

AGENDA

RILEY COUNTY PLANNING BOARD/ BOARD OF ZONING APPEALS

Monday, March 14, 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 February 8, 2016 meeting.
2. Consider the Report of Fees for the month of February 2016.

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

III. GENERAL AGENDA - RILEY COUNTY BOARD OF ZONING APPEALS

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 to consider the request of AT&T Mobility, petitioner and Deryl & Joyce Troyer, owners, to amend Conditional Use Authorization (#07-25) for an existing 350-foot guyed supported communications tower to allow for the installation of parabolic dish type antennas.

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

IV. 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 the Board of Commissioners of Riley County, Kansas to amend Section 21C – Development Standards of the Riley County Zoning Regulations. **ACTION NEEDED: Recommend approval/denial to the Board of County Commissioners.**
2. Annual Comprehensive Plan Review Process.
3. Update on Zoning and Subdivision Regulations re-write.

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

MINUTES

RILEY COUNTY PLANNING BOARD/ BOARD OF ZONING APPEALS

Monday, February 8, 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

Members Absent: John Osarczuk

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

Others Present: Michael Jones

OPEN PUBLIC COMMENTS

None

CONSENT AGENDA

The minutes of the January 11, 2016 meeting were presented and approved. The Report of Fees for the month of January (\$2,165.00) was presented and approved.

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 4-0.

RILEY COUNTY PLANNING BOARD

Jones – Replat

Chairman Clement asked the Board Members to declare any ex parte contact they may have had regarding this item and to declare any conflict of interest or communications they've had that could influence their ability to be impartial.

Diane Hoobler stated that Brian and Joy Nixon are neighbors; however, she has had no contact with them concerning this item.

Chairman Clement asked Mrs. Hoobler if she will be able to consider this item impartially.

Mrs. Hoobler replied yes.

Lorn Clement opened the 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 in Zeandale Township, Section 30, Township 10 South, Range 9 East, in Riley County Kansas.

Bob Isaac presented the request. Mr. Isaac stated the lot is part of a two (2) lot residential subdivision platted in July 2012 as Pleasant Valley Addition and was partially rezoned from "AG" Agricultural District to "SF-5" Single Family Residential at that time. Mr. Isaac stated at the time, the Planning Board recommended that only a portion of each lot of Pleasant Valley Addition be rezoned residential to accommodate the existing residential uses of the property and leave the cropped portions zoned agricultural; therefore there is no request at this time to rezone any portion of the property.

Staff recommended approval of the final plat of Pleasant Valley, Unit Two based on a determination that the minimum requirements of the Riley County Subdivision Regulations, Zoning Regulations and Sanitary Code have been met.

Chairman Clement asked if the Applicant wanted to speak.

Michael Jones stated he has gone through this process before and part of the land was supposed to be zoned single family and the other part zoned agricultural. Mr. Jones wanted to know why this wasn't done in the original process.

Chairman Clement asked staff what the circumstances were with the original request.

Mr. Wedel stated the Applicant didn't request to separate the lot as a result of the rezoning.

There were no proponents or opponents.

Diane Hoobler moved to close the public hearing. Tom Taul seconded. Carried 4-0.

Tom Taul moved to approve the request to replat Lot 2 of Pleasant Valley Addition into a single lot, while vacating a portion of said Lot 2 as it meets current Riley County Subdivision Regulations and for the reasons listed in the staff report.

John Wienck seconded. Motion carried 4-0.

Mr. Isaac announced that the Board of County Commissioners would hear the request on February 18, 2016, at 9:00 am, in the County Commission Chambers.

Annual Report

Diane Hoobler asked about the two (2) illegal mobiles on page 29, Summary of Zoning Complaints/Zonings.

Tom Taul moved to adjourned. John Wienck seconded. Carried 5-0.

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



RILEY COUNTY
PLANNING & DEVELOPMENT

REPORT OF FEES

February 2016

<u>DATE</u>	<u>NAME</u>	<u>AMOUNT</u>
02-01-2016	Anderson, Water Screening Report	\$ 10.00
02-03-2016	Edmunds, Wastewater System Repair Permit	75.00
02-03-2016	Oliver, Building Permit 16-0002 & #16-0003	200.00
02-08-2016	Leonard, Wastewater System Repair Permit	75.00
02-08-2016	Wood, 4 – Water Screening Reports	40.00
02-11-2016	Schuler, Wastewater System Repair Permit	75.00
02-11-2016	Schuler, Water Screening Report	10.00
02-11-2016	Sump, Water Screening Report	10.00
02-11-2016	Ridder, Environmental Site Evaluation	100.00
02-12-2016	Jasperson, Wastewater System Repair Permit	75.00
02-12-2016	Springer, Copies	1.00
02-16-2016	Griffis, Water Screening Report	12.00
02-16-2016	Leonard, Wastewater System Repair Permit	75.00
02-22-2016	Rivera, Building Permit #16-0004	150.00
02-22-2016	Brenner, Wastewater System Repair Permit	75.00
02-22-2016	Andres, Environmental Site Evaluation	100.00
02-22-2016	Hudson, Environmental Site Evaluation	100.00
02-22-2016	Shilling, Wastewater System Profile Hole	150.00
02-23-2016	Fleener, Wastewater Lagoon Repair Permit	75.00
02-25-2016	Creed, Building Permit #15-0090, 15-0095 & Floodplain Development Permit	375.00
02-26-2016	Creed, Variance	300.00
02-29-2016	CK Processing, Private Well Permit	75.00
02-29-2016	Shilling, Wastewater System Percolation Test	300.00
02-29-2016	Downey, Private Well Permit	75.00
02-29-2016	Pottawatomie County, 10 Water Screening Reports	100.00

TOTAL **\$2,633.00**

DEPOSITS MADE:

02-03-2013	\$ 200.00
02-08-2016	40.00
02-12-2016	430.00
02-26-2016	1113.00
02-29-2016	850.00

TOTAL **\$2,633.00**

Permit #	App Date	Ownr	Type of Bldg	Use of Bldg	Const Cost	Amnt Paid	Property Address	City & Zp
16-0002	02/01/2016	Harold & Shawna Oliver	House (site built)	Residential dwelling	\$319,000.00	\$150.00	7116 Pheasant Ridge Rd	Riley (66531)
16-0003	02/01/2016	Harold & Shawna Oliver	Storage (residential)	Shop	\$33,000.00	\$50.00	7116 Pheasant Ridge Rd	Riley (66531)
16-0004	02/22/2016	ESTEBAN RIVERA	Addition (residential)	Master bedroom with bathroom	\$10,000.00	\$150.00	17320 Wohler Rd	Green (67447)
16-0005	02/23/2016	Herbert Loveless	Storage (ag related)	Hay, tractor & tool storage	\$20,000.00	\$0.00	19606 Peach Grove Rd	Randolph (66554)



PLANNING & DEVELOPMENT

STAFF REPORT

Conditional Use

- PETITION:** (#16-02) Conditional Use
- APPLICANT:** AT&T Mobility c/o Network Real Estate, LLC
5055 Hwy N, Ste 200
St Charles, MO 63304
- PROPERTY OWNER:** Deryl & Joyce Troyer
5524 Anderson Ave
Manhattan, KS 66503
- REQUEST:** Amend Conditional Use Authorization (#07-25) for an existing 350-foot guyed supported communications tower to allow for the installation of parabolic dish type antennas.
- SIZE OF TRACT:** The subject site is approximately .35 acres.
- LOCATION:** Generally located approximately 1900 feet south of Barton Road and 1075 feet west of Alembic Road; Section 16, Township 8 South, Range 5 East; Bala Township.
-



BACKGROUND: In late 2007, Deryl and Joyce Troyer, owners of the 64.3-acre parent tract entered into an agreement with Horvath Communications to lease an approximate .35 portion of said parent tract in order to construct, operate and maintain a 350-foot guyed supported communications tower (cell). In December 2007, the Riley County Board of Zoning Appeals approved a conditional use authorization to permit the construction and operation of a 350-foot guyed supported communications tower (cell) in the agricultural zoning district (Pet. #07-25). The approval of the authorization was based on the following conditions:

1. Tower height shall not exceed 350 feet.
2. The lighting requirements of the tower shall be as follows:
 - a. Day time – strobe;
 - b. Night time – red; and
 - c. All lighting requirements of the FAA.
3. The tower and all ancillary structures shall be made secure by the installation of fencing with a minimum height of six (6) feet.
4. Tower must have the capacity for the possible collocating of other carriers.
5. No microwave dishes shall be attached to the tower prior to amending this conditional use authorization.
6. The tower and associated uses shall not interfere with existing radio frequencies.
7. The tower and all ancillary structures shall be constructed and arranged as per the site plan approved by the Riley County Board of Zoning Appeals.

