

# ANNUAL REPORT

January - December  
2019



PLANNING & DEVELOPMENT  
ENVIROMENTAL HEALTH

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

**Chair**

Ron Wells  
3609 Anderson Ave  
Manhattan, Kansas 66503

**Vice-Chair**

Marvin Rodriguez  
3000 Creighton Ter  
Manhattan, Kansas 66503

**Member**

John Ford  
2102 Sloan St, Apt #2  
Manhattan, Kansas 66502



## PLANNING AND DEVELOPMENT

### OFFICE STAFF

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

#### **Director**

Monty Wedel, AICP  
Extension: 7501  
E-Mail: [mwedel@rileycountyks.gov](mailto:mwedel@rileycountyks.gov)

#### **Planner**

Robert "Bob" Isaac  
Extension: 7502  
E-Mail: [risaac@rileycountyks.gov](mailto:risaac@rileycountyks.gov)

#### **Zoning Enforcement Officer**

Steve Higgins, CFM  
Extension: 7503  
E-Mail: [shiggins@rileycountyks.gov](mailto:shiggins@rileycountyks.gov)

#### **Environmental Health Specialist**

Perry Piper, REHS/RS  
Extension: 7505  
E-Mail: [ppiper@rileycountyks.gov](mailto:ppiper@rileycountyks.gov)

#### **Administrative Assistant**

Lisa Daily  
Extension: 7500  
E-Mail: [ldaily@rileycountyks.gov](mailto: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**

Dr. Tom Taul  
3326 Trevelyan Ave  
Manhattan, Kansas 66503  
Terms Served:  
2001-2003  
2004-2006  
2007-2009  
2010-2012  
2013-2015  
2016-2018  
2019-2021

**Vice Chair**

Diane Hoobler  
1239 Sandy Land Rd  
Manhattan, KS 66502  
Terms Served:  
Aug 2009-2010  
2011-2013  
2014-2016  
2017-2019

**Members**

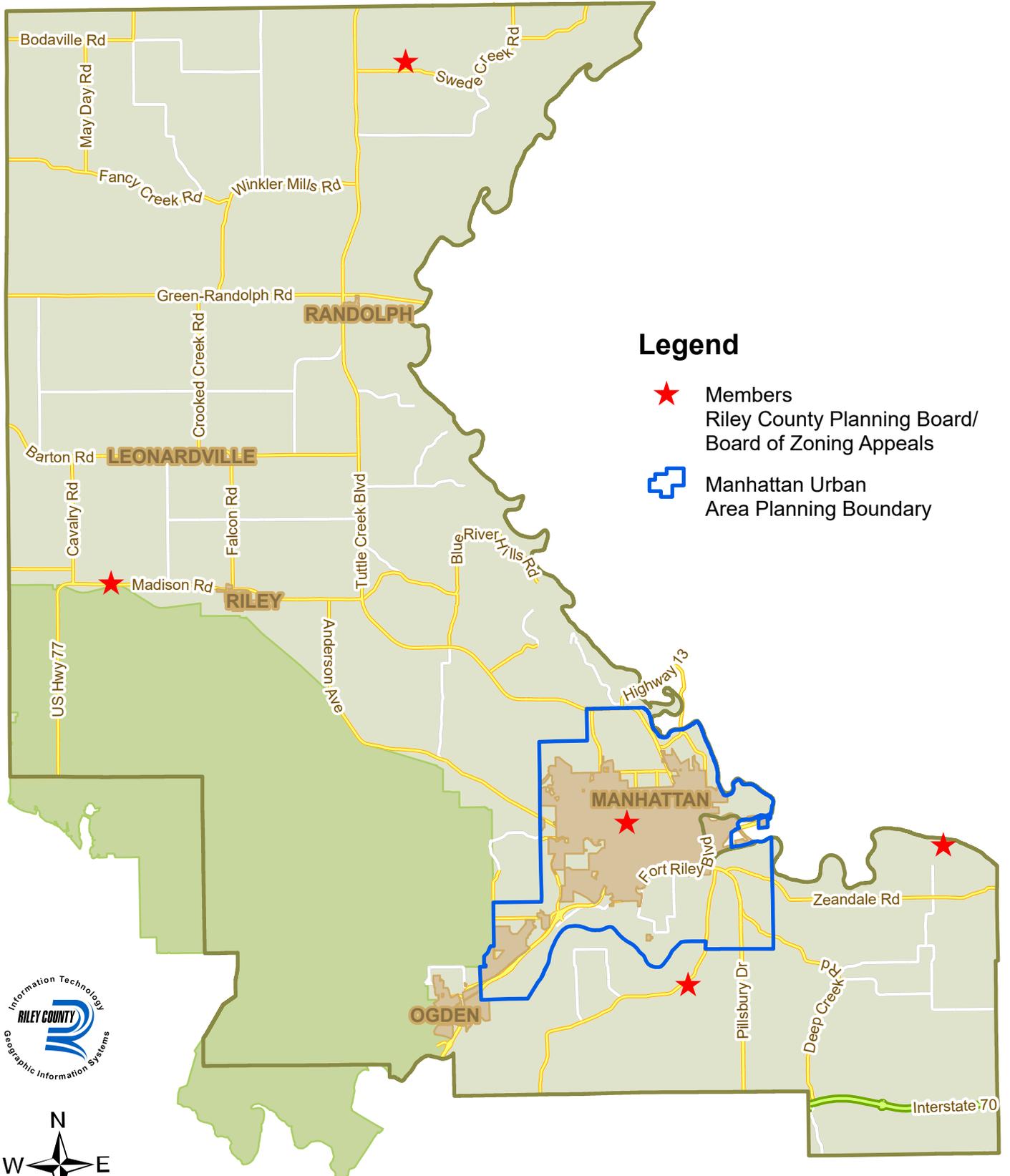
John Wienck  
7990 Swede Creek Rd  
Randolph, KS 66554  
Terms Served:  
2012-2014  
2015-2017  
2018-2020

