

AGENDA

RILEY COUNTY PLANNING BOARD/ BOARD OF ZONING APPEALS

Monday, February 8, 2016
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 11, 2016 meeting.
2. Consider the Report of Fees for the month of January 2016.

(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.

V. GENERAL AGENDA - RILEY COUNTY PLANNING BOARD

Declaration: At this time the Board Members may declare any conflict of interest or communications they've had that could influence their ability to consider any items on today's agenda impartially.

1. Public Hearing at the request of Michael A. Jones, petitioner and owner, to **replat** Lot 2 of Pleasant Valley Addition into one (1) lot **and vacate** a portion of said Lot 2; Zeandale Township, Section 30, Township 10 South, Range 9 East, in Riley County Kansas. **ACTION NEEDED: approve/deny Final Plat of Pleasant Valley Unit Two.**
2. Annual Report

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

MINUTES

RILEY COUNTY PLANNING BOARD/ BOARD OF ZONING APPEALS

Monday, January 11, 2016
7:30 pm

Courthouse Plaza East
Commission Meeting Room
115 North 4th Street

Members Present: Lorn Clement, Jr., Chair
Dr. Tom Taul, Vice-Chair
Diane Hoobler
John Wienck
John Osarczuk

Members Absent: None

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

Others Present: None

OPEN PUBLIC COMMENTS

None

CONSENT AGENDA

The minutes of the December 14, 2015 meeting were presented and approved. The Report of Fees for the month of December (\$4,417.25) was presented and approved. The Final Development Plan for Perry Addition was approved and signed.

RILEY COUNTY BOARD OF ZONING APPEALS/RILEY COUNTY PLANNING BOARD

Monty Wedel delivered the oath of office to new board member, John Osarczuk.

Diane Hoobler moved to re-elect Lorn Clement, Jr. as Chair, Tom Taul as Vice-Chair and Bob Isaac as Secretary for the Board of Zoning Appeals and the Riley County Planning Board. John Wienck seconded. Carried 5-0.

Monty Wedel said staff is always looking at ways to improve processes. He stated while attending a conference he learned that other communities have a procedure in place where board members declare, prior to the start of a public hearing, any conflict of interest or communications that they have had that could influence their ability to be impartial to the subject hearing. He asked that if the board members are agreeable to this change, he would like to put together a public hearing procedure module, which would be provided to the members for use during the meetings. The board members agreed to the procedure change.

Diane Hoobler 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. John Wienck seconded. Carried 5-0.

RILEY COUNTY PLANNING BOARD

Consultant Selection Committee

Monty Wedel said funding has been approved to rewrite the zoning and subdivision regulations and a consultant will need to be hired. He said certain sections of the regulations that have recently been rewritten, such as the Agricultural district and agritourism, will not be rewritten, but will be reviewed by the selected consultant to determine if any modifications need to be made.

Mr. Wedel said the City of Manhattan also has funding to rewrite the Manhattan Urban Area Subdivision Regulations and City of Manhattan Zoning Regulations. He said he visited with the City about doing a concurrent process but they are delaying the rewrite at this time.

Mr. Wedel stated that he visited with the Board of County Commissioners and Ron Wells will be participating in the selection committee. He said he would like two Planning Board members to join the committee along with Bob Isaac, Planner, Leon Hobson, County Engineer, Clancy Holeman, County Counselor and Rich Vargo, County Clerk and himself.

Lorn Clement, Jr. and Diane Hoobler volunteered for the selection committee.

Annual Comprehensive Plan review process

Bob Isaac informed the Board that at the end of each year, information is compiled, such as development trends, in order to determine how the Plan is functioning. He said he will gather the materials for the Board to review in either February or March. Mr. Isaac reported that there is one petition already scheduled for the February agenda.

John Wienck moved to adjourned. Diane Hoobler seconded. Carried 5-0.

The meeting was adjourned at 8:02 P.M.



RILEY COUNTY
PLANNING & DEVELOPMENT

REPORT OF FEES

January 2016

<u>DATE</u>	<u>NAME</u>	<u>AMOUNT</u>
12-31-2015	Midwest Concrete, Septic Hauler License	\$ 50.00
01-04-2016	Eyestone, Environmental Site Evaluation	100.00
01-04-2016	J&G Plumbing, Septic Installer License	50.00
01-04-2016	BAM Excavation, Septic Installer License	50.00
01-04-2016	Brokenicky, Radon Kit	5.00
01-05-2016	Reid Plumbing, Repair Permit	75.00
01-06-2015	Riverchase, Mobile Home Park License	300.00
01-07-2016	Carlson, Repair Permit	75.00
01-11-2016	Cat Can's, Septic Installer License (Ted Hettenbach)	150.00
01-15-2016	Yocum, Building Permit #16-0001	150.00
01-15-2016	Network Real Estate, Conditional Use	400.00
01-20-2016	Boyle, Water Screening Report	2.00
01-22-2016	Ebert Construction, Excavation License	150.00
01-22-2016	Swanson, Radon Kit x 2	10.00
01-22-2016	McNulty, State Water Testing Kits x 4	32.00
01-25-2016	Hart, Repair Permit	75.00
01-27-2016	Reid Plumbing, Repair Permit	75.00
01-28-2016	Westervelt, Building Permit #15-0091 & Repair Permit	300.00
01-28-2016	Altwegg, Water Screening Report	8.00
01-28-2016	Brenner, Water Screening Report	8.00
01-29-2016	West, Environmental Site Evaluation	100.00

TOTAL \$2,165.00

DEPOSITS MADE:

01-08-2016	\$ 705.00
01-15-2016	700.00
01-22-2016	162.00
01-28-2016	300.00
01-29-2016	298.00

TOTAL \$2,165.00

Permit #	App Date	Ownr	Type of Bldg	Use of Bldg	Const Cost	Amnt Paid	Property Address	City & Zp
16-0001	01/15/2016	David Yocum	Addition (residential)	Sunroom	\$12,000.00	\$150.00	3219 Driftwood Dr	Manhattan (66503)



PLANNING & DEVELOPMENT

STAFF REPORT

Replatting

PETITION: (#16-01) Replat

APPLICANT: Michael A. Jones
1119 Pottawatomie Ave
Manhattan, KS 66502

PROPERTY OWNER: Michael A. Jones
1119 Pottawatomie Ave
Manhattan, KS 66502

CONTRACT PURCHASERS: Brian & Joy Nixon
4000 Kaw Rd
Manhattan, KS 66502

TYPE OF REQUEST: Replat Lot 2 Pleasant Valley Addition into a single lot while vacating a portion of said Lot 2.

SIZE OF TRACT: The subject site is approximately 10.21 acres.

LOCATION: Generally located approximately 1000 feet east of Pleasant Valley Road, on the south side of Zeandale Road; Section 30, Township 10 South, Range 9 East; Zeandale Township.

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



BACKGROUND: The subject property is an approximately 10-acre lot, platted as Lot 2 of Pleasant Valley Addition in July 2012. Only a portion of the lot was rezoned from agricultural to residential to accommodate the existing residential use(s) of the property. Currently, the subject property wishes to replat the lot, reestablishing the boundary lines to conform to the residential zoning boundary (approximately three (3) acres), and vacate the remainder of the lot. The applicant intends to sell said remainder of Lot 2 to his neighbor situated directly south of the subject property for continued agricultural use (crops).

DESCRIPTION:

Physical site characteristics: The site is developed with an uninhabited single family dwelling and a barn, served by a single driveway/entrance from Zeandale Road. Similar to many farmsteads, there are several mature trees that immediately surround the house. Beyond the perimeter of the developed portion of the lot consists of cropland that is leased to a neighbor.

Except for the areas of the lot that are occupied by buildings, the site is almost completely within an unnumbered A Zone 1% annual chance floodplain. This change occurred with the adoption of the new Floodplain Insurance Rate Maps (FIRM) dated March 16, 2015.

General character of the area: The general character of the area is agricultural.

SUITABILITY OF ZONING:

Zoning History/current zoning: As mentioned previously, only a portion of the lot was rezoned from agricultural to residential to accommodate the existing residential use(s) of the property in July 2012. The rest of the lot remained agriculturally zoned to stay consistent with the agricultural land use.

SURROUNDING ZONING/LAND USE		
	ADJACENT ZONING	LAND USE
NORTH	“AG” (Agricultural District)	crops
SOUTH	“AG” (Agricultural District)	crops
EAST	“AG” (Agricultural District)	crops
WEST	“SF-5” (Single Family Residential)	Non-Ag residential/crops

POTENTIAL IMPACT:

Public Facilities and Services:

Streets and bridges: The subject property has direct access to Zeandale Road, a paved, two-lane state highway (K-18). The site utilizes an existing shared entrance that is split to accommodate both the subject property and the neighboring property to the west. No new entrances are being proposed with this request.

Water and sewer: The subject property is served by an on-site septic system and Wabaunsee Rural Water District 2.

Fire: Riley County Fire District #1 will serve the site. The nearest County Fire Station is located at 955 Tabor Valley Road, in Zeandale. The subject site is located within five road miles of a fire station and has an ISO rating of 9.

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

COMMENTS AND CONCERNS:

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

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

TOWNSHIP TRUSTEE: Zeandale Township Trustee, Kent Manuel, has reviewed the request and had no concerns.

STAFF RECOMMENDATIONS:

Staff recommends approval of the request to replat Lot 2 Pleasant Valley Addition into a single lot while vacating a portion of said Lot 2, as it has been determined that all requirements of the Riley County Subdivision Regulations, Zoning Regulations and Sanitary Code have been met.

ACTION NEEDED FOR PLAT:

A. Motion to approve the request to replat Lot 2 Pleasant Valley Addition into a single lot while vacating a portion of said Lot 2, as it has been determined that it meets the requirements of the Riley County Subdivision Regulations.

OR

B. Motion to deny the request to replat Lot 2 Pleasant Valley Addition into a single lot while vacating a portion of said Lot 2, 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
- Final Plat map

Prepared by: Bob Isaac, Planner
January 29, 2016



VICINITY AND SITE

Jones

#16-01 Replat
Pleasant Valley Addition, Unit Two

A Replat of Lot 2, Pleasant Valley
Addition

30-10-9

Legend

-  Replat
-  1000' Buffer
-  Vacate





SURROUNDING ZONING

Jones

#16-01 Replat

Pleasant Valley Addition, Unit Two

A Replat of Lot 2, Pleasant Valley Addition

30-10-9

Legend

-  Replat
-  1000' Buffer
-  Vacate

- | | |
|--|---|
|  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 | |



DESCRIPTION:
 Lot 2, Pleasant Valley Addition, Riley County, Kansas.

OWNER'S CERTIFICATE

STATE OF KANSAS) SS
 COUNTY OF RILEY)
 This is to certify that the undersigned is/are the owner(s) of the land hereon described on this plat, and that said owner(s) has/have caused the same to be surveyed and subdivided as indicated thereon, for the uses and purposes herein set forth, and does hereby acknowledge and adopt the same under style and title indicated.

All street rights-of-way as shown on this plat are hereby dedicated to the public. Any easements or licenses as shown on this plat, to locate, construct and maintain or authorize the location, construction and maintenance of poles, wires, conduits, water, gas and sewer pipes or required drainage channels or structures upon the area marked for easements on this plat, are hereby granted to the public.

Given under my hand at _____, Kansas this _____ day of _____, 2016.

Michael A. Jones

NOTARY CERTIFICATE

STATE OF KANSAS) SS
 COUNTY OF RILEY)
 BE IT REMEMBERED, that on this _____ day of _____ A.D. 2016, before me, the undersigned, a notary public in and for the County and State aforesaid, came

 Michael A. Jones, a single person

personally known to me to be the same persons who executed the foregoing Owner's Certificate, and duly acknowledged their execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

Notary Public

My appointment expires: _____

CERTIFICATE OF THE COUNTY COMMISSION

STATE OF KANSAS) SS
 COUNTY OF RILEY)
 Approved this _____ day of _____, 2016.
 Board of Commissioners, Riley County, Kansas.

