

AGENDA

RILEY COUNTY PLANNING BOARD/ BOARD OF ZONING APPEALS

Monday, July 14, 2014
7:30 p.m.

Commission Meeting Room
Courthouse Plaza East

(Procedure: Open joint meeting of the Riley County Planning Board/Board of Zoning Appeals.)

I. OPEN PUBLIC COMMENTS

II. CONSENT AGENDA

1. Consider the minutes of the June 9, 2014 meeting.
2. Consider the Report of Fees for the month of June 2014.

(Procedure: Adjourn the joint meeting of the Riley County Planning Board/Board of Zoning Appeals and convene as the Riley County Board of Zoning Appeals.)

III. GENERAL AGENDA- RILEY COUNTY BOARD OF ZONING APPEALS

1. Public Hearing to consider the request of Mackenzie Delrosso, petitioner and Ron & Barbara Price Trust, owners, for a **Conditional Use Authorization** to allow for a commercial outdoor recreational facility (motocross) in the "AG" (Agricultural District) zoning designation.

(Procedure: Adjourn as the Riley County Board of Zoning Appeals and convene as the Riley County Planning Board.)

IV. GENERAL AGENDA- RILEY COUNTY PLANNING BOARD

1. Public Hearing at the request of Lee & Cindy Penner, petitioners, and Orlando L. & Lucinda C. Penner, owners, to **rezone** a portion of a tract of land from "SF-4" (Single Family Residential) to "AG" (Agricultural District); **rezone** a portion of the same tract of land from "AG" (Agricultural District) to "SF-4" (Single Family Residential) **and plat** a portion the same tract of land into one (1) lot all in Wildcat Township, Section 30, Township 9 South, Range 7 East, in Riley County, Kansas. **ACTION NEEDED: Recommend approval/denial of the rezoning's to the Board of County Commissioners and approve/deny Concurrent Plat of Huckleberry Hollow.**
2. Public Hearing at the request of Bryce Trumpp, petitioner, and Bryce & Lindsey Trumpp, owners, to receive a **Residential Use Designator - Extraneous Farmstead and plat** a tract of land into one (1) lot in Bala Township, Section 8, Township 8 South, Range 5 East, in Riley County, Kansas. **ACTION NEEDED: Approve/deny a Residential Use Designator - Extraneous Farmstead and approve/deny Concurrent Plat of Trumpp Subdivision.**

3. Agricultural Exemptions discussion.
4. Manhattan Urban Area Comprehensive Plan update.
5. Big Blue Floodplain Management Plan update.
6. Flint Hills Area Transportation Plan update.
7. Agritourism Task Force update.

(Procedure: Adjourn the Riley County Planning Board meeting.)

MINUTES

RILEY COUNTY PLANNING BOARD/ BOARD OF ZONING APPEALS

**Monday, June 9, 2014
7:30 pm**

**Courthouse Plaza East
Commission Meeting Room
115 North 4th Street**

Members Present: Lorn Clement, Chairman
Dr. Tom Taul, Vice-Chair
Diane Hoobler
Julie Henton
John Wienck

Members Absent: None

Staff Present: Monty Wedel – Director, Bob Isaac – Planner, Lisa Daily –
Administrative Assistant

Others Present: Anthony Allison, Wylee Austin, David Allison, Janet Allison, Stan
Koehn, Bret Volkel and Rusty Allison

OPEN PUBLIC COMMENTS

None.

CONSENT AGENDA

The minutes of the April 14, 2014 meeting were presented and approved. The Report of Fees for the month of April (\$6,817.00) and May (\$3,456.25) were presented and approved.

John Wienck moved to adjourn the joint meeting of the Riley County Planning Board/Board of Zoning Appeals and convene as the Board of Zoning Appeals. Julie Henton seconded. Carried 5-0.

BOARD OF ZONING APPEALS

Koehn – Variance

Lorn Clement opened the public hearing at the request of Stanley J. Koehn, petitioner and Bret & Ellen Volkel, owners, for a variance authorization to reduce the front yard requirement from 25 feet to 20 feet for Lots 8 & 9 of Amended plat of Lots 4, 5, 6, 7, 8 & 9 High Meadows Addition.

Bob Isaac presented the request. Mr. Isaac described the history, location and physical characteristics of the subject property. Staff recommended approval of the request.

Chairman Clement asked if there were any proponents within 1000 feet.

Stanley Koehn stated that half of the existing garage is going to become a new kitchen and the addition will be a two bay garage to allow for vehicle storage. He said that due to the site conditions there is no other place to put the addition. He explained that if the addition is not built, the home owner will have to be park their vehicles on the cul-de-sac, which is at a higher elevation than the home making it inconvenient and possibly a safety issue.

Chairman Clement asked if there any opponents within 1000 feet. There were none.

Tom Taul moved to close the public hearing. John Wienck seconded. Carried 5-0.

Tom Taul moved to approve the request for a variance authorization to reduce the front yard requirement from 25 feet to 20 feet for Lots 8 & 9 of Amended plat of Lots 4, 5, 6, 7, 8 & 9 High Meadows Addition. John Wienck seconded. Carried 5-0.

Julie Henton moved to adjourn the Board of Zoning Appeals meeting and convene as the Riley County Planning Board. Diane Hoobler seconded. Carried 5-0.

RILEY COUNTY PLANNING BOARD

Allison – Residential Use Designator – Extraneous Farmstead, Plat and Residential Use Designator – Country Estate

Lorn Clement opened the public hearing at the request of Rusty Allison, Trustee for Mary Lou Allison Estate, petitioner, and Mary Lou Allison Trust, owner, to receive a Residential Use Designator - Extraneous Farmstead and plat a tract of land into one (1) lot, and receive a Residential Use Designator – Country Estate for a tract of land all in Wildcat Township, Section 17, Township 9 South, Range 6 East, in Riley County, Kansas.

Bob Isaac presented the request. Mr. Isaac described the background, location and physical characteristics of each proposed tract. He explained that the portion of the subject site for which the extraneous farmstead residential designator is requested is located on the south side of 104th Avenue and is required to be platted. He also explained that the portion of the site for which the country estate is requested is located on the north side of 104th Avenue. He explained that the existing home and the proposed home will share an existing on-site water well, which is located on the north tract. Mr. Isaac presented and explained the site plan for the Country Estate, illustrating the proposed layout of the property as well as the location of the agricultural buffer setbacks.

Lorn Clement asked if there is an existing entrance to the proposed country estate tract.

Bob Isaac showed a photo of an existing agricultural entrance.

Diane Hoobler asked if there is an existing house on the proposed country estate tract.

Bob Isaac replied no.

Tom Taul asked if the extraneous farmstead is just on the south side of the road.

Bob Isaac affirmed.

Tom Taul asked if the extraneous farmstead is approved, the existing house may be occupied or tore down and a new home built.

Bob Isaac affirmed.

Tom Taul asked if the country estate, the approximately 50 acres, will be one tract.

Bob Isaac replied yes.

Tom Taul asked if there will be only one house.

Bob Isaac replied that is correct.

Tom Taul said the tract has been split up several times and asked what date is being used to establish the original parent tract.

Bob Isaac said that whatever the parcel map of Riley County looked like at the adoption of the Vision 2025 regulations (May 2012) is what is used to determine the size and shape of any given tract in the county.

Tom Taul asked if the 20 acres in the southeast corner was split prior to May 2012.

Bob Isaac replied yes.

Chairman Clement asked if there were any proponents within 1000 feet.

Rusty Allison said he is one of the administrators of the estate. He explained that he was raised on the proposed extraneous farmstead and his family owned quite a bit of farm ground. He said that his son, Anthony Allison, now owns this ground and continues to farm it. He said that Anthony is interested in the extraneous farmstead, as it ties into the surrounding farm ground.

Mr. Allison stated that Wylee Austin is interested in the pasture on the proposed country estate tract. Mr. Allison said the location of the proposed house is buffered from the highway. He said it would be nice to see the pasture taken care of such as cutting the grass, keeping the weeds down and cutting out trees.

Chairman Clement asked if there any opponents within 1000 feet. There were none.

Staff recommended approval of the concurrent plat of Allison Addition Unit Three based on a determination that all requirements of the Riley County Subdivision Regulations, Zoning Regulations and Sanitary Code have been met. Staff also recommended approval the request to receive a Residential Use Designator – Extraneous Farmstead and the request to receive a Residential Use Designator – Country Estate as it has been determined that each request meets the minimum requirements of the Riley County Zoning Regulations.

John Wienck moved to close the public hearing. Julie Henton seconded. Carried 5-0.

Tom Taul moved to approve petitions #14-09, #14-10 and #14-11, for reasons listed in the staff report. John Wienck seconded. Motion carried 5-0.

Mr. Isaac announced that the Board of County Commissioners would hear the request to plat the property on June 19, 2014, at 9:00 am, in the County Commission Chambers.

Manhattan Urban Area Plan Update

Monty Wedel said the next public workshop will be Wednesday, July 16th and encouraged Board members to attend. He said the meeting will focus on growth alternatives and review the website results on goals, objectives and policies. He explained the primary focus will be on growth alternatives with emphasis on three areas:

- Pottawatomie County - growth area
- City of Manhattan – area around the university and alternatives for high density housing
- Riley County – development in the area around the county shops

In the Vision 2025 Plan, the County shop area was identified as a potential, long term growth area. He explained that a company has expressed interest in developing a property near the county shops. He stated there is a sewer force main that extends to the shops and the County has received approval from the City of Manhattan to allow a connection to the force main. Mr. Wedel said it now needs to be determined if the City of Manhattan will allow more hook ups to this force main and if the City and County want to pursue more urban density types of development in this area.

Big Blue Floodplain Management Plan Update

Monty Wedel said recent comments were made about Tuttle Creek Reservoir and that the flood of 1993 was man-made. He said there needs to be more education and has asked Brian McNulty with the Corp of Engineers to give a presentation on the flood of 1993. The presentation will explain how reservoirs operate and how decisions are made.

Mr. Wedel explained that another issue complicating matters is the Biggert-Waters bill, which would change flood insurance rates from subsidized to actuarial due to the numerous, huge losses. Mr. Wedel said the Big Blue Plan is not focusing on this issue; however, the public is becoming more aware of this change. He explained that insurance rates for some homeowners will be increased significantly, perhaps to a point that they may not be able to afford to stay in their homes.

Diane Hoobler said that comes back to Boards and their responsibility to those homeowners, to not let them build in hazardous flooding areas.

Mr. Wedel referred to the article on Wildcat Creek which stated that something needs to be done on Fort Riley to alleviate local flooding. He said this is a very complicated issue.

John Wienck said that is another man-made issue.

Monty Wedel said one way to look at it is all flooding is man-made. He explained that if it weren't for man-made structures being in the way, there wouldn't be anything to get flooded.

John Wienck asked if the Wildcat Creek plan is going to recommend landowners build or increase the size of ponds.

Tom Taul said there was discussion of establishing a watershed district.

Monty Wedel said a watershed district is an entirely separate entity from the County Commissioners or anybody else. He said that a watershed district is its own governing and taxing entity of which the County Commissioners would have no control over decisions that are made.

Tom Taul said the district could levy tax money.

Monty Wedel replied the district would also have eminent domain authority. He explained that a lot of time needs to be spent talking to a lot of people that would be affected and make sure they are comfortable before moving forward with trying to establish a watershed district.

Formation of an Agritourism Task Force

Monty Wedel stated there has been an increased interest in agritourism activities which include building structures to be used as event centers. He explained that the State of Kansas' perspective is anything that supports any existing agricultural operation is agritourism.

Monty Wedel said when staff examined all the properties in Riley County offering agritourism or similar activities and determined that not all were being treated the same. He said several property owners were told they needed to do a Planned Unit Development, which would involve reviewing traffic, fire code, water and sewer. He said the current regulations provide staff little direction on agritourism. He said there is confusion between special events and agritourism. He also stated that the County's definition is the same definition used by the state, which is extremely broad.

Mr. Wedel explained that little time was spent on agritourism in the Vision 2025 regulation changes. He said staff would like to devote more time in reviewing and determining what is meant by agritourism by assembling a task force of citizens. He said that he has contacted all the registered agritourism property owners in the county, plus Diana Nichol with Scenic Valley Inn and Kail Katzenmeier with Prairiewood. He explained that someone from the state will be involved on this task force, as well as Commissioner Dave Lewis. Mr. Wedel then asked for a representative from the Riley County Planning Board/Board of Zoning Appeals. The Board agreed that Diane Hoobler would be the representative by a vote of 4-0.

Julie Henton moved to adjourned. Diane Hoobler seconded. Carried 5-0.

The meeting was adjourned at 8:49 P.M.



**RILEY COUNTY
PLANNING & DEVELOPMENT**

REPORT OF FEES

June 2014

| <u>DATE</u> | <u>NAME</u> | <u>AMOUNT</u> |
|-------------|---|---------------|
| 06-02-2014 | Knudsen, Building permit #14-0052 | \$ 150.00 |
| 06-02-2014 | Hargrave, Repair permit | 75.00 |
| 06-02-2014 | Simmons, Building permit #14-0053 | 150.00 |
| 06-03-2014 | Schooler, Water screening report | 8.00 |
| 06-03-2014 | Staats, Repair permit | 75.00 |
| 06-03-2014 | Harms, Water screening report | 24.00 |
| 06-03-2014 | Parks, Well permit | 75.00 |
| 06-04-2014 | Thomas Outdoor Adv, Sign permit x 2 & Floodplain Development permit | 175.00 |
| 06-04-2014 | Fancy Creek Motocross, Conditional use | 400.00 |
| 06-04-2014 | Goscha, Water screening report | 10.00 |
| 06-04-2014 | Marker, Building permit 14-0054 | 225.00 |
| 06-05-2014 | Verhage, Repair permit | 75.00 |
| 06-05-2014 | Beebe, Building permit #14-0056, 14-0057 & Profile hole test | 350.00 |
| 06-05-2014 | Maplewood, Building permit #14-0055 | 150.00 |
| 06-05-2014 | KS Pumping Service, Septic Haulers license | 150.00 |
| 06-09-2014 | BAM, Repair permit | 75.00 |
| 06-12-2014 | Hamlin, Radon kit x 2 | 20.00 |
| 06-13-2014 | Upp, Conditional Use | 400.00 |
| 06-16-2014 | Casto, Repair permit | 75.00 |
| 06-16-2014 | Dierenfeldt, Repair permit x 2 | 150.00 |
| 06-17-2014 | Fitzke, Environmental site evaluation | 100.00 |
| 06-17-2014 | Flippo, Water screening report | 8.00 |
| 06-17-2014 | McNulty, Water screening report x 3 | 24.00 |
| 06-18-2014 | Koehn, Building permit #14-0058 | 150.00 |
| 06-18-2014 | Davis, Building permit #14-0060, 14-0061 & Lagoon permit | 500.00 |
| 06-19-2014 | Beebe, Lagoon permit | 300.00 |
| 06-20-2014 | Midwest Homes, Lagoon & well permits | 375.00 |
| 06-23-2014 | Hagenmaier, Profile hole | 150.00 |
| 06-23-2014 | Stallman, Water screening report | 2.00 |
| 06-24-2014 | Leonard Backhoe, Repair permit | 75.00 |
| 06-24-2014 | Leopold, Water screening report | 8.00 |
| 06-24-2014 | Marker, Building permit #14-0062 | 150.00 |
| 06-24-2014 | S&J Daycare, Water screening report | 12.00 |
| 06-24-2014 | Hunter, Building permit #14-0063 & 14-0063 | 275.00 |
| 06-26-2014 | Hagenmaier, Lagoon permit | 300.00 |

| | | |
|------------|----------------------------|-------|
| 06-30-2014 | Ward, State water test kit | 10.00 |
|------------|----------------------------|-------|

TOTAL

\$5,251.00

DEPOSITS MADE:

| | |
|--------------|-------------------|
| 06-04-2014 | \$ 225.00 |
| 06-06-2014 | 1,867.00 |
| 06-16-2014 | 75.00 |
| 06-20-2014 | 2,102.00 |
| 06-24-2014 | 150.00 |
| 06-27-2014 | 822.00 |
| 06-30-2014 | 10.00 |
| TOTAL | \$5,251.00 |

| Permit # | App Date | Ownr | Type of Bldg | Use of Bldg | Const Cost | Amnt Paid | Property Address | City & Zp |
|----------|------------|---------------------------------------|----------------------------|-----------------------------|--------------|-----------|-------------------------|----------------------|
| 14-0052 | 06/01/2014 | Elkins, Richard | Addition (residential) | Adding addition to garage | \$30,000.00 | \$150.00 | 2900 Lakewood Dr | Manhattan (66503) |
| 14-0053 | 06/02/2014 | Simmons, Bradley | Miscellaneous | Deck | \$4,000.00 | \$150.00 | 16090 Sherman Rd | Leonardville (66449) |
| 14-0055 | 06/04/2014 | Donna Nelson | House (modular) | Residential dwelling | \$270,000.00 | \$0.00 | 13683 Union Rd | Leonardville (66449) |
| 14-0057 | 06/05/2014 | Michael & Maria Beebe | Barn | Tractor, gator, tools | \$15,000.00 | \$50.00 | 8696 Fairview Church Rd | Manhattan (66503) |
| 14-0056 | 06/05/2014 | Michael & Maria Beebe | House (site built) | Residential dwelling | \$150,000.00 | \$150.00 | 8696 Fairview Church Rd | Manhattan (66503) |
| 14-0058 | 06/10/2014 | Bret & Ellen Volkel | Garage (attached) | Vehicle storage | \$25,000.00 | | 5616 High Meadow Cir | Manhattan (66503) |
| 14-0054 | 06/14/2014 | Russell K Briggs Trust | Commercial | Addition to commercial bldg | \$20,000.00 | \$225.00 | 4800 Skyway Dr | Manhattan (66503) |
| 14-0059 | 06/17/2014 | Daniel Troyer | Storage (ag related) | Farm equipment (tractor) | \$4,000.00 | \$0.00 | 3681 Kitten Creek Rd | Manhattan (66503) |
| 14-0061 | 06/18/2014 | Jessica Davis | Storage (residential) | Boat & RV storage | \$15,000.00 | \$50.00 | Fairview Church Rd | Riley (66531) |
| 14-0060 | 06/18/2014 | Jessica Davis | House (residential design) | House | \$33,000.00 | \$150.00 | Fairview Church Rd | Riley (66531) |
| 14-0062 | 06/24/2014 | Terry D & Nina J Dow | Addition (residential) | Expand existing bathroom | \$10,000.00 | \$150.00 | 2515 Bent Tree | Manhattan (66502) |
| 14-0063 | 06/25/2014 | The Nature Conservancy Kansas Chapter | Tower | Scientific Tower | \$35,000.00 | \$225.00 | 601 Konza Prairie Ln | Manhattan (66502) |
| 14-0064 | 06/25/2014 | The Nature Conservancy Kansas Chapter | Miscellaneous | Instrument Hut | \$45,000.00 | \$50.00 | 601 Konza Prairie Ln | Manhattan (66502) |

| Permit # | App Date | Ownr | Type of Bldg | Use of Bldg | Const Cost | Amnt Paid | Property Address | City & Zp |
|----------|------------|-------------------|--------------------|-------------|--------------|-----------|-----------------------|------------------|
| 14-0065 | 06/26/2014 | Jordan Hagenmaier | House (site built) | House | \$289,000.00 | \$0.00 | 00000 Prairie Rock Rd | Randolph (66554) |



PLANNING & DEVELOPMENT

STAFF REPORT

Conditional Use

PETITION: (#14-17) Conditional Use

APPLICANT: Mackenzie Delrosso
8840 Norlin Rd
Randolph, KS 66554

PROPERTY OWNER: Ron & Barbara Price Trust
3409 Top of the World Dr
Manhattan, KS 66503

REQUEST: A conditional use authorization to allow for a commercial outdoor recreational facility (motocross track).

