderman Emerson, made a motion to adopt. The motion was approved by a vote of 6-0-2.

Ayes: Aldermen Black, Emerson, Teeman, Moore, Greene, Van Buskirk

Absent: Aldermen Aziere, Meyers

5. **R-2944-17: A RESOLUTION** AUTHORIZING AND APPROVING THE EXPENDITURE OF FUNDS WITH TREMCO FOR ROOFING SUPPLIES OFF THE AEPA COOPERATIVE PURCHASING CONTRACT IN AN AMOUNT NOT TO EXCEED \$105,000.00 FOR FISCAL YEAR 2016-2017. Point of Contact: Kati Horner Gonzalez, Public Works Director.

The resolution was read by title only by Teresa Henry, City Clerk.

Kati Horner Gonzalez, Public Works Director, provided that this resolution covers the purchase of the supplies for the roof replacement project.

Alderman Van Buskirk, seconded by Alderman Moore, made a motion to adopt. The motion was approved by a vote of 6-0-2.

Ayes: Aldermen Van Buskirk, Moore, Teeman, Black, Greene, Emerson
Absent: Aldermen Aziere, Meyers

6. **R-2945-17: A RESOLUTION** AUTHORIZING AND APPROVING ADDITIONAL PAYMENTS TO THE AGREEMENT BETWEEN CONFLUENCE AND THE CITY OF RAYTOWN FOR DESIGN SERVICES FOR THE CENTRAL BUSINESS DISTRICT STREETScape PROJECT IN AN AMOUNT NOT TO EXCEED \$2,500.00 AMENDING RESOLUTION 2456-11 FOR A TOTAL AMOUNT NOT TO EXCEED \$208,255.00 AND AMENDING THE FISCAL YEAR 2016-2017 BUDGET. Point of Contact: Kati Horner Gonzalez, Public Works Director.

The resolution was read by title only by Teresa Henry, City Clerk.

Kati Horner Gonzalez, Public Works Director, provided that the cost of professional services used during the the construction phase of the Streetscape Project went over budget by the amount requested in this resolution.

Discussion included that while the Streetscape Project has been successful, it has also entailed multiple cost overruns. The requested funds are for the hours billed for the review of submittals during the construction project.

Alderman Greene, seconded by Alderman Moore, made a motion to adopt. The motion was approved by a vote of 6-0-2.

Ayes: Aldermen, Greene, Moore, Van Buskirk, Black, Emerson, Teeman
Absent: Aldermen Meyers, Aziere

CLOSED SESSION

Notice is hereby given that the Mayor and Board of Aldermen may conduct a closed session, pursuant to the following statutory provisions:

- 610.021(1) Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys;

Alderman Teeman, seconded my Alderman Emerson, made a motion to go to closed session. The motion was approved by a vote of 6-0-2

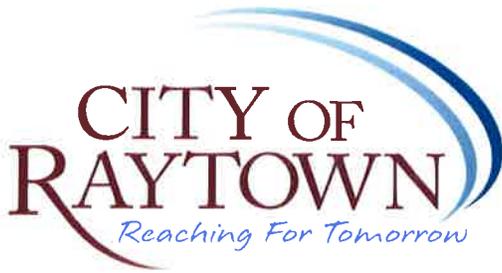
Ayes: Aldermen Teeman, Emerson, Black, Greene, Moore, Van Buskirk
Absent: Aldermen Aziere, Meyers

ADJOURNMENT

Alderman Moore, seconded by Alderman Emerson made a motion to adjourn. The motion was approved by a majority of those present.

The meeting adjourned at 9:03 p.m.

Teresa M. Henry, MRCC
City Clerk



City of Raytown

Boards and Commissions Application

Thank you for your interest in serving on one of the City of Raytown Boards and Commissions. Volunteers like you are essential to ensuring that your city government is responsive to the needs of the community.

Please help us place you in the most appropriate Board/Commission by completing this questionnaire.

Date: JAN 2017

Name: BETTIS, THOMAS "TOMMY" III A
Last First Middle

Address: 5525 WOODSON RD, RAYTOWN MO 64133
Street City Zip Code

Contact Information:

Phone: Day 816-898-8669 Evening 816-715-9377 Cell Fax E-Mail Address

I want to serve on the RAYTOWN PLANNING & ZONING Board/Commission

Because: IT HAS BEEN VERY INTERESTING AND FUN TO HELP OUR CITY BY SERVING ON THE COMMISSION

My strength(s) on this Board/Commission will be:

I HAVE COMMUNITY INVOLVEMENT + CONNECTION WITH A GROUP OF 10-12 NEIGHBORS FOR A COMMUNITY PULSE. I CAN BE THEIR VOICE ON THE COMMISSION IN ADDITION TO DISCERNMENT AND EXPERIENCE.

Education: SHAWNEE MISSION NORTH OF, KS MAY 1986
High School City/State Date

UNIVERSITY OF KANSAS H. BIOLOGY 1994
Trade/College/University Degree Date

Post Graduate:
College/University Degree Date

Employment (Maximum 10 years):

Current: Dex Media 3501 W. 137th GP, KS SALES
Employer Address Position

Past: USA 300 9805 EGG TERS Raytown Sales Mgr
Employer Address Position Dates

Past: Physicians Reference Lab
Employer Address Position Dates

Community Involvement:

Organization	Leadership Position(s)	Membership Date(s)
1. Boy Scouts Troop 469	Committee Chair	2007-2017
2. Raytown Democrat Association	Member	2003-2017
3. MANKIND PROJECT	NWTA Diversity	2010-2017
4.		
5.		

Do you have business or property interests that might place you in a conflict of interest situation should you be appointed to this Board/Commission? If so, please explain.

No

Do you anticipate that there will be times when you will not be able to attend the Board/Commission meeting? If yes, how often do you anticipate this would occur?

Yes. With my divorce + SCOT MEMBERSHIP I WILL LIKELY MISS 2 THURSDAYS IN 2017

Mail to: Mayor's Office, 10000 East 59th Street, Raytown, MO 64133; or FAX: 816-737-6097.

CITY OF RAYTOWN
Request for Board Action

Date: February 15, 2017
To: Mayor and Board of Aldermen
From: Teresa Henry, City Clerk

Resolution No.: R-2946-17

Department Head Approval: _____

City Administrator Approval: _____



Action Requested: Approve a resolution reappointing Tommy Bettis to the Planning & Zoning Commission for a four-year term which will expire on July 1, 2019.

Analysis: The Raytown Zoning Ordinance calls for the City to have a Planning & Zoning Commission that has the following powers to:

1. Prepare a zoning plan for the regulation of the height, area, bulk, location and use of private, nonprofit and public structures and premises, and of population density.
2. Make and adopt a comprehensive plan for the physical development of the city.
3. Review and provide a recommendation to the Board of Aldermen on all land use applications, which include, rezoning applications and conditional use permit applications.
4. Review and approve preliminary plat applications.
5. Review and provide a recommendation to the Board of Aldermen on all final plat applications.

The Planning & Zoning Commission consists of nine (9) members all of whom must be residents of Raytown. Each of the members of the Planning & Zoning Commission are appointed by the Mayor and approved by the Board of Aldermen. Members serve staggered four-year terms.

The current term of Tommy Bettis has expired and he has expressed an interest in being reappointed for another term. The application for reappointment is attached which expresses interest in being reappointed to serve another term on the Planning & Zoning Commission.

Alternatives: Appoint someone else.

A RESOLUTION AUTHORIZING AND APPROVING THE REAPPOINTMENT OF TOMMY BETTIS TO THE PLANNING & ZONING COMMISSION

WHEREAS, the Raytown Planning & Zoning Commission was established pursuant to Ordinance 139 which provides for the appointment of nine (9) Planning & Zoning Commission members appointed by the Mayor with the approval of the Board of Aldermen; and

WHEREAS, Tommy Bettis was originally appointed to the Planning & Zoning Commission on June 19, 2007 to fulfill an un-expired term ending July 1, 2011 and was reappointed to a 4-year term which expired July 1, 2015 and the Mayor desires to reappoint Tommy Bettis to an additional 4-year term on the Planning & Zoning Commission, expiring July 1, 2019 or until a successor is duly appointed; and

WHEREAS, the Board of Aldermen find it is in the best interest of the city to approve such appointments as proposed by the Mayor;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, AS FOLLOWS:

THAT Tommy Bettis, 5525 Woodson, Raytown Missouri; is hereby reappointed as a member of the Planning & Zoning Commission to a 4-year term expiring July 1, 2019, or until a successor is duly appointed; and

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 21st day of February, 2017.

Michael McDonough, Mayor

ATTEST:

Teresa M. Henry, City Clerk

Approved as to Form:

Joe Willerth, City Attorney

CITY OF RAYTOWN
Request for Board Action

Date: February 15, 2017

Bill No. 6438-17

To: Mayor and Board of Aldermen

Section No.: XIII

From: Scott Peterson, Planning and Zoning Coordinator

Department Head Approval: _____

Finance Director Approval: _____ (only if funding requested)

City Administrator Approval: _____

Action Requested: Conduct a public hearing to consider a Conditional Use Permit application for a vehicle repair, general establishment at 8832 E 350 Highway.

Recommendation: The Planning & Zoning Commission, by a vote of 6 in favor and 0 against, is recommending approval of the application subject to the following conditions:

1. All vehicles to be repaired or painted throughout the course of business be stored indoors at all times while on the property. Vehicles that are completely repaired, painted and operable may be parked outside.
2. Compliance with all applicable local, state and federal laws and ordinances.

Analysis: Edward Golden, on behalf of Green 350 Hwy Properties, LLC, is seeking a conditional use permit to operate a vehicle repair, general establishment at 8832 E 350 Highway, which is zoned Highway Corridor Commercial (HC). The previous use of the property was a gun store. The applicant plans to use the establishment for auto repair, small parts painting and plating.

Section 50-4 of the Code of Ordinances of the City of Raytown defines *vehicle repair, general* as “an establishment primarily engaged in painting of or bodywork to motor vehicles or heavy equipment. Typical uses include paint and body shops.” The land use table in Section 50-107 of the zoning ordinance requires that all vehicle repair, general establishments seeking to open on properties zoned HC obtain a Conditional Use Permit.

Alternatives: Alternatives to the recommendation of the Planning & Zoning Commission would be to:

1. Deny the conditional use permit application; or
2. Refer the application back to the Planning & Zoning Commission for reconsideration or further review.

Budgetary Impact: This application does not require the city to provide any funding.

Additional Reports Attached:

- Conditional Use Permit Application submitted by applicant
- Staff Report on this application for the February 2, 2017 Planning & Zoning Commission meeting.
- Minutes of the February 2, 2017 Planning & Zoning Commission meeting.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS TO ALLOW A VEHICLE REPAIR, GENERAL ESTABLISHMENT AT 8832 E. 350 HIGHWAY IN RAYTOWN, MISSOURI

WHEREAS, application PZ-2017-001, submitted by Edward Golden on behalf of Green 350 Highway Properties, LLC seeks to allow a vehicle repair, general establishment at 8832 E. 350 Highway; and

WHEREAS, pursuant to City Code Chapter 50, Article V of the City of Raytown Code of Ordinances, application no. PZ-2017-001, was referred to the Planning & Zoning Commission to hold a public hearing; and

WHEREAS, after due public notice in the manner prescribed by law, the Planning & Zoning Commission held public hearings on said application on February 2, 2017; and

WHEREAS, at the conclusion of said public hearing on February 2, 2017 the Planning & Zoning Commission by a vote of six (6) in favor and zero (0) against rendered a report to the Board of Aldermen recommending that the Conditional Use Permit Application be approved subject to certain conditions; and

WHEREAS, after due public notice in the manner prescribed by law, the Board of Aldermen held public hearings on said application on February 20, 2017 and March 6, 2017; and

WHEREAS, based on all of the information presented the Board of Aldermen finds it is in the best interest of the citizens of the City of Raytown to approve said Conditional Use Permit subject to certain conditions specified herein.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, AS FOLLOWS:

SECTION 1 – GRANT OF CONDITIONAL USE PERMIT. That a Conditional Use Permit is hereby granted to allow a vehicle repair, general establishment on the property located at 8832 E. 350 Highway in Raytown, Missouri, as legally described in Exhibit “A”, subject to the conditions set forth in Section 2 herein.

SECTION 2 – CONDITIONS OF APPROVAL AND OPERATION. That the following conditions of approval shall apply and be followed during the duration of the use allowed by this Conditional Use Permit.

1. All vehicles used, repaired, or painted throughout the course of business be stored indoors at all times while on the property.
2. Compliance with all applicable local, state and federal laws and ordinances.

SECTION 3 – FAILURE TO COMPLY. That failure to comply with any of the conditions or provisions contained in this ordinance shall constitute violations of both this ordinance and the City’s Comprehensive Zoning Code and shall be cause for revocation of the Conditional Use Permit granted herein in addition to other penalties contained in the City Code.

SECTION 4 – REPEAL OF ORDINANCES IN CONFLICT. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 5 – SEVERABILITY CLAUSE. The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

SECTION 6 – EFFECTIVE DATE. This ordinance shall be in full force and effect from and after the date of its passage and approval.

BE IT REMEMBERED that the above was read two times by heading only, **PASSED AND ADOPTED** by a majority of the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Jackson County, Missouri, this ____ day of March, 2017.

Michael McDonough, Mayor

ATTEST:

Teresa M. Henry, City Clerk

Approved as to Form:

Joe Willerth, City Attorney

BILL NO. 6438-17

ORDINANCE NO. ____-17

SECTION NO. XIII

Exhibit "A"

STAFF REPORT

To: The City of Raytown Planning and Zoning Commission
FROM: Scott Peterson, Planning and Zoning Coordinator
DATE: FEBRUARY 2, 2017
Subject: Agenda Item No. 5. A: Application for conditional use permit for a vehicle repair, general establishment at 8832 E 350 Highway.

BACKGROUND INFORMATION:

Edward Golden, on behalf of Green 350 Hwy Properties, LLC is seeking approval of a conditional use permit application that proposes to allow a vehicle repair, general establishment at 8832 E 350 Hwy. The subject property is owned by Green 350 Hwy Properties, but Mr. Golden is seeking to be a tenant of the property for his business, The Kandy Shop, which performs auto repair, small parts painting and plating.

The zoning ordinance defines *vehicle repair, general* as "an establishment primarily engaged in painting of or bodywork to motor vehicles or heavy equipment. Typical uses include paint and body shops." The applicant is seeking the conditional use permit as the property they are wishing to operate their business out of is zoned Highway Corridor Commercial (HC), which requires a conditional use permit for such a business per the updated land use table in Section 50-107 of the zoning ordinance.



FACTORS TO BE CONSIDERED:

In considering any application for a conditional use permit, the Planning Commission shall give consideration to the health, safety, morals, comfort and general welfare of the inhabitants of the city, including but not limited to, the following factors.

1. The stability and integrity of the various zoning districts.
The property to which the conditional use permit application applies is zoned Highway Corridor Commercial (HC). The zoning and uses on surrounding properties are more specifically described below:

East: Two residential properties sit to the east, and were just recently split from one lot to two and rezoned into R-1 Single Family Residential.

West: Highway 350 abuts the west side of the property. Offices are located on the west side of Highway 350 and are zoned Highway Corridor Commercial (HC).

South: The property sits in a small strip mall. The neighbor immediately to the south of the applicant is a pawn shop. There are two properties south of the applicant property that both function as vehicle repair establishments, although one is currently vacant.

North: The neighbor in the strip mall immediately to the north of the applicant is a professional office that is in use as a third-party vehicle sales business. Extreme Grand Prix and Sutherland's are on the property immediately north of the applicant property.
2. Conservation of property values.
The proposed use, if approved, will occupy a currently vacant property that was previously in use as a gun store. The property is in active use as a strip mall with a variety of commercial uses in the mall itself, as well as surrounding the applicant property, except for residential properties to the east. It is the opinion of staff that given the commercial character of the area that property values will not be negatively impacted by granting a conditional use permit to the applicant.
3. Protection against fire and casualties.
Prior to occupying the property, the applicant will be required to obtain a Use Permit from the Community Development Department. As part of review and approval of the Use Permit, the buildings and property will be inspected by the City's Building Official and Property Code Enforcement Officer as well as by the Fire Marshall from the Raytown Fire Protection District to ensure compliance with the applicable life safety codes contained in the city and fire district's adopted Building and Fire Codes as well as the city's Property Maintenance Code.
4. Observation of general police regulations.
It does not appear that the proposed vehicle repair, general establishment will violate any general police regulations.
5. Prevention of traffic congestion.
The subject property is located along Highway 350. The applicant requested, and was granted, a waiver to a traffic impact analysis by the Public Works department. It is the opinion of staff that the proposed business will not generate enough traffic to impact congestion along the highway.
6. Promotion of traffic safety and the orderly parking of motor vehicles.
As stated above, it is the opinion of staff that the proposed business will not generate traffic safety or parking issues due to the limited number of expected vehicle trips per hour to the site.

7. Promotion of the safety of individuals and property.
As previously described, if the application is approved, prior to opening for business city code requires that the applicant obtain a Use Permit from the Community Development Department. As part of the review and approval of the Use Permit application, the buildings and property will be inspected by the City's Building Official and Property Code Enforcement Officer as well as by the Fire Marshall with the Raytown Fire Protection District to ensure compliance with the applicable life safety codes contained in the city and fire district's adopted building and fire codes.
8. Provision for adequate light and air.
The applicant is not proposing any additional construction on the site, so light and air will be the same as it currently exists on the property. The applicant will be required to follow all state and federal laws regarding the handling and disposal of toxic or hazardous materials that could impact air quality.
9. Prevention of overcrowding and excessive intensity of land uses.
The applicant property has a garage to allow for work on vehicles inside the building. Given the location is in a strip mall with neighboring businesses active to either side of the applicant, it is possible that vehicle overflow could crowd the parking lot of the property.
It is the recommendation of staff that a condition be made that all vehicles used during the course of business for the applicant be stored indoors at all times while on the property.
10. Provision for public utilities and schools.
It is not anticipated that the proposed conditional use will have any impact on schools, and all necessary utilities are available to serve the property.
11. Invasion by inappropriate uses.
There are other vehicle repair facilities in the same block as the applicant property. The land use table does allow for conditional use permits for this type of establishment along Highway 350. As such, it does not appear that the proposed use will be an invasion of an inappropriate use if the use and property comply with other city codes and regulations.
12. Value, type and character of existing or authorized improvements and land uses.
There are no planned improvements to this property as a result of the applicant business.
13. Encouragement of improvements and land uses in keeping with overall planning.
Staff has no recommendations for improvements of the property based on the proposed use.
14. Provision for orderly and proper renewal, development and growth.
The proposed use is located in an existing commercial area and, if the application is approved in a manner that is consistent with city codes and regulations, the proposed use will allow continued commercial use of the property while providing for the orderly and proper renewal, redevelopment and growth along Raytown Road.

STAFF RECOMMENDATION:

It is the recommendation of staff that the conditional use permit application to operate a vehicle repair, general establishment be approved subject to the following conditions:

1. All vehicles used, repaired, or painted throughout the course of business be stored indoors at all times while on the property.
2. Compliance with all applicable local, state and federal laws and ordinances.

DRAFT
MINUTES
CITY OF RAYTOWN
PLANNING AND ZONING COMMISSION MEETING

February 2, 2017
Raytown City Hall
Board of Aldermen Chambers
10000 East 59th Street
Raytown, Missouri 64133

7:00 pm

1. Welcome by Chairperson- Mr. Tommy Bettis, Vice-Chairman, served as the Chairman in Mr. Kevin Wilson's absence.

2. Call meeting to order and Roll Call.

Wilson: Absent	Jimenez: Absent	Stock: Present
Bettis: Present	Robinson: Present	Lightfoot: Present
Hartwell: Present	Dwight: Present	Meyers: Absent

3. Approval of minutes – December 01, 2016 meeting

- a. Revisions- None
- b. Motion- Ms. Stock made a motion to approve the December 01 minutes.
- c. Second- Ms. Hartwell made a second to Ms. Stock's motion.
- d. Additional Board Discussion- None.
- e. Vote- Motion passed unanimously 6-0.

4. Old Business – None

5. New Business:

A. Application: Public Hearing to consider a Conditional Use Permit for a vehicle repair, general establishment at 8832 E 350 Highway.

Case No.: PZ-2017-001

Applicant: City of Raytown

1. Introduction of Application by Chair- Mr. Bettis introduced the application.
2. Open Public Hearing- Mr. Bettis opened the Public hearing.
3. Explain Procedure for a Public Hearing and swear-in speakers- Mr. Willerth swore in those wishing to speak for or against the application.
4. Enter Additional Relevant City Exhibits into the Record:
 - a. Conditional Use Permit Application submitted by applicant
 - b. Publication of Notice of Public Hearing in Daily Record Newspaper
 - c. Public Hearing Notices mailed to property owners within 185-feet of subject property.