The applicant (AT&T), is wishing to install an 3-foot diameter parabolic dish antenna. Parabolic antennas are used as high-gain antennas for point-to-point communications, in applications such as microwave relay links that carry telephone and television signals between nearby cities, wireless WAN/LAN links for data communications, satellite communications and spacecraft communication antennas. Their primary use in this context is to allow for mobile phone/cellular *backhaul*. This term refers to the transmission of network data over an alternative wireless route when the normal route is unavailable or overtaxed.

In order to allow for the installation of this type of antenna, the existing Conditional Use (Pet. #07-25) must be amended. Specifically, the language of condition #5 should be modified to allow parabolic dishes, perhaps with a maximum size. An additional condition was suggested by staff to address abandonment of the tower/tower site.

DESCRIPTION:

Physical site characteristics: The subject site is currently developed with a 350-foot guyed-wire supported communications tower and surrounded by a mix of pasture and cultivated ground. The site is served by Alembic Road via a 20-foot access/utility easement across a tract of land owned by Roy and Deborah Larson.

General character of the area: The area is predominantly agricultural in character.

ZONING:

Zoning History: Currently zoned “AG” (Agricultural District), the parent tract has been zoned as such since at least 1974. There are no variances or other conditional uses associated with the parent tract.

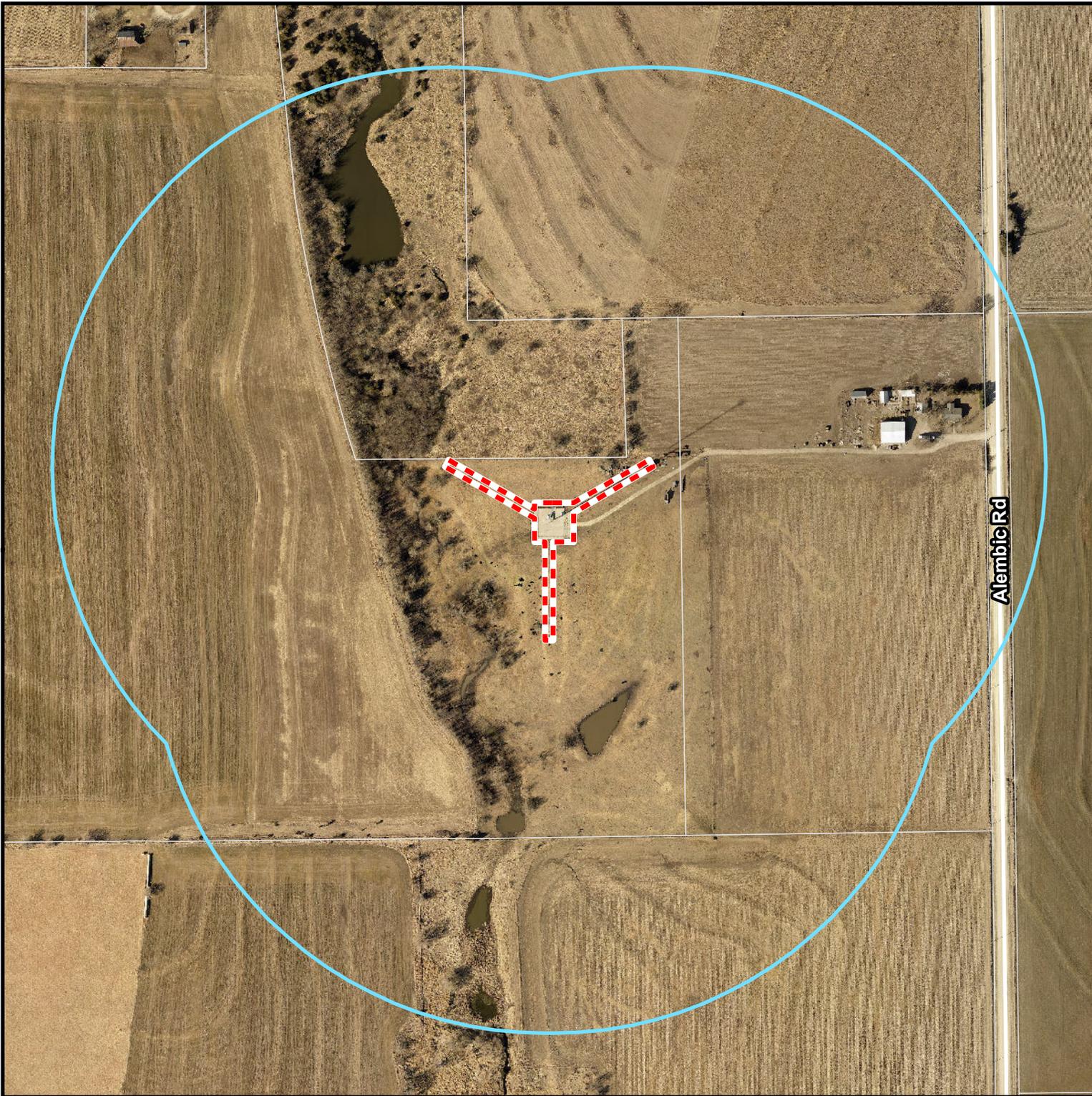
STAFF RECOMMENDATIONS: Staff recommends the requested Conditional Use be approved with the following conditions:

1. Tower height shall not exceed 350 feet.
2. The lighting requirements of the tower shall be as follows:
 - a. Day time – strobe;
 - b. Night time – red; and
 - c. All lighting requirements of the FAA.
3. The tower and all ancillary structures shall be made secure by the installation of fencing with a minimum height of six (6) feet.
4. Tower must have the capacity for the possible collocating of other carriers.
5. *Parabolic or microwave dish type antennas shall not exceed eight feet (8-ft.) in diameter and shall be designed to blend into the surrounding environment by using same color as tower. Such antennas shall be situated as close to the ground as possible to reduce visual impact without compromising their function.*
6. The tower and associated uses shall not interfere with existing radio frequencies.
7. The tower and all ancillary structures shall be constructed and arranged as per the site plan approved by the Riley County Board of Zoning Appeals.
8. *If the tower is abandoned, reclamation of the site shall be in accordance with the Section 8 of the Riley County Zoning Regulations.*

ATTACHMENTS:

- Vicinity/site map
- Surrounding zoning map
- Original site plan
- Engineering/structural plans for tower/antenna

Prepared by: Bob Isaac, Planner
February 29, 2016



VICINITY AND SITE

AT&T Mobility

Conditional Use #16-03

16-8-5

Legend

-  1000' Buffer
-  Site





SURROUNDING ZONING

AT&T Mobility

Conditional Use #16-03

16-8-5

Legend

 1000' Buffer

 Site

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





CORPORATE OFFICE: 401 E. COLFAX AVE. SUITE 101 SOUTH BEND, INDIANA 46617
 Phone: (574) 237-0464
 Fax: (574) 237-0484
 CELL: (574) 621-0055



SELECTIVE SITE CONSULTANTS, INC.
 A Site Acquisition, Engineering, and Construction Quality Assurance Company
 8500 W. 110th Street, Suite 300
 Overland Park, Kansas 66210
 Phone: 913-438-7700
 Fax: 913-438-7777

DESIGNER: T.E. STOREY

LEAD EE: S.D. KEISLING

LEAD CE/SE: M.L. OWENS

SUBMITTALS

NO.	DATE	DESCRIPTION	BY
A	10/19/07	ISSUED FOR ZONING	TES

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO COMMNET WIRELESS IS STRICTLY PROHIBITED.

