**AGENDA**
**HOLCOMB - GARDEN CITY - FINNEY COUNTY AREA PLANNING COMMISSION**
**THURSDAY, SEPTEMBER 17, 2026**
**9:00 AM**
**CITY COMMISSION CHAMBERS - GARDEN CITY, KANSAS**

**Note: If you require any accommodation (i.e. qualified interpreter, large print, reader, hearing assistance) in order to attend this meeting, please notify this office at (620) 276-1170 no later than 48 hours prior to the scheduled commencement of the meeting.**

**No Workshop**

**I. Chairman calls regular meeting to order**

**II. Approval of Minutes -**

II.A. Planning Commission Minutes-August 20, 2026
Planning Commission Minutes-August 20, 2026

**III. PUBLIC COMMENT - Agenda Schedule Allowance: 30 minutes (5 minutes per spokesperson)**

**IV. General Staff Report and Update**

IV.A. General Staff Report-September 17, 2026
General Staff Report-September 17, 2026

IV.B. Building Permit Report-August 2026
August 26 Building Report

**V. Submittal of Exhibits for the Record**

A. Finney County Zoning Regulations, Garden City Zoning Regulations and City of Holcomb Zoning Regulations all as amended
B. Finney County, City of Garden City, and City of Holcomb Subdivision Regulations all as amended
C. Finney County, City of Garden City, and City of Holcomb Comprehensive Plans all as amended
D. All Visual Aid Presentations with Aerial Maps, Site Plans, and Plats
E. All application files in their entirety including Staff Reports

**VI. New Business**

VI.A. FC2026-36: Rezoning from "S-E" Suburban Estates District and "R-R" Rural Residential District to "G-C" General Commercial District for the property generally located at Lot 3,

Block 1 of the Dakota Addition and Lot 1, Block 1 of the Dakota Second Addition, Finney County, Kansas.

FC2026-36 GENERAL INFO
FC2026-36 Vicinity Map

VI.B. FC2026-37: Rezoning from "S-E" Suburban Estates District to "R-R" Rural Residential District for the property generally located at Lot 3, Block 1 of the Dakota Addition, Finney County, Kansas.

FC2026-37 GENERAL INFO
FC2026-37 Vicinity Map

VI.C. FC2026-39: Rezoning from "A" Agricultural District to "R-R" Rural Residential District for the property generally located at 2155 S Old Highway 83, Finney County, Kansas.

FC2026-39 Vicinity Map
FC2026-39 GENERAL INFO

VI.D. FC2026-40: Rezoning from "G-C" General Commercial District to "I-1, I-2" Light to Medium Industrial District for the property generally located at 2814 W Jones Ave., Finney County, Kansas.

FC2026-40 Vicinity Map
FC2026-40 GENERAL INFO

VI.E. FC2026-41: Rezoning from "R-R" Rural Residential District to "A" Agricultural District for the property generally located at 1440 E Plymell Rd., Finney County, Kansas.

FC2026-41 Vicinity Map
FC2026-41 GENERAL INFO

VI.F. FC2026-38: Parcel Plat of Ramirez Acres

FC2026-38 Vicinity Map
FC2026-38 Parcel Plat

VI.G. FC2026-42: Parcel Plat of the TOK Land Addition

FC2026-42 Vicinity Map
FC2026-42 Parcel Plat

**VII. Report of the Planning Secretary**

**VIII. Planning Commission Reports**

**IX. Adjourn**

**MINUTES**

**HOLCOMB - GARDEN CITY - FINNEY COUNTY AREA**
**PLANNING COMMISSION**

August 20, 2026

The Holcomb-Garden City-Finney County Area Wide Planning Commission scheduled a Public Hearing at 9:00 a.m. Thursday, August 20, 2026, in the City Commission Chambers at the City of Garden City Administrative Center located at 301 N 8th Street, Garden City, Kansas.

## 1. CALL TO ORDER

*Chair Anliker* called to order the Area Wide Planning Commission meeting at 9:00 a.m. The following Commission members were present: Member Crist, Vice-Chair Dick, Member Griffin, Member Hands, Member Ortiz and Member Rupp. Also present were Staff Thompson, Staff Rivera, Staff Phillips and Staff Jarmer.

*Chair Anliker*- I would like to thank everyone for attending this and briefly clarifying the role of the Planning Commission. Our responsibility as a Planning Commission is to provide a fair and impartial review of the matters before us. We are not here to advocate for or against a particular project, nor are we here to make a decision based solely on personal opinions or on the number of people supporting or opposing a request. Our role is to listen carefully to the information presented by the applicant, staff, and members of the public, and to evaluate that information based on the applicable zoning and land use regulations, establishing planning criteria, and the information entered into the record. Our decision is only a recommendation passed on to the elected governing bodies of the Finney County Commission and the Garden City Commission. We recognize that these matters are important to many people and there may be strong opinions on both sides. We ask everyone participating today to be respectful of one another and to the process. Our goal is to provide everyone with an appropriate opportunity to be heard while conducting an orderly, fair, and respectful meeting. Thanks again for your cooperation.

*Chair Anliker*-To get started, I have a letter to read from Tim Hannigan. I have decided to recuse myself from today's vote. I know that I am not legally required to recuse. I am choosing to do so because of the controversy over my participation in becoming a distraction from the Commission's work. The nature of our discourse surrounding energy projects is nearly as important as a final decision. My presence on the Planning Commission seems increasingly to be degrading that discourse. Having served the public for 25 years, I am accustomed to personal attacks. My greater concern is for those who come after us who may become less inclined to serve when they see the personal cost that the service can carry. Whatever the final decisions today, many of us are destined to disagree. That is part of the public process, but disagreement need not become personal. Let us refrain from scarring each other as we work towards that decision. Tim Hannigan.

## 2. APPROVAL OF MINUTES – July 16, 2026

*Member Hands* made a motion to approve the minutes from July 16, 2026. *Member Rupp* seconded the motion. Votes were taken by yeas and nays and recorded as follows:

| Anliker | Crist | Dick | Griffin | Hands | Hanigan | Ortiz | Vacant | Rupp |
|---|---|---|---|---|---|---|---|---|
| Yea | Yea | Yea | Yea | Yea | Not Present | Yea | N/A | Yea |

Motion passed.

## 3. PUBLIC COMMENT- Agenda Schedule Allowance: 30 minutes (5 minutes per spokesperson) for items not on the agenda.

OPEN PUBLIC COMMENT
CLOSED PUBLIC COMMENT

## 4. GENERAL STAFF REPORT AND UPDATE

*Staff Charles* presented the General Staff Report, copies of which are available through the Neighborhood & Development Services office.

**5. SUBMITTAL OF EXHIBITS FOR THE RECORD**

**a. Finney County Zoning Regulations, Garden City Zoning Regulations and City of Holcomb Zoning Regulations all as amended.**
**b. Finney County, City of Garden City, and City of Holcomb Subdivision Regulations all as amended**
**c. Finney County, City of Garden City, and City of Holcomb Comprehensive Plans all as amended**
**d. All Visual Aid Presentations with Aerial Maps, Site Plans, and Plats**
**e. All application files in their entirety including Staff Reports**

**6. NEW BUSINESS**

*Chair Anliker*- Requested a motion to move items G through J to the beginning of the agenda above item A.

*Member Crist*-made a motion to move items G through J to the beginning of the agenda above item A. Member *Ortiz* seconded the motion.

Votes were taken by yeas and nays and recorded as follows:

| Anliker | Crist | Dick | Griffin | Hands | Hanigan | Ortiz | Vacant | Rupp |
|---|---|---|---|---|---|---|---|---|
| Yea | Yea | Yea | Yea | Yea | Not Present | Yea | N/A | Yea |

Motion passed.

**GC2026-4:** Blaine Davis has filed an application for the Golden Plains Credit Union replat for the properties are generally located at 1720, 1722, 1724, and 1726 Pats Drive, Garden City, KS, on behalf of Golden Plains Credit Union.

*Staff Rivera*- Presented Staff Report.

*Member Crist* made a motion to approve the Golden Plains Credit Union replat. *Member Hands* seconded the motion.

Votes were taken by yeas and nays and recorded as follows:

| Anliker | Crist | Dick | Griffin | Hands | Hanigan | Ortiz | Vacant | Rupp |
|---|---|---|---|---|---|---|---|---|
| Yea | Yea | Yea | Yea | Yea | Not Present | Yea | N/A | Yea |

Motion passed.

**GC2026-30:** Pro-Stake Surveying has filed an application for the Campus Plaza North Addition replat for the property generally located at North Campus Drive and East Kansas Avenue, on behalf of Kimbell Investments LLC.

*Staff Rivera*- Presented Staff Report.

*VICE-CHAIR DICK*-MADE A MOTION TO RECOMMEND APPROVAL OF THE GOLDEN PLAINS CREDIT UNION REPLAT PER STAFF RECOMMENDATION ALTERNATIVE ONE. MEMBER HANDS SECODNED THE MOTION.

Votes were taken by yeas and nays and recorded as follows:

| Anliker | Crist | Dick | Griffin | Hands | Hanigan | Ortiz | Vacant | Rupp |
|---|---|---|---|---|---|---|---|---|
| Yea | Yea | Yea | Yea | Yea | Not Present | Yea | N/A | Yea |

Motion passed.

**FC2026-24:** Pro-Stake Surveying, LLC has filed an application for the NWS Addition parcel plat for the property generally located at 3510 N Little Lowe Road, on behalf of Andrew E. Larson Jr.

*Staff Jarmer*- Presented Staff Report.

*MEMBER RUPP*-MADE A MOTION TO RECOMMEND APPROVAL OF THE GOLDEN PLAINS CREDIT UNION REPLAT PER STAFF RECOMMENDATION ALTERNATIVE ONE. *MEMBER CRIST* SECONDED THE MOTION.

Votes were taken by yeas and nays and recorded as follows:

| Anliker | Crist | Dick | Griffin | Hands | Hanigan | Ortiz | Vacant | Rupp |
|---|---|---|---|---|---|---|---|---|
| Yea | Yea | Yea | Yea | Yea | Not Present | Yea | N/A | Yea |

Motion passed.

**FC2026-32:** Derek Ramos has filed an application for the Finney County Jail Addition parcel plat for the property generally located at 2460 W. Kansas Avenue, Finney County, Kansas, on behalf of Finney County.

*Staff Jarmer*- Presented Staff Report.

*VICECHAIR DICK*-MADE A MOTION TO RECOMMEND APPROVAL OF THE FINNEY COUNTY JAIL ADDITION PARCEL PLAT PER STAFF RECOMMENDATION ALTERNATIVE ONE. *MEMBER ORTIZ* SECONDE THE MOTION.

Votes were taken by yeas and nays and recorded as follows:

| Anliker | Crist | Dick | Griffin | Hands | Hanigan | Ortiz | Vacant | Rupp |
|---|---|---|---|---|---|---|---|---|
| Yea | Yea | Yea | Yea | Yea | Not Present | Yea | N/A | Yea |

Motion passed.

**GC2026-29:** Blaine Davis has filed an application for a rezone from "R-3" Multiple Family Residential District to "C-2" Commercial District for the properties generally located at 1720, 1722, 1724, and 1726 Pats Drive, Garden City, KS, on behalf of Golden Plains Credit Union.

*Staff Thompson*- Presented Staff Report.

*Member Hands*- Can the applicant explain what they mean by C2 zoning for that? Could it be accomplished under the staff recommended C1?

*Staff Thompson*-So it was originally staff had recommended C1. I think when they brought in the application, they intended to do C1 instead of C2, which staff just moved through.

*Staff Ortiz*-I just have a question. I don't know if I've ever gone there and their parking lot be completely filled up. I guess that's just a question I have. Are they just building more parking spaces. I've never seen them completely filled up.

*Staff Thompson*- Do you want to talk any more about that?

*Blaine Davis, applicant*-I'm representing the Golden Plains. Actually, I've been by that site quite often. In fact, I've been banking with them. And that major parking, their main parking lot is pretty full most of the time. And this is mainly for employees so that they'll park away from the front of the building and allow customers better access to the building.

*Chair Anliker*-Answer your question?

*Member Ortiz*-Yes. Okay, thank you.

*OPEN PUBLIC HEARING*
*CLOSE PUBLIC HEARING*

*MEMBER RUPP*- MADE A MOTION TO RECOMMEND APPROVAL OF THE REZONE FROM "R-3" DISTRICT TO "C-2" GENERAL COMMERCIAL DISTRICT PER STAFF RECOMMENDATION ALTERNATIVE 1. *VICE-CHAIR DICK* SECONDED THE MOTION.

Votes were taken by yeas and nays and recorded as follows:

| Anliker | Crist | Dick | Griffin | Hands | Hanigan | Ortiz | Vacant | Rupp |
|---|---|---|---|---|---|---|---|---|
| Yea | Yea | Yea | Yea | Yea | Not Present | Yea | N/A | Yea |

Motion passed.

**FC2026-23:** Burt West, Pro-Stake Surveying, has filed an application for a rezone from "A" Agricultural District to "R-R" Rural Residential District for the property generally located at 3510 N Little Lowe Road, Finney County, Kansas, on behalf of Andrew E. Larson Jr.

*Staff Jarmer*- Presented Staff Report.

*OPEN PUBLIC HEARING*
*CLOSE PUBLIC HEARING*

*MEMBER GRIFFIN*-MADE A MOTION TO RECOMMEND APPROVAL OF THE REZONE FROM "A" AGRICULTURAL DISTRICT TO "R-R" RURAL RESIDENTIAL DISTRICT PER STAFF RECOMMENDATION ALTERNATIVE 1. *MEMBER HANDS* SECONDED THE MOTION.

Votes were taken by yeas and nays and recorded as follows:

| Anliker | Crist | Dick | Griffin | Hands | Hanigan | Ortiz | Vacant | Rupp |
|---|---|---|---|---|---|---|---|---|
| Yea | Yea | Yea | Yea | Yea | Not Present | Yea | N/A | Yea |

Motion passed.

**FC2026-29:** Duane Palmberg, Palmberg Land Surveying Services, has filed an application for a rezone from "A" Agricultural District to "R-R" Rural Residential District for the property generally located in the Northwest quarter of Section 11, Township 26 South, Range 31 West, Finney County, Kansas, on behalf of Heinrich and Margaritha Friesen.

*Staff Jarmer*- Presented Staff Report.

*OPEN PUBLIC HEARING*
*CLOSE PUBLIC HEARING*

*MEMBER CRIST*-MADE A MOTION TO RECOMMEND APPROVAL OF THE REZONE FROM "A" AGRICULTURAL DISTRICT TO "R-R" RURAL RESIDENTIAL DISTRICT PER STAFF RECOMMENDATION ALTERNATIVE 1. *MEMBER RUPP* SECONDED THE MOTION.

Votes were taken by yeas and nays and recorded as follows:

| Anliker | Crist | Dick | Griffin | Hands | Hanigan | Ortiz | Vacant | Rupp |
|---|---|---|---|---|---|---|---|---|
| Yea | Yea | Yea | Yea | Yea | Not Present | Yea | N/A | Yea |

Motion passed.

**FC2026-25:** Duane Palmberg, Palmberg Land Surveying Services, has filed an application for the Friesen Acres Preliminary Plat the property generally located in the Northwest quarter of Section 11, Township 26 South, Range 31 West, Finney County, Kansas, on behalf of Heinrich and Margaritha Friesen.

*Staff Jarmer*- Presented Staff Report.

*OPEN PUBLIC HEARING*
*CLOSE PUBLIC HEARING*

*VICE-CHARI DICK*-MADE A MOTION TO RECOMMEND APPROVAL OF THE FRIESEN ACRES PRELIMINARY PLAT PER STAFF RECOMMENDATION ALTERNATIVE 1. MEMBER CRIST SECONDED THE MOTION.

Votes were taken by yeas and nays and recorded as follows:

| Anliker | Crist | Dick | Griffin | Hands | Hanigan | Ortiz | Vacant | Rupp |
|---|---|---|---|---|---|---|---|---|
| Yea | Yea | Yea | Yea | Yea | Not Present | Yea | N/A | Yea |

Motion passed.

**FC2026-26:** Duane Palmberg, Palmberg Land Surveying Services, has filed an application for the Friesen Acres Final Plat the property generally located in the Northwest quarter of Section 11, Township 26 South, Range 31 West, Finney County, Kansas, on behalf of Heinrich and Margaritha Friesen.

*Staff Jarmer*- Presented Staff Report.

*OPEN PUBLIC HEARING*
*CLOSE PUBLIC HEARING*

*Member Ortiz*- This is for FC2026-27, correct?

*Chair Anliker*-No, it's 26.

*MEMBER HANDS*-MADE A MOTION TO RECOMMEND APPROVAL OF THE FRIESEN ACRES FINAL PLAT PER STAFF RECOMMENDATION ALTERNATIVE 1. *MEMBER RUPP* SECONDED THE MOTION.

Votes were taken by yeas and nays and recorded as follows:

| Anliker | Crist | Dick | Griffin | Hands | Hanigan | Ortiz | Vacant | Rupp |
|---|---|---|---|---|---|---|---|---|
| Yea | Yea | Yea | Yea | Yea | Not Present | Yea | N/A | Yea |

Motion passed.

**FC2026-27:** Sherlock Generation, LLC, has applied for a Special Use Permit to operate Natural Gas Energy Systems in the "A" Agricultural District for the properties generally located in Sections 3, 4, and 10 of Township 25 South, Range 34 West, Finney County, Kansas.

*Member Hands*-Recused himself.

*Chair Anliker*- This is a special use request to allow for the operation of a natural gas energy system in the "A" Agricultural District as outlined in Article 36 of the Finney County Zoning Regulations. For these properties generally located in sections 3, 4,10 of Township 25, South Range 34, West Finney County, Kansas. This request was filed by the Sherlock Generation, LLC. We would like to welcome everyone interested in this hearing. A friendly reminder that while this is a public meeting, the time for public attendee communication is later during the public comment and written communication parts of this meeting. At other times of the meeting, public attendees are only observing the meeting without further comment, noise, distraction, no different than any other public meetings.

Thank you for your cooperation. Because of the potential public interest in this hearing, we might adopt some hearing guidelines and rules beyond our typical rules and procedures. At this time, the Planning Commission will deliberate whether to adopt a unique hearing of guidelines, which might be the ones

included in the agenda, but also may be others. We passed out some guidelines earlier. I don't know if anyone had a chance to review them. Just so we can keep things standard, we would like those included in the agenda. We need to make a motion to put them in there, and then I will read those aloud into the agenda or into the record.

*MEMBER CRIST* MADE A MOTION TO ADD THE PROPOSED GUIDELINES TO THE AGENDA. *MEMBER RUPP* SECONDED THE MOTION.

*Votes were taken by yeas and nays and recorded as follows:*

| Anliker | Crist | Dick | Griffin | Hands | Hanigan | Ortiz | Vacant | Rupp |
|---|---|---|---|---|---|---|---|---|
| Yea | Yea | Yea | Yea | Yea | Not Present | Yea | N/A | Yea |

Motion passed.

*Chair Anliker*- I will read the rules. Applicable County law requires one public hearing held by the Planning Commission as part of the Planning Commission's consideration of the SUP applications. This publication hearing will commence at a time designated by the Planning Commission Chair.

The public hearing portion might conclude during the originally scheduled meetings or might be adjourned from time to time. The meeting might adjourn even if the public hearing is not completed or even if the Planning Commission has not voted on the application. Once the public hearing portion of the meeting closes, there might not be any further public input, oral or written, included in the official record of this application that is considered by the Planning Commission and County Commission. The Planning Commission meeting is open to the public, but public input will only occur during a specified time on the agenda and subject to the guidelines and rules adopted by the Planning Commission. When a meeting attendee is not delivering their dedicated oral public input, please refrain from making noise or other disruptions and please remain respectful. Written public input should include at the beginning of the person's name, permanent residence address, and identify if the person lives, owns real estate or owns business in Finney County or is authorized to deliver written public input on behalf of the Finney County property owner, business or resident. Written public input may be submitted to the Zoning Administrator in person prior to the end of the public hearing portion of this meeting, including in advance of the meeting, a time designated by the Planning Commission Chair, either via email to admin at finneycounty.org or a hard copy to the Zoning Administrator office at P.O. Box M, Garden City, 67846. During this meeting when an attendee delivers their oral input or during the meeting when the Chair requests any remaining written input. Voluminous or technical written input should be summarized at the beginning of the written materials for Planning Commission members to easily and quickly understand the purpose and overview of the input. Written public input received by the Planning Commission members after a time designated by the Planning Commission Chair likely will not be read or read in full prior to or during the public hearing portion of this meeting, but instead might only be read after the public hearing portion of the meeting. Oral public input might be subject to the following guidelines and rules. Attendees desiring to speak need to sign in on the sign-up sheet available at the meeting location, interest prior to the start of the oral public input portion of the meeting. Sign-in requires full legal name, personal residence address, whether attendee lives, owns real property, or owns a business in Finney County, or is authorized to deliver oral public input on behalf of the Finney County property owner, business, or resident, and whether speaking for or against undecided, mixed, or no opinion. The speaking order of public oral input might be designated by the Planning Commission based on the certain facts, for example, without limitations. Perhaps owners of the land within the SUP land area or within a thousand feet from the SUP land area will be allowed to speak first. Perhaps other groups of attendees will be allowed to speak based on their location or relationship with Finney County. Speakers might be asked to provide additional information when they come to the podium. Attendees with no insufficient Finney County connection might not be allowed to speak if the time does not permit for them to speak prior to 30 minutes before the end of the meeting. So, these attendees should consider submitting written input in lieu of oral input. More than one attendee authorized to deliver oral public input on behalf of Finney County property owner, business resident might not be allowed to speak if time does not permit for them to speak 30 minutes before the end of the meeting. So, the additional authorized representative should consider submitting written input in lieu of oral input. In lieu of speaking opportunity for all attendees, a sign-up sheet will be provided for the attendees to identify some of the information mentioned in this paragraph in writing in lieu of speaking. Each speaker will be limited to three minutes, and the speaking order will be as follows: Those within a thousand feet of the property being discussed, Finney County

residents, then all others. If a speaker is repeating content already delivered, they are welcome to indicate that they hold or share the same similar input as content already delivered. Attendees cannot cede or donate unused speaking time to another attendee. Oral input must be directed to the Planning Commission as a whole and is only one way, meaning the public input does not include the Planning Commission member response to request or engage. All public hearings might be required to sign in and provide identifying information on the sign-in sheet, which information might include, without limitations, some of the information described in 7A. Notifications according to the recording secretary, a notice for this hearing was published in the Garden City Telegram July 30, 2026, and notices were mailed to landowners in the area of notification as required. Unless there is evidence to the contrary from anyone present, I'll declare that proper notification has been given. Is there any information to the contrary? The date by which the Planning Board may receive and review any additional materials into the record was August 19, 2026, at 12 o'clock p.m. Any additional material not received before that date and time will be presented to the Planning Board for review and consideration. Were there any other... Anything else?

*Staff Phillips*- We did receive... Sorry. We did receive one other letter after that 12 o'clock deadline and that was printed out and passed out, I believe. Is it right there? Yes.

*Chair Anliker*-So as far as all of the written communication, are we just going to itemize it and put it in as record?

*Staff Phillips*- Correct. And that's the sharing sites that you want to read.

*Chair Anliker*-I don't think it's necessary to read. Has everyone had a chance to read? So, we'll just do it that way. I now call zoning administrator to provide us with a brief factual background of the report to present the staff report.

*Staff Phillips*- Presented Staff Report.

Jesse Gronner, CEO of Triple Oak Power- I am the proponent of the Home Range Clean Power Project. I'll be briefer this time in my introduction. We're here in the spring to talk about solar and battery, and we're talking about our gas plant. But I did want to reintroduce Triple Oak briefly and introduce some of the team members we have here, and then I'll hand it off. So, again, we have a number of team members here. I'll point out Stu Webster, who will be up here next. He's been our team member working with county staff on both our special use permits here with the county, as well as, in this case, KDHE and the air permit that's ongoing as well. We also brought Dan Quezenberry with us this time. Dan is a consultant with us from Tetra Tech that's a subject matter expert on natural gas generation. So, if you want to get technical, we've got Dan here, just in case. Again, restating Triple Oak and who we are, we have a mission to develop sustainable energy plants. I really do appreciate that Finney County Comprehensive Code also references sustainable energy, and I think after many months of working here, I do think we're aligned on how we think about the term sustainability. We do have projects across the country. Our project here at Home Range is our biggest and most focused project right now. So, happy to be here again today. If you don't mind, we'll go to the next slide. So, again, a restatement of the overall components of what we consider Home Range Clean Power. We've been here to talk about solar and energy storage before. We do have Home Range Wind as an active application in Kearney County, and, in fact, we have a public meeting tonight in Lincoln, in Kearney County, to continue our transparent outreach to community members making sure questions are answered on this overall plan. We're here to talk about Sherlock Generation, our gas plant, and, again, my team members will go into more detail there. The last component, Home Range Clean Power, under the name of Acorn Power Properties, all of these being Triple Oak Power subsidiary LLCs, Acorn Power Properties is the applicant, the intended applicant for what will be the digital infrastructure. At this point, just setting expectations that we're a couple months away from being able to submit that SUP application, but that we are working on it, and we're going to make sure it's thorough and robust for when that's in front of you. Today we're here to focus on gas. A few things I'll say about our gas plant before I hand it off to Stu. One thing is in your packet, I understand there's economic analysis provided by Economic Development Corporation here. We won't go into the details of it, but this represents a significant investment and would, through a 10-year abatement period, we do intend and will negotiate good terms under what we consider a payment in lieu of tax. I think you all call it a community benefit agreement. But the total, and then, you know, year 11 forward, the expectation is the plant would go back on tax rolls. A lot of numbers that feed into that, but it ends up being hundreds of millions of dollars over the life of the project to support local services, schools, roads, etc. So, we're very excited about bringing an investment at this scale as a component of Home Range. Another thing I'll say about this gas plant, it is a peaker plant as designed, and this is one tool in our Swiss Army knife of Home Range to bring energy solutions. We don't expect this plant to run nearly as frequently as what would be considered a baseload plant as

the existing Colton Coal plant is. It's designed around filling in a capacity need and to be supportive of the grid, and it will work quite consistently in conjunction with the other energy technologies of solar, wind, and battery. And the whole package here provides a very reliable cleaning product of energy to both support the grid this will all be grid-tied resource, as well as the intended plan to bring new load here in the form of the digital infrastructure. So it's a cohesive package of energy generation thoughtfully and, in our opinion, done sustainably. So, unless you have questions about the high level, I'm happy to hand it off to Stu to pick up a little bit more of our proposal. And I'll, of course, be here for further questions.