SIZE OF TRACT: The subject site is approximately 9.16 acres.

LOCATION: Generally located approximately 2300 feet east of Tuttle Creek Boulevard, on the north side of Norlin Road; Section 27, Township 6 South, Range 6 East; Swede Creek Township.



BACKGROUND: The applicant designed and constructed a private motocross racetrack for personal use just north of his residence. The applicant wishes to expand the use of the track and allow others to use it for training and practice purposes, through a paid membership. With this change in status, it was determined that the applicant was establishing an Outdoor Recreation Facility, as per the Table of Allowed Uses – Section 8 of the Riley County Zoning Regulations, thus needing conditional use authorization to proceed. The applicant intends on limiting the number of members at the track to a maximum of 12 people at a time, with hours of operation limited to the hours between sunrise and sunset. Facility shall be open to members on Saturdays and Sundays, with an occasional Friday. The track will not be open to the general public; use of the track shall be by appointment only. Off-street parking will be provided via an all-weather surfaced lot that can accommodate truck/trailer parking. Ingress and egress points will have direct access to Norlin Road; a gravel, two-lane township road. The applicant plans on using strategically placed Port-a-Potties for wastewater and bottled water for drinking will be made available.

DESCRIPTION:

Physical site characteristics: The site is an existing farmstead, developed with a house, garage, grain bin, some old out-buildings and several mature trees. A wind break consisting of a mix of several mature trees is situated just north and west of the home, while the entire east line of the



Figure 1. Image courtesy of Google Earth 2013.

subject site is lined with trees (see Figure 1). As mentioned previously the track is located north of the home. The majority of the undeveloped area west of the track and home is used for pasture for the applicant's horses.

General character of the area: The general character of the area is rural, with extremely low density residential uses. The predominant land use of the area is pasture.

ZONING:

Current zoning: The proposed property is currently zoned "AG" (Agricultural District) and has been zoned agricultural since at least 1974. There are no conditional uses, special uses or variances associated with the subject site.

The Use Specific Standards, Section 8 – Agricultural District of the Riley County Zoning Regulations state:

Recreational Facility, commercial (outdoor)

Minimum Parcel Size

The minimum parcel size shall be three (3) acres. *(Staff: The subject site is over 9 acres.)*

Lighting

All exterior lighting must be shielded or directed away from any adjacent lot, parcel, street or residential use. *(Staff analysis: The hours of operation limit track activity to daylight hours only, eliminating the need for exterior lighting.)*

Parking

Adequate parking areas (including parking for persons with disabilities) shall be provided, as per Section 14 - Minimum Parking and Loading Requirements. However, the parking area shall be located and/or screened in a manner that mitigates visual impact on the rural character of the area. All areas dedicated for parking shall consist of all-weather surfacing. *(Staff analysis: As per the site plan, sufficient parking will be provided; all parking areas, entrances and access ways shall consist of all-weather surfacing.)*

Traffic

The site shall have access to a road of sufficient capacity and surface type to accommodate the traffic the use will generate. *(Staff analysis: The subject site has direct access to Norlin Road.)*

Hours of Operation

Activities shall be limited to the hours between sunrise and 11:00 PM. *(Staff analysis: As submitted by the applicant, hours of operation shall be limited to the hours between sunrise and sunset.)*

Setbacks

No portion of the facility shall be located within 100 feet of a residential district; within 100 feet of a residence on adjoining property; or within 25 feet of a property line. *(Staff analysis: The proposed use meets these criteria.)*

Noise

The Board of Zoning Appeals shall consider the potential of any use to generate noise that may unreasonably disturb the peace, quiet or comfort of adjacent properties. A benchmark to use in considering annoyance caused by noise shall be whether or not the use generates 65 dB-A or greater at the property line, the hours of the day this level of

noise is generated and how often this level of noise occurs. If it is determined that such potential for disturbance of adjacent properties exists, the Board shall consider methods to mitigate such noise. *(Staff analysis: Environmental Health Specialist Steven DeHart and Planner Bob Isaac visited the site. Using a decibel meter, readings were taken at various locations along the property lines of the subject property with the applicant using the track. The reading was closest to the activity on the east property line (within 30-40 feet) and “spiked” at 74 dB. The averaged 36 dB level consisted of ambient sounds such as wind and birds, with no distinguishable spikes associated with the activity on the track. Considering the recorded levels, isolation of the proposed use (see Figure 3) and proposed frequency of use, it is not anticipated that the proposed use will unreasonably disturb the peace, quiet or comfort of adjacent properties.)*



Figure 2. Image courtesy of Google Earth 2013.

ENVIRONMENTAL HEALTH: Environmental Health staff has reviewed the request and found it is in compliance with the Riley County Sanitary Code. These standards include adequate provisions for the disposal of solid waste and wastewater. The property owner must provide a minimum of one (1) sanitary facility. If the Riley County Environmental Health Specialist finds that additional facilities are necessary to ensure public health, the property owner shall provide the recommended number or shall restrict patrons to the number that corresponds to the sanitary facilities available.



Figure 3. Image courtesy of Google Earth 2013.

COUNTY ENGINEER: The County Engineer has reviewed the request and stated that the township may require some trees be removed along the north side of Norlin Road, near the location of the proposed entrances, in order to provide adequate site distance. Otherwise, no other concerns or objections were submitted.

STAFF RECOMMENDATIONS: Staff recommends the requested Conditional Use be approved with the following conditions:

1. This conditional use authorization shall be for an Outdoor Recreation Facility – Motocross Track, subject to the Use Specific Standards of Section 8 of the Riley County Zoning Regulations. The facility shall be by membership only and not open to the general public.
2. The maximum number of members permitted to be at the facility at any given time shall be limited to twelve (12) persons, regardless of age.
3. The facility shall be open to members on Fridays, Saturdays and Sundays only.

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4. Activities shall be limited to the hours between sunrise and sunset. No exterior lighting of the facility shall be permitted.
 5. All requirements of the Riley County Health Department and other health authorities shall be met. The organizer must provide a minimum of one (1) sanitary facility. If the Riley County Environmental Health Specialist finds that additional facilities are necessary to ensure public health, the property owner shall provide the recommended number or shall restrict the number of people that correspond to the sanitary facilities available.
 6. Adequate parking areas (including parking for persons with disabilities) shall be provided, as per Section 14 - Minimum Parking and Loading Requirements. All areas dedicated for parking shall consist of all-weather surfacing. Public rights-of-way shall be kept open and traversable (i.e. provides two-way flow of emergency vehicles), with no interference with public travel.
 7. Directional/way-finding signage shall be used in accordance with **Section 15 – Signs and Exterior Lights** of the Riley County Zoning Regulations, for entrances, exits and parking areas. On premise signs relating to the facility shall be allowed subject to said regulations.
 8. The property owner shall provide for the ability of emergency services to respond to emergency situations, including police, fire and emergency medical response needs.
 9. Upon request by the township at the time of application for entrance permits for the proposed ingress/egress points, trees and other obstructions shall be removed along the north side of Norlin Road, in order to provide adequate site distance.

ATTACHMENTS:

- Vicinity/site map
- Surrounding zoning map
- Site plan

Prepared by: Bob Isaac, Planner
June 30, 2014



VICINITY AND SITE

Delosso

Conditional Use #14-17

**Allow commercial outdoor
recreation facility (motocross track)
in AG**

27-6-6

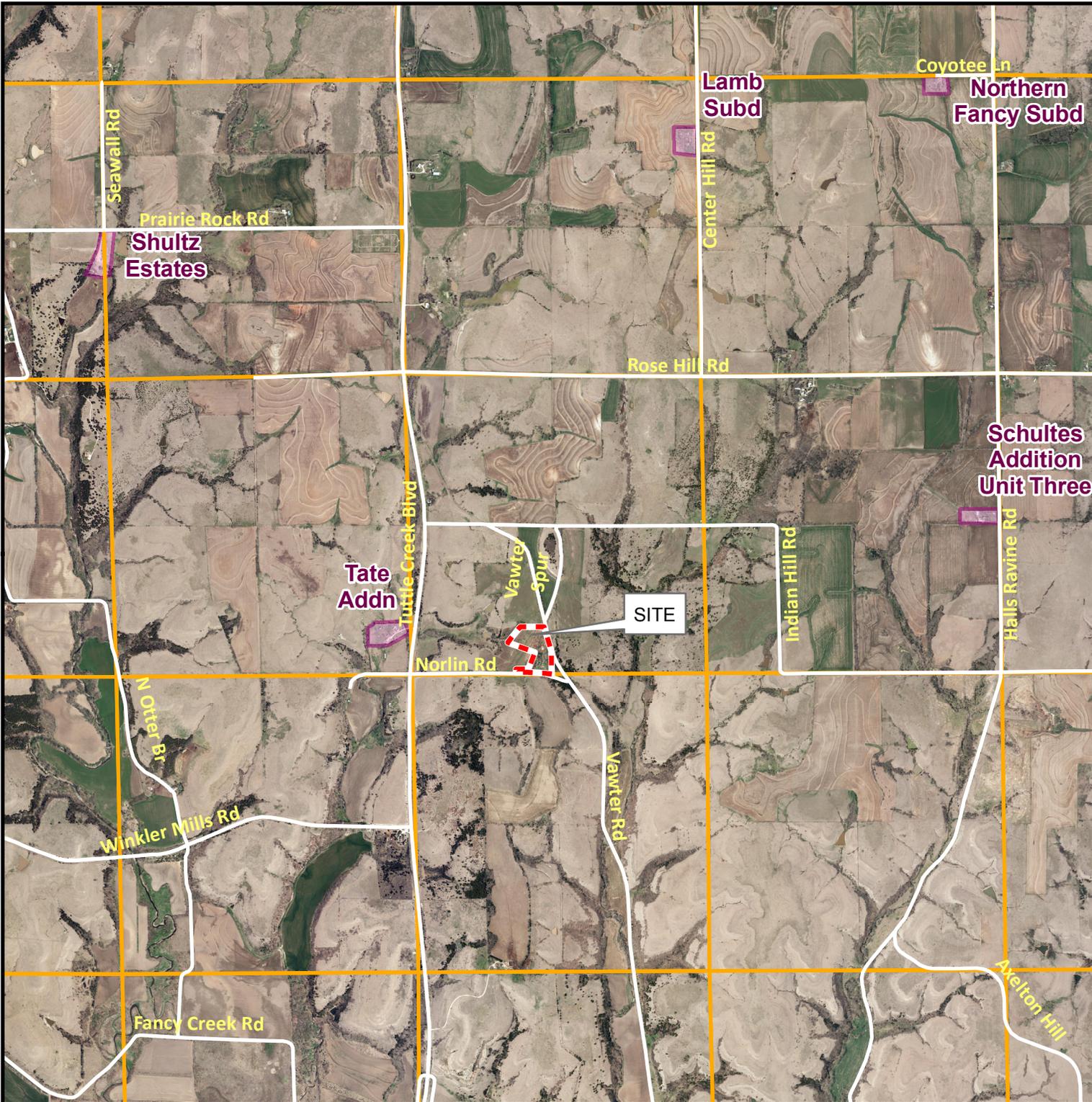
Legend

-  1000' Buffer
-  Site



VICINITY

**FORT
RILEY**



SITE AND SURROUNDING AREA

Delrosso

Conditional Use #14-17

Allow commercial outdoor recreation facility (motocross track) in AG

27-6-6



SURROUNDING ZONING

Delrosso

Conditional Use #14-17

Allow commercial outdoor recreation facility (motocross track) in AG

27-6-6

Legend

- 1000' Buffer
- Site

- | | |
|----------------------|---------------------------------|
| SF-1 Single Family | AG Agricultural |
| SF-2 Single Family | N-1 Noise Hazard |
| SF-3 Single Family | PUD Planned Unit Dev |
| SF-4 Single Family | U University |
| SF-5 Single Family | City Boundaries |
| B-1 Two Family | Fort Riley |
| B-2 Multiple Family | |
| B-3 Mobile Home Park | |
| C-1 Neighborhood Bus | |
| C-2 Shopping Dist | Special Zoning: Conditional Use |
| C-3 General Business | Designator Lot |
| C-4 Highway Business | Special Use |
| D-1 Industrial Park | Variance |
| D-2 Light Industrial | |
| D-3 Heavy Industrial | |
| D-4 Business Park | |





4201B Anderson Avenue, Suite 2 • Manhattan, Kansas 66503
 (785) 776-0541 • FAX 776-9760 • Email: tim@smhconsultants.com

PROJECT NO.
1406MN1164

DATA FILE NO.
94: 14051140

REVISED: DATE:

CHECKED BY:
TS

DRAWN BY:
DBA

DATE:
06/27/14

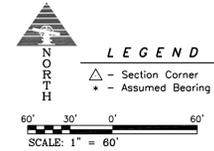
SHEET NO.
1

TOTAL SHEETS
1

Center Cor. Sec 27, T6S, R6E

1. Found 1/2" Pipe at Surface, Bent, Method of Recovery: KDOT References
2. Travelway of Road bears E-W 15.0' N
3. Travelway of Road bears South only 42.0' E
4. Spike & wshr in Top of Fence Corner Post 59.4' NNE
5. West End of 12" CMP 27.8' E

CENTER COR
SEC 27,
T6S, R6E



FLOOD INFORMATION NOTE:
 Flood Insurance Rate Map, Map Number 20161C0175E, identifies this property as situated in Zone X. Zone X is stated as "Areas determined to be outside the 0.2% annual chance floodplain". FIRMs effective date: November 19, 2003.

NOTES:
 Road Right of way shown on this survey was found on County Appraiser Map No. 038 dated Jan. 1, 1989.

No gaps or overlaps exist.

There are no lines of possession that affect this survey.

Parent Tract is recorded in Book 844, Page 5681, and Book 816, Page 1669 Register of Deeds Office, Riley County, Kansas.

There is an existing entrance and entrance pipe that will be utilized.

NOTE:
 Existing areas with native tree stands, as shown hereon shall remain intact as much as possible to retain the existing rural character of the property and to act as an audio and visual buffer to surrounding properties. Within these areas trees may only be selectively removed for:
 a: Creating space for vehicle driveways or hiking, biking trails, or approved wastewater systems. Trees may also be removed to make space for residences, yards and or other additional permitted structures.
 b: Removal of dead or fallen trees.
 Replacement of dead or fallen trees, or planting additional trees or shrubs, must comply with Section 21C of the Riley County Zoning Regulations.

Proposed Buildings shown in approximate locations.

Parking area shall consist of all weather surfacing.