- d. City of Raytown Zoning Ordinance, as amended
 - e. City of Raytown Comprehensive Plan
 - f. Staff Report on application for February 2, 2017 Planning & Zoning Commission meeting
5. Explanation of any exparte' communication from Commission members regarding the application- None.
 6. Introduction of Application by Staff- Mr. Peterson introduced the application. Mr. Edward Golden is seeking a conditional use permit to operate a vehicle repair, general establishment at 8832 E 350 Highway. Mr. Peterson stated that due to the land use table this type of establishment requires a conditional use permit to operate on a property zoned Highway Corridor Commercial (HC).
 7. Request for Public Comment- Mr. Edward Golden spoke on behalf of his application. He stated that he has read and agrees to the staff recommendations for the application. Mr. Golden stated that he does not store vehicles outside anyways for fear of vandalism and theft. Mr. Golden stated that the previous tenant of the building was a gun store, so the building is already properly equipped for the ventilation needed for auto paint and repair.
 8. Additional Staff Comments and Recommendation- Staff recommended approval of the Conditional Use Permit subject to the following conditions:
 1. All vehicles used, repaired, or painted throughout the course of business be stored indoors at all times while on the property.
 2. Compliance with all applicable local, state and federal laws and ordinances.
 9. Board Discussion- None.
 10. Close Public Hearing- Mr. Bettis closed the public hearing.
 11. Board Decision to Approve, Conditionally Approve or Deny the Application.
 - a. Motion- Ms. Stock made a motion to approve the application subject to staff recommendations.
 - b. Second-Mr. Lightfoot made a second to Ms. Stock's motion.
 - c. Additional Board Discussion- None.
 - d. Vote- Motion passed unanimously 6-0.

B. Application: Public Hearing to consider text amendments to the City of Raytown Zoning Ordinance, Chapter 50, Article I, Section 50-4 and Section 50-107(a)(5) of the Code of Ordinances of the City of Raytown.

Case No.: PZ-2017-002

Applicant: City of Raytown

1. Introduction of Application by Chair- Mr. Bettis introduced the application.
2. Open Public Hearing- Mr. Bettis opened the public hearing.
3. Explain Procedure for a Public Hearing and swear-in speakers-
4. Enter Additional Relevant City Exhibits into the Record:
 - a. Publication of Notice of Public Hearing in Daily Record Newspaper.
 - b. City of Raytown Zoning Ordinance, as amended
 - c. City of Raytown Comprehensive Plan
 - d. Staff Report on application for February 2, 2017 Planning & Zoning Commission meeting

5. Explanation of any exparte' communication from Commission members regarding the application- None.
6. Introduction of Application by Staff- Mr. Peterson introduced the application. Staff is recommending a number of changes to Section 50-4 of the zoning ordinance, which outlines all of the definitions used in Chapter 50, as well as those used in the land use table in Section 50-107(a)(5).

Discussion included the revision of definitions for day care centers in Raytown, what members constitute a "household", and previous changes made to *vehicle repair, general* and *vehicle repair, limited*.
7. Request for Public Comment- None
8. Additional Staff Comments and Recommendation- Staff recommends approval of the text amendment.
9. Board Discussion- None.
10. Close Public Hearing- Mr. Bettis closed the Public Hearing.
11. Board Decision to Approve, Conditionally Approve or Deny the Application.
 - a. Motion- Mr. Robinson made a motion to approve the application.
 - b. Second- Ms. Hartwell seconded Mr. Robinson's motion.
 - c. Additional Board Discussion- None.
 - d. Vote- Motion passed unanimously, 6-0.

6. Other Business

A. Presentation to Planning and Zoning Commission on Comprehensive Plan Update- Scott Peterson, Planning and Zoning Coordinator- No presentation was given due to several Planning Commission members being absent.

- 7. Planning Projects Report-** None.
- 8. Set Future Meeting Date –** March 2, 2017
- 9. Adjourn**

CITY OF RAYTOWN
Request for Board Action

Date: February 15, 2017

Bill No. 6439-17

To: Mayor and Board of Aldermen

Section No.: XIII

From: Scott Peterson, Planning and Zoning Coordinator

Department Head Approval: _____

Finance Director Approval: _____ (only if funding requested)

City Administrator Approval: _____

Action Requested: Conduct a public hearing to consider a text amendment to Section 50-4 of the Code of Ordinances of the City of Raytown.

Recommendation: The Planning & Zoning Commission, by a vote of 6 in favor and 0 against, is recommending approval of the application.

Analysis: As part of an ongoing review by city staff of the zoning ordinance (Chapter 50) of the Code of Ordinances of the City of Raytown, staff has revised the definitions section of the ordinance in order for it to more closely match the land use table, zoning districts and overlays, and for the general purposes of greater clarity and understanding. Outside of the *group homes* definition, which was added by staff and approved by the Planning and Zoning Commission in December and January, respectively, no new definitions have been added to the ordinance. All proposed changes are edits and corrections to existing definitions, as seen in the attached Staff Report from the February 2nd Planning and Zoning Commission meeting.

Alternatives: Alternatives to the recommendation of the Planning & Zoning Commission would be to:

1. Deny the text amendment application; or
2. Refer the application back to the Planning & Zoning Commission for reconsideration or further review.

Budgetary Impact: This application does not require the city to provide any funding.

Additional Reports Attached:

- Staff Report on this application for the February 2nd, 2017 Planning & Zoning Commission meeting.
- Minutes of the February 2, 2017 Planning & Zoning Commission meeting.

AN ORDINANCE AMENDING CHAPTER 50 (ZONING), SECTION 4 (DEFINITIONS), AND SECTION 50-107(a)(5) OF THE CODE OF ORDINANCES OF THE CITY OF RAYTOWN, FOR THE PURPOSE OF UPDATING ZONING DEFINITIONS IN THE ZONING ORDINANCE OF THE CITY OF RAYTOWN

WHEREAS, application PZ-2017-002, submitted by the City of Raytown, proposes to amend Section 50-4 and Section 50-107(a)(5) of the City of Raytown Zoning Ordinance relating to regulations governing public hearings that appear before the Planning and Zoning Commission; and

WHEREAS, after due public notice in the manner prescribed by law, the Planning and Zoning Commission held a public hearing on February 2, 2017 and by a vote of 6 in favor and 0 against recommended approval of the amendment to Section 50-4 and Section 50-107(a)(5) of the City of Raytown Zoning Ordinance; and

WHEREAS, after due public notice in the manner prescribed by law, the Board of Aldermen held public hearings on February 21, 2017, and March 7, 2017 and rendered a decision to approve the amendment to Section 50-4 and Section 50-107(a)(5) of the City of Raytown Zoning Ordinance.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, AS FOLLOWS:

SECTION 1 – APPROVAL OF AMENDMENTS. That Section 50-4, commonly known as “Definitions”, is hereby amended as provided in Section 2.

SECTION 2 – AMENDMENTS.

The following definitions are hereby adopted:

Sec. 50-4. - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

~~*100-year flood. See Base flood.*~~

Access means the right to cross between public and private property, allowing pedestrians and vehicles to enter and leave property.

Accessory building means a detached building that is customarily incident to or subordinate to the main building located on the same tract or incidental or subordinate to the use of the land on which it is located.

Accessory use means the use of a building **or land** that is customarily incident to and located on the same lot or premises as the main use of the premises. A building housing an accessory use is considered an integral part of the main building when it has any part of a wall in common with the main building or is under an extension of the main roof and designed as an integral part of the main building.

~~Actuarial or risk premium rates means those rates established by the director of development and public affairs pursuant to individual community studies and investigations that are undertaken to provide flood insurance in accordance with section 1307 of the National Flood Disaster Protection Act of 1973 and the accepted actuarial principles. Risk premium rates include provisions for operating costs and allowances.~~

Adult day care center means a facility for adults having some or all of the characteristics of homes for the elderly, whether operated for profit or not, which through its operation provides one or more personal services for four or more persons not related by blood or marriage to the owner or operator, for a period of less than 24 hours. Personal services are in addition to housing and food service and include, but are not limited to, personal assistance with bathing, dressing, housekeeping, supervision, eating, supervision of self-administered medication and assistance in securing health care from appropriate sources.

Adult entertainment use definitions:

Adult means a person who has attained the age of at least 18 years.

Adult bookstore means an establishment having as a substantial or significant portion of its stock in trade books, magazines or other periodicals that are distinguished or characterized by their emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas as defined in this section, or an establishment or section devoted to the sale or display of such material.

Adult entertainment establishment means an establishment having as a substantial or significant portion of its business the offering of entertainment, stocks in trade of materials, scenes or other presentations characterized by emphasis on depiction or description of specified sexual activities or specified anatomical areas as defined in this section. An establishment that has more than two percent of its stock in trade of video recordings consisting of video recordings depicting specified sexual activities or specified anatomical areas shall be considered to be an adult entertainment establishment.

Adult mini-motion picture theater means an enclosed building with a capacity of less than 50 persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas as defined in this section, for observation by patrons therein.

Adult motion picture theater means an enclosed building with a capacity of 50 or more persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas as defined in this section, for observation by patrons therein.

Specified sexual activities means:

- (1) Human genitals in a state of sexual stimulation or arousal;
- (2) Acts of human masturbation, sexual intercourse or sodomy; and
- (3) Fondling or other erotic touching of human genitals, pubic region, buttock or female breast.

Specified anatomical areas means:

- (1) Less than completely and opaquely covered human genitals and pubic regions, buttock, and female breast below a point immediately above the top of the areola; and
- (2) Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

Agricultural processing means the initial processing of crop-based agricultural products that is reasonably required to take place in close proximity to the site where such products are produced. Typical uses include grain mills.

Agricultural sales and service means an establishment primarily engaged in the sale or rental of farm tools and implements, feed and grain, tack, animal care products and farm supplies. This definition excludes the sale of large implements, such as tractors and combines, but includes food sales and farm machinery repair services that are accessory to the principal use.

Agriculture means the planting, cultivating, harvesting and storage of grains, hay or plants commonly grown in the county. The storage of crops, grains, feeds or other products shall be limited to those raised on or to be consumed on the premises.

Agriculture, general, means the use of land for the production of livestock, dairy products, poultry or poultry products.

Agriculture, limited, means the use of land for the production of **nursery stock**, row crops, field crops, tree crops or timber.

Airport or airstrip means any public or privately owned or operated ground facility designed to accommodate landing and take off operations of aircraft, including all taxiways, aircraft storage and tie-down areas, hangars and other necessary buildings and open spaces.

Alley means a dedicated public right-of-way that provides a secondary means of access to and from streets and lots.

Alteration means any addition, removal, extension or change in the location of any exterior wall of a main building or accessory building.

Animal care, general, means a use providing animal care, veterinary services or boarding. See *Animal care, limited*, and *Kennel*.

Animal care, limited, means a use providing animal care, boarding and veterinary services for household pets, with no outside animal runs. See *Animal care, general*, and *Kennel*.

Animal hospital or clinic means an establishment where animals are admitted principally for examination, treatment, board or care by a doctor of veterinary medicine. This includes kennels that are totally enclosed within the establishment and that have no outdoor facilities.

Apartment means a room or suite of rooms within a multi-household dwelling arranged, intended or designed for a place of residence of a single household or group of individuals living together as a single housekeeping unit.

Appeal means a request for a review of the community development ~~and public affairs~~ director's interpretation of any provision of this chapter or, in the case of flood protection, a request for a variance.

Area, building, means the total area taken on a horizontal plane at the largest floor level of the main or principal building and all accessory buildings on the same lot exclusive of uncovered porches, terraces, steps, awnings, marquees and non-permanent canopies and planters.

Area, floor, habitable, means the sum of the horizontal areas of all rooms in a building used for habitation, such as living room, dining room, kitchen, bedroom, bathroom or closet, but not including

hallways, stairways, service rooms or utility rooms, unheated rooms such as enclosed porches or rooms without at least one window or skylight opening onto a yard or court, measured between the interior faces of walls.

Area, floor or gross floor, means the sum of the gross horizontal areas of the several stories of a building excluding cellar and basement floor areas not devoted to residential use, but including the area of walled-in and roofed porches and terraces. All dimensions shall be measured between exterior faces of walls.

~~*Area of shallow flooding* means a designated AO or AH zone on a community's flood insurance rate map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.~~

~~*Area of special flood hazard* means the land in the flood plain within a community subject to one percent or greater chance of flooding in any given year.~~

Asphalt or concrete plant means an establishment engaged in the manufacture, mixing, batching or recycling of asphalt, asphaltic cement, and cement or concrete products.

Auditorium or stadium means an open, partially enclosed or fully enclosed facility used or intended to be used primarily for spectator sports, entertainment events, expositions and other public gatherings. Typical uses include convention and exhibition halls, sports arenas and amphitheaters.

Automated teller machine (ATM) means a mechanized consumer banking device operated by a financial institution for the convenience of its customers, whether outside or in an access-controlled facility. An ATM located within a building shall be considered accessory to the principal use unless the ATM is likely to be an independent traffic generator.

Bank or financial institution means establishments engaged in deposit banking. Typical uses include commercial banks, savings institutions and credit unions. Banks and financial institutions also include automated teller machines.

Bar or tavern means an establishment in which the primary function, **meaning over 50% of the revenue, is comprised of** the sale and serving of alcoholic and cereal malt beverages for consumption on the premises, including establishments commonly known as cocktail lounges and nightclubs.

~~*Base flood* means a flood having a one percent chance of being equaled or exceeded in any given year.~~

Basement means any area of the building having its floor subgrade (below ground level) on all sides.

Basic industry means an establishment engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials. Typical uses include distilleries, pulp processing and paper products manufacturing; glass manufacturing; brick manufacturing; steel works; tanneries; acid manufacturing; cement, lime, gypsum, or plaster ~~or~~ of Paris manufacturing; fertilizer or chemical manufacturing; and petroleum refineries.

Bed and breakfast home or inn means a dwelling where for compensation one or more rooms are available for lodging and breakfast served to lodgers only. When conducted as a home occupation, such facilities are designated as "home." When designated as an "inn," such facilities may be operated as a home occupation or as a business enterprise. When specifically permitted, tea rooms for a limited number of customers may be operated in conjunction with bed and breakfast inns.

Boardinghouse or lodginghouse means a building, other than a hotel, occupied as a single housekeeping unit, where lodging or meals are provided for three or more persons for compensation, pursuant to previous arrangements, but not for the public or transients.

Breezeway means a pedestrian connection between two buildings, having a permanent roof and floor and having no sidewalls, except that screenwire or lattice having at least 50 percent open area may be attached in the form of sidewalls.

Buildable width means the width of that part of a lot not included within the open spaces herein required.

Building means a structure having a roof supported by columns or walls whether or not completely enclosed. When separated by common walls without openings, it shall be deemed a separate building. When divided by other than common or contiguous walls, each portion or section of such building shall be regarded as a separate building, except that two buildings connected by a breezeway having a continuous roof shall be deemed as one building.

Building, attached, means a building having at least one wall or more in common with another building.

Building, detached, means a building having no walls in common with another building.

Building height means the vertical measurement from grade to a point midway between the highest and lowest points of the roof.

Bulk regulations means the height, area, yard and parking regulations associated with permitted uses in zoning districts.

Business and professional office means the office of a dentist, doctor, attorney, real estate agent, insurance agent, architect, engineer or other similar professional person and any office used primarily for accounting, correspondence, research, editing or administration, but not including rooms for the overnight care of patients.

Campground means any parcel of ground that provides space for transient occupancy and is used or intended to be used for the parking of one or more camping trailers or similar recreational vehicles or tents. The term "campground" does not include sales lots on which unoccupied camping trailers, whether new or used, are parked for the purpose of storage, inspection or sale.

Camping trailer means any vehicular portable dwelling unit designed especially for short-term occupancy such as: travel trailers, tent trailers, truck or auto-mounted camping units, converted buses and trucks, and all other similar units whether self-propelled, pulled or hauled, and designed primarily for highway travel without the necessity of a special permit.

Carwash means an establishment primarily engaged in cleaning or detailing motor vehicles, whether self-service, automatic or by hand.

Cemetery means land used or intended to be used for burial or cremation of the dead, whether human or animal, including a mausoleum or columbarium.

Child foster care facility means any private residence licensed by the division of family services or department of mental health to provide foster care to one or more but less than seven children who are unrelated to either foster parent by blood, marriage or adoption.

Child nursery means a building where five or more children under six years old, other than members of the household occupying such building, are served and taken care of for compensation.

College or university means an institution of higher education offering undergraduate or graduate degrees.

Common open space means a parcel of land or an area of water, or combination of both land and water, and designed and intended for the use and enjoyment of the residents of the development. Common open space does not include streets, alleys, parks, off-street parking or loading area, publicly-owned open space or other facilities dedicated by the developer for public use. ~~Common open space must be substantially free of structures.~~

Communications tower means a guyed, monopole or self-supporting tower, constructed as a freestanding structure or in association with a building, other permanent structure or equipment, containing one or more antennas intended for transmitting or receiving television, AM/FM radio, digital, microwave, cellular, telephone or similar forms of electronic communication.

Compost facility means a facility that is designed and used for transforming food, yard wastes and other organic material into soil or fertilizer by biological decomposition.

Conditional use means a use of any building, structure or parcel of land deemed by the planning commission that, by its nature, is perceived to require special care and attention in siting so as to assure compatibility with surrounding properties and uses. Conditional uses may have special conditions and safeguards attached to assure that the public interest is served **and are subject to approval as set out in Article V. Conditional Uses.**

Construction sales and service means an establishment engaged in the retail or wholesale sale of materials used in the construction of buildings or other structures, and the outdoor storage of construction equipment of materials on lots other than construction sites. Typical uses include lumberyards, home improvement centers, lawn and garden supply stores, electrical, plumbing, air conditioning, and heating supply stores, swimming pool sales, construction contractors' storage yards and construction equipment rental establishments.

Contingency plans means detailed plans for control, containment, recovery and clean up of hazardous materials released during floods, fires, equipment failures, leaks and spills.

Convenience store means a **small retail** establishment **that is open long hours, typically sells staple groceries, snacks, and beverages, and may be** primarily engaged in the retail sale of gasoline or other motor fuels, along with accessory activities such as the sale of lubricants, accessories **and supplies, ~~or food~~** but shall not include the lubrication of motor vehicles, and the adjustment or repair of motor vehicles.

Correctional facility means a facility providing housing and care for individuals confined for violations of law.

Court means an open space, bounded on three or more sides by exterior buildings, walls or by exterior walls of a building and lot lines upon which walls or fences are allowable.

Cultural service means a facility providing cultural and educational services to the public. Typical uses include museums, art museums, observatories, planetariums, botanical gardens, arboretums, zoos, and aquariums.

Curb level means the mean level of the curb in front of the lot, or in the case of a corner lot, along that abutting street where the mean curb level is the highest.

~~*Day care* means an establishment that provides care, protection and supervision for individuals on a regular basis away from their primary residence for less than 24 hours per day. The term includes kindergartens, nursery schools and other similar programs regardless of auspices.~~

~~*Day care, commercial center* means a day care establishment that provides care, protection and supervision for ~~11~~ twenty (20) or more ~~individuals~~ children at any one time, ~~in~~ excluding those under the ~~supervision or~~ custody of the day care provider, in a location other than the provider's permanent residence and licensed by the state of Missouri.~~

~~*Day care, general group home*, means a ~~day care center~~ an establishment that provides care, protection and supervision for ~~seven to ten~~ eleven (11) to twenty (20) ~~individuals~~ children at any one time, ~~in~~ excluding those under the ~~supervision or~~ custody of the day care provider, in a location other than the provider's permanent residence and licensed by the State of Missouri.~~

~~*Day care, limited family home*, means a day care center that provides care, protection and supervision for ~~not more than ten (10)~~ six or fewer ~~individuals~~ children at any one time, ~~not~~ including those related to ~~under the supervision or custody of~~ the day care provider, and licensed by the State of Missouri for five (5) or more children.~~

Developer means the owner, or any other person, firm or corporation authorized by the owner, undertaking proceedings under the provisions of these regulations for the purpose of rezoning or seeking a conditional use on land.

Development means any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures, levee, levee systems, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

Drive-in establishment means an enterprise that accommodates the patrons' automobiles and from which the occupants of the automobiles may make purchases, transact business or view motion pictures or other entertainment.

Dwelling means any building or portion thereof that is designed and used exclusively for residential purposes.

Dwelling, multihousehold, means a building designed for or occupied exclusively by three or more households living independently of each other.

Dwelling, single-household, a detached dwelling, designed for or occupied by one single household, containing one dwelling unit. For the purposes of these zoning regulations, foster homes and small group living shall be considered single-household dwellings.

Dwelling two-household, means a building designed for or occupied by two households living independently of each other in separate dwelling units.

Dwelling unit means one or more rooms constituting all or part of a dwelling that are used exclusively as living quarters for one household and not more than two roomers or boarders, and that contain a stove, sink and other kitchen facilities.

~~Elevated building, for flood insurance purposes, means a nonbasement building which has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns.~~

~~Existing construction, for the purposes of determining flood insurance rates, means structures for which the start of construction commenced before the effective date of the flood insurance rate map (FIRM) or before January 1, 1975, for FIRMs effective before that date. The term "existing construction" may also be referred to as "existing structures."~~

Existing manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

Expansion to an existing manufactured home park or subdivision means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Facility means something built, installed or established for a particular purpose.