*Stu Webster, Triple Oak Power*-Pleasure to be here with you today. Basically, I just want to go over quickly what McKenzie already described in the staff report. Essentially, it's about a 43-acre permanent impact facility. 80-acre site in the staff report includes laydown, construction, and other temporary impacts, but the facility itself is about 43 acres, 600-megawatt generation as Jesse mentioned, 5-15% of operation a year when necessary. Natural gas. Turbine technology. Simple cycle, so no boilers or other ancillary generation sources. It's just aircraft turbines, if you will, secured around a security fence. Ancillary equipment, emission control technology, water conditioning is used in processes both for power augmentation as well as emissions, as well as conditioning the air inlet during warm and very low-emission conditions. Stormwater facilities when there is rain being maintained on otherwise impervious layers, and then operation and maintenance facility are included in that. Next slide. This provides just a similar figure as found in the application. The hashed area, if you will, is the property in which the facility will be located. We do have a preliminary location on the next slide shown, but we are seeking authorization for somewhere on that parcel as further optimization is done, both from an operational standpoint as well as from constraints, existing infrastructure and properties, etc. Here, this figure is helpful just to kind of give you a sense of where the solar facility is as well as the battery storage, which is the green square, the blue hatched and green hatched area is solar, and then the yellow off to the upper northeast corner is the substation where the energy would be then put onto the grid. Certainly, we wanted to highlight some main concerns that arise with the southwest area of Kansas, principally water conservation measures. This facility is designed with technology intended to minimize water use for standard thermal generation, such as natural gas turbines, including supplemental emission control systems as well as an air inlet conditioning system when it's foggy. Basically, this increases the humidity and the air density of the inlet air only during times when air temperatures are in excess of certain threshold temperatures as well as low humidity. Stormwater pollution prevention during construction as well as vegetation management would be maintained with the intention of low water use, ground cover, native grasslands particularly, where there is still left impervious areas. Water source is the local groundwater wells, no municipal sources anticipated, and then we are in process of converting agriculture to industrially used water rights, which also gets discounted as far as the existing water rights as they stand today. Next slide, please. On the safety emergency response, as was mentioned by McKenzie, there is a fairly robust set of industry and government standards, both federally as well as the state, that would be followed. Here, locally, all of those types of regulations and standards would be rolled in in cooperation and coordination with both Garden City, Holcomb, as well as Finney County Emergency Management Services to be sure that the federal and state guidelines or recommendations or requirements are tailored specifically to the local community. Similarly, Kansas Department of Health and Environment has a robust air quality permit process, because this project is actually operating fairly minimally. Throughout the year, it qualifies as a micro-source air permit, which is currently in the process, and as I mentioned earlier, the Commission Control System, along with the Commission Control System, will also be doing continuous monitoring, as well as annual compliance requirements per the Clean Air Act and Kansas law. I think that is it. Next slide. I'm here to answer any questions for you. What I'd like to say is while I am fundamentally responsible for the content of the application, I have an incredible team of people and subject matter experts that helped put this application together, and if I can answer your questions, we do have folks here at the Council. Thank you.

*Chair Anliker*-Does anyone need a recess? No. Everyone good? Okay at this time, we will open up public comment.

OPEN PUBLIC COMMENT

*Chair Anliker*-We have reached the public verbal input portion of this hearing, and written copies of testimony or supplemental materials from the public are also welcome as part of each speaker's time. Just a reminder of the guidelines we stated earlier. Are there any members of the public who wish to speak in this case? They should have signed in. We'll start with Christina. As you come up to the mic, if you will please state your name and whether you're a property owner and your concerns.

*Christina Elias*- I am a property owner. I was actually born and raised in Garden City, Kansas. My question is, I live at T-Bone Edition on the east side of town, and my property is on a well. So, when the aquifer is drained more, or it's contaminated, what's going to be done about water for T-Bone Addition out there on the east side of town? That's my question. I think that needs to be thought of. Y'all need to keep that in mind, that's bringing these businesses in. Because that's the only water we have. It's already not drinkable, but I can still take a bath with it. If it's gone, what do we do? That's my question.

*Victor Klotz, Klotz Sand Company*- I own Klotz Sand Company and Ready Mix. I just am here hoping you'll consider approving your permit, the SUP. The benefits that it does for me and the community is it allows me projects like this to employ 100 to 120 people in this local community. So, projects like these actually help employ in the local area. I don't have any other skin in the game other than employing locals.

*Chair Anliker*- Just a reminder, you can adjust that mic, but please speak into it so we can hear you.

*Kent Williams*-Good morning. I am a property owner here in Finney County. Before addressing Sherlock Generation, I need to raise a concern about the impartiality of this commission. I want to thank Commissioners Tim Hannigan and Trevor Hands for recusing themselves today. I respect and appreciate their decisions. Commissioner Shannon Dick serves on this commission while also serving as Director of Analytics for Finney County Economic Development. Finney County Economic Development hasn't simply observed Home Range from the sidelines, it has actively promoted the development and presented its projected economic benefits directly to this commission. That puts Mr. Dick in the position of working for an organization, helping make the case for this development, and then sitting here as a commissioner judging that same case. I believe that warrants recusal. If Mr. Dick chooses not to recuse, I ask Council to address his participation on the record before any vote occurs. But even if that concern is resolved, the approval of Sherlock Generation today is premature. I recently asked this commission to pause major special use permits like this while Kansas legislature established the laws and regulations necessary to govern developments of this scale. Sherlock Generation isn't isolated, it's one component of Triple O's much larger home range proposal. Home Range doesn't even stop at the Finney County line, it extends across both Finney and Kearney Counties. We are asking separate county governments to make individual decisions about pieces of the same regional development. Our water, electrical grid, and natural gas infrastructure doesn't stop at the county line, and the consequences won't stop there either. That's why I believe the state of Kansas needs to catch up and establish the rules. Waiting does not mean saying no to economic development. It means establishing the rules before making decisions that could shape this region for decades. If these projects are as beneficial as we've been told, they should still make sense after Kansas establishes clear standards. A good project should be able to survive good regulation. Finally, I want to formally submit to the public record a petition signed by 502 people asking our government to slow this process down and to give the public a greater voice. These 502 people deserve to be a part of this record even if they can't stand at this microphone today. So, I'm asking you to recommend denial, not because I'm against energy or development, but because Kansas is still writing the rulebook while Finney County is being asked to approve the game. Let's establish consistent statewide rules, then let Triple Oak come back and demonstrate that home range meets them. That's not obstruction, it's responsible government. Thank you.

*Zach Worf*- Good morning. I'm a Finney County resident and property owner. Forgive me while I manage my phone and try and film everybody. You guys don't stream this for anybody to watch, and currently there's 65 people that are interested in hearing what's going on, but you guys don't make it available. You got a camera there? You got a camera there? And it's streaming to the back room, but it's not streaming to anybody else, and so unless you have the ability to be here at 9 o'clock in the morning and leave your job and stop your life to keep you guys from stopping our lives, you don't share that information, and I have so many ... I'll get this out. I wrote it all down, who cares. You guys have so many conflicts of interest, but you want us to believe you're leaders, and I get chastised because I stream all of this and bring all this to light and talk about relationships that should have been presented to everybody else. I didn't want to tell anybody about Hannigan's relationship. It's not my business. But you guys didn't say it, so I had to. Trevor Hands recuses it himself, but he doesn't tell anybody Why it's because these guys gave a massive donation to the Children's Museum, which is great. I'm so glad we have a children… let me talk to you guys because they don't care.

*Chair Anliker*- Zack, you're supposed to be addressing the Planning Commission.

*Zach Worf*- I appreciate it you guys all took the time to come out today, not you guys, you guys flew all the way out from Portland, Oregon. You don't care about our area. You don't have any.... the only reason you are here is because of SB 98. SB 98 makes sure that all the equipment you're going to buy for this project doesn't get any

sales tax on it at all. You're talking about bringing millions to our community when you're robbing us of billions Your money you're bringing is pennies compared to what you're saving and when you go beyond the 5 to 15 percent Power you're going to use because you don't know what data centers are going to use in the next five years It's changed so dramatically so fast. You can't say you know you're lying when you say you know. 5 to 15 percent at normal, what happens when it's at 90 percent all the time you guys didn't even address how much Cancer and Reticulates and issues go into the air from all of this. You talked about it won't go beyond 60 decibels, that's constant, that is a constant 60 decibels. Those measures are put out so that your neighbor doesn't have music blaring to the point that's going to blow out your windows That's not to say that you run at 58 decibels non-stop 100% of the time get out of our community. We don't want you.

*Joshua Bonwell*- Good morning. I'm a lifelong County resident real estate owner and business owner. I'm not here to talk to you today about the rights and wrongs of this. Most of my issues were summarized just a little bit a little bit ago by Kent Williams on the issue of Shannon Dick. I would just like to reiterate that recusal is an admission of wrongdoing, it's a safeguard. It demonstrates that protecting the integrity of the process is more important than casting one particular vote. I appreciate the people who have already refused themselves from today's vote and I ask that Shannon Dick step down from the Commission or choose to Occupy this seat solely and not for FCEDC. Have a good day.

*Holly Chandler*- I live here. This is my hometown and I care about this community, and I think before you all make a decision this big for all of us we need to really understand what we're signing up for. We're talking about a 600-megawatt natural gas plant with as many as 14 gas turbines. This plant could be here for 30 years if I'm correct. That's a long time We've all heard natural gas called clean energy and compared to coal Yes, it burns cleaner, but cleaner doesn't mean clean and it doesn't mean there aren't risks. One of my biggest concerns is our air. When natural gas is burned it produces nitrogen oxides that pollution creates smog and tiny particles that we end up breathing. The EPA says this kind of pollution can cause asthma and other breathing problems and significantly make them significantly worse. It's also linked to respiratory infections heart attacks and strokes. Some people are going to be affected more than others, our kids, our older residents, and people who have already have heart or lung problems. These are the people that are especially vulnerable. Natural gas turbines also release carbon monoxide and other harmful pollutants The EPA specifically identifies substances like formaldehyde and benzene as hazard pollutions associated with combustion turbines These are things that we should know about a project before we approve it. I've heard that this plant will have pollution control equipment and that's obviously a good thing, but pollution controls doesn't eliminate pollution. They reduce it. So, I'd like to know what the actual numbers are. How much pollution will this plant be allowed to release every year? And what does that mean for the people who live and work around it? There's also more to natural gas than what happens inside the plant. Natural gas is mostly methane. It has to be produced somewhere processed and then transported through pipelines to get there. Methane can leak along the way. Then we burn that gas here, which produces carbon dioxide. So, there's yet another environmental cost before the gas gets here and after it gets here. But the issue that worries me most in Western Kansas is water. We all know that water is a problem here. Our ground water isn't unlimited We've watched wells decline, farmers know it, families know it, anyone who lives out here knows it. So, I don't think it's unreasonable to ask a very basic question. How much water is this plant actually going to use? Give us the number. How much a day? How much a year? Where is it coming from and what happens if we're in a serious drought? Because around here water isn't just an environmental issue, it's our livelihood. It's our agriculture. It's our jobs It's our homes and frankly, it's whether communities like ours have a future. And then last, we also need to think about the size of this project. 14 turbines operating year after year is very different from talking about one turbine This plant could still be operating 30 years from now. So I think we need to look beyond whether it meets the minimum requirements to get a permit. We need to ask what living with it actually means What will 30 years of emissions look like? What will 30 years of water use look like? And what happens to the people living downwind? And what happens when you add this plant to everything else being proposed as part of the home range? I'm not against bringing jobs or investments to Finney County but we shouldn't have to choose between economic development and protecting the place where we live. We should be able to demand them both. The people developing this project may not be here 30 years from now, but our kids will be, our farms will be and hopefully our water will be. Sorry, they covered the second part that I was going to speak about. So, before we make a decision that could affect this community for the next 30 years, please make sure we actually have the answers because once we make some of these decisions, we don't get to simply take them back. Thank you.

*Chair Anliker*-That's everyone on my list. Is there anyone else that would like to speak? Please come up and state your name and whether you're a property owner.

*Connie Mai*- I'm a property owner. I just have one question. Why is there not one member of the Planning Commission or the County Commissioner that sides with the citizens of Finney County that are opposed to this project or at least pause it until we have the facts. Has any one of you visited on the Planning Commission or County Commissioners visited a city that has a data center with the other supporting infrastructures and have talked to the people to see how they feel about this.

*Therese Hartman*- I'm a Finney County landowner and I just wanted to say I wasn't planning on speaking, but we're talking about these projects so piecemeal and we're talking really about a data center. People say this is going to add energy to our grid, but I'm thinking this data center is going to be the biggest data center in Kansas. It looks like they might even be like a thousand megawatts. Garden city itself uses 50 megawatts, the whole city. We're talking about an incredible transformation of our community of our area of everything that we love about this, about what it is. You know with all the pressures on the cattle industry, and the agricultural community, all the farmers who are having hardship now, it almost feels like Vultures are coming in to grab the land and grab our community because it's wide open right now and people are vulnerable. So, I would really ask that, let's say this 600-megawatt gas turbines, and he just said that it's like airplane turbines, have you ever heard airplane turbines? It's intolerable the sound. So, I mean, it's like oh we've already been approved for special use for this and special use for that so we should be approved for special use for this. And it seems like we're just taking step by step by step and just moving inevitably toward this construction project and I just think we should look at the cumulative effect on the water, on the air, on the community on everything that we love about Garden City. Thank you.

*Shelby Hanneman*-I'm a Finney County resident, lifelong Finney County resident. I just want to thank you all for your time. Thank you all, for the people who spoke. I've been working in technology for 20 years. So, I'm not really afraid of this technology, but I do would say as a technology professional I do think that we should slow down and pause. I really like the idea that both Kent and Zach brought up that we should wait for the state to put in proper regulations, and overall, when we get to the November election, this is going to be the main topic that's going to come up. And it is it is merging both right and left people and it's becoming an issue of the people, so as a technology person, that's my that's my recommendation to you guys would be to pause and wait for the state to do something. Also, as a technology person to Triple Oak, I would say by the time this technology that you're using to cool the data center is in place, it's going to be obsolete. Recently Ecolab was purchased or Ecolab acquired IT cooling systems for 4.75 billion dollars. That's not just capital money. That's like extreme money into the industry and what they're looking at doing is moving away from older traditional ways of cooling data centers to more advanced cooling that would reduce water usage by up to 50 percent. So that's my two cents, I'll just leave it at that. Thank you.

*Chair Anliker*-Thank you. Were there any correspondence that were brought during the meeting? If not, if there's any closing comments.

*Trish Voth, Finney County Counsel*- We just skipped the ex parte communications item. Do you have that handy for you or do you want me to bring you the paragraph to read? It was earlier and so I just thought let's do that now before you ask for closing comments from the applicant or the county.

*Chair Anliker*- Did any of the board members receive any? I will now ask the planning board if they have received any ex parte verbal or written communications prior to this hearing which they would like to share with all the members at this time. If not shared prior to this hearing or at this time with all the Planning Commission. Then such communication is not part of the hearing record. If not otherwise brought into the record before close of the hearing. Only information part of the record may be considered by the Planning Commissioner's deliberation and voted. Has anyone received anything?

*Member Crist*- I have not.

*Vice-Chair Dick*- I have just the stuff that we've all got.

*Member Ortiz*- I have not but I do know that Shannon, you've had at least two or three meetings with Home Range, specifically alone with them. I didn't know if you wanted to discuss that or go more into that.

*Chair Anliker*- That wouldn't be in this part, that would be in our discussions. Sherlock, if you have any closing remarks, any comments?

*Jesse Gronner, Triple Oak*- Again, appreciate everybody that came out today appreciate your time and deliberating on this. I'll only just say in closing, again we're now at this point quite familiar with the County's

process with respect to special use permit and we appreciate that. The information available at the time of the SUP is not all of the details that everyone wants to see, and we understand that as I consider it subsequent to the SUP there's considerable work and details to be provided before we have any opportunity to consider construction. So just a reiteration of our understanding of that part of the process and our intent that should we be granted the SUP that we would be providing a whole lot more detailed information that the county would be reviewing and confirming as compliant with the rules. So, other than that again, we really appreciate the opportunity to present this project. I think it's a great investment for the county and again here for if there are any additional questions. Thank you again.

*Chair Anliker*-At this time I'm going to close the public Comment, I hereby close the public comments portion of the hearing there will be no further public comments unless the planning board wishes to ask questions to clarify information, which planning board inquiries or discussions may occur with anyone selected by a planning board member provide that any ex parte communications be disclosed to the zoning administrator and planning board. We want to thank you all for your participation in this hearing You're welcome to stay for the remainder of our meeting If you wish, as a reminder, anyone staying is just observing without further comment noise or distraction No different than in all other public meetings. Thank you for your cooperation The planning commission will now deliberate on the request. To refresh the request is for the planning board to vote on its recommendation for the special use permit regarding the sup vote. There are 27 factors which the board must consider in order to make findings and recommendations. Although some of those factors might be more or less applicable or relevant to the specific proposal. Planning board members are not limited to those factors as the 27 factors allow the board to also consider other relevant factors from the record. The list of factors is found in article 36.050 At the end of our deliberations before a motion and vote each factor will be read and our collective opinion will be summarized for the minutes. Each voting member will share at least one of the basics from the record for this vote. Each planning member is reminded that your deliberation shall be based on the record. Prior to this member this meeting you received part of the record for your review in advance of this meeting. During this meeting you received additional information both oral and written that is part of the record. If you need additional information before you are ready to vote or if you want to provide the Planning Commission to receive additional information before you vote, please identify that we can determine if such additional information can be provided as part of our record. If you need additional time to finish reviewing and contemplating the record, please identify that we can determine a time frame to adjourn this hearing to resume and finish deliberations and proceedings to call for motions and vote. We have the 27 items in front of us I don't think I need to read them again. We've heard them four or five times today. We're open for communication deliberation at this time.

*Member Rupp*-Can I ask you a question? I know the sound level is 60 db. It sounded low to me, and I know that's at the perimeter, but does that include all 14 generators running or is that just the noise level for one unit?

*Stu Webster*-That's a good question So it's not the perimeter. It's actually a property line. I'm not anticipating landowner of a 60 dba. Off the top of my head. I do not know what the originating source of the sound emission is for these turbines. For what it's worth. It's a minimal nuance, but it's a 600-megawatt plant. So, it looks for redundancy, so actually at 50 megawatts really, it's a 12-turbine unit. There's variable megawatt sizes, different models and makes and that sort of thing. So that's why we're kind of being a little less specific by saying 12,14 or 50 megawatts, but I can find out more information for you.

*Member Griffin*- Stu, I got a question for you while you're up there. I just want a little bit of clarification around the whole cooling system form and everything you said, part of its air and you specifically spoke about the humidity sort of being a big factor. Could you go into that more about I mean, we're pretty aired landscape through here. So, I don't know if you could touch on that a little bit.

*Stu Webster*- Let me dig a little bit deep. I might ask our power engineer Dan to step in too and we'll hit it at a high level. So, three main water sources for water uses, starting at the air inlet. So it's bringing air in. Air density has a functional relationship to the amount of power that you can generate when you're combusting natural gas and so if you have a low humidity high temperature environment during warm part of the season basically days like today perhaps then you would basically use water to, almost like a swamp cooler kind of fog the air to increase its density. You can get more humid and then injecting that into the combustion chamber basically you're generating more power. So that's one use.

*Member Griffin*-What is the definition of low humidity? Do you have like a percentage of what you're saying of the relative humidity and low humidity?

*Dan Quasenberry*- The lower the humidity the more Moisture you need to put into it to get better performance from the gas turbine. Usually, evaporative cooling or chilling can increase the power output by about five percent.

*Member Griffin*-And is there a rule of thumb on the threshold?

*Dan Quasenberry*-I'd have to get back to you on that. I would be inaccurate if I said something about the density. But we can definitely follow up with that. The second use is for what's called power augmentation and so water injected similar sort of thing or increasing the density. I can't speak to how much more it increases, but you know, you can get more megawatts by having that air density with the power augmentation so there's a water injection past the combustion chamber. And then within the combustion chamber, there's what's called water injection that reduces NOx emissions. So nitrogen oxides are generated through the thermal process. So, it's a pollutant that's directly related to temperature so by injecting water with a fuel and mixing it then you're lowering the combustion temperature and then on the back end of the turbine, there is a select catalytic reduction, which basically chemically further reduces NOx and so the NOx emissions on these turbines are 90 percent less than what they would be if they were uncontrolled. And I believe it's 2.5 ppm emission rate on NOx So Those are the three areas where water is being used.

*Member Griffin*-That's perfect.

*Dan Quasenberry*- Okay, great. We can get you more specific information, too. Thank you.

*Chair Anliker*-Public comment is closed.

*Member Oritz*-I have a last question I know the last time that we um spoke I had I had mentioned that there were no certainties, there was a lot of uncertainty a lot of questions not a lot of answers. Nothing could be confirmed. It still seems that way even with this presentation. I think it's got a lot of really good information, but it still is a very gray area. I mean, what is the environmental impact? What's the economic impact? I mean, we don't know any definitive answers. I didn't know if there's anything that you could tell us today that can kind of reassure us as far as that goes.

*Jesse Gronner*- Thank you for the question and what I was trying to touch on in my closing remarks is just that that we're following the process of satisfying the SUP for the land use question and setting us up that we can then follow on with all of the detailed information that would be required prior to issuance of building permits. And as Stu mentioned on this portion of the project, the gas turbine portion, there's a little bit of flexibility on technology we would choose. I think it's a lot narrower let's say when we talked about the broader set of, you know, for example solar module manufacturers and battery energy storage providers. In this case there's a narrower set of expectations on the technology. We have worked with our current base case vendor to provide the information we provided so we think it's pretty accurate as to what to expect. But part of the process of development is assurance that we're trending toward the necessary permits to build and then we would align with our equipment suppliers and make sure we're really dialed to exactly what we intend to build. So, I think the extent to which you feel like there's still some information lacking understood, and we understand that to be information we need to provide leading up to a final approval before construction.

*Chair Anliker*-Any other questions? I would entertain a motion.

*Member Griffin* Actually, I do have a question. This may be more for you, Mackenzie or something. Whenever it comes to water in Finney County, where would Triple Oak line up in let's say a decline in water and you had to put restrictions on who got allocated water? Could you explain that or go into depth with that with that with anything or anything like that?

*Staff Phillips*- I don't have that information. That would be a great question for the groundwater management district, or anybody who would be the people that would be in charge of, managing the water rights and wells locations. So that's not something that our office deals with specifically.

*Member Griffin*-I guess I would just advise that the county commission may be looking into that.

*Jesse Gronner*- What I can say is, as was noted in our presentation, that for the gas project here the expectation is we would use existing on-site wells as we've indicated previously is for the property in question, for which we provided I think the documentation of options to purchase. Associated with that would come irrigation water rights, substantially more irrigation water rights than would be expected for our use. And so, we understand there's a process by which we can convert effectively the irrigation water to industrial that's a process that we're doing our homework on and being prepared to do so that ultimately the jurisdictions, you know that are in question

will have to go through their process to approve that conversion. We would end up with Something that's deemed an industrial use at a much lower quantity and all that will be determined through those processes.

*Member Griffin*-Thank you.

*Staff Phillips*- I'd also like to add, so as I mentioned in the staff analysis, they are required to provide an aquifer impact analysis report. That's supposed to be that it's going to be going through a rigorous review process including people from the groundwater management district and other specialists and within the community and then any consulting agencies that we also hire with the county to review. That and that has to be approved through that process before any construction can occur?

*Chair Anliker*-Any further questions before we move to vote?

*Member Crist*- Before we move to vote I'd like to ask the chair to read once again the parameters you read at the beginning of the meeting, the responsibilities of this board and the parameters in which to operate.

*Chair Anliker*-Sorry Our responsibility as the planning commission is to provide a fair and impartial review of matters before us. We are not here to advocate for or against a particular project nor are we here to make a decision based solely on personal options or opinions or the number of people supporting or opposing a request. Our role is to listen carefully to the information presented by the applicant's staff and members of the public and to evaluate that information based on the applicable zoning and land use regulations established, planning criteria, and the information entered into the record. Our decision is only a recommendation passed on to elected governing bodies of the Finney County Commission and the Garden City Commission. We recognize that these matters are important to many people and there are many strong opinions on both sides. We ask everyone participating today to be respectful of one another and of the process. Our goal is to provide everyone an appropriate opportunity to be heard when conducting orderly, fair and respectful meeting. And I want to interject. I'm the one that wrote this. It's not attorney or anything like that. I was just trying to make a base so we can go.

*Member Ortiz*- I would like to say something too before we go. I know when we first got the first SUP application. I read through it and I said, what is Triple Oak? So, I looked it up and I had seen a mutual friend out there. So, I reached out to him, and I said, hey, what do you know about Triple Oak and what's going on? And he responded back that he was the Triple Oak's community liaison and that if you want to meet up for coffee with me, we can do that. So, I took a minute and step back and I was like, maybe I should ask the city, or you know, the planning commission, those who coordinate that for us, what does that look like? How do I do this properly through the proper channels to make sure that it's ethical? At that point they told me that they would not advise for me to speak with them due to me then being privy to information or having information that I would then have to disclose. And so, then I think that now brings me to the point of you know, I chose to not take on that communication with that Triple Oaks community liaison specifically to remain ethical and moral on this commission and do what's best is like a public servant. And I know Shannon, I respect you. I think you do a really good job for the Finney County economic development, however, I would just be curious to know like how much information do you have that we don't with these meetings?

*Vice-Chair Dick*- I don't think I'd have much. But a question before that I have I had meetings with them? And there has been times where they've come and talked like the PR Society, which is a lunch for other groups. There have been coffees, I believe that they've been sponsored, and stuff like that that I've been to. There's been a lot of research that I have with this stuff, but I think most of the stuff that we have or all of it is contained within here, so there's nothing outside of that. There's no personal gain by them which is usually that that litmus test for a conflict of interest if they get the project, they don't get the project. I don't have land interests. I don't have anything like that. So, when we talked to other people before, because we did talk with stuff about that as well with this, but not only this, with anything. I mean, there's always there's always that ancillary verse telling you like if you're like Agriculture, this is dealing with agriculture indirectly, right? Housing, I mean we have jobs doing housing so the council that I've got is looking at is there's a personal and direct gain and stuff like that.