SITE NAME

LEONARDVILLE

SITE NUMBER

SITE ADDRESS

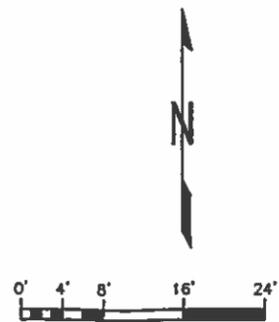
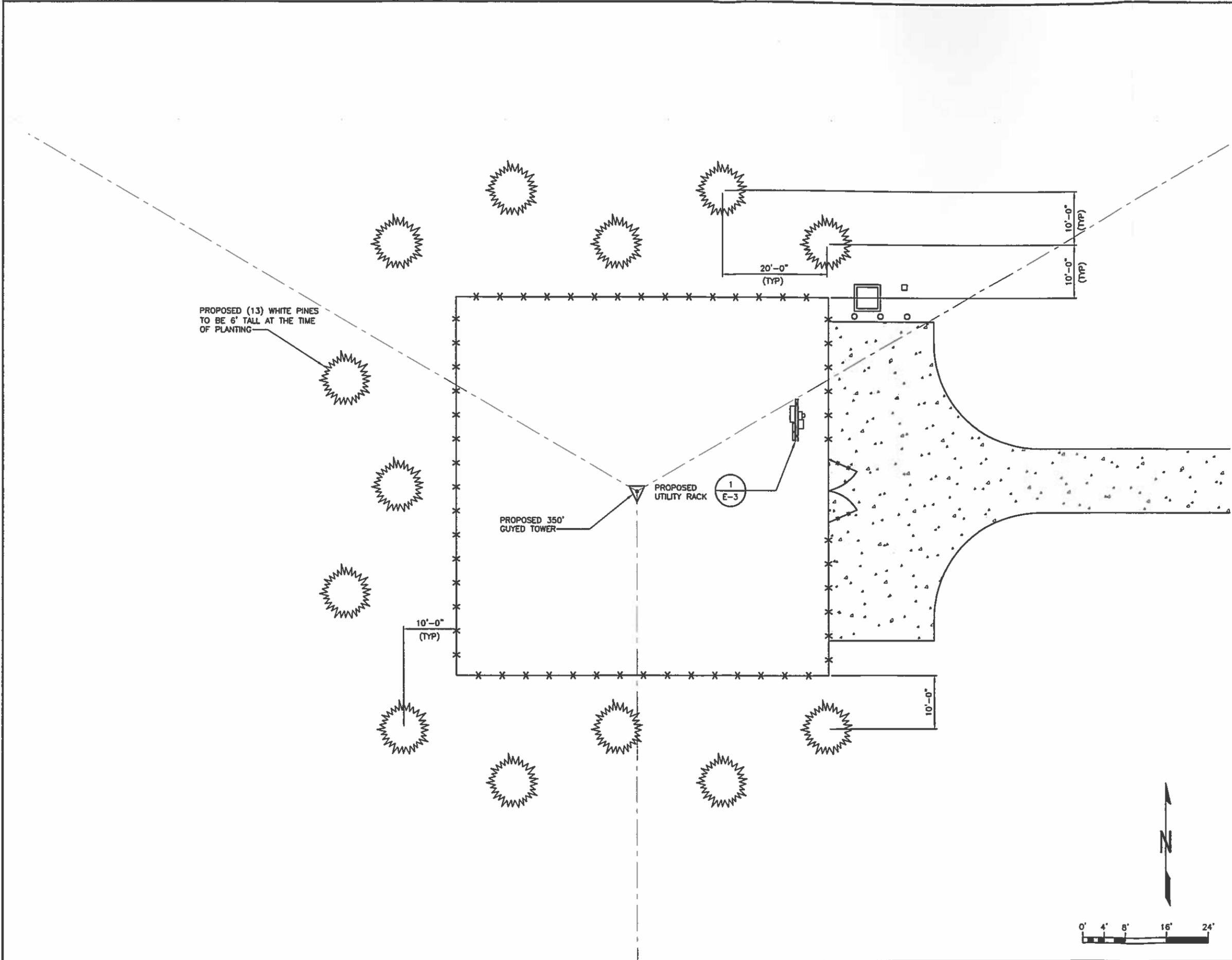
10551 ALEMBIC ROAD
 LEONARDVILLE, KANSAS
 66449

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

A-4



LANDSCAPE PLAN



CORPORATE OFFICE: 401 E. COLFAX AVE. SUITE 101 SOUTH BEND, INDIANA 46617
 Phone: (574) 237-0464 Fax: (574) 237-0484 CELL: (574) 621-0055



