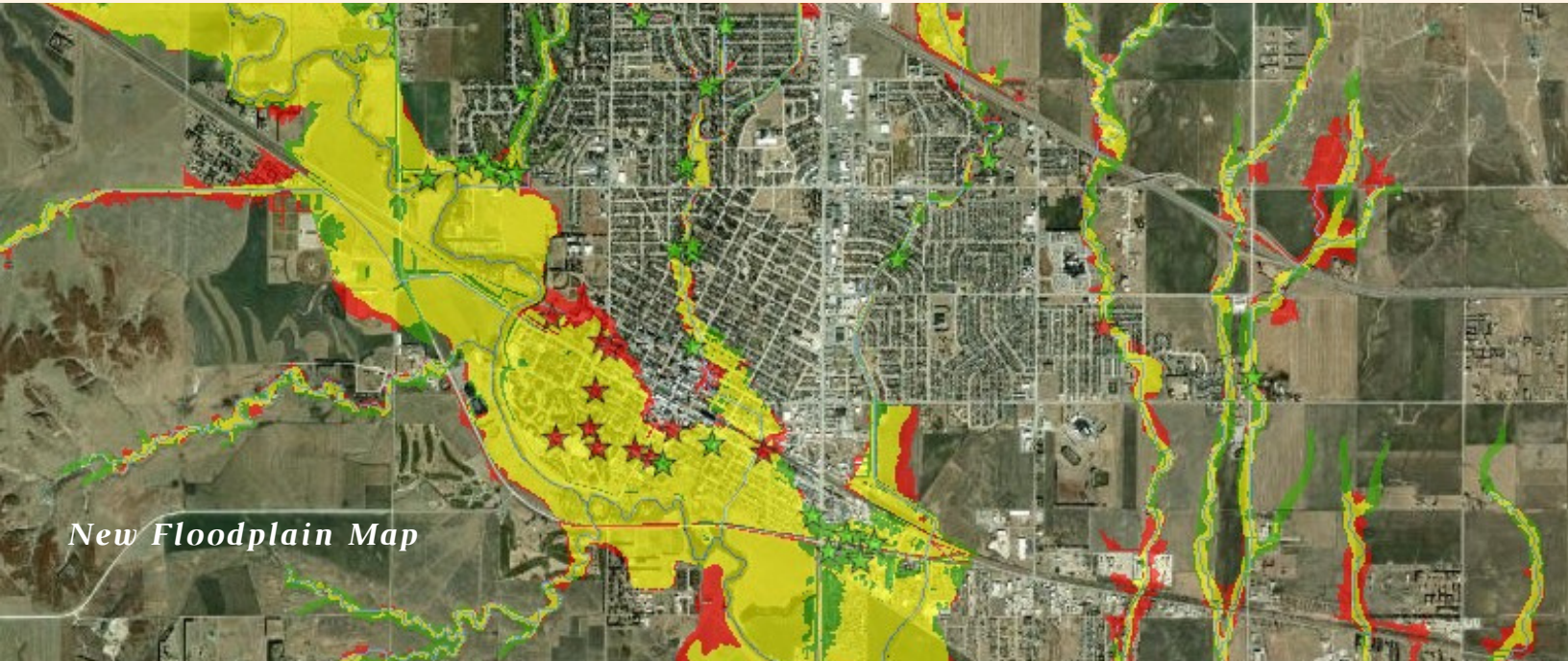


# THE INSPECTION CONNECTION

*The latest news & updates from the City of Hays Planning & Development Division*



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## New Floodplain Maps for the City of Hays & Ellis County

In 2017, Ellis County was selected for a Paper Inventory Reduction (PIR) project funded by FEMA. In early 2018, Ellis County was then selected for a FEMA Risk MAP (Mapping, Assessment, and Planning) project to update floodplain mapping within the County. The intent of the project was to update the old 1986 paper-based flood maps with new digital maps created using modern methods. The new maps utilize contemporary Light Detecting and Ranging (LIDAR) technology which is ten-times more accurate than the data used for the current maps. Even with the newly adopted maps, the City of Hays still has approximately 1,200 parcels in the floodplain, which is one of the highest in the State of Kansas.

Here are a few things to plan for if your property is located in the floodplain and you have a project. All new construction in the floodplain must be 1 foot above base flood elevation except for accessory structures less than 600 square feet being used for storage only. These may be constructed at grade level but must be equipped with adequate flood vents. Base flood elevation must be obtained from a licensed land surveyor. A structure may be improved (remodeled or enlarged) without conforming to current requirements for elevation so long as the cumulative value of all work done within the last 5 calendar years does not exceed fifty (50) percent of the structure's current market value. If the cumulative value of the improvement exceeds fifty (50) percent of the structure's current market value, the structure must be brought to one (1) foot above the base flood elevation. For more information please call 785-628-7310 or visit [www.haysusa.com](http://www.haysusa.com).



## Quarterly Highlighted Project

### *Scooter's Coffee*

This quarterly highlighted project is Scooter's Coffee. The new coffeehouse is located on the site of the old Lucky Buffett Chinese restaurant. This fast moving project is nearing completion. We can expect that it will be open for business by the end of June or the first weeks of July. Scooter's Coffee is a drive-thru only franchise that was founded in 1998 in Bellevue, Nebraska. Currently they have over 300 locations in 20 states across the United States.

## Upcoming Holiday Schedule

Closed on:

- July 4th, 2022 for Independence Day
- September 5th, 2022 for Labor Day



**"It always seems impossible until it's done."**

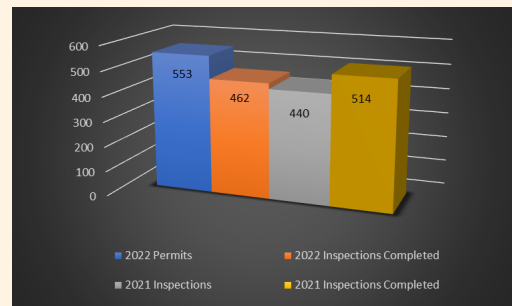
**- Nelson Mandela**

## Summertime High Grass & Weeds

Summer is in full swing and with the recent moisture grass & weeds are growing fast! Please make sure that grass and weeds are getting mowed/trimmed and are not exceeding 12" in height (don't forget in the alley as well!). Please refer to City of Hays Ordinance Sec. 26-193 for details on high grass and weeds. As always please contact us at 785-628-7310 for more information.

## Permits Issued & Inspections Completed

As of June 16th, 2022, our office has issued 553 permits, performed 462 various inspections and issued 22 new home permits thus far. In the same time frame last year, there were 440 permits issued, 514 inspections performed, and 17 new home permits issued.



## Office Hours & Contact Information

Office hours

Monday-Thursday: 7:30am-5:30pm

Friday: 7:30am-11:30am

1002 Vine St. Hays, KS 67601

Phone: 785-628-7310

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