Fast food restaurant means any business establishment whose principal business is providing for the preparation or sale of prepared foods, frozen desserts, or beverages for either carry out/delivery or for consumption on the premises where either:

- (1) Foods, frozen desserts or beverages are usually served in edible containers or in paper, plastic or other disposable containers, and where customers are not served their food, frozen desserts or beverages by a restaurant employee at the same table or counter where the items are consumed; or
- (2) The establishment includes a drive-up or drive-through service facility or offers curbside service.

Financial institution means an establishment primarily or as an accessory use engaged in the provision of financial and banking services. Typical institutions include banks, independent automatic teller machines (ATM) not located on the property of a financial institution, savings and loan institutions, credit unions, loan and lending services, pawn shops and loan brokers as defined in RSMo ch. 367.

~~Flood or flooding means a general and temporary condition of partial or complete inundation of normally dry land areas from:~~

- ~~(1) The overflow of inland or tidal waters.~~
- ~~(2) The unusual and rapid accumulation or runoff of surface waters from any source.~~

~~Flood insurance rate map (FIRM) means an official map of a community, issued by the federal flood insurance administrator, where the boundaries of the flood areas having special flood hazards have been designated as (unnumbered or numbered) A zones.~~

~~Flood insurance study means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations.~~

~~*Floodproofing* means any combination of structural and nonstructural additions, changes or adjustments to structures that reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.~~

~~*Floodway* means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.~~

~~*Floodway fringe* means the area of the floodplain, outside of the floodway, that on the average is likely to be flooded once every 100 years (i.e., that has a one percent chance of flood occurrence in any one year).~~

Floor area ratio means the ratio of the floor area of a building to its lot area. For example, when a floor area ratio of four-tenths is specified, the floor area of a building constructed on a lot of 10,000 square feet in area is limited to a maximum of 4,000 square feet. The number of stories being optional, the building area may be 4,000 square feet for one story, 2,000 square feet for each of two stories, and so forth. The purpose of this ratio is to control the bulk of buildings.

Food/bakery product manufacturing means a use engaged the manufacture of food and food products, including non-retail bakeries, canning facilities and creameries.

Foster home means a single-household dwelling that is the private residence of one or more household members providing 24-hour care to one or more but less than seven children who are unattended by parent or guardian and who are unrelated to either foster parent by blood, marriage, or adoption.

~~*Freeboard* means a factor of safety usually expressed in feet above a flood level for purposes of flood plain management. The term "freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, clogged bridge openings and the hydrological effect of urbanization of the watershed.~~

Freight terminal means a building or area in which freight brought by truck, rail or air is processed for continued shipment by truck, rail or air.

~~*Garage, auto repair,* means any building or premise used for the storage, care or repair of motor vehicles which is operated for commercial purposes.~~

Garage, carport, means a partial enclosure attached to a dwelling or other building for storage only of motor vehicles.

Garage, storage, means a building or portion thereof, except those defined as a private, public or community garage, providing storage for motor vehicles, with facilities for washing but no other services.

Gas and fuel sales/storage means the use of a site for bulk storage and distribution and sales of flammable liquid, gas or solid fuel, excluding belowground storage that is clearly ancillary to an allowed principal use on the site.

Golf course means a facility providing private or public golf recreation services and support facilities. This definition shall exclude miniature golf courses and golf driving ranges except those that are clearly accessory uses. See *Recreation and entertainment, outdoor*.

Government service means buildings or facilities owned or operated by a government entity and providing services for the public, excluding utilities and park and recreation services. Typical uses include administrative offices of government agencies and utility billing offices.

Group home means a residential facility serving nine (9) or fewer residents and not more than two of whom are staff residents, similar in appearance to a single-family dwelling and providing basic health supervision, rehabilitation training, community integration or social support. Group homes are specifically licensed by the State of Missouri or otherwise permitted by law.

Group living, large, means any dwelling occupied by more than ten unrelated persons that cannot be defined as a household.

Group living, small, means any dwelling occupied by at least four but no more than ten unrelated persons that cannot be defined as a household.

Guest house means living quarters within a detached accessory building located on the same lot with the main building for use by temporary guests of the occupants of the premises, such quarters having no kitchen facilities and not rented or otherwise used as a separate dwelling.

Hazardous material means a material that is defined in one or more of the following categories:

- (1) Ignitable: A gas, liquid or solid that may cause fires through friction, absorption of moisture or that has low flash points. Examples: white phosphorous and gasoline.
- (2) Carcinogenic: A gas, liquid or solid that is normally considered to be cancer causing or mutagenic. Examples: PCBs in some waste oils.
- (3) Explosive: A reactive gas, liquid or solid that will vigorously and energetically react uncontrollably if exposed to heat, shock, pressure or combinations thereof. Examples: dynamite, organic peroxides and ammonium nitrate.
- (4) Highly toxic: A gas, liquid or solid so dangerous as to afford an unusual hazard to life. Examples: parathion and chlorine gas.
- (5) Moderately toxic: A gas, liquid or solid that through repeated exposure or in a single large dose can be hazardous. Example: atrazine.
- (6) Corrosive: Any material, whether acid or alkaline, that will cause severe damage to human tissue, or in case of leakage might damage or destroy other containers of hazardous materials and cause the release of their contents. Examples: battery acid and phosphoric acid.

Hazardous operation means activities that present the potential for serious hazards to human life and health. Typical uses include arsenals, atomic reactors, explosives and fireworks manufacture, hazardous waste disposal, medical waste disposal and radioactive waste handling.

Health club means a facility where members or nonmembers use equipment or space for the purpose of physical exercise.

Heliport or *helipad* means an area, either on the ground or on a building, used as a landing pad for helicopters to pick up or discharge passengers or cargo.

Highest adjacent grade means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Historic structure means any structure that is:

- (1) Listed individually in the National Register of Historic Places (a listing maintained by the United States Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district.
- (3) Individually listed on a state inventory of historic places in states with historic preservation programs that have been approved by the Secretary of the Interior; or
- (4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - a. By an approved state program as determined by the Secretary of the Interior; or
 - b. Directly by the Secretary of the Interior in states without approved programs.

Home occupation means any occupation or business activity conducted for financial gain that results in a product or service and is conducted in whole or in part in the dwelling unit, and is clearly subordinate to the residential use of the dwelling unit.

Hospital means:

- (1) An institution that offers service more intensive than those required for room, board, personal services and general nursing care;
- (2) An institution that offers facilities and beds for use beyond 24 hours by individuals requiring diagnosis, treatment, or care for illness, injury, deformity, infirmity, abnormality, disease, or pregnancy;
- (3) An institution that regularly makes available at least clinical laboratory services, diagnostic X-ray services, and treatment facilities for surgery or obstetrical care, or other definitive medical treatment of similar extent. Hospitals may include offices for medical and dental personnel, central service facilities such as pharmacies, medical laboratories and other related uses; and
- (4) A place devoted primarily to the maintenance and operation of facilities for the diagnosis, treatment or care for not less than 24 consecutive hours in any week of three or more non-related individuals suffering from illness, disease, injury, deformity or other abnormal physical conditions; or a place devoted primarily to provide for not less than 24 consecutive hours in any week medical or nursing care for three or more non-related individuals.

The term "hospital" does not include a dwelling used for group living, large or small, or residential care facilities.

Hotel or motel means:

- (1) An establishment used, maintained or advertised as a place where sleeping accommodations, in rooms without individual kitchens, are supplied for short-term rent to transient guests. Typical uses include hotels and motels.
- (2) A building occupied or used as a more or less temporary abiding place of individuals or groups of individuals who are lodged with or without meals, and in which there are more than five sleeping rooms.

Household means one or more persons living together and sharing common living, sleeping, cooking and eating facilities within an individual dwelling unit, no more than three of whom may be unrelated. The following persons shall be considered related for the purpose of this definition:

- (1) Persons related by blood, marriage or adoption, or foster care;
- (2) Persons residing in a household for the purpose of adoption;
- (3) Person(s) living in a household at the direction of a court.

Indirect illumination means lighting of a sign or object in such a way that the source of light cannot be seen.

Junk means old or scrap copper, brass, rope, rags, batteries, paper, trash, rubber, debris, waste, iron, steel and other old or scrap ferrous or nonferrous material.

Junk yard means premises or a building that is maintained, operated or used for storing, keeping, buying or selling junk. The term shall include garbage dumps.

Kennel means a commercial operation that:

- (1) Provides food, shelter and care for three or more dogs of six months of age or older for purposes not related to medical care, such as boarding, breeding or training, including dogs owned by the occupants of the property; or
- (2) Regularly engages in the breeding of animals for sale.

See *Animal care, general*, and *Animal care, limited*.

Landfill means a disposal facility employing an engineered method of disposing of solid waste, including demolition and construction debris.

Laundry service means an establishment that is primarily engaged in the large-scale washing or cleaning of laundry, rugs and similar materials. This definition does not include Laundromats or dry cleaning pick-up stations.

Library means a publicly operated establishment housing a collection of books, magazines, audio and videotapes and other material for borrowing and use by the public.

Loading space means a space within the main building or on the same lot, providing for the loading or unloading of trucks, within a minimum of 14 feet by 50 feet and a vertical clearance of 18 feet.

Lot means a parcel of land occupied or intended for occupancy by one main building or a complex of buildings together with the accessory structures and including the open spaces and parking required by these regulations, which may include more than one lot of record or metes and bounds, described tract having its principal frontage upon a public street.

Lot area means the total area within the property lines of a lot or tract.

Lot, corner, means a lot abutting upon two or more streets at their intersection. A corner lot shall be deemed to front on that street on which it has its least dimension, unless otherwise specified by the community development director ~~of development and public affairs~~ or the director's designee. A corner lot has two front yards.

Lot, depth of, means the mean (average) horizontal distance between the front and rear lot lines.

Lot, interior, means a lot whose side lines do not abut upon any street.

Lot lines means the boundary lines of a lot. If a zoning lot has two or more front lot lines, the ~~community development~~ director ~~of development and public affairs~~ shall designate the yards.

Lot of record means a lot that is part of a subdivision, the map of which has been recorded in the office of the county recorder of deeds, or a lot that is described by metes and bounds, the description of which has been recorded in the office of the recorder of deeds.

Lot, through, means an interior lot having frontage on two streets.

Lot, width of, means the horizontal distance between the side lot lines as measured at the front building line.

~~*Lowest floor* means the lowest floor of the lowest enclosed area, including basement. An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable floodproofing design requirements of these regulations.~~

Manufactured home means a structure, transportable in one or more sections, that is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. ~~For floodplain management purposes~~ The term "manufactured home" does not include a recreational vehicle. Manufactured homes will only be allowed in property zoned as Manufactured Home Park Residential District (MH).

Manufactured home park or subdivision means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Manufacturing and assembly means an establishment engaged in the manufacture predominately from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products, but excluding basic industry.

Materials recovery facility means a facility in which source separated commingled recyclable materials, such as newspapers, glass, metals and plastic containers, are stored, flattened, crushed and/or bundled prior to shipment to others who will use those materials to manufacture new products.

Medical service means an establishment, providing therapeutic, preventive, or corrective personal treatment services on an outpatient basis by physicians, dentists, and other practitioners of the medical or healing arts, and the provision of medical testing and analysis services. Typical uses include clinics and offices for doctors of medicine, dentists, chiropractors, osteopaths, optometrists; blood banks and medical laboratories.

Military service means a facility used or intended to be used by a branch of the U.S. Armed Forces, including military reserves.

Mining or quarrying means the extraction of metallic and nonmetallic minerals, excluding oil or natural gas. Typical include sand and gravel pit operations, quarries and mines.

Mobile home sales means an establishment primarily engaged in the display and sale of mobile homes or manufactured housing units.

Modular home means ~~a structure, transportable in more than one section, that is not built on a permanent chassis and is designed for use with a permanent foundation when connected to the required utilities. Such structure shall conform to the provisions of the applicable building code at the time of its construction. Such structure will be allowed anywhere that site-built housing is a permitted use~~ a manufactured residential structure built to a nationally-recognized and accepted construction standard published by the Building Conference of America (BOCA) or the International Conference of Building Officials (ICBO) and the unit is inspected and certified at the factory that it meets said standard.

New construction means ~~for the purpose of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial flood insurance rate map (FIRM) or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by the city and includes any subsequent improvements to such structures.~~

New manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lot on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by the city.

Nonconforming lot of record means ~~an unimproved~~ a lot that does not comply with the lot area and yard regulations requirements for any permitted use in the zoning district in which it is located, and was part of a recorded subdivision of a parcel of land, the deed to which was recorded prior to the adoption of zoning and or subdivision regulations.

Nonconforming structure means any building or structure in existence at the time of the effective date of these regulations that does not conform to the provisions of the same.

Nonconforming use means any land occupied by a use at the time of the effective date of the ordinance from which this chapter is derived that does not conform with the provisions of the same.

Oil or gas drilling/refining means the subsurface extraction or refining of oil or natural gas.

Open space means the lot area unoccupied by a building, parking areas, and driveways, which is either landscaped or developed for recreational use by the occupants of such premises.

Overlay district means a district in which additional requirements act in conjunction with the underlying zoning district(s). The original zoning district designation does not change.

Parking lot, commercial, means an area used or intended to be used for the off-street parking of operable motor vehicles on a temporary basis, other than as accessory parking to a principal use.

Parking space, off-street, means a paved area constructed of concrete or asphalt or similar material that is at least nine feet wide and 18 feet deep, enclosed or unenclosed, to store one automobile, having the minimum dimensions as determined by the community development ~~and public affairs~~ director, to which an automobile has direct access.

Parks and recreation means a park, playground or community facility, owned by or under the control of a public agency or homeowners' association that provides opportunities for active or passive recreational activities.

Person means any individual, firm, copartnership, corporation, company, association, joint stock association or body politic, and includes any trustee, receiver, assignee or other similar representative thereof.

Planned development means a tract of land under single ownership or control at least one acre in size that is to be developed in accordance with a plan adopted by resolution and the boundaries of which are established by the zoning district map.

Planning and zoning commission means the city planning and zoning commission; also called the "planning commission" and "commission."

Post office means a facility used for the collection, sorting and distribution of U.S. mail among several zip code areas and having limited retail services for the public, such as the sale of stamps, postcards and postal insurance.

Printing and publishing means the production of books, magazines, newspapers and other printed matter, and record pressing and publishing, engraving and photoengraving, but excluding businesses involved solely in retail photocopying, reproduction, photo developing or blueprinting services.

Recreation and entertainment, indoor, means an establishment offering recreation, entertainment or games of skill to the public for a fee or charge and that is wholly enclosed in a building. Typical uses include bowling alleys, indoor theaters, bingo parlors, pool halls, billiard parlors and video game arcades.

Recreation and entertainment, outdoor, means an establishment offering recreation, entertainment or games of skill to the public for a fee or charge, wherein any portion of the activity takes place in the open. Typical uses include archery ranges, batting cages, golf driving ranges, drive-in theaters and miniature golf courses.

Recreational vehicle means a vehicle which is:

- (1) Built on a single chassis;
- (2) 400 square feet or less when measured at the largest horizontal projections;
- (3) Designed to be self-propelled or permanently towable by a light-duty truck; and
- (4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Recycling means the return of municipal solid waste items, most notably, glass, paper, aluminum, steel, other metals, motor oil, yard waste and plastics, for reuse or remanufacture as a usable product.

Recycling collection center means a building and/or site, with more than 1,000 square feet in area, in which source separated recoverable materials, such as newspapers, glassware and metal cans are collected, stored, flattened, crushed or bundled prior to shipment to others who will use those materials to manufacture new products. The materials are stored on-site in bins or trailers for shipment to market.

~~*Regulatory flood elevation* means the water surface elevation of the 100-year flood.~~

Religious assembly means a site used by a bona fide religious group primarily or exclusively for religious worship and related religious services, including a place of worship, retreat site or religious camp.

Repair service means an establishment primarily engaged in the provision of repair services to individuals and households, but excluding vehicle repair services. Typical uses include appliance repair shops.

Research service means an establishment engaged in conducting basic and applied research including production of prototype products when limited to the minimum scale necessary for full investigation of the merits of a product, excluding production of products used primarily or customarily for sale or for use in non-prototype production operations.

Residential care facility means a Residential Care Facility I, Residential Care Facility II, Intermediate Care Facility, or Skilled Nursing Facility, as those terms are defined in RSMo ch. 198. The term "residential care facility" does not include a hospital.

Restaurant means a building wherein food is prepared and served to the public in ready-to-eat form, including a bed and breakfast home or inn. The term "restaurant" includes cafe, cafeteria, grill, pizza parlor, diner, snack shop, hamburger shop and steak house.

Reverse vending machine means a machine in which recyclable materials are deposited in exchange for cash.

Safety service means a facility for conduct of public safety and emergency services, including fire and police protection services and emergency medical and ambulance services.

Salvage yard means an area of land with or without a building used for or occupied by a deposit, collection or storage of used or discarded materials such as wastepaper, rags or scrap material, or used building materials, house furnishings, machinery, motor vehicles or parts thereof with or without the dismantling, processing, salvage, sale or other use or disposition of the same. Such materials shall be stored ~~outside~~ ~~inside~~ a completely enclosed building. A salvage yard shall also include the dismantling or wrecking of used motor vehicles or trailers, or the storage, sale or dumping of dismantled or wrecked vehicles or their parts. The presence on any lot or parcel of land of two or more motor vehicles, which for a period exceeding 30 days have not been capable of operating under their own power or from which parts have been removed for reuse or sale, shall cause the parcel to be considered to be a salvage yard.

School, elementary, middle or high, means the use of a site for instructional purposes on an elementary or secondary level.

Service station means any building or land used for the sale or retail of automobile fuels, oils and accessories, including lubrication of automobile and replacement or installation of minor parts and accessories, but not including major repair work such as motor replacement, body and fender repair or spray painting.

Shooting range means an outdoor facility used or intended to be used for the discharge of firearms at targets.

Sign means any structure or part thereof or any device attached to, printed on or represented on a building, fence or other structure, upon which is displayed or included any letter, word, model, banner, flag, pennant, insignia, decoration, device or representation used as, or which is in the nature of, an announcement, direction, advertisement, or other attention-directing device. A sign shall not include a similar structure or device located within a building except illuminated signs within show windows. A sign includes any billboard. It does not include a flag, pennant or insignia of any of the following:

- (1) Any nation or association of nations;

- (2) Any state, city or other political unit;
- (3) Any political, charitable, educational, philanthropic, civic drive, movement or event.

Solid waste collection/processing means recycling collection centers, incinerators, processing facilities, materials recovery facilities, solid waste transfer stations or any facility where municipal solid wastes are salvaged, sorted, processed or treated.

Solid waste transfer station means a facility where solid waste or recyclable material is transferred from collection vehicles (some sorting may occur) to long distance hauling vehicles for transportation to a central solid waste management facility for processing, disposal, incineration or resource recovery.

Source separation means materials that are separated from the municipal solid waste stream at the point of origin for the purpose of recycling. For example, households separating paper, glass and aluminum from the rest of the solid waste.

~~*Special flood hazard area. See Area of special flood hazard.*~~

Start of construction, for floodplain management purposes, means the date the building permit was issued, including for substantial improvements, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation, or the placement of a manufactured home on a foundation. **Permanent Start of construction** does not include land preparation, such as clearing, grading and filling; the installation of streets and/or walkways; excavation for a basement, footings, piers or foundations or the erection of temporary forms, nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Stockyard means a non-farm based facility used or intended to be used for selling or holding livestock.

Street means any public way.

Structural alteration means any change in the supporting members of a building, such as bearing walls or partitions, columns, beams or girders, or any complete rebuilding of the roof or the exterior walls. For the purpose of these regulations, the following shall not be considered a structural alteration:

- (1) Attachment of a new front where structural supports are not changed.
- (2) Addition of fire escapes where structural supports are not changed.
- (3) New windows where lintels and support walls are not materially changed.
- (4) Repair or replacement on non-structural members.

Structure means a walled and roofed building that is principally above ground, a manufactured home or gas or liquid storage tank that is principally above ground. The term does not include fences or public structures such as utility poles, street light fixtures and street signs. ~~For floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home. For flood insurance purposes, a walled and roofed building, other than a gas or liquid storage tank, that is principally above ground and affixed to a permanent site, as well as a manufactured home on a permanent foundation; the term includes a building while in the course of construction, alteration or repair, but does not include building materials or supplies intended for use in such~~

~~construction, alteration or repair, unless such materials or supplies are within an enclosed building on the premises.~~

Studio, television or film, means an establishment primarily engaged in the provision of recording or broadcasting services accomplished through the use of electronic mechanisms.

Subdivision means the division of a parcel of land into two or more lots, or other divisions of land; said term shall include resubdivision and, when appropriate to the context, shall relate to the process of subdividing or to the land or territory subdivided.

Substantial damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial improvement.

- (1) The term "substantial improvement" means any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term "substantial improvement" includes structures that have incurred substantial damage, regardless of the actual repair work performed.
- (2) The term "substantial improvement" does not, however, include either:
 - a. Any project for improvement of a structure to correct existing violations of state or local health, sanitary or safety code specifications that have been identified by the community development ~~and public affairs~~ director and that are the minimum necessary to assure safe living conditions; or
 - b. Any alteration of an historic structure, provided that the alteration will not preclude the structure's continued designation as an historic structure.