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DESIGNER: J.C.E. ROBBERS

LEAD EE: S.D. KEISLING

LEAD CE/SE: M.L. OWENS

SUBMITTALS

NO.	DATE	DESCRIPTION	BY
A	10/19/07	ISSUED FOR ZONING	YES

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LEONARDVILLE

SITE NUMBER

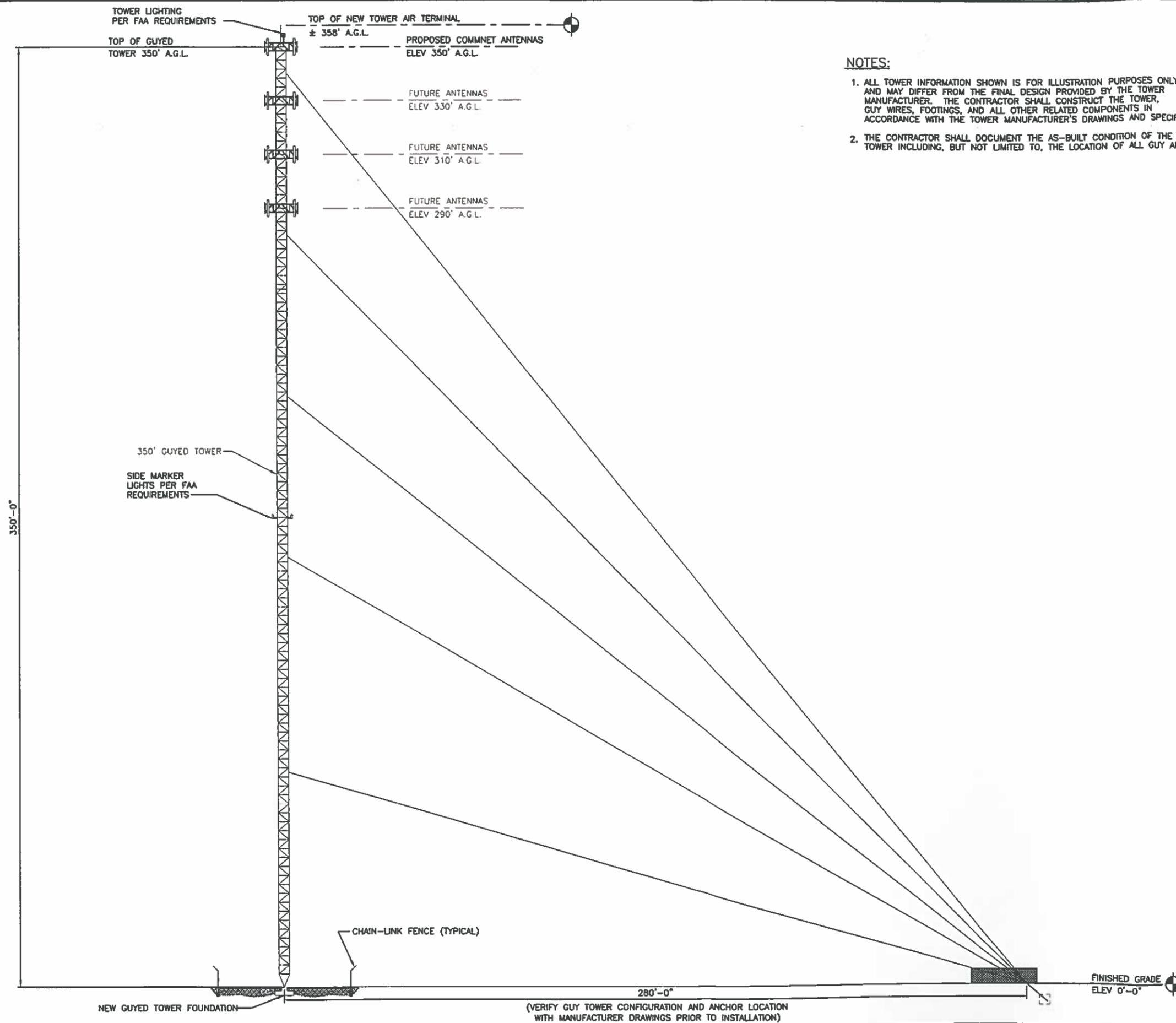
SITE ADDRESS
 10551 ALEMBIC ROAD
 LEONARDVILLE, KANSAS
 66449

SHEET TITLE
TOWER ELEVATION

SHEET NUMBER
A-3

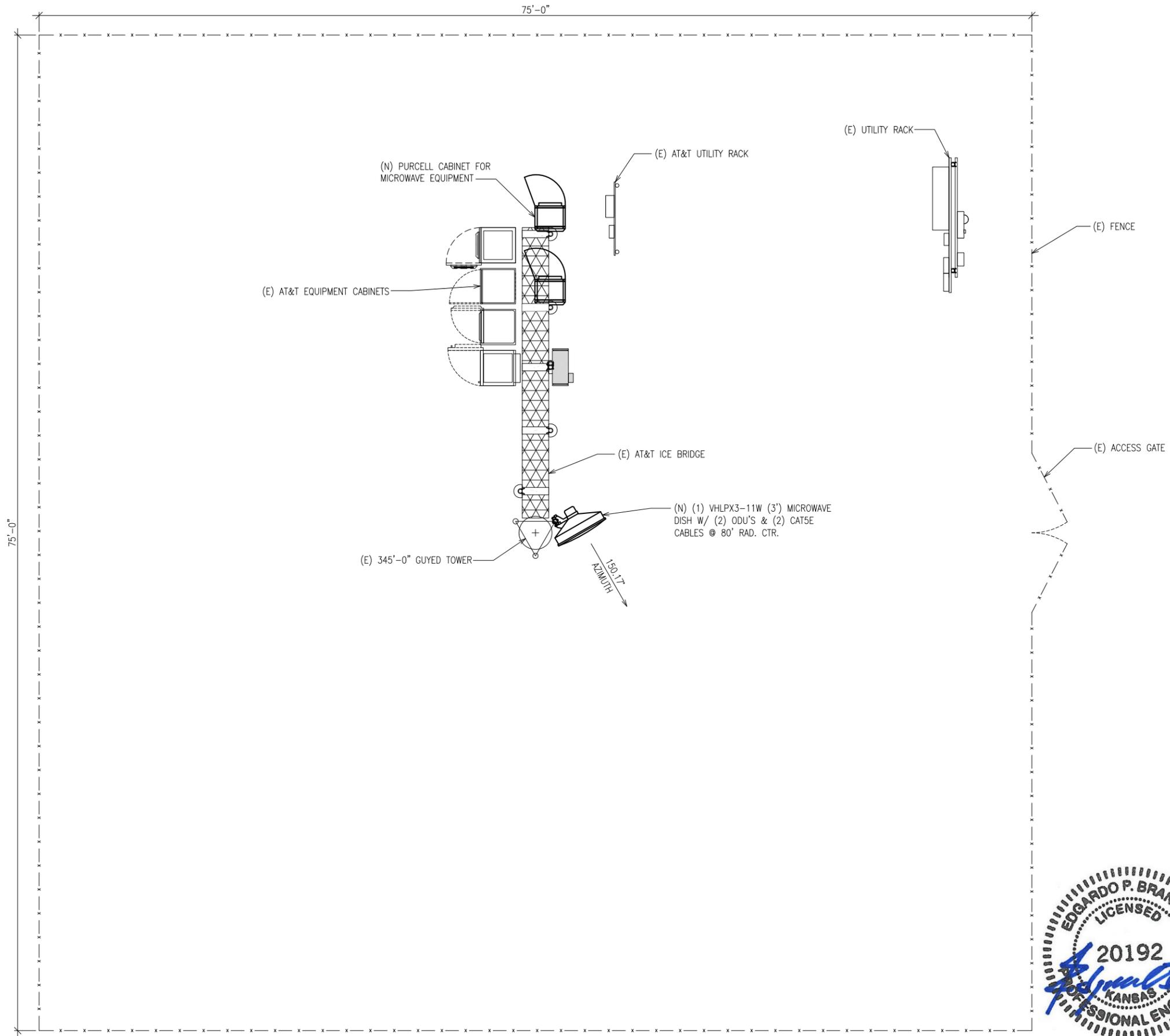
NOTES:

1. ALL TOWER INFORMATION SHOWN IS FOR ILLUSTRATION PURPOSES ONLY, AND MAY DIFFER FROM THE FINAL DESIGN PROVIDED BY THE TOWER MANUFACTURER. THE CONTRACTOR SHALL CONSTRUCT THE TOWER, GUY WIRES, FOOTINGS, AND ALL OTHER RELATED COMPONENTS IN ACCORDANCE WITH THE TOWER MANUFACTURER'S DRAWINGS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL DOCUMENT THE AS-BUILT CONDITION OF THE TOWER INCLUDING, BUT NOT LIMITED TO, THE LOCATION OF ALL GUY ANCHORS.



(VERIFY GUY TOWER CONFIGURATION AND ANCHOR LOCATION WITH MANUFACTURER DRAWINGS PRIOR TO INSTALLATION)

TOWER ELEVATION



① SITE PLAN
 SCALE: (34" X 22") 1/4"=1'-0"
 SCALE: (17" X 11") 1/8"=1'-0"
 GRAPHIC SCALE
 0' 2' 4' 8' 12'

EDGARDO P. BRANDAO
 LICENSED
 20192
 KANSAS
 PROFESSIONAL ENGINEER
 8-28-15

REVISIONS	DATE
0 ISSUED FOR CONSTRUCTION	08/28/15

CELERIS PROJECT NO.: 15-7951

CELERIS GROUP
 CONSULTING ENGINEERS
 2000 E. Lamar Blvd., Suite 550
 Arlington, TX 76006
 Office: 817.446.1700
 Fax: 817.460.0677

EDGARDO P. BRANDAO, P.E.
 Consulting Engineer
 5501 LBJ Freeway, Ste. 225
 Dallas, Texas 75240
 (972) 239-5495

