

City of Sedgwick
City Council Meeting
July 8, 2026

TO: Mayor and Members of City Council

SUBJECT: Ordinance No. 921 – SU Permit 26-1

INITIATED BY: Administration

AGENDA: New Business

Background: On June 16, 2026, upon due notice and hearing and following review of consideration of all requisite criteria for the granting of a special use permit as provided in Article 11 Section 100 (H) of the Zoning Regulations of the City of Sedgwick, Kansas, the City of Sedgwick Planning Commission recommended to the Governing Body of the City of Sedgwick that the special use request for the establishment of a tiny house as an accessory dwelling unit at 617 N. Harrison Ave, be granted.

Analysis: The proposed tiny home meets the requirements set forth in the R-1 zoning regulations for the establishment of a tiny home of being less than or equal to 420 sq. ft. in size and being established on a permanent foundation. The utilities for the home will be combined with the existing utilities on site. The applicant is not seeking a lot split, and the location of the home meets all setback requirements.

Financial Considerations: None.

Recommendation: It is recommended that the governing body approve Ordinance No. 921 granting special use permit 26-1 as presented.

ORDINANCE NO. 921

AN ORDINANCE APPROVING A SPECIAL USE FOR THE ESTABLISHMENT OF A TINY HOUSE AS AN ACCESSORY DWELLING UNIT AT 617 N. HARRISON AVE.

WHEREFORE, on June 16, 2026, upon due notice and hearing and following review and consideration of all requisite criteria for the granting of a special use as provided in Article 11 Section 100(H) of the Zoning Regulations of the City of Sedgwick, Kansas, the City of Sedgwick Planning Commission recommended to the Governing Body of the City of Sedgwick that the special use requested for the establishment of a tiny house as an accessory dwelling unit at 617 N. Harrison Ave (the “Special Use”), be granted;

WHEREFORE, the recommendation for granting the Special Use is conditioned upon compliance with the definition for tiny houses as defined in Article 2 Section 102 of the Zoning Regulations of the City of Sedgwick, Kansas; specifically the tiny house must be between 200 and 400 square feet of gross floor area, with a foundation, and must meet building code requirements and qualify for a certificate of occupancy;

WHEREFORE, on June 17, 2026, the Planning Commission submitted a report providing its recommendation in favor of granting the Special Use to the Governing Body of the City of Sedgwick, Kansas, and mailed the same to the applicant in accordance with Article 11 Section 100(F) of the Zoning Regulations of the City of Sedgwick, Kansas.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SEDGWICK, KANSAS:

Section 1. That in accordance with the recommendation and report of the City of Sedgwick Planning Commission, and subject to all conditions provided therein, the Special Use is hereby granted.

Section 2. That this Ordinance shall be effective upon its passage and adoption by the Governing Body of the City of Sedgwick, Kansas, and after its publication in the official City Newspaper.

PASSED AND ADOPTED BY THE GOVERNING BODY OF THE CITY OF SEDGWICK, KANSAS THIS 8th day of July 2026.

Bryan Chapman, Mayor

ATTEST:

Shelia Agee, City Clerk
(SEAL)