Townhouse means a building containing two or more dwelling units, which dwelling units are separated by a party wall and which dwelling units are designed and intended to be separately owned in fee under the condominium statutes of the state.

Trailer means and includes a separate vehicle not driven or propelled by its own power, drawn by some independent power. For purposes of these regulations, the term "trailer" shall not include mobile, manufactured or modular homes.

Transit facility means a facility used or intended to be used as an area for loading, unloading and interchange of transit passengers. Typical uses include bus terminals, rail stations and passenger related mass transit facilities.

Use means the specific purpose for which land or a building is used.

Utility, major, means generating plants; electrical switching facilities and primary substations; water and wastewater treatment plants; water tanks; and radio, television and microwave transmission towers; and similar facilities of agencies that are under public franchise or ownership to provide the public with electricity, gas, heat, steam, communication, rail transportation, water, sewage collection or other similar service. The term "utility, major," shall not be construed to include corporate or general offices, gas or oil processing, manufacturing facilities, postal facilities or other uses defined in this section.

Utility, minor, means services and facilities of agencies that are under public franchise or ownership to provide services that are essential to support development and that involve only minor structures, such as poles and lines.

Vacant site means a site on which there are no buildings or structures or a site on which there are only accessory buildings or paved surfaces.

Variance means an appeal from the provisions of these regulations granted by the ~~planning commission~~ **Board of Zoning Adjustment**, where there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the regulations. Variances shall apply to the **location**, construction or alteration of buildings or structures ~~excluding the use of land~~, so that the spirit of the ordinance shall be observed, public safety and welfare secured and substantial justice done. ~~For the purposes of the floodplain overlay district, a variance is a grant of relief to a person from the requirements of the floodplain overlay district but shall not permit any use not permitted in the zoning district.~~

Vehicle repair, general, ~~means an establishment primarily engaged in painting of or bodywork to motor vehicles or heavy equipment. Typical uses include paint and body shops~~ means an establishment primarily engaged in painting of or bodywork to motor vehicles or heavy equipment. Typical uses include paint and body shops.

Vehicle repair, limited, ~~means a use providing automobile repair or maintenance services within completely enclosed buildings, but not including general vehicle repair services~~ means an establishment providing vehicle repair and maintenance services such as brake, muffler, exhaust systems, automotive glass, wheel alignment, tire sales and repair, engine tune-up, lubrication and other similar minor repair and maintenance services provided they are within a completely enclosed building.

Violation of floodplain-management regulations means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in these regulations is presumed to be in violation until such time as that documentation is provided.

Vision triangle means a triangular area at a street **or driveway** intersection in which nothing shall be erected, placed (including automobiles, trucks and other large vehicles or trailers), planted, or allowed to grow in such a manner as to materially impede vision and, therefore, the safety of vehicles and pedestrians, between the height of 30 inches and ten feet above the grades of the bottom of the curb of the intersecting streets **or driveways**. Such area on a corner lot shall have two sides that are measured from the center of the lot line intersection and a third side across the lot joining the ends of the other two sides. Where the lot lines at intersections have rounded corners, the lot lines will be extended in a straight line to a point of intersection. In all residentially zoned districts, the vision triangle shall have the requirement that the two sides forming the corner lot line **or driveway** intersection shall be a minimum distance of 30 feet from the center of the lot line intersection, and in all other zoning districts such distance shall be a minimum of 20 feet (except that there shall be no vision triangle requirements in the Town Square Overlay District).

Vocational school means a use providing education or training in business, commercial trades, language, arts or other similar activity or occupational pursuit, and not otherwise defined as a "College or University" or "School."

Warehouse, residential storage means an enclosed storage facility containing independent, fully enclosed bays that are leased to individuals exclusively for dead storage of their household goods or personal property.

Warehousing and wholesale means an establishment primarily engaged in the storage or sales of materials, equipment, or products or sales to wholesalers or retailers. Typical uses include cold storage, warehousing and dead storage facilities, but excluding residential storage warehouses and sales of good to the general public.

Yard means a required open space, other than a court, unoccupied and unobstructed by any structure or portion of a structure from the ground upward, provided, however, that fences, walls, poles, posts, and other customary yard accessories, ornaments and furniture may be permitted in any yard subject to height limitations and requirements limiting obstruction of visibility.

Yard, front, means a yard extending across the full width of the lot, the depth of which is the least distance between the lot line or road easement or right-of-way line and the front building line.

Yard, rear, means a yard extending across the full width of the lot between the rear building line and the rear lot line, the depth of which is the least distance between the rear lot line and the rear building line.

Yard, side, means a yard between the side building line and the side lot line and extending from the front yard to the rear yard and being the least distance between the side lot line and the side building line.

(Code 1969, § 16-1; Ord. No. 139, § 1, 7-19-1966; Comp. Ord. of 4-20-2010, §§ 2-1, 11-7)

SECTION 3 – REPEAL OF ORDINANCES IN CONFLICT. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 4 – SEVERABILITY CLAUSE. The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

SECTION 5 – EFFECTIVE DATE. This ordinance shall be in full force and effect from and after the date of its passage and approval.

BE IT REMEMBERED that the above was read two times by heading only, **PASSED AND ADOPTED** by a majority of the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Jackson County, Missouri, this ____ day of _____, 2017.

Michael McDonough, Mayor

ATTEST:

Teresa M. Henry, City Clerk

Approved as to Form:

Joe Willerth, City Attorney

STAFF REPORT

TO: The City of Raytown Planning and Zoning Commission
FROM: Scott Peterson, Planning and Zoning Coordinator
DATE: FEBRUARY 2, 2017
Subject: Agenda Item No. 5.B: Public Hearing to consider text amendments to the City of Raytown Zoning Ordinance, Chapter 50, Article I, Section 50-4 and Section 50-107(a)(5) of the Code of Ordinances of the City of Raytown.

As part of an ongoing review by city staff of the zoning ordinance (Chapter 50) of the Code of Ordinances of the City of Raytown, staff has revised the definitions section of the ordinance in order for it to more closely match the land use table, zoning districts and overlays, and for the general purposes of greater clarity and understanding. Outside of the *group homes* definition, which was added by staff and approved by the Planning and Zoning Commission in December and January, respectively, no new definitions have been added to the ordinance. All proposed changes are edits and corrections to existing definitions. The sections have been revised to read as follows, with red text indicating the proposed changes to the ordinance. Items that have been ~~crossed-out in red text~~ indicate items that have been removed:

Sec. 50-4. - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

~~100-year flood. See Base flood.~~

Access means the right to cross between public and private property, allowing pedestrians and vehicles to enter and leave property.

Accessory building means a detached building that is customarily incident to or subordinate to the main building located on the same tract or incidental or subordinate to the use of the land on which it is located.

Accessory use means the use of a building that is customarily incident to and located on the same lot or premises as the main use of the premises. A building housing an accessory use is considered an integral part of the main building when it has any part of a wall in common with the main building or is under an extension of the main roof and designed as an integral part of the main building.

~~*Actuarial or risk premium rates* means those rates established by the director of development and public affairs pursuant to individual community studies and investigations that are undertaken to provide flood insurance in accordance within section 1307 of the National Flood Disaster Protection Act of 1973 and the accepted actuarial principles. Risk premium rates include provisions for operating costs and allowances.~~

Adult day care center means a facility for adults having some or all of the characteristics of homes for the elderly, whether operated for profit or not, which through its operation provides one or more personal services for four or more persons not related by blood or marriage to the owner or operator, for a period of less than 24 hours. Personal services are in addition to housing and food service and include, but are not limited to, personal assistance with bathing, dressing, housekeeping, supervision, eating, supervision of self-administered medication and assistance in securing health care from appropriate sources.

Adult entertainment use definitions:

Adult means a person who has attained the age of at least 18 years.

Adult bookstore means an establishment having as a substantial or significant portion of its stock in trade books, magazines or other periodicals that are distinguished or characterized by their emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas as defined in this section, or an establishment or section devoted to the sale or display of such material.

Adult entertainment establishment means an establishment having as a substantial or significant portion of its business the offering of entertainment, stocks in trade of materials, scenes or other presentations characterized by emphasis on depiction or description of specified sexual activities or specified anatomical areas as defined in this section. An establishment that has more than two percent of its stock in trade of video recordings consisting of video recordings depicting specified sexual activities or specified anatomical areas shall be considered to be an adult entertainment establishment.

Adult mini-motion picture theater means an enclosed building with a capacity of less than 50 persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas as defined in this section, for observation by patrons therein.

Adult motion picture theater means an enclosed building with a capacity of 50 or more persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas as defined in this section, for observation by patrons therein.

Specified sexual activities means:

- (1) Human genitals in a state of sexual stimulation or arousal;
- (2) Acts of human masturbation, sexual intercourse or sodomy; and
- (3) Fondling or other erotic touching of human genitals, pubic region, buttock or female breast.

Specified anatomical areas means:

- (1) Less than completely and opaquely covered human genitals and pubic regions, buttock, and female breast below a point immediately above the top of the areola; and
- (2) Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

Agricultural processing means the initial processing of crop-based agricultural products that is reasonably required to take place in close proximity to the site where such products are produced. Typical uses include grain mills.

Agricultural sales and service means an establishment primarily engaged in the sale or rental of farm tools and implements, feed and grain, tack, animal care products and farm supplies. This definition excludes the sale of large implements, such as tractors and combines, but includes food sales and farm machinery repair services that are accessory to the principal use.

Agriculture means the planting, cultivating, harvesting and storage of grains, hay or plants commonly grown in the county. The storage of crops, grains, feeds or other products shall be limited to those raised on or to be consumed on the premises.

Agriculture, general, means the use of land for the production of livestock, dairy products, poultry or poultry products.

Agriculture, limited, means the use of land for the production of **nursery stock**, row crops, field crops, tree crops or timber.

Airport or airstrip means any public or privately owned or operated ground facility designed to accommodate landing and take off operations of aircraft, including all taxiways, aircraft storage and tie-down areas, hangars and other necessary buildings and open spaces.

Alley means a dedicated public right-of-way that provides a secondary means of access to and from streets and lots.

Alteration means any addition, removal, extension or change in the location of any exterior wall of a main building or accessory building.

Animal care, general, means a use providing animal care, veterinary services or boarding. See *Animal care, limited*, and *Kennel*.

Animal care, limited, means a use providing animal care, boarding and veterinary services for household pets, with no outside animal runs. See *Animal care, general*, and *Kennel*.

Animal hospital or clinic means an establishment where animals are admitted principally for examination, treatment, board or care by a doctor of veterinary medicine. This includes kennels that are totally enclosed within the establishment and that have no outdoor facilities.

Apartment means a room or suite of rooms within a multi-household dwelling arranged, intended or designed for a place of residence of a single household or group of individuals living together as a single housekeeping unit.

Appeal means a request for a review of the community development **and public affairs** director's interpretation of any provision of this chapter or, in the case of flood protection, a request for a variance.

Area, building, means the total area taken on a horizontal plane at the largest floor level of the main or principal building and all accessory buildings on the same lot exclusive of uncovered porches, terraces, steps, awnings, marquees and non-permanent canopies and planters.

Area, floor, habitable, means the sum of the horizontal areas of all rooms in a building used for habitation, such as living room, dining room, kitchen, bedroom, bathroom or closet, but not including hallways, stairways, service rooms or utility rooms, unheated rooms such as enclosed porches or rooms without at least one window or skylight opening onto a yard or court, measured between the interior faces of walls.

Area, floor or gross floor, means the sum of the gross horizontal areas of the several stories of a building excluding cellar and basement floor areas not devoted to residential use, but including the area of walled-in and roofed porches and terraces. All dimensions shall be measured between exterior faces of walls.

~~*Area of shallow flooding* means a designated AO or AH zone on a community's flood insurance rate map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.~~

~~*Area of special flood hazard* means the land in the flood plain within a community subject to one percent or greater chance of flooding in any given year.~~

Asphalt or concrete plant means an establishment engaged in the manufacture, mixing, batching or recycling of asphalt, asphaltic cement, and cement or concrete products.

Auditorium or stadium means an open, partially enclosed or fully enclosed facility used or intended to be used primarily for spectator sports, entertainment events, expositions and other public gatherings. Typical uses include convention and exhibition halls, sports arenas and amphitheaters.

Automated teller machine (ATM) means a mechanized consumer banking device operated by a financial institution for the convenience of its customers, whether outside or in an access-controlled facility. An ATM located within a building shall be considered accessory to the principal use unless the ATM is likely to be an independent traffic generator.

Bank or financial institution means establishments engaged in deposit banking. Typical uses include commercial banks, savings institutions and credit unions. Banks and financial institutions also include automated teller machines.

Bar or tavern means an establishment in which the primary function, **meaning over 50% of the revue, is comprised of** the sale and serving of alcoholic and cereal malt beverages for consumption on the premises, including establishments commonly known as cocktail lounges and nightclubs.

~~*Base flood* means a flood having a one percent chance of being equaled or exceeded in any given year.~~

Basement means any area of the building having its floor subgrade (below ground level) on all sides.

Basic industry means an establishment engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials. Typical uses include distilleries, pulp processing and paper products manufacturing; glass manufacturing; brick manufacturing; steel works; tanneries; acid manufacturing; cement, lime, gypsum, or plaster ~~or of~~ Paris manufacturing; fertilizer or chemical manufacturing; and petroleum refineries.

Bed and breakfast home or inn means a dwelling where for compensation one or more rooms are available for lodging and breakfast served to lodgers only. When conducted as a home occupation, such facilities are designated as "home." When designated as an "inn," such facilities may be operated as a home occupation or as a business enterprise. When specifically permitted, tea rooms for a limited number of customers may be operated in conjunction with bed and breakfast inns.

Boardinghouse or lodginghouse means a building, other than a hotel, occupied as a single housekeeping unit, where lodging or meals are provided for three or more persons for compensation, pursuant to previous arrangements, but not for the public or transients.

Breezeway means a pedestrian connection between two buildings, having a permanent roof and floor and having no sidewalls, except that screenwire or lattice having at least 50 percent open area may be attached in the form of sidewalls.

Buildable width means the width of that part of a lot not included within the open spaces herein required.

Building means a structure having a roof supported by columns or walls whether or not completely enclosed. When separated by common walls without openings, it shall be deemed a separate building. When divided by other than common or contiguous walls, each portion or section of such building shall be regarded as a separate building, except that two buildings connected by a breezeway having a continuous roof shall be deemed as one building.

Building, attached, means a building having at least one wall or more in common with another building.

Building, detached, means a building having no walls in common with another building.

Building height means the vertical measurement from grade to a point midway between the highest and lowest points of the roof.

Bulk regulations means the height, area, yard and parking regulations associated with permitted uses in zoning districts.

Business and professional office means the office of a dentist, doctor, attorney, real estate agent, insurance agent, architect, engineer or other similar professional person and any office used primarily for accounting, correspondence, research, editing or administration, but not including rooms for the overnight care of patients.

Campground means any parcel of ground that provides space for transient occupancy and is used or intended to be used for the parking of one or more camping trailers or similar recreational vehicles or tents. The term "campground" does not include sales lots on which unoccupied camping trailers, whether new or used, are parked for the purpose of storage, inspection or sale.

Camping trailer means any vehicular portable dwelling unit designed especially for short-term occupancy such as: travel trailers, tent trailers, truck or auto-mounted camping units, converted buses and trucks, and all other similar units whether self-propelled, pulled or hauled, and designed primarily for highway travel without the necessity of a special permit.

Carwash means an establishment primarily engaged in cleaning or detailing motor vehicles, whether self-service, automatic or by hand.

Cemetery means land used or intended to be used for burial or cremation of the dead, whether human or animal, including a mausoleum or columbarium.

Child foster care facility means any private residence licensed by the division of family services or department of mental health to provide foster care to one or more but less than seven children who are unrelated to either foster parent by blood, marriage or adoption.

Child nursery means a building where five or more children under six years old, other than members of the household occupying such building, are served and taken care of for compensation.

College or university means an institution of higher education offering undergraduate or graduate degrees.

Common open space means a parcel of land or an area of water, or combination of both land and water, and designed and intended for the use and enjoyment of the residents of the development. Common open space does not include streets, alleys, parks, off-street parking or loading area, publicly-owned open space or other facilities dedicated by the developer for public use. ~~Common open space must be substantially free of structures.~~

Communications tower means a guyed, monopole or self-supporting tower, constructed as a freestanding structure or in association with a building, other permanent structure or equipment, containing one or more antennas intended for transmitting or receiving television, AM/FM radio, digital, microwave, cellular, telephone or similar forms of electronic communication.

Compost facility means a facility that is designed and used for transforming food, yard wastes and other organic material into soil or fertilizer by biological decomposition.

Conditional use means a use of any building, structure or parcel of land deemed by the planning commission that, by its nature, is perceived to require special care and attention in siting so as to assure compatibility with surrounding properties and uses. Conditional uses may have special conditions and safeguards attached to assure that the public interest is served **and are subject to approval as set out in Article V. Conditional Uses.**

Construction sales and service means an establishment engaged in the retail or wholesale sale of materials used in the construction of buildings or other structures, and the outdoor storage of construction equipment of materials on lots other than construction sites. Typical uses include lumberyards, home improvement centers, lawn and garden supply stores, electrical, plumbing, air conditioning, and heating supply stores, swimming pool sales, construction contractors' storage yards and construction equipment rental establishments.

Contingency plans means detailed plans for control, containment, recovery and clean up of hazardous materials released during floods, fires, equipment failures, leaks and spills.

Convenience store means a **small retail establishment that is open long hours, typically sells staple groceries, snacks, and beverages, and may be** primarily engaged in the retail sale of gasoline or other motor fuels, along with accessory activities such as the sale of lubricants, accessories **and** supplies, ~~or food~~ but shall not include the lubrication of motor vehicles, and the adjustment or repair of motor vehicles.

Correctional facility means a facility providing housing and care for individuals confined for violations of law.

Court means an open space, bounded on three or more sides by exterior buildings, walls or by exterior walls of a building and lot lines upon which walls or fences are allowable.

Cultural service means a facility providing cultural and educational services to the public. Typical uses include museums, art museums, observatories, planetariums, botanical gardens, arboretums, zoos, and aquariums.

Curb level means the mean level of the curb in front of the lot, or in the case of a corner lot, along that abutting street where the mean curb level is the highest.

~~*Day care* means an establishment that provides care, protection and supervision for individuals on a regular basis away from their primary residence for less than 24 hours per day. The term includes kindergartens, nursery schools and other similar programs regardless of auspices.~~

~~*Day care, commercial center* means a day care establishment that provides care, protection and supervision for ~~at least~~ **twenty (20)** or more **individuals children** at any one time, **in excluding** those under the **supervision or** custody of the day care provider, **in a location other than the provider's permanent residence and licensed by the state of Missouri.**~~

~~*Day care, general group home*, means ~~a day care center~~ an establishment that provides care, protection and supervision for ~~seven to ten~~ **eleven (11) to twenty (20) individuals children** at any one time, **in excluding** those under the **supervision or** custody of the day care provider, **in a location other than the provider's permanent residence and licensed by the State of Missouri**~~

~~*Day care, limited family home*, means a day care center that provides care, protection and supervision for ~~not more than ten~~ **six or fewer individuals children** at any one time, **not including** those related to ~~under the supervision or custody of~~ the day care provider, **and licensed by the State of Missouri for five (5) or more children.**~~

Developer means the owner, or any other person, firm or corporation authorized by the owner, undertaking proceedings under the provisions of these regulations for the purpose of rezoning or seeking a conditional use on land.

Development means any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures, levee, levee systems, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

Drive-in establishment means an enterprise that accommodates the patrons' automobiles and from which the occupants of the automobiles may make purchases, transact business or view motion pictures or other entertainment.

Dwelling means any building or portion thereof that is designed and used exclusively for residential purposes.

Dwelling, multihousehold, means a building designed for or occupied exclusively by three or more households living independently of each other.

Dwelling, single-household, a detached dwelling, designed for or occupied by one single household, containing one dwelling unit. For the purposes of these zoning regulations, foster homes and small group living shall be considered single-household dwellings.

Dwelling two-household, means a building designed for or occupied by two households living independently of each other in separate dwelling units.

Dwelling unit means one or more rooms constituting all or part of a dwelling that are used exclusively as living quarters for one household and not more than two roomers or boarders, and that contain a stove, sink and other kitchen facilities.

~~*Elevated building, for flood insurance purposes, means a nonbasement building which has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns.*~~

~~*Existing construction, for the purposes of determining flood insurance rates, means structures for which the start of construction commenced before the effective date of the flood insurance rate map (FIRM) or before January 1, 1975, for FIRMs effective before that date. The term "existing construction" may also be referred to as "existing structures."*~~

Existing manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

Expansion to an existing manufactured home park or subdivision means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Facility means something built, installed or established for a particular purpose.