DESCRIPTION:
 A tract of land in the Southwest Quarter of Section 27, Township 6 South, Range 6 East of the Sixth Principal Meridian, Riley County, Kansas described as follows:

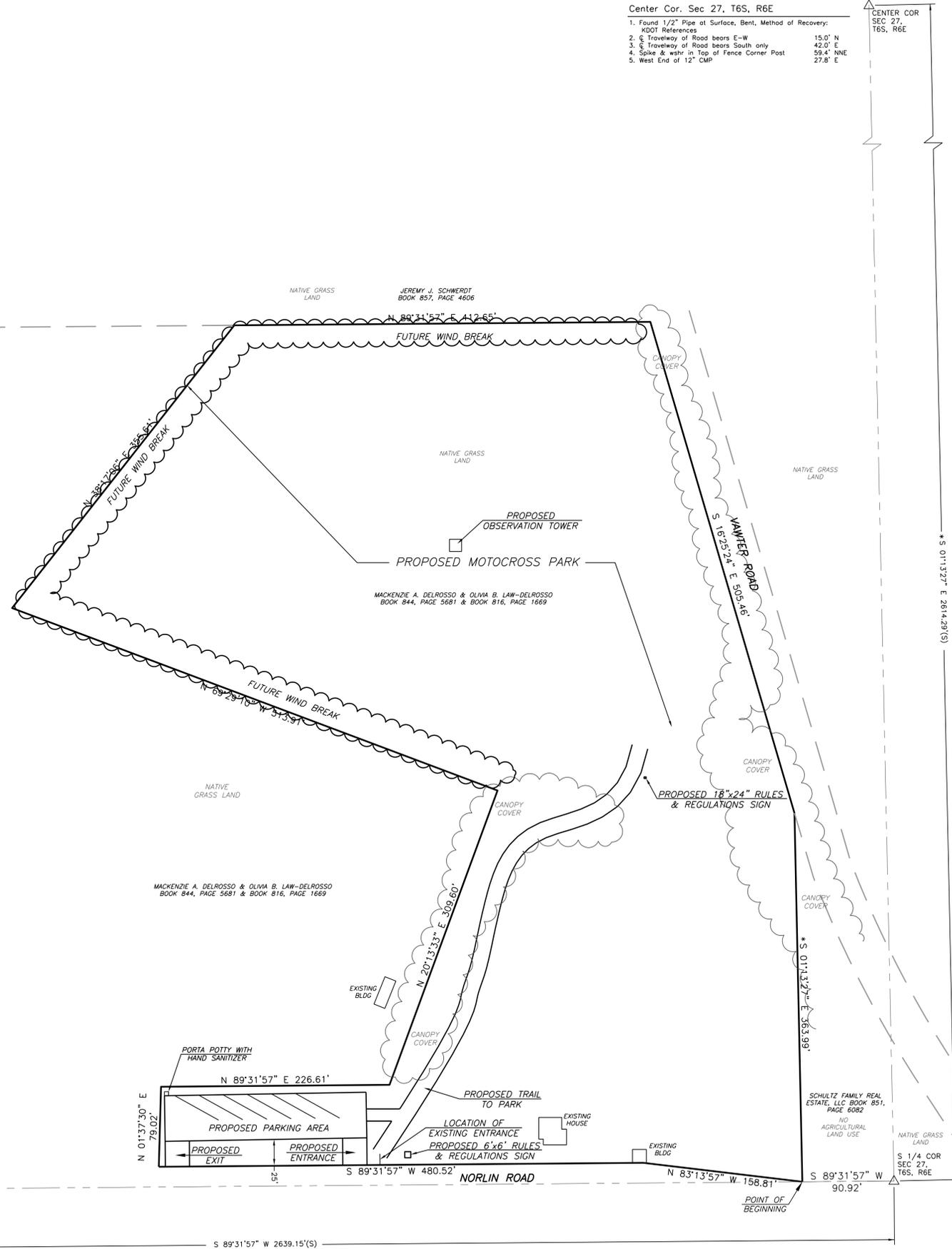
Beginning at a point that is S 89°31'57" W 90.92 feet from the Southeast Corner of the Southwest Quarter of said Section 27; thence N 83°13'57" W 158.81 feet; thence S 89°31'57" W 480.52 feet; thence N 01°37'30" E 79.02 feet; thence N 89°31'57" E 226.61 feet; thence N 20°13'33" E 309.60 feet; thence N 69°29'10" W 513.91 feet; thence N 38°17'06" E 355.61 feet; thence N 89°31'57" E 412.65 feet; thence S 16°25'24" E 505.46 feet; thence S 01°13'27" E 363.99 feet to the point of beginning, containing 9.22 acres. Subject to easements and restrictions of record.

CERTIFICATION:
 We hereby certify the tract of land as shown on this drawing was surveyed by us or under our direct supervision during the month of May, 2014.

SMH Consultants
 By: Tim Sloan



Tim Sloan,
 President

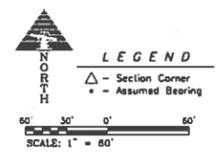


- SW Cor. Sec 27, T6S, R6E
1. Found 7/8" Bar, Method of Recovery: KDOT References
 2. Spike & wshr in Top of RR Tie Fence Post 89.4' SW
 3. SW Corner Concrete R/W Marker 115.4' NW
 4. Travelway of Highway 29.2' E
 5. Travelway of Road bears E-W on-line



S 1/4 Cor. Sec 27, T6S, R6E

1. Found 1/2" Bar with Aluminum Cap, Method of Recovery: KSHS References
2. Spike & wshr in East Face of 12" Cedar 7.0' WSW
3. Spike & 2-wshr in South Face of 36" Hedge 23.6' WNW
4. Spike & 3-wshr in West Face of 15" Hackberry 29.2' E
5. Travelway of Road bears E-W 93.0' S
6. Travelway of Road bears N-S 130.0' E



FLOOD INFORMATION NOTE:
 Flood Insurance Rate Map, Map Number 2016ICD175E, identifies this property as situated in Zone X. Zone X is stated as "Areas determined to be outside the 0.2% annual chance floodplain". FIRI effective date: November 19, 2003.

NOTES:
 Road Right of way shown on this survey was found on County Appraiser Map No. 038 dated Jan. 1, 1989.
 No gaps or overlaps exist.
 There are no lines of possession that affect this survey.
 Parent Tract is recorded in Book 844, Page 5881, and Book 816, Page 1659 Register of Deeds Office, Riley County, Kansas.
 There is an existing entrance and entrance pipe that will be utilized.

NOTE:
 Existing areas with native tree stands, as shown hereon shall remain intact as much as possible to retain the existing rural character of the property and to act as an audio and visual buffer to surrounding properties. Within these areas trees may only be selectively removed for:
 a. Creating space for vehicle driveways or hiking, biking trails, or approved wastewater systems. Trees may also be removed to make space for residences, yards and or other additional permitted structures.
 b. Removal of dead or fallen trees.
 Replacement of dead or fallen trees, or planting additional trees or shrubs, must comply with Section 21C of the Riley County Zoning Regulations.
 Proposed Buildings shown in approximate locations.
 Parking area shall consist of all weather surfacing.

DESCRIPTION:
 A tract of land in the Southwest Quarter of Section 27, Township 6 South, Range 6 East of the Sixth Principal Meridian, Riley County, Kansas described as follows:
 Beginning at a point that is S 89°31'57" W 90.92 feet from the Southeast Corner of the Southwest Quarter of said Section 27; thence
 N 83°13'57" W 158.81 feet; thence
 S 89°31'57" W 480.52 feet; thence
 N 01°37'30" E 79.02 feet; thence
 N 89°31'57" E 226.61 feet; thence
 N 20°13'33" E 309.50 feet; thence
 N 69°28'10" W 513.81 feet; thence
 N 38°17'06" E 355.61 feet; thence
 N 89°31'57" E 412.65 feet; thence
 S 16°25'24" E 505.46 feet; thence
 S 01°13'27" E 363.99 feet to the point of beginning, containing 9.22 acres.
 Subject to easements and restrictions of record.

CERTIFICATION:
 We hereby certify the tract of land as shown on this drawing was surveyed by us or under our direct supervision during the month of May, 2014.

SMH Consultants
 By: Tim Sloan, President


COUNTRY ESTATES - MACKENZIE DELROSSO
 SITE PLAN - FANCY CREEK
 MOTOCROSS PARK
 SOUTH HALF, SECTION 27, T6S R6E

SMH CONSULTANTS
 4201B Anderson Avenue, Suite 2 • Manhattan, Kansas 66503
 (785) 778-0541 • FAX 778-9760 • Email: tim@smhconsultants.com

| | |
|----------------|--------------|
| PROJECT NO. | 1406MN1164 |
| DATA FILE NO. | 94: 14051140 |
| REVISED: DATE: | |
| CHECKED BY: | TS |
| DRAWN BY: | DBA |
| DATE: | 06/27/14 |
| SHEET NO. | 1 |
| TOTAL SHEETS | 1 |

4. Spike & 3-inch in West Face of 15" Hackberry 28.2' E
 5. E Traversely of Road bears E-W 83.0' S
 6. E Traversely of Road bears N-S 130.0' E



PLANNING & DEVELOPMENT

STAFF REPORT

Platting and Rezoning

PETITION: (#14-12) Rezone from “SF-4” (Single Family Residential) to “AG” (Agricultural District)
(#14-13) Rezone from “AG” (Agricultural District) to “SF-4” (Single Family Residential)
(#14-14) Plat

APPLICANT: Lee & Cindy Penner
6075 Whites Rd
Manhattan, KS 66503

PROPERTY OWNER: Orlando L. & Lucinda C. Penner
6075 Whites Rd
Manhattan, KS 66503

TYPE OF REQUEST: Rezone a portion of a tract of land from “SF-4” (Single Family Residential) to “AG” (Agricultural District); rezone a portion of same tract from “AG” (Agricultural District) to “SF-4” (Single Family Residential); and plat a portion of same tract into one (1) lot.

SIZE OF TRACT: The subject site is approximately 3.84 acres.

LOCATION: Generally located at the southwest corner of the intersection of Whites Road and W. 59th Avenue; Section 30, Township 9 South, Range 7 East; Wildcat Township.

JURISDICTION: This application is subject to the requirements of the Riley County Subdivision Regulations.



BACKGROUND: In June 1976, an approximately 3-acre portion of an approximately 9.5-acre parent tract was successfully rezoned from “G-1” (General Agricultural) to “SF-4” (Single Family Residential) for the purpose of building a home. A building permit for the existing home was issued the day the rezoning was official. Due to the subdivision regulations at the time, the tract was not required to be platted. Currently, the applicant wishes to reconfigure the residentially zoned portion of the parent tract by rezoning the west half of the existing residentially zoned portion back to “AG” (Agricultural District), and rezoning a portion of the parent tract situated south of the residentially zoned portion from “AG” (Agricultural District) to “SF-4” (Single Family Residential). The applicant wishes to split off and plat the reconfigured residentially zoned portion of the parent tract and merge the remaining agriculturally zoned portion with the adjoining unplatted tract to the west (same ownership).

DESCRIPTION:

Physical site characteristics: The entire parent tract slopes gently eastwardly; more sharply toward the southeast corner of the tract. The west half of the tract is presently being hayed, while the east half is developed with a single family residence, surrounded by a mix of several mature trees and native grasses (see Figure 1).



Figure 1. Image courtesy of Google Earth 2013.

General character of the area: The character of the area is rural, with a mix of large-acre “ranchettes”, small farms and open space.

SUITABILITY OF ZONING:

Zoning History: (see background)

Current zoning: The subject site is currently zoned “SF-4” (Single Family Residential) and “AG” (Agricultural District).

Proposed zoning: (see background)

| SURROUNDING ZONING/LAND USE | | |
|------------------------------------|------------------------------|-----------------|
| | ADJACENT ZONING | LAND USE |
| NORTH | “AG” (Agricultural District) | Pasture |
| NORTH-EAST | “AG” (Agricultural District) | Residential |
| SOUTH | “AG” (Agricultural District) | Pasture |
| EAST | “AG” (Agricultural District) | Pasture |
| WEST | “AG” (Agricultural District) | Pasture |

POTENTIAL IMPACT:

Public facilities and services:

Streets and bridges: The subject site has direct access to Whites Road, a two-lane gravel township road. There is an existing entrance to the site with no new entrances being proposed.

Water and sewer: The subject site is served by Rural Water District 1 and an on-site septic system.

Fire: Riley County Fire District #1 will serve the site. The nearest County Fire Station (#4) is located at 3141 W. 69th Avenue, outside of Keats. The subject site is located within five road miles of a fire station and thus, has an ISO rating of 9.

Effect on public facilities and services: It is not anticipated that the proposed plat or residential use designation will have an adverse impact on public facilities and/or services.

CONFORMANCE TO THE LAND USE PLAN:

Goals, Objectives and Policies

Goal for residential:

To allow for the development of a diversity of housing types, sizes and price levels to meet the changing needs of all county residents.

Objective R4: Allow for adequate amounts of single family housing in suitable locations throughout the county.

Policies:

R4.2 Roads serving residential developments should safely accommodate anticipated traffic.

Future Land Use Map

According to the Future Land Use Map North (Figure 11.2) found in the Plan, the subject property is located outside of a designated growth area.

The Land Evaluation/Site Assessment (LESA) Score

Although a LESA was not necessary for this request due to the existing residential zoning and development, one was generated for informational purposes only. According to the final score of the LESA analysis, the subject property achieved 3268 points (Moderate for Preservation). No bonus points were factored into the analysis.

Hardship on the landowner

The Applicant submitted has not indicated a hardship as a reason for the request.

Staff analysis: Due to the character of the existing development and the criteria set forth in the zoning and subdivision regulations, it is not anticipated that the request will cause conflicts; thus, the request is consistent with the Plan.

COMMENTS AND CONCERNS:

ENVIRONMENTAL HEALTH: Environmental Health staff has reviewed this plat and found it to be in compliance with the Riley County Sanitary Code.

COUNTY ENGINEER: The County Engineer has reviewed the request and had no concerns.

STAFF RECOMMENDATIONS:

Staff recommends that the Riley County Planning Board forward a recommendation to the Board of County Commissioners of Riley County to approve the request to rezone a tract of land from “AG” (Agricultural District) to “SF-4” (Single Family Residential); Staff also recommends that the Riley County Planning Board forward a recommendation to the Board of County Commissioners of Riley County to approve the request to rezone a tract of land from “SF-4” (Single Family Residential) to “AG” (Agricultural District), based on the following findings:

1. The subject property has been developed for several years as a residential property.
2. The subject property is in compliance with the sanitary code.
3. No new entrances will be required with this request.

Staff also recommends that the Board approve the Concurrent Plat of Huckleberry Hollow, as it has been determined that it meets the minimum requirements of the Riley County Subdivision Regulations.

POSSIBLE MOTION(S)**ACTION NEEDED FOR REZONING:**

- A. Move to approve the request to rezone the subject property from “AG” (Agricultural District) to “SF-4” (Single Family Residential) for the following reasons:
- The rezoning is compatible with the character of the neighborhood.
 - The rezoning is compatible with the zoning and uses of properties nearby.
 - The subject property is not suitable for the uses allowed by the current zoning.

- Removal of the current restrictions by rezoning will not detrimentally affect nearby property.
- The subject property has remained vacant as zoned for a substantial time period.
- The gain to the public health, safety and welfare by denying rezoning is not as great as the hardship imposed upon the individual landowner.
- The rezoning is consistent with the recommendations of permanent or professional staff.
- The rezoning conforms to the adopted comprehensive plan.
- The rezoning will not detrimentally affect the conservation of the natural resources of the County.
- The rezoning will result in the efficient expenditure of public funds.
- The rezoning will promote the health, safety, convenience, prosperity and general welfare of the inhabitants of the County.

Or

B. Move to deny the request to rezone the subject property for the following reasons:

- The rezoning is incompatible with the character of the neighborhood.
- The rezoning is incompatible with the zoning and uses of properties nearby.
- The subject property is not suitable for the uses allowed by the proposed zoning.
- Removal of the current restrictions by rezoning will detrimentally affect nearby property.
- The subject property is developed or utilized as zoned for a substantial time period.
- The gain to the public health, safety and welfare by denying rezoning is greater than the hardship imposed upon the individual landowner.
- The rezoning is inconsistent with the recommendations of permanent or professional staff.
- The rezoning does not conform to the adopted comprehensive plan.
- The rezoning may detrimentally affect the conservation of the natural resources of the County.
- The rezoning will result in the inefficient expenditure of public funds.
- The rezoning will diminish the health, safety, convenience, prosperity and general welfare of the inhabitants of the County.

ACTION NEEDED FOR REZONING:

A. Move to approve the request to rezone the subject property from “SF-4” (Single Family Residential) to “AG” (Agricultural District) for the following reasons:

- The rezoning is compatible with the character of the neighborhood.
- The rezoning is compatible with the zoning and uses of properties nearby.
- The subject property is not suitable for the uses allowed by the current zoning.
- Removal of the current restrictions by rezoning will not detrimentally affect nearby property.
- The subject property has remained vacant as zoned for a substantial time period.
- The gain to the public health, safety and welfare by denying rezoning is not as great as the hardship imposed upon the individual landowner.
- The rezoning is consistent with the recommendations of permanent or professional staff.
- The rezoning conforms to the adopted comprehensive plan.
- The rezoning will not detrimentally affect the conservation of the natural resources of the County.
- The rezoning will result in the efficient expenditure of public funds.

- ❑ The rezoning will promote the health, safety, convenience, prosperity and general welfare of the inhabitants of the County.

Or

B. Move to deny the request to rezone the subject property for the following reasons:

- ❑ The rezoning is incompatible with the character of the neighborhood.
- ❑ The rezoning is incompatible with the zoning and uses of properties nearby.
- ❑ The subject property is not suitable for the uses allowed by the proposed zoning.
- ❑ Removal of the current restrictions by rezoning will detrimentally affect nearby property.
- ❑ The subject property is developed or utilized as zoned for a substantial time period.
- ❑ The gain to the public health, safety and welfare by denying rezoning is greater than the hardship imposed upon the individual landowner.
- ❑ The rezoning is inconsistent with the recommendations of permanent or professional staff.
- ❑ The rezoning does not conform to the adopted comprehensive plan.
- ❑ The rezoning may detrimentally affect the conservation of the natural resources of the County.
- ❑ The rezoning will result in the inefficient expenditure of public funds.
- ❑ The rezoning will diminish the health, safety, convenience, prosperity and general welfare of the inhabitants of the County.

ACTION NEEDED FOR PLAT:

A. Motion to approve the request to plat the subject property into one (1) lot, as it has been determined that it meets the requirements of the Riley County Subdivision Regulations.