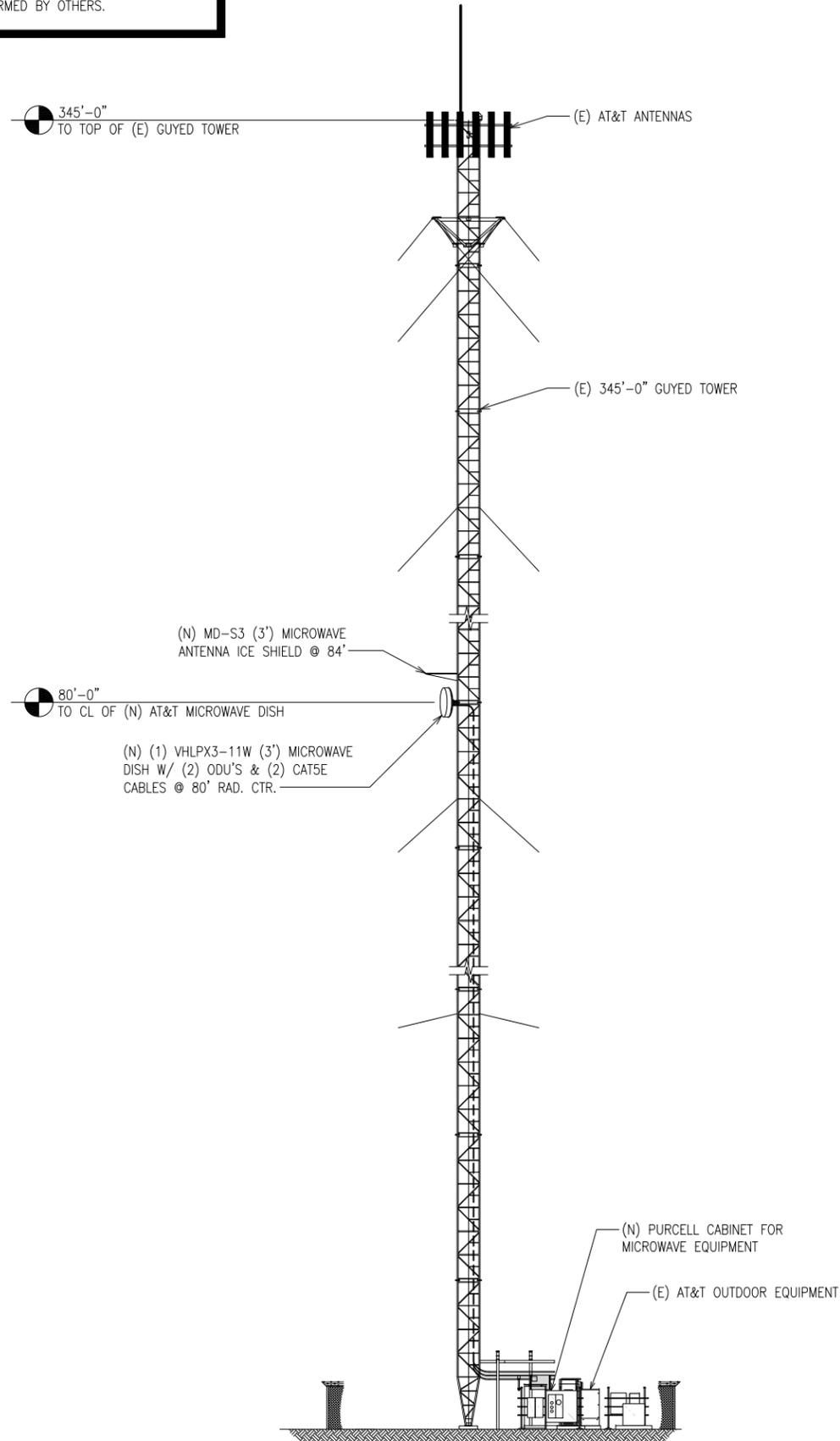
7801 FARLEY
 OVERLAND PARK, KS 66204

SITE NAME
CCT LEONARDVILLE
 SITE NUMBER
KS5433

DRAWN BY:
 BA
 CHECKED BY:
 EPB
 DATE
 08/28/15
 PLOT SCALE
 1:2
 DRAWING NAME
 SITE PLAN
 SHEET No.
C01

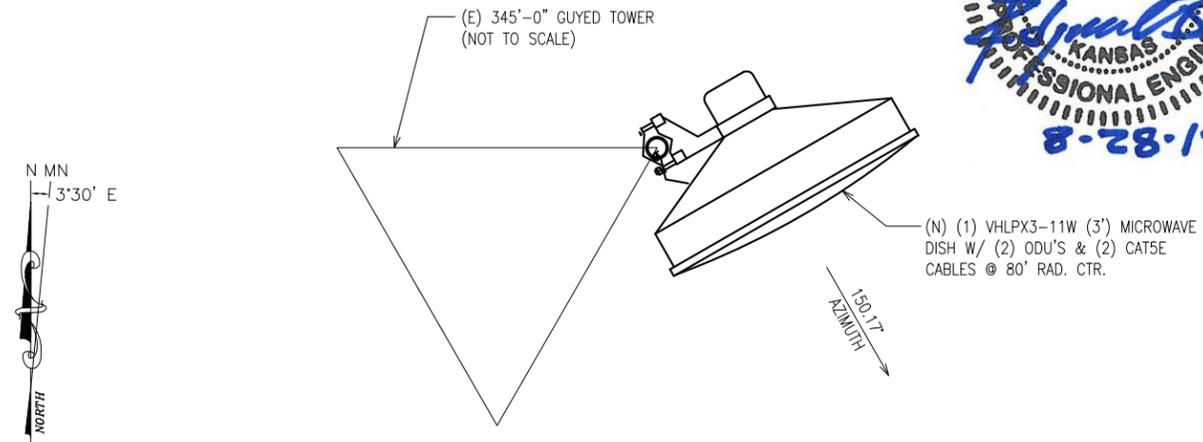
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PRIOR TO INSTALLING ANY EQUIP. ON THE TOWER, CONTRACTOR SHALL VERIFY THE TOWER IS ADEQUATE TO SUPPORT THE PROPOSED EQUIPMENT. TOWER ANALYSIS TO BE PERFORMED BY OTHERS.



1 TOWER ELEVATION
SCALE: NTS

NOTE:
BEFORE INSTALLING ANY EQUIPMENT CONTRACTOR MUST CHECK WITH AT&T PROJECT MANAGER AND AT&T RF ENGINEER FOR MOST RECENT RF CONFIGURATION SHEET.



2 ANTENNA ORIENTATION
SCALE: NTS



REVISIONS	DATE
△ ISSUED FOR CONSTRUCTION	08/28/15

CELERIS PROJECT NO.: 15-7951

CELERIS GROUP
CONSULTING ENGINEERS
2000 E. Lamar Blvd., Suite 550
Arlington, TX 76006
Office: 817.446.1700
Fax: 817.460.0677

EDGARDO P. BRANDAO, P.E.
Consulting Engineer
5501 LBJ Freeway, Ste. 225
Dallas, Texas 75240
(972) 239-5495

MW Data Sheet					
Date	2/24/2013		MW Engineer Name	Robinson Akinbo	
MW Link(Site A-Site Z)	MOKCXX-CCT_LEONARDVILLE		Contact #	630-653-1078	
New or Existing Link	New		Existing	X	
Donor Site (A) Info			End Site (Z) Info		
Site ID	MOKCXX-CCT_RILEY		MOKCXX-CCT_LEONARDVILLE		
LSID	136180		136131		
Coordinate	Lat	39 18 19.00 N	Lat	39 21 34.00 N	
	Long	096 49 55.90 W	Long	096 52 19.80 W	
Address	7555 B Falcon Road		10551 Alambi Roe		
City	Riley, KS		Leonardville, KS		
Affected Sites					
PCN Required (Y/N)	Y	Discreet	N	Compliance Assessment Required (Y/N)	N
Field Study Required	Y				
Circuitry (Transport) Requirement					
Scope of Work (SOW) Summary: Site Survey, Path survey, Structural Analysis, Zoning, PCN, Equipment Installation					
Detailed Design information					
	Site A		Site Z		
	Existing	Add/Change to	Existing	Add/Change to	
Dish Model	N/A	VHLPX3-11W	N/A	VHLPX3-11W	
Dish Size	N/A	3	N/A	3	
# of Dishes	N/A	1	N/A	1	
Azimuth	N/A	89.2	N/A	150.17	
Rad Center	N/A	125	N/A	80	
Frequency	N/A	11265.0000V(2)	N/A	10775.0000V(2)	
Radio Type	N/A	95MPR13-C128F40-221	N/A	95MPR13-C128F40-221	
# of Radios	N/A	1+1	N/A	1+1	
Cable Type	N/A	CAT5e	N/A	CAT5e	
Cable length (ft)	N/A	175	N/A	180	
Transport Drop (DSL, ENET, DS3, DS3c)	N/A	ENET	N/A	ENET	

3 DATA SHEET
SCALE: NTS

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CCT LEONARDVILLE
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1:2
DRAWING NAME
ELEVATION /
ANTENNA ORIENTATION

SHEET No.
C02

7801 FARLEY OVERLAND PARK, KS 66204



PLANNING & DEVELOPMENT

STAFF REPORT

Regulation Amendment

PETITION: #16-03

APPLICANT: Board of Commissioners of Riley County

REQUEST: Amend 21C - Development Standards, of the Zoning Regulations

(PUBLIC NOTICE EXCERPT)

