

AGENDA

RILEY COUNTY PLANNING BOARD/ BOARD OF ZONING APPEALS

Monday, April 13, 2015
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 January 12, 2015 meeting
2. Consider the Report of Fees for the month of January, February and March 2015.

(Procedure: Adjourn the joint meeting of the Riley County Planning Board/Board of Zoning Appeals and due to no agenda items for the Board of Zoning Appeals, convene as the Riley County Planning Board)

III. GENERAL AGENDA- RILEY COUNTY BOARD OF ZONING APPEALS

1. No agenda items

IV. GENERAL AGENDA- RILEY COUNTY PLANNING BOARD

1. Consider proposed regulation amendments for agritourism.
2. Election of Officers and appointment of Secretary of Planning Board.
3. Annual Report.
4. Review or reconsider the Comprehensive Plan or any part thereof and propose amendments, extensions or additions to the same and conduct the annual review.
5. Big Blue Floodplain Management Plan update.

(Procedure: Adjourn the Riley County Planning Board meeting)

MINUTES

RILEY COUNTY PLANNING BOARD/ BOARD OF ZONING APPEALS

Monday, January 12, 2015
7:00 pm

Courthouse Plaza East
Commission Meeting Room
115 North 4th Street

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

Members Absent: Lorn Clement, Chairman

Staff Present: Monty Wedel – Director and Bob Isaac – Planner

Others Present: Jim Kaup, Ben Wilson, Clancy Holeman, and Craig Cox

OPEN PUBLIC COMMENTS

None.

CONSENT AGENDA

The minutes of the December 8, 2014 meeting were presented and approved. The Report of Fees for the month of December (\$2,930.00) were presented and approved.

Julie Henton moved to adjourn the joint meeting of the Riley County Planning Board/Board of Zoning Appeals and, due to the lack of agenda items for the Board of Zoning Appeals, moved to reconvene as the Riley County Planning Board.

Diane Hoobler seconded. Carried 4-0

RILEY COUNTY PLANNING BOARD

Amend Section 9 – F Zones (Floodplain) of the Riley County Zoning Regulations

Tom Taul opened the public hearing.

Bob Isaac said the proposed amendments to the Riley County Floodplain regulations were submitted and approved in draft form by the chief engineer of the Division of Water Resources and the Kansas Department of Agriculture on November 25, 2014 in anticipation of the adoption of the new flood insurance rate maps. Mr. Isaac stated that in order to remain in compliance with the National Flood Insurance Program and the State of Kansas, it was necessary to update or include specific language to reflect the revised maps at a minimum. He said minor text modifications were also made to make the regulations more efficient and less confusing.

Mr. Isaac said the amended regulation draft was presented to the Manhattan Urban Area Planning Board on January 5, 2015. He said the Board unanimously recommended approval to the Board of County Commissioners. Mr. Isaac announced that the Board of County Commissioners will hear the request on January 26, 2015, at 10:45 am, in the County Commission Chambers.

Tom Taul opened the public hearing.

Julie Henton moved to close the public hearing.

Diane Hoobler seconded. Motion carried 4-0.

Diane Hoobler stated she doesn't think staff, the Planning Board, or people really know these regulations and how they affect people. She stated she lives within a floodplain and five years ago, chose to build a building one foot above base flood elevation. She said they had to haul in 9,090 tons of fill which cost over \$9,900, plus surveying costs. Mrs. Hoobler stated they put in six inches of concrete on top of the fill to reach the required elevation costing an additional \$30,000.

Mrs. Hoobler said an amendment to the regulations state that a registered engineer will be required to make certain determinations, which could be an additional \$2,600. She said she doesn't think people realize the cost involved. Mrs. Hoobler asked the Board to keep this in mind when reviewing floodplain requests. She stated she is not in favor of people building in the floodplain as it causes too many problems.

Tom Taul said he agreed that the Board shouldn't encourage building in a floodplain. He said regarding Wildcat Creek flooding issues, there have been multiple discussions with property owners indicating that if they hadn't built in the area, the public wouldn't be faced with the challenges they are dealing with.

Diane Hoobler said during the 1993 flood they were displaced from their home for eight weeks. She said when they returned to their house they had to rip out the sheet rock. She said by this time, the dumpsters provided to the area were already gone and all the deadlines for FEMA were already closed.

Mrs. Hoobler stated they built onto their home and at the time, the window wells were at base flood elevation. She said now they are under the base flood elevation.

Tom Taul said he could see that being an issue with the maps changing all the time.

Bob Isaac stated the accuracy of the new maps has increased ten-fold. He said that although topography, geology and the overall environment is always changing and fluctuating, the current technology used to create the maps should minimize the need for frequent changes.

Diane Hoobler moved to forward a recommendation of approval to amend Section 9 – F Zones (Floodplain) to the Riley County Zoning Regulations as indicated in the staff report to the Board of County Commissioners.

John Wienck seconded. Motion carried 4-0.

John Wienck moved to adjourned.

Julie Henton seconded. Carried 4-0.

The meeting was adjourned at 7:43 P.M.



**RILEY COUNTY
PLANNING & DEVELOPMENT**

REPORT OF FEES

January 2015

<u>DATE</u>	<u>NAME</u>	<u>AMOUNT</u>
01-02-2015	BAM Excavation, Septic Installer License	\$ 50.00
01-02-2015	Hopper, Septic Installer License	50.00
01-02-2015	Phillips, copy	.25
01-02-2015	Larson Construction, Excavation License	150.00
01-02-2015	Midwest Concrete, Septic Installer License	50.00
01-02-2015	Wild, Mobile Home Park License (Tuttle Terrace)	180.00
01-05-2015	D&T Investments, Repair Permit	75.00
01-08-2015	Norman, Water Screening Report	12.00
01-09-2015	Geisler, Water Screening Report	10.00
01-12-2015	Barton, Environmental Site Evaluation	100.00
01-13-2015	RHP Properties, Mobile Home Park License (Riverchase)	300.00
01-13-2015	Riverchase, Sign Permit	50.00
01-16-2015	Durtschi, Profile hole	150.00
01-16-2015	Duclos, Water Screening Report	18.00
01-20-2015	Sowell, Water Screening Report	10.00
01-20-2015	Smith, Environmental Site Evaluation	100.00
01-21-2015	Diederich, Water Screening Report	10.00
01-23-2015	L&L Trenching, Repair Permit	75.00
01-26-2015	L&L Trenching, Repair Permit	75.00
01-26-2015	Leonard Backhoe, Repair Permit	75.00
01-26-2015	Tim's Backhoe, Repair Permit	75.00
01-26-2015	Sowell, Water Screening Report	8.00
01-27-2015	Stamm, Profile hole	150.00
01-27-2015	UMB Bank, Environmental Site Evaluation	100.00
01-28-2015	Abbott, color copy	1.00
01-28-2015	Abbott, color copy	1.00
01-28-2015	SMH Consultants, Boundary Line Adjustment	100.00
01-29-2015	Pfizenmaier, Well Permit	75.00
01-29-2015	Corn, Water Screening Report	2.00
	TOTAL	\$2,052.25

DEPOSITS MADE:

01-02-2015	\$ 480.25
01-12-2015	100.00
01-16-2015	597.00
01-29-2015	875.00

TOTAL **\$2,052.25**



RILEY COUNTY
PLANNING & DEVELOPMENT

REPORT OF FEES

February 2015

<u>DATE</u>	<u>NAME</u>	<u>AMOUNT</u>
02-04-2015	Petrowicz, Environmental Site Evaluation	\$ 100.00
02-05-2015	Warner, Environmental Site Evaluation	100.00
02-05-2015	Potts, Radon Kit	5.00
02-06-2015	Vintage Gardens, Sign Permit	50.00
02-09-2015	BAM, Repair Permit x 2	150.00
02-09-2015	Thein, Environmental Site Evaluation	100.00
02-11-2015	Hood, Environmental Site Evaluation	100.00
02-13-2015	Elite Concrete, Well Permit & Building Permit #15-0001	225.00
02-13-2015	Bell, Environmental Site Evaluation	100.00
02-13-2015	Mulhern, Radon Kit x 2	10.00
02-19-2015	Wataha, Environmental Site Evaluation	100.00
02-26-2015	Jones, Repair Permit	75.00
02-27-2015	Stamm, Lagoon Permit	300.00

TOTAL \$1,415.00

DEPOSITS MADE:

02-11-2015	\$ 100.00
02-13-2015	830.00
02-20-2015	110.00
02-27-2015	375.00

TOTAL \$1,415.00



**RILEY COUNTY
PLANNING & DEVELOPMENT**

REPORT OF FEES

March 2015

<u>DATE</u>	<u>NAME</u>	<u>AMOUNT</u>
03-02-2015	Schurle, Water Screening Report	\$ 10.00
03-03-2015	Anderson, Water Screening Report	10.00
03-04-2015	Anderson, Water Screening Report	8.00
03-05-2015	Slickie, Environmental Site Evaluation	100.00
03-05-2015	Stone, Repair Permit	75.00
03-10-2015	Ruckert, Copy fee	1.00
03-11-2015	Knight, Building Permit #15-0003	150.00
03-11-2015	Dame, Water Screening Report	5.00
03-11-2015	Stamm, Building Permit #15-0004	150.00
03-13-2015	Henneberg, Water Screening Report	12.00
03-16-2015	Kellogg, Building Permit #15-0005	150.00
03-17-2015	Pottawatomie County, 10 - Water Screening Reports	100.00
03-18-2015	Trails End Properties, Environmental Site Evaluation	100.00
03-18-2015	Petrowicz, Environmental Site Evaluation	100.00
03-19-2015	Salberg, Building Permit #15-0006	225.00
03-20-2015	Sowell, Water Screening Report	2.00
03-20-2015	Shultz, Water Screening Report	12.00
03-24-2015	Larson, Repair Permit	75.00
03-27-2015	Katzenmaier, Sign Permit	50.00
03-30-2015	Futo, copy fee	.50
03-30-2015	Walton, Environmental Site Evaluation	100.00
03-31-2015	McNulty, 4 - State coliform testing kits & 1 nitrate test	34.00

TOTAL

\$1,469.50

DEPOSITS MADE:

03-05-2015	\$ 75.00
03-06-2015	128.00
03-13-2015	318.00
03-20-2015	689.00
03-31-2015	259.50

TOTAL

\$1,469.50



MEMO

<input type="checkbox"/>	PLEASE COMMENT
<input type="checkbox"/>	PLEASE REPLY
<input type="checkbox"/>	URGENT
<input checked="" type="checkbox"/>	FOR REVIEW

DATE 4/6/2015

TO:
Riley County Planning Board

FROM:
Monty R. Wedel, AICP
Planning & Development
110 Courthouse Plaza
Manhattan, Kansas 66502
mwedel@rileycountyks.gov

Phone: (785)537-6332
Fax: (785) 537-6331

SUBJECT: Draft of Notice of Public Hearing for Agritourism
Regulation Amendments

MESSAGE: Enclosed you will find a draft of the proposed changes to regulations to implement the recommendations of the Riley County Agritourism Task Force. If you concur with the proposed changes, we would like the Planning Board to authorize publication of the Notice of Public Hearing so that we may proceed to the formal public hearings for the proposed amendments. Thanks, Monty

6. USE SPECIFIC STANDARDS

Change as indicated:

C. Agritourism

Minimum Parcel Size

The minimum parcel size shall be three (3) acres. ~~Uses specifically listed as a permitted or conditional use in other zoning districts or as a conditional use in the AG district, shall not be permitted within the Agritourism use category, unless otherwise specifically authorized herein.~~

Use Limitations

Uses specifically listed as a permitted or conditional use in other zoning districts or as a conditional use in the AG district, shall not be permitted within the Agritourism use category, unless otherwise specifically authorized herein.

~~Structure Limitations~~

~~Structures established specifically for agritourism uses shall not exceed 2,000 square feet. Larger structures may be permitted by conditional use approval. The number of such structures shall be limited to one (1) per each three (3) acres up to a maximum of three (3). Additional structures may be permitted by conditional use approval.~~

Special Events

Special events associated with an agritourism use (e.g. concerts, non-profit benefits, wedding ceremonies, catered food events, and harvest festivals), *that does not include an Agritourism Facility*, shall be governed by Section 22B – Special Events.

D. Agritourism Facility

Building Limitations

Buildings used for agritourism activities shall not exceed 2,500 square feet. Larger structures may be permitted by conditional use approval. The number of such structures shall be limited to one (1) per each three (3) acres up to a maximum of three (3). Additional structures may be permitted by conditional use approval.

Use Limitations

Use of the Agritourism Facility is limited to those uses not specifically listed as a permitted or conditional use in other zoning districts or as a conditional use in the AG district, with the exception of uses permitted in a Rural Resort, Retreat and Events Center.

Agritourism Facility License

Prior to use of any building for agritourism activities, either new or existing, the owner must obtain an Agritourism Facility License from Riley County Planning and Development. A condition of issuance of the license shall be the determination that the building complies with the following standards:

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- *Conforms to the Riley County Sanitary Code;*
- *Conforms to the State Fire Code;*
- *The facility meets the off-street parking requirements of the Zoning Regulations;*
- *The parcel on which the facility is located must have direct access to and abut a public road, i.e. no travel easements;*
- *The facility and the associated parking area is set back a distance of 1000 feet from residences and/or a residential zoning district, unless a written waiver is obtained from all affected property owners;*
- *The entrance to the property on which the facility is located is determined by the County Engineer to safely accommodate the expected traffic;*
- *Noise generated from within the facility and from the parking lot serving the facility shall not exceed 65 dBA or greater at the property line, unless a written waiver is obtained from the owner of the property affected or the facility and the parking area is more than 1000 feet from the property line.*

Buildings used for certain types of agritourism activities, such as viewing of livestock or tours of historic structures, may be exempted from the licensing requirement at the discretion of the Planning and Development Department. The Department may require a license and accompanying review of the standards if issues arise regarding any of the above standards.

Any violation of a local, state or federal regulation shall be sufficient cause for revocation of the Agritourism Facility License.

This license shall be renewed annually by the first of January of each calendar year.

SECTION 22B – SPECIAL EVENTS

Change as indicated:

SPECIAL EVENT DEFINED

The term “Special Event” shall mean a temporary, short-term use of land or structure conducted on private property in the unincorporated area of Riley County, Kansas. *“Special Event” shall not apply to permanent facilities for recurring events. Such permanent facilities shall be considered either a “rural resort, retreat and events center” or an “agritourism facility” as defined and as regulated elsewhere in these regulations ~~not otherwise included as a permitted or accessory use by these regulations,~~ “Special Event” shall be for one or more of the following types of activities:*

1. Type 1. Any of the following types of events:
 - a. Private gatherings (including wedding receptions, family reunions or other private affairs by invitation only); or
 - b. Events open to the general public for which no admission or entrance fee is charged and no commercial activity (including but not limited to retail sales) is involved, such as auctions, rallies and similar events; or
 - c. Events open to the general public for which an admission or entrance fee is charged and/or commercial activity is conducted and the total participants

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(including but not limited to spectators, event management and staff, vendors and security) are less than 50 persons.

- d. Any registered *agritourism* activity as defined *herein* ~~by KSA 74-50, 167 et. seq.~~ provided *the activity is determined to be in conformance with the performance standards for special events with the following exception: All registered agritourism operations at the time of adoption of these regulations shall not be required to conform to the noise standard. However, if the agritourism registration is allowed to lapse for more than one (1) year, the above exception is void and the agritourism operation shall comply with all performance standards for special events.* ~~there are no legitimate complaints about the activity received by the Planning & Development Department from any property owners within 1000 feet of the activity.~~ If it is determined *the activity is not in conformance with the performance standards for special events* ~~legitimate complaints are received,~~ the activity shall ~~require~~ *be required to meet the requirements* of a Type 2 or Type 3 permit, ~~event~~ as may be ~~appropriate~~ applicable. Any building used for agritourism shall meet the requirements for an agritourism facility as specified in the “AG District and Subdistrict Table of Allowed Uses”.

GENERAL REQUIREMENTS

1. The special event duration shall not exceed four (4) days, unless an extension is granted by the Riley County Planning & Development Department or the Riley County Board of Zoning Appeals, whichever is appropriate. *Registered agritourism activities shall be exempt from this requirement.*
2. The special event shall be restricted to a maximum frequency, for similar events at the same location, of two (2) times per calendar year unless otherwise granted by the Riley County Planning & Development Department or the Riley County Board of Zoning Appeals, whichever is appropriate. Registered ~~agri-tourism~~ *agritourism* activities shall be exempt from this requirement.

PERFORMANCE STANDARDS

1. **Noise.** *Noise generated from the activity shall not exceed 65 dBA or greater at the property line, unless a written waiver is obtained from the owner of the property affected and filed with the Register of Deeds or the nearest point of the activity is more than 1000 feet from the property line.* ~~Noise shall not be generated by any use to the point of unreasonably disturbing the peace, quiet or comfort of neighboring properties.~~
4. **Health and Sanitation.** All requirements of the Riley County *Sanitary Code* ~~Manhattan Health Department~~ and other health ~~authorities~~ *regulations* shall be met. These standards include proper food and beverage safety, the provision of an adequate potable water supply and adequate provisions for the disposal of solid waste and wastewater. The organizer must provide a minimum of two (2) sanitary facilities, regardless of the number of participants in

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the event. If the organizer anticipates more than two hundred (200) participants, a sanitary facility shall be provided for each additional one hundred (100) participants. *If it is determined* ~~the Riley County/Manhattan Health Department finds~~ that additional facilities are necessary to ensure public health, the organizer shall provide the recommended number or shall restrict participants to the number that corresponds to the sanitary facilities available.

You are hereby notified that the Manhattan Urban Area Planning Board will hold a public hearing concerning the aforesaid amendment. Said hearing to be held Monday, ??????????????, 2015 at 7:00 p.m. in the Commission Meeting Room, City Hall, 1101 Poyntz, Manhattan, Kansas.

You are further notified that the Riley County Planning Board will also hold a public hearing concerning the aforesaid amendment. Said hearing to be held Monday, ????????????, 2015 at 7:30 p.m. in the Commission Meeting Room, Riley County Office Building, Manhattan, Kansas.