*Member Oritz*- So, would the success of this project be something you'd be able to put on your resume?

*Vice-Chair Dick*- Maybe in a general overall kind of thing, but that I mean I would say any success in Finney County would do that and stuff like that. I don't know that there's any… I'm not an advocate for this or not for this. What we're really doing here is just looking at the evaluation criteria here and seeing if it falls within something that approves at that level.

*Member Ortiz*-And I'll just put on the record that I personally do not approve. I know that that doesn't change that. That's just something on the record that I don't approve. I think it's a conflict of interest.

*Member Rupp*- I've asked about that. My understanding is there's no financial gain. So that eliminates this. I'm sorry.

*Member Ortiz*- But there's a potential personal career gain. I mean there are, I mean, it's a project that he's working on and that's just my opinion. You know, I think he does do a good job for the economic development and I respect that. However, you know that that would be like, you know, I work in health care and of course I would be biased towards that. And if there's something that project, I'm working on in my department, of course I'm going to vote on the project that I've been working on and so that's just my opinion and that's okay.

*Chair Anliker*-Any other comments concerns?

*Member Rupp*- I'm going to base my decision on the governing body's given us 27 criteria and whether I believe the applicant has answered all those questions to make me happy that's what I'm going to base my decision on. I can't go on social media or somebody I like or somebody I don't like.

*Member Ortiz*- I always use the criteria for my votes.

*Member Rupp*- They've done a very good job, in my opinion, they've done a very good job of answering all those 27 criteria.

*Chair Anliker*- All right, do we have a motion?

*MEMBER RUPP*- PURSUANT TO THE FINNEY COUNTY ZONING REGULATIONS 36.040.E, I MOVE FOR THE PLANNING COMMISSION TO RECOMMEND THAT THE FINNEY COUNTY COMMISSION APPROVE THE SPECIAL USE PERMIT APPLICATION FOR TRIPLE OAK POWER LLC, ON THE TERMS OF THE APPLICANT MEETING ALL REQUIREMENTS OF THE FINNEY COUNTY ZONING REGULATIONS, SUBDIVISION REGULATIONS, SUP APPLICATION FORM, CSECS APPLICATION FORM, AND ANY TERMS AND CONDITIONS DETERMINED BY THR BOARD OF COUNTY COMMISSIONERS. THIS MOTION INCORPORATES THE EVALUATIONS CRITERIA ANALYSIS OF THAT CRITERIA PURSUANT TO FINNEY COUNTY ZONING REGULATIONS 36.050 AS PROVIDED IN FINNEY COUNTY ZONING ADMINISTRATOR STAFF REPORT. *MEMBER CRIST* SECONDED THE MOTION.

*Chair Anliker*- It's been moved and seconded any further discussion? If not, we're going to call for a vote, but we will do individual. We will start over here and we will start with the vote and if you can, tell us why.

*Member Crist*-Yes

*Member Griffin*- Aye

*Vice-Chair Dick*-Yea. I am specifically looking at the criteria, all 27 but specifically pulling out items 1, 3, 4, sorry with I'm just calling out numbers here, but there's a decent amount here, 9, 17, 19, 20, 21, 23, 24, 26. Would you like me to say what those are or is that good enough for the record? And then so I vote aye.

*Member Rupp*-I'll vote Aye.

*Member Ortiz*- No.

*Chair Anliker*-I'm going to vote aye based on the criteria they've met.

*Votes were taken by yeas and nays and recorded as follows:*

| Anliker | Crist | Dick | Griffin | Hands | Hanigan | Ortiz | Vacant | Rupp |
|---|---|---|---|---|---|---|---|---|
| Yea | Yea | Yea | Yea | Recused | Not Present | Nay | N/A | Yea |

Motion passed.

*Chair Anliker*, at this time, we'll close. Is there any other information anyone has, any other comments to close? First of all, I just want to thank everyone for attending and I thank you for your interest. This is what builds a community, is having your word heard. So, I appreciate it and we can call for a motion for adjournment

*Member Rupp*-made a motion to adjourn.

**7. ADJOURN**

*The meeting was adjourned at 11:03 A.M.*

| | | | |
|---|---|---|---|
| Trent Maxwell | Secretary | Jeana Anliker | Chair |
| Aleecya Charles | | Shannon Dick | Vice-Chair |
| Daunte Thompson | | | |
| Angela Rivera | | | |

# GENERAL STAFF REPORT AND UPDATE
# SEPTEMBER 17, 2026

City of Garden City, Kansas
Neighborhood & Development Services Department

**Site Plans Approved:** August 15, 2026 – September 10, 2026

| Site Plan | SP# | Address | Project |
|---|---|---|---|
| Radiant Power Solutions | SPFC25-24 | 2213 W Mary Street | Modular DC Compute Facility |

**Lot Splits & Parcel Plats Approved Administratively:** August 15, 2026 – September 10, 2026

| Jurisdiction | Request | Description | Applicant/Surveyor |
|---|---|---|---|
| Garden City | Lot Split | Wickwar Third Subdivision | Wes Wickwar<br>Palmberg Land Surveying Service |

**Commercial Certificate of Occupancies Issued:** August 15, 2026 – September 10, 2026

No Certificate of Occupancies issued.

| Project | Address |
|---|---|
| | |

**Discussion:**

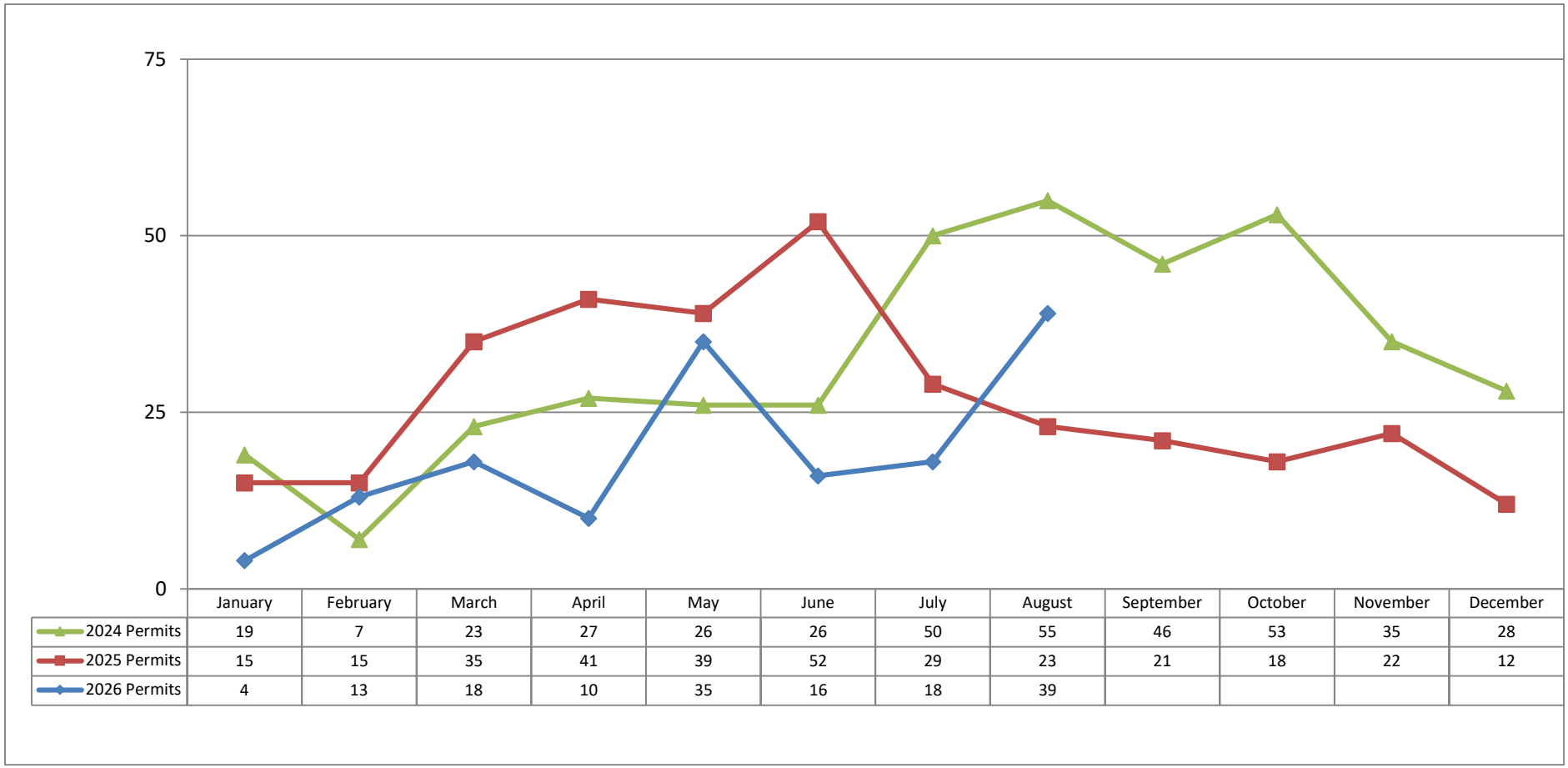
# Neighborhood & Development Services
# Building Report
# August 2026



# FINNEY COUNTY
## 2026 MONTHLY BUILDING REPORT

| 2026 Monthly Report | | Single Family Includes Modular Permits | Single Family Manufactured Permits | Multi-Family Permits (twor or more attached dwellings) | Residential Remodel Permits | Commercial Permits | Industrial Permits | Commercial & Industrial Remodel Permits | Misc. Permits (Utility, Religious, Public or Non-Profit) | **Total** Fee, Permits & Valuation | **Total** Number of Inspections |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **JAN** | FEE | | | | 118.00 | | | 237.50 | | $ 356 | **35** |
| | PERMITS | | | | 2 | | | 2 | | 4 | |
| | VALUATION | | | | 3,300 | | | 17,000 | | $ 20,300 | |
| **FEB** | FEE | | | | 1,127 | | | 1,311 | 0 | 2,438 | **37** |
| | PERMITS | | | | 7 | | | 5 | 1 | 13 | |
| | VALUATION | | | | 63,471 | | | 83,000 | 0 | 146,471 | |
| **MAR** | FEE | | 1,129 | | 3,086 | | | 3,666 | | $ 7,881 | **43** |
| | PERMITS | | 2 | | 13 | | | 3 | | 18 | |
| | VALUATION | | 116,600 | | 311,357 | | | 804,500 | | $ 1,232,457 | |
| **APR** | FEE | 1,872 | | | 1,802 | | | | | $ 3,674 | **47** |
| | PERMITS | 1 | | | 9 | | | | | 10 | |
| | VALUATION | 320,000 | | | 122,781 | | | | | $ 442,781 | |
| **MAY** | FEE | | | | 5,640 | | | 6,639 | | $ 12,278 | **35** |
| | PERMITS | | | | 15 | | | 4 | | 19 | |
| | VALUATION | | | | 525,048 | | | 960,450 | | $ 1,485,498 | |
| **JUN** | FEE | | | | 2,023 | | | 791 | | $ 2,814 | **15** |
| | PERMITS | | | | 10 | | | 4 | | 14 | |
| | VALUATION | | | | 120,089 | | | 33,539 | | $ 153,628 | |
| **JUL** | FEE | | | | 3,303 | | 919 | 115 | 0 | $ 4,336 | **18** |
| | PERMITS | | | | 12 | | 1 | 1 | 1 | 15 | |
| | VALUATION | | | | 241,377 | | 70,000 | 0 | 2,500 | $ 313,877 | |
| **AUG** | FEE | | | | 3,555 | | | 5,102 | | $ 8,657 | **39** |
| | PERMITS | | | | 13 | | | 3 | | 16 | |
| | VALUATION | | | | 353,295 | | | 628,070 | | $ 981,365 | |
| **SEP** | FEE | | | | | | | | | $ - | |
| | PERMITS | | | | | | | | | 0 | |
| | VALUATION | | | | | | | | | $ - | |
| **OCT** | FEE | | | | | | | | | $ - | |
| | PERMITS | | | | | | | | | 0 | |
| | VALUATION | | | | | | | | | $ - | |
| **NOV** | FEE | | | | | | | | | 0 | |
| | PERMITS | | | | | | | | | 0 | |
| | VALUATION | | | | | | | | | 0 | |
| **DEC** | FEE | | | | | | | | | 0 | |
| | PERMITS | | | | | | | | | 0 | |
| | VALUATION | | | | | | | | | 0 | |
| **2026 TOTAL PERMITS** | | 1 | 2 | 0 | 81 | 0 | 1 | 22 | 2 | $ 42,433<br>109<br>$ 4,776,377 | **269** |

# 2024-2026 FINNEY COUNTY BUILDING REPORT



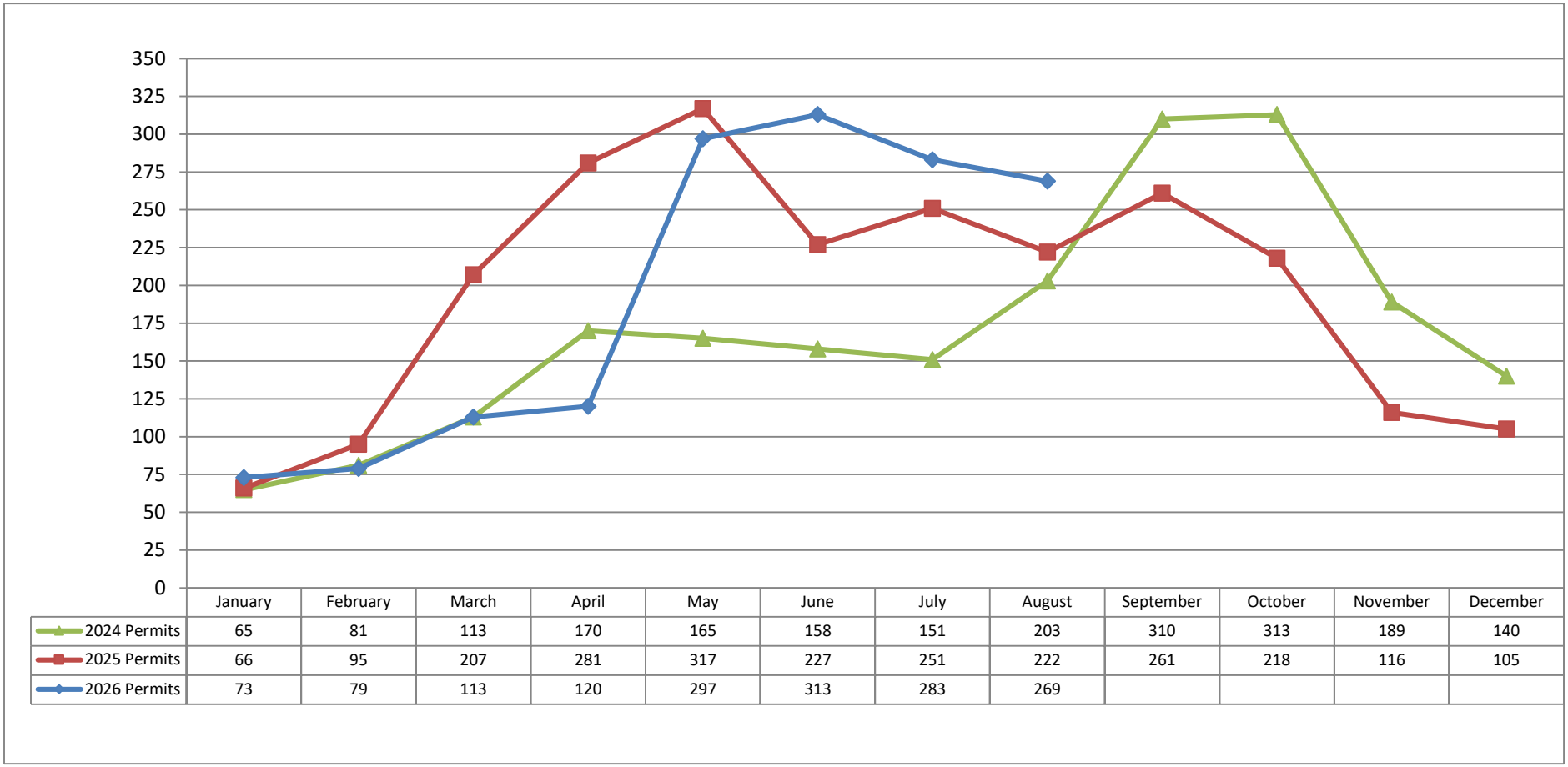

| | January | February | March | April | May | June | July | August | September | October | November | December |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2024 Permits | 19 | 7 | 23 | 27 | 26 | 26 | 50 | 55 | 46 | 53 | 35 | 28 |
| 2025 Permits | 15 | 15 | 35 | 41 | 39 | 52 | 29 | 23 | 21 | 18 | 22 | 12 |
| 2026 Permits | 4 | 13 | 18 | 10 | 35 | 16 | 18 | 39 | | | | |

| Permit# | District | Permit Type | Address | Amount | Value | Structure | Project Description |
|---|---|---|---|---|---|---|---|
| RR26-000887 | Finney County | BD - Repair, Replacement, or Remodel Building Permit | 2914 W JONES Avenue | 74.5 | 1200 | Commercial/Industrial Remodel | increase to 200amp |
| RR26-000888 | Finney County | BD - Repair, Replacement, or Remodel Building Permit | 1806 OXFORD Court | 128 | 5981.65 | Residential Remodel | Install lawn sprinkler |
| CP26-000124 | Finney County | BD - Concrete Permit | 817 KENSINGTON Boulevard | 80 | 1800 | Residential Remodel | Patio-6x15 |
| RR26-000837 | Finney County | BD - Repair, Replacement, or Remodel Building Permit | 1903 GRANDVIEW EAST Drive | 59 | 1500 | Residential Remodel | WATER HEATER REPLACEMENT - 50GALLON NG |
| RR26-000872 | Finney County | BD - Repair, Replacement, or Remodel Building Permit | 640 S DONNA Avenue | 187 | 9100 | Residential Remodel | Remove and replace the existing roof. |
| RR26-000851 | Finney County | BD - Repair, Replacement, or Remodel Building Permit | 8405 N BIG LOWE | 64 | 1000 | Residential Remodel | INTERIOR ELECTRIC WORK |
| RR26-000785 | Finney County | BD - Repair, Replacement, or Remodel Building Permit | 2814 W JONES Avenue | 4726.5 | 617870 | Commercial/Industrial Remodel | New Sandblasting Building and Concrete Foundation |
| RA26-000049 | Finney County | BD - Residential Accessory Building Permit | 112 STRATFORD Court | 847 | 100000 | Residential Remodel | Garage addition |
| RR26-000821 | Finney County | BD - Repair, Replacement, or Remodel Building Permit | 2105 GRANDVIEW EAST Drive | 194 | 11625 | Residential Remodel | Replace furnace |
| RR26-000816 | Finney County | BD - Repair, Replacement, or Remodel Building Permit | 709 W MAPLE Street | 117 | 4991 | Residential Remodel | PARTIAL SEWER LINE REPLACEMENT - FROM KITCHEN AREA & INSTALL DOUBLE CLEANOUT |
| RR26-000817 | Finney County | BD - Repair, Replacement, or Remodel Building Permit | 13260 N MENNONITE Road | 117 | 5000 | Residential Remodel | Install 185 of 1'' poly from house to generator |
| RA26-000028 | Finney County | BD - Residential Accessory Building Permit | 106 STRATFORD Court | 1112 | 165000 | Residential Remodel | build new detached garage |
| RA26-000032 | Finney County | BD - Residential Accessory Building Permit | 107 BROCK Place | 117 | 5000 | Residential Remodel | Outdoor BBQ Shack |
| RR26-000809 | Finney County | BD - Repair, Replacement, or Remodel Building Permit | 3130 N ANDERSON Road | 473 | 41497 | Residential Remodel | Erie to remove existing roofing and properly dispose. Erie to furnish and install ice and water shield where applicable. Erie to furnish and install stone-coated metal roofing. Erie to furnish and install all accessories that may include drip edge, pipe boots, and flashing. Erie to furnish and install Premium Synthetic Underlayment. Erie to vent roof properly. Erie to prep roof for low-slope application. Erie to furnish and install decking with OSB where applicable |
| RR26-000773 | Finney County | BD - Repair, Replacement, or Remodel Building Permit | 2224 W KANSAS Avenue 1&3 | 60 | 800 | Residential Remodel | Emergency electrical inspection |
| RR26-000788 | Finney County | BD - Repair, Replacement, or Remodel Building Permit | 3023 W MARY Street | 300.5 | 9000 | Commercial/Industrial Remodel | Replace water service line |
| | | | **Total** | **$ 8,656.50** | **$ 981,364.65** | | |

# GARDEN CITY
## 2026 MONTHLY BUILDING REPORT

| 2026 Monthly Report | | Single Family Includes Modular Permits | Single Family Manufactured Permits | Multi-Family Permits (twor or more attached dwellings) | Residential Remodel Permits | Commercial Permits | Industrial Permits | Commercial & Industrial Remodel Permits | Misc. Permits (Utility, Religious, Public or Non-Profit) | **Total** Fee, Permits & Valuation | **Total** Number of Inspections |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **JAN** | FEE | 3,139 | 987 | | 5,183 | | | 7,310 | 50 | $ 16,669 | **205** |
| | PERMITS | 2 | 1 | | 45 | | | 24 | 1 | 73 | |
| | VALUATION | 519,000 | 62,416 | | 438,841 | | | 514,066 | 0 | $ 1,534,323 | |
| **FEB** | FEE | 1,272 | 105 | | 5,432 | | | 8,067 | 2,995 | $ 17,870 | **244** |
| | PERMITS | 1 | 1 | | 54 | | | 19 | 4 | 79 | |
| | VALUATION | 200,000 | 25,000 | | 269,965 | | | 73,266 | 5,762,516 | $ 6,330,747 | |
| **MAR** | FEE | 8,600 | | 3,919 | 8,614 | 22,126 | | 5,500 | 625 | $ 49,382 | **294** |
| | PERMITS | 6 | | 2 | 87 | 1 | | 12 | 5 | 113 | |
| | VALUATION | 1,519,000 | | 3,050,000 | 418,101 | 3,596,840 | | 714,679 | 36,332 | $ 9,334,952 | |
| **APR** | FEE | 11,473 | | 1,272 | 12,992 | 984 | | 4,292 | 134 | $ 31,146 | **288** |
| | PERMITS | 9 | | 1 | 96 | 1 | | 12 | 1 | 120 | |
| | VALUATION | 1,789,000 | | 200,000 | 822,593 | 80,000 | | 662,645 | 4,300 | $ 3,558,538 | |
| **MAY** | FEE | 9,410 | 627 | 13,315 | 10,055 | 17,044 | | 3,831 | 16,994 | $ 71,274 | **297** |
| | PERMITS | 5 | 1 | 5 | 91 | 1 | | 7 | 3 | 113 | |
| | VALUATION | 1,555,000 | 49,810 | 2,375,000 | 497,803 | 2,750,000 | | 154,210 | 2,757,129 | $ 10,138,952 | |
| **JUN** | FEE | 8,463 | 190 | 42,896 | 15,334 | 1,364 | | 9,939 | 9,816 | $ 88,000 | **314** |
| | PERMITS | 4 | 1 | 18 | 125 | 1 | | 23 | 7 | 179 | |
| | VALUATION | 1,475,000 | 12,500 | 7,600,000 | 83,678 | 120,000 | | 784,187 | 1,346,035 | $ 11,421,400 | |
| **JUL** | FEE | 2,794 | 1,395 | 2,647 | 16,284 | 223,287 | | 3,556 | 421 | $ 250,383 | **283** |
| | PERMITS | 2 | 3 | 1 | 124 | 2 | | 21 | 4 | 157 | |
| | VALUATION | 450,000 | 160,700 | 475,000 | 953,702 | 36,950,000 | | 134,888 | 31,679 | $ 39,155,968 | |
| **AUG** | FEE | 4,841 | | 5,237 | 9,940 | 3,001 | | 11,295 | 411 | $ 34,724 | **269** |
| | PERMITS | 3 | | 2 | 93 | 3 | | 17 | 5 | 123 | |
| | VALUATION | 805,000 | | 8,000,000 | 451,939 | 791,000 | | 1,380,907 | 36,120 | $ 11,464,966 | |
| **SEP** | FEE | | | | | | | | | $ - | |
| | PERMITS | | | | | | | | | 0 | |
| | VALUATION | | | | | | | | | $ - | |
| **OCT** | FEE | | | | | | | | | $ - | |
| | PERMITS | | | | | | | | | 0 | |
| | VALUATION | | | | | | | | | $ - | |
| **NOV** | FEE | | | | | | | | | $ - | |
| | PERMITS | | | | | | | | | - | |
| | VALUATION | | | | | | | | | $ - | |
| **DEC** | FEE | | | | | | | | | - | |
| | PERMITS | | | | | | | | | - | |
| | VALUATION | | | | | | | | | - | |
| **2026 TOTAL PERMITS** | | 32 | 7 | 29 | 715 | 9 | 0 | 135 | 30 | $ 559,448 | **2194** |
| | | | | | | | | | | 957 | |
| | | | | | | | | | | $ 92,939,846 | |

# 2024-2026 GARDEN CITY BUILDING REPORT




| | January | February | March | April | May | June | July | August | September | October | November | December |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2024 Permits | 65 | 81 | 113 | 170 | 165 | 158 | 151 | 203 | 310 | 313 | 189 | 140 |
| 2025 Permits | 66 | 95 | 207 | 281 | 317 | 227 | 251 | 222 | 261 | 218 | 116 | 105 |
| 2026 Permits | 73 | 79 | 113 | 120 | 297 | 313 | 283 | 269 | | | | |