RILEY COUNTY ZONING REGULATIONS **SECTION 21C – DEVELOPMENT STANDARDS**

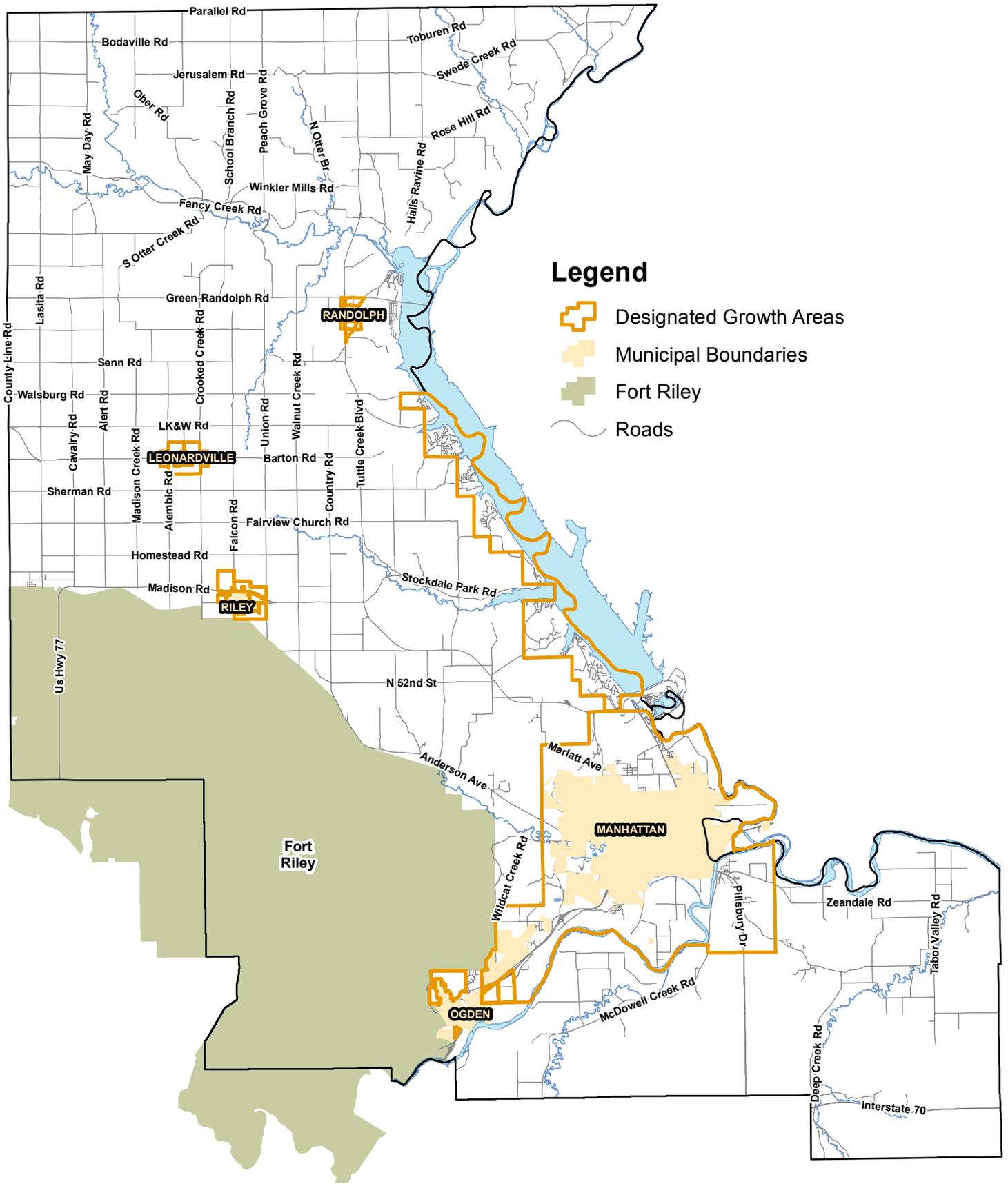
Applicability

The agricultural buffer standard shall apply to all new non-agricultural residential or commercial lots (excluding Extraneous Farmstead and Reconversion Lot residential use designator lots) *located outside of any Designated Growth Area, as shown on the Future Land Use Map in Vision 2025: A Comprehensive Plan for Riley County, Kansas.*

BACKGROUND: With the adoption of the Vision 2025 amendments to the Riley County Zoning Regulations, it was anticipated that some adjustments would eventually be needed. As such, the newly created Section 21C – Development Standards currently includes new standards for all new development. Specifically, it includes standards and protections for riparian areas, which are intended to minimize erosion, stabilize stream banks, ameliorate flood damage, protect and improve water quality, preserve fish and wildlife habitat, and preserve the natural aesthetic value of streams, creeks, rivers and wetlands. The section also includes standards for agricultural buffers, which are intended to provide “space”, or other physical separation, between typical farming/ranching practices and residential development in order to protect farming/ranching operations from nuisance complaints and to protect the health and safety of the general public from noise, dust, odor, spraying and other normal activities that are part of the art and business of farming and ranching.

Consequently, it has been concluded by the Riley County Planning Board and Planning & Development staff that the applicability and setback standard of the agricultural buffer may be counterproductive to encouraging small residential development within designated growth areas, as indicated in the Vision 2025 Comprehensive Plan. Although the regulation provides for an exception for agricultural buffers for Extraneous Farmstead and Reconversion Lot residential use designator lots, it does not provide such relief in regard to areas designated by the Plan where residential growth is encouraged to occur. Thus, along with the existing exclusions, the proposed text amendment seeks to limit the applicability of the agricultural buffer to areas located outside of any Designated Growth Area, as shown on the Future Land Use Map in Vision 2025: A Comprehensive Plan for Riley County, Kansas.

Designated Growth Areas



Annual Review of the Comprehensive Plan 2016

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.

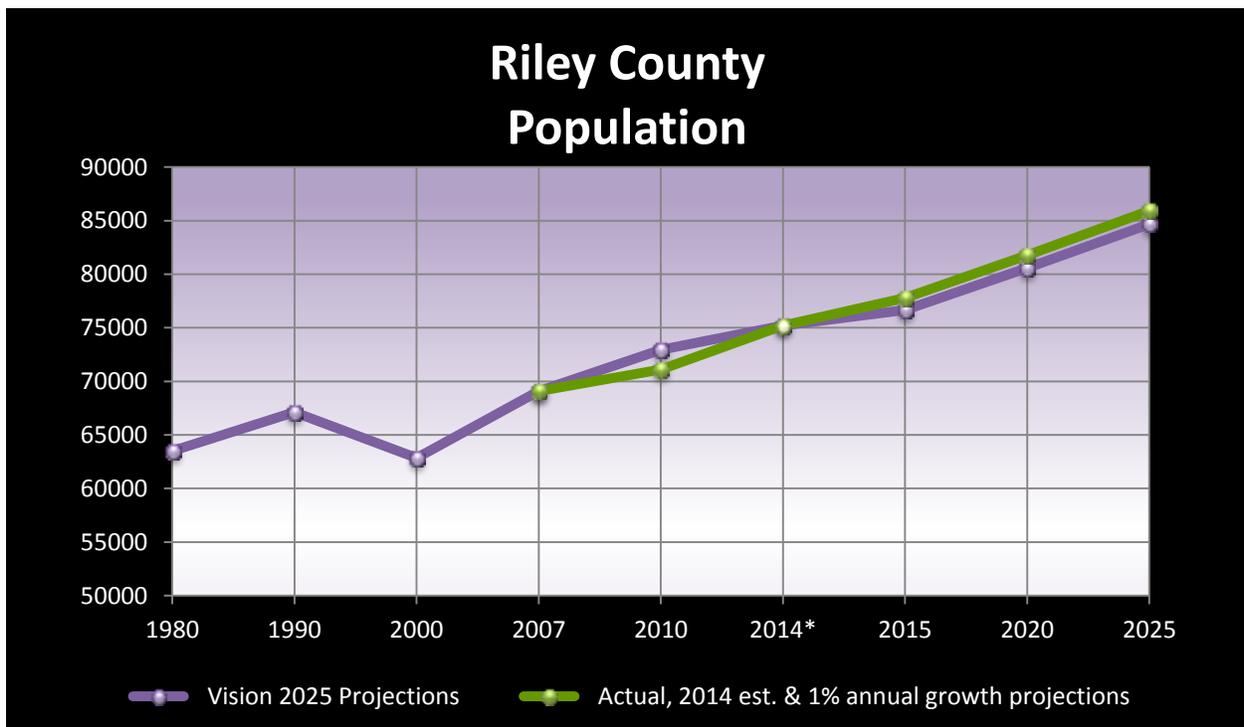


Figure 1

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). Last year, this review used the Census estimated Riley County's population for 2013 (75,394 persons), as the 2014 or 2015 estimates were not available. This estimate was only 1,276 persons shy of the projected population for 2015. However, the newer Census 2014 estimates show Riley County's population to be 75,194 persons, 200 persons less than estimated the year before. Nonetheless, if we use the 2014 estimate and apply the Plan's extrapolation method using an average 1% annual growth rate, Riley County's population will be on track to meet or 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;

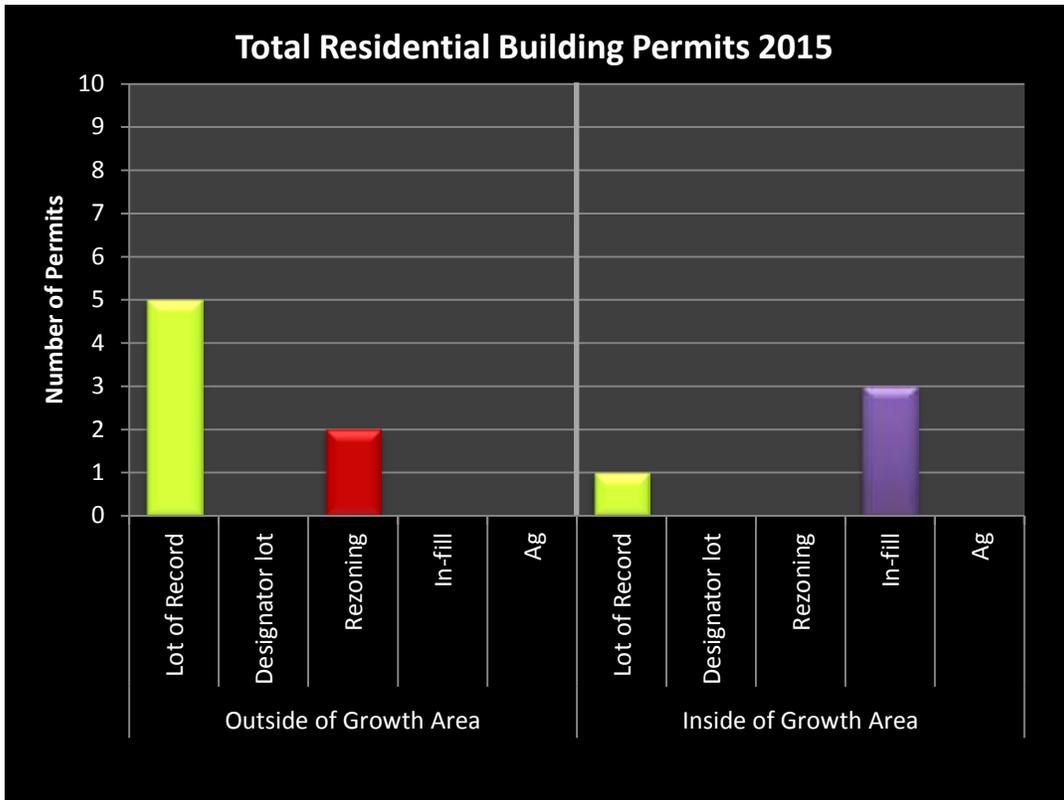
Preserving sufficient agricultural land maintains the ability to provide locally-produced food and fiber which is increasing in economic demand and which is becoming increasingly important to our long-term sustainability and security;

