

Riley County Vision 2025 Committee Meeting

November 6, 2008

7:00 – 9:00 p.m. County Commission Chambers

Welcome & Review of Public Comments

- The meeting was called to order at 7:30pm by facilitator Terrie McCants. McCants welcomed the group and reminded those in attendance that comment cards were available for public comments.
- McCants reviewed the meeting agenda.
- Monty Wedel reported that there were no public comments submitted. Wedel reviewed the Monthly Building Activity Report for October, and stated that there was one (1) building permit issued for a platted lot and one (1) issued for an unplatted tract of less than 20 acres (lot of record). He also reported that there were no 20-acre property splits for October.

Full Group Discussion on Implementation Strategies (continued)

- Wedel reviewed the options that the Committee has decided on thus far. Two items were left to discuss; minimum lot size and grandfathering.
- The Committee expressed concern over how to minimize the impact on those property owners that could be caught in the transition of the proposed regulation changes. Specifically, those that purchased land (at residential prices), based on the current regulations, with the intent of constructing a home without platting/rezoning the property. The dilemma was to find a solution that would maintain the overall objective of effectively preserving agricultural land and operations by minimizing “unplanned” development or “non-farm” related residential development in inappropriate areas, while accommodating property owners that have purchased a legally established tract of land on which to build a home.
- The Committee reached agreement on the following:
 - Options for “grandfathering” tracts of land between 20 and 160 acres:
 - 1) All tracts of land 20 to 160 acres, that were established OR purchased between July 1980 and December 2008, only, shall be “grandfathered”, allowing for the construction of a single residence (per tract), with no time limit or grace period imposed; or
 - 2) All development proposals are reviewed and evaluated by the Planning Board, using the LESA system. Proposals that involve tracts of land 20 acres and larger that were purchased with the intention of constructing a residence based on the current regulations shall be given consideration by the Planning Board;
 - Minimum lot size for the “G-1” (General Agricultural) zoning district shall be increased to 160 acres; (Q: One single tract or a parcel of several contiguous tracts equaling 160 acres?)
 - Any tract of land less than 20 acres in size, that was legally established prior to 1980 and meets the Sanitary Code, shall be permitted to be developed with a single residence without platting or rezoning (“grandfathered”);
- Monty discussed the possibility to hire a consultant to take the draft Plan through the public meeting process. There were no objections by the Committee.

Next Step

Receive and review draft copy of the Comprehensive Plan.

Next Full Committee meeting:

The meeting was scheduled for Thursday **December 11, 2008, 7:00 PM** at the County Commission Chambers.

Meeting adjourned