Or

B. Motion to deny the request to plat the subject property into one (1) lot, as it has been determined that it does not meet the requirements of the Riley County Subdivision Regulations.

ATTACHMENTS:

- Vicinity/site map
- Surrounding zoning map
- Zoning map
- Preliminary Plat map
- Final Plat map
- LESA

Prepared by: Bob Isaac, Planner
June 30, 2014



VICINITY AND SITE

Penner

Rezone #14-12 SF-4 to AG

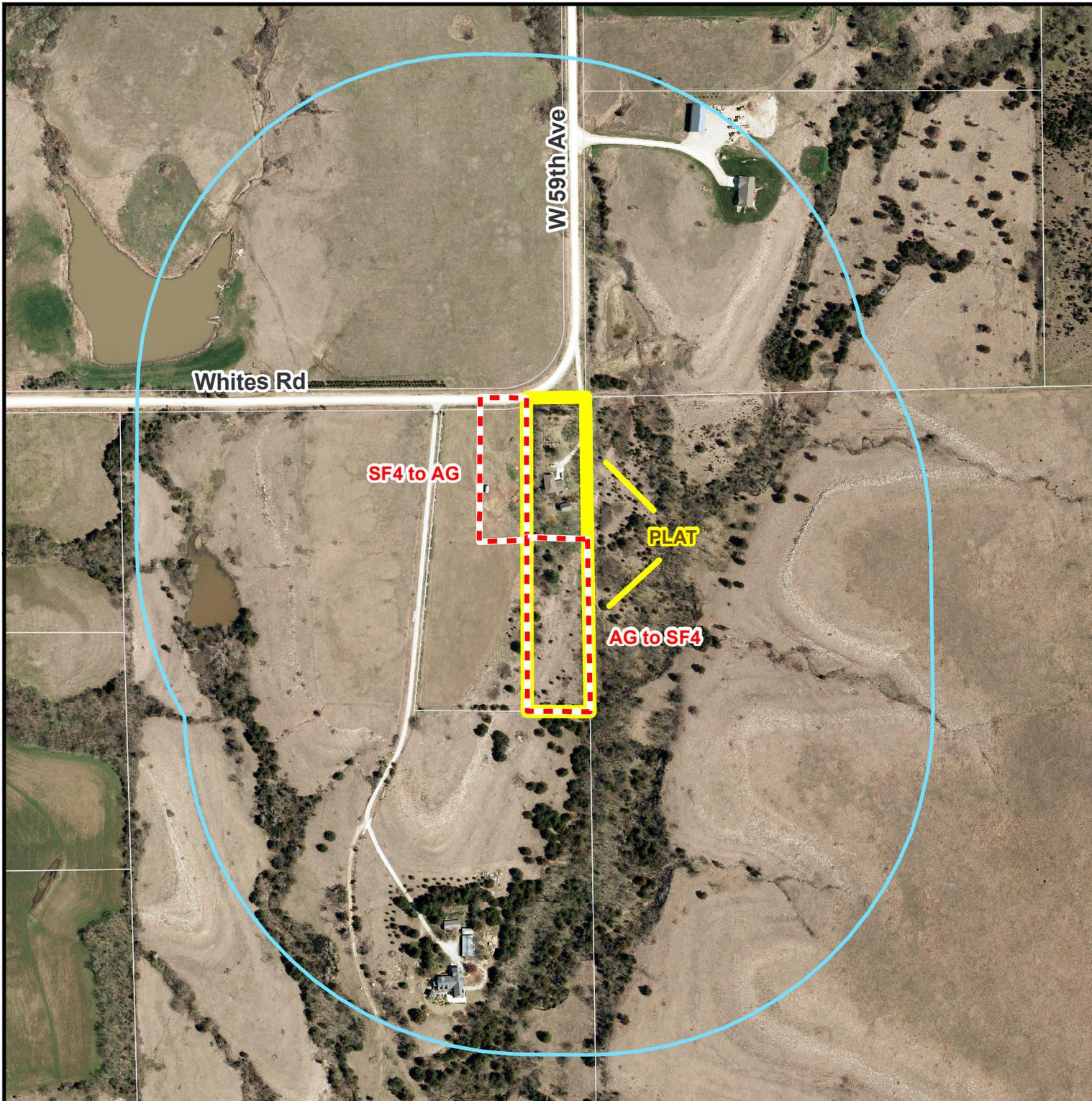
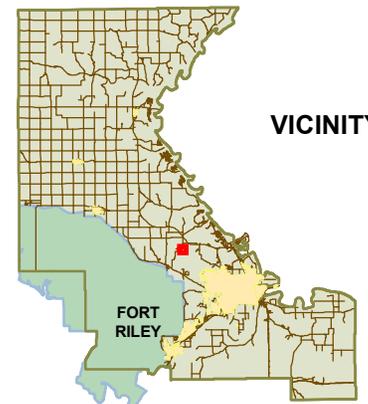
Rezone #14-13 AG to SF-4

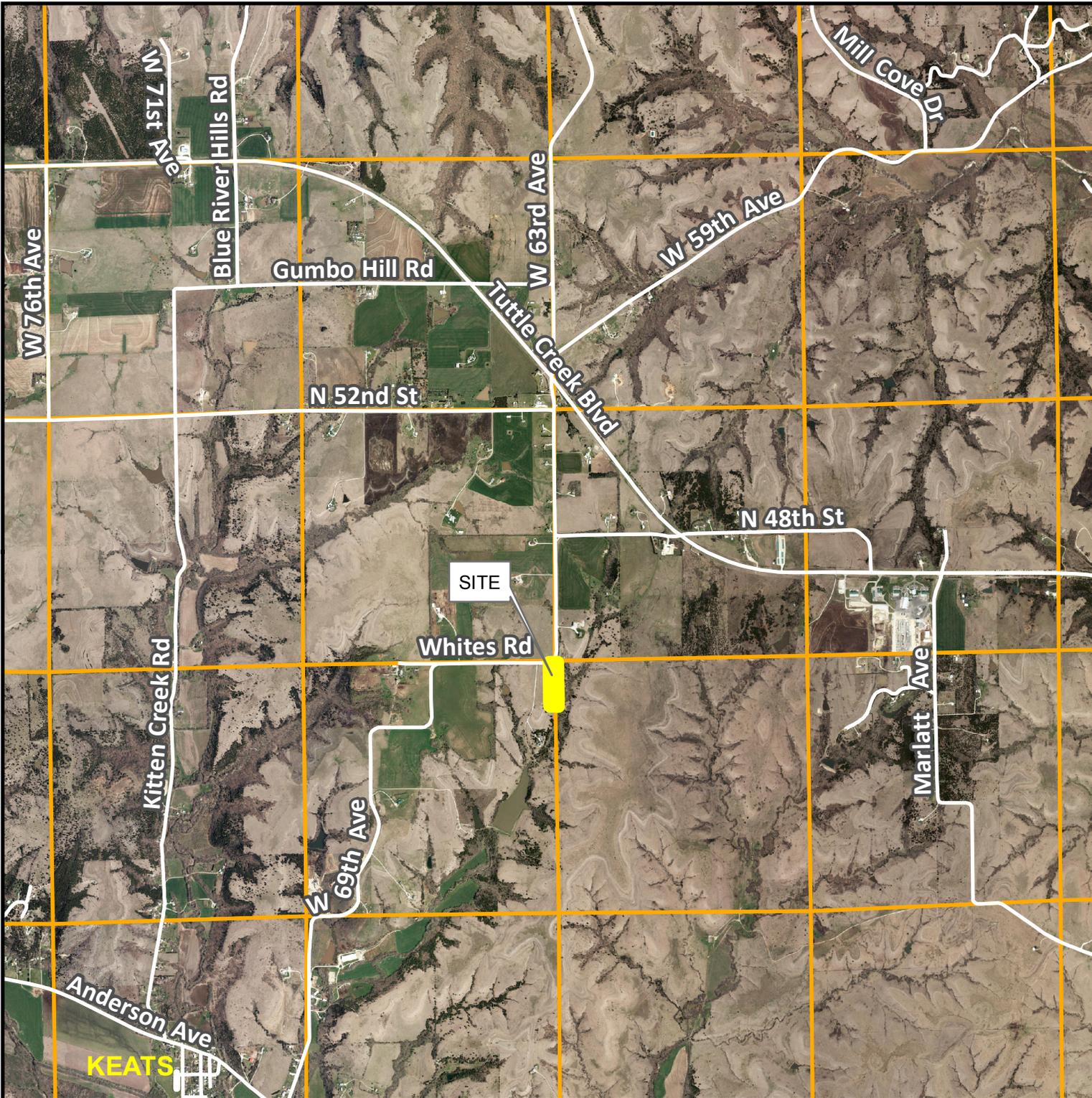
Plat #14-14 Huckleberry Hollow

30-9-7

Legend

-  1000' Buffer
-  Rezone
-  Plat





SITE AND SURROUNDING AREA

Penner

Rezone #14-12 SF-4 to AG

Rezone #14-13 AG to SF-4

Plat #14-14 Huckleberry Hollow

30-9-7



SURROUNDING ZONING

Penner

Rezone #14-12 SF-4 to AG

Rezone #14-13 AG to SF-4

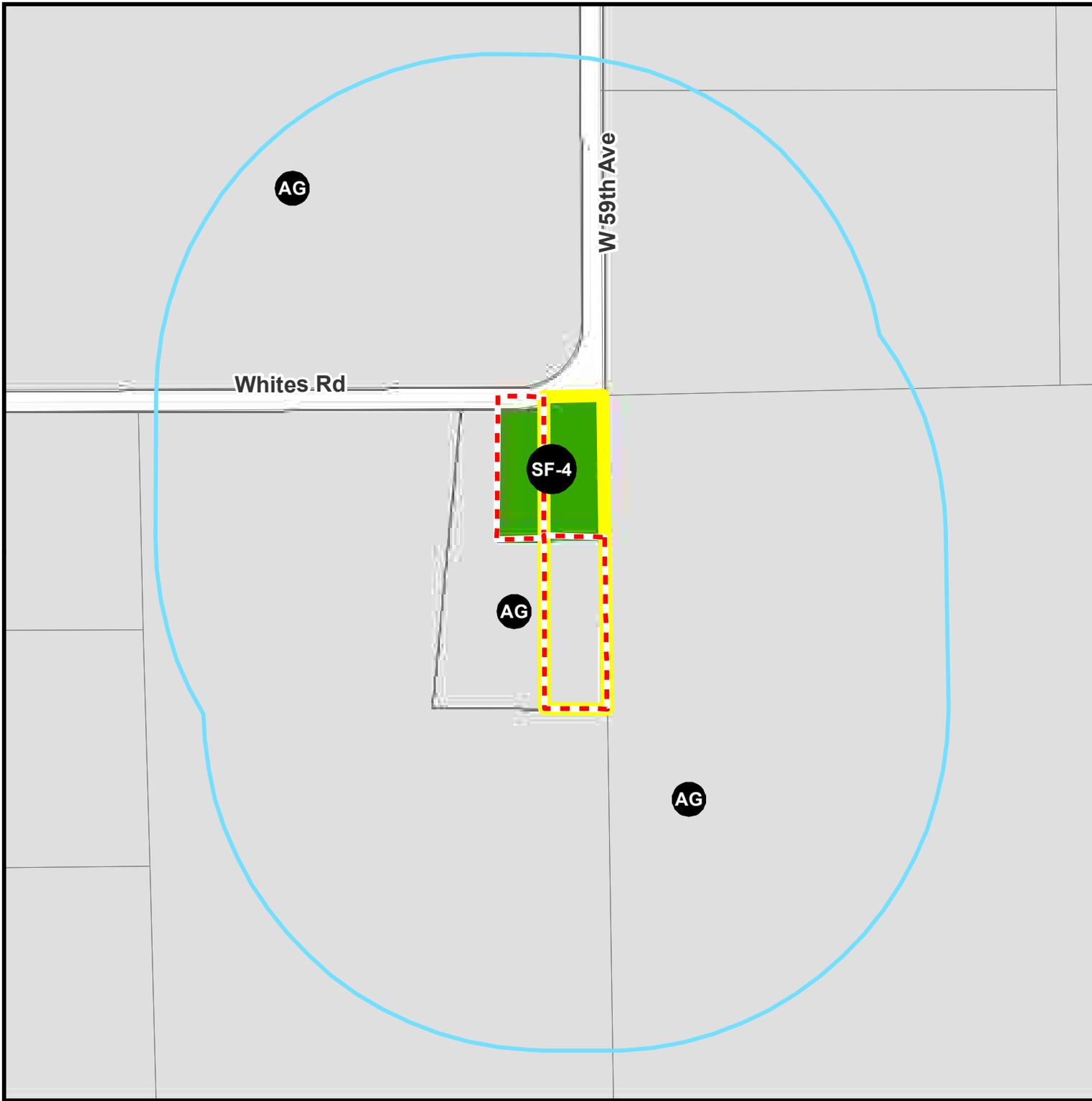
Plat #14-14 Huckleberry Hollow

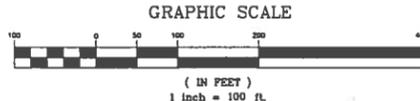
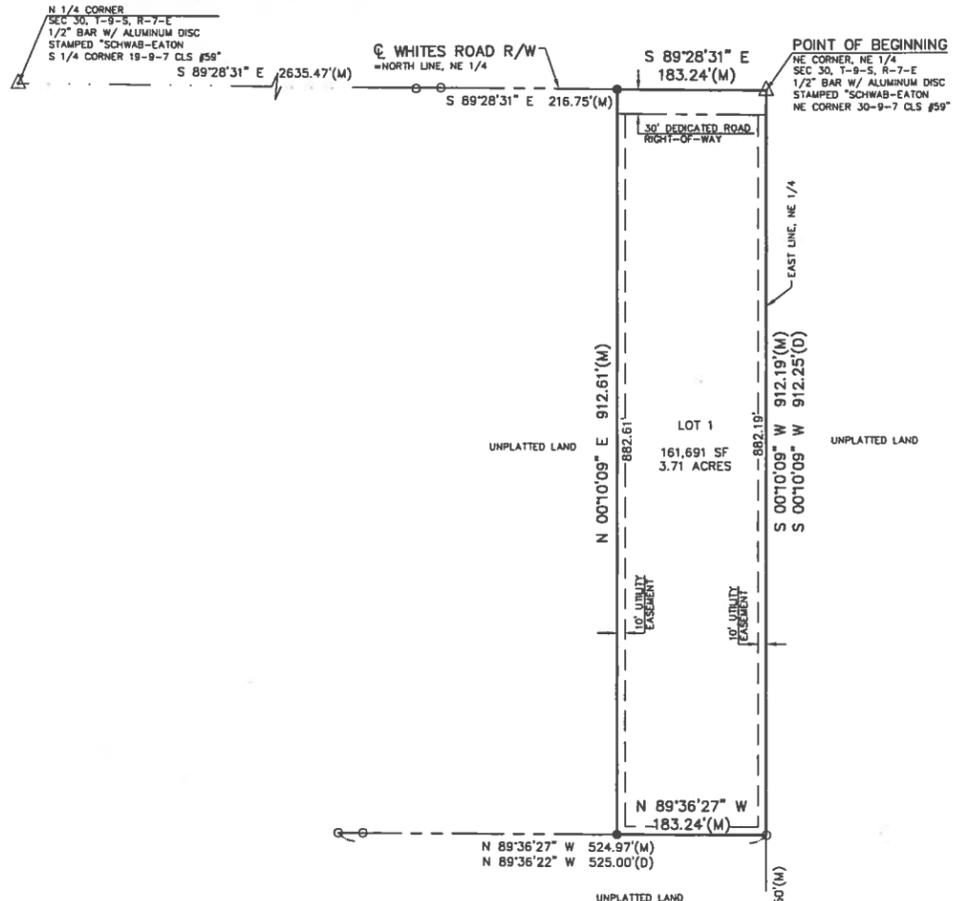
30-9-7

Legend

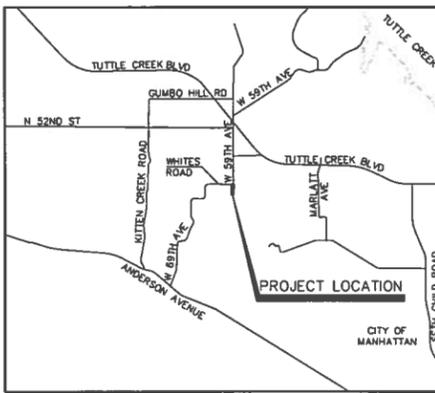
-  1000' Buffer
-  Rezone
-  Plat

- | | |
|--|--|
|  SF-1 Single Family |  AG Agricultural |
|  SF-2 Single Family |  N-1 Noise Hazard |
|  SF-3 Single Family |  PUD Planned Unit Dev |
|  SF-4 Single Family |  U University |
|  SF-5 Single Family |  City Boundaries |
|  B-1 Two Family |  Fort Riley |
|  B-2 Multiple Family | |
|  B-3 Mobile Home Park | |
|  C-1 Neighborhood Bus | |
|  C-2 Shopping Dist |  Special Zoning: |
|  C-3 General Business | Conditional Use |
|  C-4 Highway Business | Designator Lot |
|  D-1 Industrial Park | Special Use |
|  D-2 Light Industrial | Variance |
|  D-3 Heavy Industrial | |
|  D-4 Business Park | |





- LEGEND:**
- 1/2" X 24" REBAR W/CLS 20 CAP SET
 - 1/2" REBAR FOUND, UNLESS OTHERWISE NOTED
 - (M) MEASURED
 - (D) DESCRIBED (DB 852, PG 7875)
 - PROPOSED LOT LINE
 - BOUNDARY LINE
 - - - UTILITY EASEMENT



DESCRIPTION:
 THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 9 SOUTH, RANGE 7 EAST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF RILEY, STATE OF KANSAS, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE ON A DESCRIBED BEARING OF S 00°10'09" W ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 912.19 FEET; THENCE N 89°36'27" W A DISTANCE OF 183.24 FEET; THENCE N 00°10'09" E A DISTANCE OF 912.61 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE S 89°28'31" E ALONG SAID NORTH LINE, A DISTANCE OF 183.24 FEET TO THE POINT OF BEGINNING.
 CONTAINS 3.84 ACRES MORE OR LESS.