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
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	

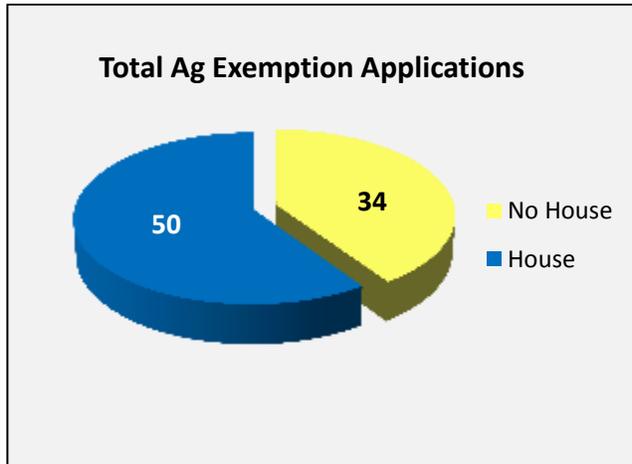
Total Building Permits Issued: 11
Total BPs Non-Ag Residence Issued: 11

- * 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.

Figure 2

A total of 11 residential building permits were issued in 2015, four less than in 2014 and six less than 2013. However, it appears that the trend of more development occurring outside of designated growth areas has continued from the year before, with 64% (7) permits issued outside of a designated growth area and 36% (4) permits issued within a designated growth area. At first glance, this gives the impression

that the Plan is not functioning as intended. On the contrary, 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 2015 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 2015 outside of a designated growth area were “lots of record.” Although there was one (1) application submitted for an Agricultural Exemption for a home in 2015, bringing the total to 84 (see Figure 3), no building permits were issued for such residences.



Applications for Ag Exemption		
No House	House	Total
34	50	84

Figure 3

A total of one (1) agricultural exemption was granted in 2015; the least since 2011 (see Figure 4).

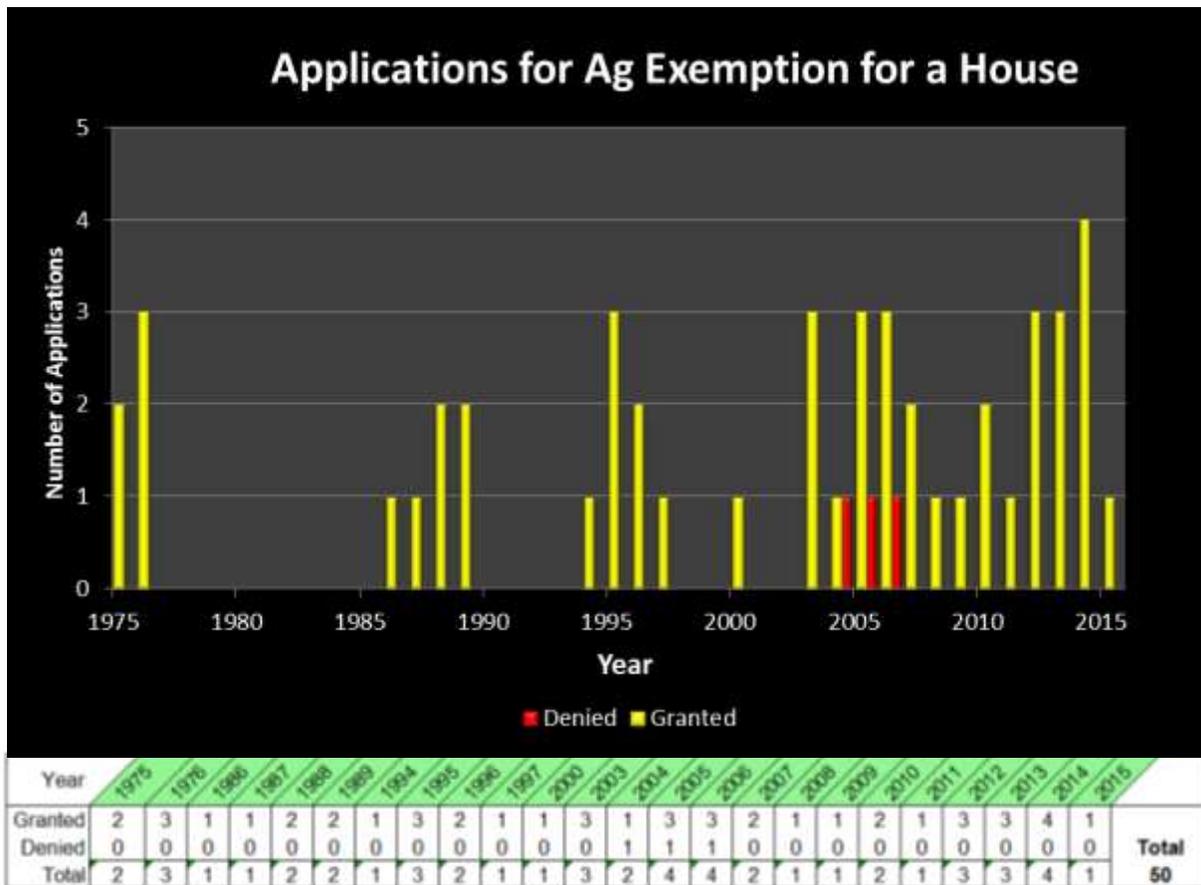


Figure 4

Interestingly, there were two residential building permits issued in 2015 that were a result of a rezoning. One permit was issued on a lot rezoned to residential in 2013 and one was issued on a lot that was rezoned in 2015. Each of the lots were zoned as Residential Planned Unit Developments (R-PUD), which included special conditions requiring the applicable R-PUD to be amended if any lots were subdivided.

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 have updated the FIS and FIRM for the County. FIRMs or Flood Insurance Rate Maps 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 and became 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 became 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 were added to the zoning regulations regarding site plans and plats (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 2015, only one (1) lot was created that included an agricultural buffer, but the final plat has not yet been recorded.