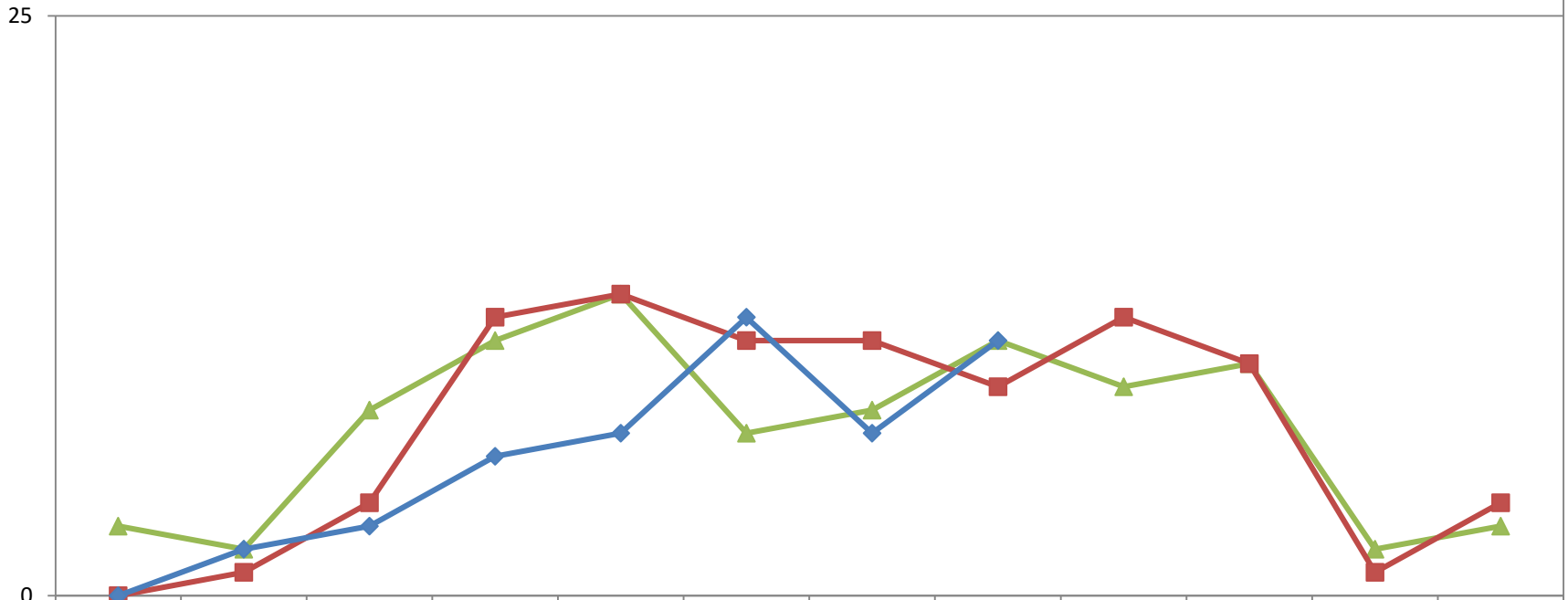
| Permit# | District | Permit Type | Address | Amount | Value | Structure | Project Description |
|---|---|---|---|---|---|---|---|
| FP26-000086 | Garden City | BD - Fence Permit | 1901 WILCOX Street | 295.5 | 14000 | Misc | 6' fence |
| RP26-000049 | Garden City | BD - Right of Way and Excavation Permit | 2711 KOSTER Street | 0 | 2500 | Residential Remodel | Sanitary ewer service repair |
| RR26-000724 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 1716 CENTER Street | 135 | 8000 | Residential Remodel | Change out 3 ton c and 75K 80% furnace |
| RR26-000738 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 713 E FULTON Street | 184 | 1500 | Commercial/Industrial Remodel | 4ft tall bar with 3 outlets |
| RR26-000778 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 1706 NEIL Street | 39 | 315 | Residential Remodel | GAS PRESSURE TEST |
| RR26-000783 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 304 N 1ST Street | 59 | 1500 | Residential Remodel | repair dining room ceiling due to fire |
| RR26-000793 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 2017 N CAMPUS Drive | 53 | 1200 | Residential Remodel | 40GALLON NG WATER HEATER REPLACMENT |
| RR26-000795 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 4101 E HWY 50 Lot 468 | 80 | 3000 | Residential Remodel | R/R 12 SQ SHINGLES |
| RR26-000797 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 2711 KOSTER Street | 80 | 2500 | Residential Remodel | Sanitary ewer service repair |
| CC26-000004 | Garden City | BD - New Commercial Construction Building Permit | 2306 N 11th Street | 2529.15 | 4000000 | Multi-Family | 3 story Apartment Building total 24 Units Building A |
| CC26-000005 | Garden City | BD - New Commercial Construction Building Permit | 710 W Thompson Street | 2707.96 | 4000000 | Multi-Family | Three story apartment building (24 Units) - Building B |
| CC26-000010 | Garden City | BD - New Commercial Construction Building Permit | 2310 N 11 | 89.27 | 50000 | New Commercial | Maintenance building - accessory building for the apartment buildings |
| CC26-000011 | Garden City | BD - New Commercial Construction Building Permit | 2302 N 11TH Street | 322.09 | 400000 | New Commercial | Clubhouse-Thompson Pointe Apartments |
| CC26-000030 | Garden City | BD - New Commercial Construction Building Permit | 2302 N 11TH Street | 2589.5 | 341000 | New Commercial | PARKING LOT & LIGHTING-THOMPSON POINTE APARTMENTS |
| RR26-000802 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 1710 NEIL Street | 135 | 7800 | Residential Remodel | R/R 16.5 SQ COMP SHINGLES |
| RR26-000803 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 1212 PARKWOOD Lane | 193 | 6000 | Residential Remodel | Tear off and replace shingles |
| RR26-000775 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 2312 N 8TH Street | 43 | 650 | Residential Remodel | Gas pressure test |
| RR26-000776 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 2812 BELMONT Place | 113 | 5400 | Residential Remodel | R/R 30 SQ COMP SHINGLES |
| RR26-000777 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 950 N JENNIE BARKER 174 | 80 | 2160 | Residential Remodel | Roof |
| RP26-000047 | Garden City | BD - Right of Way and Excavation Permit | 1201 LONG Boulevard | 75 | 2500 | Residential Remodel | City sidewalk |
| CP26-000112 | Garden City | BD - Concrete Permit | 1201 LONG Boulevard | 80 | 2500 | Residential Remodel | City sidewalk |
| CP26-000113 | Garden City | BD - Concrete Permit | 206 E SANTA FE Street | 175 | 2500 | Residential Remodel | Home entrance steps |
| RR26-000781 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 2103 E FAIR Street | 201 | 13327.01 | Residential Remodel | Remove/Replace roof |
| RR26-000784 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 2220 IDLEWILD Way | 157 | 10000 | Residential Remodel | repair basement |
| SP26-000045 | Garden City | BD - Sign Permit | 1209 E FULTON Street | 100 | 0 | Commercial/Industrial Remodel | Wild wild west sign |
| RC26-000095 | Garden City | BD - New Residential Construction Building Permit | 1703 STONEBRIDGE Lane | 2272 | 400000 | SF Residential Includes Modular | New Single fam |
| RR26-000747 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 305 1/2 E SANTA FE Street | 59 | 1500 | Residential Remodel | New service |
| RR26-000792 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 1008 LAMPLIGHTER Lane | 102 | 5000 | Residential Remodel | Repiping drain lines that were installed improperly by another contractor. |
| RR26-000798 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 309 BALLINGER Street | 168 | 10199.25 | Residential Remodel | Replacing the condenser, furnace and coil |
| RR26-000799 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 503 STOECKLY Place | 133.5 | 4639.47 | Residential Remodel | Minisplit change out |
| RR26-000806 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 401 E KANSAS Avenue | 42 | 500 | Commercial/Industrial Remodel | Sam's Smoke Shop Sign |
| RR26-000808 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 1001 SUMMIT Street | 168 | 10438.03 | Residential Remodel | Remove/Replace |
| RR26-000810 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 2014 SUNFLOWER Street | 223 | 15323 | Residential Remodel | Remove & Replace 36SQ of Shingles |
| RR26-000811 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 204 S 6TH Street | 124 | 6289.99 | Residential Remodel | Remove/Replace |
| RR26-000814 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 1510 E SPRUCE Street | 45 | 800 | Residential Remodel | Replace meter can |
| RP26-000048 | Garden City | BD - Right of Way and Excavation Permit | 1514 E FULTON Street | 0 | 1 | Commercial/Industrial Remodel | Placing ATT Fiber |
| CP26-000114 | Garden City | BD - Concrete Permit | 510 STOECKLY Place | 140 | 800 | Residential Remodel | 5x 20 Concrete |
| RR26-000804 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 713 E FULTON Street #2 | 97.5 | 2500 | Commercial/Industrial Remodel | ROUGH IN FLOOR SINK & LAVATORY |
| RR26-000812 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 2118 C Street | 53 | 1200 | Residential Remodel | Replace old service with 100 Amp |
| SP26-000043 | Garden City | BD - Sign Permit | 601 N MAIN Street C | 300 | 0 | Commercial/Industrial Remodel | non-illuminated pan sign on east storefront, non-illuminated V-shaped panel over back door (donations drop). |
| RC26-000096 | Garden City | BD - New Residential Construction Building Permit | 5529 Dawsyn Avenue | 1397 | 225000 | SF Residential Includes Modular | New Single Family Home, Fence |
| RR26-000796 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 2220 IDLEWILD Way | 39 | 500 | Residential Remodel | repair basement |
| RR26-000818 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 2704 CHAINEY Street 2 | 59 | 1500 | Residential Remodel | REPLACE 40GALLON NG WATER HEATER WITH 50GALLON NG WATER HEATER |
| RR26-000822 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 1507 WILLOW Lane | 300 | 22454.39 | Residential Remodel | Remove/Replace |
| RR26-000826 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 304 N 9TH Street | 0 | 500 | Misc | Gas pressure test |
| CP26-000119 | Garden City | BD - Concrete Permit | 1605 N MAIN Street | 80 | 2500 | Residential Remodel | Install new driveway & approach |
| CP26-000120 | Garden City | BD - Concrete Permit | 520 N TAYLOR Avenue | 102 | 4150 | Residential Remodel | sidewalk around home |
| RR26-000786 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 114 GRANT Avenue | 259.5 | 11256 | Commercial/Industrial Remodel | Replace furnace and air conditioner |
| RR26-000794 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 204 N 12TH Street | 201 | 13800 | Residential Remodel | Replace furnace and air conditioner |
| RR26-000820 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 2209 N 7TH Street | 135 | 8000 | Residential Remodel | Remove and Replace Shingles |
| RR26-000823 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 2608 CHAINEY Street B | 124 | 6989.75 | Residential Remodel | a/c, furnace, and coil change out |
| RR26-000824 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 312 W MARY Street D1 | 102 | 4471.17 | Residential Remodel | Replacing ac unit and coil |
| CA26-000009 | Garden City | BD - Commercial Accessory Building Permit | 518 S 9TH Street | 0 | 17895 | Misc | R/R SHED & INSTALL 26X26 PAD & 16X24 SHED |
| RR26-000833 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 411 W MARY Street | 69 | 2000 | Residential Remodel | ELECTRIC METER CAN |
| RR26-000756 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 306 COLLEGE Street 2 | 80 | 3000 | Residential Remodel | repair damage from fire |
| RR26-000770 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 2002 DOWNING Street | 53 | 1200 | Residential Remodel | Replace braker 100a in house and install 100a main disconnect |
| RR26-000827 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 305 W MARY Street B5 | 102 | 4626.86 | Residential Remodel | AC and coil change out |
| RR26-000828 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 502 N Main Street unit a | 0 | 2800 | Commercial/Industrial Remodel | Install electrical receptacles(city job) (100amp) |
| RR26-000829 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 502 N Main Street unit b | 0 | 2800 | Commercial/Industrial Remodel | Install electrical receptacles, pedestal and breakers(city job) |
| RR26-000830 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 502 N Main Street C | 0 | 2800 | Commercial/Industrial Remodel | install electrical receptacles(CITY JOB) |
| RR26-000832 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 2003 DOWNING Street | 47 | 900 | Residential Remodel | Replace 100 amp braker panel |
| RR26-000836 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 950 N JENNIE BARKER | 124 | 7000 | Residential Remodel | REPLACING FURANCE AND AIR CONDITIONER |
| RR26-000838 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 812 N MAIN Street | 42 | 500 | Commercial/Industrial Remodel | Perform gas pressure test and repair leaks |
| RR26-000840 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 311 W OLIVE Street | 69 | 2000 | Residential Remodel | Partial sanitary sewer service replacement |
| RR26-000841 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 311 N 9TH Street | 0 | 500 | Misc | Perform gas pressure test, identify and repair gas leaks |
| RR26-000842 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 2823 EL DORADO D | 157 | 10000 | Residential Remodel | roof |
| FP26-000089 | Garden City | BD - Fence Permit | 4101 Cardigan | 91 | 3200 | Residential Remodel | Fence |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| DP26-000018 | Garden City | BD - Demolition Permit | 2618 N MAIN Street | 50 | 0 | Residential Remodel | DEMOLITION |
| RP26-000052 | Garden City | BD - Right of Way and Excavation Permit | 4135 HAWTHORNE Way | 75 | 1000 | Residential Remodel | driveway/patio |
| CP26-000115 | Garden City | BD - Concrete Permit | 4135 HAWTHORNE Way | 102 | 5000 | Residential Remodel | driveway/patio |
| CP26-000117 | Garden City | BD - Concrete Permit | 1718 PINECREST Avenue | 102 | 5000 | Residential Remodel | Internal sidewalk & driveway |
| RA26-000059 | Garden City | BD - Residential Accessory Building Permit | 2520 N 3RD Street | 113 | 6000 | Residential Remodel | 12x16 shed |
| RR26-000839 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 803 E JOHNSON Street | 59 | 1500 | Residential Remodel | 40GALLON NG WATER HEATER REPLACMENT |
| RR26-000843 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 805 FITZ Street | 59 | 1500 | Residential Remodel | 40GALLON NG WATER HEATER REPLACMENT |
| RR26-000844 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 1513 N 12TH Street | 80 | 3000 | Residential Remodel | INSTALL NEW MAIN SHUT-OFF FOR IRRIGATION SYSTEM AND INSTALL NEW BACKFLOW DEVICE |
| RR26-000845 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 1102 E FULTON Street | 67 | 1500 | Commercial/Industrial Remodel | Replace water line |
| RR26-000846 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 1715 PARKWOOD Lane | 146 | 8430 | Residential Remodel | Remove & Replace Shingles, 22SQ |
| RR26-000848 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 907 N 5TH Street | 190 | 12500 | Residential Remodel | remove and replace roof |
| RR26-000852 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 1524 N TAYLOR Plaza | 39 | 500 | Commercial/Industrial Remodel | install MINI SPLIT |
| RR26-000875 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 1505 COTTONTAIL Court | 59 | 1500 | Residential Remodel | 40GALLON NG WATER HEATER REPLACMENT |
| RR26-000876 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 614 N 2ND Street | 124 | 7000 | Residential Remodel | roof |
| RR26-000878 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 3170 N CAMPUS Drive | 336 | 18001.99 | Residential Remodel | Remove/Replace Shingles |
| FP26-000090 | Garden City | BD - Fence Permit | 520 N TAYLOR Avenue | 45 | 800 | Residential Remodel | 6' Fence |
| FP26-000091 | Garden City | BD - Fence Permit | 1006 EVANS Street | 80 | 3000 | Residential Remodel | 6' fence with gate |
| CC26-000032 | Garden City | BD - New Commercial Construction Building Permit | 2213 W MARY Street | 6743.5 | 1000000 | Commercial/Industrial Remodel | Radiant Power Solutions Ph2 |
| RA26-000061 | Garden City | BD - Residential Accessory Building Permit | 2125 STETSON Way | 91 | 3500 | Residential Remodel | 8x12 shed |
| RA26-000063 | Garden City | BD - Residential Accessory Building Permit | 950 N JENNIE BARKER 18 | 80 | 2016 | Residential Remodel | 8x8 shed |
| RR26-000871 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 1713 N 8TH Street unit B | 80 | 2055.8 | Residential Remodel | Replacing the evaporator coil. |
| RR26-000873 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 950 N JENNIE BARKER 99 | 80 | 3000 | Residential Remodel | Covered shingle roof |
| RR26-000880 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 2817 CLIFF Place | 146 | 8500 | Residential Remodel | REPLACING FURANCE AND AIR CONDITIONER |
| RR26-000882 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 626 W OLIVE Street | 39 | 230 | Residential Remodel | Repair 4" sewer service |
| RC26-000102 | Garden City | BD - New Residential Construction Building Permit | 2135 IDLEWILD Way | 1172 | 180000 | SF Residential Includes Modular | New single fam |
| RR26-000859 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 504 S 9TH Street | 115.5 | 3225 | Misc | Replace existing interior electrical panel with modern equivalent |
| RR26-000867 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 1820 SEQUOYAH Drive | 124 | 6857.1 | Residential Remodel | Complete tear off and re-roof |
| RR26-000868 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 2706 KOSTER Street | 157 | 9350.28 | Residential Remodel | Complete tear off and re-roof |
| RR26-000869 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 2701 EASY Street | 168 | 10485.72 | Residential Remodel | Complete tear off and re-roof |
| RR26-000870 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 2701 EASY Street | 91 | 3242.16 | Residential Remodel | Complete tear off and re-roof (Garage) |
| RR26-000855 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 1703 BELMONT Place | 59 | 1500 | Residential Remodel | 40GALLON NG WATER HEATER REPLACMENT |
| RR26-000857 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 306 COLLEGE | 102 | 4590.67 | Residential Remodel | Replacing the condenser and coil. |
| RR26-000858 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 305 W MARY Street B5 | 102 | 4626.86 | Residential Remodel | Replacing condenser and coil. |
| RR26-000860 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 1807 COMMANCHE Drive 2 | 69 | 1951.93 | Residential Remodel | Replacing evaporator coil. |
| RR26-000861 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 1109 N 10TH Street | 179 | 11865.45 | Residential Remodel | Remove/Replace roof |
| RR26-000865 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 312 W FAIR Street | 119 | 250 | Residential Remodel | Gas pressure test |
| RA26-000051 | Garden City | BD - Residential Accessory Building Permit | 2351 IDLEWILD Way | 102 | 5000 | Residential Remodel | Tool shed 10x12x12 |
| RR26-000691 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 407 N 8TH Street | 1143.5 | 100000 | Commercial/Industrial Remodel | Remodel inside |
| RR26-000801 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 2411 LEE Avenue | 193 | 6000 | Residential Remodel | R/R 20 SQ COMP SHINGLES |
| RR26-000854 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 1618 CONARD Avenue | 39 | 500 | Residential Remodel | Gas line |
| RR26-000856 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 1106 PERSHING Avenue | 80 | 2200 | Residential Remodel | Roof |
| RR26-000899 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 811 SUMMIT Street | 135 | 7500 | Residential Remodel | Sewer main/work main |
| RR26-000900 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 402 CENTER Street | 168 | 10623.97 | Residential Remodel | Remove/Replace Shingles |
| RR26-000883 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 216 COLLEGE Street 3 | 124 | 6727.63 | Residential Remodel | Installing a furnace, condenser and coil. |
| RR26-000885 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 2606 E FAIR Street H6 | 91 | 3279.53 | Residential Remodel | Replacing the furnace. |
| RR26-000849 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 512 BUFFALO JONES Avenue | 47 | 900 | Residential Remodel | Replace old 100amp service and install new 100amp |
| CP26-000121 | Garden City | BD - Concrete Permit | 2414 E KANSAS Avenue | 133.5 | 4250 | Commercial/Industrial Remodel | R/R sidewalk & misc. sinking concrete areas |
| RR26-000819 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 1008 LAMPLIGHTER Lane | 49 | 1000 | Residential Remodel | Add 60A circuit for a steam shower |
| RR26-000499 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 2412 E KANSAS Avenue | 2143.5 | 250000 | Commercial/Industrial Remodel | Pool room/Electricity room-change damaged rafters |
| RR26-000889 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 2410 KOSTER Street | 59 | 1500 | Residential Remodel | 40GALLON NG WATER HEATER REPLACMENT |
| RR26-000874 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 206 Elm Street | 49 | 1000 | Residential Remodel | Provide separate electrical metering for mother-in-law building |
| RR26-000877 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 311 EVANS Street | 61 | 1600 | Residential Remodel | upgrade main electric services |
| RR26-000879 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 1709 N MAIN Street | 311 | 24000 | Residential Remodel | sheetrock and plumbing |
| RR26-000894 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 1111 N 10TH Street | 160 | 2520 | Residential Remodel | Roof |
| RR26-000896 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 709 PENNSYLVANIA Avenue | 65 | 1800 | Residential Remodel | Sewer line replace |
| RR26-000897 | Garden City | BD - Repair, Replacement, or Remodel Building Permit | 305 E SANTA FE Street | 53 | 1200 | Residential Remodel | Replace water line |
| | | | **Total** | **$ 34,724.47** | **$ 11,464,966.01** | | |

# HOLCOMB
## 2026 MONTHLY BUILDING REPORT

| 2026 Monthly Report | | Single Family Includes Modular Permits | Single Family Manufactured Permits | Multi-Family Permits (twor or more attached dwellings) | Residential Remodel Permits | Commercial Permits | Industrial Permits | Commercial & Industrial Remodel Permits | Misc. Permits (Utility, Religious, Public or Non-Profit) | **Total** Fee, Permits & Valuation | **Total** Number of Inspections |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **JAN** | FEE | | | | | | | | | $ - | **0** |
| | PERMITS | | | | | | | | | 0 | |
| | VALUATION | | | | | | | | | $ - | |
| **FEB** | FEE | | | | 54 | | | 0 | | $ 54 | **1** |
| | PERMITS | | | | 1 | | | 1 | | 2 | |
| | VALUATION | | | | 150 | | | 0 | | $ 150 | |
| **MAR** | FEE | | | | 552 | | | | | $ 552 | **6** |
| | PERMITS | | | | 3 | | | | | 3 | |
| | VALUATION | | | | 35,646 | | | | | $ 35,646 | |
| **APR** | FEE | | | | 1,949 | | | | | $ 1,949 | **6** |
| | PERMITS | | | | 6 | | | | | 6 | |
| | VALUATION | | | | 184,426 | | | | | $ 184,426 | |
| **MAY** | FEE | | | | 920 | | | | | $ 920 | **7** |
| | PERMITS | | | | 5 | | | | | 5 | |
| | VALUATION | | | | 48,002 | | | | | $ 48,002 | |
| **JUN** | FEE | | | | 960 | | | | | $ 960 | **12** |
| | PERMITS | | | | 8 | | | | | 8 | |
| | VALUATION | | | | 46,609 | | | | | $ 46,609 | |
| **JUL** | FEE | | | | 1,249 | | | | | $ 1,249 | **7** |
| | PERMITS | | | | 9 | | | | | 9 | |
| | VALUATION | | | | 42,753 | | | | | $ 42,753 | |
| **AUG** | FEE | | | | 971 | | | | | $ 971 | **11** |
| | PERMITS | | | | 7 | | | | | 7 | |
| | VALUATION | | | | 44,938 | | | | | $ 44,938 | |
| **SEP** | FEE | | | | | | | | | $ - | |
| | PERMITS | | | | | | | | | 0 | |
| | VALUATION | | | | | | | | | $ - | |
| **OCT** | FEE | | | | | | | | | $ - | |
| | PERMITS | | | | | | | | | 0 | |
| | VALUATION | | | | | | | | | $ - | |
| **NOV** | FEE | | | | | | | | | $ - | |
| | PERMITS | | | | | | | | | 0 | |
| | VALUATION | | | | | | | | | $ - | |
| **DEC** | FEE | | | | | | | | | 0.00 | |
| | PERMITS | | | | | | | | | 0 | |
| | VALUATION | | | | | | | | | 0 | |
| **2026 TOTAL PERMITS** | | 0 | 0 | 0 | 39 | 0 | 0 | 1 | 0 | $ 6,655<br>40<br>$ 402,523 | **50** |