Fast food restaurant means any business establishment whose principal business is providing for the preparation or sale of prepared foods, frozen desserts, or beverages for either carry out/delivery or for consumption on the premises where either:

- (1) Foods, frozen desserts or beverages are usually served in edible containers or in paper, plastic or other disposable containers, and where customers are not served their food, frozen desserts or beverages by a restaurant employee at the same table or counter where the items are consumed; or
- (2) The establishment includes a drive-up or drive-through service facility or offers curbside service.

Financial institution means an establishment primarily or as an accessory use engaged in the provision of financial and banking services. Typical institutions include banks, independent automatic teller machines (ATM) not located on the property of a financial institution, savings and loan institutions, credit unions, loan and lending services, pawn shops and loan brokers as defined in RSMo ch. 367.

~~*Flood or flooding* means a general and temporary condition of partial or complete inundation of normally dry land areas from:~~

~~(1)~~

~~The overflow of inland or tidal waters.~~

~~(2)~~

~~The unusual and rapid accumulation or runoff of surface waters from any source.~~

~~*Flood insurance rate map (FIRM)* means an official map of a community, issued by the federal flood insurance administrator, where the boundaries of the flood areas having special flood hazards have been designated as (unnumbered or numbered) A zones.~~

~~*Flood insurance study* means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations.~~

~~*Floodproofing* means any combination of structural and nonstructural additions, changes or adjustments to structures that reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.~~

~~*Floodway* means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.~~

~~*Floodway fringe* means the area of the floodplain, outside of the floodway, that on the average is likely to be flooded once every 100 years (i.e., that has a one percent chance of flood occurrence in any one year).~~

Floor area ratio means the ratio of the floor area of a building to its lot area. For example, when a floor area ratio of four-tenths is specified, the floor area of a building constructed on a lot of 10,000 square feet in area is limited to a maximum of 4,000 square feet. The number of stories being optional, the building area may be 4,000 square feet for one story, 2,000 square feet for each of two stories, and so forth. The purpose of this ratio is to control the bulk of buildings.

Food/bakery product manufacturing means a use engaged the manufacture of food and food products, including non-retail bakeries, canning facilities and creameries.

Foster home means a single-household dwelling that is the private residence of one or more household members providing 24-hour care to one or more but less than seven children who are unattended by parent or guardian and who are unrelated to either foster parent by blood, marriage, or adoption.

~~*Freeboard* means a factor of safety usually expressed in feet above a flood level for purposes of flood plain management. The term "freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, clogged bridge openings and the hydrological effect of urbanization of the watershed.~~

Freight terminal means a building or area in which freight brought by truck, rail or air is processed for continued shipment by truck, rail or air.

~~*Garage, auto repair*, means any building or premise used for the storage, care or repair of motor vehicles which is operated for commercial purposes.~~

Garage, carport, means a partial enclosure attached to a dwelling or other building for storage only of motor vehicles.

Garage, storage, means a building or portion thereof, except those defined as a private, public or community garage, providing storage for motor vehicles, with facilities for washing but no other services.

Gas and fuel sales/storage means the use of a site for bulk storage and distribution and sales of flammable liquid, gas or solid fuel, excluding belowground storage that is clearly ancillary to an allowed principal use on the site.

Golf course means a facility providing private or public golf recreation services and support facilities. This definition shall exclude miniature golf courses and golf driving ranges except those that are clearly accessory uses. See *Recreation and entertainment, outdoor*.

Government service means buildings or facilities owned or operated by a government entity and providing services for the public, excluding utilities and park and recreation services. Typical uses include administrative offices of government agencies and utility billing offices.

Group home means a residential facility serving nine (9) or fewer residents and not more than two of whom are staff residents, similar in appearance to a single-family dwelling and providing basic health supervision, rehabilitation training, community integration or social support. Group homes are specifically licensed by the State of Missouri or otherwise permitted by law.

Group living, large, means any dwelling occupied by more than ten unrelated persons that cannot be defined as a household.

Group living, small, means any dwelling occupied by at least four but no more than ten unrelated persons that cannot be defined as a household.

Guest house means living quarters within a detached accessory building located on the same lot with the main building for use by temporary guests of the occupants of the premises, such quarters having no kitchen facilities and not rented or otherwise used as a separate dwelling.

Hazardous material means a material that is defined in one or more of the following categories:

- (1) Ignitable: A gas, liquid or solid that may cause fires through friction, absorption of moisture or that has low flash points. Examples: white phosphorous and gasoline.
- (2) Carcinogenic: A gas, liquid or solid that is normally considered to be cancer causing or mutagenic. Examples: PCBs in some waste oils.
- (3) Explosive: A reactive gas, liquid or solid that will vigorously and energetically react uncontrollably if exposed to heat, shock, pressure or combinations thereof. Examples: dynamite, organic peroxides and ammonium nitrate.
- (4) Highly toxic: A gas, liquid or solid so dangerous as to afford an unusual hazard to life. Examples: parathion and chlorine gas.
- (5) Moderately toxic: A gas, liquid or solid that through repeated exposure or in a single large dose can be hazardous. Example: atrazine.
- (6) Corrosive: Any material, whether acid or alkaline, that will cause severe damage to human tissue, or in case of leakage might damage or destroy other containers of hazardous materials and cause the release of their contents. Examples: battery acid and phosphoric acid.

Hazardous operation means activities that present the potential for serious hazards to human life and health. Typical uses include arsenals, atomic reactors, explosives and fireworks manufacture, hazardous waste disposal, medical waste disposal and radioactive waste handling.

Health club means a facility where members or nonmembers use equipment or space for the purpose of physical exercise.

Heliport or helipad means an area, either on the ground or on a building, used as a landing pad for helicopters to pick up or discharge passengers or cargo.

Highest adjacent grade means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Historic structure means any structure that is:

- (1) Listed individually in the National Register of Historic Places (a listing maintained by the United States Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district.
- (3) Individually listed on a state inventory of historic places in states with historic preservation programs that have been approved by the Secretary of the Interior; or
- (4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - a. By an approved state program as determined by the Secretary of the Interior; or
 - b. Directly by the Secretary of the Interior in states without approved programs.

Home occupation means any occupation or business activity conducted for financial gain that results in a product or service and is conducted in whole or in part in the dwelling unit, and is clearly subordinate to the residential use of the dwelling unit.

Hospital means:

- (1) An institution that offers service more intensive than those required for room, board, personal services and general nursing care;
- (2) An institution that offers facilities and beds for use beyond 24 hours by individuals requiring diagnosis, treatment, or care for illness, injury, deformity, infirmity, abnormality, disease, or pregnancy;
- (3) An institution that regularly makes available at least clinical laboratory services, diagnostic X-ray services, and treatment facilities for surgery or obstetrical care, or other definitive medical treatment of similar extent. Hospitals may include offices for medical and dental personnel, central service facilities such as pharmacies, medical laboratories and other related uses; and
- (4) A place devoted primarily to the maintenance and operation of facilities for the diagnosis, treatment or care for not less than 24 consecutive hours in any week of three or more non-related individuals suffering from illness, disease, injury, deformity or other abnormal physical conditions; or a place devoted primarily to provide for not less than 24 consecutive hours in any week medical or nursing care for three or more non-related individuals.

The term "hospital" does not include a dwelling used for group living, large or small, or residential care facilities.

Hotel or motel means:

- (1) An establishment used, maintained or advertised as a place where sleeping accommodations, in rooms without individual kitchens, are supplied for short-term rent to transient guests. Typical uses include hotels and motels.
- (2) A building occupied or used as a more or less temporary abiding place of individuals or groups of individuals who are lodged with or without meals, and in which there are more than five sleeping rooms.

Household means one or more persons living together and sharing common living, sleeping, cooking and eating facilities within an individual dwelling unit, no more than three of whom may be unrelated. The following persons shall be considered related for the purpose of this definition:

- (1) Persons related by blood, marriage or adoption, or foster care;

- (2) Persons residing in a household for the purpose of adoption;
- (3) Person(s) living in a household at the direction of a court.

Indirect illumination means lighting of a sign or object in such a way that the source of light cannot be seen.

Junk means old or scrap copper, brass, rope, rags, batteries, paper, trash, rubber, debris, waste, iron, steel and other old or scrap ferrous or nonferrous material.

Junk yard means premises or a building that is maintained, operated or used for storing, keeping, buying or selling junk. The term shall include garbage dumps.

Kennel means a commercial operation that:

- (1) Provides food, shelter and care for three or more dogs of six months of age or older for purposes not related to medical care, such as boarding, breeding or training, including dogs owned by the occupants of the property; or
- (2) Regularly engages in the breeding of animals for sale.

See *Animal care, general*, and *Animal care, limited*.

Landfill means a disposal facility employing an engineered method of disposing of solid waste, including demolition and construction debris.

Laundry service means an establishment that is primarily engaged in the large-scale washing or cleaning of laundry, rugs and similar materials. This definition does not include Laundromats or dry cleaning pick-up stations.

Library means a publicly operated establishment housing a collection of books, magazines, audio and videotapes and other material for borrowing and use by the public.

Loading space means a space within the main building or on the same lot, providing for the loading or unloading of trucks, within a minimum of 14 feet by 50 feet and a vertical clearance of 18 feet.

Lot means a parcel of land occupied or intended for occupancy by one main building or a complex of buildings together with the accessory structures and including the open spaces and parking required by these regulations, which may include more than one lot of record or metes and bounds, described tract having its principal frontage upon a public street.

Lot area means the total area within the property lines of a lot or tract.

Lot, corner, means a lot abutting upon two or more streets at their intersection. A corner lot shall be deemed to front on that street on which it has its least dimension, unless otherwise specified by the director of development and public affairs or the director's designee. A corner lot has two front yards.

Lot, depth of, means the mean (average) horizontal distance between the front and rear lot lines.

Lot, interior, means a lot whose side lines do not abut upon any street.

Lot lines means the boundary lines of a lot. If a zoning lot has two or more front lot lines, the director of development and public affairs shall designate the yards.

Lot of record means a lot that is part of a subdivision, the map of which has been recorded in the office of the county recorder of deeds, or a lot that is described by metes and bounds, the description of which has been recorded in the office of the recorder of deeds.

Lot, through, means an interior lot having frontage on two streets.

Lot, width of, means the horizontal distance between the side lot lines as measured at the front building line.

~~*Lowest floor* means the lowest floor of the lowest enclosed area, including basement. An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable floodproofing design requirements of these regulations.~~

Manufactured home means a structure, transportable in one or more sections, that is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. ~~For floodplain management purposes~~ The term "manufactured home" does not include a recreational vehicle. Manufactured homes will only be allowed in property zoned as Manufactured Home Park Residential District (MH).

Manufactured home park or subdivision means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Manufacturing and assembly means an establishment engaged in the manufacture predominately from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products, but excluding basic industry.

Materials recovery facility means a facility in which source separated commingled recyclable materials, such as newspapers, glass, metals and plastic containers, are stored, flattened, crushed and/or bundled prior to shipment to others who will use those materials to manufacture new products.

Medical service means an establishment, providing therapeutic, preventive, or corrective personal treatment services on an outpatient basis by physicians, dentists, and other practitioners of the medical or healing arts, and the provision of medical testing and analysis services. Typical uses include clinics and offices for doctors of medicine, dentists, chiropractors, osteopaths, optometrists; blood banks and medical laboratories.

Military service means a facility used or intended to be used by a branch of the U.S. Armed Forces, including military reserves.

Mining or quarrying means the extraction of metallic and nonmetallic minerals, excluding oil or natural gas. Typical include sand and gravel pit operations, quarries and mines.

Mobile home sales means an establishment primarily engaged in the display and sale of mobile homes or manufactured housing units.

~~*Modular home* means a structure, transportable in more than one section, that is not built on a permanent chassis and is designed for use with a permanent foundation when connected to the required utilities. Such structure shall conform to the provisions of the applicable building code at the time of its construction. Such structure will be allowed anywhere that site-built housing is a permitted use a manufactured residential structure built to a nationally-recognized and accepted construction standard published by the Building Conference of America (BOCA) or the International Conference of Building Officials (ICBO) and the unit is inspected and certified at the factory that it meets said standard.~~

~~*New construction* means for the purpose of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial flood insurance rate map (FIRM) or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by the city and includes any subsequent improvements to such structures.~~

New manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lot on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by the city.

Nonconforming lot of record means ~~an unimproved~~ a lot that does not comply with the lot ~~area and yard regulations requirements~~ for any permitted use in the zoning district in which it is located, ~~and was part of a recorded subdivision of a parcel of land, the deed to which was recorded prior to the adoption of zoning and or subdivision regulations.~~

Nonconforming structure means any building or structure in existence at the time of the effective date of these regulations that does not conform to the provisions of the same.

Nonconforming use means any land occupied by a use at the time of the effective date of the ordinance from which this chapter is derived that does not conform with the provisions of the same.

Oil or gas drilling/refining means the subsurface extraction or refining of oil or natural gas.

Open space means the lot area unoccupied by a building, parking areas, and driveways, which is either landscaped or developed for recreational use by the occupants of such premises.

Overlay district means a district in which additional requirements act in conjunction with the underlying zoning district(s). The original zoning district designation does not change.

Parking lot, commercial, means an area used or intended to be used for the off-street parking of operable motor vehicles on a temporary basis, other than as accessory parking to a principal use.

Parking space, off-street, means a paved area constructed of concrete or asphalt or similar material that is at least nine feet wide and 18 feet deep, enclosed or unenclosed, to store one automobile, having the minimum dimensions as determined by the community development ~~and public affairs~~ director, to which an automobile has direct access.

Parks and recreation means a park, playground or community facility, owned by or under the control of a public agency or homeowners' association that provides opportunities for active or passive recreational activities.

Person means any individual, firm, copartnership, corporation, company, association, joint stock association or body politic, and includes any trustee, receiver, assignee or other similar representative thereof.

Planned development means a tract of land under single ownership or control at least one acre in size that is to be developed in accordance with a plan adopted by resolution and the boundaries of which are established by the zoning district map.

Planning and zoning commission means the city planning and zoning commission; also called the "planning commission" and "commission."

Post office means a facility used for the collection, sorting and distribution of U.S. mail among several zip code areas and having limited retail services for the public, such as the sale of stamps, postcards and postal insurance.

Printing and publishing means the production of books, magazines, newspapers and other printed matter, and record pressing and publishing, engraving and photoengraving, but excluding businesses involved solely in retail photocopying, reproduction, photo developing or blueprinting services.

Recreation and entertainment, indoor, means an establishment offering recreation, entertainment or games of skill to the public for a fee or charge and that is wholly enclosed in a building. Typical uses include bowling alleys, indoor theaters, bingo parlors, pool halls, billiard parlors and video game arcades.

Recreation and entertainment, outdoor, means an establishment offering recreation, entertainment or games of skill to the public for a fee or charge, wherein any portion of the activity takes place in the open. Typical uses include archery ranges, batting cages, golf driving ranges, drive-in theaters and miniature golf courses.

Recreational vehicle means a vehicle which is:

- (1) Built on a single chassis;
- (2) 400 square feet or less when measured at the largest horizontal projections;
- (3) Designed to be self-propelled or permanently towable by a light-duty truck; and
- (4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Recycling means the return of municipal solid waste items, most notably, glass, paper, aluminum, steel, other metals, motor oil, yard waste and plastics, for reuse or remanufacture as a usable product.

Recycling collection center means a building and/or site, with more than 1,000 square feet in area, in which source separated recoverable materials, such as newspapers, glassware and metal cans are collected, stored, flattened, crushed or bundled prior to shipment to others who will use those materials to manufacture new products. The materials are stored on-site in bins or trailers for shipment to market.

~~*Regulatory flood elevation* means the water surface elevation of the 100-year flood.~~

Religious assembly means a site used by a bona fide religious group primarily or exclusively for religious worship and related religious services, including a place of worship, retreat site or religious camp.

Repair service means an establishment primarily engaged in the provision of repair services to individuals and households, but excluding vehicle repair services. Typical uses include appliance repair shops.

Research service means an establishment engaged in conducting basic and applied research including production of prototype products when limited to the minimum scale necessary for full investigation of the merits of a product, excluding production of products used primarily or customarily for sale or for use in non-prototype production operations.

Residential care facility means a Residential Care Facility I, Residential Care Facility II, Intermediate Care Facility, or Skilled Nursing Facility, as those terms are defined in RSMo ch. 198. The term "residential care facility" does not include a hospital.

Restaurant means a building wherein food is prepared and served to the public in ready-to-eat form, including a bed and breakfast home or inn. The term "restaurant" includes cafe, cafeteria, grill, pizza parlor, diner, snack shop, hamburger shop and steak house.

Reverse vending machine means a machine in which recyclable materials are deposited in exchange for cash.

Safety service means a facility for conduct of public safety and emergency services, including fire and police protection services and emergency medical and ambulance services.

Salvage yard means an area of land with or without a building used for or occupied by a deposit, collection or storage of used or discarded materials such as wastepaper, rags or scrap material, or used building materials, house furnishings, machinery, motor vehicles or parts thereof with or without the dismantling, processing, salvage, sale or other use or disposition of the same. Such materials shall be stored ~~outside~~ ~~inside~~ a completely enclosed building. A salvage yard shall also include the dismantling or wrecking of used motor vehicles or trailers, or the storage, sale or dumping of dismantled or wrecked vehicles or their parts. The presence on any lot or parcel of land of two or more motor vehicles, which for

a period exceeding 30 days have not been capable of operating under their own power or from which parts have been removed for reuse or sale, shall cause the parcel to be considered to be a salvage yard.

School, elementary, middle or high, means the use of a site for instructional purposes on an elementary or secondary level.

Service station means any building or land used for the sale or retail of automobile fuels, oils and accessories, including lubrication of automobile and replacement or installation of minor parts and accessories, but not including major repair work such as motor replacement, body and fender repair or spray painting.

Shooting range means an outdoor facility used or intended to be used for the discharge of firearms at targets.

Sign means any structure or part thereof or any device attached to, printed on or represented on a building, fence or other structure, upon which is displayed or included any letter, word, model, banner, flag, pennant, insignia, decoration, device or representation used as, or which is in the nature of, an announcement, direction, advertisement, or other attention-directing device. A sign shall not include a similar structure or device located within a building except illuminated signs within show windows. A sign includes any billboard. It does not include a flag, pennant or insignia of any of the following:

- (1) Any nation or association of nations;
- (2) Any state, city or other political unit;
- (3) Any political, charitable, educational, philanthropic, civic drive, movement or event.

Solid waste collection/processing means recycling collection centers, incinerators, processing facilities, materials recovery facilities, solid waste transfer stations or any facility where municipal solid wastes are salvaged, sorted, processed or treated.

Solid waste transfer station means a facility where solid waste or recyclable material is transferred from collection vehicles (some sorting may occur) to long distance hauling vehicles for transportation to a central solid waste management facility for processing, disposal, incineration or resource recovery.

Source separation means materials that are separated from the municipal solid waste stream at the point of origin for the purpose of recycling. For example, households separating paper, glass and aluminum from the rest of the solid waste.

~~*Special flood hazard area. See Area of special flood hazard.*~~

Start of construction, for floodplain management purposes, means the date the building permit was issued, including for substantial improvements, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation, or the placement of a manufactured home on a foundation.

Permanent Start of construction does not include land preparation, such as clearing, grading and filling; the installation of streets and/or walkways; excavation for a basement, footings, piers or foundations or the erection of temporary forms, nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Stockyard means a non-farm based facility used or intended to be used for selling or holding livestock.

Street means any public way.

Structural alteration means any change in the supporting members of a building, such as bearing walls or partitions, columns, beams or girders, or any complete rebuilding of the roof or the exterior walls. For the purpose of these regulations, the following shall not be considered a structural alteration:

- (1) Attachment of a new front where structural supports are not changed.
- (2) Addition of fire escapes where structural supports are not changed.
- (3) New windows where lintels and support walls are not materially changed.
- (4) Repair or replacement on non-structural members.

Structure means a walled and roofed building that is principally above ground, a manufactured home or gas or liquid storage tank that is principally above ground. The term does not include fences or public structures such as utility poles, street light fixtures and street signs. ~~For floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home. For flood insurance purposes, a walled and roofed building, other than a gas or liquid storage tank, that is principally above ground and affixed to a permanent site, as well as a manufactured home on a permanent foundation; the term includes a building while in the course of construction, alteration or repair, but does not include building materials or supplies intended for use in such construction, alteration or repair, unless such materials or supplies are within an enclosed building on the premises.~~

Studio, television or film, means an establishment primarily engaged in the provision of recording or broadcasting services accomplished through the use of electronic mechanisms.

Subdivision means the division of a parcel of land into two or more lots, or other divisions of land; said term shall include resubdivision and, when appropriate to the context, shall relate to the process of subdividing or to the land or territory subdivided.

Substantial damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial improvement.

- (1) The term "substantial improvement" means any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term "substantial improvement" includes structures that have incurred substantial damage, regardless of the actual repair work performed.
- (2) The term "substantial improvement" does not, however, include either:
 - a. Any project for improvement of a structure to correct existing violations of state or local health, sanitary or safety code specifications that have been identified by the community development and public affairs director and that are the minimum necessary to assure safe living conditions; or
 - b. Any alteration of an historic structure, provided that the alteration will not preclude the structure's continued designation as an historic structure.