BASIS OF BEARINGS:
 THE BASIS OF BEARINGS FOR THIS SURVEY IS A DESCRIBED BEARING OF S 00°10'09" W ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 9 SOUTH, RANGE 7 EAST OF THE 6TH PRINCIPAL MERIDIAN, RILEY COUNTY, KANSAS AS DESCRIBED IN BOOK 852 PAGE 7875 IN THE OFFICE OF THE REGISTER OF DEEDS, COUNTY OF RILEY, STATE OF KANSAS.

FLOOD STATEMENT:
 SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN "OTHER AREAS ZONE X" ON THE FLOOD INSURANCE RATE MAP FOR RILEY COUNTY, KANSAS, COMMUNITY PANEL NO. 20161C0335E, EFFECTIVE DATE NOVEMBER 19, 2003. "OTHER AREAS ZONE X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF FLOOD INSURANCE RATE MAP.

EXISTING ZONING:
 SF-4 (SINGLE FAMILY RESIDENTIAL) AND AG (AGRICULTURAL) PER ONLINE MAPPING ACCESSED ON MAY 8, 2014.

NOTES:
 1. NO GAPS OR OVERLAPS EXIST.
 2. SITE IS SERVED BY RURAL WATER DISTRICT.
 3. SANITARY SEWER SERVICE IS BY INDIVIDUAL SEPTIC AND LATERAL SYSTEM.
 4. IF AN ENTRANCE PIPE IS REQUIRED, THE MINIMUM SIZE SHALL BE CALCULATED IN ACCORDANCE WITH THE RILEY COUNTY STANDARDS AND SPECIFICATIONS. IN NO CASE SHALL THE DIAMETER OF THE PIPE BE LESS THAN 18 INCHES.

BENCHMARK:
 TOP COTTON SPINDLE IN WEST FACE OF UTILITY POLE AT THE SOUTHEAST QUADRANT OF WHITES ROAD AND WEST 59TH AVENUE. ELEV=1318.27

APPROVAL OF COUNTY OFFICERS

STATE OF KANSAS } SS
 COUNTY OF RILEY }

 COUNTY ENGINEER

 COUNTY COUNSELOR

 COUNTY HEALTH OFFICER

OWNER'S CERTIFICATE

STATE OF KANSAS } SS
 COUNTY OF RILEY }
 THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF RECORD OF THE LAND HEREON DESCRIBED ON THIS PLAT, AND THAT THE UNDERSIGNED HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS HEREIN SET FORTH.

THE UNDERSIGNED, AS SUCH OWNER, DOES HEREBY STATE THAT ALL STREET RIGHT-OF-WAYS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, OPERATE, INSPECT, REPLACE AND MAINTAIN, OR AUTHORIZE THE LOCATION, CONSTRUCTION, OPERATION, INSPECTION, REPLACEMENT AND MAINTENANCE OF POLES, WIRES, CONDUITS, WATER, GAS, AND SEWER PIPES; REQUIRED DRAINAGE CHANNELS OR STRUCTURES; HARD AND IMPERVIOUS SURFACES; OR, OTHER STRUCTURES NECESSARY TO CARRY OUT THE FUNCTION OF THE EASEMENT, UPON THE AREA MARKED FOR EASEMENTS ON THIS PLAT, IS ALSO HEREBY DEDICATED TO THE PUBLIC. WHEN, AND IF, USED ON THIS PLAT, THE TERM "UTILITY" SHALL INCLUDE, BY WAY OF EXAMPLE, BUT NOT LIMITED TO, SEWER, WATER, GAS, ELECTRICITY, CABLE T.V. AND TELEPHONE. WHEN, AND IF, USED ON THIS PLAT, THE TERM "TRAVEL" SHALL INCLUDE ALL FORMS OF TRAVEL, BY WHATEVER MEANS, UNLESS THE TERM IS LIMITED BY OTHER WORDS OR PHRASES, SUCH AS, "PEDESTRIAN TRAVEL", ETC. THE UNDERSIGNED ACKNOWLEDGES THAT PURSUANT TO K.S.A.12-406, THE DEDICATION OF RIGHT-OF-WAYS AND EASEMENTS TO THE PUBLIC CONSTITUTES A CONVEYANCE THEREOF TO THE CITY OF MANHATTAN, KANSAS, IN TRUST, FOR THE USES NAMED, EXPRESSED OR INTENDED.

GIVEN UNDER MY HAND AT _____, KANSAS THIS ____ DAY OF _____, 20__.

By: _____

 LUCINDA C. PENNER

 ORLANDO L. PENNER

NOTARY CERTIFICATE

STATE OF KANSAS } SS
 COUNTY OF RILEY }
 BE IT REMEMBERED, THAT ON THIS ____ DAY OF _____ A.D., 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE AFORESAID, CAME ORLANDO L. PENNER AND LUCINDA C. PENNER, HUSBAND AND WIFE WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING OWNER'S CERTIFICATE, AND DULY ACKNOWLEDGED THE EXECUTION OF SAME.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTORIAL SEAL ON THE DAY AND YEAR LAST ABOVE WRITTEN.

 NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

STATE OF KANSAS } SS
 COUNTY OF GEARY }
 I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF KANSAS, WITH EXPERIENCE AND PROFICIENCY IN LAND SURVEYING; THAT THE HERETOFORE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY ME OR UNDER MY DIRECT SUPERVISION; THAT ALL SUBDIVISION REGULATIONS OF RILEY COUNTY, KANSAS, HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT; THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS, AND THAT ALL THE MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 GIVEN UNDER MY HAND AND SEAL AT JUNCTION CITY, KANSAS, THIS ____ DAY OF _____, 20__.
 DATE OF SURVEY: MAY 6, 2014



LAND SURVEYOR, JASON R. LOADER
 REGISTRATION NO. 1462

RILEY COUNTY PLANNING BOARD CERTIFICATE

STATE OF KANSAS }
 COUNTY OF RILEY }
 APPROVED THIS ____ DAY OF _____, 20__.
 RILEY COUNTY PLANNING BOARD

| | |
|------------------------------------|----------------------|
| CHAIRPERSON, LAURENCE CLEMENT, JR. | MEMBER, DR. TOM TAUL |
| MEMBER, DIANE HOUBLER | MEMBER, JULIE HENTON |
| MEMBER, JOHN WENCK | |

CERTIFICATE OF COUNTY COMMISSION

STATE OF KANSAS } SS
 COUNTY OF RILEY }
 APPROVED THIS ____ DAY OF _____, 20__.
 BOARD OF COMMISSIONERS, RILEY COUNTY, KANSAS.

| | |
|------------------------------|--------------------------------|
| CHAIRMAN, ROBERT L. BOYD, JR | COMMISSIONER, DAVID L. GUTHALS |
| COMMISSIONER, RON WELLS | COUNTY CLERK, RICH VARGO |

CERTIFICATE OF REGISTER OF DEEDS

STATE OF KANSAS } SS
 COUNTY OF RILEY }
 THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THE ____ DAY OF _____ A.D., 20__, AT ____ O'CLOCK ____ M., AND IN _____ BOOK, PAGE ____.

REGISTER OF DEEDS,
 ENTERED ON TRANSFER OF RECORD THIS ____ DAY OF _____ A.D., 20__.

REVIEW SURVEYOR SIGNATURE BLOCK

STATE OF KANSAS } SS
 COUNTY OF RILEY }
 THIS PLAT HAS BEEN REVIEWED AND APPROVED FOR FILING PURSUANT TO AND IN COMPLIANCE WITH K.S.A. 58-2005, AND WITH THE REQUIREMENTS OF RILEY COUNTY RESOLUTION NO. _____. NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.
 APPROVED: _____ DATE: _____
 LICENSE: _____

FINAL PLAT
HUCKLEBERRY HOLLOW
 A SUBDIVISION TO
 RILEY COUNTY, KANSAS
 KAW VALLEY ENGINEERING, INC.
 2319 NORTH JACKSON - PO BOX 1304
 JUNCTION CITY, KANSAS 66441
 785-762-5040

FACTOR 1

CHARACTER OF THE NEIGHBORHOOD (Surrounding Area within 1/4 Mile)

Agricultural Character Test

| | Points | Score | |
|---|--------|-------|-----|
| ● Percent of Cropland/Grassland | | | |
| <input checked="" type="checkbox"/> More than 95% | 0 | 0 | |
| <input type="checkbox"/> 80% to 95% | 80 | | |
| <input type="checkbox"/> 60% to 79.99% | 165 | | |
| <input type="checkbox"/> Less than 60% | 250 | | |
| | TOTAL | 0 | |
| ● Overall Housing Density | | | |
| <input type="checkbox"/> Greater than 160 acres/residence | 0 | | |
| <input type="checkbox"/> 80 to 160 acres/residence | 65 | | |
| <input checked="" type="checkbox"/> 40 to 79.99 acres/residence | 130 | 130 | |
| <input type="checkbox"/> 20 to 39.99 acres/residence | 195 | | |
| <input type="checkbox"/> Less than 20 acres/residence | 250 | | |
| | TOTAL | 130 | |
| ● Number of Non-Farm Residences | | | |
| <input type="checkbox"/> 0 | 0 | | |
| <input type="checkbox"/> 1 | 50 | | |
| <input checked="" type="checkbox"/> 2 | 100 | 100 | |
| <input type="checkbox"/> 3 | 150 | | |
| <input type="checkbox"/> 4 | 200 | | |
| <input type="checkbox"/> 5 or more | 250 | | |
| | TOTAL | 100 | |
| ● Number of Tracts Less Than 20 acres | | | |
| <input type="checkbox"/> 0 | 0 | | |
| <input type="checkbox"/> 1 | 50 | | |
| <input checked="" type="checkbox"/> 2 | 100 | 100 | |
| <input type="checkbox"/> 3 | 150 | | |
| <input type="checkbox"/> 4 | 200 | | |
| <input type="checkbox"/> 5 or more | 250 | | |
| | TOTAL | 100 | |
| GRAND TOTAL | | | 330 |

| | SCALE | Points |
|--------------------------------|-------|--------|
| Strongly Agricultural | | 0 |
| | | 50 |
| Moderately-Strong Agricultural | | 100 |
| | | 150 |
| Moderately Agricultural | | 200 |
| | | 250 |
| Moderately-Mild Agricultural | | 300 |
| | | 350 |
| Mildly Agricultural | | 400 |
| | | 450 |
| Mildly Non-Agricultural | | 500 |
| | | 550 |
| Mildly Non-Ag Residential | | 600 |
| | | 650 |
| Moderately-Mild Non-Ag Res. | | 700 |
| | | 750 |
| Moderately Non-Ag Res. | | 800 |
| | | 850 |
| Moderately-Strong Non-Ag Res. | | 900 |
| | | 950 |
| Strongly Non-Ag Residential | | 1000 |

Rural Character Test

- Development conforms to rural character guidelines

| | Bonus Points | Score | |
|--|--------------|-------|--|
| <input checked="" type="checkbox"/> Conforms to guidelines | 500 | 500 | |
| <input type="checkbox"/> Does not conform to guidelines | 0 | | |
| | TOTAL | 500 | |

TOTAL POINTS AVAILABLE:

1000 Points

(Not Including Bonus Points)

FACTOR 2

THE ZONING AND USES OF NEARBY PROPERTY (Surrounding Area within 1 Mile)

Compatible Zoning Test

Perimeter Component

• Percent of Perimeter Adjacent to Similar Zoning

| | Points | Score |
|--|--------|-------|
| <input type="checkbox"/> No Adjacency | 0 | |
| <input type="checkbox"/> 1% - 9.99% | 50 | |
| <input checked="" type="checkbox"/> 10% - 24.99% | 100 | 100 |
| <input type="checkbox"/> 25% - 50% | 200 | |
| <input type="checkbox"/> Over 50% | 250 | |
| | TOTAL | 100 |

Proximity Component

• Number of Acres of Similar Zoning Within Certain Distances

| Acres | Points | Within 1000' | Between 1000' and ½ mile | Between ½ mile and 1 mile |
|-----------|--------|--------------|-----------------------------|------------------------------|
| 0 | 0 | | | |
| .1-2 | 10 | 10 | | |
| 2.1-5 | 20 | | | |
| 5.1-10 | 30 | | | |
| 10.1-15 | 40 | | | |
| Over 15 | 50 | | 50 | 50 |
| Weighting | | 2.5 | 1.5 | 1 |
| SUBTOTAL | | 25 | 75 | 50 |
| | | TOTAL | | 150 |

Compatible Land Use Test

Perimeter Component

• Percent of Perimeter Adjacent to Similar Land Use

| | Points | Score |
|--|--------|-------|
| <input checked="" type="checkbox"/> No Adjacency | 0 | 0 |
| <input type="checkbox"/> 1% - 9.99% | 50 | |
| <input type="checkbox"/> 10% - 24.99% | 100 | |
| <input type="checkbox"/> 25% - 50% | 200 | |
| <input type="checkbox"/> Over 50% | 250 | |
| | TOTAL | 0 |

Proximity Component

• Number of Acres of Similar Land Use Within Certain Distances

| Acres | Points | Within 1000' | Between 1000' and ½ mile | Between ½ mile and 1 mile |
|-----------|--------|--------------|-----------------------------|------------------------------|
| 0 | 0 | | | |
| .1-2 | 10 | | | |
| 2.1-5 | 20 | 20 | | |
| 5.1-10 | 30 | | | 30 |
| 10.1-15 | 40 | | | |
| Over 15 | 50 | | 50 | |
| Weighting | | 2.5 | 1.5 | 1 |
| SUBTOTAL | | 50 | 75 | 30 |
| | | TOTAL | | 155 |

TOTAL POINTS AVAILABLE:

1000 Points

FACTOR 3

**THE SUITABILITY OF THE PROPERTY FOR THE USES ALLOWED
UNDER THE CURRENT ZONING**

Crop Capability Test

| LAND CAPABILITY CLASS | RELATIVE VALUE (RV) | NUMBER OF ACRES IN SITE | PRODUCT OF RV & NO. OF ACRES |
|-----------------------|---------------------|-------------------------|------------------------------|
| 1 | 0 | | |
| 2 | 25 | | |
| 3 | 50 | | |
| 4 | 75 | 0.802134 | 60.16005 |
| 5 | 150 | | |
| 6 | 225 | 2.92632 | 658.422 |
| 7 | 300 | | |
| 8 | 375 | | |
| TOTALS | | 3.728454 | 718.58205 |

Product of RV & Acres / Number of Acres in Site = Average Site Value

Average Site Value 193

Rangeland Productivity Test

| TOTAL DRY WEIGHT PRODUCTION - NORMAL YEAR (lbs) | RELATIVE VALUE (RV) | NUMBER OF ACRES IN SITE | PRODUCT OF RV & NO. OF ACRES |
|---|---------------------|-------------------------|------------------------------|
| 8500+ | 0 | | |
| 7500-8499 | 50 | | |
| 6500-7499 | 100 | | |
| 5500-6499 | 150 | | |
| 4500-5499 | 225 | | |
| 3500-4499 | 300 | 3.728438 | 1118.5314 |
| 2500-3499 | 375 | | |
| TOTALS | | 3.728438 | 1118.5314 |

Product of RV & Acres / Number of Acres in Site = Average Site Value

Average Site Value 300

Site Suitability Test

- Attributes Reducing Agricultural Site Suitability

Size of site (in acres)

- 0-3
- 3.1-5
- 5.1-10
- Over 10

| Points | Score |
|--------------|-----------|
| 125 | |
| 90 | 90 |
| 45 | |
| 0 | |
| TOTAL | 90 |

Isolation of site from other agricultural land

(Site must be < than 10 acres; isolation may be created by ownership or physical features, e.g. riparian areas, roads, topography, etc.)