# 2024-2026 HOLCOMB BUILDING REPORT



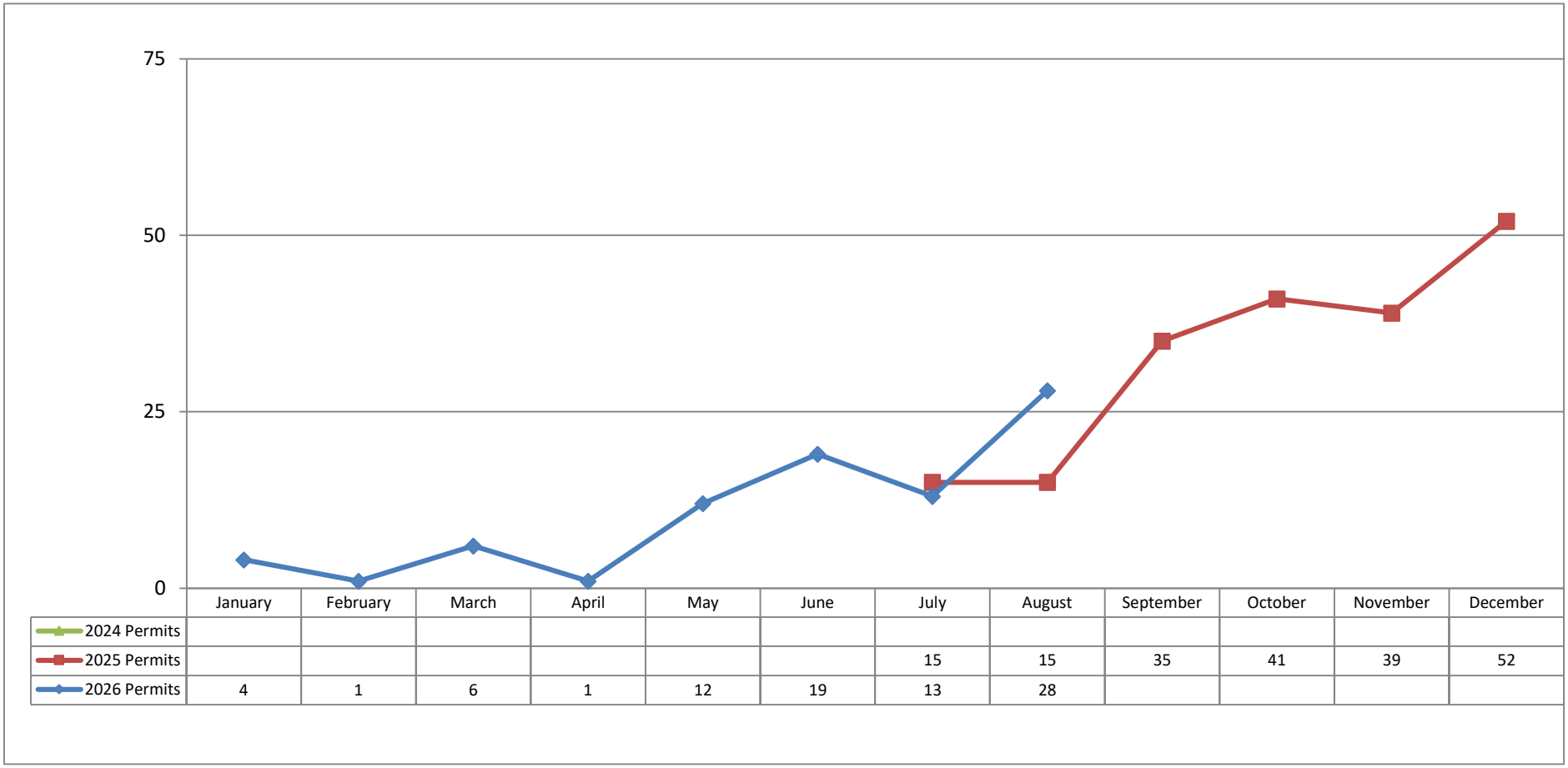

| | January | February | March | April | May | June | July | August | September | October | November | December |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2024 Permits | 3 | 2 | 8 | 11 | 13 | 7 | 8 | 11 | 9 | 10 | 2 | 3 |
| 2025 Permits | 0 | 1 | 4 | 12 | 13 | 11 | 11 | 9 | 12 | 10 | 1 | 4 |
| 2026 Permits | 0 | 2 | 3 | 6 | 7 | 12 | 7 | 11 | | | | |

| Permit# | District | Permit Type | Address | Amount | Value | Structure | Project Description |
|---|---|---|---|---|---|---|---|
| RR26-000898 | Holcomb | BD - Repair, Replacement, or Remodel Building Permit | 109 SHALYN Place | 242 | 14044 | Residential Remodel | Residential Re-Roof |
| CP26-000125 | Holcomb | BD - Concrete Permit | 116 JEREMY Lane | 95 | 2400 | Residential Remodel | Driveway8x26 |
| FP26-000092 | Holcomb | BD - Fence Permit | 308 PRAIRIE Lane | 39 | 500 | Residential Remodel | Privacy fence |
| CP26-000126 | Holcomb | BD - Concrete Permit | 602 LAURA Lane | 161 | 8400 | Residential Remodel | Driveway16x50 |
| RR26-000850 | Holcomb | BD - Repair, Replacement, or Remodel Building Permit | 302 OLDWEILER Drive | 176 | 8694 | Residential Remodel | Remove existing roof material on the house and install 18sq. laminates |
| RR26-000825 | Holcomb | BD - Repair, Replacement, or Remodel Building Permit | 303 OLDWEILER Drive | 176 | 9000 | Residential Remodel | Remove/Replace |
| RR26-000779 | Holcomb | BD - Repair, Replacement, or Remodel Building Permit | 306 BARBER Avenue | 82 | 1900 | Residential Remodel | Lawn Sprinkler System |
| | | | **Total** | **$ 971.00** | **$ 44,938.00** | | |

# INNERMEDIATE URBAN GROWTH AREA
## 2026 MONTHLY BUILDING REPORT

| 2026 Monthly Report | | Single Family Includes Modular Permits | Single Family Manufactured Permits | Multi-Family Permits (twor or more attached dwellings) | Residential Remodel Permits | Commercial Permits | Industrial Permits | Commercial & Industrial Remodel Permits | Misc. Permits (Utility, Religious, Public or Non-Profit) | **Total** Fee, Permits & Valuation | **Total** Number of Inspections |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **JAN** | FEE | | | | 136 | 550 | | 45 | | $ 731 | **5** |
| | PERMITS | | | | 2 | 1 | | 1 | | 4 | |
| | VALUATION | | | | 6,200 | 80,000 | | 2,500 | | $ 88,700 | |
| **FEB** | FEE | | | | 249 | | | | | $ 249 | **10** |
| | PERMITS | | | | 1 | | | | | 1 | |
| | VALUATION | | | | 16,336 | | | | | $ 16,336 | |
| **MAR** | FEE | | 362 | | 399 | | | 95 | | $ 856 | **11** |
| | PERMITS | | 1 | | 4 | | | 1 | | 6 | |
| | VALUATION | | 30,000 | | 6,850 | | | 2,000 | | $ 38,850 | |
| **APR** | FEE | | | | 118 | | | | | $ 118 | **6** |
| | PERMITS | | | | 1 | | | | | 1 | |
| | VALUATION | | | | 9,500 | | | | | $ 9,500 | |
| **MAY** | FEE | | 1,101 | | 163 | 1,699 | | 419 | | $ 3,381 | **12** |
| | PERMITS | | 3 | | 3 | 1 | | 1 | | 8 | |
| | VALUATION | | 74,310 | | 1,900 | 180,000 | | 20,000 | | $ 276,210 | |
| **JUN** | FEE | | | | 1,019 | | | 449 | | $ 1,468 | **19** |
| | PERMITS | | | | 6 | | | 3 | | 9 | |
| | VALUATION | | | | 60,500 | | | 14,000 | | $ 74,500 | |
| **JUL** | FEE | | | | 818 | | | | | $ 818 | **13** |
| | PERMITS | | | | 6 | | | | | 6 | |
| | VALUATION | | | | 40,305 | | | | | $ 40,305 | |
| **AUG** | FEE | | 315 | | 3,012 | | | 221 | | $ 3,548 | **28** |
| | PERMITS | | 1 | | 5 | | | 1 | | 7 | |
| | VALUATION | | 23,000 | | 326,500 | | | 9,000 | | $ 358,500 | |
| **SEP** | FEE | | | | | | | | | $ - | |
| | PERMITS | | | | | | | | | 0 | |
| | VALUATION | | | | | | | | | $ - | |
| **OCT** | FEE | | | | | | | | | $ - | |
| | PERMITS | | | | | | | | | 0 | |
| | VALUATION | | | | | | | | | $ - | |
| **NOV** | FEE | | | | | | | | | $ - | |
| | PERMITS | | | | | | | | | 0 | |
| | VALUATION | | | | | | | | | $ - | |
| **DEC** | FEE | | | | | | | | | 0.00 | |
| | PERMITS | | | | | | | | | 0 | |
| | VALUATION | | | | | | | | | 0 | |
| **2026 TOTAL PERMITS** | | 0 | 5 | 0 | 28 | 2 | 0 | 7 | 0 | $ 11,169<br>42<br>$ 902,901 | **104** |

# 2024-2026 IUGA BUILDING REPORT




| | January | February | March | April | May | June | July | August | September | October | November | December |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2024 Permits | | | | | | | | | | | | |
| 2025 Permits | | | | | | | 15 | 15 | 35 | 41 | 39 | 52 |
| 2026 Permits | 4 | 1 | 6 | 1 | 12 | 19 | 13 | 28 | | | | |

| Permit# | District | Permit Type | Address | Amount | Value | Structure | Project Description |
|---|---|---|---|---|---|---|---|
| RC26-000099 | IUGA | BD - New Residential Construction Building Permit | 4925 E SWITCHGRASS Avenue | 717 | 58000 | Residential Remodel | 16X44 Garage (existing foundation, replace flat concrete) |
| RR26-000780 | IUGA | BD - Repair, Replacement, or Remodel Building Permit | 4250 E SCHULMAN Avenue | 95 | 2500 | Residential Remodel | Replace siding |
| RC26-000090 | IUGA | BD - New Residential Construction Building Permit | 4170 HWY 50 225 | 315 | 23000 | SF Manufactured (HUD Standards) | Moving mobile home |
| CC26-000031 | IUGA | BD - New Commercial Construction Building Permit | 4395 E US HIGHWAY 50 | 220.5 | 9000 | Commercial/Industrial Remodel | New Building - Fidel |
| CP26-000096 | IUGA | BD - Concrete Permit | 3850 N BLUESTEM Drive | 536 | 48000 | Residential Remodel | 60x100x16 Accessory Building |
| RA26-000052 | IUGA | BD - Residential Accessory Building Permit | 2080 Whitetail Lane | 737 | 90000 | Residential Remodel | 42x50 shed |
| RC26-000086 | IUGA | BD - New Residential Construction Building Permit | 3850 N BLUESTEM Drive | 927 | 128000 | Residential Remodel | 60x100x16 Accessory Building |
| | | | **Total** | **$ 3,547.50** | **$ 358,500.00** | | |

GARDEN CITY
KANSAS

**MEMORANDUM**

**TO:** Holcomb - Garden City - Finney County Area Planning Commission Agenda
**THRU:** Trent Maxwell, Neighborhood and Development Services Director
**FROM:** Abigail Jarmer, Planning Technician
**DATE:** September 17, 2026
**RE:** FC2026-36: Rezoning from "S-E" Suburban Estates District and "R-R" Rural Residential District to "G-C" General Commercial District for the property generally located at Lot 3, Block 1 of the Dakota Addition and Lot 1, Block 1 of the Dakota Second Addition, Finney County, Kansas.

---

**ISSUE:**

The Planning Commission is asked to consider and recommend approval of the rezoning request for the property generally located at Lot 3, Block 1 of the Dakota Addition and Lot 1, Block 1 of the Dakota Second Addition, Finney County, Kansas.

**BACKGROUND:**

The property owner, Juan Ramirez, is requesting to rezone +/- 2.05 acres of the property generally located at Lot 3, Block 1 of the Dakota Addition and Lot 1, Block 1 of the Dakota Second Addition, Finney County, Kansas, from "S-E" Suburban Estates District and "R-R" Rural Residential District to "G-C" General Commercial District. This property is undergoing the plat approval process. There is a large steel building on the property used to operate a business. The owner is requesting to rezone the property to bring it into compliance with the Finney County Zoning Regulations. The plat cannot be approved by the Board of County Commissioners until the property is rezoned.

The Finney County Future Land Use Map Designates this area as residential. However, the owner operates a business on the property. Due to the use of the property, a commercial zoning district is more appropriate. During the plat review process, the applicant was notified that the property must be rezoned before the plat can be approved by the Board of County Commissioners. The proposed "G-C" zoning district would allow for commercial activities.

The Planning Commission may make its recommendation and state its findings in accordance with the criteria outlined in Section 27.040 of the Finney County Zoning Regulations. Below is a complete list of these criteria:

27.040. AMENDMENT EVALUATION CRITERIA. Prior to taking any action on a request for an amendment which is not a general revision of the Zoning Regulations and which will affect specific property, the Planning Commission shall give consideration to the following evaluation criteria

A. The physical character of the neighborhood surrounding the property under consideration,
B. The existing zoning and land uses of properties both adjacent and near the property under consideration,
C. The suitability under existing conditions of the subject property for the land uses to which it

has been zoned,

D. The extent to which removal or alteration of the existing zoning classification will affect nearby properties (outlined in (B) above),
E. The length of time the subject property has remained vacant as zoned (if applicable),
F. The relative gain to the public health, safety and welfare by the change of value of the landowner's property compared to any hardship that may be imposed upon the landowner,
G. The consideration of recommendations of permanent or professional staff (if applicable),
H. The conformance of a proposed zoning change to the adopted or recognized Comprehensive Plan being utilized by the County of Finney County, Kansas, and
I. Other factors relevant or specific to a particular proposed zoning amendment.

**ALTERNATIVES:**

1. The Planning Commission may recommend approval of the rezoning request.
2. The Planning Commission may not recommend approval of the rezoning request.

**RECOMMENDATION:**

Staff Recommends Alternative 1, the Planning Commission recommend approval of the rezoning request.

**FISCAL NOTE:**

There is no fiscal impact.

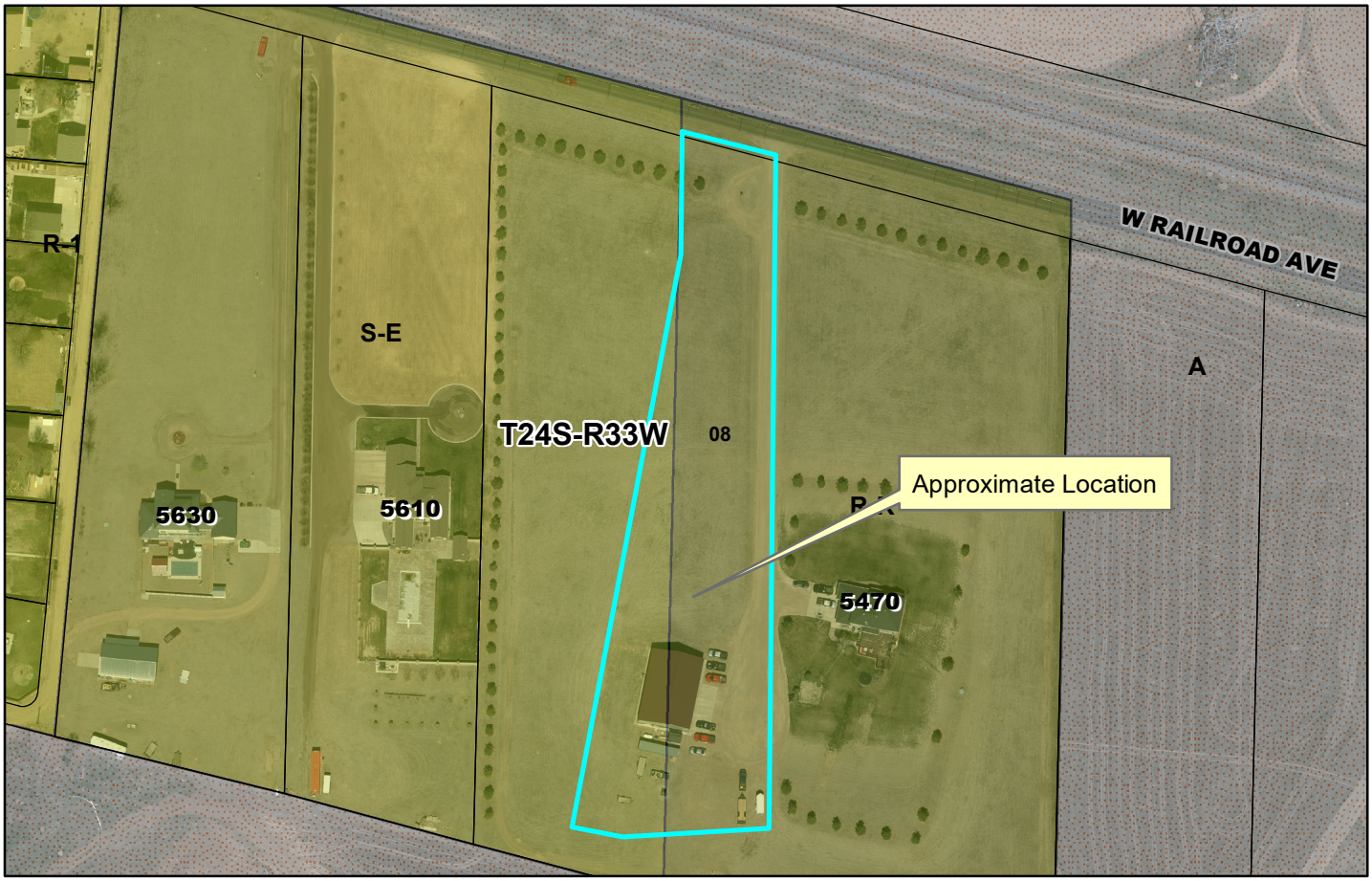
**ATTACHMENTS:**

FC2026-36 GENERAL INFO
FC2026-36 Vicinity Map

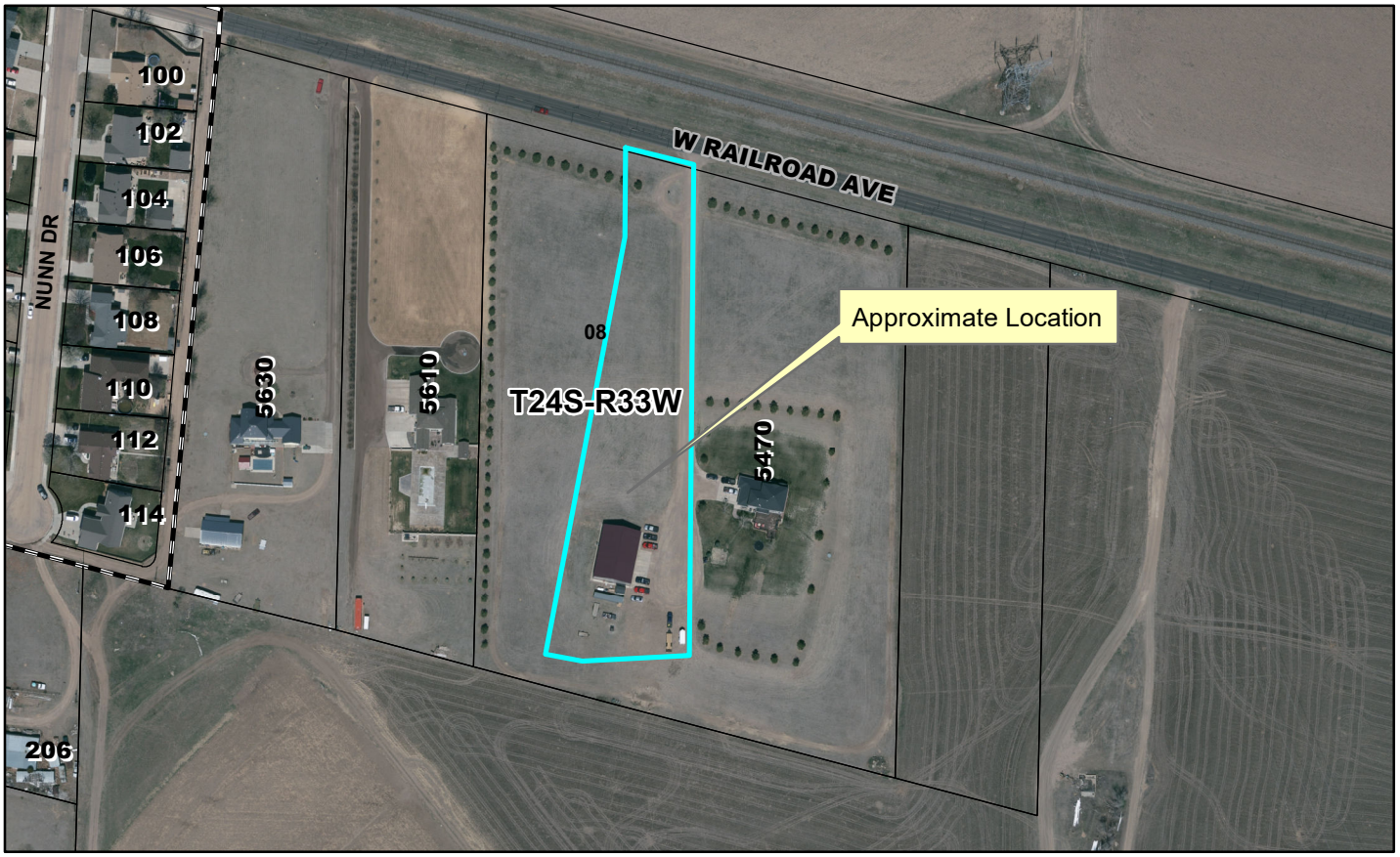
***FC2026-36: Rezoning from "S-E" Suburban Estates District and "R-R" Rural Residential District to "G-C" Generally Commercial District for the property generally located at Lot 3, Block 1 of the Dakota Addition and Lot 1, Block 1 of the Dakota Second Addition, Finney County, Kansas.***

**GENERAL INFORMATION**

| | | | |
|---|---|---|---|
| **Date:** | September 17, 2026 | **Jurisdiction:** | Finney County |
| **Owner:** | Juan and Tammy Ramirez | | |
| **Applicant:** | Juan Ramirez | | |
| **Requested Action:** | “S-E” Suburban Estates & “R-R” Rural Residential to "G-C" General Commercial District. | | |
| **Purpose:** | Commercial | | |
| **Location address:** | The property is generally located at Block 1 of the Dakota Addition and Lot 1, Block 1 of the Dakota Second Addition, Finney County, KS. | | |
| **Comprehensive Plan:** | The proposed land use is consistent with the Comprehensive Plan. | | |
| **Sites Existing Zoning:** | “S-E” Suburban Estates & “R-R” Rural Residential | | |
| **Surrounding Zoning:** | North “A” Agricultural District<br>South “A” Agricultural District<br>East “R-R” Rural Residential District<br>West “S-E” Suburban Estates | | |
| **Land Area:** | Contains +/- 2.05 acres | | |
| **Notice Date:** | This project was published and noticed by mail as required by code. | | |




Case Number: FC2026-36
Applicant: Juan Ramirez
Location: Generally located at Lot 3, Block 1 of the Dakota Addition and Lot 1, Block 1 of the Dakota Second Addition, Finney County, Kansas.
Request: Rezone from “S-E” Suburban Estates District and “R-R” Rural Residential to “G-C” General Commercial District.



GARDEN CITY
KANSAS

**MEMORANDUM**

**TO:** Holcomb - Garden City - Finney County Area Planning Commission Agenda
**THRU:** Trent Maxwell, Neighborhood and Development Services Director
**FROM:** Abigail Jarmer, Planning Technician
**DATE:** September 17, 2026
**RE:** FC2026-37: Rezoning from "S-E" Suburban Estates District to "R-R" Rural Residential District for the property generally located at Lot 3, Block 1 of the Dakota Addition, Finney County, Kansas.

---

**ISSUE:**
The Planning Commission is asked to consider and recommend approval of the rezoning request for the property generally located at Lot 3, Block 1 of the Dakota Addition, Finney County, Kansas.

**BACKGROUND:**
The property owner, Juan Ramirez, is requesting to rezone +/- 2.5 acres of the property generally located at Lot 3, Block 1 of the Dakota Addition, Finney County, Kansas, from "S-E" Suburban Estates District to "R-R" Rural Residential District. This property is undergoing the plat approval process. This portion of land is a part of Lot 1, Block 1 of the Ramirez Acres Parcel Plat. The plat contains 3 lots. Lot 1 is +/- 5.2 acres, Lot 2 is +/-2.05 acres, and Lot 3 is +/-2.11 acres. There is currently a single-family home on the property. The owner is requesting to rezone the west +/- 2.5 acres of Lot 1 to bring the property into compliance with the Finney County Zoning Regulations.

The Future Land Use Map designates this area as residential. However, this portion of the property is currently zoned "S-E" Suburban Estates District, and the remainder of the land is zoned "R-R" Rural Residential District. To bring the property into compliance, it must be rezoned to a single zoning district to adhere to the setback and other requirements of that zoning district. During the plat review process, the applicant was notified that the property must be rezoned before the plat can be approved by the Board of County Commissioners.

The Planning Commission may make its recommendation and state its findings in accordance with the criteria outlined in Section 27.040 of the Finney County Zoning Regulations. Below is a complete list of these criteria:

27.040. AMENDMENT EVALUATION CRITERIA. Prior to taking any action on a request for an amendment which is not a general revision of the Zoning Regulations and which will affect specific property, the Planning Commission shall give consideration to the following evaluation criteria

A. The physical character of the neighborhood surrounding the property under consideration,
B. The existing zoning and land uses of properties both adjacent and near the property under consideration,
C. The suitability under existing conditions of the subject property for the land uses to which it has been zoned,

D. The extent to which removal or alteration of the existing zoning classification will affect nearby properties (outlined in (B) above),
E. The length of time the subject property has remained vacant as zoned (if applicable),
F. The relative gain to the public health, safety and welfare by the change of value of the landowner's property compared to any hardship that may be imposed upon the landowner,
G. The consideration of recommendations of permanent or professional staff (if applicable),
H. The conformance of a proposed zoning change to the adopted or recognized Comprehensive Plan being utilized by the County of Finney County, Kansas, and
I. Other factors relevant or specific to a particular proposed zoning amendment.

**ALTERNATIVES:**

1. The Planning Commission may recommend approval of the rezoning request.
2. The Planning Commission may not recommend approval of the rezoning request.

**RECOMMENDATION:**

Staff recommends Alternative 1, The Planning Commission to recommend approval of the rezoning request.

**FISCAL NOTE:**

There is no fiscal impact.