Townhouse means a building containing two or more dwelling units, which dwelling units are separated by a party wall and which dwelling units are designed and intended to be separately owned in fee under the condominium statutes of the state.

Trailer means and includes a separate vehicle not driven or propelled by its own power, drawn by some independent power. For purposes of these regulations, the term "trailer" shall not include mobile, manufactured or modular homes.

Transit facility means a facility used or intended to be used as an area for loading, unloading and interchange of transit passengers. Typical uses include bus terminals, rail stations and passenger related mass transit facilities.

Use means the specific purpose for which land or a building is used.

Utility, major, means generating plants; electrical switching facilities and primary substations; water and wastewater treatment plants; water tanks; and radio, television and microwave transmission towers; and similar facilities of agencies that are under public franchise or ownership to provide the public with electricity, gas, heat, steam, communication, rail transportation, water, sewage collection or other similar service. The term "utility, major," shall not be construed to include corporate or general offices, gas or oil processing, manufacturing facilities, postal facilities or other uses defined in this section.

Utility, minor, means services and facilities of agencies that are under public franchise or ownership to provide services that are essential to support development and that involve only minor structures, such as poles and lines.

Vacant site means a site on which there are no buildings or structures or a site on which there are only accessory buildings or paved surfaces.

Variance means an appeal from the provisions of these regulations granted by the ~~planning commission~~ **Board of Zoning Adjustment**, where there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the regulations. Variances shall apply to the **location**, construction or alteration of buildings or structures, ~~excluding the use of land~~, so that the spirit of the ordinance shall be observed, public safety and welfare secured and substantial justice done, ~~For the purposes of the floodplain overlay district, a variance is a grant of relief to a person from the requirements of the floodplain overlay district but shall not permit any use not permitted in the zoning district.~~

Vehicle repair, general, ~~means an establishment primarily engaged in painting of or bodywork to motor vehicles or heavy equipment. Typical uses include paint and body shops~~ means an establishment primarily engaged in painting of or bodywork to motor vehicles or heavy equipment. Typical uses include paint and body shops.

Vehicle repair, limited, ~~means a use providing automobile repair or maintenance services within completely enclosed buildings, but not including general vehicle repair services~~ means an establishment providing vehicle repair and maintenance services such as brake, muffler, exhaust systems, automotive glass, wheel alignment, tire sales and repair, engine tune up, lubrication and other similar minor repair and maintenance services provided they are within a completely enclosed building.

Violation of floodplain-management regulations means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in these regulations is presumed to be in violation until such time as that documentation is provided.

Vision triangle means a triangular area at a street **or driveway** intersection in which nothing shall be erected, placed (including automobiles, trucks and other large vehicles or trailers), planted, or allowed to grow in such a manner as to materially impede vision and, therefore, the safety of vehicles and pedestrians, between the height of 30 inches and ten feet above the grades of the bottom of the curb of the intersecting streets **or driveways**. Such area on a corner lot shall have two sides that are measured from the center of the lot line intersection and a third side across the lot joining the ends of the other two sides. Where the lot lines at intersections have rounded corners, the lot lines will be extended in a straight line to a point of intersection. In all residentially zoned districts, the vision triangle shall have the requirement that the two sides forming the corner lot line **or driveway** intersection shall be a minimum distance of 30 feet from the center of the lot line intersection, and in all other zoning districts such distance shall be a minimum of 20 feet (except that there shall be no vision triangle requirements in the Town Square Overlay District).

Vocational school means a use providing education or training in business, commercial trades, language, arts or other similar activity or occupational pursuit, and not otherwise defined as a "College or University" or "School."

Warehouse, residential storage means an enclosed storage facility containing independent, fully enclosed bays that are leased to individuals exclusively for dead storage of their household goods or personal property.

Warehousing and wholesale means an establishment primarily engaged in the storage or sales of materials, equipment, or products or sales to wholesalers or retailers. Typical uses include cold storage, warehousing and dead storage facilities, but excluding residential storage warehouses and sales of good to the general public.

Yard means a required open space, other than a court, unoccupied and unobstructed by any structure or portion of a structure from the ground upward, provided, however, that fences, walls, poles, posts, and other customary yard accessories, ornaments and furniture may be permitted in any yard subject to height limitations and requirements limiting obstruction of visibility.

Yard, front, means a yard extending across the full width of the lot, the depth of which is the least distance between the lot line or road easement or right-of-way line and the front building line.

Yard, rear, means a yard extending across the full width of the lot between the rear building line and the rear lot line, the depth of which is the least distance between the rear lot line and the rear building line.

Yard, side, means a yard between the side building line and the side lot line and extending from the front yard to the rear yard and being the least distance between the side lot line and the side building line.

(Code 1969, § 16-1; Ord. No. 139, § 1, 7-19-1966; Comp. Ord. of 4-20-2010, §§ 2-1, 11-7)

STAFF RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission approve the proposed text amendments to Section 50-4 and Section 50-107(a)(5) of the Code of Ordinances of the City of Raytown.

DRAFT
MINUTES
CITY OF RAYTOWN
PLANNING AND ZONING COMMISSION MEETING

February 2, 2017
Raytown City Hall
Board of Aldermen Chambers
10000 East 59th Street
Raytown, Missouri 64133

7:00 pm

1. Welcome by Chairperson- Mr. Tommy Bettis, Vice-Chairman, served as the Chairman in Mr. Kevin Wilson's absence.

2. Call meeting to order and Roll Call.

Wilson: Absent	Jimenez: Absent	Stock: Present
Bettis: Present	Robinson: Present	Lightfoot: Present
Hartwell: Present	Dwight: Present	Meyers: Absent

3. Approval of minutes – December 01, 2016 meeting

- a. Revisions- None
- b. Motion- Ms. Stock made a motion to approve the December 01 minutes.
- c. Second- Ms. Hartwell made a second to Ms. Stock's motion.
- d. Additional Board Discussion- None.
- e. Vote- Motion passed unanimously 6-0.

4. Old Business – None

5. New Business:

A. Application: Public Hearing to consider a Conditional Use Permit for a vehicle repair, general establishment at 8832 E 350 Highway.

Case No.: PZ-2017-001

Applicant: City of Raytown

1. Introduction of Application by Chair- Mr. Bettis introduced the application.
2. Open Public Hearing- Mr. Bettis opened the Public hearing.
3. Explain Procedure for a Public Hearing and swear-in speakers- Mr. Willerth swore in those wishing to speak for or against the application.
4. Enter Additional Relevant City Exhibits into the Record:
 - a. Conditional Use Permit Application submitted by applicant
 - b. Publication of Notice of Public Hearing in Daily Record Newspaper
 - c. Public Hearing Notices mailed to property owners within 185-feet of subject property.

- d. City of Raytown Zoning Ordinance, as amended
 - e. City of Raytown Comprehensive Plan
 - f. Staff Report on application for February 2, 2017 Planning & Zoning Commission meeting
5. Explanation of any exparte' communication from Commission members regarding the application- None.
 6. Introduction of Application by Staff- Mr. Peterson introduced the application. Mr. Edward Golden is seeking a conditional use permit to operate a vehicle repair, general establishment at 8832 E 350 Highway. Mr. Peterson stated that due to the land use table this type of establishment requires a conditional use permit to operate on a property zoned Highway Corridor Commercial (HC).
 7. Request for Public Comment- Mr. Edward Golden spoke on behalf of his application. He stated that he has read and agrees to the staff recommendations for the application. Mr. Golden stated that he does not store vehicles outside anyways for fear of vandalism and theft. Mr. Golden stated that the previous tenant of the building was a gun store, so the building is already properly equipped for the ventilation needed for auto paint and repair.
 8. Additional Staff Comments and Recommendation- Staff recommended approval of the Conditional Use Permit subject to the following conditions:
 1. All vehicles used, repaired, or painted throughout the course of business be stored indoors at all times while on the property.
 2. Compliance with all applicable local, state and federal laws and ordinances.
 9. Board Discussion- None.
 10. Close Public Hearing- Mr. Bettis closed the public hearing.
 11. Board Decision to Approve, Conditionally Approve or Deny the Application.
 - a. Motion- Ms. Stock made a motion to approve the application subject to staff recommendations.
 - b. Second-Mr. Lightfoot made a second to Ms. Stock's motion.
 - c. Additional Board Discussion- None.
 - d. Vote- Motion passed unanimously 6-0.

B. Application: Public Hearing to consider text amendments to the City of Raytown Zoning Ordinance, Chapter 50, Article I, Section 50-4 and Section 50-107(a)(5) of the Code of Ordinances of the City of Raytown.

Case No.: PZ-2017-002

Applicant: City of Raytown

1. Introduction of Application by Chair- Mr. Bettis introduced the application.
2. Open Public Hearing- Mr. Bettis opened the public hearing.
3. Explain Procedure for a Public Hearing and swear-in speakers-
4. Enter Additional Relevant City Exhibits into the Record:
 - a. Publication of Notice of Public Hearing in Daily Record Newspaper.
 - b. City of Raytown Zoning Ordinance, as amended
 - c. City of Raytown Comprehensive Plan
 - d. Staff Report on application for February 2, 2017 Planning & Zoning Commission meeting

5. Explanation of any exparte' communication from Commission members regarding the application- None.
6. Introduction of Application by Staff- Mr. Peterson introduced the application. Staff is recommending a number of changes to Section 50-4 of the zoning ordinance, which outlines all of the definitions used in Chapter 50, as well as those used in the land use table in Section 50-107(a)(5).

Discussion included the revision of definitions for day care centers in Raytown, what members constitute a "household", and previous changes made to *vehicle repair, general* and *vehicle repair, limited*.
7. Request for Public Comment- None
8. Additional Staff Comments and Recommendation- Staff recommends approval of the text amendment.
9. Board Discussion- None.
10. Close Public Hearing- Mr. Bettis closed the Public Hearing.
11. Board Decision to Approve, Conditionally Approve or Deny the Application.
 - a. Motion- Mr. Robinson made a motion to approve the application.
 - b. Second- Ms. Hartwell seconded Mr. Robinson's motion.
 - c. Additional Board Discussion- None.
 - d. Vote- Motion passed unanimously, 6-0.

6. Other Business

A. Presentation to Planning and Zoning Commission on Comprehensive Plan Update- Scott Peterson, Planning and Zoning Coordinator- No presentation was given due to several Planning Commission members being absent.

- 7. Planning Projects Report-** None.
- 8. Set Future Meeting Date –** March 2, 2017
- 9. Adjourn**

CITY OF RAYTOWN
Request for Board Action

Date: February 15, 2017

Resolution No.: R-2947-17

To: Mayor and Board of Aldermen

From: Doug Jones, Emergency Medical Services Director

Department Head Approval: _____

Finance Director Approval: _____ (only if funding is requested)

City Administrator Approval: _____

Action Requested: Authorize and approve the additional expenditure of \$2,000.00 toward the ambulance purchase which was authorized by Resolution R-2875-16 (June 7, 2016).

Recommendation: Approve the request as submitted.

Analysis: On December 12, 2016, Osage Industries reported that the Ford chassis, which had been delivered to them, was of a 176-inch wheel base; whereas, the ambulance coach we had ordered from Osage was for a 159-inch wheel base. The options investigated for a solution to the problem included: replacing the incorrect chassis with one of correct length, shortening the chassis in Osage's possession, and lengthening the coach. It was determined that the latter, lengthening the coach by means of a cab-extension, was the most economical and expeditious solution.

Both Osage Industries and Dick Smith Ford are contributing toward this solution; Dick Smith Ford in the sum of \$1,000.00 and Osage Industries by foregoing any markup on the fabrication of the cab-extension.

Please note that funds should be available, due to a savings of greater than \$6,000.00 realized on our purchase of portable radios this year; also, please note that with the inclusion of the cab-extension, the total cost of the ambulance purchase remains just over \$4,000.00 less than what was originally budgeted for the project.

Alternatives: Not approve the request, in which case another solution must be found.

Budgetary Impact:

- Not Applicable
- Budgeted item with available funds
- Non-Budgeted item with available funds through prioritization
- Non-Budgeted item with additional funds requested

Amount Requested:	\$2,000.00
Department:	Emergency Services
Fund:	Capital Sales Tax
Account No.:	205.72.00.100.53250

Additional Reports Attached: Quote from Osage Industries
Commitment from Dick Smith Ford

A RESOLUTION AUTHORIZING AND APPROVING AN ADDITIONAL EXPENDITURE IN THE AMOUNT OF \$2,000.00 TO THE PURCHASE OF A NEW AMBULANCE CONVERSION FROM OSAGE AMBULANCE/EMERGENCY SERVICES SUPPLY AND AMENDING RESOLUTION R-2875-16 FOR A TOTAL AMOUNT NOT TO EXCEED \$111,575.00 AND AMENDING THE FISCAL YEAR 2016-2017 BUDGET

WHEREAS, pursuant to Resolution R-2875-16, the Board of Aldermen approved the purchase of one Ambulance Conversion from Osage Ambulance/Emergency Services Supply off the 2016 Cooper County Ambulance District Type III Ambulance Bid in an amount not to exceed \$109,575.00; and

WHEREAS, when the chassis was delivered to Osage Ambulance/Services Supply it contained the incorrect wheel base and the most economical solution is a lengthening of the coach by means of a cab-extension in the amount of \$2,000.00; and

WHEREAS, the total amount for the ambulance conversion as per Resolution R-2875-16 will need to be amended to a total amount not to exceed \$111,575.00; and

WHEREAS, this additional expense was not included in the original approved expenditure; therefore, it is necessary to amend the Fiscal Year 2016-2017 Budget;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, AS FOLLOWS:

THAT the additional expenditure in the amount of \$2,000.00 for the purchase of a new ambulance conversion from Osage Ambulance/Emergency Services Supply and amending Resolution R-2875-16 for a total amount not to exceed \$111,575.00 is hereby authorized and approved;

FURTHER THAT Fiscal Year 2016-2017 budget adopted by Resolution R-2909-16 is hereby amended as follows:

Transfer From:

Transfer To:

Capital Improvement Sales Tax

Unassigned Fund Balance-\$2,000.00

Capital Improvement Sales Tax Fund-\$2,000.00

FURTHER THAT the City Administrator and or his designee is authorized to execute all documents necessary to make payment thereon.

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 21st day of February, 2017.

Michael McDonough, Mayor

ATTEST:

Approved as to Form:

Teresa M. Henry, City Clerk

Joe Willerth, City Attorney



DICK SMITH FORD



To: City of Raytown, Missouri

Tony Mesa, Doug Jones

10000 E. 59th Street

Raytown, MO 64133

This letter is a commitment to City of Raytown's that Dick Smith Ford will donate \$1,000 towards Raytown's new 2017 Ambulance with VIN: 1FDXE4FF2HDC21101.

Sincerely,

A handwritten signature in black ink, appearing to be "JB", written over a horizontal line.

Jeff Bethel

Owner, Dick Smith Ford





**194 Twin Ridge Road
Linn, MO
Phone: 800/822-3634
Fax: 573/897-3113**

DATE: 1/5/2017
QUOTATION TO: Raytown Ambulance
DELIVERY TIME: Pending
F.O.B.: Linn, Missouri - Customer pick up of ambulance from Osage Industries.
PAYMENT: Will be added to the current build price.

(1) 18" cab extension for a Ford E450 Painted Race Red to be installed on
Customer Supplied 176" WB chassis.

TOTAL PRICE AS LISTED HEREIN - - - - - \$ 3,000

Dan Kehoe
Emergency Services Supply

Quote valid for 30 days without review

CITY OF RAYTOWN
Request for Board Action

Date: February 15, 2017
To: Mayor and Board of Aldermen
From: Captain Michelle Rogers

Resolution No.: R-2948-17

Department Head Approval: _____

Finance Director Approval: _____ (only if funding is requested)

City Administrator Approval: _____



Action Requested: Authorize the purchase of two (2) Ford Police Utility Interceptor AWD vehicles (marked units), one (1) Ford Police Utility Interceptor AWD (unmarked) and one (1) Ford Police Expedition, from Dick Smith Ford in an amount to exceed \$15,000.00.

Recommendation: Approve the purchase of two (2) Ford Police Utility Interceptors AWD (marked units), one (1) Ford Police Utility Interceptor AWD (unmarked) and one (1) Ford Police Expedition from Dick Smith Ford.

Analysis: The Police and Public Works Departments annually evaluate the Vehicle Replacement Program to determine which vehicles are reaching the end of their life cycles. This year two (2) marked patrol vehicles and two (2) unmarked units are due to complete their service based on mileage, age and projected maintenance costs.

Dick Smith participated in the Mid America Council of Public Procurement (MACPP) bid process and was awarded the bid contract for the PI Utility and Expedition vehicles.

The Sales Tax Oversight Committee reviewed the vehicle purchase request and found them to be consistent with the voter intent.

Alternatives: Not purchase the vehicles and risk service interruption in the event of vehicle failure

Budgetary Impact:

- Not Applicable
- Budgeted item with available funds
- Non-Budgeted item with available funds through prioritization
- Non-Budgeted item with additional funds requested

Amount Requested: \$118,571.00
Department: Police Department
Funds: Capital Improvement Sales Tax - \$56,978.00
Public Safety Sales Tax - \$61,593.00
Account No: 205.32.00.100.53250-Capital
207.32.00.100.53250-PSST

Additional Reports Attached: Dick Smith Quote, MACPP Notice of Award and bid tab

A RESOLUTION AUTHORIZING AND APPROVING THE PURCHASE OF THREE 2017 FORD POLICE UTILITY INTERCEPTORS AND ONE 2017 FORD EXPEDITION FROM DICK SMITH FORD OFF THE MID-AMERICA COUNCIL OF PUBLIC PROCUREMENT JOINT BID IN AN AMOUNT NOT TO EXCEED \$118,571.00 FOR FISCAL YEAR 2016-2017

WHEREAS, the Raytown Police Department has a need for acquisition of three (3) 2017 Ford Police Utility Interceptors and one (1) 2016 Ford Expedition; and

WHEREAS, the City of Raytown, in the adoption of its purchasing policy has approved the practice of purchasing equipment from competitive bids awarded by other governmental entities through the cooperative bidding process; and

WHEREAS, the Mid-America Council of Public Procurement has competitively bid and awarded a contract to Dick Smith Ford; and

WHEREAS, funds for such purpose are budgeted from the Capital Improvement Sales Tax and the Public Safety Sales Tax and such expenditure has been reviewed and on January 31, 2017 was recommended by the Special Sales Tax Review Committee as being consistent with voter intent; and

WHEREAS, the City of Raytown finds it is in the best interest of the citizens of the City of Raytown to authorize and the purchase of three (3) 2017 Ford Police Utility Interceptors and one (1) 2017 Ford Expedition from Dick Smith Ford off the Mid-America Council of Public Procurement Joint Bid in an amount not to exceed \$118,571.00 for fiscal year 2016-2017;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, AS FOLLOWS:

THAT the purchase of three (3) 2017 Ford Police Utility Interceptors and one (1) 2017 Ford Expedition from Dick Smith Ford off the Mid-America Council of Public Procurement Joint Bid in an amount not to exceed \$118,571.00 for fiscal year 2016-2017 is hereby authorized and approved;

FURTHER THAT the City Administrator and/or Police Chief are hereby authorized to execute all documents necessary to this transaction and the City Clerk is authorized to attest thereto.

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 21st day of February, 2017.