RILEY COUNTY PLANNING BOARD
of Riley County, Kansas

MANHATTAN URBAN AREA PLANNING BOARD
of Riley County, Kansas

ANNUAL REPORT

**January - December
2014**



**PLANNING & DEVELOPMENT
ENVIROMENTAL HEALTH**

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**BOARD OF COMMISSIONERS
OF RILEY COUNTY, KANSAS**

Chair

Robert L. Boyd, Jr.
Term ends January 2017
6601 Mill Cove Dr
Manhattan, Kansas 66503

Vice-Chair

Ron Wells
Term ends January 2017
3609 Anderson Ave
Manhattan, Kansas 66503

Member

David L. (Dave Lewis) Guthals
Term ends January 2015
1907 Gardenia Terr
Manhattan, Kansas 66502



PLANNING AND DEVELOPMENT

OFFICE STAFF

110 Courthouse Plaza
Manhattan, Kansas 66502
Phone: (785) 537-6332
Fax: (785) 537-6331

Director

Monty Wedel, AICP
Extension: 7501
E-Mail: mwedel@rileycountyks.gov

Planner

Robert “Bob” Isaac
Extension: 7502
E-Mail: risaac@rileycountyks.gov

Zoning Enforcement Officer

Steve Higgins, CFM
Extension: 7503
E-Mail: shiggins@rileycountyks.gov

Environmental Health Specialist

Steven DeHart, BS/RS/REHS
Extension: 7505
E-Mail: sdehart@rileycountyks.gov

Administrative Assistant

Lisa Daily
Extension: 7500
E-Mail: ldaily@rileycountyks.gov



**RILEY COUNTY PLANNING BOARD/
BOARD OF ZONING APPEALS**

MEMBERS

The Riley County Planning Board was established by the BOCC on December 17, 1973. The Board consists of 5 members who shall be residents of the County and a majority of which must live outside the corporate limits of any incorporated city in the County. This Board conducts public hearings on zoning, platting and special use requests and makes recommendations to the BOCC. They also review the Riley County Comprehensive Plan on an annual basis and recommend changes to the BOCC.

The Board of Zoning Appeals was established by the BOCC on September 15, 1965 as a board of not less than 3 members and not more than 7 members. This Board considers applications for variances and conditional uses. They also hear appeals from administrative decisions of the Planning and Development Department.

Resolution No. 021810-12 – A resolution relating to the designation of the Riley County Planning Board as the Riley County Board of Zoning Appeals for Riley County, Kansas; dissolving the existing Riley County Board of Zoning Appeals; and calling the first meeting for Riley County Board of Zoning Appeals was adopted February 18, 2010.

Chair

Lorn Clement
3881 South 20th Street
Manhattan, Kansas 66502
Terms Served:
1991-1993 2003-2005
1994-1996 2006-2008
1997-1999 2009-2011
2000-2002 2012-2014

Vice Chair

Dr. Tom Taul
3326 Trevelyan Ave
Manhattan, Kansas 66503
Terms Served:
2001-2003
2004-2006
2007-2009
2010-2012
2013-2015

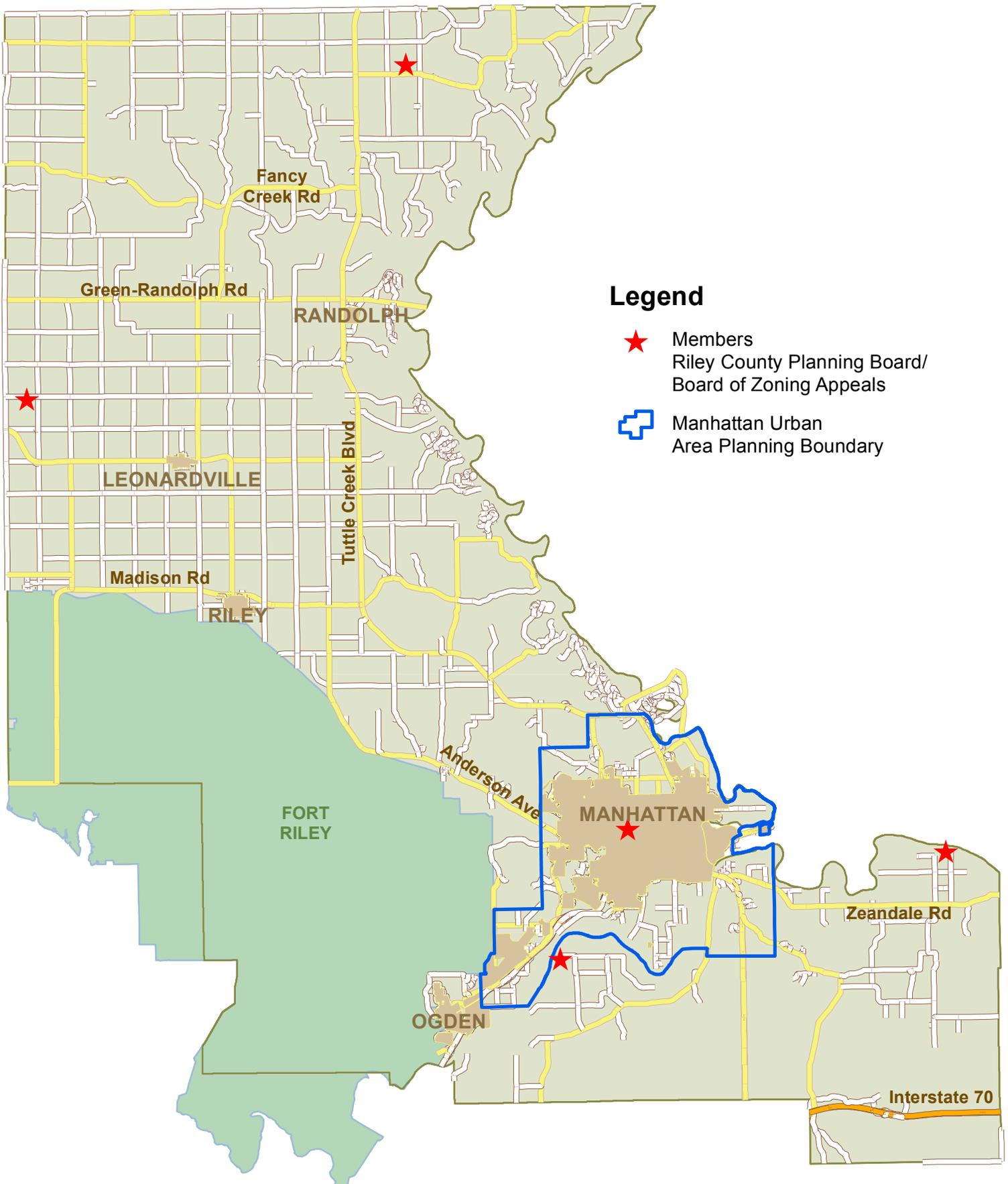
Members

Diane Hoobler
1239 Sandy Land Road
Manhattan, KS 66502
Terms Served:
Aug 2009-2010
2011-2013
2014-2016

Julie Henton
17491Walsburg Rd
Clay Center, Kansas 67432
Terms Served:
2010-2012
2013-2015

John Wienck
7990 Swede Creek Rd
Randolph, KS 66554
Terms Served:
2012-2014

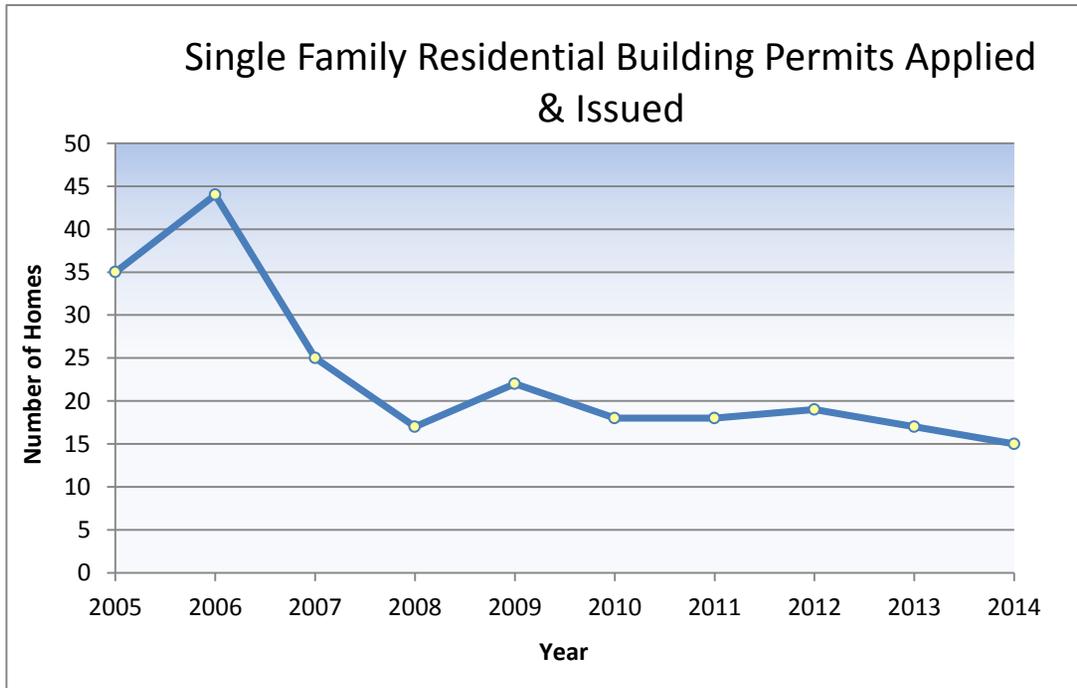
Location of Members Riley County Planning Board/Board of Zoning Appeals



SUMMARY OF BUILDING PERMITS ISSUED IN 2014

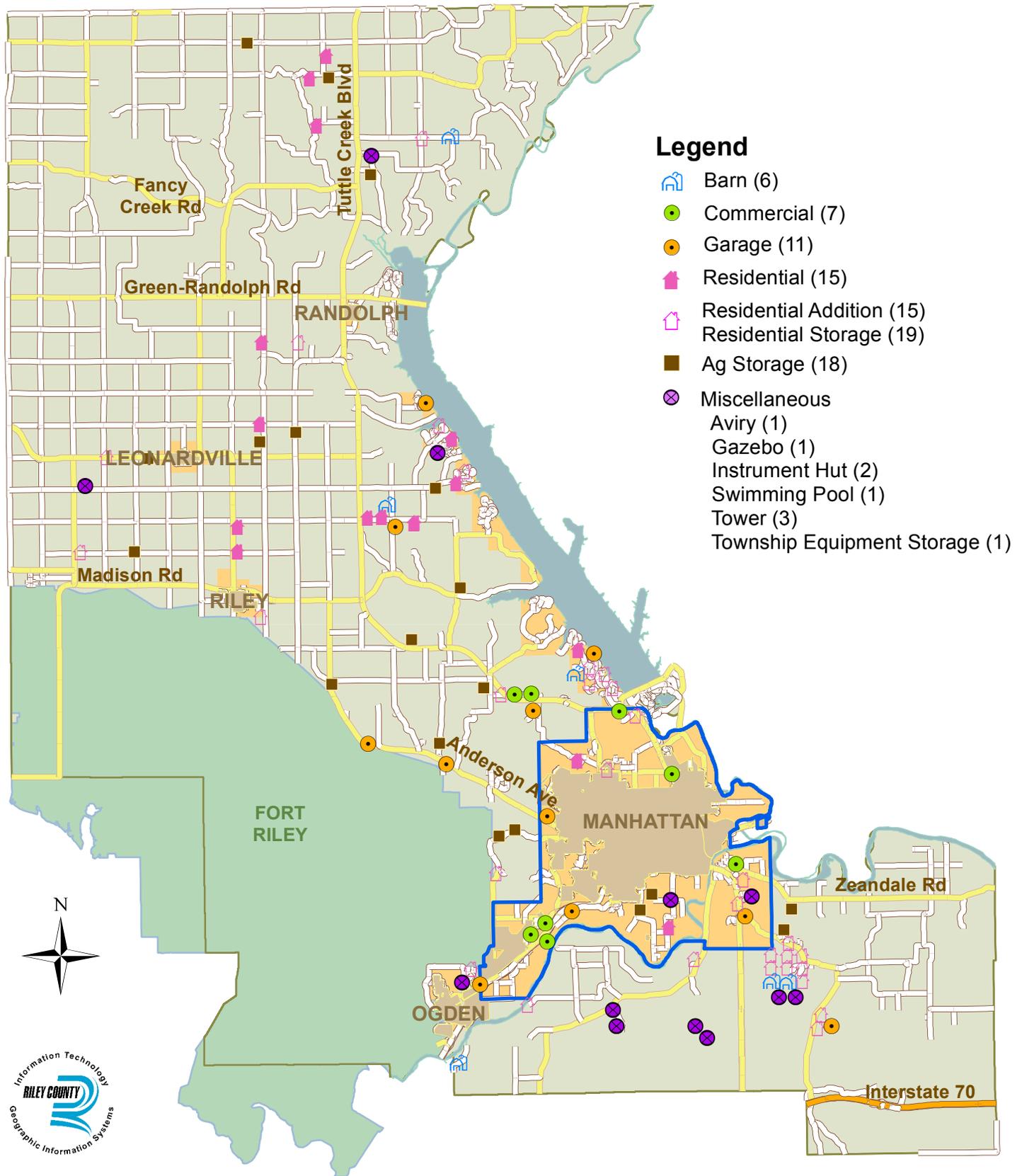
TYPE OF CONSTRUCTION	PERMITS APPLIED & ISSUED 2013	PERMITS APPLIED & ISSUED 2014	% OF CHANGE
Residential - New Housing	17	15	-12%
Residential - Addition to Residence	19	15	-21%
Residential - Garage	14	11	-21%
Residential - Storage Shed	12	19	58%
Commercial	4	7	75%
Agricultural	14	18	29%
Industrial	1	0	-100%
Barn	3	6	100%
Miscellaneous (aviry, gazebo, instrument hut, swimming pool, tower, township equipment storage)	4	9	125%
TOTAL PERMITS ISSUED	88	100	14%

5



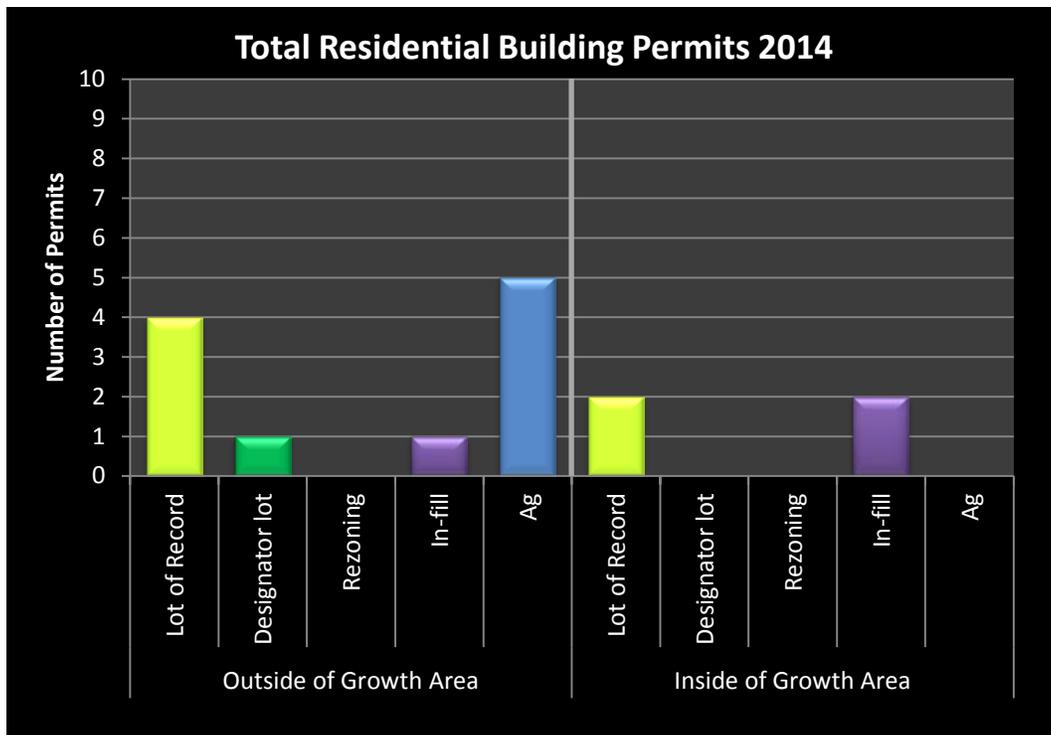
SINGLE FAMILY RESIDENTIAL BUILDING PERMITS APPLIED & ISSUED	
# of Homes	Year Built
15	2014
17	2013
19	2012
18	2011
18	2010
22	2009
17	2008
25	2007
44	2006
35	2005