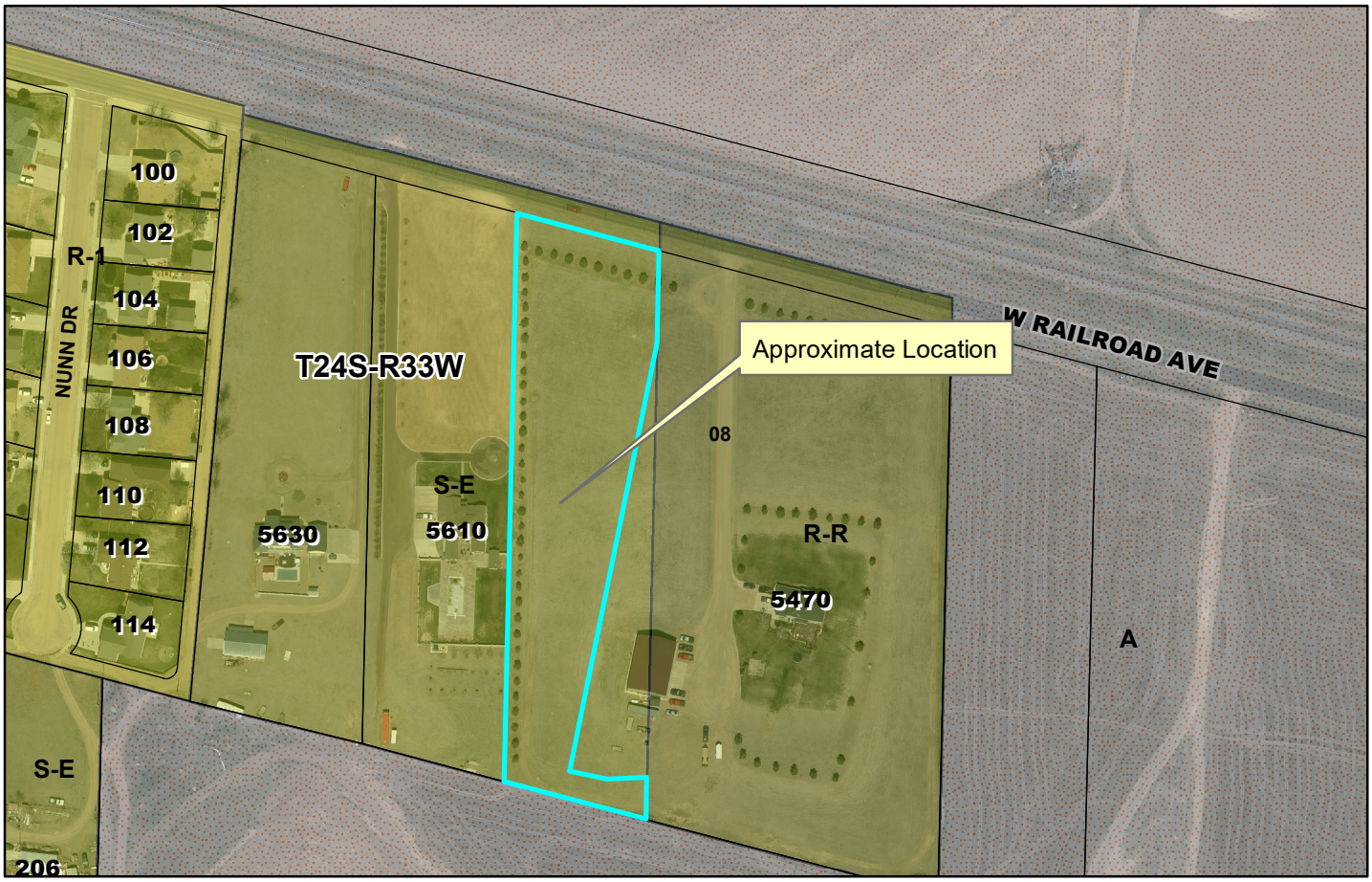
**ATTACHMENTS:**

FC2026-37 GENERAL INFO
FC2026-37 Vicinity Map

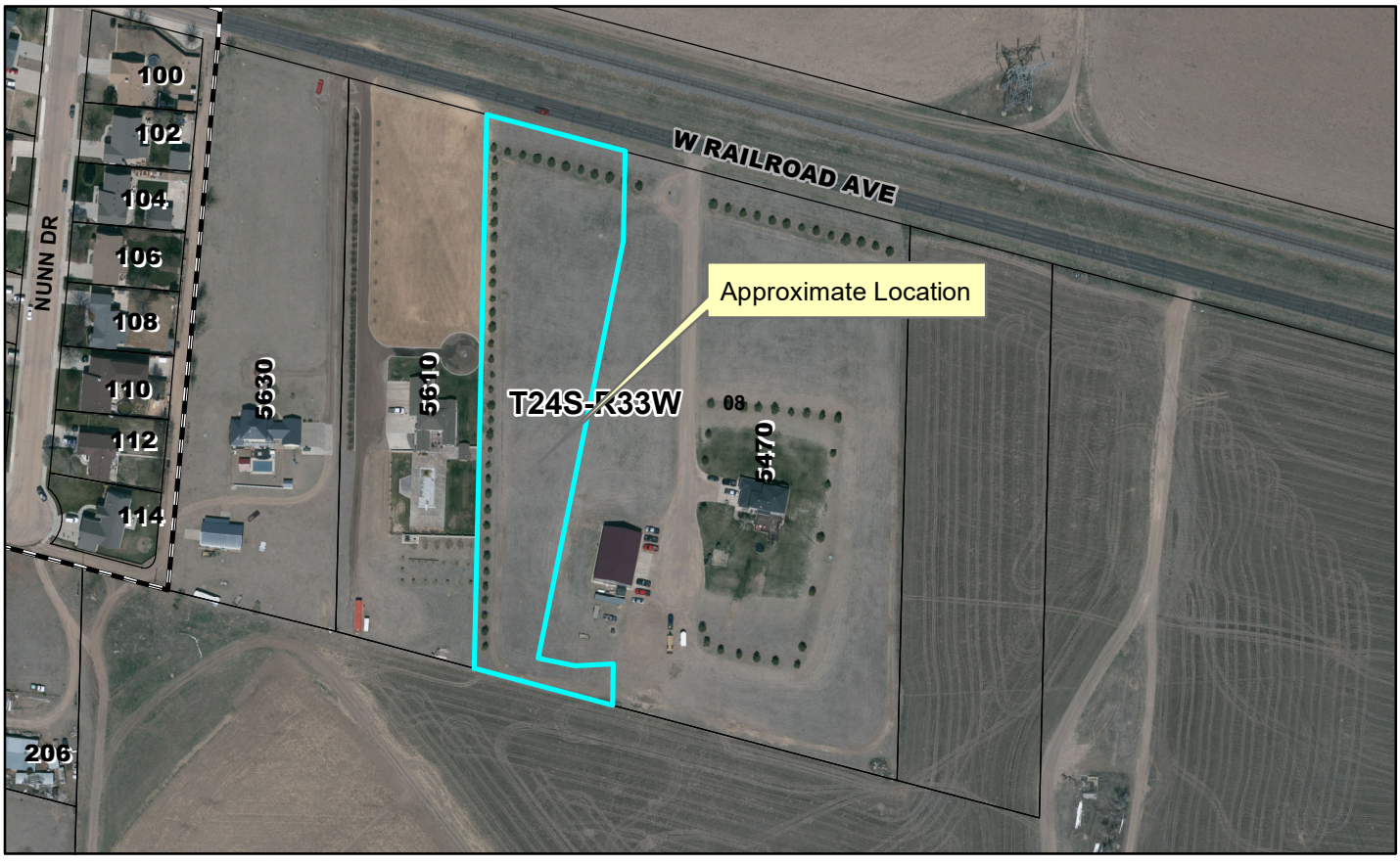
***FC2026-37: Rezoning from "S-E" Suburban Estates District to "R-R" Rural Residential District for the property generally located at Lot 3, Block 1 of the Dakota Addition, Finney County, Kansas.***

**GENERAL INFORMATION**

| | | | |
|---|---|---|---|
| **Date:** | September 17, 2026 | **Jurisdiction:** | Finney County |
| **Owner:** | Juan and Tammy Ramirez | | |
| **Applicant:** | Juan Ramirez | | |
| **Requested Action:** | "S-E" Suburban Estates to "R-R" Rural Residential | | |
| **Purpose:** | Residential | | |
| **Location address:** | The property is generally located at Block 1 of the Dakota Addition, Finney County, KS. | | |
| **Comprehensive Plan:** | The proposed land use is consistent with the Comprehensive Plan. | | |
| **Sites Existing Zoning:** | "S-E" Suburban Estates | | |
| **Surrounding Zoning:** | North "A" Agricultural District<br>South "A" Agricultural District<br>East "R-R" Rural Residential District<br>West "S-E" Suburban Estates | | |
| **Land Area:** | Contains +/- 2.5 acres | | |
| **Notice Date:** | This project was published and noticed by mail as required by code. | | |




Case Number: FC2026-37
Applicant: Juan Ramirez
Location: Generally located at Lot 3, Block 1 of the Dakota Addition.
Request: Rezone from “S-E” Suburban Estates District to “R-R” Rural



GARDEN CITY
KANSAS

**MEMORANDUM**

**TO:** Holcomb - Garden City - Finney County Area Planning Commission Agenda
**THRU:** Trent Maxwell, Neighborhood and Development Services Director
**FROM:** Abigail Jarmer, Planning Technician
**DATE:** September 17, 2026
**RE:** FC2026-39: Rezoning from "A" Agricultural District to "R-R" Rural Residential District for the property generally located at 2155 S. Old Highway 83, Finney County, Kansas.

---

**ISSUE:**

The Planning Commission is asked to consider and recommend approval of the rezoning request for the property generally located at 2155 S. Old Highway 83, Finney County, Kansas.

**BACKGROUND:**

The property owner, Garrett Speer, is requesting to rezone +/- 39.9 acres of the property generally located at 2155 S. Old Highway 83, Finney County, Kansas, from "A" Agricultural District to "R-R" Rural Residential District. This property is undergoing the plat approval process. The Gigot Second Addition Parcel Plat contains 3 lots. Lot 1 is +/- 39.9 acres, Lot 2 is +/- 15.34 acres, and Lot 3 is +/- 10.65 acres. The applicant is requesting to rezone the property to bring it into compliance with the Finney County Zoning Regulations, as they intend to sell the lots. Before the plat can be recorded in the Register of Deeds, the applicant must complete the site plan approval and rezoning process.

The Finney County Future Land Use Map designates this area as agricultural. However, the "A" Agricultural District requires a minimum lot size of 40 acres. Though the land is used for agricultural purposes, it does not meet the required minimum lot size, making a residential zoning district more appropriate. Within the "A" Agricultural District, in accordance with Section 4.020(11), "No parcel of 40 acres or less may be subdivided if it is vacant, or currently used for agricultural purposes, unless properly rezoned to a new zoning district. This includes corners of existing crop circles." During the plat review process, the applicant was notified that the property must be rezoned before the plat can be approved. The proposed "R-R" zoning district allows for residential development while also permitting the current use to continue.

The Planning Commission may make its recommendation and state its findings in accordance with the criteria outlined in Section 27.040 of the Finney County Zoning Regulations. Below is a complete list of these criteria:

27.040. AMENDMENT EVALUATION CRITERIA. Prior to taking any action on a request for an amendment which is not a general revision of the Zoning Regulations and which will affect specific property, the Planning Commission shall give consideration to the following evaluation criteria

A. The physical character of the neighborhood surrounding the property under consideration,
B. The existing zoning and land uses of properties both adjacent and near the property under consideration,
C. The suitability under existing conditions of the subject property for the land uses to which it

has been zoned,

D. The extent to which removal or alteration of the existing zoning classification will affect nearby properties (outlined in (B) above),
E. The length of time the subject property has remained vacant as zoned (if applicable),
F. The relative gain to the public health, safety and welfare by the change of value of the landowner's property compared to any hardship that may be imposed upon the landowner,
G. The consideration of recommendations of permanent or professional staff (if applicable),
H. The conformance of a proposed zoning change to the adopted or recognized Comprehensive Plan being utilized by the County of Finney County, Kansas, and
I. Other factors relevant or specific to a particular proposed zoning amendment.

**ALTERNATIVES:**

1. The Planning Commission may recommend approval of the rezoning request.
2. The Planning Commission may not recommend approval of the rezoning request.

**RECOMMENDATION:**

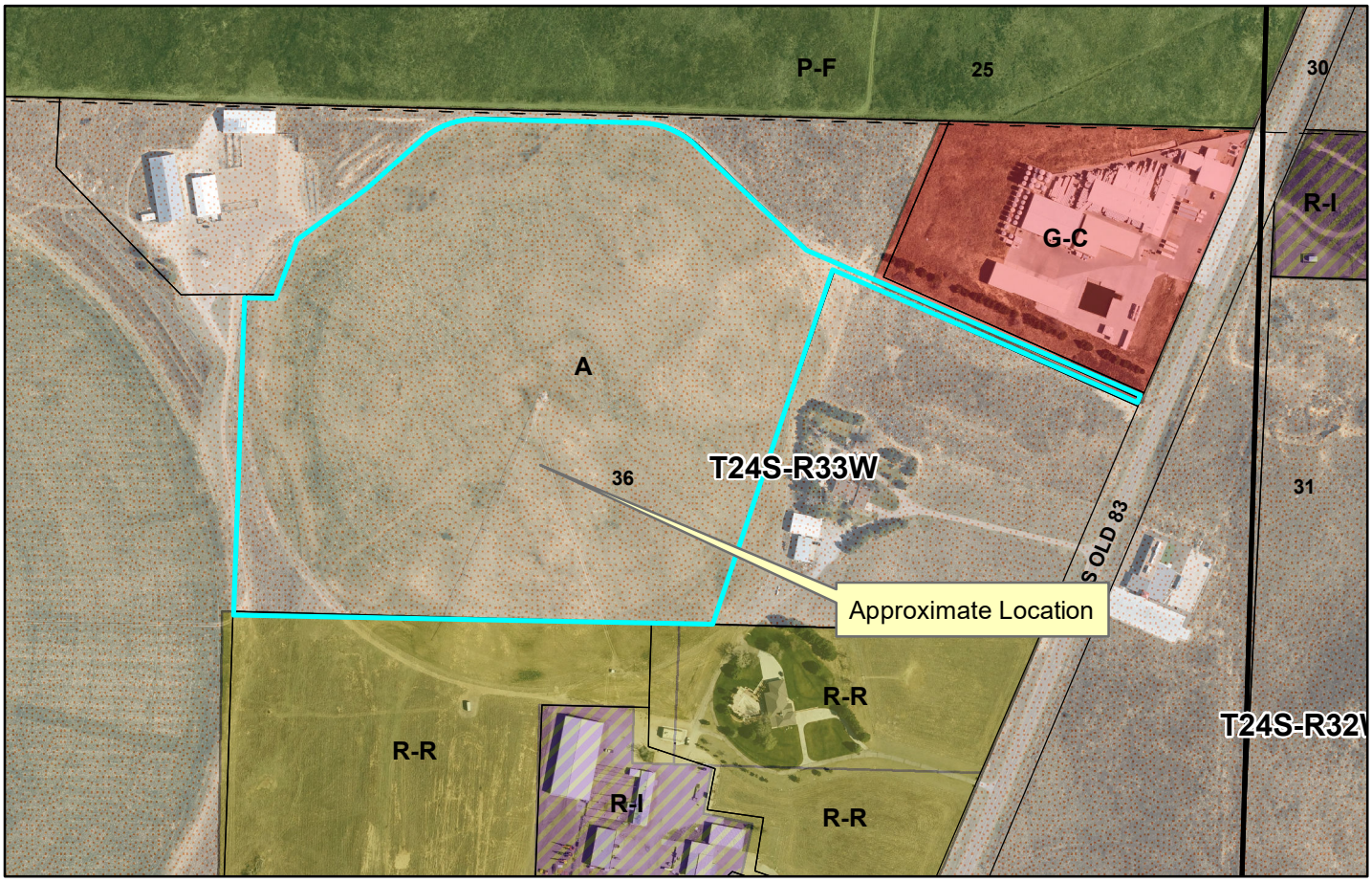
Staff recommends Alternative 1, The Planning Commission to recommend approval of the rezoning request.

**FISCAL NOTE:**

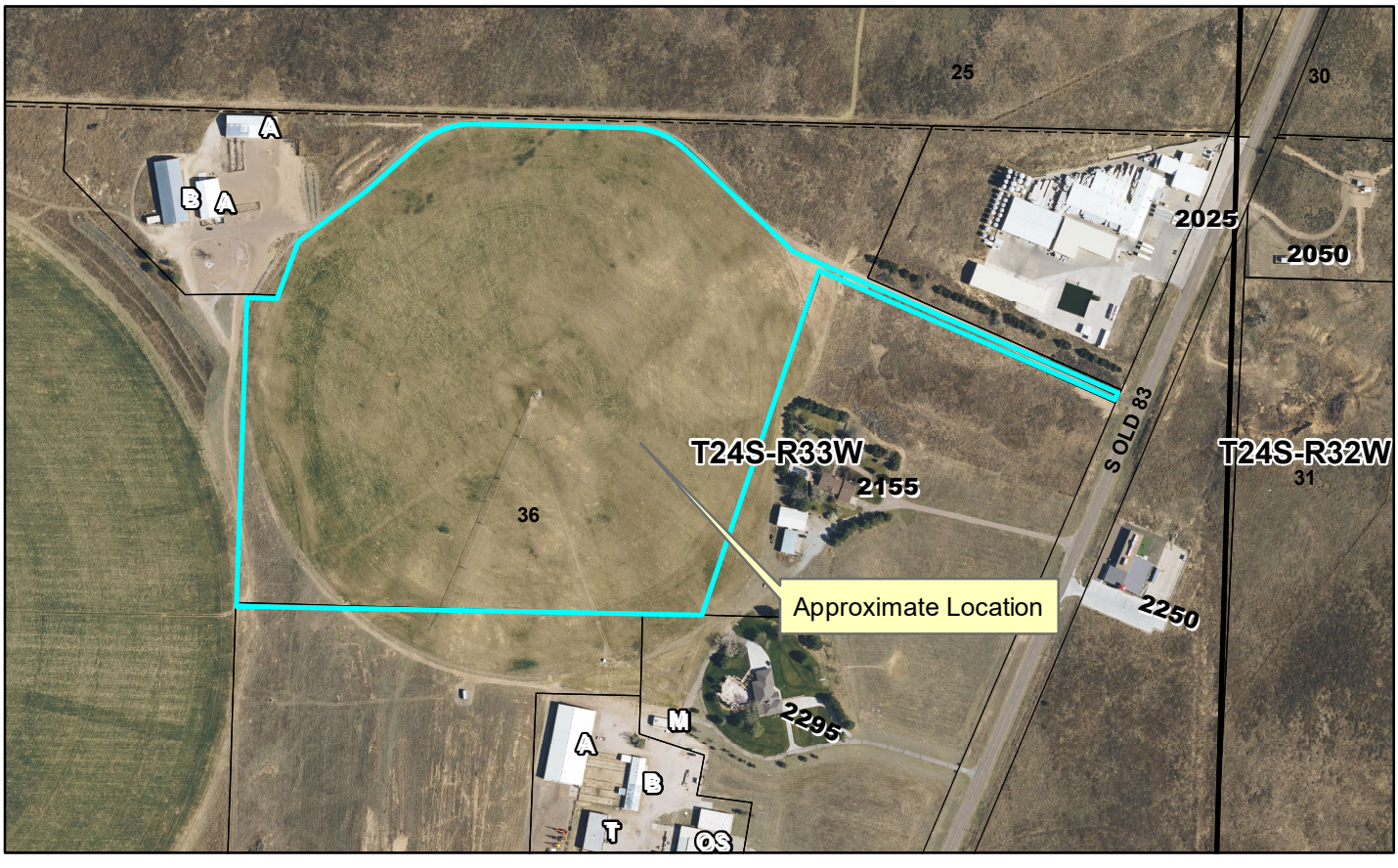
There's no fiscal impact.

**ATTACHMENTS:**

FC2026-39 Vicinity Map
FC2026-39 GENERAL INFO




Case Number: FC2026-39
Applicant: Garrett Speer
Location: Generally located at 2155 S. Old Hwy 83, Finney County, KS
Request: Rezone from “A" Agricultural District to “R-R” Rural Residential District.



***FC2026-39: Rezoning from "A" Agricultural District to "R-R" Rural Residential District for the property generally located at 2155 S. Old Highway 83, Finney County, Kansas.***

**GENERAL INFORMATION**

| | | | |
|---|---|---|---|
| **Date:** | September 17, 2026 | **Jurisdiction:** | Finney County |
| **Owner:** | 1215, LLC | | |
| **Applicant:** | Garrett Speer | | |
| **Requested Action:** | "A" Agricultural District to "R-R" Rural Residential. | | |
| **Purpose:** | To bring the property into compliance with the Finney County Zoning Regulations | | |
| **Location address:** | The property is generally located at 2155 S. Old Highway 83, Finney County, KS. | | |
| **Comprehensive Plan:** | The proposed land use is not consistent with the Comprehensive Plan. | | |
| **Sites Existing Zoning:** | "S-E" Suburban Estates & "R-R" Rural Residential | | |
| **Surrounding Zoning:** | North "A" Agricultural District & "G-C" General Commercial<br>South "R-R" Agricultural District<br>East "A" Agricultural District<br>West "A" Agricultural District | | |
| **Land Area:** | Contains +/- 39.9 acres | | |
| **Notice Date:** | This project was published and noticed by mail as required by code. | | |

**MEMORANDUM**

**TO:** Holcomb - Garden City - Finney County Area Planning Commission Agenda
**THRU:** Trent Maxwell, Neighborhood and Development Services Director
**FROM:** Abigail Jarmer, Planning Technician
**DATE:** September 17, 2026
**RE:** FC2026-40: Rezoning from "G-C" General Commercial District to "I-1, I-2" Light to Medium Industrial District for the property generally located at 2814 W Jones Ave., Finney County, Kansas.

---

**ISSUE:**
The Planning Commission is asked to consider and recommend approval of the rezoning request for the property generally located at 2814 W Jones Ave., Finney County, Kansas.

**BACKGROUND:**
The applicant, Burt West with Pro Stake Surveying, LLC, on behalf of the property owner, Tex-Ok-Kan Land, LLC, is requesting to rezone +/- 2.9 acres of the property generally located at 2814 W Jones Ave., Finney County, Kansas, from "G-C" General Commercial District to "I-1, I-2" Light to Medium Industrial District. This property is undergoing the plat approval process. There's an office space connected to a large shop building, as well as two additional large shop buildings used to operate the business. The applicant is requesting to rezone the property to bring it into compliance with the Finney County Zoning Regulations. The plat cannot be approved by the Board of County Commissioners until the property is rezoned.

The Finney County Land Use Map designates this area as mixed use (residential, commercial, and light industrial). The south portion of the property is currently zoned "I-1, I-2" Light to Medium Industrial District. Since the property conducts manufacturing operations, an industrial zoning district is more appropriate. During the plat review process, the applicant was notified that the property must be rezoned before the plat can be approved by the Board of County Commissioners. The proposed "I-1, I-2" zoning district would allow for manufacturing operations.

The Planning Commission may make its recommendation and state its findings in accordance with the criteria outlined in Section 27.040 of the Finney County Zoning Regulations. Below is a complete list of these criteria:

27.040. AMENDMENT EVALUATION CRITERIA. Prior to taking any action on a request for an amendment which is not a general revision of the Zoning Regulations and which will affect specific property, the Planning Commission shall give consideration to the following evaluation criteria

A. The physical character of the neighborhood surrounding the property under consideration,
B. The existing zoning and land uses of properties both adjacent and near the property under consideration,
C. The suitability under existing conditions of the subject property for the land uses to which

ithas been zoned,

D. The extent to which removal or alteration of the existing zoning classification will affect nearby properties (outlined in (B) above),
E. The length of time the subject property has remained vacant as zoned (if applicable),
F. The relative gain to the public health, safety and welfare by the change of value of the landowner's property compared to any hardship that may be imposed upon the landowner,
G. The consideration of recommendations of permanent or professional staff (if applicable),
H. The conformance of a proposed zoning change to the adopted or recognized Comprehensive Plan being utilized by the County of Finney County, Kansas, and
I. Other factors relevant or specific to a particular proposed zoning amendment.

**ALTERNATIVES:**

1. The Planning Commission may recommend approval of the rezoning request.
2. The Planning Commission may not recommend approval of the rezoning request.

**RECOMMENDATION:**

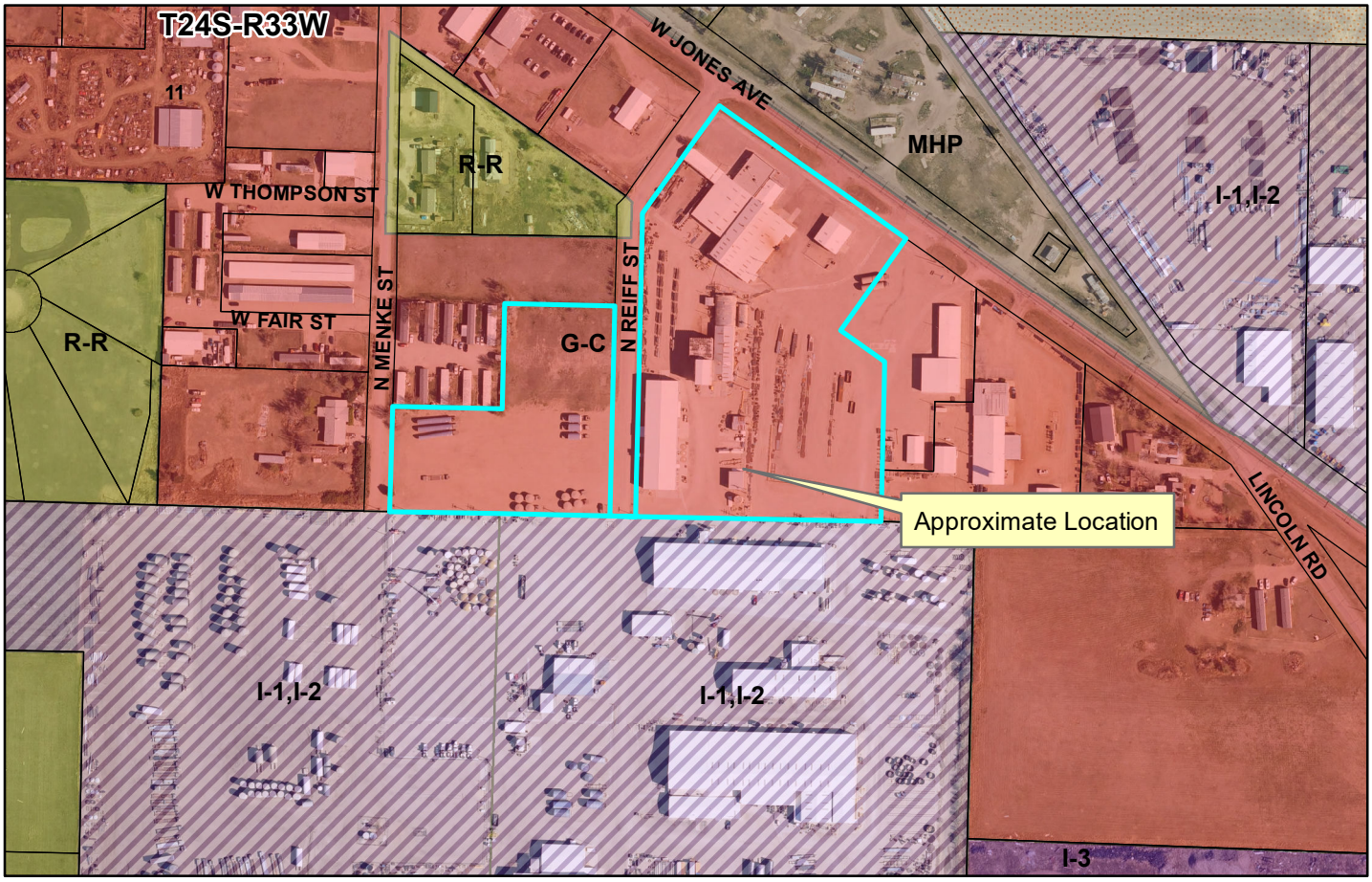
Staff recommends Alternative 1, The Planning Commission to recommend approval of the rezoning request.