- Isolated
- Not Isolated

| Points | Score |
|--------------|----------|
| 125 | |
| 0 | 0 |
| TOTAL | 0 |

TOTAL POINTS AVAILABLE:

1000 Points

FACTOR 4

Agricultural Conflict Test

• Proximity of Residence to Confined Animal Feeding Operation (CAFO)

| | Points | Score |
|--|--------|------------|
| <input checked="" type="checkbox"/> More than 1 mile from CAFO | 250 | 250 |
| <input type="checkbox"/> Between 1 mile and 1/4 mile | 0 | |
| <input type="checkbox"/> Within 1/4 mile | -250 | |
| TOTAL | | 250 |

• Proximity of Site to Other Agricultural Activities

| DISTANCE | POINTS | Permanently Preserved Land | Cropping Operation | Grassland Tract (>20 acres, no home) |
|------------------|--------|----------------------------|--------------------|--------------------------------------|
| Over 1000' | 125 | 125 | 125 | |
| 500 - 1000' | 100 | | | |
| 250 - 499' | 75 | | | |
| 50 - 249' | 50 | | | |
| Less than 50' | 0 | | | 0 |
| SUBTOTALS | | 125 | 125 | 0 |
| TOTAL | | | | 250 |

| DISTANCE | POINTS | Livestock Enclosure (No) |
|----------------|--------|--------------------------|
| Over 2000' | 125 | 125 |
| 1000 - 2000' | 100 | |
| 500 - 999' | 75 | |
| 100 - 499' | 50 | |
| Less than 100' | 0 | |
| TOTAL | | 125 |

Non-Agricultural Conflict Test

• Proximity of Site to Fort Riley Noise Zones

| | Points | Score |
|--|--------|------------|
| <input type="checkbox"/> Outside of Noise Zone II and LUPZ | 250 | |
| <input checked="" type="checkbox"/> Within LUPZ | 125 | 125 |
| <input type="checkbox"/> Within Noise Zone II | 0 | |
| TOTAL | | 125 |

ADDITIONAL POSITIVE/NEGATIVE POINTS FOR MITIGATIVE/DETRIMENTAL IMPACTS

• Effect of Rezoning on Valuation of Adjoining Property*

| | Points | Score |
|--|--------|----------|
| <input type="checkbox"/> Evidence that rezoning will increase value of adjoining property | 250 | |
| <input type="checkbox"/> Evidence that rezoning will not devalue adjoining property | 125 | |
| <input checked="" type="checkbox"/> No evidence that rezoning will/will not devalue adjoining property | 0 | 0 |
| <input type="checkbox"/> Evidence that rezoning will devalue adjoining property | -250 | |
| TOTAL | | 0 |

* Evidence must be from a professional source

TOTAL POINTS AVAILABLE:

1000 Points

FACTOR 5

Public Health Test

• Availability of and Connection to Public Sanitary Sewer System

| | Points | Score |
|--|--------|----------|
| <input type="checkbox"/> Available at site | 200 | |
| <input type="checkbox"/> Within 400' | 175 | |
| <input type="checkbox"/> 400' - .24 mile | 150 | |
| <input type="checkbox"/> .25 - .49 mile | 100 | |
| <input type="checkbox"/> .5 miles - .99 mile | 50 | |
| <input checked="" type="checkbox"/> More than 1 mile | 0 | 0 |
| TOTAL | | 0 |

• Availability of and Connection to Public Water Systems

| | Points | Score |
|---|--------|------------|
| <input checked="" type="checkbox"/> Available at site | 200 | 200 |
| <input type="checkbox"/> Within 400' | 175 | |
| <input type="checkbox"/> 400' - .24 mile | 150 | |
| <input type="checkbox"/> .25 - .49 mile | 100 | |
| <input type="checkbox"/> .5 miles - .99 mile | 50 | |
| <input type="checkbox"/> More than 1 mile | 0 | |
| TOTAL | | 200 |

BONUS POINTS

| | Points | Score |
|---|--------|-------|
| • Development will result in the creation/extension of new/additional public sewer system | 500 | 0 |
| • Development will result in the creation/extension of new/additional public water system | 150 | 0 |

Public Safety Test

• Public Protection Classification (Fire Insurance Rating)

| | Points | Score |
|--|--------|------------|
| <input type="checkbox"/> Within ISO Class 7 | 200 | |
| <input checked="" type="checkbox"/> Within ISO Class 9 | 100 | 100 |
| <input type="checkbox"/> Within ISO Class 10 | 0 | |
| TOTAL | | 100 |

• Location of building site relative to floodplain

| | Points | Score |
|---|--------|------------|
| <input checked="" type="checkbox"/> Not in the floodplain | 200 | 200 |
| <input type="checkbox"/> Within 500-year floodplain | 0 | |
| <input type="checkbox"/> Within 100-year floodplain | -200 | |
| TOTAL | | 200 |

• Access to building site relative to floodplain

| | Points | Score |
|---|--------|------------|
| <input checked="" type="checkbox"/> Not in the floodplain | 200 | 200 |
| <input type="checkbox"/> Within 500-year floodplain | 0 | |
| <input type="checkbox"/> Within 100-year floodplain | -200 | |
| TOTAL | | 200 |

• Expected Impact of Proposed Development on Existing Road*

| | Points | Score |
|--|--------|------------|
| <input checked="" type="checkbox"/> Current Road Adequate, No Changes Required | 150 | 150 |
| <input type="checkbox"/> Minor Improvements Needed | 0 | |
| <input type="checkbox"/> Major Improvements Needed | -150 | |
| <input type="checkbox"/> Additional Off-Site Improvements Needed** | -150 | |
| TOTAL | | 150 |

* Determination of anticipated traffic impacts from traffic study using assumed trip generation models. Minor/major improvements determined by County Engineer based on evaluation of degree of surface alterations required to meet the impact. Maximum points given for improvements funded by developer.

** Additional off-site improvements include addition of turning lanes, improvement of drainage structures and similar improvements that are not re-surfacing improvements. If alteration of surface and additional off-site improvements are needed, both point totals shall apply. No points subtracted for improvements funded by developer.

TOTAL POINTS AVAILABLE: **1150 Points**

FACTOR 6

Transportation Test

• Adequacy of the Access Road Surface

| | Points | Score |
|---|----------|-------|
| <input type="checkbox"/> Paved | 150 | |
| <input type="checkbox"/> Gravel w/ 24' roadbed | 100 | |
| <input type="checkbox"/> Gravel w/ 22' roadbed | 50 | |
| <input checked="" type="checkbox"/> Gravel w/ 20' roadbed | 0 | 0 |
| <input type="checkbox"/> Gravel w/ 18' or less roadbed | -50 | |
| <input type="checkbox"/> Unimproved | -100 | |
| <input type="checkbox"/> Trail or Undeveloped | -150 | |
| TOTAL | 0 | |

• Distance from site to Paved Road

| | Points | Score |
|--|------------|-------|
| <input type="checkbox"/> Direct access onto paved road | 150 | |
| <input type="checkbox"/> Within .25 mi | 100 | |
| <input type="checkbox"/> .25 to .49 mi | 50 | |
| <input type="checkbox"/> .50 to .99 mi | 0 | |
| <input checked="" type="checkbox"/> 1-3 miles | -50 | -50 |
| <input type="checkbox"/> Over 3 miles | -100 | |
| TOTAL | -50 | |

• Distance from site to major/minor trafficway

| | Points | Score |
|---|-----------|-------|
| <input type="checkbox"/> Direct access onto major/minor trafficway or frontage road | 150 | |
| <input type="checkbox"/> Within .5 mi | 100 | |
| <input checked="" type="checkbox"/> .5 to .99 mi | 50 | 50 |
| <input type="checkbox"/> 1 to 2.9 mi | 0 | |
| <input type="checkbox"/> 3-5 miles | -50 | |
| <input type="checkbox"/> Over 5 miles | -100 | |
| TOTAL | 50 | |

Efficient Development Test

• Distance from a City*

| | Points | Score |
|--|------------|-------|
| <input type="checkbox"/> Contiguous to City Limit | 200 | |
| <input type="checkbox"/> Within .25 mile of City Limit | 150 | |
| <input type="checkbox"/> .26 to .5 mile from City Limit | 100 | |
| <input type="checkbox"/> .51 to 1 mile from City Limit | 50 | |
| <input type="checkbox"/> 1.1 to 3 miles from City Limit | 0 | |
| <input checked="" type="checkbox"/> Beyond 3 miles from City Limit | -50 | -50 |
| TOTAL | -50 | |

* Any Incorporated City within Riley County

• Distance from Nearest Public School*

| | Points | Score |
|--|-------------|-------|
| <input type="checkbox"/> Within 1 mile | 200 | |
| <input type="checkbox"/> 1.1 mile - 2 miles | 100 | |
| <input type="checkbox"/> 2.1 miles - 3 miles | 0 | |
| <input checked="" type="checkbox"/> Beyond 3 miles | -100 | -100 |
| TOTAL | -100 | |

* Distance to Either Elementary or Secondary School
Using the Shortest Travel Distance Via Improved Roads

TOTAL POINTS AVAILABLE:

850

FACTOR 7

CONFORMANCE TO THE COMPREHENSIVE PLAN

Future Land Use Map Test

• Conformance of the Proposal to the Future Land Use Map

- Within a Designated Growth Area (DGA)
- Within ¼ mile of DGA
- Between ¼ and ½ mile of DGA
- Over ½ mile from DGA

| Points | Score |
|--------|-------|
| 1000 | |
| 500 | |
| 250 | |
| 0 | 0 |
| TOTAL | 0 |

TOTAL POINTS AVAILABLE:

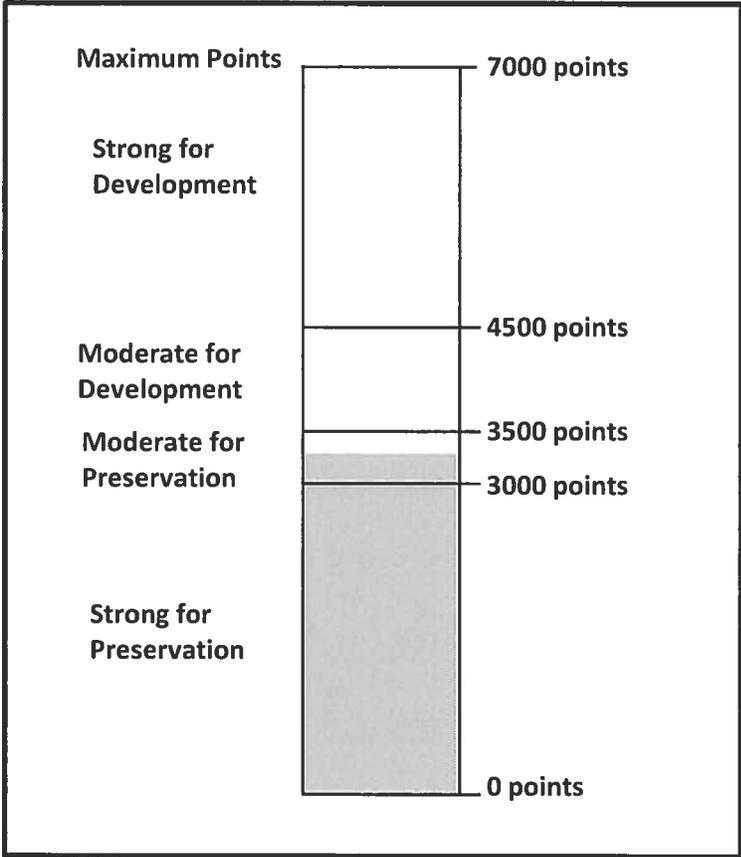
1000 Points

SUMMARY SCORESHEET

| Factor | Score |
|--|-------------|
| 1 <u>Agricultural Character Test</u> | |
| Percent of Cropland/Grassland | 0 |
| Overall Housing Density | 130 |
| Number of Non-Farm Residences | 100 |
| Number of Tracts Less Than 20 acres | 100 |
| 2 <u>Compatible Zoning Test</u> | |
| Perimeter Component | 100 |
| Proximity Component | 150 |
| <u>Compatible Land Use Test</u> | |
| Perimeter Component | 0 |
| Proximity Component | 155 |
| 3 <u>Crop Capability Test</u> | 193 |
| <u>Rangeland Productivity Test</u> | 300 |
| <u>Site Suitability Test</u> | |
| Site Size | 90 |
| Site Isolation | 0 |
| 4 <u>Agricultural Conflict Test</u> | |
| Proximity to CAFO | 250 |
| Proximity to Other Ag Activities | 250 |
| Proximity to Livestock Enclosures | 125 |
| <u>Non-Agricultural Conflict Test</u> | |
| Proximity to Fort Riley Noise Zones | 125 |
| 5 <u>Public Health Test</u> | |
| Availability of Sewer | 0 |
| Availability of Water | 200 |
| <u>Public Safety Test</u> | |
| Fire Protection Rating | 100 |
| Site to Floodplain | 200 |
| Access in Floodplain | 200 |
| 6 <u>Transportation Test</u> | |
| Adequacy of Road Surface | 0 |
| Distance to Paved Road | -50 |
| Distance to Trafficways | 50 |
| Impact on Existing Road | 150 |
| <u>Efficient Development Test</u> | |
| Distance to City Limits | -50 |
| Distance to Schools | -100 |
| 7 <u>Future Land Use Map Test</u> | 0 |
| SUBTOTAL | 2768 |
| ADDITIONAL POSITIVE/NEGATIVE POINTS | |
| 1 <u>Rural Character Test</u> | 500 |
| 4 <u>Additional +/- Points</u> | |
| Effect on Valuation | 0 |
| 5 <u>New/Additional Public Sewer System</u> | 0 |
| <u>New/Additional Public Water System</u> | 0 |
| SUBTOTAL: | 500 |
| GRAND TOTAL: | 3268 |

Final Score:
3268

Final Scoring Chart





PLANNING & DEVELOPMENT

STAFF REPORT

Platting & Residential Use Designator

PETITION: (#14-15) Residential Use Designator - Extraneous Farmstead
(#14-16) Plat

APPLICANT: Bryce Trumpp
309 S. 1st St, Box 92
Damar, KS 67632

PROPERTY OWNER: Bryce and Lindsey Trumpp
309 S. 1st St, Box 92
Damar, KS 67632

TYPE OF REQUEST: Receive a Residential Use Designator - Extraneous Farmstead for a tract of land and plat said tract into a single lot.

SIZE OF TRACT: The subject site is approximately 11.93 acres.

LOCATION: The request is generally located at the northeast corner of the intersection of Barton Road and Alert Road; Section 8, Township 8 South, Range 5 East; Bala Township.

JURISDICTION: This application is subject to the requirements of the Riley County Subdivision Regulations.



BACKGROUND: The subject site is a fully developed farmstead, including a house (built in 1925; remodeled in 1987), barn and numerous outbuildings, pens and silos. The farmstead has been an instrumental part of the surrounding agricultural operation for several years and has direct access to Barton Road (State Highway 24). The property owner has submitted that the farmstead is no longer being used and the house is vacant; thus, she wishes to separate the approximately 12-acre farmstead from the existing 160-acre parent tract. The tract purposely includes a 4.8-acre brome field (southwest corner of site) which a prospective buyer may use for a garden or small pasture for a horse.

DESCRIPTION:

Physical site characteristics: (see background)

General character of the area: The general character of the area is very rural, with a mix of agricultural activities, primarily cropland and pasture.

SUITABILITY OF ZONING:

Zoning History: The subject site has been zoned agricultural since at least 1974 and is currently zoned “AG” (Agricultural District). The existing zoning is suitable for the proposed use.

| SURROUNDING ZONING/LAND USE | | |
|------------------------------------|------------------------------|------------------------------|
| | ADJACENT ZONING | LAND USE |
| NORTH | “AG” (Agricultural District) | Crops, native grass, pasture |
| SOUTH | “AG” (Agricultural District) | Crops, native grass, pasture |
| EAST | “AG” (Agricultural District) | Crops, native grass, pasture |
| WEST | “AG” (Agricultural District) | Crops, native grass, pasture |

POTENTIAL IMPACT:

Public Facilities and Services:

Streets and bridges: The subject property has direct access and abuts Barton Road, a paved, two-lane U.S. Highway. No new entrances are being proposed with this request.

Water and sewer: The subject property is served by an on-site septic system and private water well.

Fire: Riley County Fire District #1 will serve the site. The nearest County Fire Station is located at 115 N. Erpelding Avenue, in Leonardville. The subject site is located within five road miles of a fire station and thus, has an ISO rating of 9.

Effect on public facilities and services: It is not anticipated that the proposed plat or residential use designation will have an adverse impact on public facilities and/or services.

CONFORMANCE TO THE LAND USE PLAN:

Goals, Objectives and Policies

Goal for residential:

To allow for the development of a diversity of housing types, sizes and price levels to meet the changing needs of all county residents.

Objective R4: Allow for adequate amounts of single family housing in suitable locations throughout the county.

Policies:

R4.2 Roads serving residential developments should safely accommodate anticipated traffic.

Future Land Use Map

According to the Future Land Use Map North (Figure 11.2) found in the Plan, the subject property is located outside of a designated growth area.

The Land Evaluation/Site Assessment (LESA) Score

Due to the nature of the request, a LESA was not generated.

Hardship on the landowner

The Applicant submitted has not indicated a hardship as a reason for the request.

Staff analysis: Due to the character of the existing development and the criteria set forth in the zoning regulations for a Residential Use Designator -Extraneous Farmstead, it is not anticipated that the request will cause conflicts; thus, the request is consistent with the Plan.

RILEY COUNTY ZONING REGULATIONS:

The zoning regulations describe an extraneous farmstead as a dwelling, with or without adjacent agricultural service buildings, that no longer forms an essential or vital part of an agricultural operation. Consequently, the agricultural operator desires to sell the former residence, along with some acreage, for a non-agricultural use. The conditions for approval are as follows:

1. The site to be divided from the existing agricultural operation should be the minimum required to accommodate the existing residence and any outbuildings or to accommodate a site that is logically separated from the existing agricultural operation. Conversion of existing productive agricultural land should be avoided.
2. The site shall be large enough to meet sanitary code minimum requirements.
3. A residential use designator for an extraneous farmstead is limited to one per original parent agricultural tract.
4. The site must be platted and must meet all requirements for a plat, including adequate public road access as specified in the subdivision regulations. The platted lot may not be further subdivided unless approved through the standard platting/rezoning process.
5. An Agricultural Protection Easement (APE), as specified in Section 21A, shall be filed with the plat.

Staff analysis: The request is consistent with the above criteria.

COMMENTS AND CONCERNS:

ENVIRONMENTAL HEALTH: Environmental Health staff has reviewed this plat and found it to be in compliance with the Riley County Sanitary Code.

COUNTY ENGINEER: The County Engineer has reviewed the request and had no concerns.

STAFF RECOMMENDATIONS:

Staff recommends that the Planning Board approve the concurrent plat of Trumpp Subdivision, as it has been determined that all requirements of the Riley County Subdivision Regulations, Zoning Regulations and Sanitary Code have been met. Staff also recommends that the Board approve the request to receive a Residential Use Designator– Extraneous Farmstead, as it has been determined that it meets the minimum requirements of the Riley County Zoning Regulations.