Building Permits Issued - 2014



January 30, 2015

100 Permits Issued in 2014

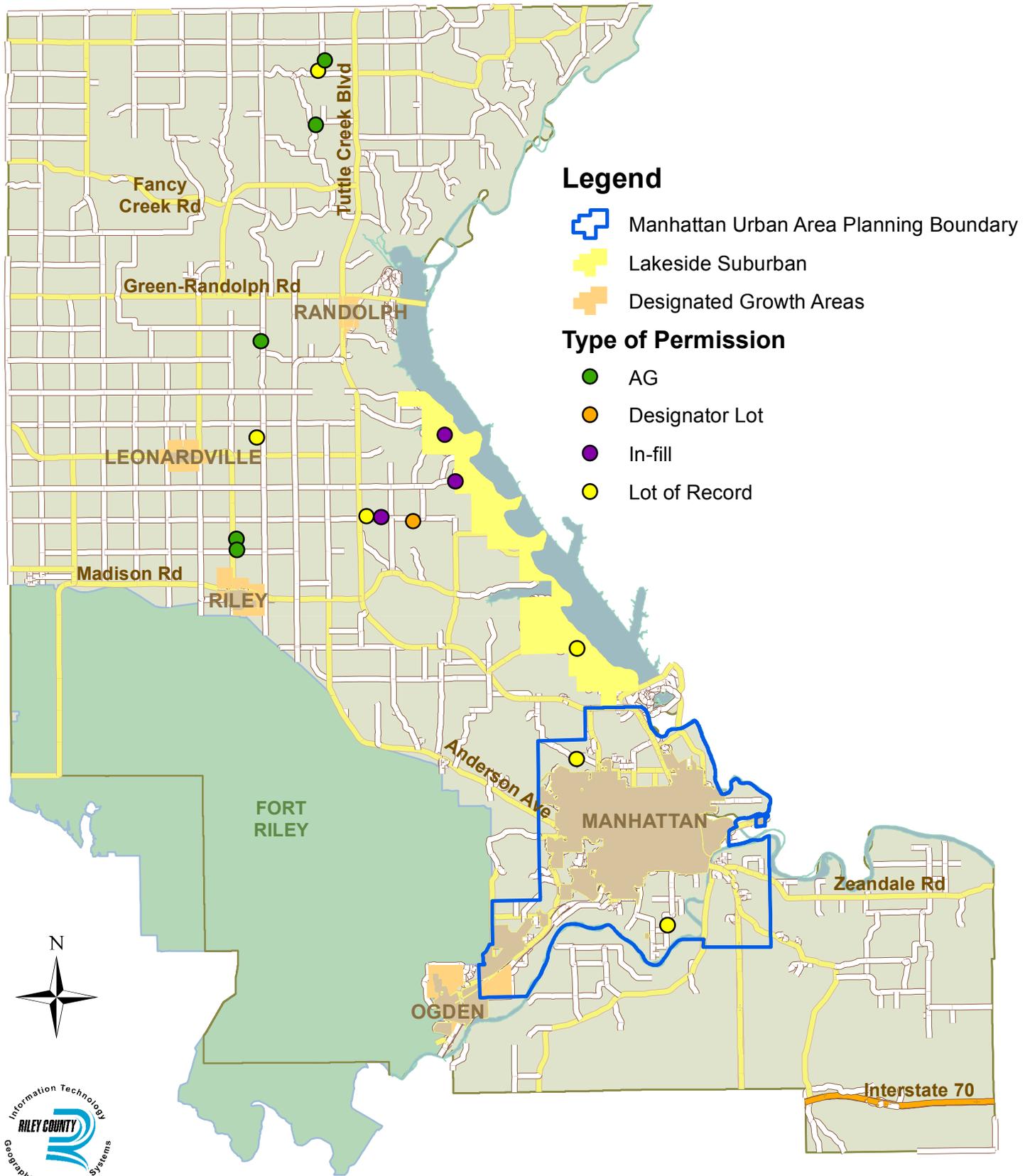


		Principal Building Permits Issued		% of Total Non-Ag BPs
Outside of Growth Area	Lot of Record		4	60%
	Designator lot		1	
	Rezoning		0	
	In-fill		1	
	Ag		5	
Inside of Growth Area	Lot of Record		2	40%
	Designator lot		0	
	Rezoning		0	
	In-fill		2	
	Ag		0	

Total Building Permits Issued: 15
Total BPs Non-Ag Residence Issued: 10

- * Rezone = BP for principal structure for tracts rezoned AFTER May 21, 2012
- * In-fill = BP for principal structure for tracts rezoned BEFORE May 21, 2012 or replacing a house on a Residential Designator - Extraneous Farmstead lot.

Residential Building Permits Issued - 2014



**SIGN PERMITS ISSUED
IN 2014**

TYPE OF SIGN	PERMITS ISSUED IN 2013	PERMITS ISSUED IN 2014
Advertising	2	2
Bulletin Board	0	0
Business	2	6
Identification	0	0
Nameplate	1	0
TOTAL PERMITS ISSUED	5	8

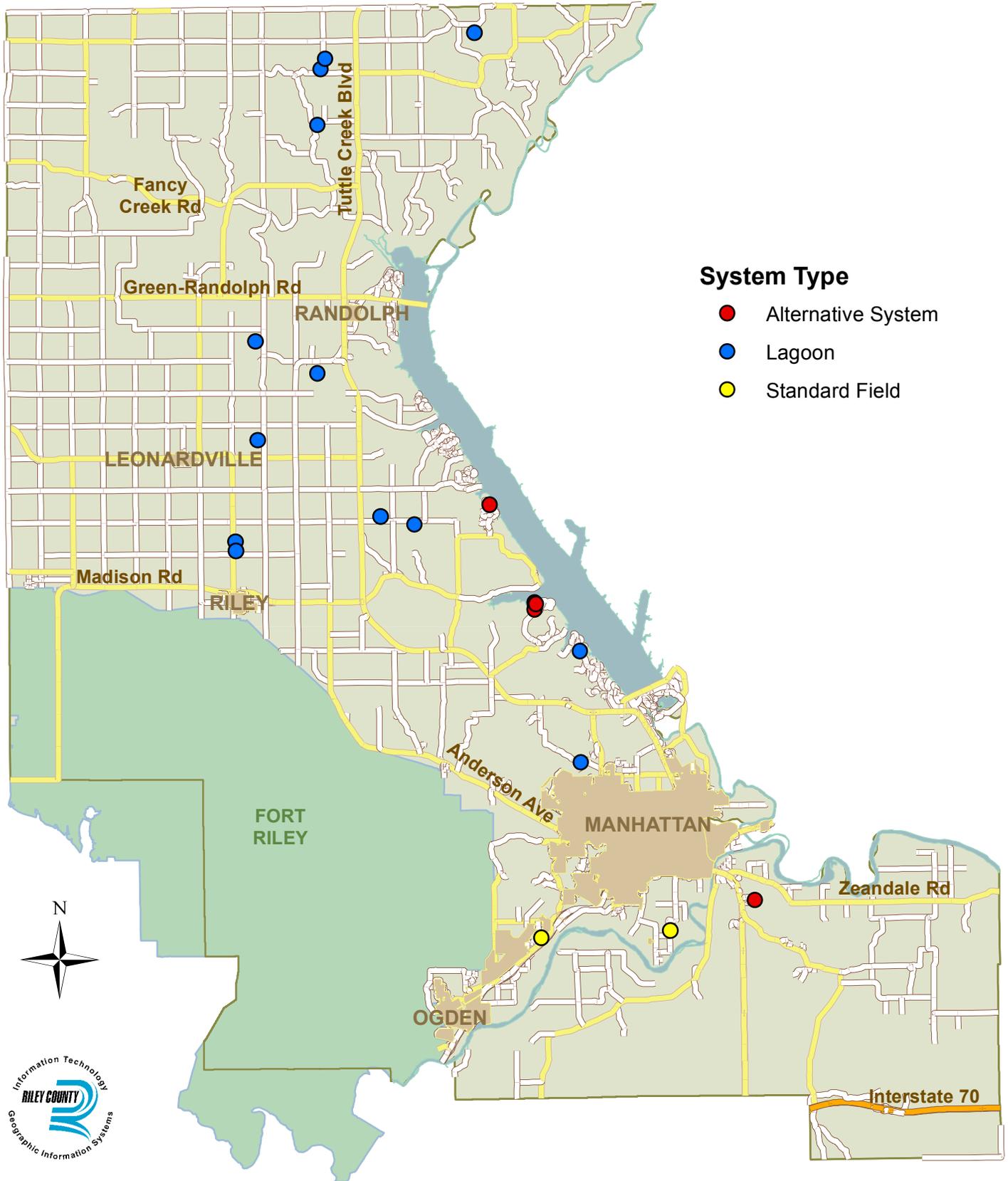
**FLOODPLAIN DEVELOPMENT PERMITS
ISSUED IN 2014**

PERMIT #	PROPERTY LOCATION	OWNER	S-T-R	TYPE OF DEVELOPMENT
FDP #14-001	00000 Moehlman Rd	Deam & Cook LLC	25-10-7	New construction
FDP #14-002	00000 Kaw Rd	Brandon & Dianna Dibben	19-10-9	New construction (VOIDED)
FDP #14-003	1520 Collins Ln	Jack D & Gladys Conrow	24-10-7	New construction
FDP #14-004	1316 Collins Ln	Manhattan Township	19-10-8	New construction
FDP #14-005	9570 Sherman Rd	Dean Nelson	16-8-6	Minor Improvement
FDP #14-006	1659 Moehlman Rd	Deam & Cook LLC	30-10-8	New construction
FDP #14-007	4700 Stagg Hill Rd	Thomas Outdoor Advertising	27-10-7	New construction
FDP #14-008	1598 Recreation Dr	Russell Briggs Trust	33-10-7	New construction
FDP #14-009	360 Zeandale Rd	Kaw Valley Greenhouses Inc.	17-10-8	New construction
FDP #14-010	4240 Stagg Hill Rd	Stacey L. Roberts	27-10-7	New construction

**NEW WASTEWATER SYSTEM PERMITS
ISSUED IN 2014**

PERMIT #	PROPERTY ADDRESS	S-T-R	TYPE OF SYSTEM INSTALLED
14005	4820 Lakeland Circle	4-9-7	Alternative System
14041	7107 Lakeland Drive	4-9-7	Alternative System
14078	222 East Oak Valley Drive	21-10-8	Alternative System
14079	6922 Deer Run	4-9-7	Alternative System
14091	9537 Lakeshore Drive	20-8-7	Alternative System
14077	1659 Moehlman	30-8-10	Standard Field
14081	1598 Recreation Drive	33-10-7	Standard Field
14013	10064 Jerusalem Rd	8-6-6	Lagoon
14019	6013 Tuttle Cove	15-9-7	Lagoon
14028	Falcon Rd	25-8-5	Lagoon
14029	Marlatt Ave	34-9-7	Lagoon
14030	20700 Liberty Ln	9-6-6	Lagoon
14036	12280 Homestead Rd	25-8-5	Lagoon
14058	10255 Senn Rd	32-7-6	Lagoon
14064	7815 Fairview Church Rd	26-8-6	Lagoon
14065	8696 Fairview Church Rd	22-8-6	Lagoon
14069	13683 Union Rd	25-7-5	Lagoon
14072	10143 Prairie Rock Rd	20-6-6	Lagoon
14080	6221 Toburen Rd	6-6-7	Lagoon
14104	11209 Union Rd	12-8-5	Lagoon

New Wastewater Systems - 2014



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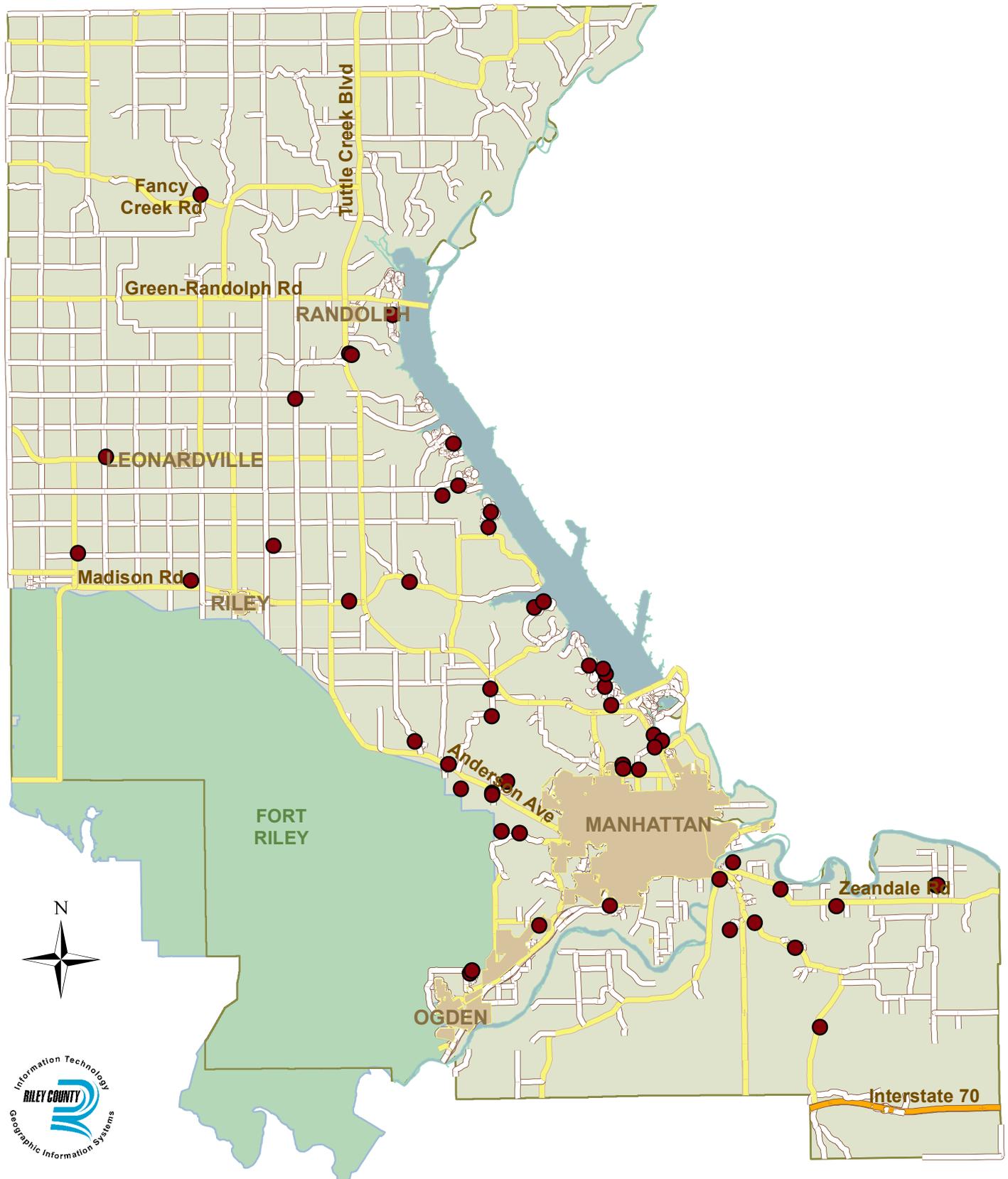
REPAIR OF WASTEWATER SYSTEM PERMITS ISSUED IN 2014

PERMIT #	PROPERTY ADDRESS	S-T-R	REASON FOR REPAIR
14000	13490 Madison Rd	34-8-5	Age and discharging into the creek
14001	737 Crestline Drive	20-10-8	Defective tank
14002	5000 Canyon Drive	23-9-7	Defective tank
14003	8046 Stockdale Park Rd	35-8-6	Voided - leak found in the home
14004	12261 Walnut Creek	6-8-6	Defective tank
14006	101 & 102 Noon Street	17-10-8	Abandoned septic tank
14020	4841 Cattle Drive	21-10-9	Age
14022	4320 Deep Creek	11-11-8	Converting to a M-35 Lagoon cant find anything
14023	1302 Deep Creek	34-10-8	Age
14024	2900 College Ave	36-9-7	Failed lateral field - tree roots
14025	7009 Deer Run	4-9-7	Adding a filter and risers to existing septic tank
14027	2623 Marque Hill	36-9-7	System failure
14031	1745 Wildcat Creek Rd	8-10-7	Tank crushed
14035	1304 & 1306 Rover	28-10-7	Connected to public sewer
14037	3717 Rocky Ford Ave	30-9-8	Defective tank
14039	4881 Cattle Drive	21-10-9	Defective tank
14043	6001 Whites Rd	30-9-7	Age
14048	3002 Stagg Hill	26-10-7	Defective tank
14049	7317 University Park Rd	24-8-6	Defective tank
14050	9520 Madison Rd	4-9-6	Age and lateral field location
14051	400 Deep Creek	28-10-8	Failed lateral field
14052	2488 Woodside Lane	6-11-7	Defective tank
14053	6730 University Park	18-8-7	Disconnect from shop & hook to new residence
14055	1403 Wildcat Creek Rd	8-10-7	Defective tank
14057	6825 Summit Ridge Drive	12-8-6	Alternative System Installation
14060	2430 W 60th	5-10-7	Failed lateral field
14061	2600 West 62nd	6-10-7	Sewer line collapsed
14062	13400 Tuttle Creek	28-7-6	Adding a filter and risers to existing septic tank
14063	13330 Tuttle Creek	28-7-6	Defective tank and failed lateral field

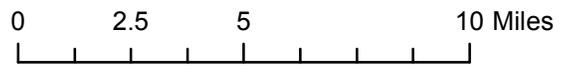
**REPAIR OF WASTEWATER SYSTEM PERMITS
ISSUED IN 2014**

PERMIT #	PROPERTY ADDRESS	S-T-R	REASON FOR REPAIR
14070	4521 Freeman Rd	23-9-7	Age
14073	3108 Driftwood Dr	14-9-2	Age
14074	2500 West 62nd St	6-10-7	Discharging to ground surface
14076	1581 Zeandale Rd	22-10-8	Failed lateral field - tree roots
14083	16250 Homestead Rd	30-8-5	Reconnect septic system to new home
14084	5416 Cliffside	14-9-7	Age
14085	2517 Marion	36-9-7	Age
14096	7221 Anderson	36-9-6	Defective tank
14100	17500 Ober Rd	35-6-5	Broken pipe
14101	3520 River Bend	30-9-8	Defective tank
14102	2793 Purcell Rd	31-9-8	Complete system failure
14103	5514 Tuttle Cove	14-9-7	Defective tank
14107	5085 W. 59th Ave	20-9-7	Adding risers and new lid to existing septic tank
14112	7220 Anderson	36-9-6	Defective tank
14113	11340 Homestead Rd	30-8-6	Failed system
14116	3547 Silvercreek	26-9-6	Defective tank
14117	15500 Barton Rd	8-8-5	Changing to a lagoon
14120	14316 Hillside	23-7-6	Illegal holding tank - crushed
14121	4728 Dobson Circle	4-9-7	Defective tank
14123	400 Gehrt Rd	29-10-8	Age
14124	2959 Zeandale Rd	26-10-8	Separation of line between house & septic tank
14127	2413 Bighorn	6-11-7	Adding risers and new lid to existing septic tank
14128	5912 Sharm Drive	20-8-7	Defective tank
14130	6833 Anderson	6-10-7	Failed lateral field - tree roots
14134	9000 Blue Ridge Rd	30-8-7	Failed lateral field - tree roots
14136	1442 Pillsbury Dr	20-10-8	Age