Chairperson _____ Commissioner _____
 Commissioner _____ Attest: County Clerk _____

CERTIFICATE OF THE REGISTER OF DEEDS

STATE OF KANSAS) SS
 COUNTY OF RILEY)
 This instrument was filed for record on the _____ day of _____ A.D. 2016,
 at _____ o'clock _____ M. and duly recorded in Book _____ on Page _____

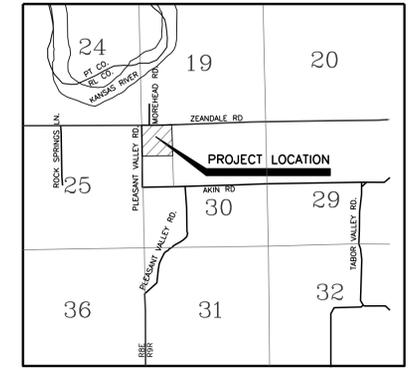
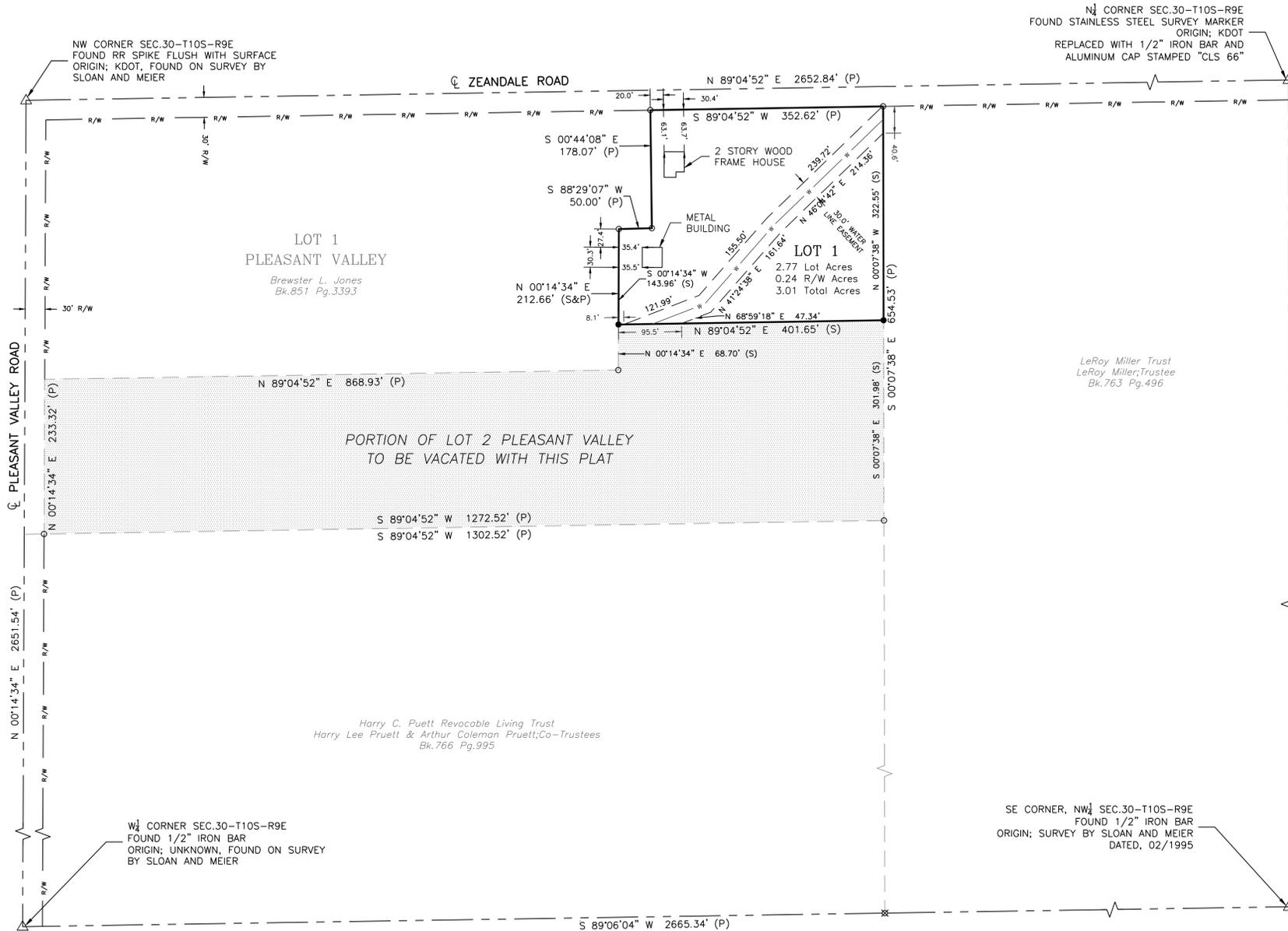
Register of Deeds

Deputy

RILEY COUNTY PLAT REVIEW SURVEYOR SIGNATURE BLOCK

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.082913-58. No other warranties are extended or implied.

Approved: _____ Date: _____
 License Number: _____



LEGEND

- △ Section Corner
- 1/2"x24" Rebor w/ CLS66 Cap Set
- 1/2" Rebor Found, Origin: Final Plat Pleasant Valley Addition
- ⊗ 1/2" Rebor Found, Origin: Survey by Richard Haynie, dated July, 1999
- (P) Plat Dimension
- (S) Surveyed Dimension
- Corner Number

SCALE: 1" = 100'

NOTE:
 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 15 inches.

Waterline Easement is recorded in Book 578, Page 694, Register of Deeds Office, Riley County, Kansas.

NOTE:
 The basis of bearings of this plat are assumed N 89°04'52" E on the North line of the NW Quarter, Section 30-10-9.

FLOOD INFORMATION NOTE:
 Flood Insurance Rate Map, Map Number 20161C0390E, identifies this property as situated in Zone X. Zone X stated as "Areas determined to be outside the 0.2% annual chance floodplain". FIRM effective date: March 16, 2015.

APPROVAL OF COUNTY OFFICERS

STATE OF KANSAS) SS
 COUNTY OF RILEY)

 County Engineer

 County Counselor

 Environmental Health Specialist

RILEY COUNTY PLANNING BOARD CERTIFICATE

STATE OF KANSAS) SS
 COUNTY OF RILEY)
 Approved this _____ day of _____ A.D. 2016.
 Riley County Planning Board.

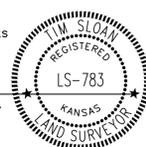
Chairperson _____ Member _____
 Member _____ Member _____
 Member _____

SURVEYOR'S CERTIFICATE

STATE OF KANSAS) SS
 COUNTY OF RILEY)
 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; and that the heretofore described property was surveyed and subdivided by me, or under my supervision, that all subdivision regulations of Riley County, Kansas, have been complied with in the preparation of this plat, 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 Manhattan, Kansas this _____ day of _____, A.D., 2016.

SMH Consultants
 By: Tim Sloan
 Tim Sloan, P.S.
 President



Final Plat
PLEASANT VALLEY,
UNIT TWO
 a Replat of Lot 2, Pleasant Valley,
 Riley County, Kansas

SMH CONSULTANTS
 2017 Vonesta Place, Suite 110 • Manhattan, Kansas 66503
 (785) 776-0541 • FAX 776-9760 • Email: tim@sloanandmeier.com
 Project #1512MN1371 DD #TDS 43

JANUARY 2016

ANNUAL REPORT

January - December
2015



PLANNING & DEVELOPMENT
ENVIROMENTAL HEALTH

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

Chair

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

Vice-Chair

Ben Wilson
2488 Woodside Ln
Manhattan, Kansas 66502
Term ends January 2019

Member

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



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, 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 2006-2008
1994-1996 2009-2011
1997-1999 2012-2014
2000-2002 2015-2017
2003-2005

Vice Chair

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

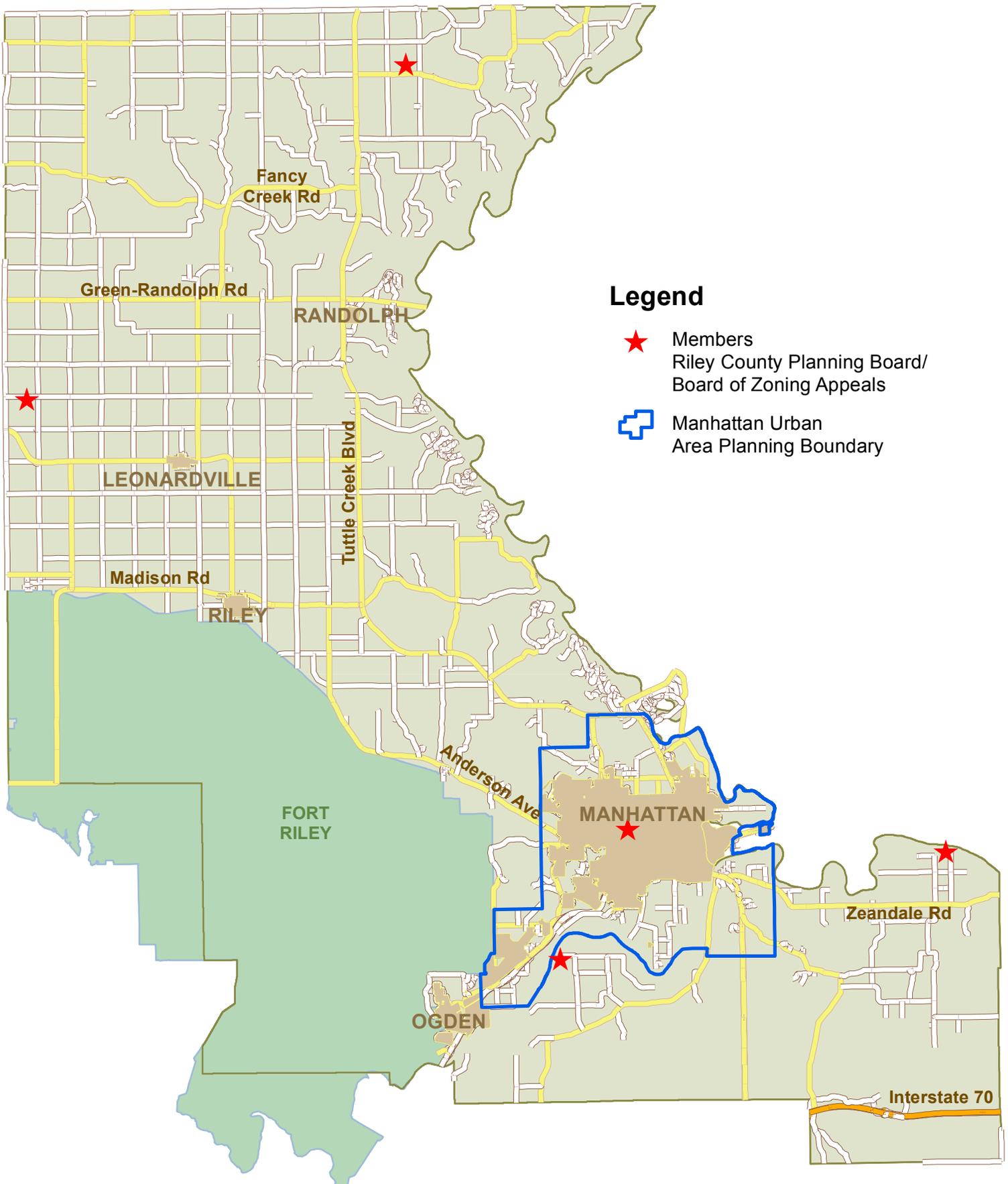
Members

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
2015-2017

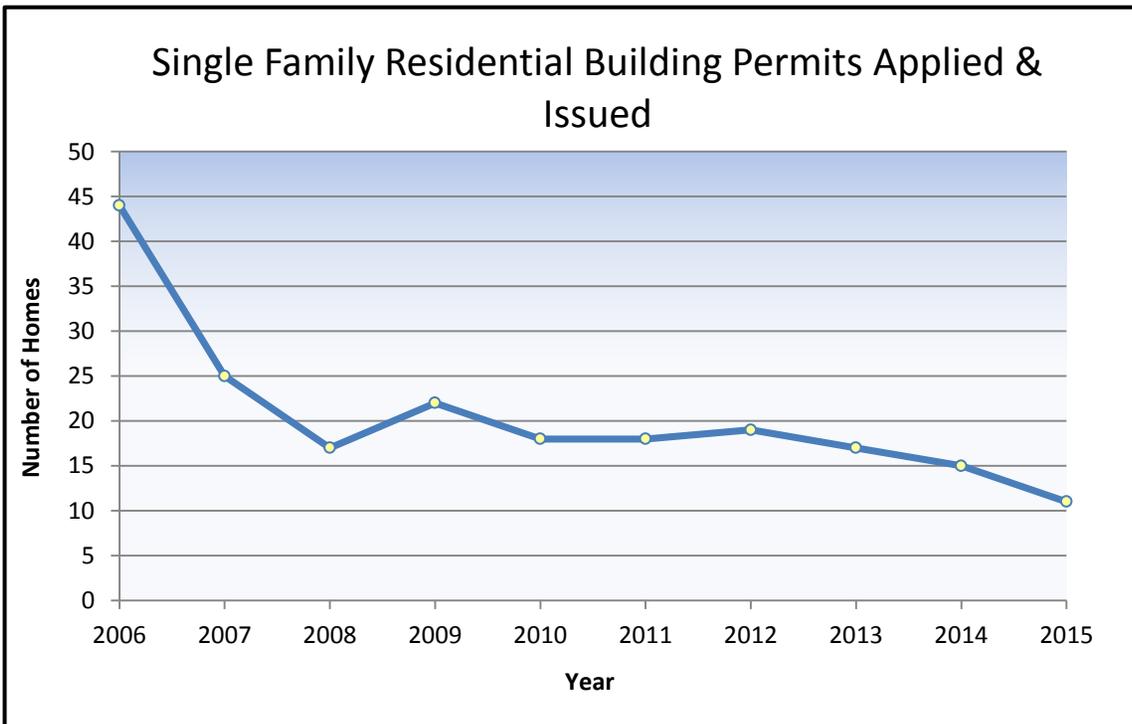
Location of Members Riley County Planning Board/Board of Zoning Appeals