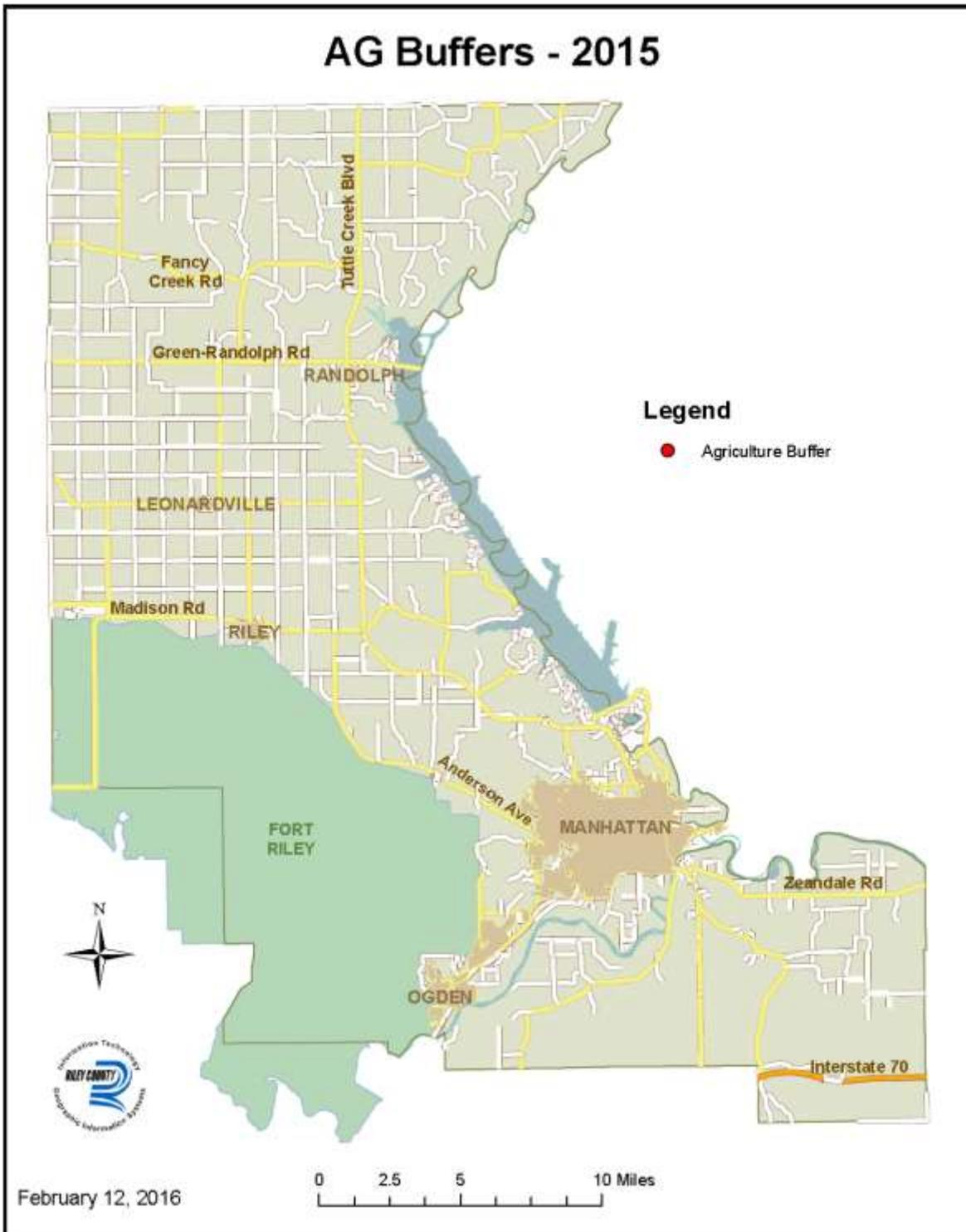


Figure 5

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. This was implemented in two development requests in 2015.

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 (6) commercial building permits were issued in 2015, following the goal, objectives and policies of the chapter.

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. The Flint Hills Metropolitan Planning Organization (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. The Riley County Zoning and Subdivision Regulations were amended to implement this change (June 2013) and staff amended 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.

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 2015, there were four (4) total requests for a LESA, two (2) 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.



Year	Type	Requester	Points	Determination	Year	Type	Requester	Points	Determination
2015	Actual	Boice	4515	Strong for Development	2012	Potential	Curtis	4133	Moderate for Development
2015	Potential	Brent	2374	Strong for Preservation	2012	Potential	Donelin	4147	Moderate for Development
2015	Potential	Gunn	3686	Moderate for Development	2012	Potential	Fowles	1411	Strong for Preservation
2015	Actual	D&T Investments	4052	Moderate for Development	2012	Potential	Siegle	2566	Strong for Preservation
2014	Potential	Arb	3483	Moderate for Preservation	2012	Potential	Swihart	3753	Moderate for Development
2014	Potential	Austin-Allison	3417	Moderate for Preservation	2012	Potential	Wahl	2570	Strong for Preservation
2014	Potential	Frost	3522	Moderate for Development	2012	Potential	Wells	3379	Moderate for Preservation
2014	Actual	Penner	3268	Moderate for Preservation	2012	Actual	Jones	2345	Strong for Preservation
2014	Actual	Tegtmeier	1682	Strong for Preservation	2012	Actual	Poersch	495	Strong for Preservation
2014	Actual	Lake	4439	Moderate for Development	2012	Actual	Stevens	3655	Moderate for Development
2013	Potential	Cercone	1114	Strong for Preservation	2011	Actual	Dugan	1713	Strong for Preservation
2013	Potential	Davis	3648	Moderate for Development	2011	Actual	Deemie	5537	Strong for Development
2013	Actual	Abbott	4399	Moderate for Development	2011	Actual	Swihart	3430	Moderate for Development
2013	Actual	Pope	3846	Moderate for Development	2010	Actual	Simons	4605	Strong for Development
2013	Actual	Curtis	4133	Moderate for Development	2010	Actual	Gray	1689	Strong for Preservation
2012	Potential	Allison	2345	Strong for Preservation	2010	Actual	Wahl	4165	Moderate for Development
2012	Potential	Bernard	4556	Strong for Development					

Figure 6

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 2012 - 2015

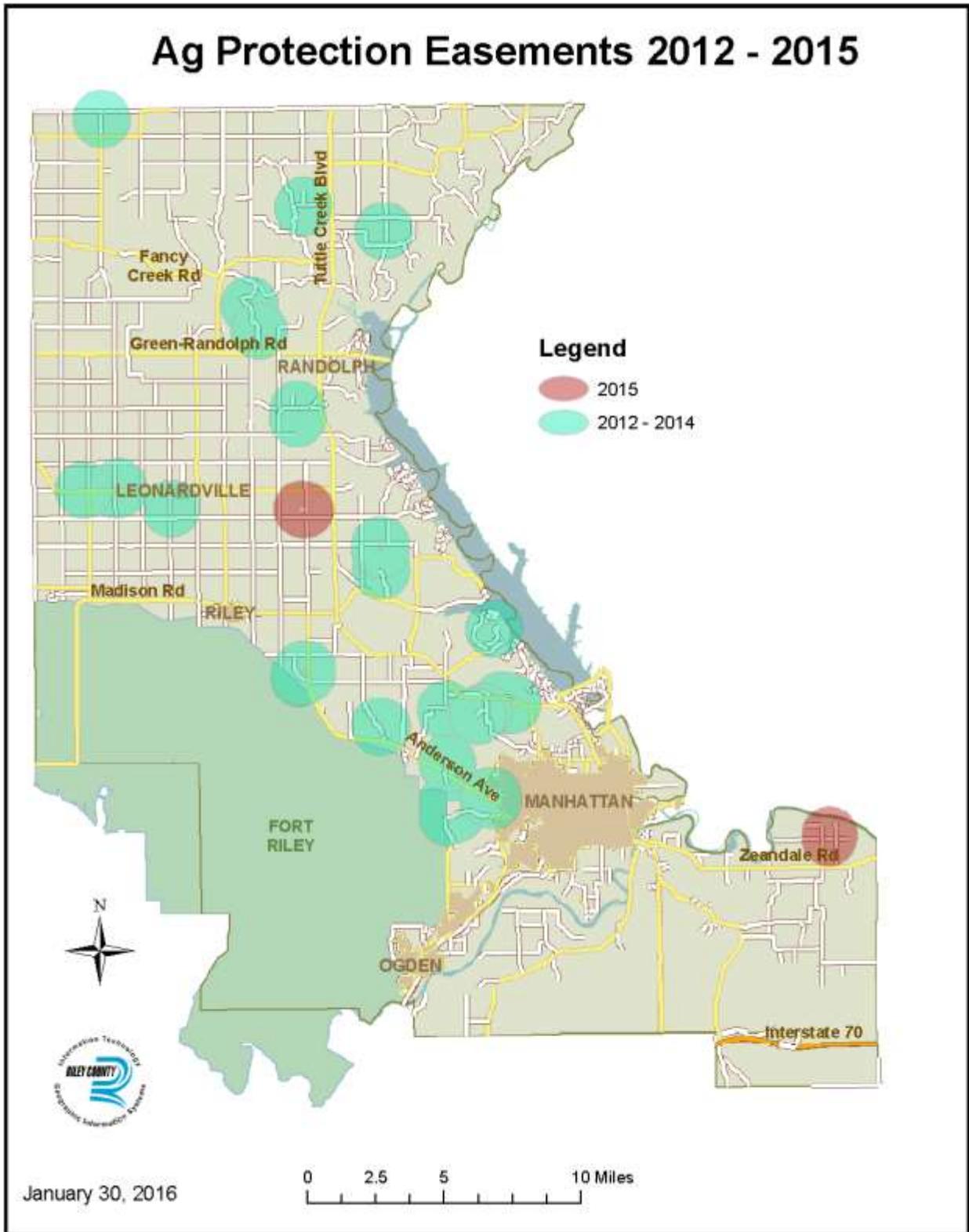


Figure 7

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 convenient 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 are currently in the process of being amended to waive the requirement for agricultural buffers along properties located within designated growth areas in order to allow the creation and 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.