Wastewater System Repairs - 2014



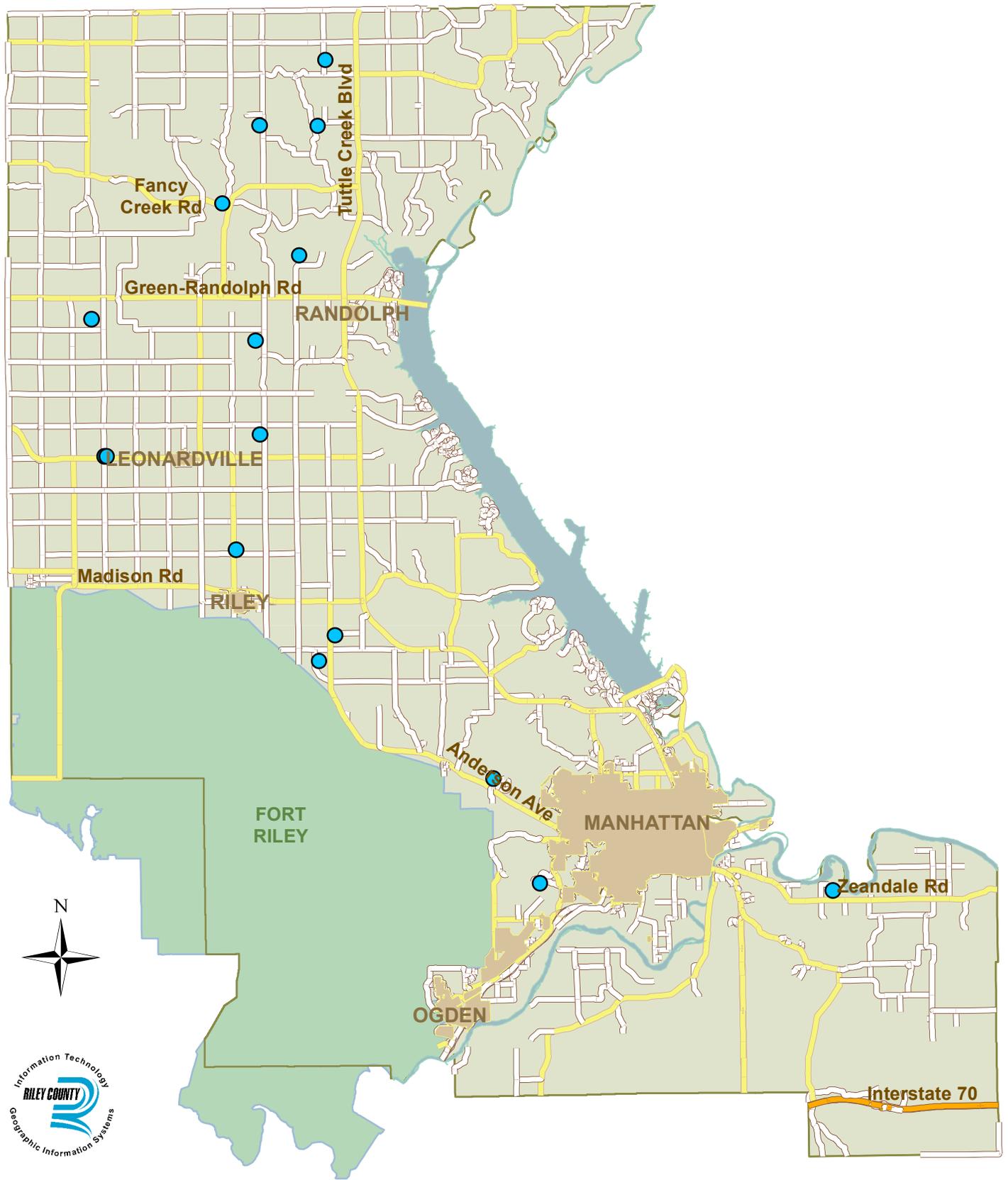
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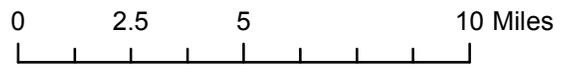
**PRIVATE WATER SUPPLY WELL PERMITS
ISSUED IN 2014**

PERMIT #	PROPERTY ADDRESS	S-T-R	PID #
14007	12280 Homestead Rd	25-8-5	1272500000004000
14008	20700 Liberty Ln	9-6-6	0320900000004020
14012	5800 W 104th	17-9-6	1641700000002000
14040	10143 Prairie Rock Rd	20-6-6	0342000000005010
14042	9831 Sunstead Ln	9-9-6	1620900000004000
14059	00000 Zeandale Rd	23-10-8	2062300000007000
14068	13683 Union Rd	25-7-5	0772500000007000
14075	19101 Peach Grove Rd	24-6-5	0462400000003000
14082	00000 Caley Rd	19-7-5	0741900000005000
14086	2696 W 60th	5-10-7	2130500001006010
14089	15601 Walnut Creek Rd	8-7-6	0830800000005010
14092	11209 Union Rd	12-8-5	1211200000001000
14093	640 S Scenic Dr	21-10-7	2152100000001120
14109	12620 Fancy Creek Rd	2-7-5	0710200000002000
14115	15500 Barton Rd	8-8-5	1230800000003000
14126	15500 Barton Rd	8-8-5	1230800000003000

Private Water Supply Well Permits Issued - 2014



January 30, 2015



SUMMARY OF ACTIONS DURING 2014

Manhattan Urban Area Planning Board, Riley County Planning Board, Board of County Commissioners and Board of Zoning Appeals

Type of Request	Total Requests Submitted	MUAPB				RCPB				BOCC				BZA			
		Appr' vd	Denied	In Process	With drawn	Appr' vd	Denied	In Process	With drawn	Appr' vd	Denied	In Process	With drawn	Appr' vd	Denied	In Process	With drawn
Regulation Amendment	2	2				2				2							
Planned Unit Development	1					1				1							
Rezoning	6	3				3				6							
Special Use	0																
Plat	7					7				7							
Replat	1					1				1							
Conditional Use	4													3	1		
Variance	7													7			
Residential Use Designator	5					5											
	33																

REGULATION AMENDMENTS SUBMITTED IN 2014

PETITION #	PETITIONER	REGULATIONS AFFECTED	CHANGE	DATES AND DECISIONS OF MEETINGS		
				RCPB	MUAPB	BOCC
#14-04	Board of Commissioners of Riley County	Riley County Zoning Regulations	Amend Section 7 - D Zones	03/10/14 Approved	03/03/14 Approved	03/17/14 Approved
#14-33	Board of Commissioners of Riley County	Riley County Zoning Regulations	Amend Section 2 - Definitions and Section 15 - Signs and Exterior Lights	12/08/2014 Approved	12/01/2014 Approved	12/11/2014 Approved

REZONING REQUESTS SUBMITTED IN 2014

PETITION #	PETITIONER	S-T-R	ACRES	ZONING CHANGE	NAME OF SUBDIVISION	DATES AND DECISIONS OF MEETINGS	
#14-12	Lee & Cindy Penner	30-9-7		SF-4 to AG	Huckleberry Hollow	RCPB 07/14/2014 Approved	BOCC 07/31/2014 Approved
#14-13	Lee & Cindy Penner	30-9-7		AG to SF-4	Huckleberry Hollow	RCPB 07/14/2014 Approved	BOCC 07/31/2014 Approved
#14-19	LAWE, LLC (David H. Tegtmeier, Registered Agent)	8-10-7		AG to A-PUD	Tegtmeier Addition	RCPB 08/11/2014 Tabled RCPB 09/08/2014 Approved	BOCC 09/25/2014 Approved
#14-22	Steven R. Springer	20-10-8		SF-1 to AG		MUAPB 09/04/2014 Approved	BOCC 09/22/2014 Approved
#14-23	Steven R. Springer	20-10-8		D-3 to AG		MUAPB 09/04/2014 Approved	BOCC 09/22/2014 Approved
#14-24	Steven R. Springer	20-10-8		SF-3 to AG		MUAPB 09/04/2014 Approved	BOCC 09/22/2014 Approved
#14-27	Charles J. Lake	34-10-8		AG to SF-5	Lake Subdivision	RCPB 10/13/2014 Approved	BOCC 11/03/2014 Approved

PLATS/REPLATS SUBMITTED IN 2014

PETITION #	PETITIONER	S-T-R	ACRES	# OF LOTS	NAME OF SUBDIVISION	DATES AND DECISIONS OF MEETINGS	
#14-01	Richard L. & Laura N. Soash	12-8-6	0.77	1	University Park Unit Nine	RCPB 01/13/14 Approved	BOCC 01/23/14 Approved
#14-03	Raymond L. Shultz	20 & 21-6-6	5.8	1	Shultz Estates	RCPB 01/13/14 Approved	BOCC 01/23/14 Approved
#14-10	Rusty Allison, Trustee for Mary Lou Allison Estate	17-9-6	5.4	1	Allison Addition Unit Three	RCPB 06/09/14 Approved	BOCC 06/19/14 Approved
#14-14	Lee & Cindy Penner	30-9-7		1	Huckleberry Hollow	RCPB 07/14/14 Approved	BOCC 07/31/14 Approved
#14-15	Bryce Trumpp	8-8-5	11.93	1	Trumpp Subdivision	RCPB 07/14/2014 Approved	BOCC 07/28/2014 Approved
#14-20	LAWE, LLC (David H. Tegtmeier, Registered Agent)	8-10-7	6.61	1	Tegtmeier Addition	RCPB 08/11/2014 Tabled RCPB 09/08/2014 Approved	BOCC 09/25/2014 Approved
#14-28	Charles J. Lake	34-10-8	5	1	Lake Subdivision	RCPB 10/13/2014 Approved	BOCC 11/03/2014 Approved
#14-32	Steven L. Hargrave	32-7-6	3.64	1	Hargrave Addition	RCPB 11/10/2014 Approved	BOCC 11/24/2014 Approved

RESIDENTIAL USE DESIGNATOR REQUESTS SUBMITTED IN 2014

PETITION #	PETITIONER	S-T-R	ACRES	DESIGNATOR TYPE	NAME OF SUBDIVISION	DATES AND DECISIONS OF MEETINGS
#14-02	Raymond L. Schultz	20 & 21-6-6	5.8	Extraneous Farmstead	Shultz Estates	RCPB 01/13/14 Approved
#14-09	Rusty Allison, Trustee for Mary Lou Allison Estate	17-9-6	5.4	Extraneous Farmstead	Allison Addition Unit Three	RCPB 06/09/2014 Approved
#14-11	Rusty Allison, Trustee for Mary Lou Allison Estate	17-9-6	47.58	Country Estate		RCPB 06/09/2014 Approved
#14-15	Bryce Trumpp	8-8-5	11.93	Extraneous Farmstead	Trumpp Subdivision	RCPB 07/14/2014 Approved
#14-31	Steven L. Hargrave	32-7-6		Extraneous Farmstead	Hargrave Addition	RCPB 11/10/2014 Approved

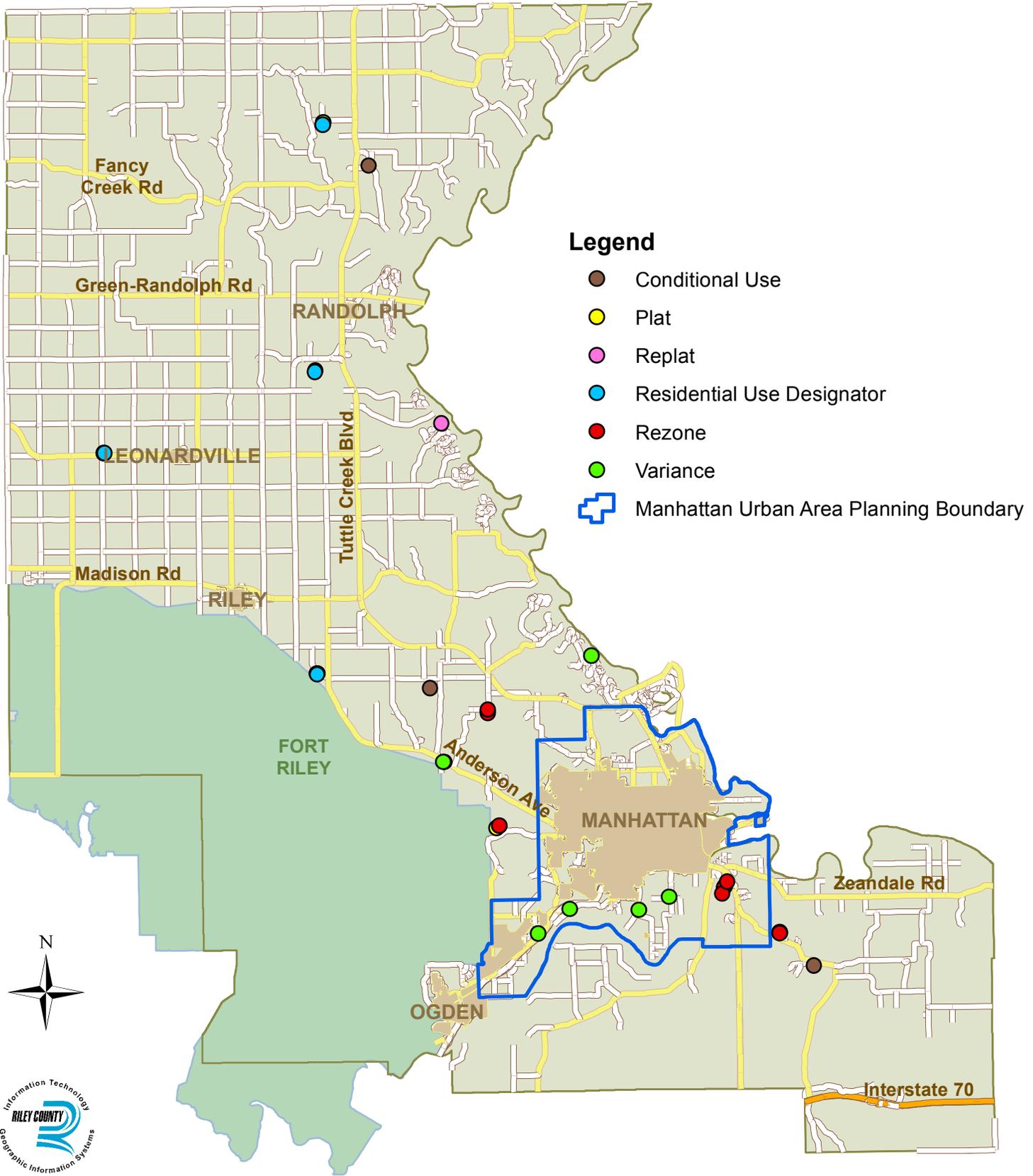
CONDITIONAL USES/VARIANCES SUBMITTED IN 2014

PETITION #	PETITIONER	S-T-R	VARIANCE/ CONDITIONAL USE	REQUEST	DATE/DECISION OF MEETING
#14-05	Manhattan Township	19-10-8	Variance	A variance allowing the top of the bottom floor of Manhattan Township Maintenance & Storage Shop (and proposed 20x40 addition) .89 feet (10.7 inches) below the required elevation of one (1) foot above base flood elevation.	BZA 04/14/2014 Approved
#14-06	American Cancer Society	24-9-6	Conditional Use	A conditional use authorization to permit a Type - III Special Event in the "AG" (Agricultural District).	BZA 04/14/2014 Approved
#14-07	Stan Cook	25-10-7	Variance	A variance to permit the construction of a detached agricultural accessory structure 3.1 feet below the required elevation of one (1) foot above base flood elevation.	BZA 04/14/2014 Approved
#14-08	Stanley J. Koehn	14-9-7	Variance	A variance 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.	BZA 06/09/2014 Approved
#14-17	Mackenzie Delrosso	27-6-6	Conditional Use	A conditial use authorization to allow for a commercial outdoor recreational facility (motocross).	BZA 07/14/2014 Approved
#14-18	Dell Ann Upp	2-11-8	Conditional Use	A conditial use authorization to allow for an Events Center.	BZA 08/11/2014 Denied
#14-21	Stacy Roberts	27-10-7	Variance	A variance to permit the construction of a detached garage 4.7 feet below the required elevation of one (1) foot above base flood elevation (1034 ft.).	BZA 09/08/2014 Approved

CONDITIONAL USES/VARIANCES SUBMITTED IN 2014

PETITION #	PETITIONER	S-T-R	VARIANCE/ CONDITIONAL USE	REQUEST	DATE/DECISION OF MEETING
#14-25	Wayne Kendall	36-9-6	Variance	A variance to reduce the front yard requirement of the north property line from 25 feet to two (2) feet.	BZA 10/13/2014 Tabled BZA 11/10/2014 Approved
#14-26	Bill Carson	33-10-7	Variance	A variance to permit the construction of a detached accessory structure 2.8 feet below the required elevation of one (1) foot above base flood elevation.	BZA 10/13/2014 Tabled BZA 11/10/2014 Approved
#14-29	Wayne Kendall	36-9-6	Variance	A variance to reduce the rear yard requirement of the east property line from 10 feet to five (5) feet.	BZA 11/10/2014 Approved
#14-30	Wildwood Estates, Inc.	20-10-8	Conditional Use	A conditial use authorization to allow for a commercial outdoor recreational facility (zipline park).	BZA 11/10/2014 Approved