SUMMARY OF BUILDING PERMITS ISSUED IN 2015

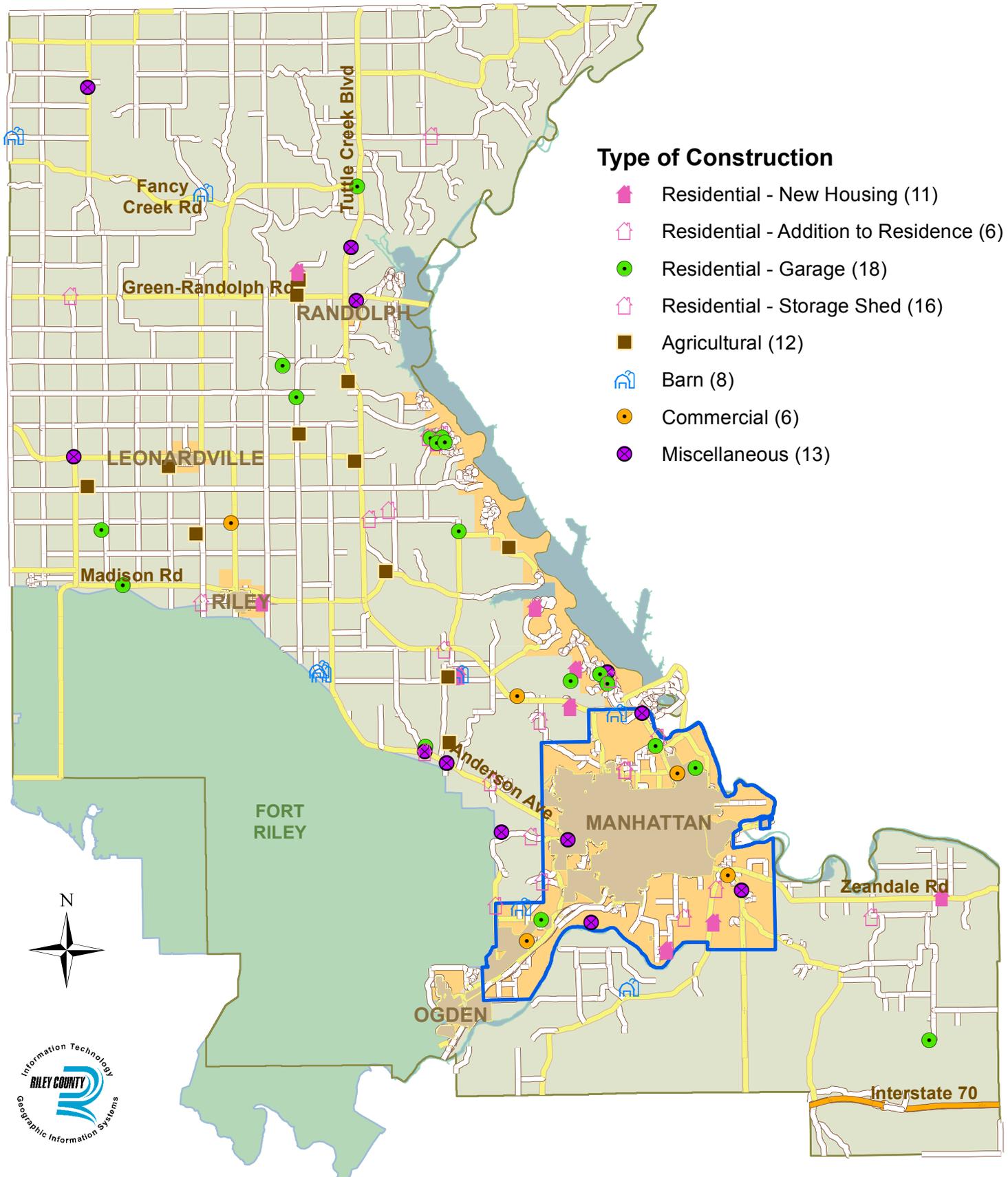
TYPE OF CONSTRUCTION	PERMITS APPLIED & ISSUED 2014	PERMITS APPLIED & ISSUED 2015	% OF CHANGE
Residential - New Housing	15	11	-27%
Residential - Addition to Residence	15	6	-60%
Residential - Garage	11	18	64%
Residential - Storage Shed	19	16	-16%
Agricultural	18	12	-33%
Barn	6	8	33%
Commercial	7	6	-14%
Miscellaneous: carport, church addition, deck, donkey shelter, elevated platform, stationary generator, grain bin, greenhouse, "Rural Resort, Retreat or Event Center", shelter, swimming pool	9	13	44%
TOTAL PERMITS ISSUED	100	90	-10%

5



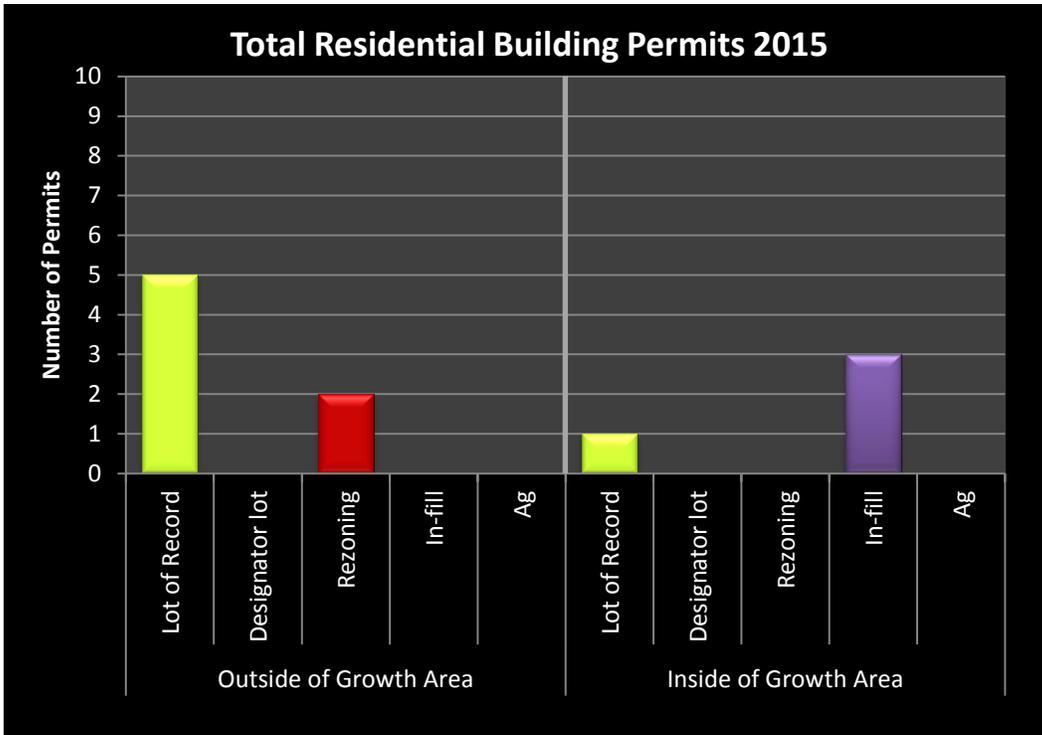
SINGLE FAMILY RESIDENTIAL BUILDING PERMITS APPLIED & ISSUED	
# of Homes	Year Built
11	2015
15	2014
17	2013
19	2012
18	2011
18	2010
22	2009
17	2008
25	2007
44	2006

Building Permits Issued - 2015



January 30, 2016

90 Permits Issued in 2015



Principal Building Permits Issued			% of Total Non-Ag BPs
Outside of Growth Area	Lot of Record	5	64%
	Designator lot	0	
	Rezoning	2	
	In-fill	0	
	Ag	0	
Inside of Growth Area	Lot of Record	1	36%
	Designator lot	0	
	Rezoning	0	
	In-fill	3	
	Ag	0	

Total Building Permits Issued: 11
Total BPs Non-Ag Residence Issued: 11

- * 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 - 2015



SIGN PERMITS ISSUED IN 2015

SIGN CLASSIFICATION	PERMITS ISSUED IN 2014	PERMITS ISSUED IN 2015
Advertising	2	0
Business	6	
Business - Freestanding		3
Business - Wall		7
Directional - Agricultural		1
Identification	0	2
TOTAL PERMITS ISSUED	8	13

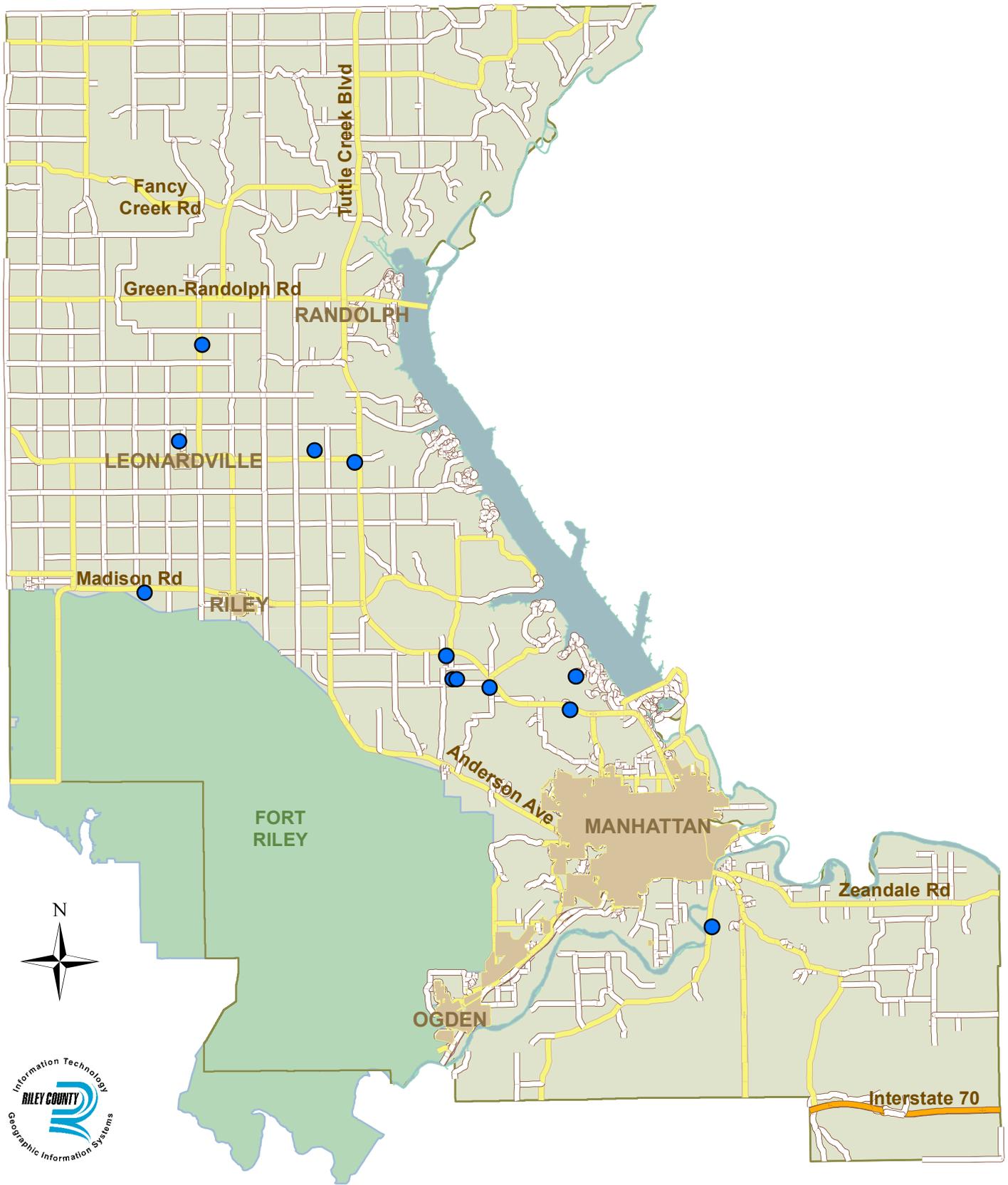
FLOODPLAIN DEVELOPMENT PERMITS ISSUED IN 2015