Michael McDonough, Mayor

ATTEST:

Approved as to Form:

Teresa M. Henry, City Clerk

Joe Willerth, City Attorney



DICK SMITH FORD



City of Raytown, MO Requested by Captain Michelle Rogers Dec 2016

2017 MACPP BID ITEM #35 - Police Utility Interceptor AWD, Body code K8A, 500A		
Base spec price:		\$26,884
Ford Code:	MARKED - includes std front center flat plate mount console	
UA	Black exterior color	Included
9W	Charcoal Black Cloth front, vinyl rear seats	Included
60R	Noise Suppression Bonds	Included
43D	Dark Car feature (door open, lights off)	Included
65L	Full wheel cover (deleted below)	Included
51Y	Driver's Side incandescent spotlight	Included
153	Front license plate bracket	Included
Options above base bid unit requested:		
60A	Pre-wiring fo grill, siren, speaker	49
66C	Rear lighting package - 2 backlight flashing LEDs	440
	window mounted on each side of chimsel stop light	
	and 2 lifgate mounted flashing LED lights	
86P	Front headamp housing pre-drilled holes	122
549	Outside heated mirrors - (without BLISS)	58
17T	Red/White rear cargo dome llight	49
21B	Rear-view Camera display in center stack	STD
53M	SYNC - Handsfree Bluetooth w/audio jack	285
76R	Reverse-sensing	268
47C	Front connector wiring kit	100
21P	Rear connector wiring kit	125
61S	Remappable steering wheel switches	150
Delete 65L	Delete full wheel covers 65L	-41
	MUST BE ORDERED BY OCT. 30, 2017	
TOTAL Delivered price each:		\$28,489
	Quantity 2:	\$56,978

Greg Lofton

Greg Lofton
 Fleet Manager - Dick Smith Ford
 9505 E. 350 Highway
 Raytown, MO 64133 816-353-1495
 12/15/2016





DICK SMITH FORD



City of Raytown, MO Requested by Captain Michelle Rogers December 2016

2017 MACPP BID ITEM #35 - Police Utility Interceptor AWD, Body code K8A, 500A		
Base spec price:		\$26,884
Ford Code:	UNMARKED	
UA	Black exterior color	Included
FW	Charcoal Black Cloth front & rear seats	Included
60R	Noise Suppression Bonds	Included
43D	Dark Car feature (door open, lights off)	Included
64B	Full wheel cover	Included
51Y	Driver's Side incandescent spotlight	Included
153	Front license plate bracket	Included
Options above base bid unit requested:		
FW	Rear cloth seats (as well as cloth front)	58
86P	Front headamp housing pre-drilled holes	122
60A	Pre-wire for grill lamp, siren, speaker	49
549	Outside heated mirrors - (without BLISS)	58
17T	Red/White rear cargo dome light	\$49
21B	Rear-view Camera display in center stack	STD
65U	Interior upgrade, cloth rear seats, carpet, front & rear floor mats, full console (w/cupholders)	381
595	Remote keyless entry fobs	255
47C	Front connector wiring kit	100
21P	Rear connector wiring kit	125
53M	SYNC	285
16D	Police badge delete	0
MUST BE ORDERED BY OCT. 30, 2017		
TOTAL Delivered price each:		\$28,366

Greg Lofton

Greg Lofton
 Fleet Manager - Dick Smith Ford
 9505 E. 350 Highway
 Raytown, MO 64133
 12/15/2016





DICK SMITH FORD



City of Raytown, MO Requested by Captain Michelle Rogers December 2016
2016 MACPP BID ITEM #17 - Expedition Regular length, 4wd, XL trim

All standard features including
Power locks, windows, mirrors

Base spec price:

Ford Code:	U1G, 100A	33,806
TBD	Standard Paint	Included
153	Front license plate bracket	Included
Options above base bid unit requested:		
102A	SSV in lieu of 100A, includes: 17" Steel wheels 265/70R17 AT OWL Cloth first row, No third row seating Column shifter Vinyl floor covering Black grill, 4wd skid plates, 3.73 Limited slip rear axle Front tow hooks Third row Storage bins	-1,800
21F	Cloth second row, no third row seating	115
186	Black platform cab steps	420
52M	SYNC - hands -free Bluetooth	209
50F	Fleet Convenience package: Reverse-sensing & power adjustable pedals	375
Ford aftermarket	All-weather mats	102
TOTAL EACH:		33,227

Must be ordered by Oct. 30, 2017

Greg Lofton *Greg Lofton*
Fleet Manager - Dick Smith Ford
9505 E. 350 Highway
Raytown, MO 64133
12/15/2016



JOHNSON COUNTY
KANSAS
**Treasury & Financial
Management**

JOHNSON COUNTY, KANSAS
Purchasing Division
(913) 715-0525

Distribution:
Dated:

Original--Supplier
Copy--User &
Department

**CONTRACT
FOR SERVICES, SUPPLIES
MATERIALS OR EQUIPMENT**

THE COUNTY OF JOHNSON, KANSAS acting through its Board of County Commissioners does hereby accept, with modifications if any, the bid of: Dick Smith Ford, Inc.

Bid Number 2016-002. Closing Date of: October 4th, 2016.

A copy of the Supplier's electronically submitted bid is attached, items not awarded, if any, have been deleted. The bid and any addendum attached is made a part of this contract.

No financial obligation shall accrue against the County until Dick Smith Ford, Inc. shall make delivery pursuant to order of the Purchasing Manager.

The Purchasing Manager for Johnson County, Kansas shall be the sole judge as to the fact of the fulfillment of this contract, and upon any breach thereof, shall, at his or her option, declare this contract void, and for any loss or damage by reason of such breach, whether this contract is annulled or not, said Supplier and the surety on said bond shall be liable.

Contract is effective from 11/17/2016 through 11/16/2017.

A brief description of the product and/or service follows: 2017 Model Year Vehicles as per IFB No. 2016-002

The contract consists of the following:

Bid Number 2016-002 Vendor bid dated: October 4th, 2016

Special attachments: Bid Tabulation

The contract, including terms and conditions of the bid, is extended to any Municipality, City, County, State, Governmental Public Utility, Non-Profit Hospital, Educational Institute, Special Governmental Agency and Non-Profit Corporation performing governmental functions that are located within the Greater Kansas City Metropolitan Trade Area. Eligible agencies may include members of MARC, the Mid-America Council of Public Procurement of NIGP (MACPP) or members of any chapter affiliate of the Institute of Public Procurement NIGP (www.nigp.org)

All modifications to this contract must be in writing signed by the County's Purchasing Manager.

JOHNSON COUNTY, KANSAS

By: Robin Lynes

Robin Lynes, Purchasing Manager

Dated: November 18th, 2016

Item No. 34	Type: Ford Police Interceptor - Sedan (continued)	Current Model Year	
FEATURE	DESCRIPTION	BIDDER MUST COMPLETE MFG'S CODE & DESCRIPTION	PRICE
Electronics Tray	/ Circulation fan	62D / 97T	\$278 / \$50
Engine Block Heater		41H	\$35
Engines	3.5L V6 Ecoboost 365 HP	99T	\$2,880
	Police engine idle feature	18S	\$255
	Police Silent mode	13D req. daytime lights (N/A w/13C)	\$69
Extended Warranty	Note: Both Ford Police Sedan & Utility come with an extended to 5yr/100K miles Powertrain warranty \$0 deductible	www.fordprotect.ford.com any ESP warranty at cost + 100	\$cost + 100 \$
Floor Covering	Carpet	17I	\$122
Floor Mats	Rubber/vinyl	Dealer front / rear	\$ 165 /165
Gas Cap-Lockable		98K	\$20
Horn Wiring Kit	Wiring Kit	N/A	\$
Interior Upgrade Pkg	Cloth rear seats, floor mats front & rear, carpet floor, full floor console with unique police finish panels	12P + CW (cloth fr/rear with mats)	\$370
Key Options	All vehicles keyed alike (fleet)	43E-1435X,43B-1284X,43D-0135X	\$45
	Coded to current entlity key code	43F-0676X,43J-1111X,43C-1284X,43G-0181X	\$45
	Extra key price	Dealer	\$7.00
	Remote keyless entry key fob	60P	\$248
			\$
License Plate Bracket	Front	153	\$ n/c
Light Bar, Pre-Wire	Factory wired	N/A	\$
Lighting Packages - OEM	#1 - 2 front front Integrated LED Lights (in headlamps)	661	\$866
	#2 - front headlamp / PI housing only: amber, park-turn signals indicators, pre-drilled LED holes (does not include LED installed lights)	13P	\$117
	#3 - two rear Integrated LED Lights (in tail lamps)	662	\$405
	#4 - rear lighting - 2 backlite flashing LED lights light; two decklid inner flashing LED lights	663	\$460
	#5 - trunk upfit package - rear console mounting plate, wiring harness (2 light cables-supports up to 6 LED lights, two grill LED light cables, trunk power distribution box (PDB), two 50 amp battery and ground circuits in-trunk, one 10 amp siren/speaker circuits, trunk circulation fan, trunk electronics tray, pre-wiring for grill lamp, siren, and speaker)	854	\$935
	#6 - light controller package - includes content from the PI packages #4, plus: Whelen light controller (PCC8R), Whelen PCC8R light relay center (trunk mounted), light controller/relay center wiring, pre-wiring for grill lamp, siren, and speaker.	855	\$1,565
	#7 - Ready for the road package - includes content plus: Whelen cencom light controller, Whelen	856	\$3,490
Manuals	Service manuals	Helm	\$210
Mirrors 1	Outside: electric remote both sides	std	\$
Mirrors 2	Outside: heated	549	\$59
Paint		www.ford.com	\$
Rear Deck Warning	Warning light under deck lid	See 663 above	\$460
Reverse Sensing		76R	\$285
Rust Proofing	State brand & warranty, certificate required	Undercoat only, Callex	\$
Seats	Front bench with center arm rest	N/A	\$
	Front bucket with power driver's seat	Std, but with pwer passenger seat	\$0 / 308
	Front electric without side airbag	N/A	\$
	Front cloth bucket, rear vinyl bench	RW in base quote	\$
	Front heavy duty construction, split bench, power	N/A	\$
	Front and rear cloth, split bench	Front bucket/rear cloth bench CW	\$58
	Front and rear vinyl, split bench	N/A	\$
Siren/Speaker	100 watt including bracket and pigtail	96P	\$285
Spot Lights	Driver only LED bulb	Unity 21L / Whelen 21F	\$ 330 / 350
	Driver & passenger LED bulb	Unity 21B / Whelen 21G	\$ 585 / 630
	Driver & passenger Incandescent bulb	21P	\$376
Spot light prep	Driver's side/ both sides	21H / 21J	\$ 90 / 175
Storage	Trunk equipment storage box or trunk pak	N/A	\$
	Trunk storage vault with lockable door	19T or included in 856	\$118
Temporary Tag		Dealer	\$3.50
Tires & Wheels		18" aluminum wheels	\$452
Traction Control		STD	\$
Trunk Circulation Fan	Mounted on package tray	97T	\$50

GREG LOFTON
DICK SMITH FORD INC
COMMERCIAL SALES DEPT
9505 E. 350 HIGHWAY
RAYTOWN, MO 64133
PHONE: 816-353-1495
FAX # 816-358-4406

Item No. 34	Type: Ford Police Interceptor - Sedan (continued)	BIDDER MUST COMPLETE		Current Model Year
FEATURE	DESCRIPTION	MFG'S CODE & DESCRIPTION	PRICE	
<u>OPTIONAL EQUIPMENT</u>				
Vinyl Wrap 2-Tone Pkgs	#1-Roof vinyl, RHLH front and rear doors vinyl	141	\$790	
	#2-Roof vinyl, hood vinyl, decklid vinyl	n/a	\$	
	#3-Roof vinyl, RHLH front doors vinyl	143	\$885	
Window-Rear	Rear window Inoperative	87D	\$24	
Wiring	Pre-wiring for grill lamp, siren, and speaker	51G or in 864,866 or 867	\$49	
Wiring Kits	Complete Kit	Ultimate Wiring package 857	\$524	
	Base Kit	Front wiring solution 77E	\$100	
	Visibility Kit	Rear wiring solution 51J	\$123	
Other Options Not Listed: Discount from MSRP - State Website for Pricing				6%

OPTION DELETE

Badge, Delete (Police Interceptor Badge Only)	19D	\$ no-charge
Deactivate door jam switch for interior lights	Delete 13C	(\$16)
Door lock confirmation flash	13D Silent mode (req. Daytime lights N/A 13C)	\$69
Full carpet	Not in base quote	\$
Full wheel cover	Delete 65L	(\$41)
Noise suppression bonds	Delete 20P	(\$85)
Spot light - driver side	Delete 21D from base quote	(\$175)

**GREG LOFTON
DICK SMITH FORD INC
COMMERCIAL SALES DEPT
9505 E. 350 HIGHWAY
RAYTOWN, MO 64133
PHONE: 816-353-1495
FAX # 816-358-4406**

Item No. 35	Type: Ford Police Interceptor - Utility	BIDDER MUST COMPLETE		Current Model Year
FEATURE	DESCRIPTION	MFG'S CODE & DESCRIPTION	MEETS SPEC Mark Yes or No	
			Yes	No
Description	Ford Police Interceptor - Utility	Ford "K8A" 500A	Yes	
Air Bags 2	Side	Yes and safety canopy	Yes	
Alternator	Minimum 220 amps output	220amps	Yes	
Axle (Rear)	Mfg. standard with police package	3.65	Yes	
Battery	Police grade; specify amp. & CCA	750CCA 79AH	Yes	
Body Style	Utility style, 4 door	K8A	Yes	
Cooler-Power Steering	External power steering fluid cooler	Std	Yes	
Cooler-Transmission	Auxiliary heavy duty transmission	Std	Yes	
Drive Line	All wheel drive	K8A	Yes	
Engine	Min V-6, state filter & horsepower	99R 3.7L V6 304HP	Yes	
Foot Pedals	Adjustable	Std	Yes	
Heater/Defroster	Fresh air type, electric rear window defrost factory inst	Std	Yes	
Hour Meter		Std	Yes	
Interior - Charcoal	Interior color charcoal black	Std cloth front/vinyl rear 9W	Yes	
Mirrors-Outside	Outside: dual remote type on left and right door	Std	Yes	
Noise Suppression	Noise suppression bonds; factory installed	80R	Yes	
Paint	One solid color - provide Website	www.fleet.ford.com	Yes	
Passenger Volume	State in cu ft	119	Yes	
Seats	Bucket, power driver, manual passenger, cloth	Std cloth front/vinyl rear 9W	Yes	
Springs	Heavy duty front & rear springs,	Std	Yes	
Suspension	Stabilizer bars, shock absorbers	Std	Yes	
Tires-Front & Rear	All season, steel belted radials, W rated, state size	245/55R18 A/S BSW	Yes	
Transmission	Automatic, minimum 6 speed	44C 6 ep auto	Yes	
Warranty	Provide Website: http://www.fleet.ford.com/partsandservice/owner-manuals/		Yes	
Wiring	Power distribution box	Std	Yes	
BID PRICING	TOTAL - FORD POLICE INTERCEPTOR UTILITY - Item No. 35		\$26,884	

You must enter pricing in the online bid page

Alternative Fuel Options:	
Alternative Fuel Package: State Fuel Option and Base Price each Net	Std engine is FFV
Alternative Fuel Option: Circle Applicable - (CNG, LPG, P/H/EV, E85, B20)	
Alternative Fuel Operation: Circle Applicable - (State Dedicated, Bi-Fuel or Flex Fuel)	
Gas Gallon Equivalent (State how much fuel on board)	
GGE Gas Gallon Equivalent - Option 1 State Tank Size	\$
GGE-Gas Gallon Equivalent - Option 2 State Tank Size	\$
State manufacturer and model of conversion system	
State Current or Pending EPA or CARB Certification No.	
If no cert no, please explain.	
OEM Supported (offeror has QVM or SVM status or equivalent; state yes or no)	
Drop ship code (if applicable)	

Item No. 36	Type: Ford Police Interceptor - Utility (continued)	BIDDER MUST COMPLETE	Current Model Year
FEATURE	DESCRIPTION	MFG'S CODE & DESCRIPTION	PRICE
OPTIONAL EQUIPMENT			
Air Conditioning	Auxiliary	17A (N/A with cargo vault 63V)	\$586
Alarm System		Perimeter alarm	\$
Ashtray	Auxiliary	N/A	\$
Audio / Video 1	Rear view camera	Std in center stack, if want in mirror.87R	\$ Std / no-charge
Audio / Video 2	SYNC Basic - voice activated communication	53M	\$285
Audio / Video 3	Remappable (4) switches on steering wheel	61R w/o SYNC, 61S w/SYNC	\$ 150 / 150
Blind Spot Monitoring	BLIS - Blind spot monitoring with cross traffic alert	55B	\$530
Brake System	Heavy Duty power standard for model bid	Std	\$
Cargo Area Fan	Cargo area circulation-mounted on package tray	N/A Utility	\$
Console Plate - rear		85R	\$35
Dark Car Feature	Courtesy lamp disable when any door is opened	43D in base quote	\$
Daytime Running Lamps		94Z	\$43
Diagnostic Software & Cabling			
Engine		Rotunda VCM II, CFR, cable and one-year	\$3,100
Transmission		diagnostic software for all Ford models &	\$
ABS Brakes		systems	\$
Electrical System			\$
Body Module			\$
Dog Dish Hub Caps	Small Wheel Covers - Small Factory	Delete 85L	(\$41)
Door-Driver	Inside unlocks & opens driver door simultaneously	Std	
Door-Rear	Inside rear doors inoperative	58G Locks inop/58L locks operable	\$ 33 / \$33
Door Panel	Ballistic quality; driver front door only	90D	\$1,535
Doors	Driver and passenger front doors	90E	\$3,052

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COMMERCIAL SALES DEPT
9505 E. 350 HIGHWAY
RAYTOWN, MO 64133
PHONE: 816-353-1495
FAX # 816-358-4406**

Item No. 35	Type: Ford Police Interceptor - Utility (continued)	BIDDER MUST COMPLETE	Current Model Year
FEATURE	DESCRIPTION	MFG'S CODE & DESCRIPTION	PRICE
OPTIONAL EQUIPMENT			
Engine Block Heater		41H	\$88
Engines	3.5L V6 EcoBoost 99T	99T/44C	\$3,100
	Enhanced PTU Cooler available with EcoBoost only	52B	\$2,800
	Police engine idle feature	47A	\$250
Extended Warranty	Provide Website	www.fordpolice.ford.com	\$Cost + \$100
		Amy ESP at cost + \$100	\$
			\$
Floor Covering	Carpet	16C or is in 85U Interior Upgrade pack.	\$118
Floor Mats	Rubber/Vinyl	Dealer front / rear/not recommended on vinyl flo.	\$ 185 / 165
Gas Cap-Lockable		19L	\$20
Global Lock/Unlock feature	door panel switches will lock/unlock all doors & liftgate	18D (Utility only) no overhead liftgate switch	\$ no-charge
Horn Wiring Kit	Wiring Kit	60A Grill wiring	\$49
Interior Upgrade	Cloth rear seats, floor mats front & rear, carpet floor, full floor console with unique police finish panels	85U + FW rear cloth seat Deletes front console	\$381
Key Options	All vehicles keyed alike (fleet)	59E-1439X,59B-1254X,59D-0135X,	\$49
		59F-0576X,59J-111X,59C-1284X,59G-0151X	\$49
	Remote Keyless entry with fobs	595	\$255
License Plate Bracket	Front	153	\$ NIC
Light Bar, Pre-Wire	Factory wired	N/A	\$
Lighting Packages - OEM	#1 - 2 front front integrated LED Lights (in headlamps)	66A	\$829
	#2 - front headlamp / PI housing only; pre-drilled holes (does not include LED installed lights)	66P	\$122
	#3 - two rear integrated LED Lights (in tail lamps)	66B	\$410
	#4 - rear lighting - 2 backlite flashing LED lights window mounted on each side of chimesel stop light; two liftgate inner flashing LED lights	66C	\$440
	#5 - cargo wiring upfit package-rear console mounting plate, wiring harness (2 light cables - supports up to 6 LED lights, two grill LED light cables, cargo area power distribution box (PDB), two 50 amp battery and ground circuits in RH rear quarter, one 10 amp siren/speaker circuit, (engine to cargo area), Whelen PCC&R light relay center mounted behind 2nd row seat, light controller/relay center wiring	67G	\$1,290
	#6 - Ready for the road package - includes PI packages #1, #2, #3, #4, #5, plus: Whelen cencom light controller, Whelen cencom relay center/siren amp, light controller/relay cencom wiring, grill LED lights, 100 watt siren/speaker, 9 I/O digital serial cable (console to cargo), hidden door-lock plunger/rear door handles inoperable, rear console mounting plate	67H	\$3,300
Manuals	Service manuals	Helm CD RDM	\$210
Mirrors 1	Outside: electric remote both sides	Std	\$
Mirrors 2	Outside: heated	549	\$58
Paint		www.fleet.ford.com	\$
Rear Deck Warning Light	Under Deck lid (liftgate)	see 66C above	\$
Reverse Sensing		76R	\$268
Roof Rack Side Rails	Black	68Z	\$150
Rust Proofing	State brand & warranty, certificate required	Under coat only, Caltex	\$350
Seats	Front bench with center arm rest	N/A	\$
	Front bucket with power driver's seat	Std	\$
	Front electric without side airbag	N/A	\$
	Front cloth bucket, rear vinyl bench	9W is Std in base quote	\$
	Front heavy duty construction, split bench, power	N/A	\$
	Front and rear cloth, split bench	FW cloth front buckets and rear cloth bench	\$58
	Front and rear vinyl, split bench	N/A	\$
Siren/Speaker	100 watt including bracket and pigtail	18X	\$290
Spot Lights	Driver only LED bulb	51R / 51T	\$ 385 / 410
	Driver & passenger LED bulb	51S / 51V	\$ 600 / 642
	Driver & passenger incandescent bulb	51Z	\$340
Storage	Cargo equipment storage box or cargo pak	N/A	\$
	Cargo storage vault with lockable door	83V (N/A with rear with 17A rear a-c)	\$238
Temporary Tag		Dealer	\$3.50
Tires & Wheels		64E	\$460
Traction Control		Std	\$
Vinyl Wrap 2-Tone Pkg	#1-Roof vinyl, RH/LH front and rear doors vinyl	91A	\$825
	#2-Roof vinyl, hood vinyl	N/A	\$
	#3-Roof vinyl, RH/LH front doors vinyl	91C	\$685
	#4-Vinyl word wrap - "POLICE" on LH/RH sides	91D	\$780
Window-Rear	Rear window inoperative	18W	\$25
Wiring	Pre-wiring for grill lamp, siren, and speaker	60A	\$49

Item No. 35	Type: Ford Police Interceptor - Utility (continued)	BIDDER MUST COMPLETE		Current Model Year	
FEATURE	DESCRIPTION	MFG'S CODE & DESCRIPTION	PRICE		
<u>OPTIONAL EQUIPMENT</u>					
Wiring Kits	Complete Kit	87U Ultimate wiring kit	\$534		
	Base Kit	Front wiring solution 47C	\$100		
	Visibility Kit	Rear wiring solution 21P	\$125		
Other Options Not Listed				Discount from MSRP - State Website For Pricing	6%

OPTION DELETE

Badge Delets (Police Interceptor Badge Only)	16D	\$ no-charge
Deactivate door jam switch for interior lights	Delete 43D	\$
Door lock confirmation flash	43L requires Daytime lights 942	\$60
Full carpet	Not in base bid	\$
Full wheel cover	Delete 85L	(\$41)
Noise suppression bonds	Delete 80R	(\$85)
Spot light - driver side	Delete Included 51Y	(\$175)

End of Group VI

**GREG LOFTON
DICK SMITH FORD INC
COMMERCIAL SALES DEPT
9505 E. 350 HIGHWAY
RAYTOWN, MO 64133
PHONE: 816-353-1495
FAX # 816-358-4406**

CITY OF RAYTOWN
Request for Board Action

Date: February 15, 2017

Resolution No.: R-2949-17

To: Mayor and Board of Aldermen

From: Kati Horner Gonzalez, Director of Public Works

Department Head Approval: _____

Finance Director Approval: _____ (only if funding is requested)

City Administrator Approval: _____

Action Requested: Board of Aldermen approval of the purchase of an F-250 pickup truck from Dick Smith Ford in the amount of \$25,786.00 on the MACPP cooperative contract, within budgeted amounts.