Applications Submitted - 2014

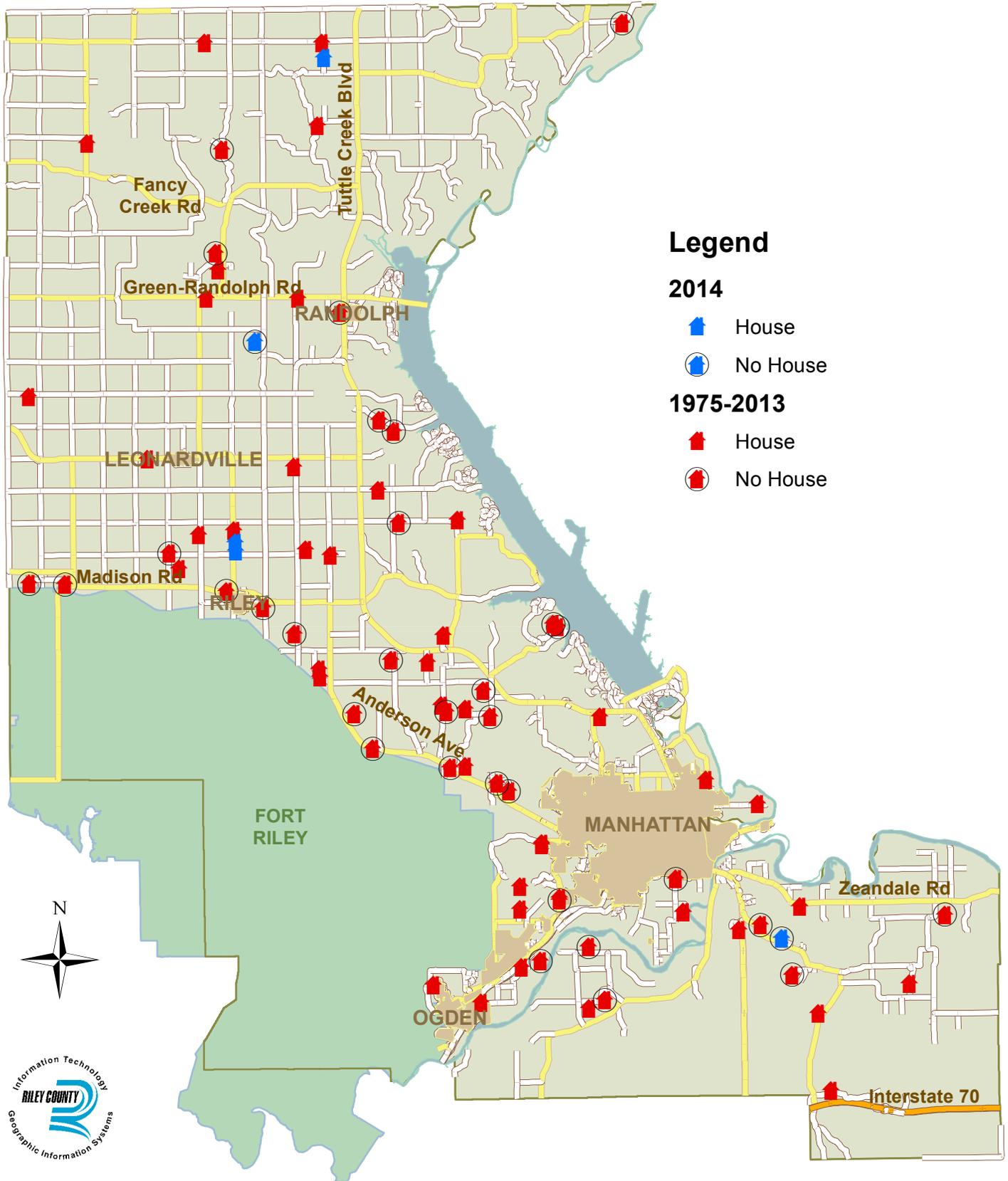


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AGRICULTURAL EXEMPTIONS ISSUED IN 2014

REQUEST #	APPLICANT	PROPERTY OWNER	S-T-R	ACRES	AGRICULTURAL EXEMPTION	DATE APPROVED/ DENIED
#14-01	Dominic Cercone	Cody & Jenny Sump	9-6-6	9.61	For a residence, with or without subdivision	02/03/2014 Approved
#14-02	Lance & Jennifer Holle	Lance & Jennifer Holle	25-8-5	29	For a residence, with or without subdivision	03/25/2014 Approved
#14-03	Robert Jenkins	Robert & Julia Jenkins	25-8-5	29	For a residence, with or without subdivision	03/27/2014 Approved
#14-04	Donna Nelson	Donna Nelson	25-7-5	80	For a residence, with or without subdivision	06/03/2014 Approved
#14-05	Charles Lake	Charles Lake	34-10-8	11.7	Subdivision (tracts less than 20 acres) without a residence	12/04/2014 Approved

AG Exemptions - 2014



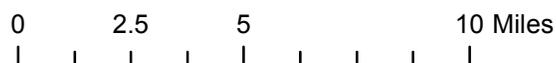
Legend

2014

-  House
-  No House

1975-2013

-  House
-  No House

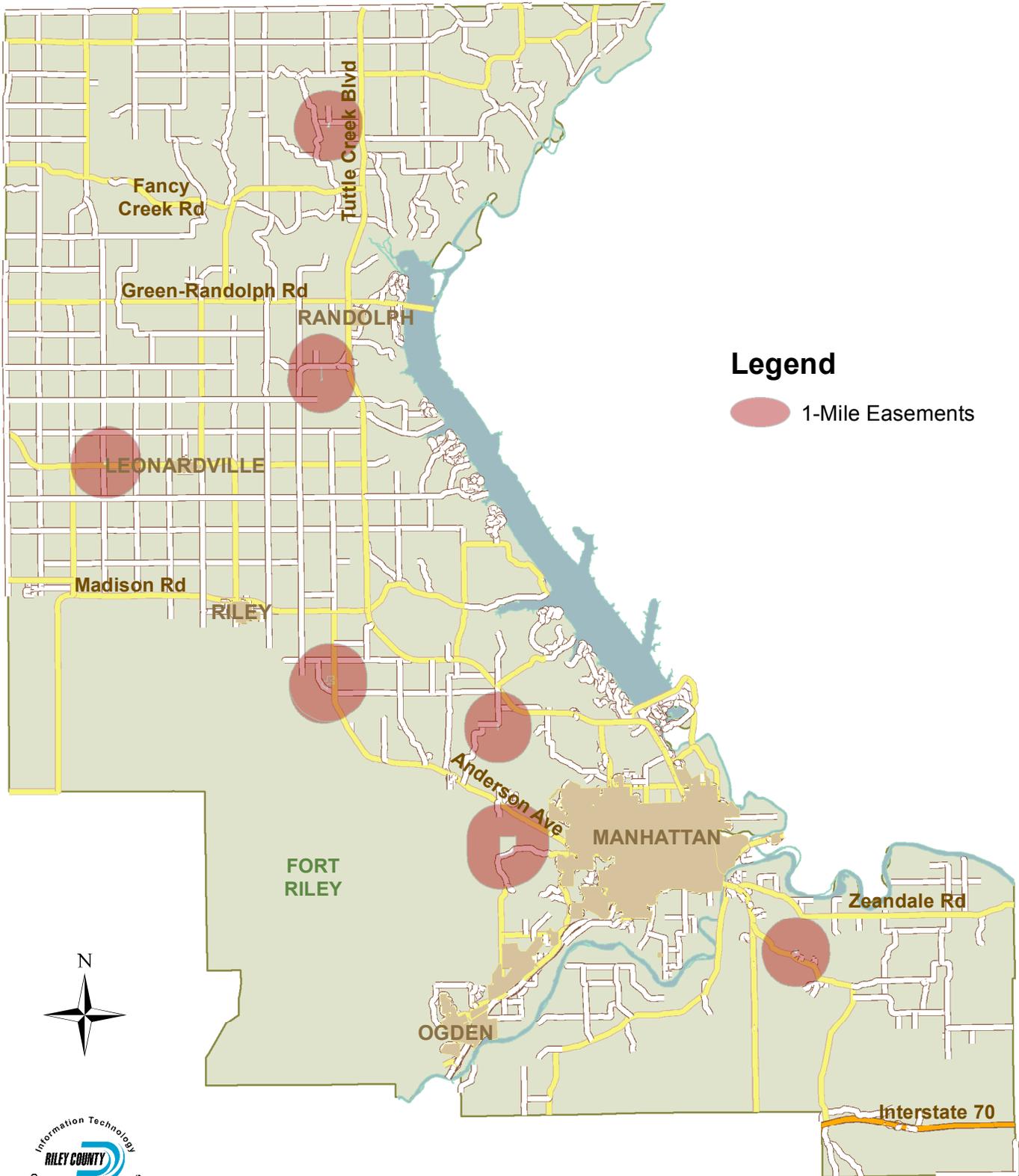


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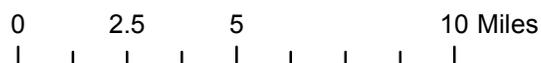
AGRICULTURAL PROTECTION EASEMENTS FILED IN 2014

PETITION #	PETITIONER	REZONING OR RESIDENTIAL USE DESIGNATOR	DATE APPROVED	S-T-R	DATED FILED	BOOK/PAGE
#14-02	Raymond L. Shultz	Extraneous Farmstead	01/13/2014	20 & 21-6-6	02/03/2014	858/666
#14-09	Rusty Allison, Trustee for Mary Lou Allison Estate	Extraneous Farmstead	06/09/2014	17-9-6	07/08/2014	859/5487
#14-11	Rusty Allison, Trustee for Mary Lou Allison Estate	Country Estate	06/09/2014	17-9-6	07/08/2014	859/5484
#14-13	Lee & Cindy Penner	AG to SF-4	07/31/2014	30-9-7	09/08/2014	860/2111
#14-15	Bryce Trumpp	Extraneous Farmstead	07/14/2014	8-8-5	09/25/2014	860/3521
#14-19	David & Danielle Tegtmeier	AG to A-PUD	09/25/2014	8-10-7	10/24/2014	860/6221
#14-31	Steven L. Hargrave	Extraneous Farmstead	11/10/2014	32-7-6	12/23/2014	861/2198

AG Protection Easements - 2014



January 30, 2015



SUMMARY OF ZONING COMPLAINTS/VIOLATIONS - 2014

TYPE OF VIOLATIONS	2013	2014
No sign permit	2	1
Illegal dumping	1	1
Illegal mobile homes	2	0
Building without a permit	5	6
Non-compliance with PUD	0	3
Unregistered/Inoperable vehicles	10	0
Unsafe structure	2	3
Illegal storage	0	2
Subdividing w/o Plat & Rezone	1	2
Nonpermitted use - Motorcycle track in AG	0	1
Campground in residential district	0	1
Commercial storage in single family residential	1	0
Operating a Mobile Home Park without a license	2	1
More than (1) one house on a parcel	1	0
Chickens in single family residential	4	0
Occupying a structure without a Certificate of Occupancy	1	1
Total Violation Cases	35	23

SUMMARY OF COMPLAINTS		
Total complaints received	49	44
Total Complaints Determined to be Violations	45	23
Total complaints that required a violation letter	36	22

SUMMARY OF VIOLATIONS		
Total Violations	45	23
Total Resolved Violations	41	15
Abated after 1st violation letter	29	13
Abated after 2nd violation letter	3	2
Property owners working with staff to abate violation		4
Violations Went to Court	0	0
Total Unresolved Violations	4	8

**SUMMARY OF ENVIRONMENTAL HEALTH
COMPLAINTS/VIOLATIONS - 2014**

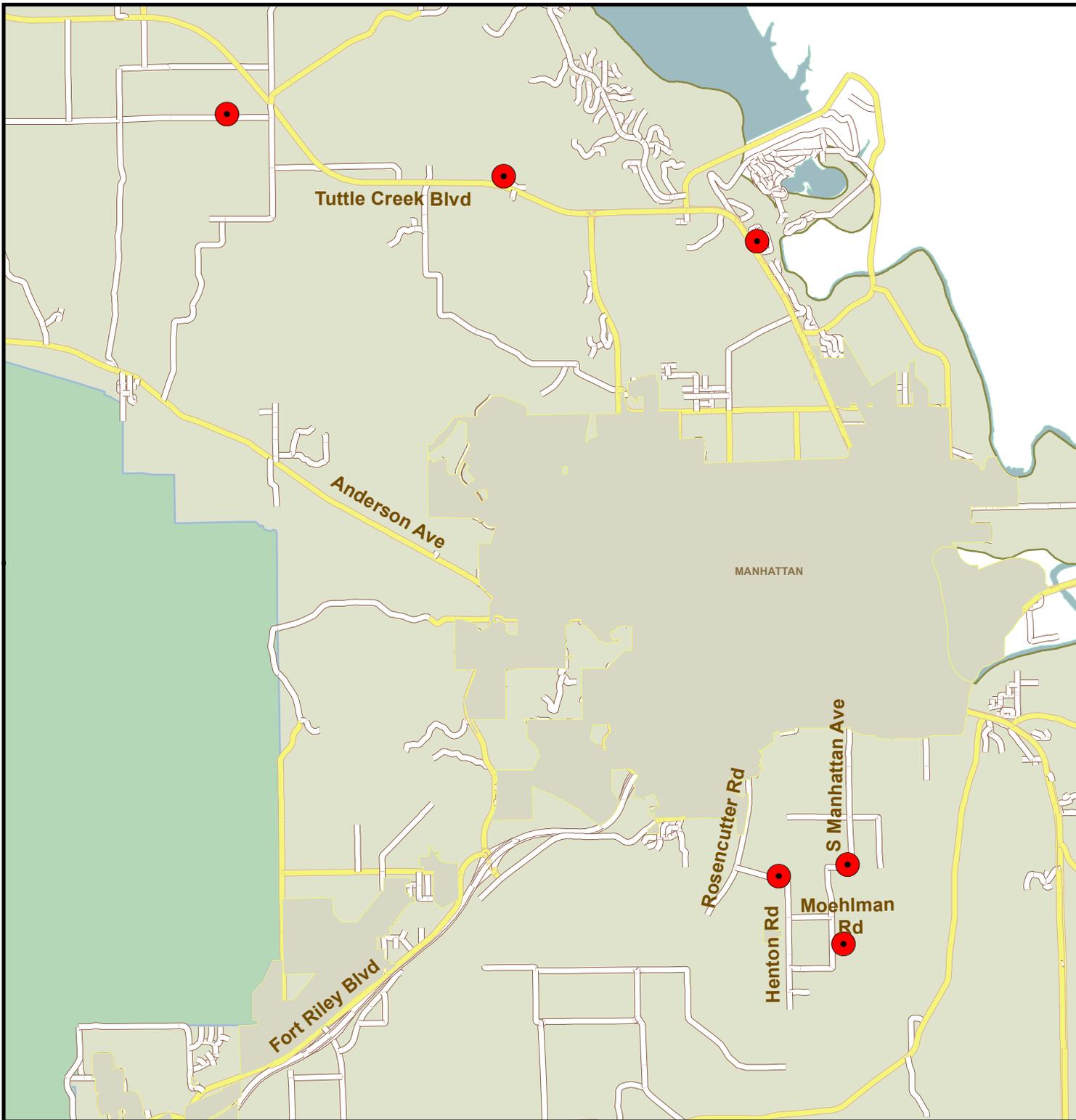
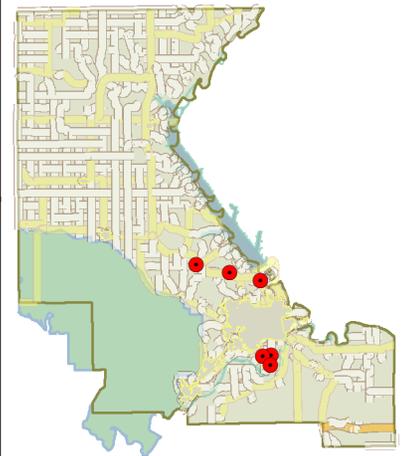
TYPE OF VIOLATIONS	2014
No current pumping report on file	8
Failure to apply for a repair permit	2
No maintenance contract for alternative system	6
Illegal discharge of wastewater	56
Occupying a residence without a septic permit	2
Failure to complete repair before permit expiration	2
Emergency Order - sewage running on ground	7
Wastewater system not located within property boundaries	1
No septic permit on file	1

MOBILE HOME PARKS LICENSED FOR 2014

MAP ID	Name of Park	Park Address	S-T-R	Zoning	Owner	Manager	# Of Spaces
1	Sedalia	6320 N 52nd St	18-9-7	AG	Pat and Bud Umscheid	Dave and Debbie Carrara	5
2	Tuttle Terrace	6030 Tuttle Terrace	22-9-7	B-3	Daniel Wild	Connie Rogers	36
3	Riverchase	4440 Tuttle Creek Blvd	25-9-7	R-PUD	Riverchase LLC	Stacy Wedel-Bryant	162
4	Northcrest I	1726 S Manhattan Ave	30-10-8	B-3	Roger Nauerth	Rodney Dembkowski	12
5	TDJ Stables	1821 Priboth Rd	31-10-8	AG	J J and Susan Jones	J J and Susan Jones	5
6	O'Callaghan's Place	2750 Moelman Rd	25-10-7	AG	Carlos Aviles	Carlos Aviles	8

MOBILE HOME PARK LICENSES 2014

VICINITY

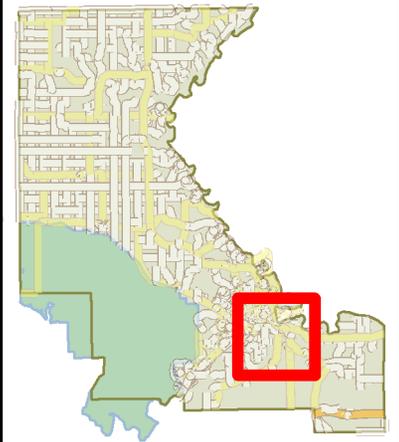


EXCAVATION LICENSES ISSUED IN 2014

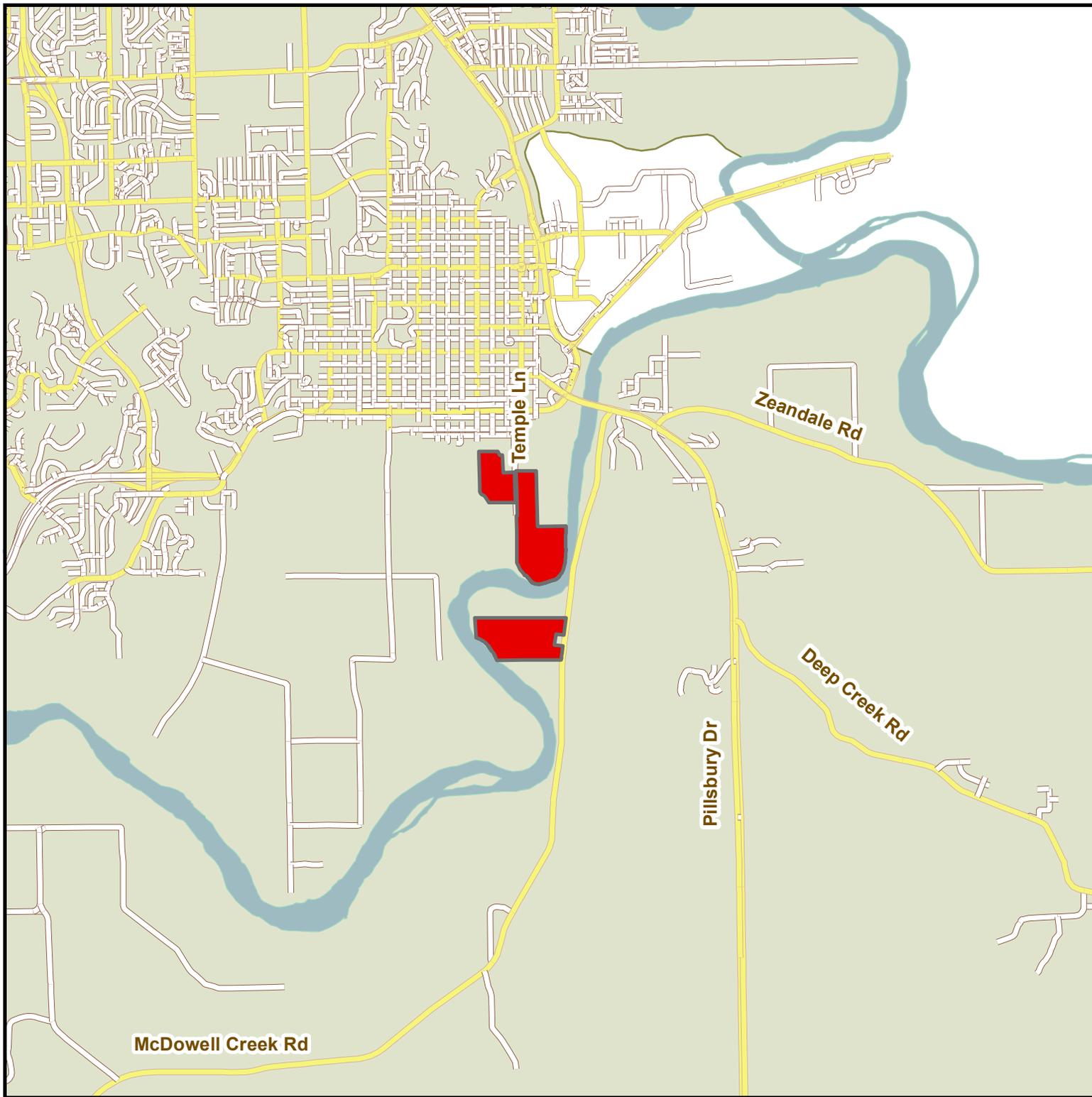
MAP ID	Property Address	Owner	Contractor	S-T-R	Township	Zoning	Type	Size
1	Temple Lane	ANNA Limited Partnership	Larson Construction	19-10-8	Manhattan	AG	Borrow Pit	1-5 acres
2	1330 Temple Lane	Greg & Theresa LLC	G and T Excavating	19-10-8	Manhattan	AG CU	Borrow Pit	>5 acres
4	McDowell Creek Rd	Tri-Lake Dist LLC	Hartford Sand & Gravel	30-10-8	Ashland	AG CU	Borrow Pit	>5 acres