PERMIT #	PROPERTY LOCATION	OWNER	S-T-R	TYPE OF DEVELOPMENT
FDP# 15-001	McDowell Creek Rd	Riley County Public Works	20-10-8 29-10-8 30-10-8 31-10-8	Road construction
FDP# 15-002	None	Riley County Public Works		Concrete box bridge
FDP# 15-003	2121 Priboth Rd	Ion & Jamie Bratu	31-10-8	Residential design manufactured home
FDP# 15-004	2121 Priboth Rd	Ion & Jamie Bratu	31-10-8	Shop
FDP# 15-005	3761 Cumberland Rd	Charles & Sandra Pottorff	15-10-7	Elevated platform
FDP# 15-006	4702 Tuttle Creek Blvd	Rick Reinerio	25-9-7	Deck
FDP# 15-007	4810 Skyway Dr	Russell K. Briggs	33-30-7	Vehicle and equipment storage
FDP# 15-008	115 Messenger Rd	Jerald & Cary Creed	17-10-8	Storage building
Temporary Permit T-15-01	115 Messenger Rd	Jerald & Cary Creed	17-10-8	Two (2) storage containers

**NEW WASTEWATER SYSTEM PERMITS
ISSUED IN 2015**

PERMIT #	PROPERTY ADDRESS	S-T-R	TYPE OF SYSTEM INSTALLED
15016	7024 N 52nd St	13-9-6	Lagoon
15026	6898 N 52nd St	13-9-6	Lagoon
15038	5755 Tuttle Cove Rd	15-9-7	Lagoon
15044	10240 Barton Rd	8-8-6	Lagoon
15051	11201 N Erpelding Rd	10-8-5	Lagoon
15084	9321 Barton Rd	16-8-6	Lagoon
15085	1464 McDowell Creek Rd	29-10-8	Lagoon
15088	5105 W 59th	19-9-7	Lagoon
15100	14515 Madison Rd	4-9-5	Lagoon
15109	7003 Tuttle Creek Blvd	13-9-6	Lagoon
15122	13620 Crooked Creek Rd	27-7-5	Lagoon
15131	4506 Marjorie Ct	22-9-7	Lagoon

New Wastewater Systems - 2015



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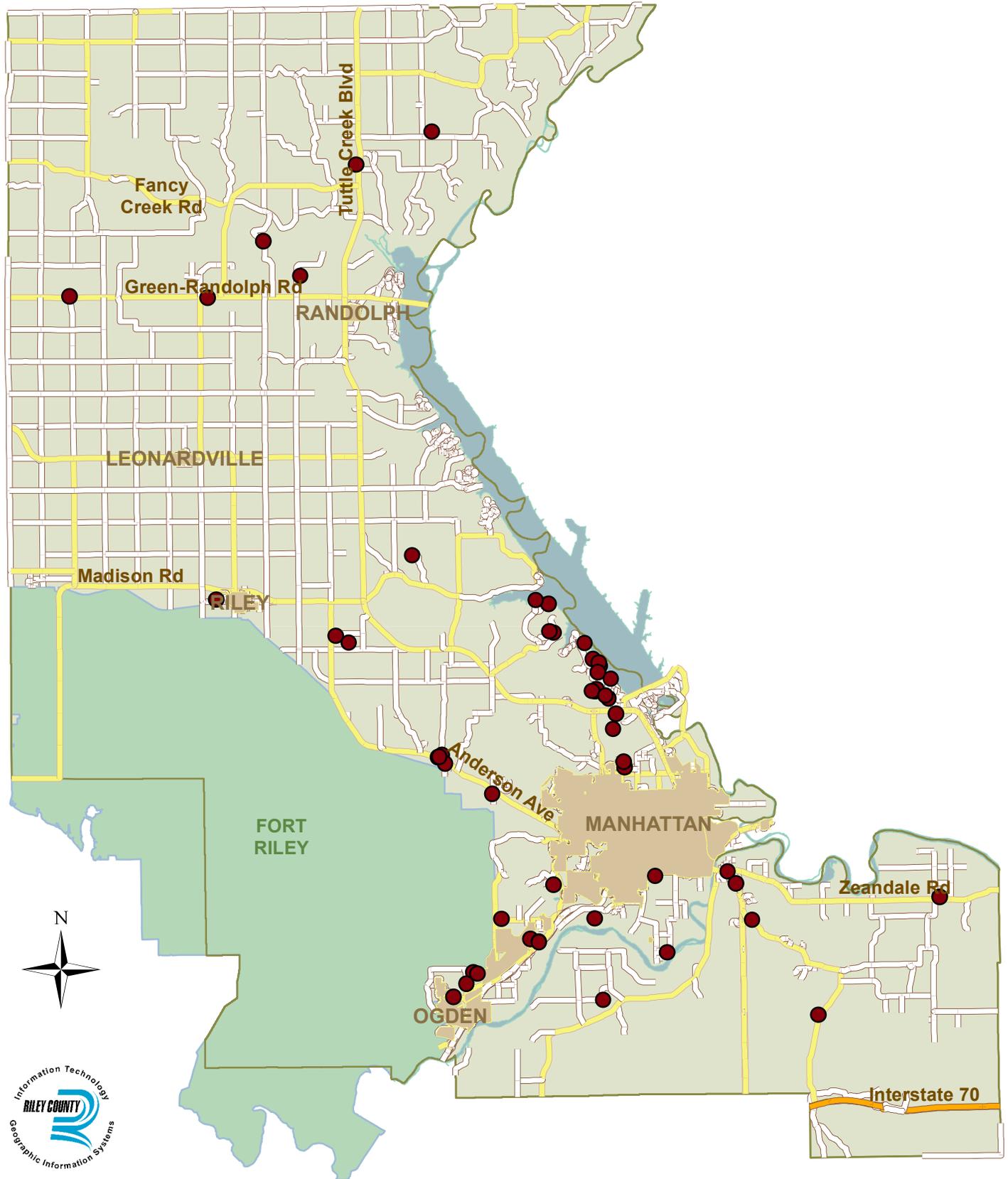
REPAIR OF WASTEWATER SYSTEM PERMITS ISSUED IN 2015

PERMIT #	PROPERTY ADDRESS	S-T-R	REASON FOR REPAIR
15000	3362 Kitten Creek	36-9-6	Failed septic system
15003	7214 Neef Dr	36-9-6	Failed tank
15004	5621 High Meadow Cir	14-9-7	Failed tank
15005	60 Zeandale Rd	20-10-8	Septic tank repaired
15006	2609 Marion Ave	36-9-7	Septic tank repaired
15009	12820 Kansas Ave	2-9-5	Defective septic tank on lagoon
15010	5861 Eureka Dr	29-10-7	Roots in the influent line
15017	4884 Tall Grass	23-9-7	Failed lateral field, sewage in ditch
15019	5106 Murray Rd	33-10-7	Connecting to City of Manhattan sewer
15021	2494 Big Horn Ln	6-11-7	One row of the lateral field failed
15024	3193 Keats Ave	36-9-6	Failed system due to age
15025	3214 Buffalo Rd	14-9-7	Failed septic tank
15031	4625 Freeman Rd	23-9-7	Failed system and tank, discharging to the creek
15032	16460 Green Randolph Rd	13-7-4	Failed system and tank, discharging to the ditch
15033	16460 Wieters Rd	12-7-5	Collapsed septic tank
15037	4402 Harbour View	9-9-7	Failed septic tank and field
15039	5520 Turkeyfoot Ln	14-9-7	Septic tank collapsed
15041	9831 Sunstead Ln	9-9-6	Installation of line to the lagoon
15043	3720 Seth Childs Rd	26-9-7	Lateral system failed
15045	7161 Mill Cove Rd	4-9-7	Septic tank collapsed
15048	7470 Rose Hill Rd	24-6-6	Adding shop bathroom to lagoon
15049	8393 Frog Holler	35-8-6	Llateral field failed
15053	4075 Deep Creek Rd	11-11-8	Septic tank failed
15055	4820 Lakeland	4-9-7	Holding tank overflowing into Tuttle Creek Lake
15059	7228 Deer Trail Rd	6-11-7	
15060	7210 Neef Dr	36-9-6	Failed lateral system with no room on lot to relocate a new system. Only option was to connect to public water supply
15061	15400 Walnut Creek Rd	17-7-6	Installing new connection for new home
15064	2121 Priboth Rd	31-10-8	Changing out homes
15067	4441 Stagg Hill Rd	26-10-7	Septic tank lids and filter damaged in fire

REPAIR OF WASTEWATER SYSTEM PERMITS ISSUED IN 2015

PERMIT #	PROPERTY ADDRESS	S-T-R	REASON FOR REPAIR
15069	3040 Honey Dew Ln	1-11-6	Tree roots in influent line
15071	3616 Cottonwood Cir	11-9-7	Failed septic system overflowing into the lake
15072	610 S Scenic Dr	21-10-7	Failed septic system
15073	3425 Germann Dr	23-9-7	Failed septic system pump, overflowing into creek
15074	3510 Germann Dr	23-9-7	Collapsed septic tank
15076	5525 Tuttle Creek Blvd	26-9-7	Connecting bathroom in new building
15077	4464 Harbour Hills	9-9-7	Failed system due to age
15080	4721 McIntyre Rd	23-9-7	Septic tank upgrade
15081	5920 Zeandale Rd	21-10-9	Failed septic system
15082	18111 Tuttle Creek Blvd	28-6-6	Adding a bedroom
15087	13011 Green Randolph Rd	23-7-5	Failed lateral field
15089	360 Deep Creek Rd	28-10-8	Failed septic tank
15106	2500 W 62nd St	6-10-7	Failed line
15110	3305 Oak Shores Rd	14-9-7	Alternative system failed
15112	9400 N 60th St	9-9-6	Upgrade septic system
15113	5120 Vista Acres Dr		Failed septic
15114	260 Johnson Rd	20-10-8	Broken filter
15117	3721 S 33rd St	11-11-7	Failed wastewater system
15118	4904 Skyway Dr	33-10-7	Prohibited system
15121	4904 Skyway Dr	33-10-7	Open tops on the illegal septic tank
15130	1917 Dunbar Rd	19-10-8	Failed lateral field and septic tank
15132	2612 Marque Hill Rd	36-9-7	Alternative system failed no maintenance agreement
15133	2765 Maplewood Cir	6-11-7	Pump failed
15135	754 Crestline Dr	20-10-8	Repair of older lagoon which was built too large for house