**FISCAL NOTE:**

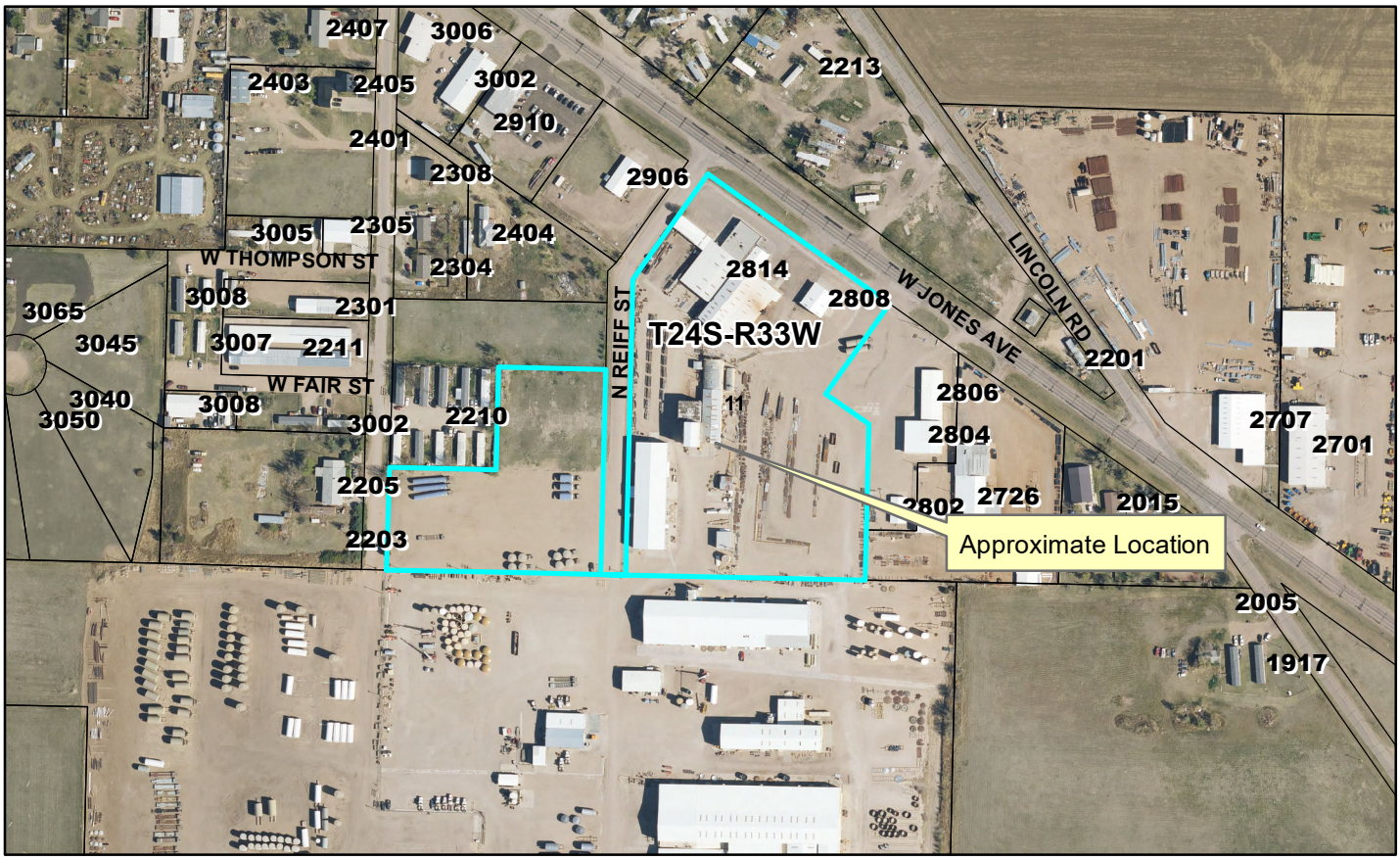
There's no fiscal impact.

**ATTACHMENTS:**

FC2026-40 Vicinity Map
FC2026-40 GENERAL INFO




Case Number: FC2026-40
Applicant: Burt West, Pro Stake Surveying, LLC
Location: Generally located at 2814 W. Jones Ave., Finney County, KS
Request: Rezone from "G-C" General Commercial District to "I-1, I-2" Light to Medium Industrial District.



***FC2026-40: Rezoning from "G-C" General Commercial District to "I-1, I-2" Light to Medium Industrial District for the property generally located at 2814 W. Jones Ave., Finney County, Kansas.***

**GENERAL INFORMATION**

| | | | |
|---|---|---|---|
| **Date:** | September 17, 2026 | **Jurisdiction:** | Finney County |
| **Owner:** | Tex-Ok-Kan Land, LLC | | |
| **Applicant:** | Burt West, Pro Stake Surveying | | |
| **Requested Action:** | "G-C" General Commercial District to "I-1, I-2" Light to Medium Industrial District. | | |
| **Purpose:** | To bring the property into compliance with the Finney County Zoning Regulations | | |
| **Location address:** | The property is generally located at 2814 W. Jones Ave., Finney County, KS. | | |
| **Comprehensive Plan:** | The proposed land use is consistent with the Comprehensive Plan. | | |
| **Sites Existing Zoning:** | "G-C" General Commercial District | | |
| **Surrounding Zoning:** | North "MHP" Manufactured Home Park District & "G-C" General Commercial District<br>South "I-1, I-2" Light to Medium Industrial<br>East "G-C" General Commercial District<br>West "G-C" General Commercial District | | |
| **Land Area:** | Contains +/- 2.9 acres | | |
| **Notice Date:** | This project was published and noticed by mail as required by code. | | |

GARDEN CITY
KANSAS

**MEMORANDUM**

**TO:** Holcomb - Garden City - Finney County Area Planning Commission Agenda
**THRU:** Trent Maxwell, Neighborhood and Development Services Director
**FROM:** Abigail Jarmer, Planning Technician
**DATE:** September 17, 2026
**RE:** FC2026-41: Rezoning from "R-R" Rural Residential District to "A" Agricultural District for the property generally located at 1440 E Plymell Rd., Finney County, Kansas.

---

**ISSUE:**

The Planning Commission is asked to consider and recommend approval of the rezoning request for the property generally located at 1440 E Plymell Rd., Finney County, Kansas.

**BACKGROUND:**

The applicant, Michelle Averhoff, on behalf of the property owner, Noble Dairy, LLC, is requesting to rezone +/- 5 acres of the property generally located at 1440 E Plymell Rd., Finney County, Kansas, from "R-R" Rural Residential District to "A" Agricultural District. The property was platted as the Sigafoose Addition in 2007. There is currently a single-family home on the property. The applicant is requesting to rezone the property to allow the placement of two manufactured homes to use for employee housing. Before the Board of County Commissioners will consider the rezoning request, the applicant must complete the plat vacation process.

The Finney County Future Land Use Map designates this area as residential. However, the "R-R" Rural Residential District only allows for one single-family home per lot. Additionally, the current zoning district does not allow for employee housing. Within the "A" Agricultural district in accordance with Section 4.040(3), using manufactured homes for employee housing is allowed by way of a zoning use permit as long as it meets the following, "Manufactured home for a family member(s) or employee based upon the principle use as a farm at or above forty (40) acres in size with no space offered for rent." Once the applicant completes the vacation process for the plat, this portion of land will become contiguous with the rest of the dairy operation and will exceed the minimum lot size of 40 acres. Therefore, the agricultural zoning district is more appropriate.

The Planning Commission may make its recommendation and state its findings in accordance with the criteria outlined in Section 27.040 of the Finney County Zoning Regulations. Below is a complete list of these criteria:

27.040. AMENDMENT EVALUATION CRITERIA. Prior to taking any action on a request for an amendment which is not a general revision of the Zoning Regulations and which will affect specific property, the Planning Commission shall give consideration to the following evaluation criteria

A. The physical character of the neighborhood surrounding the property under consideration,
B. The existing zoning and land uses of properties both adjacent and near the property under consideration,
C. The suitability under existing conditions of the subject property for the land uses to which it

has been zoned,

D. The extent to which removal or alteration of the existing zoning classification will affect nearby properties (outlined in (B) above),
E. The length of time the subject property has remained vacant as zoned (if applicable),
F. The relative gain to the public health, safety and welfare by the change of value of the landowner's property compared to any hardship that may be imposed upon the landowner,
G. The consideration of recommendations of permanent or professional staff (if applicable),
H. The conformance of a proposed zoning change to the adopted or recognized Comprehensive Plan being utilized by the County of Finney County, Kansas, and
I. Other factors relevant or specific to a particular proposed zoning amendment.

**ALTERNATIVES:**

1. The Planning Commission may recommend approval of the rezoning request.
2. The Planning Commission may not recommend approval of the rezoning request.

**RECOMMENDATION:**

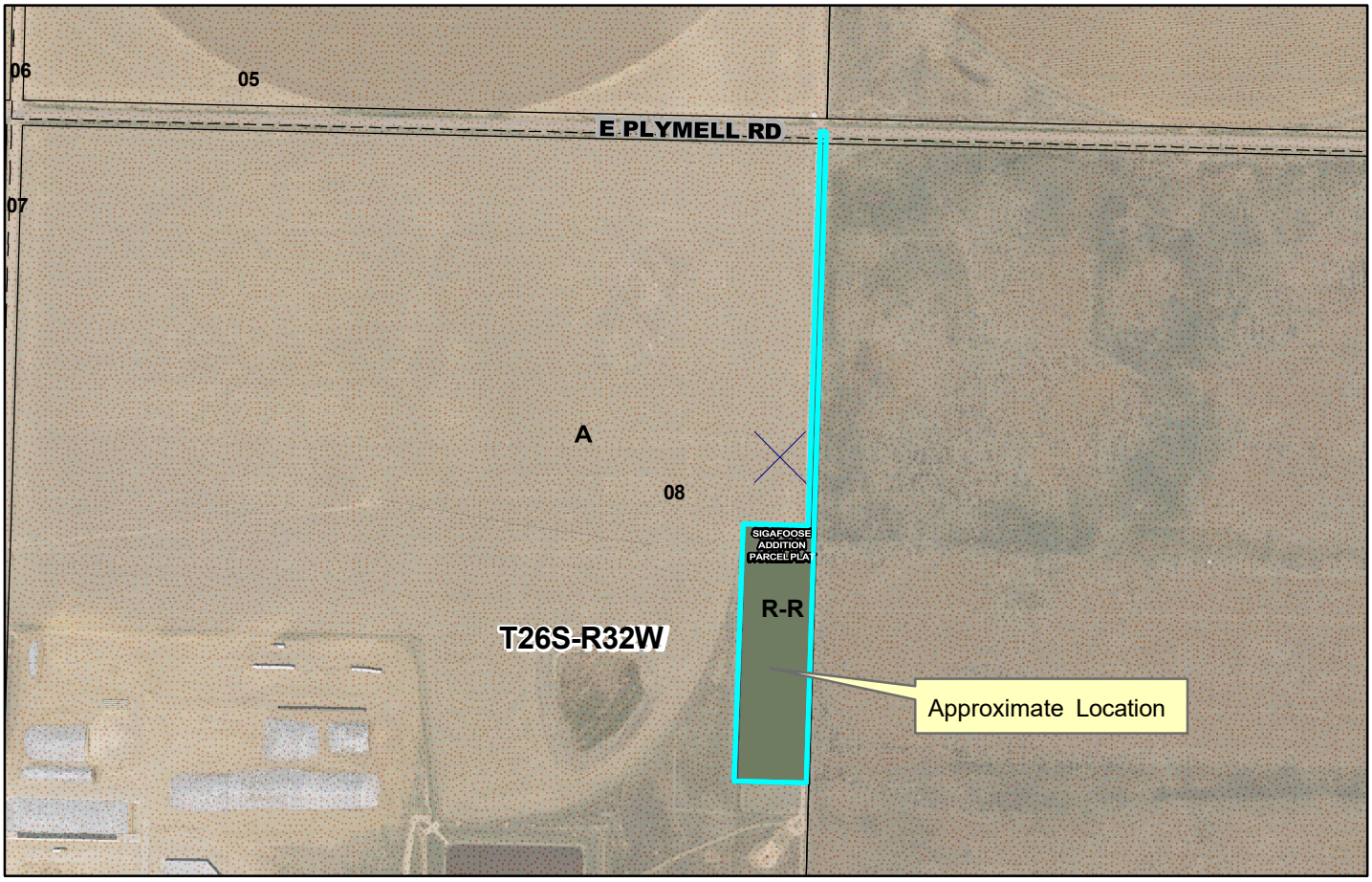
Staff recommends Alternative 1, the Planning Commission to recommend approval of the rezoning request.

**FISCAL NOTE:**

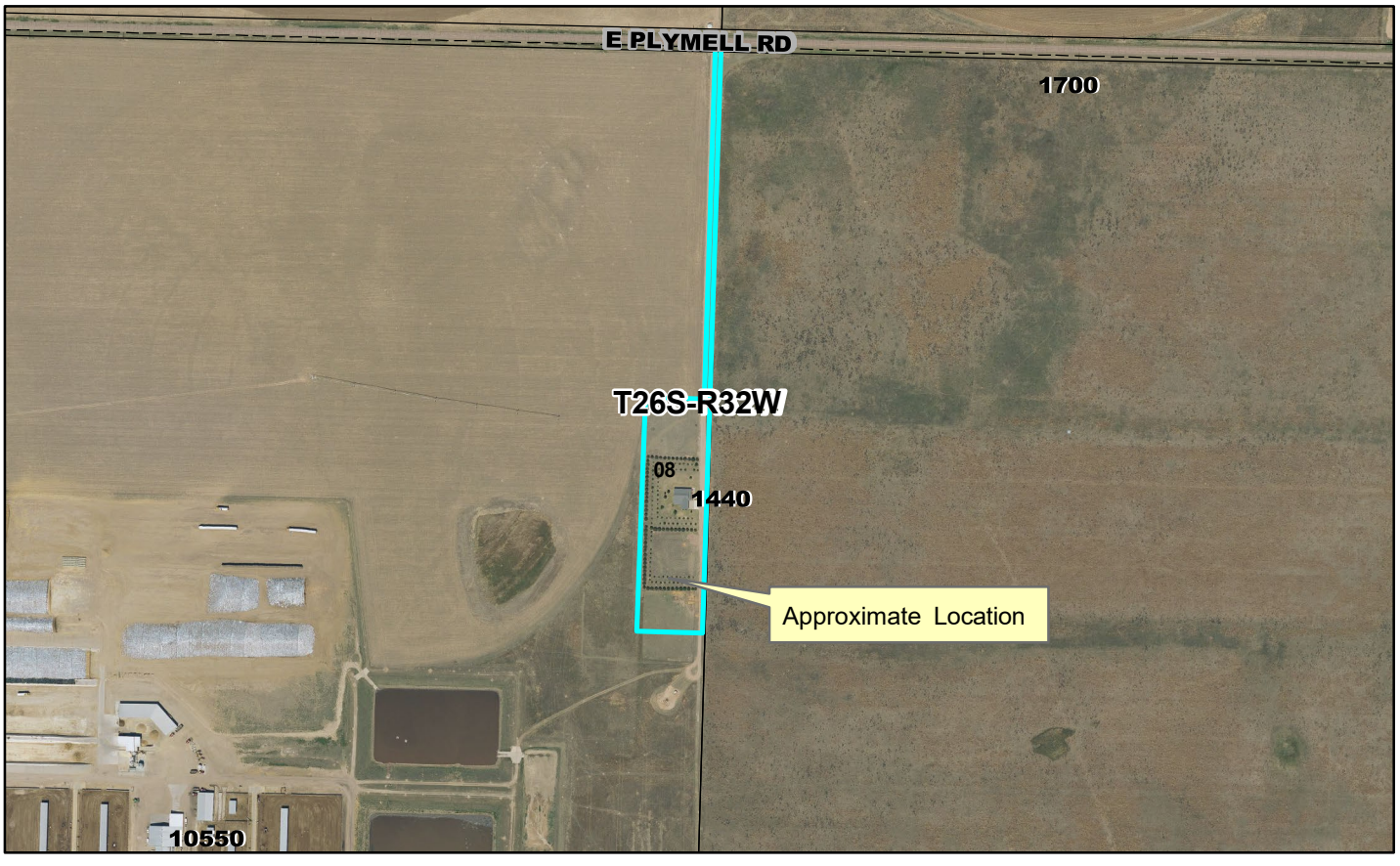
There's no fiscal impact.

**ATTACHMENTS:**

FC2026-41 Vicinity Map
FC2026-41 GENERAL INFO




Case Number: FC2026-41
Applicant: Michelle Averhoff with Noble Dairy
Location: Generally located at 1440 E. Plymell Rd., Finney County, KS
Request: Rezone from “R-R" Rural Residential District to "A" Agricultural District.



***FC2026-41: Rezoning from "R-R" Rural Residential District to "A" Agricultural District for the property generally located at 1440 E. Plymell Rd., Finney County, Kansas.***

**GENERAL INFORMATION**

| | | | |
|---|---|---|---|
| **Date:** | September 17, 2026 | **Jurisdiction:** | Finney County |
| **Owner:** | Noble Dairy, LLC | | |
| **Applicant:** | Michelle Averhoff | | |
| **Requested Action:** | "R-R" Rural Residential District to "A" Agricultural District | | |
| **Purpose:** | To bring the property into compliance with the Finney County Zoning Regulations. | | |
| **Location address:** | The property is generally located at 1440 E. Plymell Rd., Finney County, KS. | | |
| **Comprehensive Plan:** | The proposed land use is not consistent with the Comprehensive Plan. | | |
| **Sites Existing Zoning:** | "R-R" Rural Residential District | | |
| **Surrounding Zoning:** | North "A" Agricultural District<br>South "A" Agricultural District<br>East "A" Agricultural District<br>West "A" Agricultural District | | |
| **Land Area:** | Contains +/- 5 acres | | |
| **Notice Date:** | This project was published and noticed by mail as required by code. | | |

GARDEN CITY
KANSAS

**MEMORANDUM**

**TO:** Holcomb - Garden City - Finney County Area Planning Commission Agenda
**THRU:** Trent Maxwell, Neighborhood and Development Services Director
**FROM:** Abigail Jarmer, Planning Technician
**DATE:** September 17, 2026
**RE:** FC2026-38: Parcel Plat of Ramirez Acres

---

**ISSUE:**
The Planning Commission is asked to consider and provide a recommendation for the Ramirez Acres Parcel Plat.

**BACKGROUND:**
The applicant, Duane Palmberg, with Palmberg Land Surveying Services, on behalf of the property owners, Juan and Tammy Ramirez, is requesting to plat Ramirez Acres Parcel Plat, generally located at 5470 W Railroad Ave., Finney County, Kansas. The property is zoned "S-E" Suburban Estates District and "R-R" Rural Residential District. The plat contains 3 lots. Lot 1 is +/- 5.2 acres and has a single-family home and a large accessory structure. Lot 2 is +/- 2.05 acres and has a large steel building used to operate a business. Lot 3 is +/- 2.11 acres and is currently vacant. The owner is requesting to plat the property to separate the business from the home and to allow construction of a home on Lot 3. The applicant must complete the site plan review and rezone process before the Board of County Commissioners will consider approval of the parcel plat.

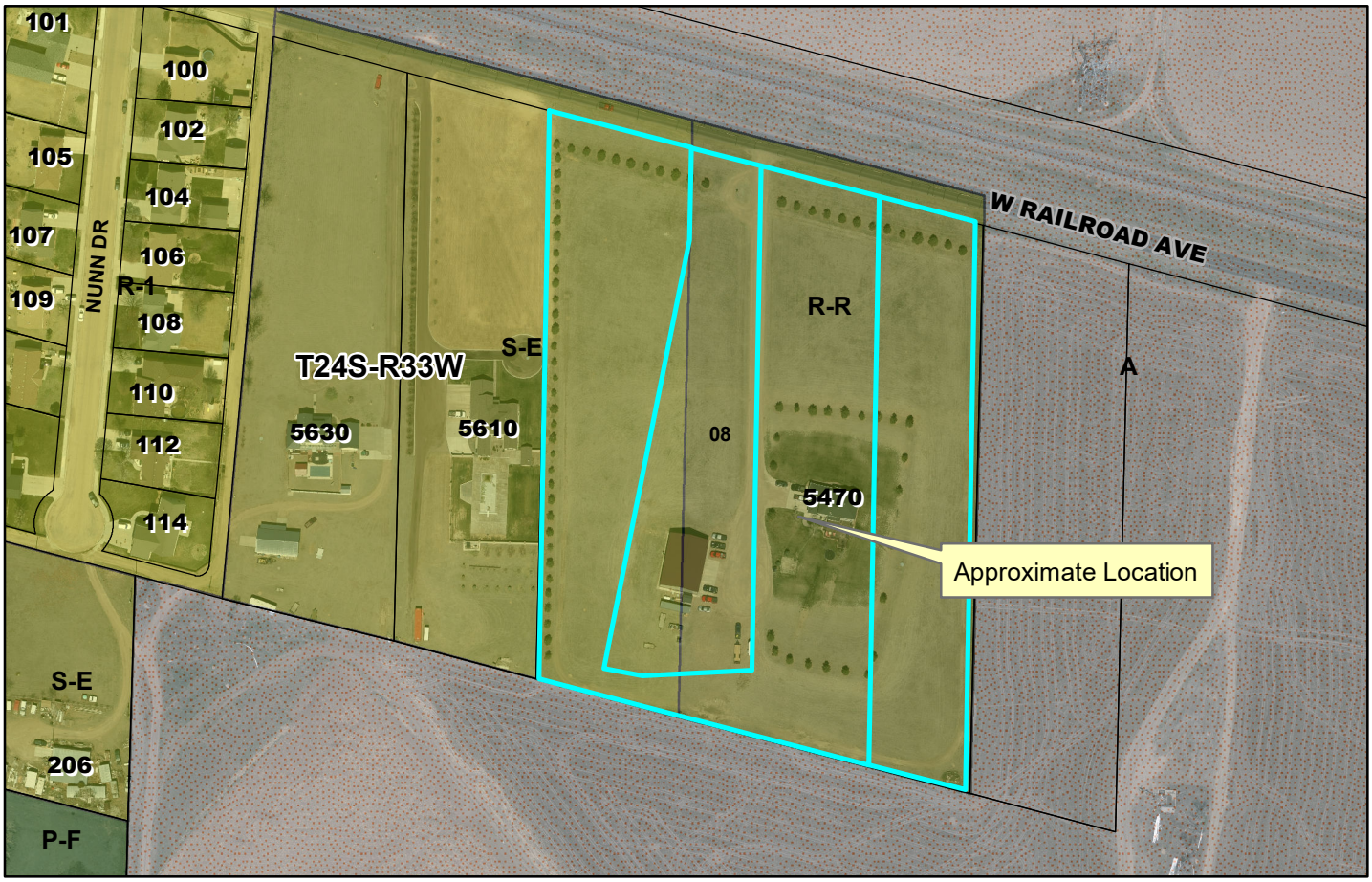
A review of the second submittal was performed on September 8, 2026, and was found to meet the minimum standards of the Finney County Zoning and Subdivision Regulations.

**ALTERNATIVES:**
1. The Planning Commission may recommend approval of the parcel plat.
2. The Planning Commission may not recommend approval of the parcel plat.

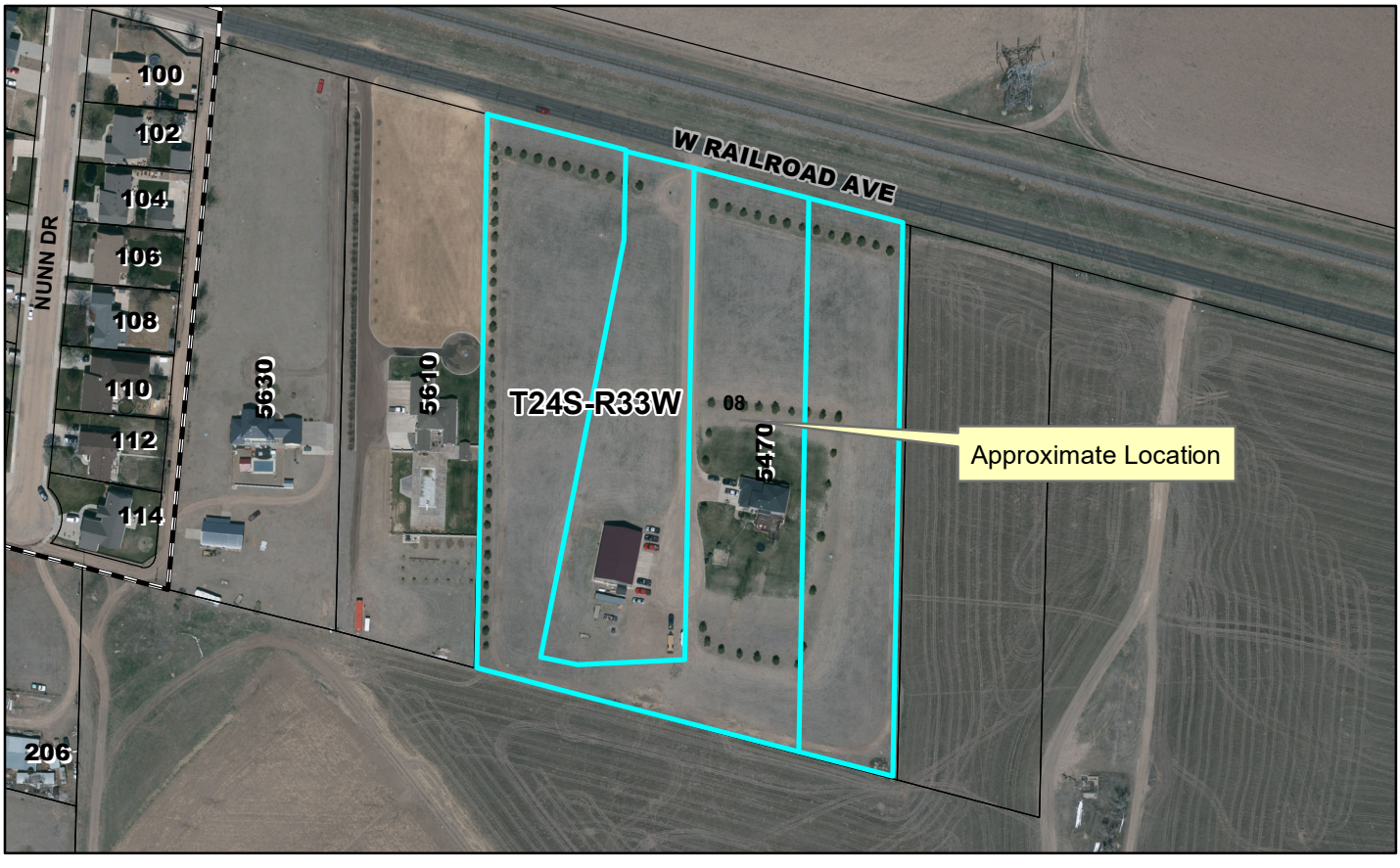
**RECOMMENDATION:**
Staff recommends Alternative 1, the Planning Commission recommend approval of the parcel plat.