EXCAVATION LICENSES 2014



35



SEPTIC INSTALLER LICENSES 2014

LICENSE #	BUSINESS NAME	ALTERNATIVE SYSTEM	LAGOON	LATERIAL FIELD	PROFILE HOLE	REPAIR SEPTIC SYSTEM	STANDARD SYSTEM	SEWER TAP
#01-2014-01	BAM Excavation & Trucking		X		X	X	X	X
#01-2014-31	Brenner's Backhoe Services				X	X	X	X
#10-2014-32	Gideon Excavating Inc		X		X	X	X	X
#01-2014-26	Hopper Plumbing		X		X	X	X	
#01-2014-07	J & G Plumbing				X	X	X	X
#01-2014-08	Jay White Excavating		X		X			
#01-2014-04	Johnson Excavation		X		X	X	X	
#01-2014-17	Josh Connet Excavation		X		X	X	X	X
#01-2014-20	Knudson Construction Inc		X		X	X	X	
#01-2014-03	L & L Trenching		X		X	X	X	
#01-2014-06	Larson Construction Inc				X	X	X	X
#01-2014-14	Lee Plumbing Heating & A.C.					X	X	
#01-2014-05	Leonard Backhoe Inc	X	X		X	X	X	X
#08-2014-33	Little Apple Backhoe		X		X	X	X	X
#01-2014-21	Mid-American Water & Plumbing				X	X	X	X
#01-2014-13	Midwest Concrete Materials		X		X	X	X	X
#01-2014-12	Mitchell Plumbing Heating & Air Conditioning Inc			X		X		
#01-2014-24	Reid Plumbing Heating & Air Conditioning					X	X	X
#01-2014-09	Tim's Backhoe Service Inc	X	X		X	X	X	X

SEPTIC HAULER LICENSES 2014

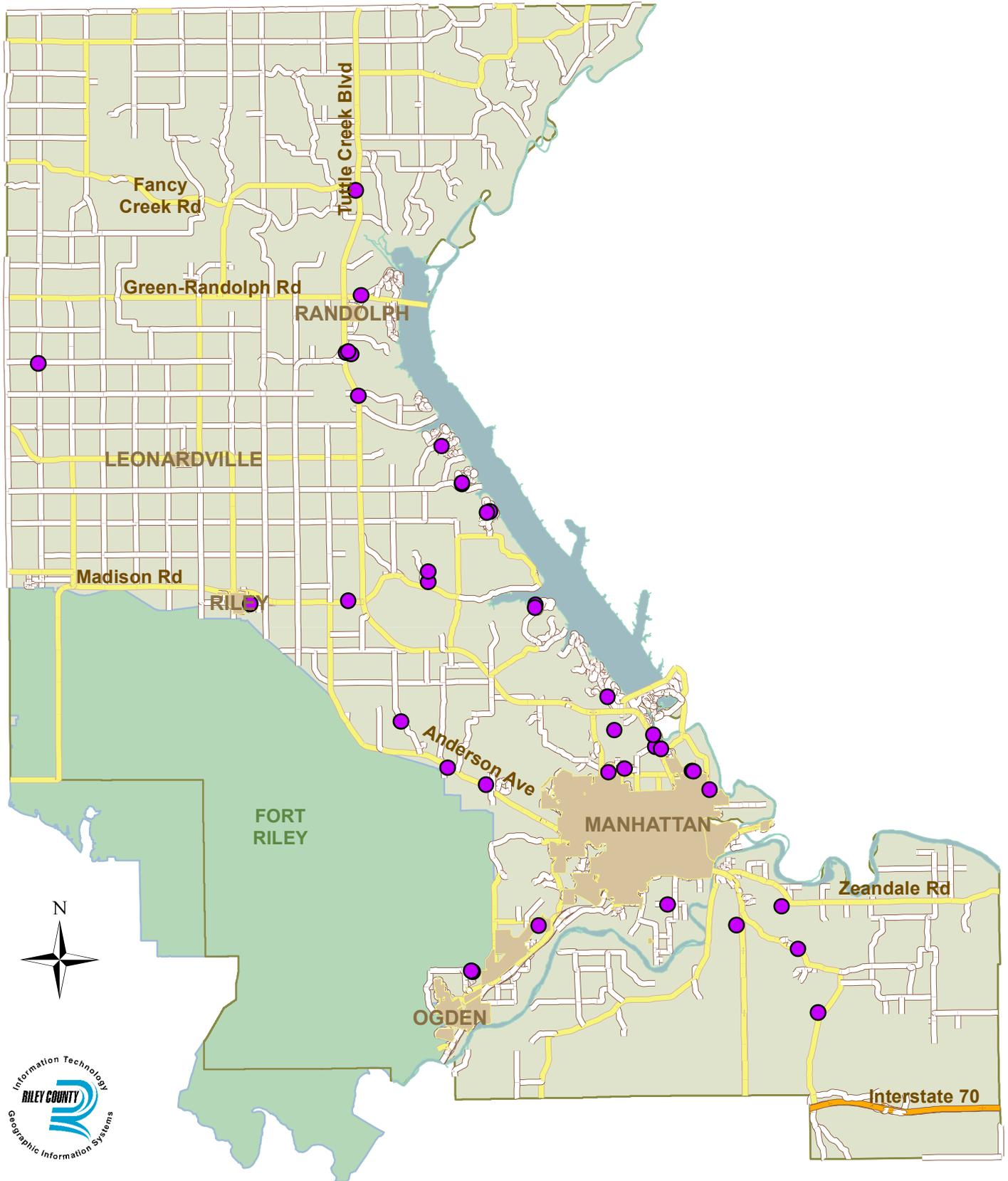
LICENSE #	BUSINESS NAME
#10-2014-28	A-1 Rental Inc
#10-2014-25	Cat Cans Portable Services, LLC
#10-2014-19	Frankfort Porta Potty
#10-2014-29	Johnson's Portable Toilet Service
#6-2014-33	Kansas Pumpnig Service Inc
#10-2014-18	Mitchell Plumbing Heating & Air Conditioning Inc
#01-2014-16	SI Wastewater

ENVIRONMENTAL SITE EVALUATION INSPECTIONS 2014

LOG #	PROPERTY ADDRESS	S-T-R
14009	1304-1306 Rover Rd	28-10-7
14010	2791 Purcell Rd	31-9-8
14011	2956 Marlatt Ave	35-9-7
14014	8351 Fairview Church Rd	26-8-6
14015	8351 Fairview Church Rd	26-8-6
14016	3720 Seth Child Rd	26-9-7
14017	6611 Golden Shores	18-8-7
14021	6611 Golden Shores Drive	18-8-7
14026	2811 Nelson's Landing	31-9-8
14032	13440 Tuttle Creek	28-7-6
14033	13330 Tuttle Creek	28-7-6
14034	13400 Tuttle Creek	28-7-6
14038	3717 Rocky Ford Ave	30-9-8
14044	2810 Nelson's Landing	31-9-8
14045	6128 Anderson Ave	6-10-7
14046	2520 Casement Rd	5-10-8
14047	9520 Madison Rd	4-9-6
14056	7022 Deer Run Rd	4-9-7
14071	11969 East Kansas	1-9-5
14087	12260 Tuttle Creek Blvd	4-8-6
14088	3961 Deep Creek Rd	11-11-8
14090	2090 Zeandale Rd	27-10-8
14094	1425 Collins Ln	30-10-8
14095	4191 Silver Creek	26-9-6
14097	7006 Deer Run Rd	4-8-7

LOG #	PROPERTY ADDRESS	S-T-R
14098	2440 Big Horn Lane	6-11-7
14105	3076 Chapman Lane	36-9-6
14106	3104 Freeman Circle	23-9-7
14108	2609 Marion	36-9-7
14110	13121 Lasita	35-7-4
14114	17555 Tuttle Creek Blvd	33-6-6
14118	1320 Deep Creek	34-10-8
14119	9100 Green Randolph	15-7-6
14122	27 Perry Drive	29-10-8
14125	11011 Lakeside Dr	12-8-6
14129	5912 Sharm Drive	20-8-7
14131	2413 Big Horn Lane	6-11-7
14133	1713 Hollow Tree	19-8-7
14135	9310 Blue Ridge Rd	19-8-7

Environmental Site Evaluation Inspections - 2014



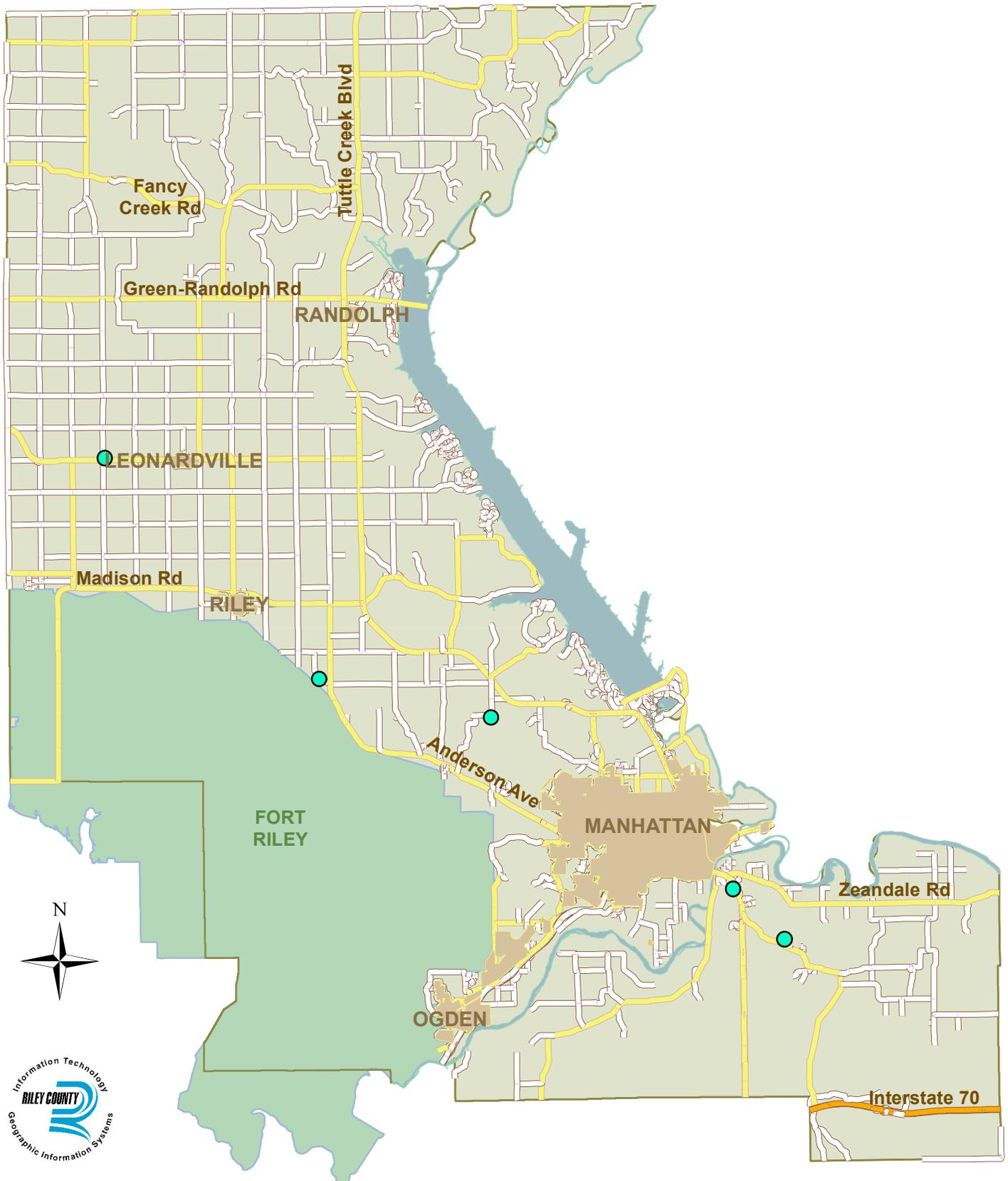
January 30, 2015

0 2.5 5 10 Miles

**UTILITY EVALUATION FOR
NEW SUBDIVISION
2014**

LOG #	SUBDIVISION	PROPERTY ADDRESS	S-T-R
14054	Allison Addn #3	5481 W 104th Ave	17-9-6
14066	Trumpp Subdivision	15500 Barton Rd	8-8-5
14067	Huckleberry Hollow	6001 White	30-9-7
14099	Lake Subdivision	1012 Sedam Ave	34-10-8
14111	Wildwood Estates	281 Johnson Rd	20-10-8

Utility Evaluations For New Subdivision - 2014



January 30, 2015

0 2.5 5 10 Miles

ENVIRONMENTAL HEALTH COMPARISON

PERMITS	2013	2014
Alternative Systems	0	5
Standard Field	2	2
Lagoon	8	13
Repair Wastewater System	66	55
Private Water Supply Well	14	16
Environmental System Evaluation (ESE)	35	39
Utility Plat	12	6
Mobile Home Park Utilities	1	1
LICENSES		
Wastewater Contractor	19	19
Alternative System Contractor License	2	2
Septic Hauler	6	7
REPORTS		
Septic Pumping	224	253
Alternative Wastewater	98	100
TESTING		
Water Well	240	267
Profile	27	25
Percolation test	4	2
COMPLAINTS/VIOLATIONS		
Complaints/Violations		
Complaints	166	95
Resolved Complaints	161	94
Presentations & Training conducted in Water and Wastewater	18 hrs	29.5 hrs



MEMO

<input type="checkbox"/>	PLEASE COMMENT
<input type="checkbox"/>	PLEASE REPLY
<input type="checkbox"/>	URGENT
<input checked="" type="checkbox"/>	FOR REVIEW

Date: April 13, 2015

TO:

Riley County Planning Board
110 Courthouse Plaza
Manhattan, Kansas 66502

From:

Planning & Development
110 Courthouse Plaza
Manhattan, Kansas 66502

SUBJECT: Annual Review of the Riley County Comprehensive Plan

MESSAGE: The Vision 2025- A Comprehensive Plan for Riley County was adopted in October 2009. As required by K.S.A. 12-747(d), the Plan must be reviewed at least once each year. As part of the annual review of the Plan, planning staff is requesting that the Board review the goals, objectives, policies and other elements of the Plan and make a determination regarding any possible amendments. Although the executive summary of the Plan is enclosed for your review, it is strongly recommended that each member closely examine all elements of the Plan, including how well the Development Guidance System is meeting the overall goal of the future land use chapter of guiding the majority of future residential growth in the unincorporated area to the Manhattan Urban Area and other designated growth areas.

Although it is not anticipated there will many changes proposed, any comments, suggestions or proposed amendments will be compiled into a memo/final report for the Board's review. The final report will presented on behalf of the Planning Board, to the Board of County Commissioners.

If there are no proposed changes to the Plan and if the attached sample final report is satisfactory, we will proceed with the next step of the process.

If you have any questions regarding this memo, or need additional information, I can be reached at 537-6332 or emailed at risaac@rileycountyks.gov

Bob Isaac
Planner

Planning & Development
110 Courthouse Plaza
Manhattan, KS 66502

Annual Review of the Comprehensive Plan 2015

Background and Intent

Vision 2025- A Comprehensive Plan for Riley County was adopted in October 2009. As required by K.S.A. 12-747(d), the Plan must be reviewed by the planning board at least once each year. As part of the annual review of the Plan, planning staff is requesting that the Board review the goals, objectives, policies and other elements of the Plan and determine any updates that are needed. It is strongly recommended that each member closely examine the overall performance of the Plan, including how well the Development Guidance System is meeting the overall goal of the future land use chapter of guiding the majority of future residential growth in the unincorporated area to the Manhattan Urban Area and other designated growth areas. Staff has provided the following analysis for the Board's consideration.

Chapter 4: Demographics

This chapter describes the factors which determine the magnitude and direction of population change (births, deaths and migration). Each factor is subject to change independently and must be considered separately.