Wastewater System Repairs - 2015

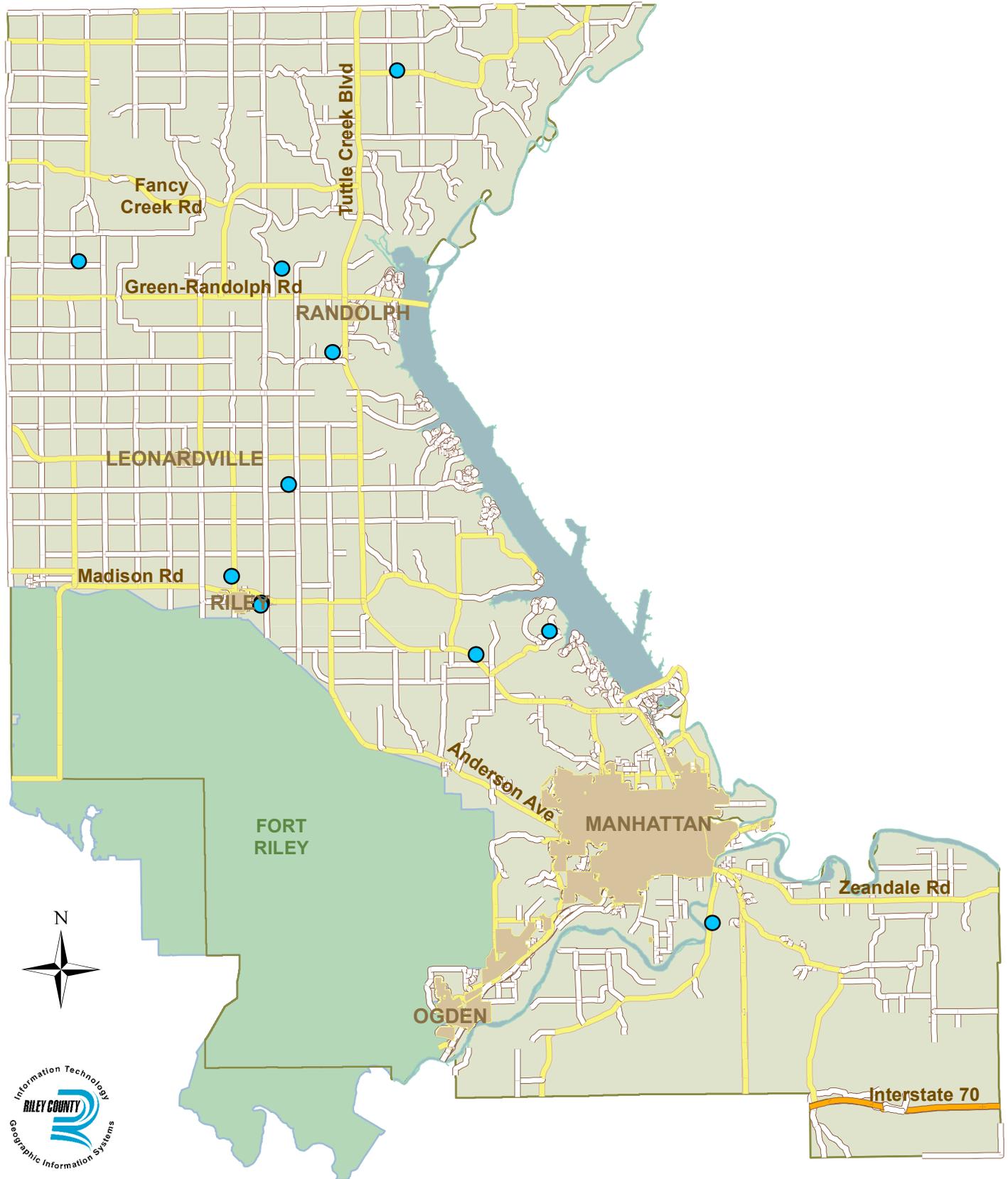


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**PRIVATE WATER SUPPLY
WELL PERMITS
ISSUED IN 2015**

PERMIT #	PROPERTY ADDRESS	S-T-R
15007	16330 Pleasant Hill Rd	7-7-5
15012	11741 Kansas Ave	1-9-5
15036	4464 Harbour Hills	9-9-7
15054	15434 Wieters Rd	18-7-6
15070	8220 Swede Creek	11-6-6
15079	00000 Falcon Rd	35-7-6
15083	00000 Senn Rd	28-7-6
15086	1464 McDowell Creek Rd	29-10-8
15096	6590 Gumbo Hill Rd	18-9-7
15097	10830 Sherman Rd	18-8-6
15129	7116 Pheasant Ridge Rd	1-9-5

Private Water Supply Well Permits Issued - 2015



January 30, 2016

SUMMARY OF ACTIONS DURING 2015

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			
		Approved	Denied	In Process	Withdrawn	Approved	Denied	In Process	Withdrawn	Approved	Denied	In Process	Withdrawn	Approved	Denied	In Process	Withdrawn
Regulation Amendment	6	4				6				6							
Planned Unit Development	3	1				2				3							
Rezoning	2					2				2							
Special Use	0																
Plat	6	1				5				6							
Replat	4	2				2				4							
Conditional Use	1													1			
Variance	0																
Residential Use Designator	3					3											
Total:	25																

REGULATION AMENDMENTS SUBMITTED IN 2015

PETITION #	PETITIONER	REGULATIONS AFFECTED	CHANGE	DATES AND DECISIONS OF MEETINGS		
				RCPB	MUAPB	BOCC
#15-03	Board of Commissioners of Riley County	Riley County Zoning Regulations	Amend Section 9 - F Zones (Floodplain)	01/12/15 Approved	01/05/15 Approved	01/26/15 Approved
#15-04	Riley County Planning Board	Vision 2025 - A Comprehensive Plan for Riley County, Kansas	Update Vision 2025 - A Comprehensive Plan for Riley County, KS by the adoption of amendments to the Manhattan Urban Area Comprehensive Plan and the Manhattan Area Transportation Strategy (MATS), March 2015	03/02/15 Approved	03/02/15 Approved	03/23/15 Approved
#15-05	Riley County Planning Board	Riley County Zoning Regulations	Amend Section 2 - Definitions, Section 8 - Agricultural District (AG) and Section 22B - Special Events	05/11/15 Approved	06/01/15 Approved	06/11/15 Approved
#15-12	Riley County Planning Board	Riley County Zoning Regulations	Amend Sections 2, 4, 5, 6, 7, 9A, 13 and 20 Accessory Buildings and uses	09/14/15 Approved	09/10/15 Approved	09/21/15 Approved
#15-13	Riley County Planning Board	Manhattan Urban Area Comprehensive Plan	Amend the MUACP by adopting & incorporating the proposed Hartford Hill Master Plan	09/14/15 Approved		09/21/15 Approved
#15-14	Board of Commissioners of Riley County	Riley County Subdivision Regulations	Amend Section 6 - Procedure for Plat Approval	09/14/15 Approved		09/21/15 Approved

REZONING REQUESTS SUBMITTED IN 2015

PETITION #	PETITIONER	S-T-R	ACRES	ZONING CHANGE	NAME OF SUBDIVISION	DATES AND DECISIONS OF MEETINGS	
#15-01	Kimberly Boice	29&30-10-8	174.95	AG to R-PUD	Boice	MUAPB 01/05/15 Approved	BOCC 01/26/15 Approved
#15-16	Dave Suhling	36-9-6	2.27	AG to SF-1	Keats-Riley United Methodist Church Addition	RCPB 10/12/15 Approved	BOCC 10/29/15 Approved
#15-19	D&T Investments LLC - Tom Abbott, Member	39-9-6	6.019	AG to R-PUD	Perry Addition	RCPB 10/12/15 Tabled	BOCC 01/04/16 Approved
						11/09/15 Tabled	
						12/14/15 Approved	
#15-20	D&T Investments LLC - Tom Abbott, Member	39-9-6	3.66	SF-4 to R-PUD	Perry Addition	RCPB 10/12/15 Tabled	BOCC 1/04/16 Approved
						11/09/15 Tabled	
						12/14/15 Approved	
#15-24	Russel M. Simons	35-8-5	8.15	SF-5 to AG	Rezoning tract vacated in Simons Subdivision, Unit Two	RCPB 12/14/15 Approved	BOCC 01/04/16 Approved

PLATS/REPLATS SUBMITTED IN 2015

PETITION #	PETITIONER	S-T-R	ACRES	# OF LOTS	NAME OF SUBDIVISION	DATES AND DECISIONS OF MEETINGS	
#15-02	Kimberly Boice	29&30-10-8	174.95	4	Boice	MUAPB 1/05/15 Approved	BOCC 1/26/15 Approved
#15-06	Blew & Associates PA	31-9-8	3.15	2	Maple Lane Addition, Unit Two	MUAPB 06/01/15 Approved	BOCC 06/11/15 Approved
#15-09	Rodney Dugan	17-8-6	8.45	1	Shon Addition	RCPB 07/13/15 Approved	BOCC 07/23/15 Approved
#15-11	Stanley E Moore	16-10-9	2.009	1	Moore Acres	RCPB 08/10/15 Approved	BOCC 08/24/15 Approved
#15-15	Alan R. Clark	20-10-8	9.5	2	Sugarbush Subdivision, Unit Four	MUAPB 10/05/15 Approved	BOCC 10/19/15 Approved
#15-17	Dave Suhing	36-9-6	2.27	2	Keats-Riley United Methodist Church Addition	RCPB 10/12/15 Approved	BOCC 10/29/15 Approved
#15-18	Ronald L. Schwab	12-8-6	2.9	2	Lakeside Heights Subdivision Unit Three	RCPB 10/12/15 Approved	BOCC 10/22/15 Approved
#15-21	D&T Investments LLC - Tom Abbott, Member	39-9-6	9.679	3	Perry Addition	RCPB 10/12/15 Tabled 11/09/15 Tabled 12/14/15 Approved	BOCC 1/04/16 Approved
#15-23	Katharyn L. Pursley (Deep Creek Connection)	14-11-8	3.1	1	DCC Addition	RCPB 11/09/15 Approved	BOCC 11/23/15 Approved
#15-25	Russell M. Simons	35-8-5	8.41	2	Simons Subdivision, Unit Two	RCPB 12/14/15 Approved	BOCC 1/04/16 Approved

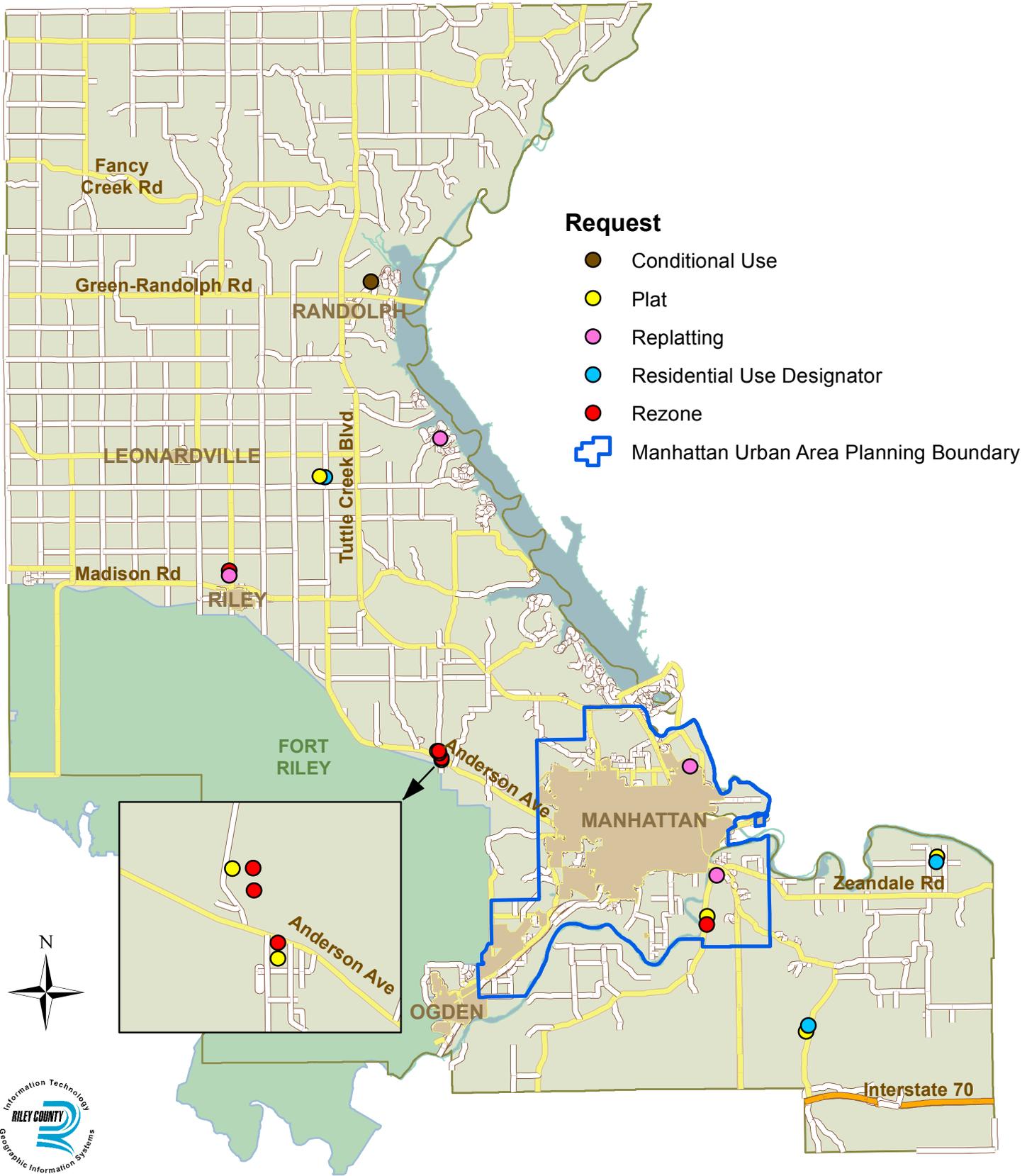
RESIDENTIAL USE DESIGNATOR REQUESTS SUBMITTED IN 2015

PETITION #	PETITIONER	S-T-R	ACRES	DESIGNATOR TYPE	NAME OF SUBDIVISION	DATES AND DECISIONS OF MEETINGS
#15-08	Rodney Dugan	17-8-6	8.45	Extraneous Farmstead	Shon Addition	RCPB 07/13/15 Approved
#15-10	Stanley E Moore	16-10-9	2.009	Extraneous Farmstead	Moore Acres	RCPB 08/10/15 Approved
#15-22	Katharyn L. Pursley (Deep Creek Connection)	14-11-8	3.1	Extraneous Farmstead	DCC Addition	RCPB 11/09/15 Approved

