

Vision 2025 Public Comments

October 19, 2006

- Would like to see a zoning ordinance set in the small cities or town sites reflecting homes and unattended properties that are cluttered or falling down with yards full of trash; buildings in need of repair; passing health and environmental issues; an ordinance set for homes without running water or electricity (some of these homes still exist and drive down property values of nicer homes in the area).
- Compensation should not be expected for speculation intentions. Perhaps the working groups could answer the question: “Should land characteristics (prime soil) affect the “property rights” of the land owner?”. Basis for tier system and LESA is suitability and infrastructure
- Check with other locations in rural areas – see how they have handled these types of situations. We had meetings around the County and I believe the feeling was reported that it was the wish of the majority to protect agricultural ground and preserve it. Why are we not focusing on that now? How are we to have food if we keep taking this ground out of agriculture?
- 20 acres? – checkout a variation on a theme in Comprehensive Plan 1987 addendum 8-6 & 8-7; Ask Kevin Religa for information about other states and/or counties about protecting agriculture land; Definitely avoid subdivision in agriculture land
- Put strong emphasis upon protecting prime agriculture land encompassing Zeandale, Ashland Bottoms, and McDowell Creek – avoid developments
- Energy requirements, peak oil, sustainability in housing and land use. Sustainability is the major issue of our global times. Areas that don’t focus on this will be in great trouble in the very near future. Sustainability also takes into concern wildlife habitat which is critical in maintaining a balance in nature.
- Until something is definitely decided about preserving prime farm land, could there be a moratorium on development in rural areas
- The main population center for Riley County is Manhattan. What incentives or encouragements might Manhattan provide to developers to foster housing that goes “up”, not “spread out”; couldn’t some really desirable, more “dense” housing with really attractive amenities concentrate the population in the city? Make living in the city desirable. Some developments in big city areas provide amenities such as club houses, pools, walking trails, etc. that people really like to go to – the desire to “live in the country” might be met without ever going out of the main city area. We need to do everything possible to protect our ag. lands from development, from loss of their best use – agriculture!
- Believe that we should not develop any prime agriculture land
- The issues of each meeting should be made public. Brainstorm ideas from each group at the least should be put on the website. The committee members & who they represent should be advertised as well. So that the public could contact them for suggestions.
- We cannot count on another county, state township, etc. to be the ones to protect our extremely valuable agriculture land. If we don’t protect our farms, we may

very well have to rely on other countries to produce the food we eat. No other country in the world can feed the world like we do. To have to rely on another country for our food could make the U.S. the newest third world country. People can exist without houses, cars, etc., but can not live without food.

- These meetings need to be advertised. The general public is not aware of what you are doing & they should be. How can you create a vision without knowing what the citizens want? This follows along the same process that the County zoning has, to just push it through, and once its passed it is to late for the public to do anything about it.
- New development growth should happen closer to town since infrastructure already exists and it would preserve prime agriculture land as well.
- Issue of how a new development will effect existing adjacent land/home owners and how can they protect their rights being surrounded by huge and smelly lagoons which would affect their health and well being and significantly de-value their property.