The chapter indicates that the overall population of Riley County is expected to increase throughout the planning horizon (2025), due to the increase of troops and families at Fort Riley, increasing enrollment levels at Kansas State University, and anticipation of the National Bio and Agro-Defense Facility (NBAF) locating in Manhattan.

The population projection method used historical population data from the U.S. Census, from 1970–2007. The 2007 U.S. Census estimate (69,083 persons) was used due to its greater accuracy in reflecting the growth experienced by Fort Riley since 2000. Despite the fluctuations in population of Fort Riley and Kansas State University, Riley County has historically (1950-2000) averaged an approximate 1% annual growth rate. Thus, with the exception of 2007-2010, where a slightly higher annual growth rate was used, the projection used a 1% annual growth rate.

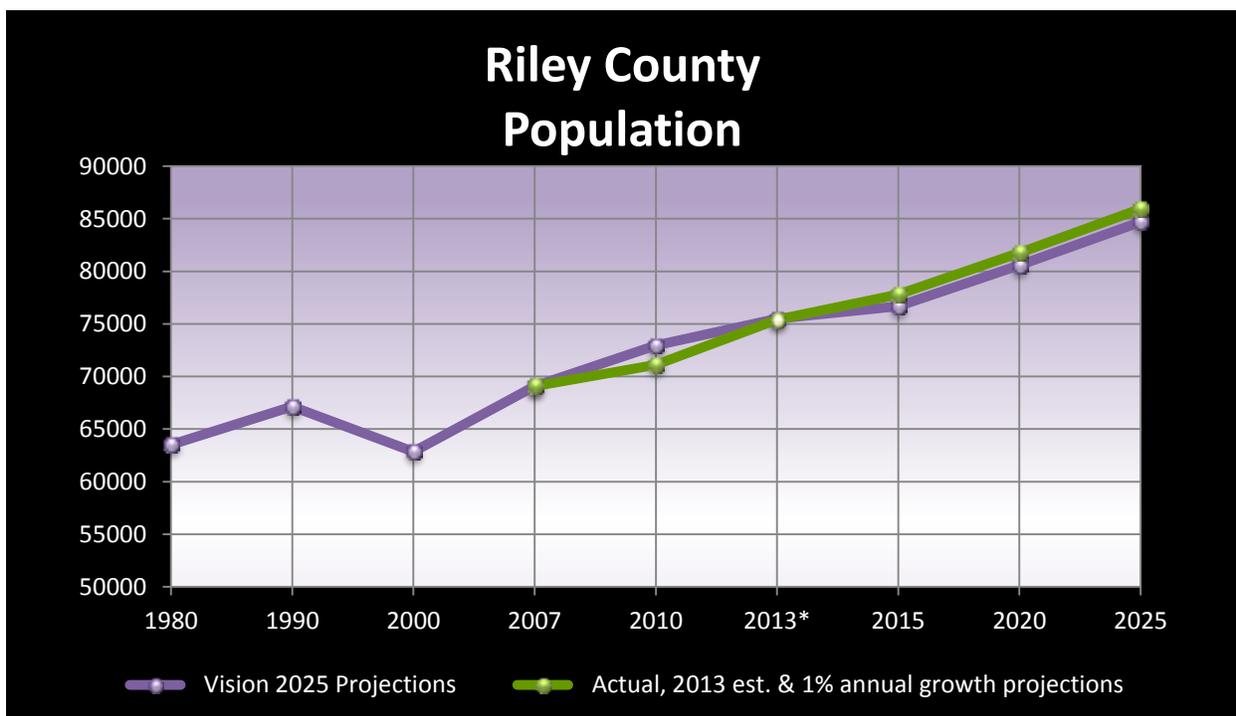


Figure 1

Comparatively, the Plan projected Riley County's population for 2010 to increase to 72,949 persons. According to the Census, the actual population increased to only 71,115 persons; a difference of 1,834 persons (see Figure 1). The Census estimated Riley County's population for 2013 (2014 estimates are not yet available) to be 75,394 persons, only 1,276 persons shy of the projected population for 2015. If we use the 2013 estimate and apply the Plan's extrapolation method using an average 1% annual growth rate, Riley County's population will be on track to slightly exceed the Plan's 2025 projection. It is reasonable to assume, due to the transient nature of the military and collegiate communities, the population of Riley County will continue to fluctuate, yet continue to grow.

Chapter 5: Agricultural Preservation and Rural Character

This chapter defines and illustrates the importance of preserving agriculture and rural character. The goal of this chapter states:

TO PRESERVE AND ENHANCE THE EFFICIENT UTILIZATION OF RURAL LAND FOR AGRICULTURAL PURPOSES

The rationale for the goal as listed in the Plan:

Agriculture is a vital part of the economic system, directly infusing millions of dollars in product and providing valuable inputs into secondary economic activities such as agri-related businesses and activities connected to Kansas State University, a land-grant institution;

Agricultural land is a nonrenewable resource. Once public and private decisions are made to convert agricultural land to non-agricultural uses, this vital resource is almost always irretrievably lost;

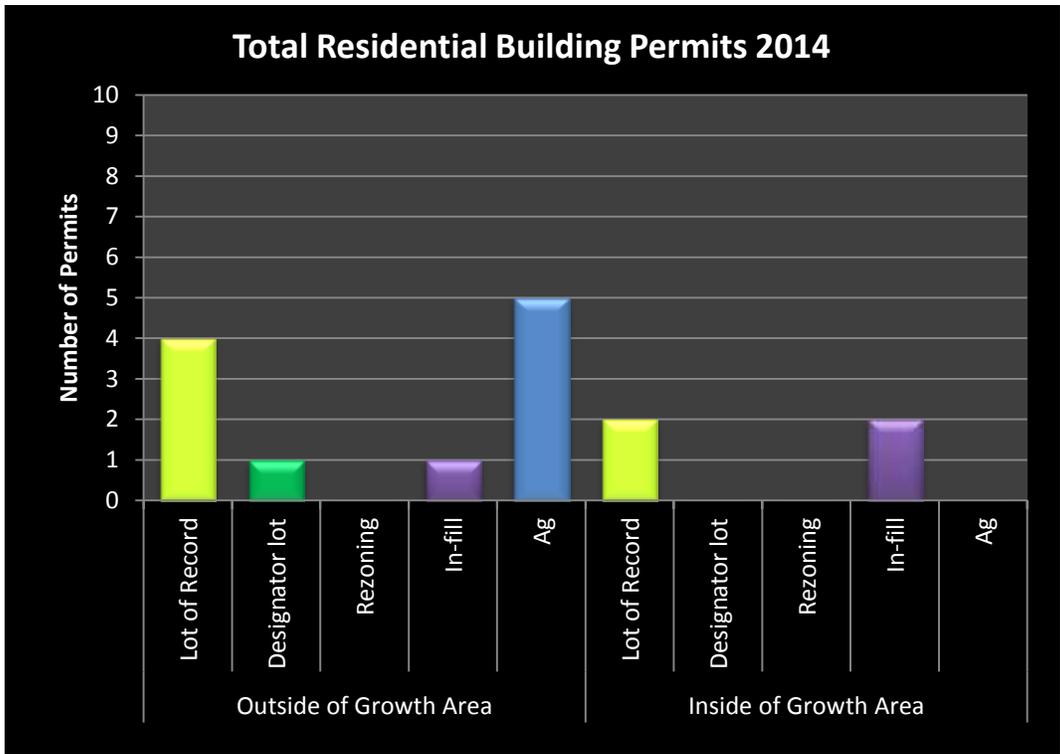
Preserving sufficient agricultural land maintains the ability to provide locally-produced food and fiber which is increasing in economic demand and which is becoming increasingly important to our long-term sustainability and security;

Further, Objective A3 states: Discourage the premature subdivision and development of agricultural land for non-agricultural purposes.

In order to meet this goal and objective, implementation efforts must also meet the Future Land Use goal (Chapter 11 Future Land Use) which states:

TO DIRECT THE MAJORITY OF FUTURE RESIDENTIAL GROWTH IN THE UNINCORPORATED AREA OF RILEY COUNTY TO THE MANHATTAN URBAN AREA AND THE DESIGNATED GROWTH AREAS INDICATED ON THE FUTURE LAND USE MAP

This chapter states that the future residential needs for the projected population growth of the unincorporated area of Riley County can be accommodated by the Designated Growth Area along Tuttle Creek Reservoir and the Designated Growth Areas around each of the small cities. In order to evaluate whether the goal of Chapter 11 is being met, staff has created a tracking system to monitor building permits issued for residential purposes in the unincorporated area. The chart below illustrates under what premise the building permit was issued (lot of record, residential use designator, rezoning, etc.) and whether the new residence is located inside or outside of a designated growth area.



		Principal Building Permits Issued		% of Total Non-Ag BPs
<u>Outside</u> of Growth Area	Lot of Record		4	60%
	Designator lot		1	
	Rezoning		0	
	In-fill		1	
	Ag		5	
<u>Inside of</u> Growth Area	Lot of Record		2	40%
	Designator lot		0	
	Rezoning		0	
	In-fill		2	
	Ag		0	

Total Building Permits Issued: 15
Total BPs Non-Ag Residence Issued: 10

- * Rezone = BP for principal structure for tracts rezoned AFTER May 21, 2012
- * In-fill = BP for principal structure for tracts rezoned BEFORE May 21, 2012 or replacing a house on a Residential Designator - Extraneous Farmstead lot.

Figure 2

A total of 15 residential building permits were issued in 2014, two less than in 2013. With 60% (11) permits issued outside of a designated growth area and 40% (4) permits issued within a designated growth area, it appears that the Future Land Use goal (Chapter 11 Future Land Use) was not met in 2014. However, the first priority action listed in Chapter 14: Action Plan suggests eliminating the “20-acre minimum lot size” (exemption) while implementing provisions for non-conforming “lots of record”. This priority action was successfully completed in May 2012 with the adoption of the Vision 2025 (zoning)

amendments. As a result, much of the residential development occurring in 2014 can be directly attributed to the flexibility of the new zoning regulations, which is consistent with the Plan. Obviously, in-fill describes residential development on lots that were platted, zoned and/or used for residential purposes prior to the adoption of the new regulations. The majority of residential building permits issued during 2014 outside of a designated growth area were agriculturally exempt. Since 1975, there have been 83 agricultural exemptions; 49 of which were granted for an agriculturally related residence (see Figure 3)

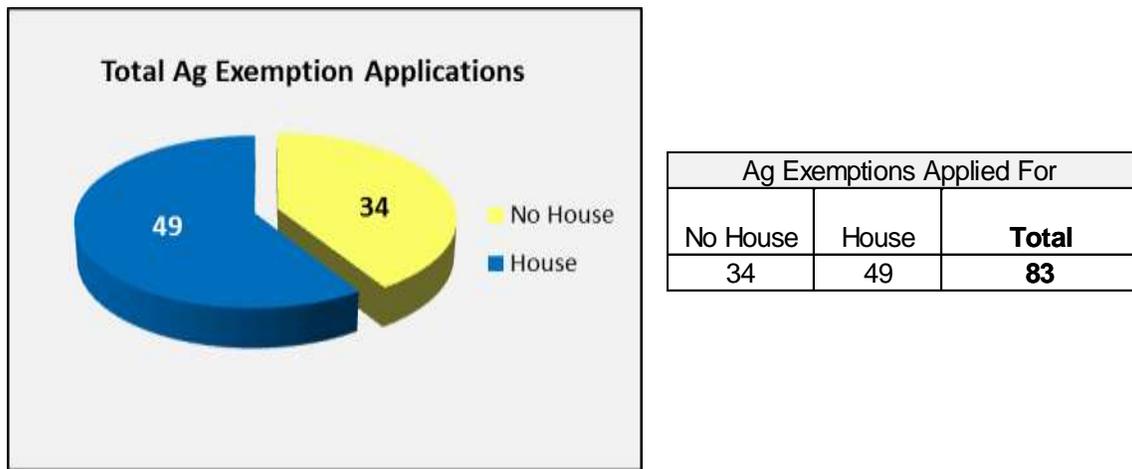


Figure 3

A total of four (4) agricultural exemptions were granted in 2014; the most since 2006 (see Figure 4).

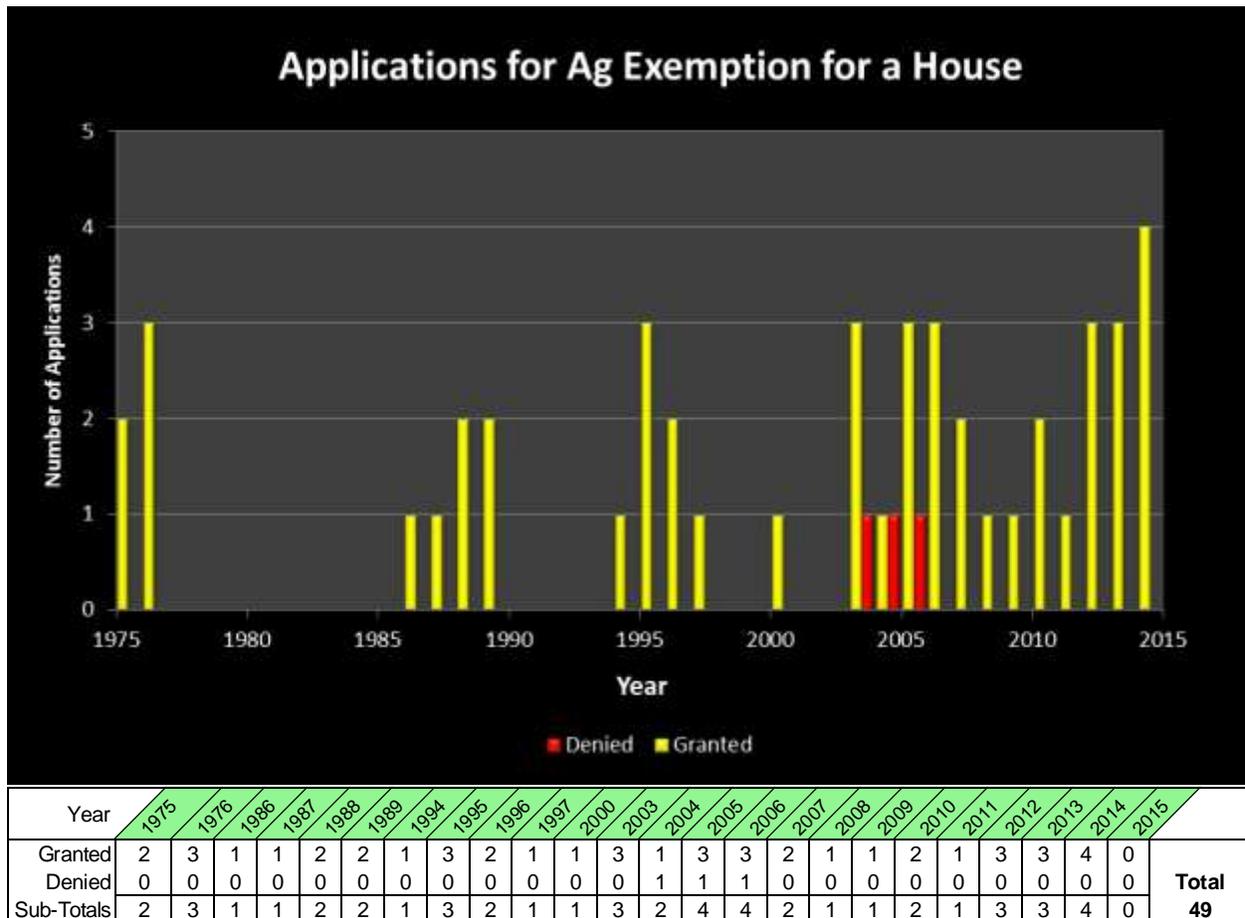


Figure 4

More importantly, however, there were no residential building permits issued as a result of a rezoning in 2014.

Chapter 6: Environment and Natural Resources

This chapter emphasizes defining environmental features, functions and natural resources that create a framework within which growth and development may be permitted. The core of this framework consists of the most sensitive environmental areas, such as wetlands, critical wildlife habitats of threatened and endangered species, riparian corridors, native woodlands, steep slopes and resource extraction areas. Identified natural and man-made hazards such as floodplains and high noise impact areas, which pose a threat to human life/health and risk of damage to property, are also discussed.

The priority actions listed in Chapter 14: Action Plan

1. Prohibit Development in Floodways

Although it is necessary for floodways to be kept free of obstructions, including development, for the purposes of discharging the 1% annual chance flood, the County has not initiated action to prohibit all development in floodways.

2. Greater Restrictions on Development in 100-Year (1% annual chance) Floodplain

The Plan suggests that the county regulations be amended to accomplish the following:

- Prohibit the platting of any lot which is entirely within the 100-year floodplain;
- Require that all platted lots within the 100-year floodplain include a buildable portion that is above the Base Flood Elevation (BFE), including the required freeboard;
- Require all public streets be constructed above BFE;
- Prohibit platted lots with private drive access below BFE; and
- Increase freeboard from 1 foot to 2-3 feet above BFE.

Although the regulations have not yet been amended to address these specific suggestions, the following steps are currently being taken to further the goal and objectives of Chapter 6.

The Federal Emergency Management Agency; Kansas Department of Agriculture, Division of Water Resources; the City of Manhattan; and Riley County are in the process of updating the FIS and FIRM for the County. FIRMs are FEMA map products that are used to regulate development within the floodplain and to determine if flood insurance is required under the National Flood Insurance Program. The study and FIRMs were released for preliminary review in 2013. The new FIRMS will become effective March 16, 2015.

Also, planning staff has been working to improve the County's rating in the National Flood Insurance Program's (NFIP) Community Rating System (CRS). The ultimate goal of lowering (improving) the CRS rating is so that flood insurance premium rates will be discounted to reflect the reduced flood risk resulting from the community actions meeting the three goals of the CRS:

1. Reduce flood damage to insurable property;
2. Strengthen and support the insurance aspects of the NFIP, and
3. Encourage a comprehensive approach to floodplain management.

Riley County was successful in lowering the current CRS rating of 10 to the new rating of 9, which will become effective May 1, 2015.

In November 2013, Riley County and the City of Manhattan adopted the Wildcat Creek Floodplain Management Plan. In association with the Kansas Hazard Mitigation Team and the U.S. Army Corps of Engineers (USACE), the purpose of the Plan is for the use of local communities to manage flood hazards along Wildcat Creek.