CONDITIONAL USES/VARIANCES SUBMITTED IN 2015

PETITION #	PETITIONER	S-T-R	VARIANCE/ CONDITIONAL USE	REQUEST	DATE AND DECISION OF MEETING
#15-07	AT&T Mobility	15-7-6	Conditional Use	Amend Amend Conditional Use Authorization (#08-05) for an existing 250-foot self-supporting communications tower to allow for the installation of parabolic dish type antennas.	BZA 06/08/15 Approved

Applications Submitted - 2015

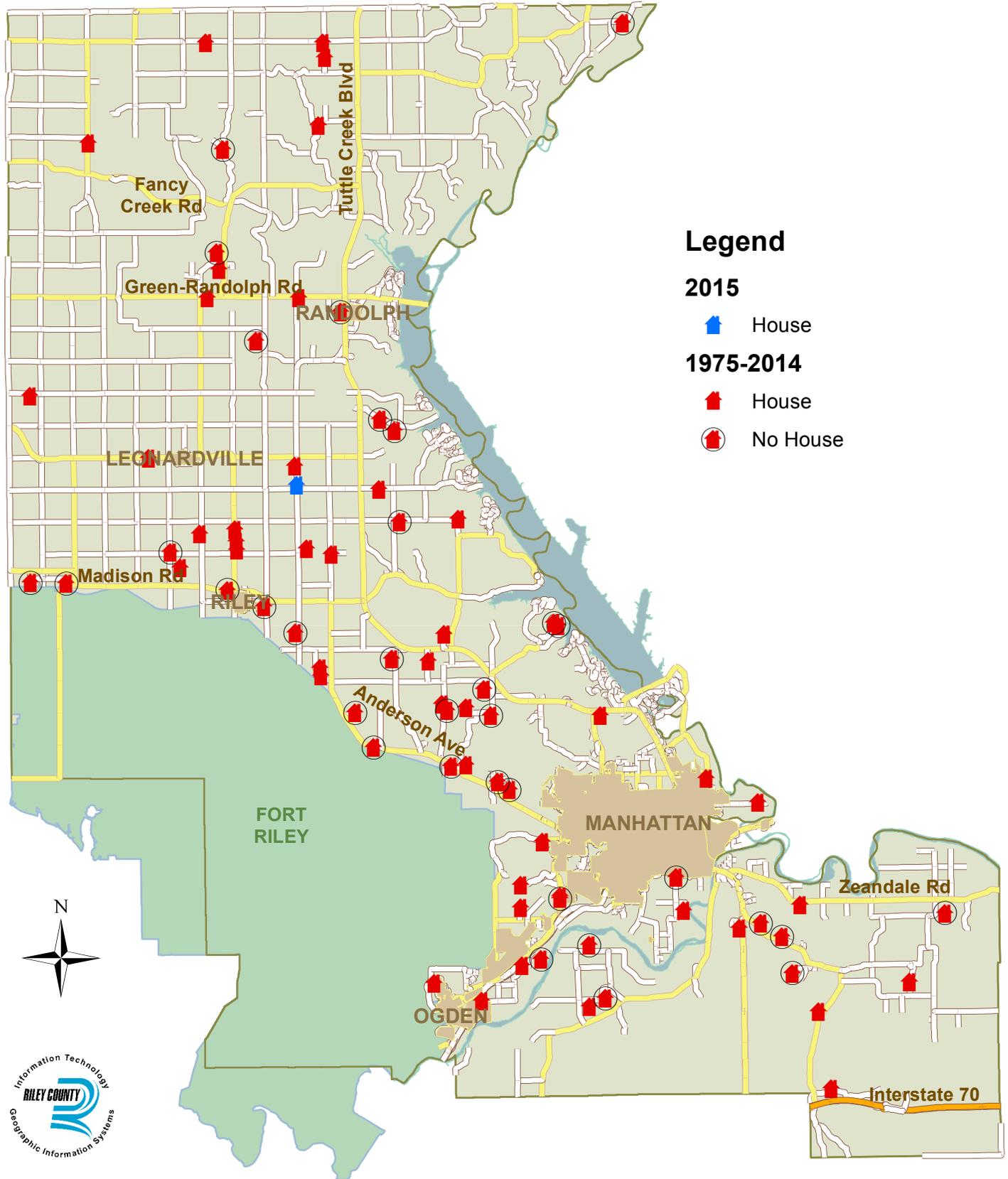


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AGRICULTURAL EXEMPTIONS IN 2015

REQUEST #	APPLICANT	PROPERTY OWNER	S-T-R	ACRES	AGRICULTURAL EXEMPTION	DATE APPROVED/ DENIED
#15-01	Kitty Pursley	Deep Creek Connection LLC	14-11-8	3.1	Residence, with or without subdivision	09/03/2015 Denied
#15-02	Jay Dee & Jean Kunze Peterson	Mildred D Kunze Trust Val Jene Kunze Trust	17-8-6 18-8-6	18.5	Residence, with or without subdivision	09/29/2015 Approved

Ag Exemptions 1975 - 2015



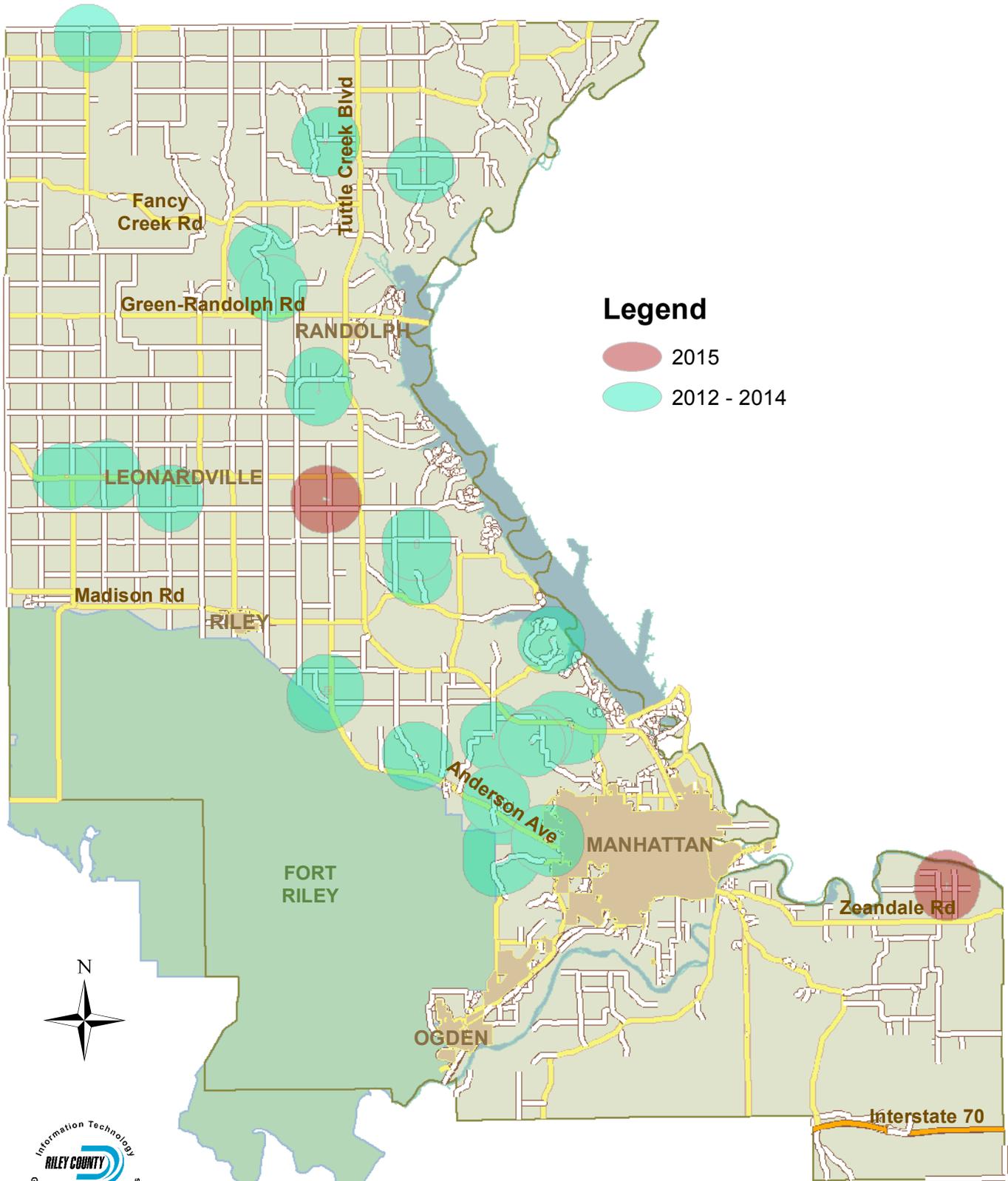
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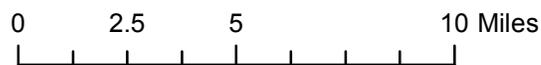
AGRICULTURAL PROTECTION EASEMENTS FILED IN 2015

PETITION #	PETITIONER	REZONING OR RESIDENTIAL USE DESIGNATOR	DATE APPROVED	S-T-R	DATED FILED	BOOK/PAGE
#15-08	Rodney Dugan	Extraneous Farmstead	07/13/2015	17-8-6	07/23/2015	863/4647
#15-10	Stanley E Moore	Extraneous Farmstead	08/10/15	16-10-9	09/01/2015	863/8848

Ag Protection Easements 2012 - 2015



January 30, 2016



SUMMARY OF ZONING COMPLAINTS/VIOLATIONS - 2015

TYPE OF VIOLATIONS	2014	2015
No sign permit	1	2
Illegal dumping	1	3
Illegal mobile homes	0	2
Building without a permit	6	10
Violation of Floodplain Regulations	0	5
Unregistered/Inoperable vehicles	0	4
Unsafe structure	3	2
Illegal storage	2	2
Non-compliant with Subdivision Regulations	2	1
Non-permitted use	1	1
Campground in residential district	1	0
Commercial - failure to screen abutting a residential district	0	1
Operating a Mobile Home Park without a license	1	0
Chickens in single family residential	0	1
Occupying a structure without a Certificate of Occupancy	1	1
Total Violation Cases	23	35

SUMMARY OF COMPLAINTS		
Total complaints received	44	45
Total Complaints Determined to be Violations	23	32
Total complaints that required a violation letter	22	30

SUMMARY OF VIOLATIONS		
Total Violations	23	35
Total Resolved Violations	15	24
Abated after 1st violation letter	13	21
Abated after 2nd violation letter	2	2
Property owners working with staff to abate violation	4	3
Violations Went to Court	0	0
Total Unresolved Violations	8	5

**SUMMARY OF ENVIRONMENTAL HEALTH
COMPLAINTS/VIOLATIONS - 2015**

TYPE OF VIOLATIONS	2014	2015
No current pumping report on file	8	0
Failure to apply for a repair permit	2	0
No maintenance contract for alternative system	6	0
Illegal discharge of wastewater	56	53
Occupying a residence without a septic permit	2	0
Failure to complete repair before permit expiration	2	1
Emergency Order - sewage running on ground	7	0
Wastewater system not located within property boundaries	1	0
No septic permit on file	1	0