Recommendation: Staff recommends approval.

Analysis: The replacement of this vehicle is an end of life cycle replacement and it has been determined that purchasing a similar chassis and remounting of the existing animal control bed would be the most cost effective choice. The Ford chassis available from Dick Smith Ford is as close in dimension as made and is reasonably priced through the MACPP contract.

Staff reviewed many options including a new body and remounting the existing body. The quality and condition of the current bed made it a good candidate for remounting with the replacement of the existing lower skirting and upgrading the emergency lighting with four corner strobes and directional arrow stick mounted to the rear of the body. Staff reviewed service providers including the original manufacturer in Texas and a local provider (American Equipment Company) in Kansas City, Kansas. The local provider proved to be the most cost effective and efficient method of providing the remounting service.

The up-fit labor and materials from American Equipment Company will be in the amount of \$4,295.00 off the KCMO EV2260 cooperative contract. The amount is within budgeted amounts; however, this expense does not require purchasing approval but is being presented for full disclosure.

Total project budgeted to be \$40,000.00, this project will stay within the total project budget.

Alternatives: Delay or cancel the purchase.

Budgetary Impact:

- Not Applicable
- Budgeted item with available funds
- Non-Budgeted item with available funds through prioritization
- Non-Budgeted item with additional funds requested

Amount to Spend: \$25,786.00
Department: Community Development
Fund: Capital Sales Tax
Account No.: 205.82.00.53250

Additional Reports Attached: Budget Project Sheet, Equipment Price Sheet, Up-fit Price Sheet

A RESOLUTION AUTHORIZING AND APPROVING THE PURCHASE OF A 2017 FORD F-250 TRUCK FROM DICK SMITH FORD OFF THE MID-AMERICA COUNCIL OF PUBLIC PROCUREMENT JOINT VEHICLE BID IN A TOTAL AMOUNT NOT TO EXCEED \$25,786.00 FOR FISCAL YEAR 2016-2017

WHEREAS, the Raytown Community Development Department has a need for the acquisition of a 2017 Ford F-250 Truck; and

WHEREAS, the City of Raytown, in the adoption of its purchasing policy has approved the practice of purchasing equipment from competitive bids awarded by other governmental entities through the cooperative bidding process; and

WHEREAS, the Mid-America Regional Council has competitively bid and awarded a contract to Dick Smith Ford; and

WHEREAS, funds for such purpose are budgeted from the Capital Improvement Sales Tax and such expenditure has been reviewed and on January 31, 2017 was recommended by the Special Sales Tax Review Committee as being consistent with voter intent; and

WHEREAS, the City of Raytown finds it is in the best interest of the citizens of the City of Raytown to authorize and approve the purchase of one (1) 2017 Ford F-250 Truck from Dick Smith Ford off the Mid-America Council of Public Procurement Joint Vehicle Bid in an amount not to exceed \$25,786.00 for fiscal year 2016-2017;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, AS FOLLOWS:

THAT the purchase of one (1) 2017 Ford F-250 Truck from Dick Smith off the Mid-America Council of Public Procurement Joint Vehicle Bid in an amount not to exceed \$25,786.00 for fiscal year 2016-2017 is hereby authorized and approved;

FURTHER THAT the City Administrator and/or his designee, are hereby authorized to execute all documents necessary to this transaction and the City Clerk is authorized to attest thereto.

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 21st day of February, 2017.

Michael McDonough, Mayor

ATTEST:

Approved as to Form:

Teresa M. Henry, City Clerk

Joe Willerth, City Attorney

PROJECT: Animal control truck replacement

FISCAL YEAR: 2016 / 2017

PROJECT NO.:

FUND: Capital sales tax

DEPARTMENT: Development and public affairs

PROJECT DESCRIPTION: Purchase a new truck chassis of similar size and function and have the animal control bed remounted on the new chassis with any needed repairs and improvements.



NEED, JUSTIFICATION, BENEFIT: This vehicle is twelve years old and has experienced considerable down time for unplanned repairs and break downs. This is a planned replacement as part of our fleet replacement program. This is a neighborhood patrol and animal control vehicle that needs to be available as much as possible and provide a positive image to the residents of this community.

CONSEQUENCES OF DELAYING OR ELIMINATING THIS PROJECT: Increased down time, poor response time to animal calls, and poor public image.

THIS PROJECT IS RELATED TO THE FOLLOWING: Community image, public safety, public health.

EXPLANATION OF IMPACT ON OPERATING BUDGET:

TIME-LINE/CURRENT STATUS: This purchase will take several months to process and then transport for remount.

COMMENTS: This purchase will in fact be from two vendors. The likely chassis provider will be Dick Smith Ford and the remount with repairs will be provided by the original manufacturer of the bed Jones Trailer Company (Woodson Texas), the anticipated cost for the chassis will be \$32,000.00 and the anticipated cost for the repairs and remount will be \$3,000.00

IMPACT ON OPERATING BUDGET:		FINANCING:	
2017	\$ 35,000.00		
2018	\$		
2019	\$		
2020	\$		
2021	\$		
5-YEAR TOTAL:	\$		

FIVE-YEAR COST BREAKDOWN SCHEDULE:								
	Prior to 2017	2017	2018	2019	2020	2021	After 2021	Total
Planning & Design								
Land								
Construction								
Misc. Equipment								
Other								
Total								

City of Raytown
F250 12/28/17

Item No. 22	Type: PICKUP, 3/4-TON, CAB "A", 4X2	Current Model Year 2014		
		BIDDER MUST COMPLETE		
FEATURE	DESCRIPTION	MEETS SPEC		
		Mark Yes or No		
		Yes No		
Make Equal To	C2500, F-250, Ram 2500	Ford F250 F2A 600A	Yes	
Bed	8 Foot	142" wheelbase	Yes	
Cab "A"	Cab "A"	"F"2A	Yes	
Engine	Min V-8, gasoline, EFI, state liter	6.2L V8 gas 996, 44S	Yes	
Warranty	State Standard - Include Website: http://www.fleet.ford.com/partsandservice/owner-manuals/		Yes	
Wheelbase	State Dimension	142"	Yes	
	PAINT COLORS:	www.fordvehicles.com		
BID PRICING	TOTAL - 3/4-TON PICKUP, CAB "A", 4X2 - Item No. 22	Does not include floor mats	\$22,316	
				You must enter pricing in the online bid page

Alternative Fuel Options:	
Alternative Fuel Package: State Fuel Option and Base Price each Net	
Alternative Fuel Option: Circle Applicable - (CNG, LPG, P/H/EV, E85, B20)	
Alternative Fuel Operation: Circle Applicable - (State Dedicated, Bi-Fuel or Flex Fuel)	
Gas Gallon Equivalent (State how much fuel on board)	
GGE Gas Gallon Equivalent - Option 1 State Tank Size	\$
GGE-Gas Gallon Equivalent - Option 2 State Tank Size	\$
State manufacturer and model of conversion system	
State Current or Pending EPA or CARB Certification No.	
If no cert no, please explain.	
OEM Supported (offeror has QVM or SVM status or equivalent; state yes or no)	
Drop ship code (if applicable)	

All-season
tires
2wn
Power locks
windows &
mirrors
included

OPTIONAL EQUIPMENT			
Air Bag	Side	Std	\$
Air Bag	Roof rail	Std	\$
Alarm System	State manufacturer		\$
Axle Ratio			\$
Bed Options	Cab B 148" wb 6.75" bed, Cab C shortbed	Must add Cab style	(\$160)
			\$
Bed Liner	Spray on Linex or equal, state warranty, certification req.	LineX Lifetime limited warranty	\$420
	Plastic bedliner	Dealer	\$310
Bumper	Rear step	STD	\$
	6,000 LB capacity	Tow package Std yes	\$
Bumper Guards	Front only	N/A	\$
	Rear	N/A	\$
<u>Cab Type</u>	Cab "B"	"X"2A 8' bed	\$2,100
<u>Cab Steps</u>	Cab "C"	"W"2A 8' bed	\$3,800
	Driver only, factory		\$
	Both sides, factory	18B Cab A (B&C)	\$ 299 (\$345)
Camera rear-view			871 \$360
Daytime Running Lights		942	\$43
Diagnostic Software & Cabling		Rotunda VCM II, CFR, cable and	\$3,100
	Engine	one-year subscription for all Ford	\$
	Transmission	models and systems	\$
	ABS Brakes		\$
	Electrical System		\$
	Body Module		\$
Drive Line	4 X 4 / Electronic Shift on fly "213"	Cab A, B & C plus cab style / ESOF	\$2600/3600/2600/175
Engines	List cylinders, HP, liter, fuel type		
	Diesel 99W, 44T 6.7L, 400HP	99T, 44W	\$7,799
	Engine Block heater	41H	\$70
	Dual Batteries with Std 6.2L Gas engine	86M	\$199
	Extra Heavy duty alternator	67E	\$83
Extended Warranty	State Type and provide website	www.fordprotect.ford.com	\$ cost + \$100
		any ESP at cost + \$100	\$
			\$
			\$
Floor Covering	Heavy duty carpeting	Dealer Cab A, Cab B&C	\$ 750 / \$900
Floor Mats	Rubber/Vinyl	Dealer front / rear	\$ 165 / 165
Hitch	Pintle	Dealer	\$150
<u>Key Options</u>	Extra key price	Full function key (w/90L)	\$245 X 2 = 490
		door only key	\$7.00
Lights	Roof marker lights	592	\$75
Manuals	Service manuals	Helm	\$210

Vinyl flooring
included
Floor mats
are not
included.
Cruise Control
if needed is
extra, see
next page

GREG LOFTON
DICK SMITH FORD INC
COMMERCIAL SALES DEPT
9505 E. 350 HIGHWAY
RAYTOWN, MO 64133
PHONE: 816-353-1495
FAX # 816-358-4406

Item No. 22

Type: PICKUP, 3/4-TON, CAB "A", 4X2 (Continued)

Current Model Year

FEATURE	DESCRIPTION	BIDDER MUST COMPLETE	
		MFG'S CODE &/OR DESCRIPTION	PRICE
	OPTIONAL EQUIPMENT		
Mirrors	Heated	included w/90L in base bid	\$
Mirrors	Phillips fender guides or equal	Dealer	\$320
Outfitter Switches		66S	\$155
	Includes extra wiring harness		\$
Positive Traction	Rear axle; Locking X3H 3.31/Limited Slip X3J 3.55 / X3E 3.73 / X4M 4.30		\$All \$380
Power Take Off		62R diesel only	\$260 + diesel
Rear Window	Sliding	N/A	\$
Rust Proofing	Bidder must state brand & warranty, certificate required	Undercoat only Caltex	\$400
Seats	Cloth interior	40/20/40 Cab A&B, C 1S	\$95 / \$300
	Bucket front	cloth Cab A&B,C / vinyl Cab A only	\$499,585 / 345
	40/20/40 Split Bench	40/20/40 Cab A&B, C 1S	\$95 / \$300
Snow Plow Package		473	\$82
Tailgate step		85G	\$360
Temporary Tag		Dealer	\$3.50
Tow Command	Factory installed	52B	\$258
Tow Hooks	2 each, rear	Std two in front	\$
Trailer Tow Package	Factory installed, heavy duty, receiver hitch	Standard with receiver hitch	\$
Transmission	Manual, 5 speed	N/A	\$
Warning strobe - LED		91S	\$635
Wheelbase Options	Cab B 164" / 148" / Cab C 176", 160"	2wd, if 4wd must add 4wd	\$2420,2260/3700,3535
Wiring	Body builder harness	from upitter	\$
XL Value package	Includes chrome bumpers,hub covers,cruise control,4.2" center stack screen,AM/FM/CD/MP3 (96V)		\$690
	OPTION DELETE FROM STANDARD		
	Air Conditioning	M57	(\$650)
	Cruise	Not in base bid	\$
	OnStar	N/A	\$
	Power Door Locks	Delete 90L also deletes pwr windows and heated mirrors	\$(780) / (980)
	Power Windows		
	Radio	58Y	(\$44)
	Tilt	N/A	\$
	Bed	66D keeping spare tire	(\$290)
Other Options Not Listed - Discount from MSRP- State Website For Pricing			5 %

Already added in under Cab Type B first page

\$25,786

CRUISE CONTROL IF NEEDED (525)

\$ 216

\$ 26,002 TOTAL EACH

Factory Bed 8'

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DICK SMITH FORD INC
COMMERCIAL SALES DEPT
9505 E. 350 HIGHWAY
RAYTOWN, MO 64133
PHONE: 816-353-1495
FAX # 816-353-4408

A RESOLUTION AUTHORIZING AND APPROVING THE EXPENDITURE OF FUNDS TO KEY EQUIPMENT & SUPPLY COMPANY FOR THE PURCHASE OF AN ENVIROSIGHT QUICK VIEW AIR HD CAMERA SYSTEM AND RELATED SUPPLIES OFF THE NATIONAL JOINT POWERS ALLIANCE COOPERATIVE CONTRACT IN AN AMOUNT NOT TO EXCEED \$16,873.00 FOR FISCAL YEAR 2016-2017

WHEREAS, the City of Raytown's Public Works Department provides mapping and evaluation of the City's storm water system; and

WHEREAS, in order to provide such services, it is necessary to have a pole camera to provide accurate visual inspections; and

WHEREAS, the City of Raytown, in the adoption of its purchasing policy has approved the practice of purchasing equipment from competitive bids awarded by other governmental entities through the cooperative bidding process; and

WHEREAS, the National Joint Powers Alliance has competitively bid and awarded a contract to Key Equipment & Supply Company; and

WHEREAS, funds for such purpose are budgeted from the Capital Improvement Sales Tax and such expenditure has been reviewed and on January 31, 2017 was recommended by the Special Sales Tax Review Committee as being consistent with voter intent; and

WHEREAS, the Board of Aldermen find it is in the best interest of the citizens of Raytown to authorize expenditures with Key Equipment & Supply Company for the purchase of an Envirosight Quick View Air HD Camera System and related supplies in an amount not to exceed \$20,000.00 for fiscal year 2016-2017;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, AS FOLLOWS:

THAT the purchase of an Envirosight Quick View Air HD Camera System and related supplies from Key Equipment & Supply Company off the National Joint Powers Alliance in an amount not to exceed \$20,000.00 for fiscal year 2016- 2017 is hereby authorized and approved; and

FURTHER THAT the City Administrator is hereby authorized to execute any and all documents and to take any and all actions necessary to effectuate the terms of the bid award.

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 21st day of February, 2017.

Michael McDonough, Mayor

ATTEST:

Approved as to Form:

Teresa M. Henry, City Clerk

Joe Willerth, City Attorney



Branch Office P.O. Box 692109
Tulsa, OK 74169
918-809-8011

Branch Office P.O. Box 11035
Kansas City, KS 66111
913-371-8260

Corporate Office
P.O. Box 2007
Maryland Heights, MO 63043
314-298-8330



December 6, 2016

City of Raytown
Attn: Mr. Tony Mesa
10000 East 59th Street
Raytown, MO 64133



RE: NJPA Contract#: 022014-EVS Envirosight QuickView AirHD

Dear Mr. Mesa,

Thank you for being a valuable customer of Key Equipment and Supply Company. I hope that our products will continue to help you run your department smoothly and give product support that you will measure all other vendors by. It is my ongoing responsibility and pleasure to explain or demonstrate all available options to customize equipment to your current and future needs.

Envirosight has provided video pipeline inspection solutions to municipalities, contractors, departments of transportation, and civil/environmental engineers for over 15 years. Envirosight is committed to ongoing innovation, delivering products that enhance user productivity, and inspection detail. Envirosight serves customers through a trained network of regional sales partners who deliver localized support and expertise with rapid turnaround.

As we previously discussed, you are considering to supply the City of Raytown with an Envirosight QuickView AirHD. The figures included are for the Envirosight QuickView AirHD, Camera Head Extendable Pole, Bipod, 2 Batteries and Battery Charger. The following pricing for Envirosight products have been listed as options 1 – 3.

Equipment Description	Amount
Option 1 – Standard Envirosight QuickView AirHD Includes: Camera Head Extendable Pole, Bipod, 2 Batteries, Battery Charger and Operational Manuals	\$15,288.00
Option 2 – Tablet with Case Includes: Tablet – Microsoft Surface Pro 4, 12.3" PixelSense Touchscreen, 128GB, Windows 10 Professional Case – OtterBox Symmetry Series Case	\$ 960.00
Option 3 – 6' Extension Pole	\$ 625.00
Total	\$16,873.00

We look forward to working with you on your equipment needs. If you need any further product information or have any questions, please feel free to contact me at 913-617-0355 or at cbenham@keyequipment.com

Respectfully,

Clint Benham
Clint Benham
Territory Manager
Key Equipment & Supply Company



PROJECT: Purchase a pole camera for certain pipeline inspections

FISCAL YEAR: 2016 / 2017

PROJECT NO.:

FUND: Capital sales tax

DEPARTMENT: Public Works

PROJECT DESCRIPTION: Purchase a pole mounted remote controlled camera for the inspection of pipelines up 48" in diameter with recording capabilities. The camera will be compatible with the City's current pipeline inspection software.

NEED, JUSTIFICATION, BENEFIT:

The City of Raytown has over 200,000ft of aging storm water pipeline that requires evaluation and monitoring to identify future maintenance and replacement projects. The pole camera system will provide the capability for sanitary sewer back up call investigations to be more precise and allow for the inspection of pipelines that have sufficient structure loss so as to prevent the use of a crawler mounted camera. A pole camera will be very valuable in the mapping and evaluation of the City's storm water system by providing accurate visual inspections.

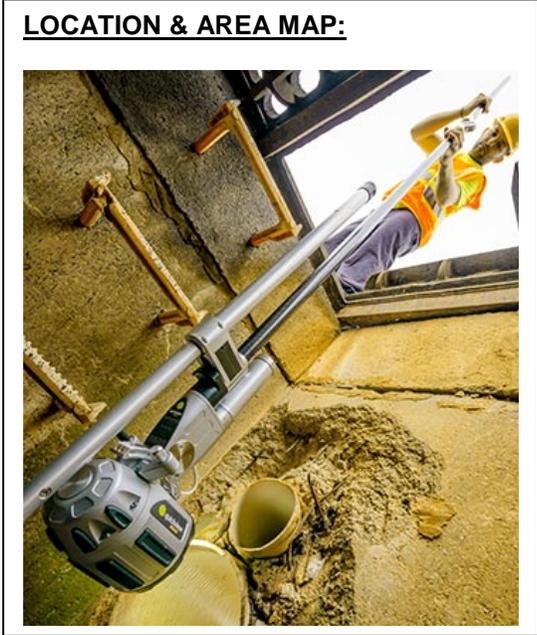
CONSEQUENCES OF DELAYING OR ELIMINATING THIS PROJECT: Limited ability to investigate storm water pipeline issues, and unable to access many pipelines due to pipe condition. Limits staffs ability to develop a repair and replacement plan for existing infrastructure.

THIS PROJECT IS RELATED TO THE FOLLOWING: Sanitary sewer system, Storm water system

EXPLANATION OF IMPACT ON OPERATING BUDGET:

TIME-LINE/CURRENT STATUS: This product has an expected 90 day delivery time.

COMMENTS:



IMPACT ON OPERATING BUDGET:		FINANCING:	
2017	\$ 20,000.00		
2018	\$		
2019	\$		
2020	\$		
2021	\$		
5-YEAR TOTAL:	\$		

FIVE-YEAR COST BREAKDOWN SCHEDULE:								
	Prior to 2017	2017	2018	2019	2020	2021	After 2021	Total
Planning & Design								
Land								
Construction								
Misc. Equipment								
Other								
Total								