ACTION NEEDED FOR PLAT:

A. Motion to approve the concurrent plat of Trumpp Subdivision as it has been determined that it meets the requirements of the Riley County Subdivision Regulations.

OR

B. Motion to deny the concurrent plat of Trumpp Subdivision, as it has been determined that it does not meet the requirements of the Riley County Subdivision Regulations.

ATTACHMENTS:

- Vicinity/site map
- Surrounding zoning map
- Preliminary Plat map
- Final Plat

Prepared by: Bob Isaac, Planner
June 30, 2014



VICINITY AND SITE

Trumpp

Residential Use Designator
#14-15 Extraneous Farmstead

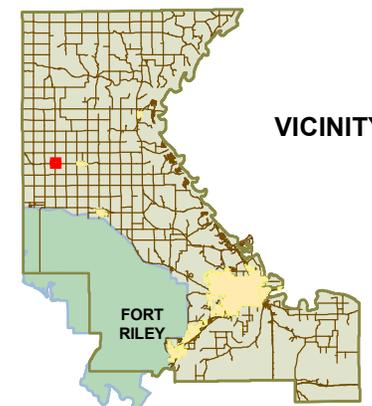
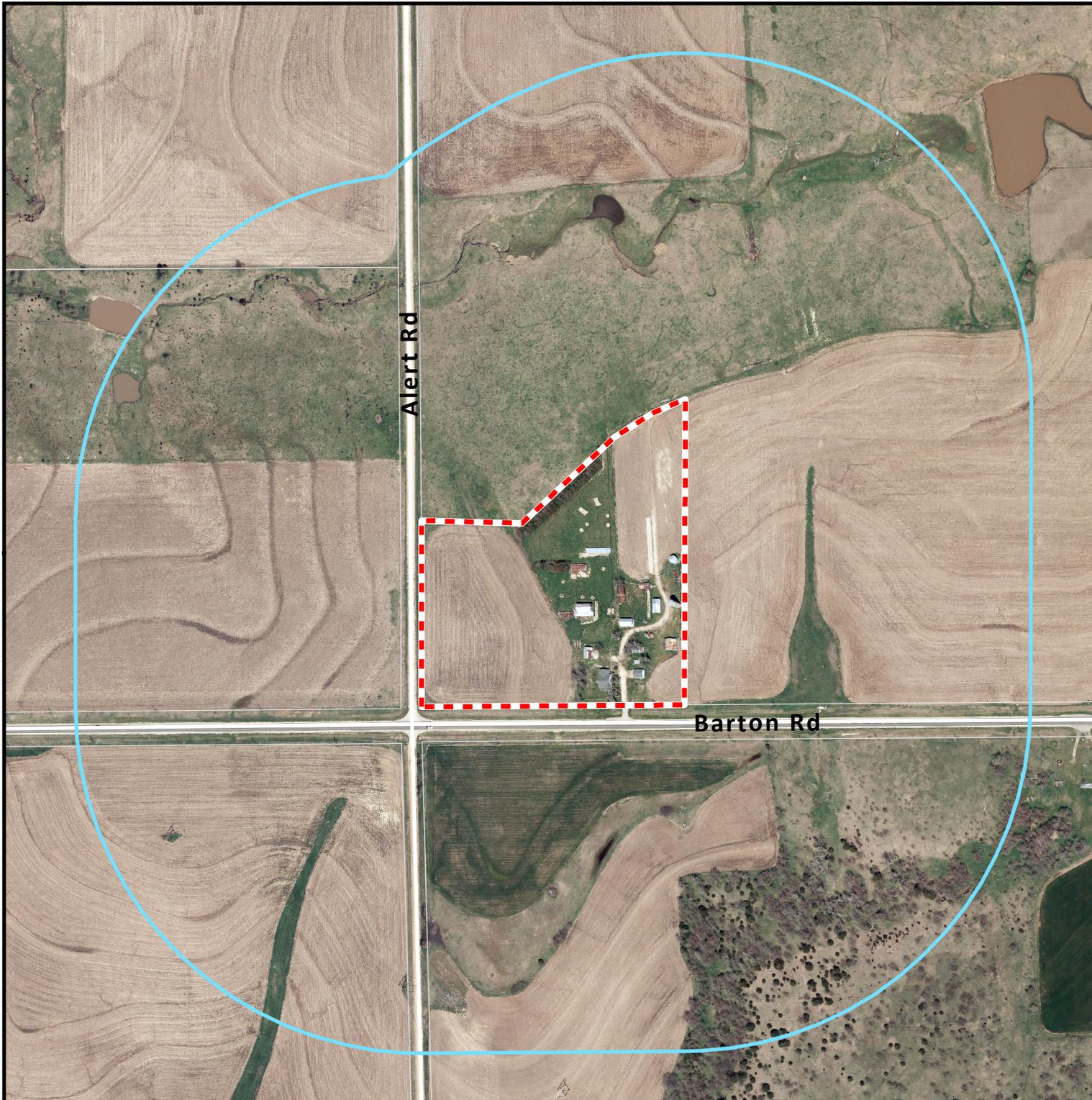
Plat #14-16 Trumpp Subdivision

8-8-5

Legend

 1000' Buffer

 Site





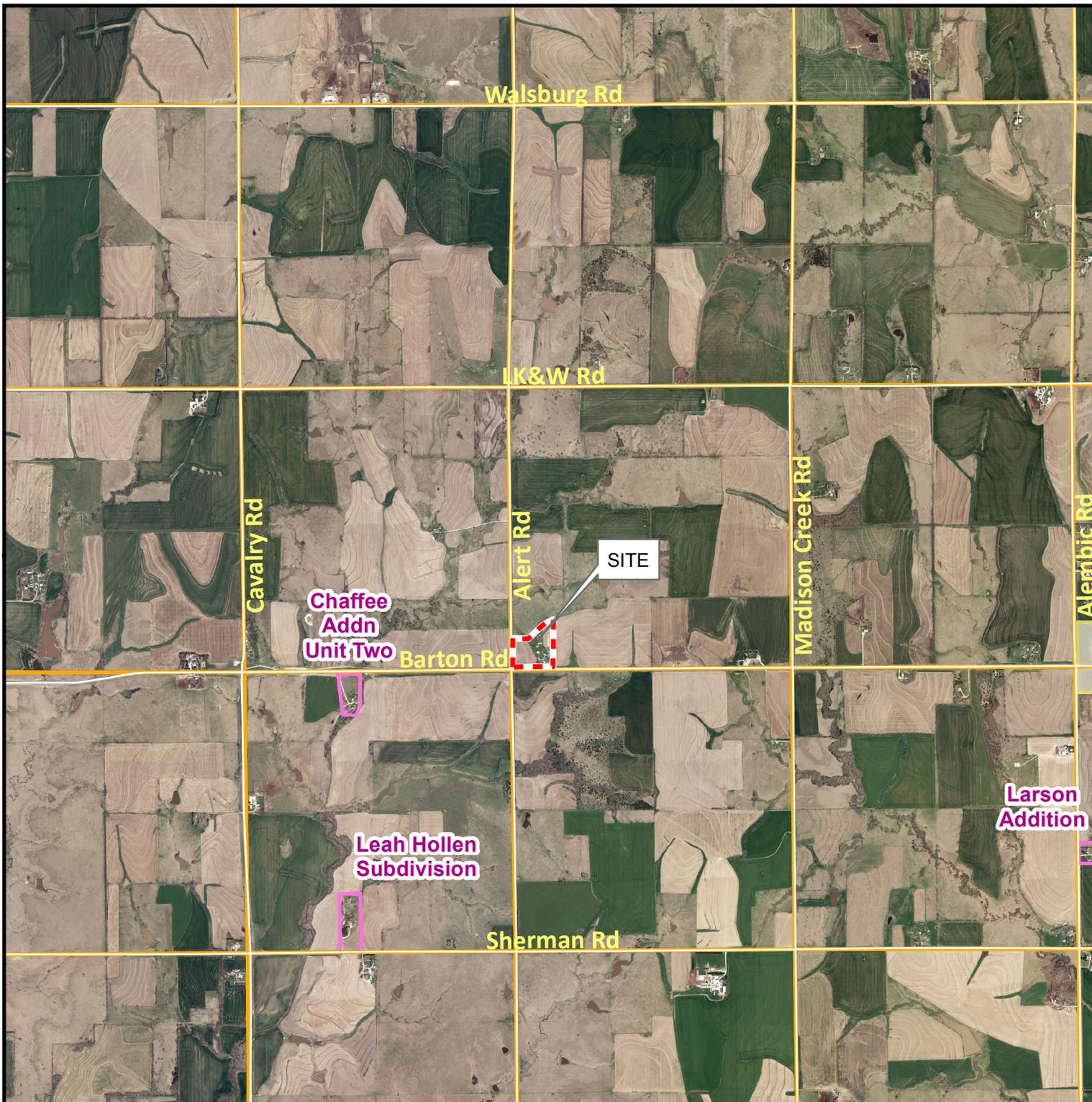
SITE AND SURROUNDING AREA

Trumpp

Residential Use Designator
#14-15 Extraneous Farmstead

Plat #14-16 Trumpp Subdivision

8-8-5





SURROUNDING ZONING

Trumpp

Residential Use Designator
#14-15 Extraneous Farmstead

Plat #14-16 Trumpp Subdivision

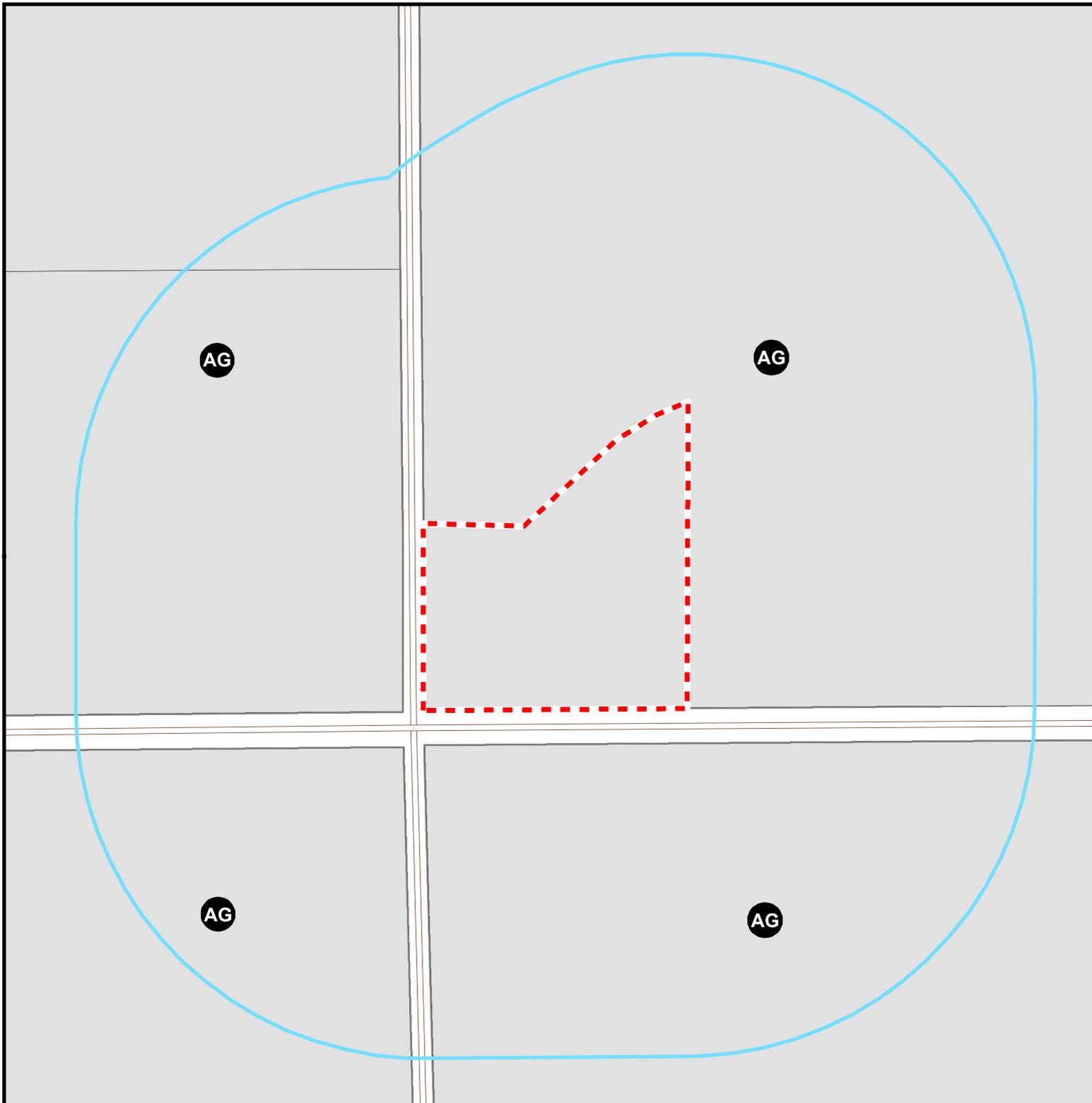
8-8-5

Legend

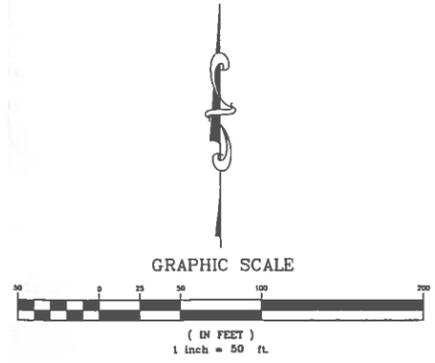
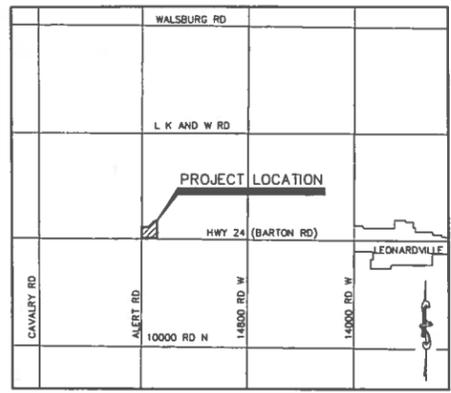
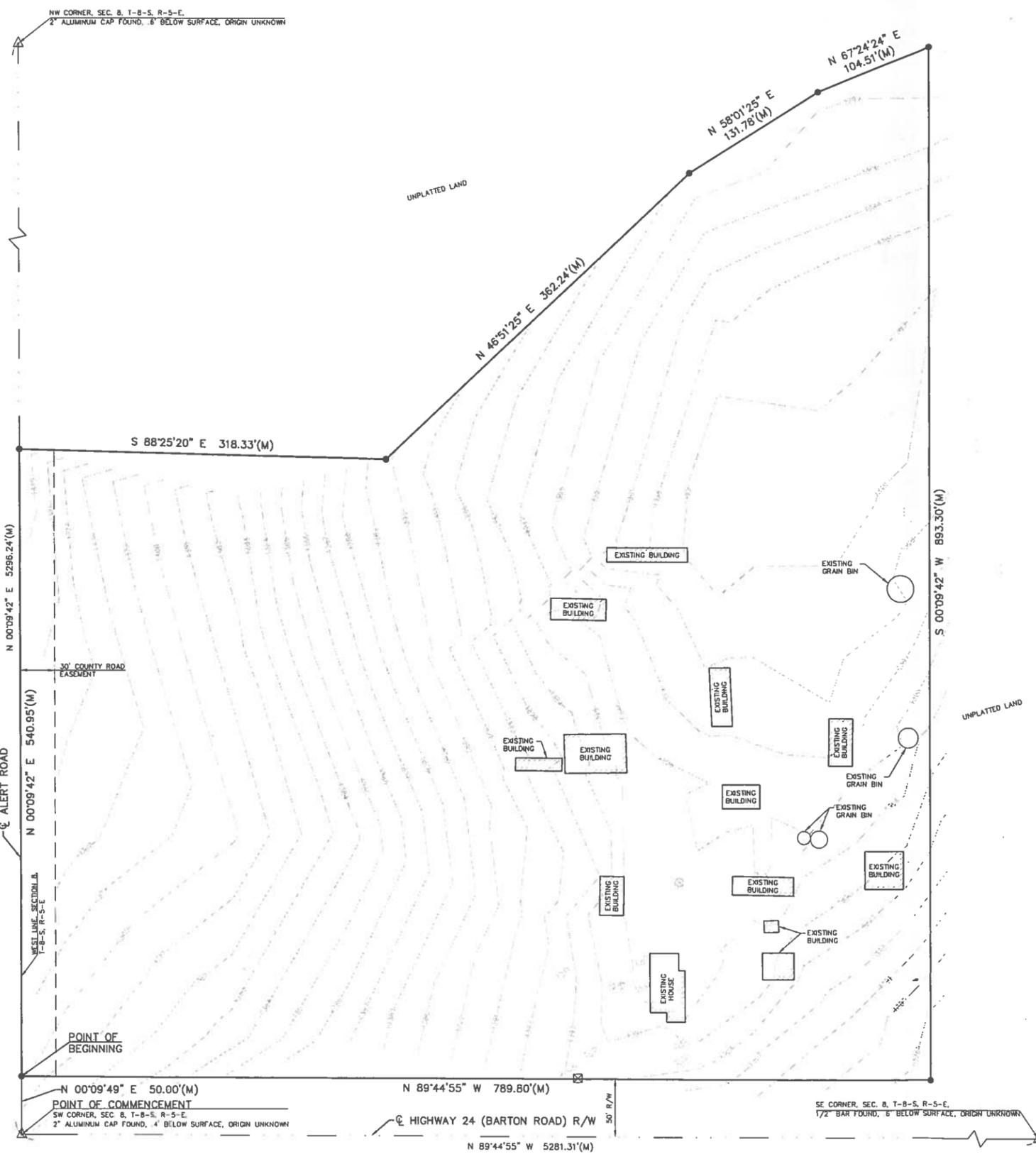
 1000' Buffer