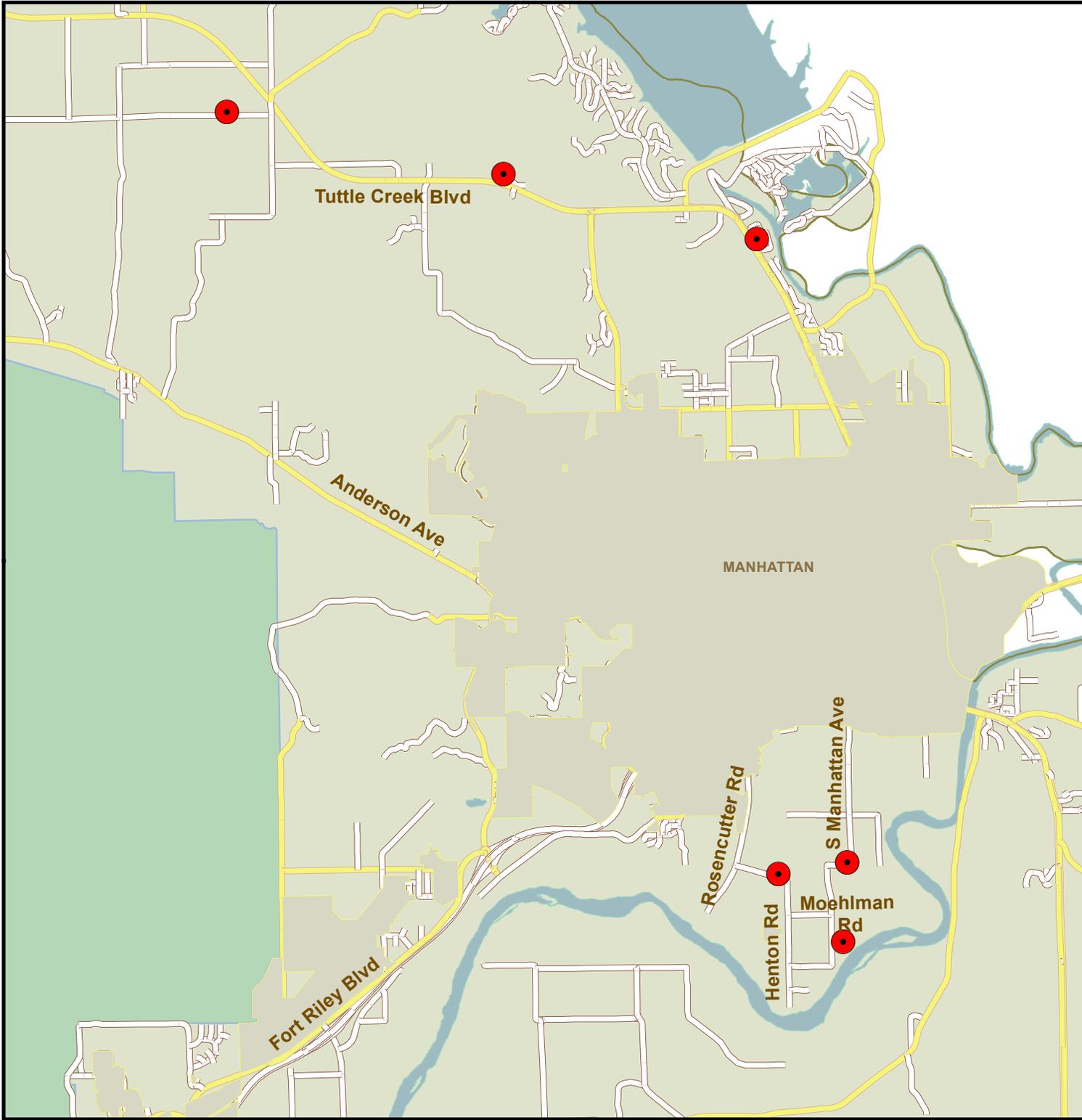
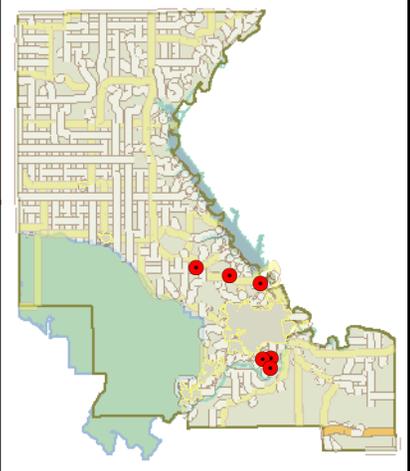
MOBILE HOME PARKS LICENSED FOR 2015

NAME OF PARK	PARK ADDRESS	S-T-R	ZONING	OWNER	MANAGER	# OF SPACES
Sedalia	6320 N 52nd St	18-9-7	AG	Pat and Bud Umscheid	Dave and Debbie Carrara	5
Tuttle Terrace	6030 Tuttle Terrace	22-9-7	B-3	Daniel Wild	Connie Rogers	36
Riverchase	4440 Tuttle Creek Blvd	25-9-7	R-PUD	Riverchase LLC	Stacy Wedel-Bryant	162
Northcrest I	1726 S Manhattan Ave	30-10-8	B-3	Roger Nauerth	Rodney Dembkowski	12
TDJ Stables	1821 Priboth Rd	31-10-8	AG	J J and Susan Jones	J J and Susan Jones	5
O'Callaghan's Place	2750 Moehlman Rd	25-10-7	AG	Carlos Aviles	Carlos Aviles	8



MOBILE HOME PARK LICENSES 2015

VICINITY

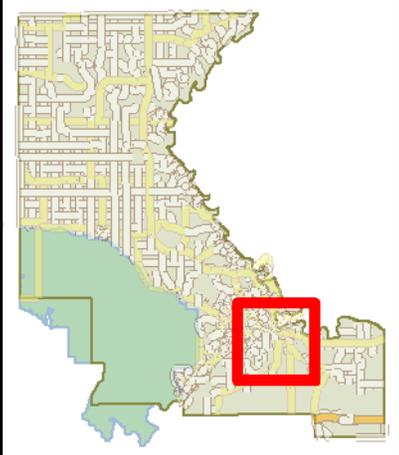


EXCAVATION LICENSES ISSUED IN 2015

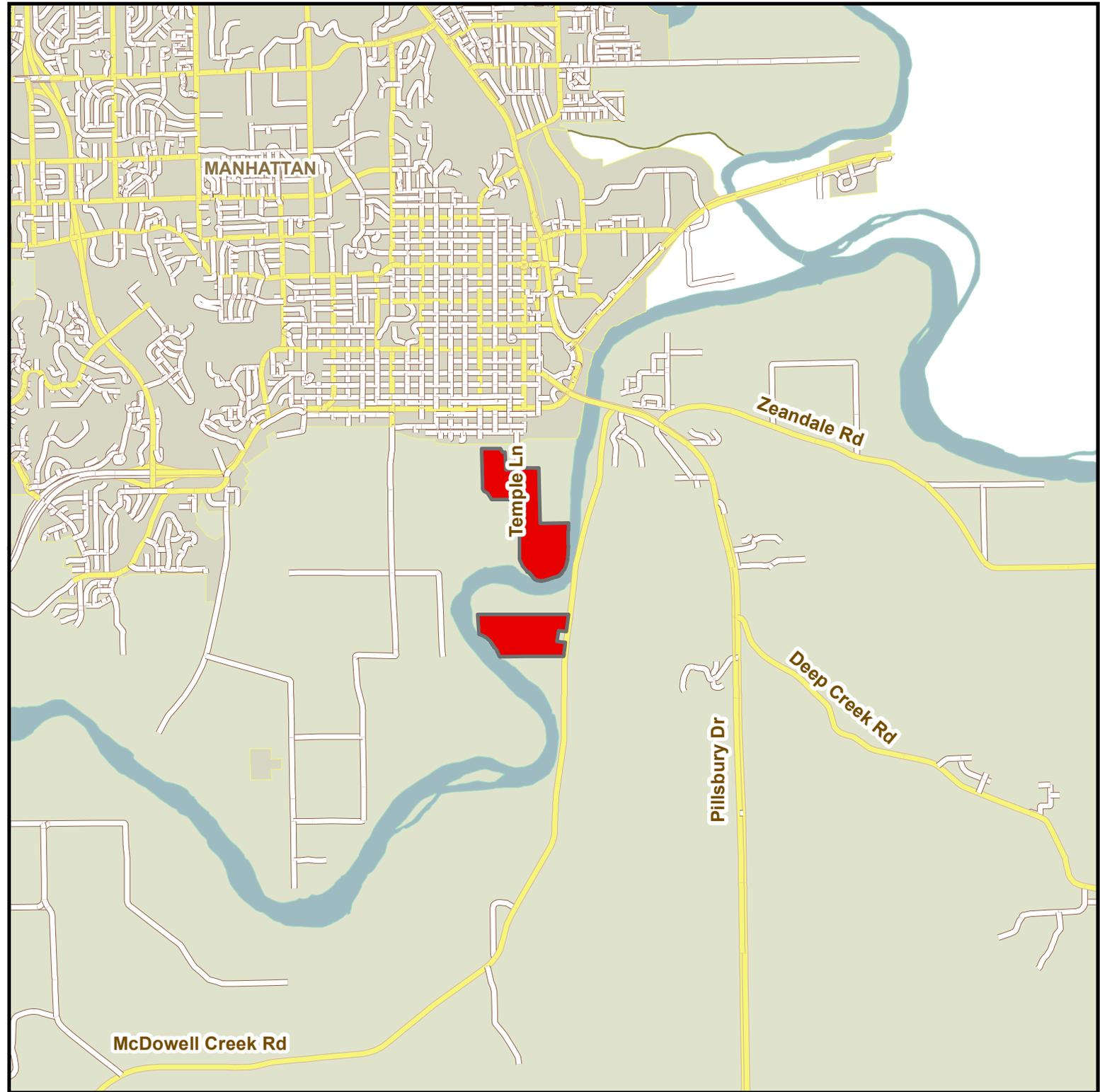
PROPERTY ADDRESS	OWNER	CONTRACTOR	S-T-R	TOWNSHIP	ZONING	TYPE	SIZE
1330 Temple Lane	Greg & Theresa LLC	G and T Excavating	19-10-8	Manhattan	AG CU	Borrow Pit	>5 acres
McDowell Creek Rd	Tri-Lake Dist LLC	Hartford Sand & Gravel	30-10-8	Ashland	AG CU	Borrow Pit	>5 acres
Temple Lane	ANNA Limited Partnership	Larson Construction	19-10-8	Manhattan	AG	Borrow Pit	1-5 acres



EXCAVATION LICENSES 2015



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SEPTIC INSTALLER LICENSES 2015

LICENSE #	BUSINESS NAME	ALTERNATIVE SYSTEM	LAGOON	LATERIAL FIELD	PROFILE HOLE	REPAIR SEPTIC SYSTEM	STANDARD SYSTEM	SEWER TAP
#01-2015-01	BAM Excavation & Trucking		X		X	X	X	X
#01-2015-31	Brenner's Backhoe Services				X	X	X	X
#10-2015-30	Cat Cans Portable Services, LLC					X		
#10-2015-32	Gideon Excavating Inc		X		X	X	X	X
#01-2015-26	Hopper Plumbing		X		X	X	X	
#01-2015-07	J & G Plumbing				X	X	X	X
#01-2015-08	Jay White Excavating		X		X			
#01-2015-04	Johnson Excavation		X		X	X	X	
#01-2015-17	Josh Connet Excavation		X		X	X	X	X
#01-2015-03	L & L Trenching		X		X	X	X	
#01-2015-06	Larson Construction Inc				X	X	X	X
#01-2015-14	Lee Plumbing Heating & AC					X	X	
#01-2015-05	Leonard Backhoe Inc	X	X		X	X	X	X
#01-2015-21	Mid-American Water & Plumbing				X	X	X	X
#01-2015-13	Midwest Concrete Materials		X		X	X	X	X
#01-2015-12	Mitchell Plumbing Heating & Air Conditioning Inc			X		X		
#01-2015-24	Reid Plumbing Heating & Air Conditioning					X	X	X
#01-2015-09	Tim's Backhoe Service Inc	X	X		X	X	X	X