**FISCAL NOTE:**
There is no fiscal impact.

**ATTACHMENTS:**
FC2026-38 Vicinity Map
FC2026-38 Parcel Plat

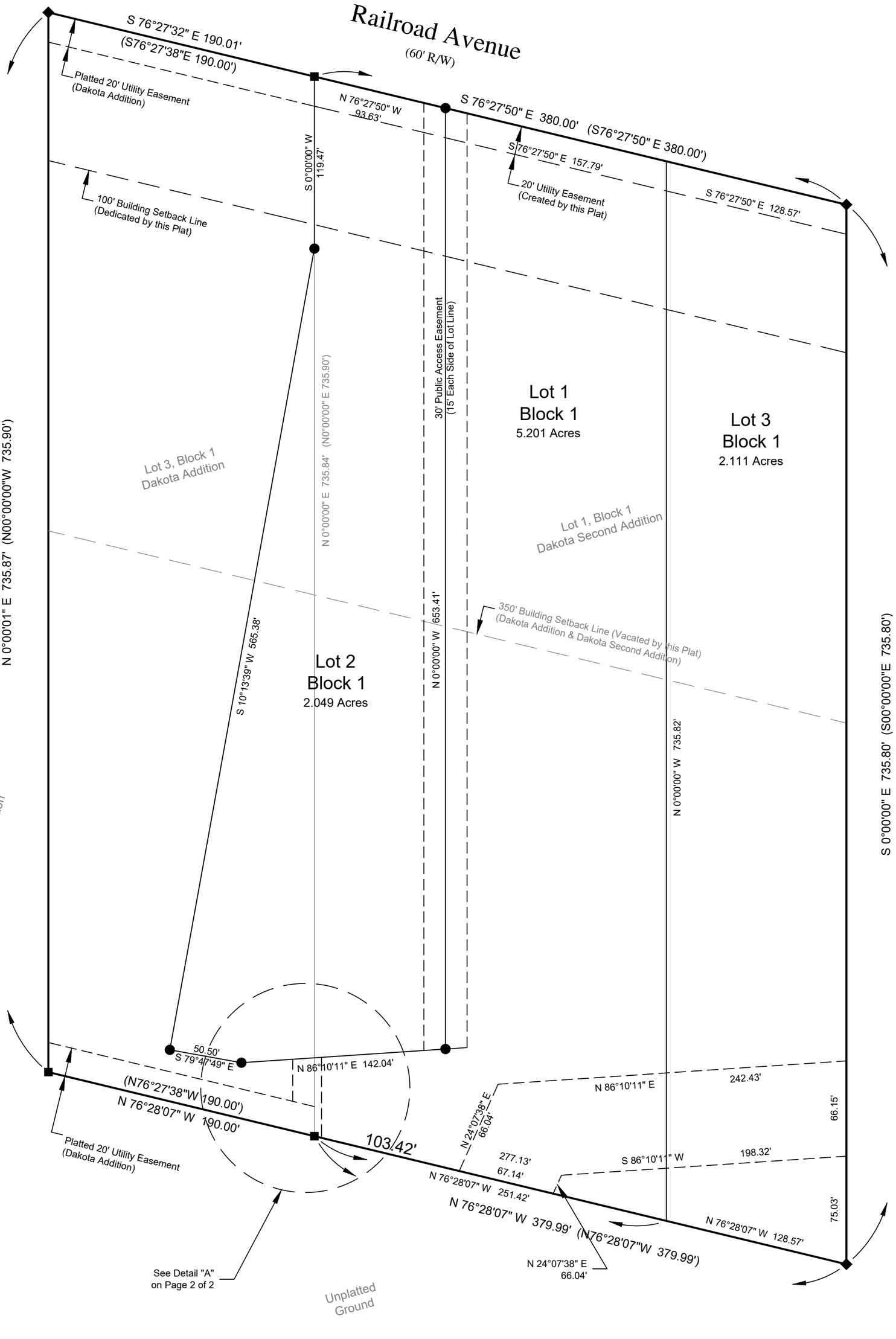


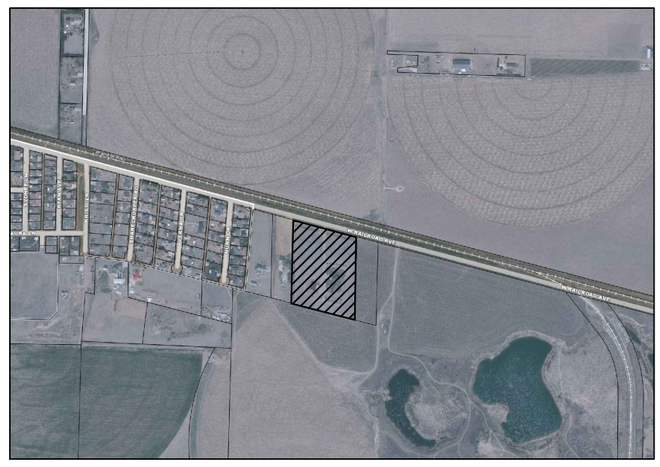

Case Number: FC2026-38
Applicant: Duane Palmberg, PLSS
Location: Generally located at 5470 W. Railroad Ave., Finney County, Kansas.
Request: Parcel Plat of Ramirez Acres



# Ramirez Acres

A Parcel Plat of Lot 3, Block 1 of Dakota Addition and
Lot 1, Block 1 of Dakota Second Addition
to Finney County, Kansas



Vicinity Map
Not To Scale




Detail "A"
Not To Scale

Building Setback Note:
Setback for this plat are in accordance with R-R Rural Residential District Zoning Regulations.




## LEGEND

- △ Section Corner
- ■ Concrete Monument
- ◆ Previous Survey Points Found and Used
- ● Set 1/2" Rebar w/Pink Plastic Cap (Palmberg PS1382)
- Not To Scale
- ( ) Platted Distance
- { } Deed Distance
- < > GLO Distance

## Legal Description of Record

The surface only of Lot Three (3), Block One (1) of Dakota Addition to Finney County, Kansas; and Lot One (1), Block One (1) of Dakota 2nd Addition to Finney County, Kansas, all located in the Northwest Quarter (NW/4) of Section Eight (8), Township Twenty-four (24) South, Range Thirty-three (33) West of the 6th P.M.

## Owner's Certification

State of Kansas)
) ss:
County of Finney)

We, Juan O. Ramirez, Trustee and Tammy R. Ramirez, Trustee, of the Juan and Tammy Ramirez Trust, being the owner of the property described herein, have caused the same to be surveyed and subdivided, and hereby dedicate said plat.

Juan O. Ramirez, Trustee
Juan and Tammy Ramirez Trust

Tammy R. Ramirez, Trustee
Juan and Tammy Ramirez Trust

## Notary Acknowledgment

State of Kansas)
) ss:
County of Finney)

This dedication was acknowledged before me, the undersigned officer, by Juan O. Ramirez, Trustee and Tammy R. Ramirez, Trustee, of the Juan and Tammy Ramirez Trust, this____ day of _____, 2026.

Icy Butler, Notary Public for
Juan O. Ramirez, Trustee
Juan and Tammy Ramirez Trust

Icy Butler, Notary Public for
Tammy R. Ramirez, Trustee
Juan and Tammy Ramirez Trust

## Holcomb - Garden City - Finney County Area Planning Commission Approval

The Parcel Plat described herein has been reviewed and considered by the Holcomb - Garden City - Finney County Area Planning Commission, this ___day of _____, 2026, and same is hereby approved for final approval.

Jeana Anliker, Chair

Trent Maxwell, Secretary

## Acceptance of Board of County Commissioners

I, Dori Munyan, Clerk of the Board of County Commissioners of Finney County, Kansas, hereby certify that said board on the ____ day of _____, 2026, accepted on behalf of the public the foregoing described parcel of real estate and easements for public use.

Dori Munyan, Clerk
Board of County Commissioners

Vicki Germann, Chair
Board of County Commissioners

## Survey Review

I, hereby certify, that this plat was reviewed by me and that it is in compliance with K.S.A. 58-2005 and the Kansas Minimum Standards for Boundary Surveys.

David J. Matthews Licensed LS-1114 Kansas Land Surveyor

I hereby certify, that this drawing represents the results of a field survey completed by me on August 14, 2026.

DUANE K. PALMBERG LICENSED LS-1382 KANSAS LAND SURVEYOR


**Palmberg Land Surveying Services,** LLC
605 Main Street P.O. Box 38 Ashland, Kansas 67831
Garden City Office (620)277-2002 Ashland Office (620)255-9530
duane@plss-ks.com www.plss-ks.com


Notes:
1. No Improvements are shown by agreement with Client
2. Easement and Setback are Not shown by agreement with Client
3. The Basis of Bearings is the , assumed to be .
4. Error of Closure: >1:

Ramirez Acres
A Parcel Plat of Lot 3, Block 1 of Dakota Addition and Lot 1, Block 1 of Dakota Second Addition to Finney County, Kansas

| File Name: 2025-013 | Job Number: 2025-013 | Date:8/11/2026 |
|---|---|---|

GARDEN CITY
KANSAS

**MEMORANDUM**

**TO:** Holcomb - Garden City - Finney County Area Planning Commission Agenda
**THRU:** Trent Maxwell, Neighborhood and Development Services Director
**FROM:** Abigail Jarmer, Planning Technician
**DATE:** September 17, 2026
**RE:** FC2026-42: Parcel Plat of the TOK Land Addition

---

**ISSUE:**
The Planning Commission is asked to consider and provide a recommendation for the TOK Land Addition Parcel Plat.

**BACKGROUND:**
The applicant, Burt West with Pro Stake Surveying, LLC, on behalf of the property owner, Tex-Ok-Kan Land, LLC, is requesting to plat the TOK Land Addition, generally located at 2814 W Jones Ave., Finney County, Kansas. The property is currently zoned "I-1, I-2" Light to Medium Industrial District and "G-C" General Commercial District and contains two lots. Lot 1 is +/- 36 acres and has several buildings used to conduct the business's tank manufacturing operations. Lot 2 is +/- 14.3 acres and is currently vacant. The owner is requesting to plat the property to divide the land and allow construction of a large building on Lot 2. Before a building permit for the proposed building can be approved, the applicant must complete the site plan review process. The applicant must complete the site plan review and rezone process before the Board of County Commissioners will consider approval of the parcel plat.

A review of the first submittal was performed on September 10, 2026, and the following concerns were declared:
PLANNING:
1. UTILITY PLAN: In reviewing the utility plan it was found that there are 5 trailers shown on the northwest portion of Lot 1 that are not present. Please update the utility plan to detail all current buildings and utilities.
2. ZONING: At the time of the plat recording, the property will be zoned “I-1, I-2” Light to Medium Industrial District. Please ensure the plat reflects this zoning district.
REGISTER OF DEEDS:
3. TITLE: In the heading of the plat it says “Section 11, Township 24 South, Range 34 West”. However, it should be Section 11, Township 24 South, Range 33 West. Please correct the heading on both the first and second page.
FINNEY COUNTY RURAL WATER DISTRICT:
4. WATER SERVICE: A separate water service to serve Lot 2 is required. Per FCRWD#1 bylaws, FCRWD cannot allow shared water service to multiple parcels. TOK is required to apply for, pay all costs associated with, and install an appropriately sized water service.

**ALTERNATIVES:**
1. The Planning Commission may recommend approval of the parcel plat, contingent on it meeting

the requirements addressed in the site plan approval process and the minimum standards of the Finney County Subdivision and Zoning regulations.

2. The Planning Commission may not recommend approval of the parcel plat.

**RECOMMENDATION:**

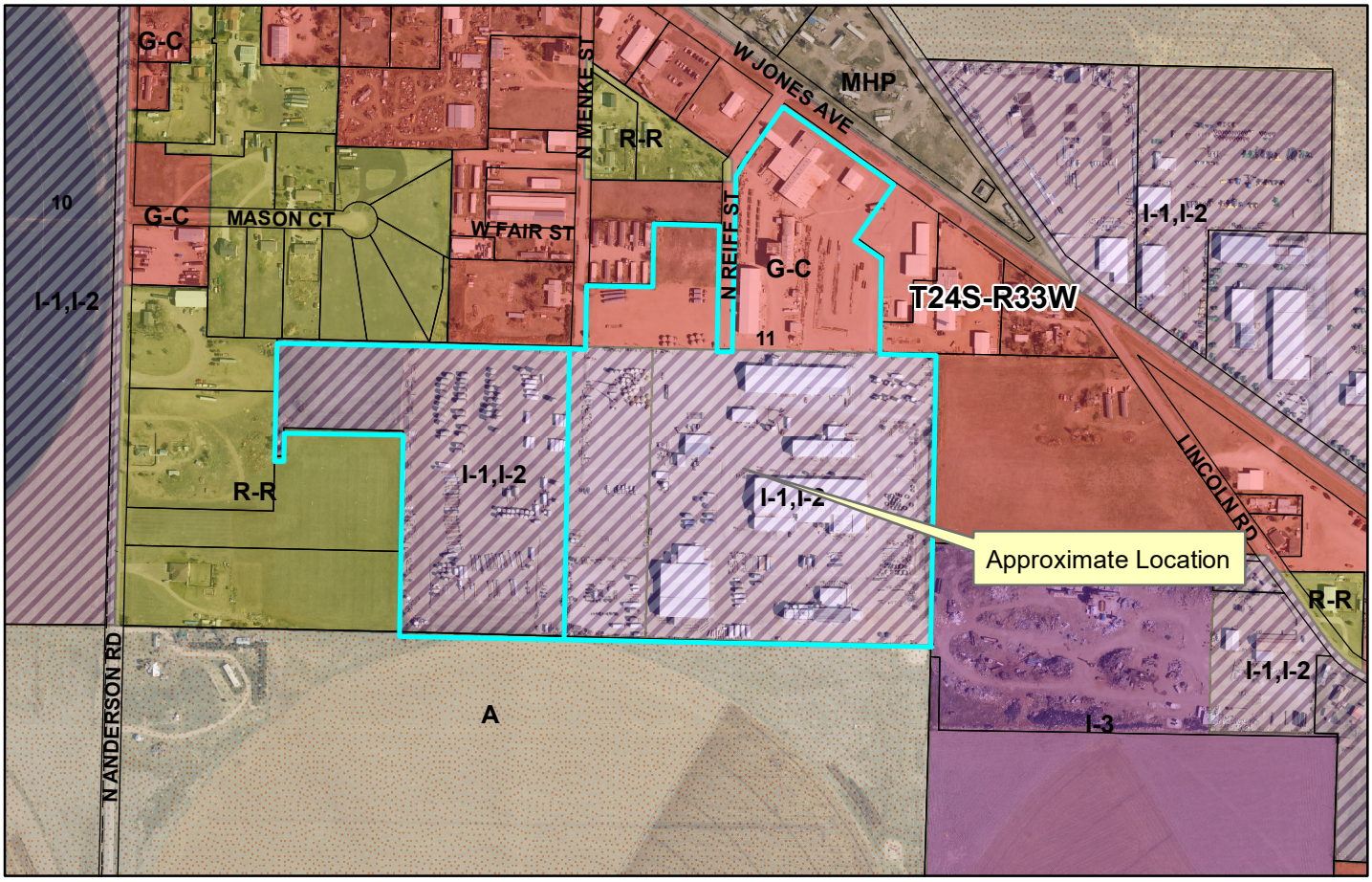
Staff recommends Alternative 1, The Planning Commission to recommend approval of the parcel plat, contingent on it meeting the requirements addressed in the site plan approval process and the minimum standards of the Finney County Subdivision and Zoning regulations.

**FISCAL NOTE:**

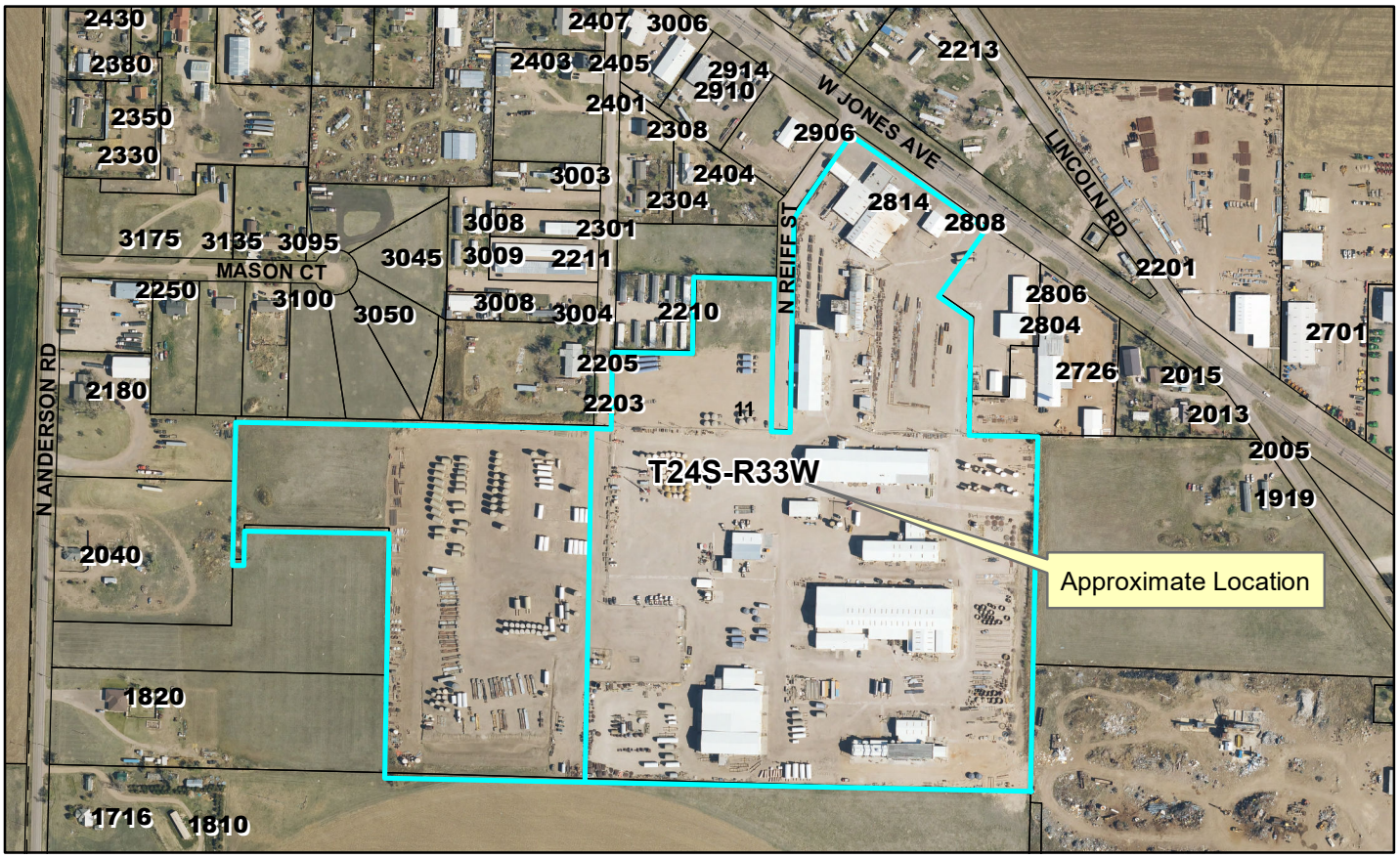
There's no fiscal impact.

**ATTACHMENTS:**

FC2026-42 Vicinity Map
FC2026-42 Parcel Plat

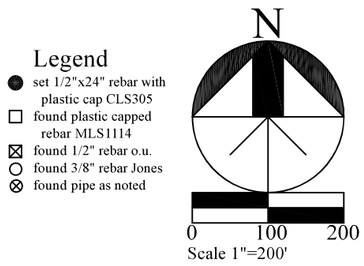



Case Number: FC2026-42
Applicant: Burt West, Pro Stake Surveying, LLC
Location: Generally located at 2814 W. Jones Ave., Finney County, KS
Request: Approval of the TOK Land Addition Parcel Plat



# Parcel Plat of T.O.K. Land Addition

a Replat of Blocks 1, 2, 3, and 4, Otto Hund's West Link Subdivision,
and Blocks 16, 17, 18, 20, 21, 22, and 23, West Link Subdivision,
part of the Northwest Quarter of Section 11,
Township 24 South, Range 34 West of the 6th P.M.,
Finney County, Kansas







NOTES:
1-This property is zoned I-1/I-2 Light-Medium Industrial District and G-C General Commercial District. Please consult the Finney County Planning and Zoning Regulations for yard setbacks, height restrictions, and permitted uses.
2-Bearings are based on an assumed bearing between found monument along the south line of the NW1/4 as shown.
3-Some improvements and setbacks are not shown by agreement with the client. Easements are shown if known.
4-This property lies in Zone X, 0.2% annual chance, formerly known as 500 year flood plain.

PARCEL PLAT EXTERIOR LEGAL DESCRIPTION:
A portion of the Northwest Quarter of Section 11, Township 24 South, Range 33 West of the 6th P.M., Finney County, Kansas, more particularly described on 8-14-2026 by Ben Rumbaugh, PS1601, as Beginning at the Southeast corner of said NW1/4, THENCE N89°56'52"W 1719.87 feet, THENCE N00°04'00"W 650.42 feet, THENCE S89°57'29"W 384.71 feet, THENCE S00°02'37"E 91.22 feet, THENCE S88°20'51"W 30.01 feet, THENCE N00°01'30"E 381.62 feet, THENCE N89°55'49"E 999.65 feet, THENCE N00°01'05"E 204.52 feet, THENCE N89°56'55"E 212.64 feet, THENCE N00°00'51"E 204.00 feet, THENCE S89°56'11"E 213.34 feet, THENCE S00°00'39"W 203.88 feet, THENCE S00°00'39"W 204.08 feet, THENCE N89°55'49"E 50.00 feet, THENCE N00°00'39"E 568.33 feet, THENCE N29°24'14"E 50.15 feet, THENCE N33°52'18"E 220.00 feet, THENCE S56°07'42"E 437.92 feet, THENCE S33°52'18"W 219.66 feet, THENCE S56°52'48"E 104.62 feet, THENCE S00°09'04"E 310.50 feet, THENCE N89°55'49"E 182.90 feet, THENCE S00°02'03"W 943.84 feet to the Point of Beginning,
containing 50.3 acres.
CLOSURE: This exterior description closes by 0.02' over 8578' for a ratio of 1:400,000.


**ProStake Surveying**
PO Box 2324
Garden City
Kansas 67846
620-385-0547


| Date 8-14-2026 |
|---|
| Revisions |
| |
| |
| |
| |
| Sheet 1 of 2 |

09

# Parcel Plat of T.O.K. Land Addition

a Replat of Blocks 1, 2, 3, and 4, Otto Hund's West Link Subdivision,
and Blocks 16, 17, 18, 20, 21, 22, and 23, West Link Subdivision,
part of the Northwest Quarter of Section 11,
Township 24 South, Range 34 West of the 6th P.M.,
Finney County, Kansas

REGISTER of DEEDS

DEDICATION
KNOW ALL MEN BY THESE PRESENTS: that TEX-OK-LAN Land, LLC are the owners of that land included on the plat shown hereon, and that they are the only persons whose consent is necessary to pass clear title to said land and that they hereby consent to the making and recording of said plat and they hereby dedicate said plat to the public.

IN WITNESS WHEREOF this dedication is executed

this _____ day of _____ , 2026.

_____
TEX-OK-KAN Land, LLC, a Kansas limited liability company
2005 N Taylor Ave, Garden City
412-616-2810

NOTARY ACKNOWLEDGEMENT
State of Kansas )
County of Finney ) ss
This dedication was acknowledged before me, the undersigned notary public, by TEX-OK-KAN Land, LLC, a Kansas limited liability company

this _____ day of _____ , 2026.

_____ _____
Notary signature Notary printed name

FINNEY COUNTY COMMISSION
This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Finney County, Kansas.

Dated this _____ day of _____ , 2026.

_____
Vicki Germann, Chair

ATTEST:_____
County Clerk, Dori Munyan

HOLCOMB-GARDEN CITY-FINNEY COUNTY AREA PLANNING COMMISSION
The Parcel Plat described hereon has been reviewed and considered by the Holcomb Garden City Finney County Area Planning Commission at its regular meeting held

this _____ day of _____ , 2026, and the same is hereby recommended for approval.

_____ _____
Jeana Anliker, Chair Date

_____ _____
Trent Maxwell, Secretary Date

FINNEY COUNTY REVIEW SURVEYOR
I, hereby certify, that this survey plat was reviewed by me and that it is in compliance with K.S.A. 58-2005 and the Kansas Minimum Standards for Boundary Surveys.

SURVEYOR
I, Benjamin A. Rumbaugh, do hereby certify that I am a Professional Land Surveyor in the State of Kansas and that the property described hereon was surveyed under my supervision on 8-14-2026, and all of the monuments shown exist and their positions are correct to the best of my knowledge.

**ProStake Surveying**
PO Box 2324
Garden City
Kansas 67846
620-385-0547

| Date 8-14-2026 |
|---|
| Revisions |
| |
| |
| |
| |
| Sheet 2 of 2 |