 Site

- | | |
|--|---|
|  SF-1 Single Family |  AG Agricultural |
|  SF-2 Single Family |  N-1 Noise Hazard |
|  SF-3 Single Family |  PUD Planned Unit Dev |
|  SF-4 Single Family |  U University |
|  SF-5 Single Family |  City Boundaries |
|  B-1 Two Family |  Fort Riley |
|  B-2 Multiple Family | |
|  B-3 Mobile Home Park | |
|  C-1 Neighborhood Bus |  Special Zoning: Conditional Use Designator Lot Special Use Variance |
|  C-2 Shopping Dist | |
|  C-3 General Business | |
|  C-4 Highway Business | |
|  D-1 Industrial Park | |
|  D-2 Light Industrial | |
|  D-3 Heavy Industrial | |
|  D-4 Business Park | |



Z:\COW 3D Projects\VALLEY\4845\SURVEY\PLAT\KAWVALLEY.dwg, 5/22/2014 7:48:33 AM, Scedrin



SURVEYOR:
 JOSHUA L. JUNGHANS
 KAW VALLEY ENGINEERING
 P.O. BOX 1304
 JUNCTION CITY, KS 66441
 785-762-5040

OWNER / DEVELOPER:
 BRYCE TRUMPP
 309 S. 1ST STREET
 P.O. BOX 92
 DAMAR, KANSAS 67632
 785-737-3571

DESCRIPTION:
 THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 5 EAST OF THE 6TH PRINCIPAL MERIDIAN IN THE COUNTY OF RILEY, STATE OF KANSAS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8;
 THENCE ON AN ASSUMED BEARING OF N 00°09'49" E, ALONG THE WEST LINE OF SAID SECTION 8, SAID LINE ALSO BEING THE CENTERLINE OF ALERT ROAD, A DISTANCE OF 50.00 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 24 WITH THE CENTERLINE OF SAID ALERT ROAD, ALSO BEING THE POINT OF BEGINNING;
 THENCE N 00°09'49" E, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 540.95 FEET;
 THENCE S 88°25'20" E A DISTANCE OF 318.33 FEET;
 THENCE N 46°51'25" E A DISTANCE OF 362.24 FEET;
 THENCE N 58°01'25" E A DISTANCE OF 131.78 FEET;
 THENCE N 67°24'24" E A DISTANCE OF 104.51 FEET;
 THENCE S 00°09'42" W A DISTANCE OF 893.30 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 24;
 THENCE N 89°44'55" W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 789.80 FEET TO THE POINT OF BEGINNING. CONTAINS 11.93 ACRES OR LESS.

END OF DESCRIPTION

NOTES:
 1. ALL BUILDINGS ARE TO REMAIN.

PROPOSED USE:
 AG: AGRICULTURAL DISTRICT

EXISTING ZONE:
 AG: AGRICULTURAL DISTRICT PER ONLINE MAPPING ACCESSED ON MAY 13, 2014

REQUIRED SETBACKS:
 FRONT: 25 FEET
 REAR: 10 FEET
 SIDE: 10 FEET

BASIS OF BEARINGS:
 THE BASIS OF BEARINGS FOR THIS SURVEY IS AN ASSUMED BEARING OF N 00°09'42" E ALONG THE WEST LINE OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 5 EAST OF THE 6TH PRINCIPAL MERIDIAN, RILEY COUNTY, KANSAS.

FLOOD STATEMENT:
 SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN "OTHER AREAS ZONE X" ON THE FLOOD INSURANCE RATE MAP FOR RILEY COUNTY, KANSAS. COMMUNITY PANEL NO. 20161C0200E, EFFECTIVE DATE NOVEMBER 19, 2003. "OTHER AREAS ZONE X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF FLOOD INSURANCE RATE MAP.

BENCHMARKS:
 NAVD 88 FROM STATIC GPS OBSERVATION.
 2" ALUMINUM CAP FOUND, 0.4' BELOW SURFACE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 5 EAST OF THE 6TH PRINCIPAL MERIDIAN, RILEY COUNTY, KANSAS. ELEV=1381.85

- LEGEND**
- △ SECTION CORNER FOUND
 - 1/2" X 24" REBAR W/KVE CLS-20 CAP SET
 - ⊠ RIGHT-OF-WAY MARKER FOUND
 - (M) MEASURED
 - WATER WELL
 - ⊙ SANITARY SEWER MANHOLE
 - ⊖ CLEAN-OUT
 - 1' CONTOUR INTERVAL
- PROPOSED LEGEND**
- BOUNDARY LINE

| | | | |
|---|------------------|---------------|---------|
| DESIGNER | JLJ | CKS | JRL |
| DRAWN BY | JLJ | CKS | DSN |
| CFN | 6865PRLM | CKS | REV |
| SHEET | 1 OF 1 | 0 | 0 |
| PROJ. NO. | A1456865 | INITIAL ISSUE | 5-14-14 |
| DATE | 5-14-14 | REV | DATE |
| DESCRIPTION | PRELIMINARY PLAT | | |
| KAW VALLEY ENGINEERING, INC. CONSULTING ENGINEERS - LAND SURVEYORS 2319 NORTH JACKSON P.O. BOX 1304 JUNCTION CITY, KANSAS 66441 PH. (785) 762-7744 www.kawvalley.com | | | |
| KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-113. EXPIRES 12/31/14 | | | |
| TRUMPP SUBDIVISION 15500 BARTON ROAD LEONARDVILLE, KANSAS 66449 | | | |
| PRELIMINARY PLAT TO RILEY COUNTY, KANSAS | | | |

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.

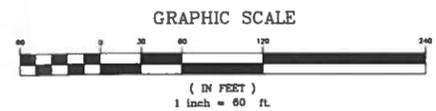
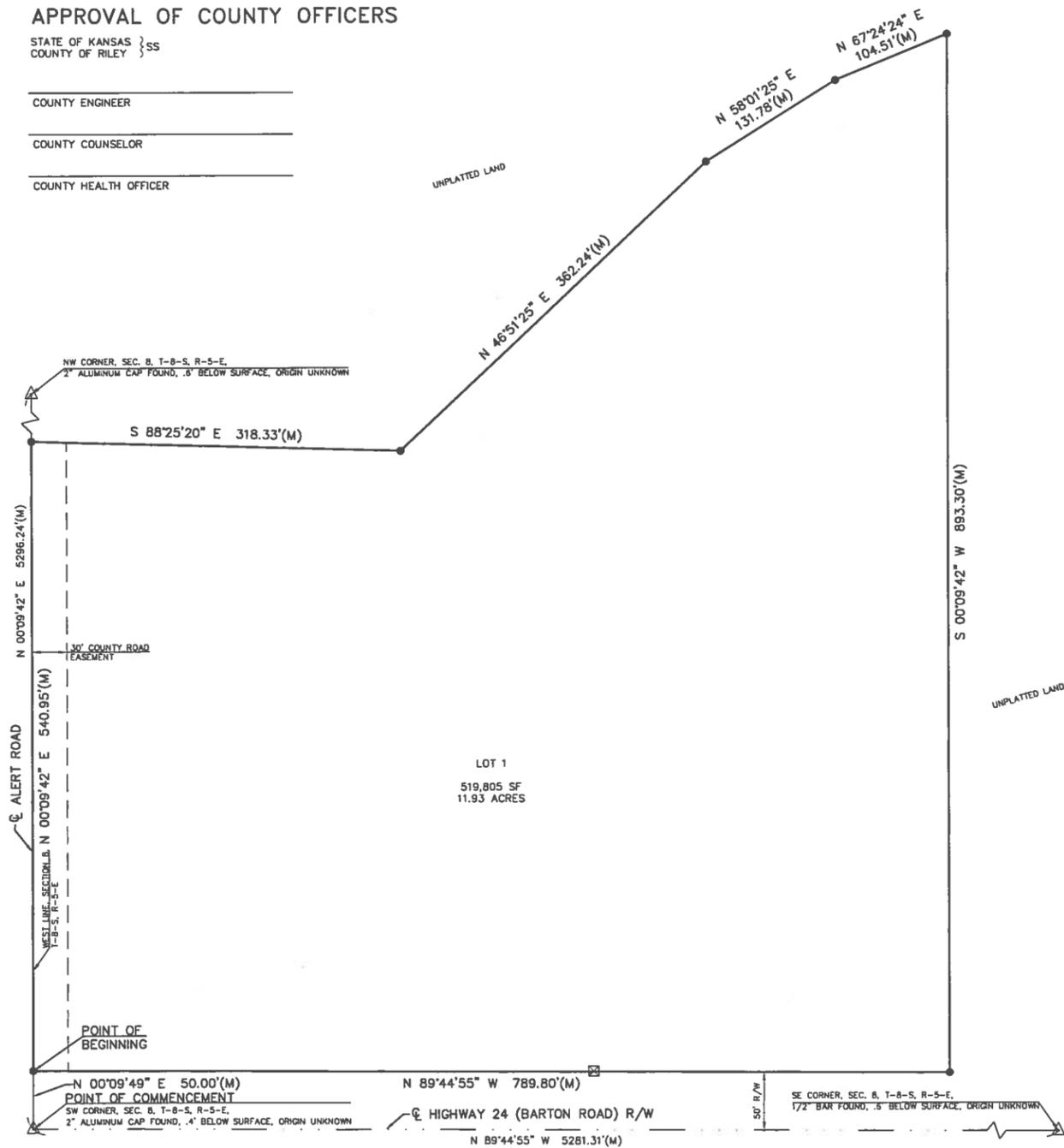
APPROVAL OF COUNTY OFFICERS

STATE OF KANSAS }
 COUNTY OF RILEY }SS

COUNTY ENGINEER _____

COUNTY COUNSELOR _____

COUNTY HEALTH OFFICER _____



- LEGEND**
- △ SECTION CORNER FOUND
 - 1/2" X 24" REBAR W/KVE CLS-20 CAP SET
 - ⊠ RIGHT-OF-WAY MARKER FOUND
 - (M) MEASURED
 - BOUNDARY LINE

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EXISTING ZONING:
 AG (AGRICULTURAL) PER ONLINE MAPPING ACCESSED ON MAY 13, 2014.

NOTES:
 1. NO GAPS OR OVERLAPS EXIST.
 2. SITE IS SERVED BY WELL.
 3. SANITARY SEWER SERVICE IS BY INDIVIDUAL SEPTIC AND LATERAL SYSTEM.
 4. IF AN ENTRANCE PIPE IS REQUIRED, THE MINIMUM SIZE SHALL BE CALCULATED IN ACCORDANCE WITH THE RILEY COUNTY STANDARDS AND SPECIFICATIONS. IN NO CASE SHALL THE DIAMETER OF THE PIPE BE LESS THAN 18 INCHES.

BENCHMARKS:
 NAVD 88 FROM STATIC GPS OBSERVATION.
 2" ALUMINUM CAP FOUND, 0.4' BELOW SURFACE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 5 EAST OF THE 6TH PRINCIPAL MERIDIAN, RILEY COUNTY, KANSAS. ELEV=1381.65

SURVEYOR'S CERTIFICATE

STATE OF KANSAS }
 COUNTY OF GEARY }SS

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF KANSAS, WITH EXPERIENCE AND PROFICIENCY IN LAND SURVEYING; THAT THE HERETOFORE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY ME OR UNDER MY DIRECT SUPERVISION; THAT ALL SUBDIVISION REGULATIONS OF RILEY COUNTY, KANSAS, HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT; THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS, AND THAT ALL THE MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 GIVEN UNDER MY HAND AND SEAL AT JUNCTION CITY, KANSAS, THIS ____ DAY OF _____, 20____.
 DATE OF SURVEY: MAY 6, 2014

LAND SURVEYOR, JOSHUA L. JUNGHANS
 REGISTRATION NO. 1462

OWNER'S CERTIFICATE

STATE OF KANSAS }
 COUNTY OF _____ }SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF RECORD OF THE LAND HEREON DESCRIBED ON THIS PLAT, AND THAT THE UNDERSIGNED HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS HEREIN SET FORTH.

THE UNDERSIGNED, AS SUCH OWNER, DOES HEREBY STATE THAT ALL STREET RIGHT-OF-WAYS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC, AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, OPERATE, INSPECT, REPLACE AND MAINTAIN, OR AUTHORIZE THE LOCATION, CONSTRUCTION, OPERATION, INSPECTION, REPLACEMENT AND MAINTENANCE OF POLES, WIRES, CONDUITS, WATER, GAS, AND SEWER PIPES; REQUIRED DRAINAGE CHANNELS OR STRUCTURES; HARD AND IMPERVIOUS SURFACES; OR, OTHER STRUCTURES NECESSARY TO CARRY OUT THE FUNCTION OF THE EASEMENT, UPON THE AREA MARKED FOR EASEMENTS ON THIS PLAT, IS ALSO HEREBY DEDICATED TO THE PUBLIC. WHEN, AND IF, USED ON THIS PLAT, THE TERM "UTILITY" SHALL INCLUDE, BY WAY OF EXAMPLE, BUT NOT LIMITED TO, SEWER, WATER, GAS, ELECTRICITY, CABLE T.V. AND TELEPHONE. WHEN, AND IF, USED ON THIS PLAT, THE TERM "TRAVEL" SHALL INCLUDE ALL FORMS OF TRAVEL, BY WHATEVER MEANS, UNLESS THE TERM IS LIMITED BY OTHER WORDS OR PHRASES, SUCH AS, "PEDESTRIAN TRAVEL", ETC. THE UNDERSIGNED ACKNOWLEDGES THAT PURSUANT TO K.S.A.12-406, THE DEDICATION OF RIGHT-OF-WAYS AND EASEMENTS TO THE PUBLIC CONSTITUTES A CONVEYANCE THEREOF TO THE CITY OF MANHATTAN, KANSAS, IN TRUST, FOR THE USES NAMED, EXPRESSED OR INTENDED.

GIVEN UNDER MY HAND AT _____, KANSAS THIS ____ DAY OF _____, 20____.

BY: _____

BRYCE TRUMPP

LINDSEY TRUMPP

NOTARY CERTIFICATE

STATE OF KANSAS }
 COUNTY OF _____ }SS

BE IT REMEMBERED, THAT ON THIS ____ DAY OF _____, A.D., 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE AFORESAID, CAME _____, BRYCE TRUMPP AND LINDSEY TRUMPP, HUSBAND AND WIFE, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING OWNER'S CERTIFICATE, AND DULY ACKNOWLEDGED THE EXECUTION OF SAME.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTORIAL SEAL ON THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CERTIFICATE OF COUNTY COMMISSION

STATE OF KANSAS }
 COUNTY OF RILEY }SS

APPROVED THIS ____ DAY OF _____, 20____.
 BOARD OF COMMISSIONERS, RILEY COUNTY, KANSAS.

CHAIRMAN, ROBERT L. BOYD, JR

COMMISSIONER, DAVID L. GUTHALS

COMMISSIONER, RON WELLS

COUNTY CLERK, RICH VARGO

CERTIFICATE OF REGISTER OF DEEDS

STATE OF KANSAS }
 COUNTY OF RILEY }SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THE ____ DAY OF _____, A.D., 20____, AT ____ O'CLOCK ____ M., AND IN _____ BOOK, PAGE _____.

REGISTER OF DEEDS,

ENTERED ON TRANSFER OF RECORD THIS ____ DAY OF _____, A.D., 20____.

REVIEW SURVEYOR SIGNATURE BLOCK

STATE OF KANSAS }
 COUNTY OF RILEY }SS

THIS PLAT HAS BEEN REVIEWED AND APPROVED FOR FILING PURSUANT TO AND IN COMPLIANCE WITH K.S.A. 58-2005, AND WITH THE REQUIREMENTS OF RILEY COUNTY RESOLUTION NO. _____. NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.

APPROVED: _____ DATE: _____
 _____ LICENSE: _____

RILEY COUNTY PLANNING BOARD CERTIFICATE

STATE OF KANSAS }
 COUNTY OF RILEY }SS

APPROVED THIS ____ DAY OF _____, 20____.

RILEY COUNTY PLANNING BOARD

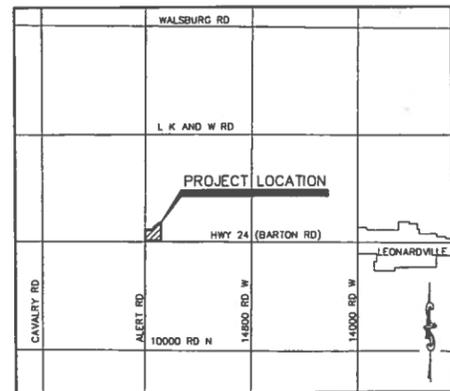
CHAIRPERSON, LAURENCE CLEMENT, JR.

MEMBER, DR. TOM TAUL

MEMBER, DIANE HOUBLER

MEMBER, JULIE HENTON

MEMBER, JOHN WIENCK



LOCATION MAP
 RILEY COUNTY, KANSAS

**FINAL PLAT
 TRUMPP SUBDIVISION**

TO
 RILEY COUNTY, KANSAS
 KAW VALLEY ENGINEERING, INC.

2319 NORTH JACKSON - PO BOX 1304
 JUNCTION CITY, KANSAS 66441
 785-762-5040