SEPTIC HAULER LICENSES 2015

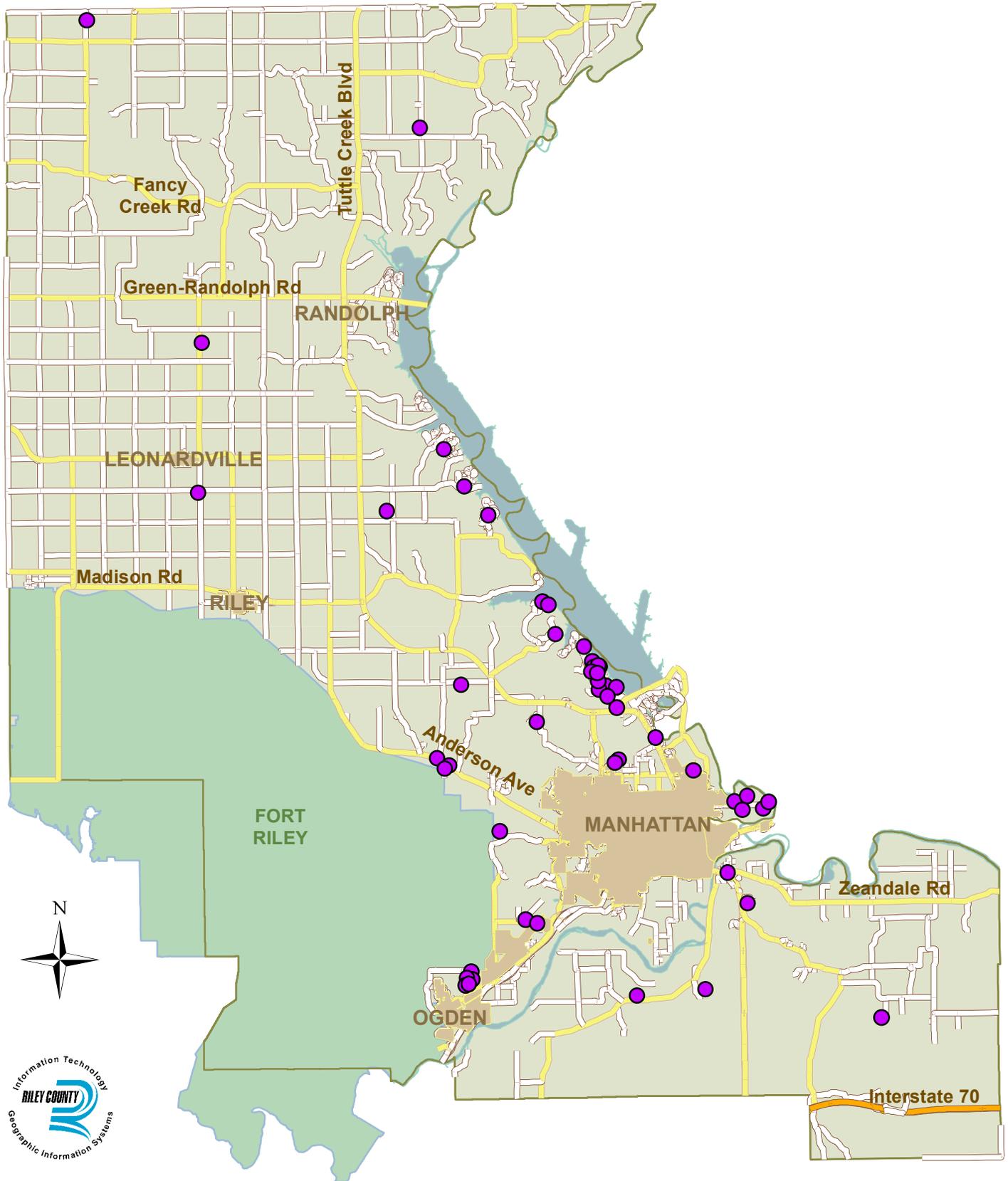
LICENSE #	BUSINESS NAME
#10-2015-28	A-1 Rental Inc
#10-2015-25	Cat Cans Portable Services, LLC
#10-2015-19	Frankfort Porta Potty
#10-2015-29	Johnson's Portable Toilet Service
#10-2015-18	Mitchell Plumbing Heating & Air Conditioning Inc
#01-2015-16	SI Wastewater

2015 ENVIRONMENTAL SITE EVALUATIONS

LOG #	PROPERTY ADDRESS	S-T-R
15001	2451 Big Horn Ln	6-11-7
15002	5613 High Meadows Cir	14-9-7
15008	5422 Tuttle Cove Rd	14-9-7
15011	7214 Neef Dr	36-9-6
15013	2666 Brookhollow Ct	6-11-7
15014	3050 Shane Creek Ln	6-11-8
15015	4728 Dobson Cir	4-9-7
15018	10918 Lakeside Dr	12-8-6
15020	3214 Buffalo Rd	14-9-7
15022	2814 Nelson's Landing	31-9-8
15023	5925 Sharm Dr	19-8-7
15029	5007 Vista Acres	23-9-7
15030	3313 Germann Dr	23-9-7
15034	9925 Crooked Creek Rd	22-8-5
15035	2806 Nix Peak	35-9-7
15040	3629 Rocky Ford Rd	30-9-8
15042	21800 Mayday Rd	6-6-5
15046	5504 Turkeyfoot Ln	14-9-7
15047	1161 Airport Rd	29-10-7
15050	5013 Lakewood Dr	23-9-7
15052	9419 Condray Rd	22-8-6
15056	4355 Harbour View Rd	10-9-7
15057	4007 McDowell Creek Rd	1-11-7
15058	4437 Tuttle Cove Rd	23-9-7
15063	2604 Woodside Ln	6-11-7

LOG #	PROPERTY ADDRESS	S-T-R
15065	5541 Marlatt Ave	28-9-7
15066	7228 Deer Trail Rd	6-11-7
15075	4721 Freeman Rd	23-9-7
15078	2830 Marque Hill Rd	35-9-7
15090	3200 Chicago Ave	36-9-6
15091	115 Oak Valley Dr	21-10-8
15092	1211 Rover Rd	28-10-7
15098	3609 Cottonwood Cir	10-9-7
15099	7284 Blue Spruce Ln	36-9-6
15101	3301 Corral Cir	23-9-7
15102	5312 Terra Heights	14-9-7
15103	18989 Halls Ravine Rd	23-6-6
15104	6550 University Park Rd	18-8-7
15105	7161 Mill Cove Dr	4-9-7
15107	6677 N 52nd	19-9-7
15111	3305 Oak Shores Rd	14-9-7
15116	60 Zeandale Rd	20-10-8
15120	13620 Crooked Creek Rd	26-7-5
15123	721 Knox Ln	5-10-8
15124	1312 Knox Ln	9-10-8
15125	901 Knox Ln	9-10-8
15126	906 Knox Ln	9-10-8
15127	1601 Knox Ln	4-10-8
15128	7070 Deer Trail Rd	6-11-7
15134	3591 Letter Rock Rd	7-11-9

Environmental Site Evaluation Inspections - 2015



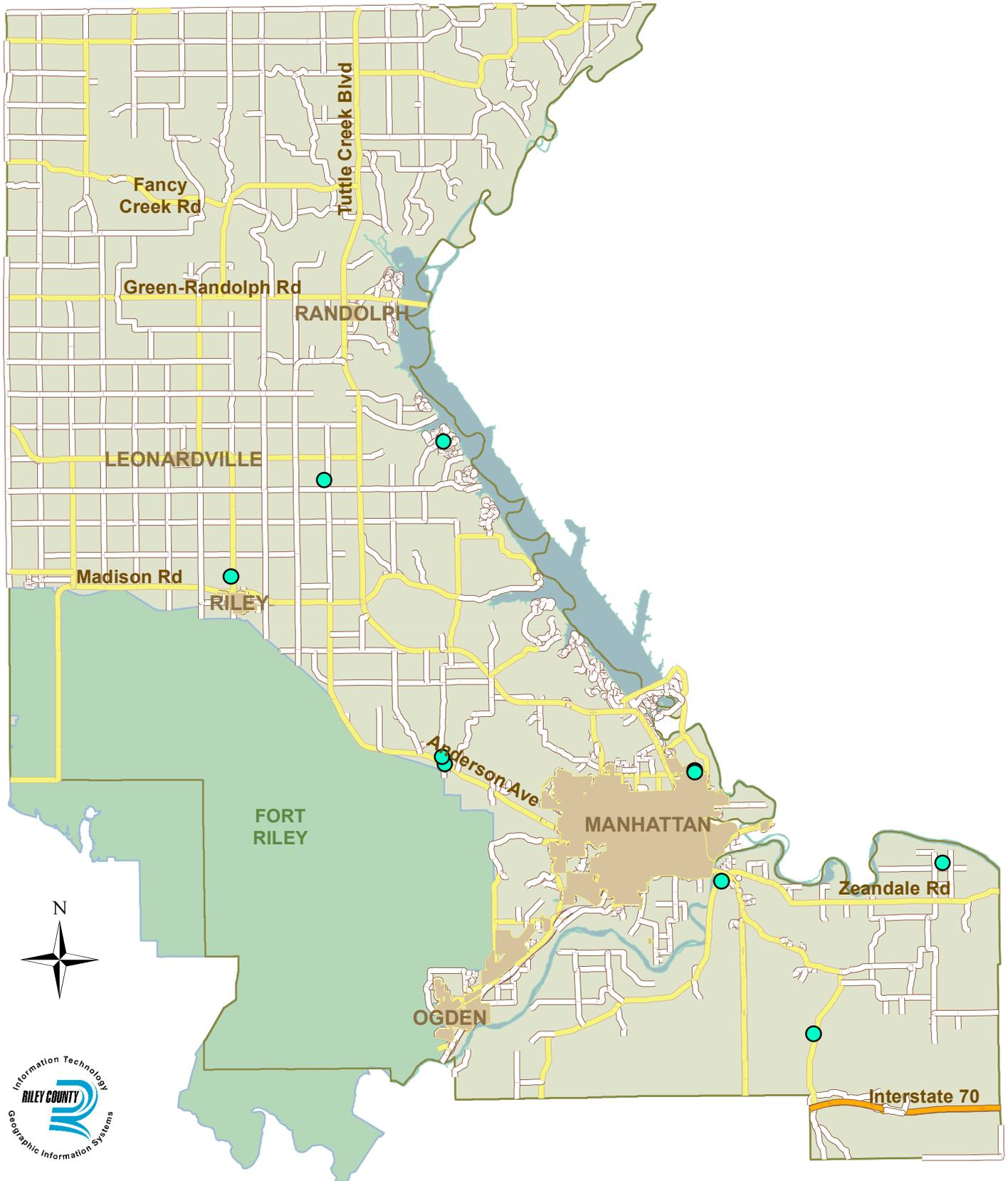
January 30, 2016

0 2.5 5 10 Miles

**2015 UTILITIES EVALUATION
for
NEW SUBDIVISIONS**

LOG #	SUBDIVISION	S-T-R
15027 & 15028	Maple Lane Addition, Unit Two	31-9-8
15062	Shon Addition	17-8-6
15068	Moore Acres	16-10-9
15093	Sugarbush Subdivsion Unit Four	20-10-8
15094	Keats-Riley United Methodist Church Addition	36-9-6
15095	Lakeside Heights Subdivision, Unit Three	12-8-6
15108	DCC Addition	14-11-8
16005	Perry Addition	39-9-6
15119	Simons Subdivision, Unit Two	35-8-5

Utility Evaluations For New Subdivisions - 2015



January 30, 2016

0 2.5 5 10 Miles

ENVIRONMENTAL HEALTH COMPARISON

PERMITS	2014	2015
Alternative Systems	5	0
Standard Field	2	0
Lagoon	13	12
Repair Wastewater System	55	53
Private Water Supply Well	16	11
Environmental System Evaluation (ESE)	39	50
Utility Plat	6	8
Mobile Home Park Utilities	1	1
LICENSES		
Wastewater Contractor	19	17
Alternative System Contractor License	2	2
Septic Hauler	7	6
REPORTS		
Septic Pumping	253	258
Alternative Wastewater	100	92
TESTING		
Water Well	267	280
Profile	25	26
Percolation test	2	0
COMPLAINTS/VIOLATIONS		
Complaints/Violations		53
Complaints	95	2
Resolved Complaints	94	2
Presentations & Training conducted in Water and Wastewater	29.5 hrs	40 hrs