Riley County is continuing to partner with the City of Manhattan, Pottawatomie County, the State of Kansas, US Army Corps of Engineers, National Weather Service and other State and Federal agencies for a pilot project to address flood risks for residents and business owners along the Big Blue River. Similar to the Wildcat Creek Flood Pilot Project, the Big Blue River Pilot Project will create a flood inundation website map, future condition flood models, and a floodplain management plan. As a component of the floodplain management plan, a nonstructural flood mitigation plan and public outreach plan will be

created. These two components will use nationally recognized experts to develop ways to better inform residents and business owners of the flood risks and devise ways to minimize these flood risks from impacted lives and structures.

3. Riparian Area Site Plans and Buffers

Two new sections have been added to the zoning regulations regarding site plans (Section 21B – Site Plan Review) and Riparian and Agricultural Buffers (Section 21C – Development Standards). Riparian buffers are required to be shown on either a plat or development site plan whenever applicable. To further the overall goal of the Plan, the agricultural buffer standard applies to all new non-agricultural residential and commercial lots (excluding Extraneous Farmstead and Reconversion Lot residential use designators). In 2014, only one (1) lot was created that included an agricultural buffer (see Figure 3).



Figure 3

4. Improve Stormwater Drainage Requirements

Although the regulations have not been amended yet to improve existing stormwater drainage requirements, staff continues to require that stormwater drainage criteria for certain developments mirror those of Manhattan. Specifically, post-development of a site may generate an increase in stormwater runoff, but the site cannot generate an increase in the *rate* of runoff. The use of detention ponds and/or other methods are encouraged.

5. Steep Slope Standards and Site Plan

New standards regarding developments in areas with greater than 20% slopes, including standards for access roads and a site plan requirement to better control erosion and drainage issues, etc. have not been completed.

6. Stream Bank Stabilization Standards

New standards regarding the stabilization of stream banks in consequential developments have not been completed.

7. Stream Modification Standards

New standards regarding the modification of stream channels in consequential developments have not been completed.

8. Parks/Open Space Standards

New standards regarding the dedication of park land and/or open space for multi-lot subdivisions have not been completed.

Chapter 7: Residential

The Background and Intent of this chapter states that a continuing goal of the County is to provide opportunities for rural living while maintaining the County's rural character and preserving the high quality agricultural areas. It also states that it is important to support the existing residential developments in the unincorporated areas.

Although Objective R1 states: "Recognize and maintain or upgrade the particular residential character of existing residentially zoned neighborhoods," it doesn't directly pertain to the conversion of extraneous farmsteads. The 6th priority action listed in Chapter 14: Action Plan suggests adopting new rules regarding extraneous farmsteads. In response to this priority action, one of the new residential designators listed in the new AG (Agricultural) zoning district was created for extraneous farmstead situations.

Chapter 8: Commercial

This chapter states that Riley County's economy continues to be dominated by the government sector, with the large employment base provided by Fort Riley, the school districts and Kansas State University. Although there were no requests to rezone land to commercial, a total of seven (7) commercial building permits were issued in 2014, following the goal, objectives and policies of the chapter.

In June 2013, the Board of Commissioners of Riley County placed a one year moratorium on permits for digital on-site business signs (Resolution No. 060613-39). In June 2014, the Board of Commissioners of Riley County extended the moratorium for six months (Resolution No. 051914-24) to allow for the completion of updating Section 15 Signs of the Riley County Zoning Regulations in order to meet the objective of the moratorium. On December 11, 2015, the Board of Commissioners of Riley County adopted amendments to Sections 2 and 15 of the zoning regulations (Resolution No. 121114-51).

Industrial:

Since the adoption of the Plan, there has only been one (1) request to rezone land to an industrial classification (Thomas – February 2014). The rezoning was consistent with Objective II which states:

"Industrial developments should generally be directed to the cities or the designated city growth areas in the County where public and semi-public resources are available to accommodate the development."

Chapter 9: Transportation

This chapter identifies a goal with objectives and policies to help guide the future transportation system of Riley County. As stated, mobility, efficiency and safety are important components of a transportation system. As mentioned previously the FHMPO provides multimodal transportation planning for the metropolitan area.

This chapter also described the Functional Classification for Roads. This chapter states that this classification system will be used to plan for the various roads in Riley County in accordance with the policies outlined. Although the Riley County Zoning and Subdivision Regulations were amended to implement this change (June 2013), staff is currently working on amending the Riley County Sexually Oriented Business Code to be consistent with the Plan and regulations. The following classifications are established by the Functional Classification Map, as approved by the Kansas Department of Transportation (KDOT):

- Interstate
- Freeway/Expressway (Non-Interstate)
- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local Road

Chapter 10: Public Facilities and Services

This chapter states that Riley County will promote a development pattern that provides for long-term development needs, while achieving a cost-effective and efficient provision of infrastructure and public facilities. A new item not mentioned in this chapter is that the county is considering the formation of a Public Building Commission to facilitate the construction of several new county buildings.

Chapter 11: Future Land Use

(see Chapter 5: Agricultural Preservation and Rural Character)

Chapter 12: Development Guidance System

Since the adoption of the Plan, all development requests have been reviewed with the Development Guidance System (DGS). The Land Evaluation Site Assessment (LESA) has been particularly helpful in making decisions regarding land use. Though not all developments require a LESA (certain residential use designators and replats), all LESA scores, including those of potential LESA requests (prior to making application) have been tracked in order to test the accuracy of the system (see Figure 5). In 2014, there were six (6) total requests for a LESA, three (3) of which were used as part of the application process. As recommended in Chapter 13: Monitoring and Updates, the LESA system should be reviewed annually. Staff and the Riley County Planning Board continue to monitor the accuracy of the LESA. Thus far, no modifications have been necessary.

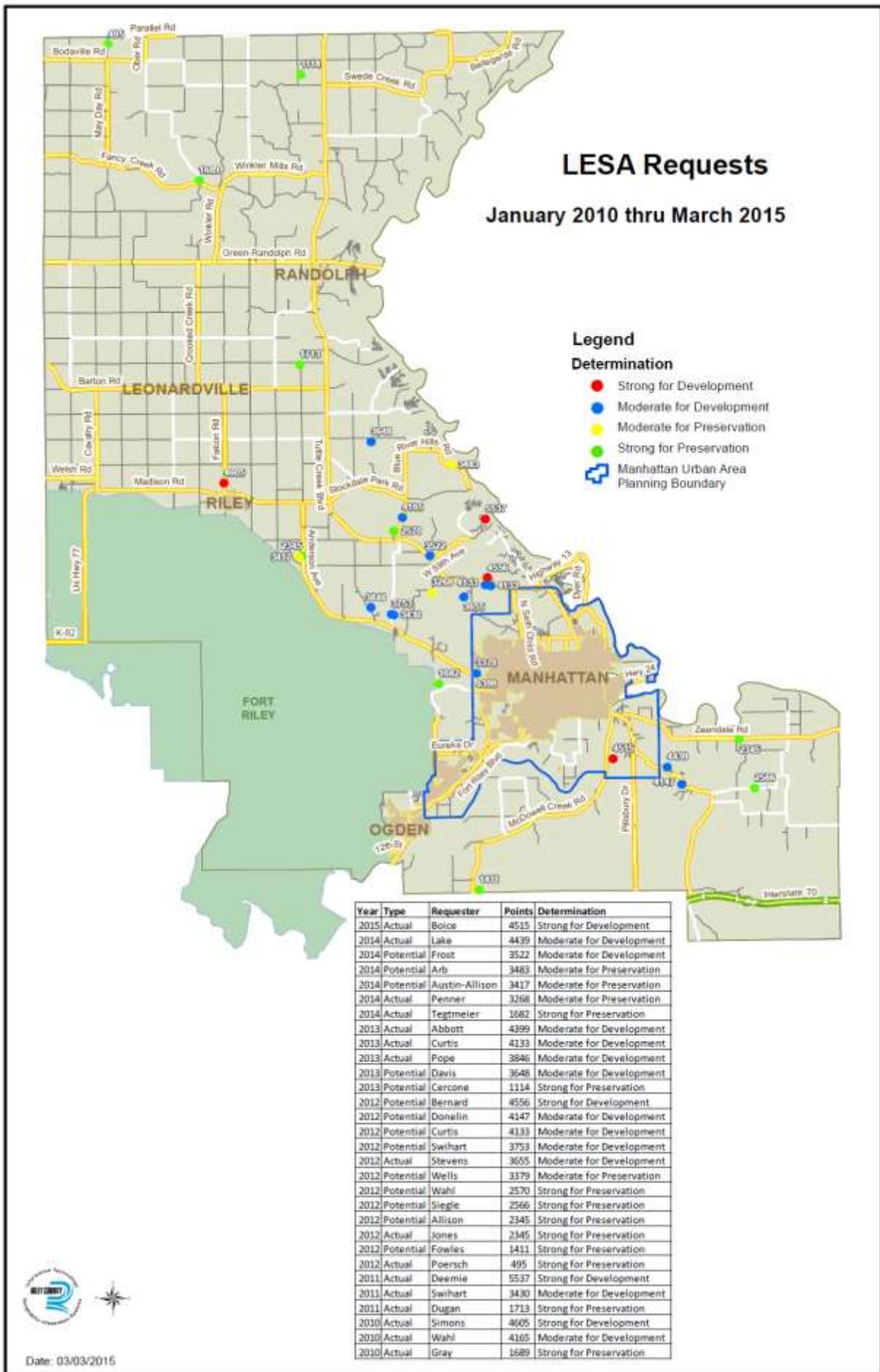


Figure 5

Chapter 14: Action Plan

SUMMARY OF PRIORITY ACTIONS

The Action Plan identifies a number of immediate priority items that should be implemented as soon as possible, in order to ensure the County's land use actions and decisions are aligned with the policies contained in the Plan. These are summarized below.

Agricultural Land Preservation

The Comprehensive Plan places a strong emphasis on preserving agricultural lands for future generations and protecting agricultural lands from conflicting development, particularly residential development. In order to implement this aspect of the Plan, the following priority actions are recommended:

1. Change the Current 20-Acre Minimum Lot Size Requirement in the Agricultural Zone

The Plan suggested that all non-agricultural development proposals proceed through a review or rezoning process and that the Development Guidance System (DGS) outlined in Chapter 12 be used to make the determination of approval or disapproval. Thus, the 20-acre minimum lot size in the agricultural zoning district was eliminated. A primary concern, however, was for those individuals who may have purchased a 20-acre or larger tract with the intent of building a residence in the future. Specific criteria for defining non-conforming lots of record (grandfathered) were included in Section 18 - Nonconformities. A written Lot of Record determination by staff is necessary for a residential building permit to be issued on any "grandfathered" tract.

If a 20-acre or larger tract was purchased or established by a recorded deed between July 10, 1980 (the date establishing the 20-acre requirement) and May 21, 2012 (adoption of Vision 2025 amendments); OR, if a tract less than 20-acres in size was established by recorded deed prior to July 10, 1980, it is determined to be a lot of record and may be built on, provided all other requirements for grandfathering are met.

As mentioned previously, accommodations have been made for non-agricultural residences, such as extraneous farmsteads, isolated homesites, reconversion lots, etc., within the agricultural zoning district. To comply with Kansas Statutes, all residences considered to be agricultural continue to be exempt from the requirements of the Riley County Zoning Regulations.

2. Provide an Incentive to Direct Growth to Appropriate Areas

The Plan suggests developing incentives, such as density bonuses, transfer of development rights, impact fees or similar programs, to encourage preservation of highly agricultural areas and direct non-agricultural growth to locations which are determined to be the best for development. At this time, Riley County has not implemented such programs or incentives.

3. Require a Surrounding Agricultural Land Easement (SALE) or Alternatively, an Acknowledgement and Waiver

The Plan described a Surrounding Agricultural Land Easement (SALE) which would grant an air easement right to surrounding agricultural landowners, thus eliminating the threat of nuisance lawsuits. Although the "SALE" acronym was abandoned over the concern of confusion, the concept was kept and implemented. As a result, the Agricultural Protection Easement (APE) was created within the Vision 2025 amendments. Essentially an APE serves as an acknowledgement by those who choose to develop in the rural area that they are aware they are moving into an agricultural area where there may be associated annoyances. The APEs have been tracked since their inception and are shown in Figure 6.

AG Protection Easements - 2014

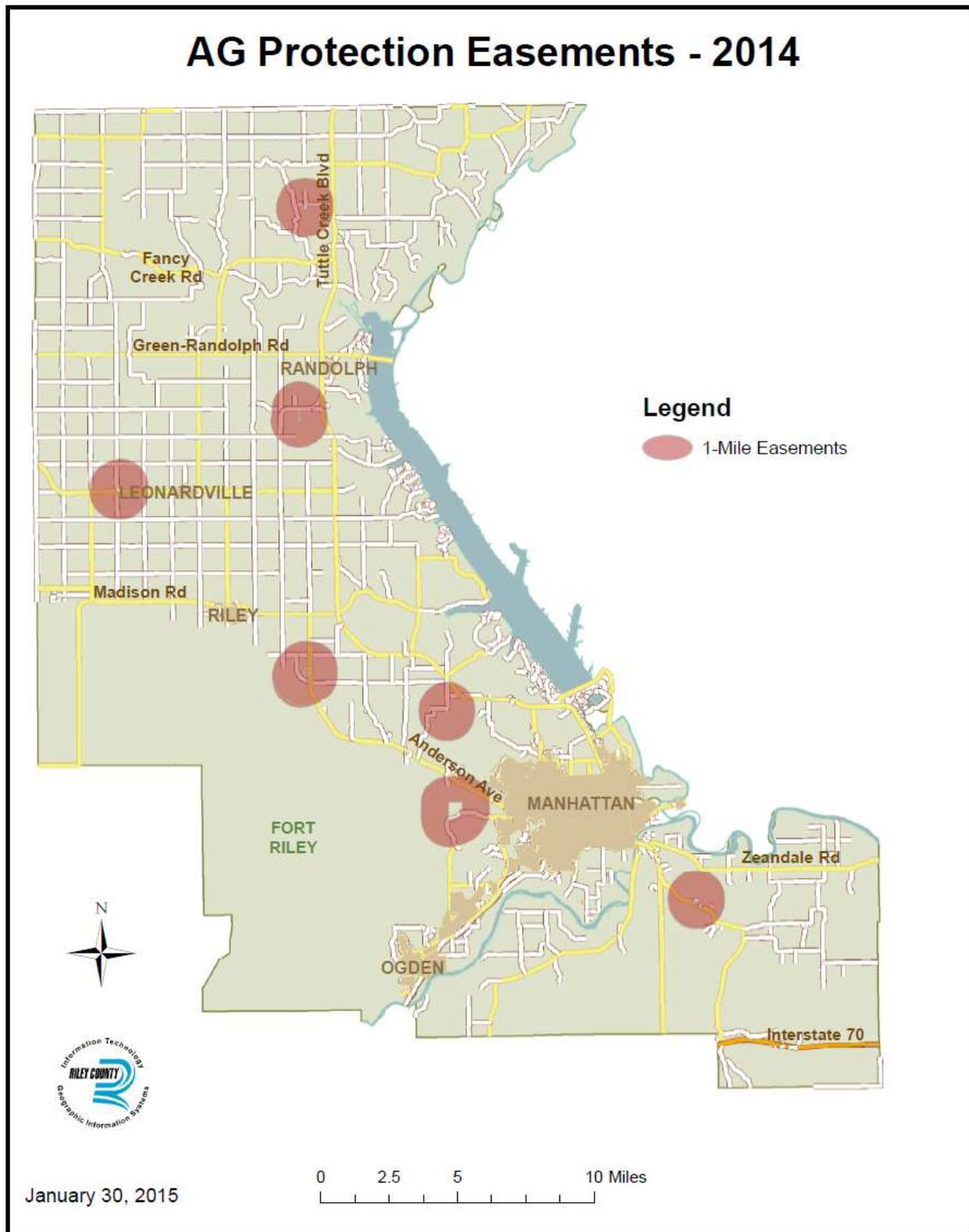


Figure 6

4. Promote the Re-Conversion of 20-acre Home Sites

In response to this priority action, Riley County has established a Reconversion Lot option as one of the four Residential Use Designators listed in the AG (Agricultural District) zoning district. These were a part of the Vision 2025 amendments adopted in May 2012. This method allows the establishment of a 2 to 5-acre home site on eligible 20-acre tracts subject to certain criteria. As the Plan states, this would potentially allow the remainder of the 20-acre tract to be sold and returned back to agricultural use.

5. Adopt an Agricultural Buffer Requirement

Completed as part of the Vision 2025 amendments.

6. Adopt New Rules Regarding Extraneous Farmsteads

Completed as part of the Vision 2025 amendments.

7. Allow for Flexibility for Home Sites on Isolated Tracts

Completed as part of the Vision 2025 amendments.

Natural Resources and Environment

(see Chapter 6: Environment and Natural Resources above)

Residential Development Incentive

The Plan suggests there should be incentives provided for rural residential development to occur in the most desirable locations within Riley County. It recommends the area indicated on the Future Land Use Map as “Residential Low/Medium Density Designated Growth Area” along Tuttle Creek Reservoir be proactively rezoned to an appropriate residential zoning category. Although Riley County has not proposed proactively rezoning property, as the need hasn’t presented itself, residential development within the designated growth areas should be strongly encouraged and be as inconvenient as possible. For example, the Plan shows that these areas generally coincide with the growth of cities or the expansion of areas with existing urban/suburban sized lots, with an emphasis on non-agricultural residential development. Agricultural uses may continue within these areas, but the preservation of such activity should not be priority. Requiring a 50-200 foot agricultural buffer along property lines for lots that are located entirely within a designated growth area forces the development of larger tracts, just to accommodate the buffer. It conversely serves as a disincentive and results in the inefficient development of areas where new lots should be the minimum size required to accommodate a new residence and any accessory buildings. Thus, the zoning regulations should be amended to waive the requirement for agricultural buffers along property lines for lots that are located entirely within designated growth areas to allow the development of much smaller lots.

Public Participation

The Plan recognizes that participation of the public in zoning processes is critical to a democratic society. The following recommendation was offered as a method to increase public participation.

1. Increase Rezoning Notification Area

Although the Kansas statutory notification requirement for rezoning is 1000 feet in the unincorporated area, it was recommended the notification area be increased to 2000 feet to provide greater awareness to agricultural producers of potential developments that may impact their operations. Staff has not yet implemented this recommendation.