Nathan Larson  
15400 Madison Rd  
Riley, KS 66531  
Terms Served:  
2018-2020

Joe Gelroth  
2810 McDowell Creek Rd  
Manhattan, KS 66502  
Terms Served:  
Feb 2018-Dec 2018  
2019-2021

# Location of Members

## Riley County Planning Board/Board of Zoning Appeals



- Legend**
- ★ Members  
Riley County Planning Board/  
Board of Zoning Appeals
  - ⊕ Manhattan Urban  
Area Planning Boundary

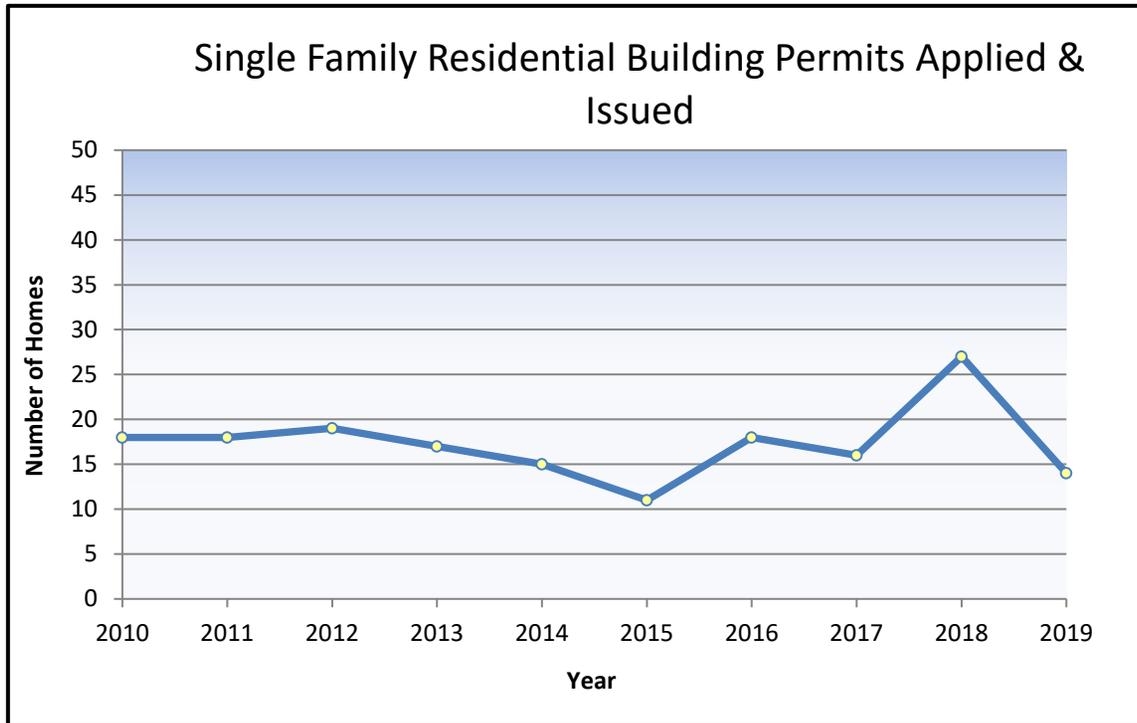


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## SUMMARY OF BUILDING PERMITS ISSUED IN 2019

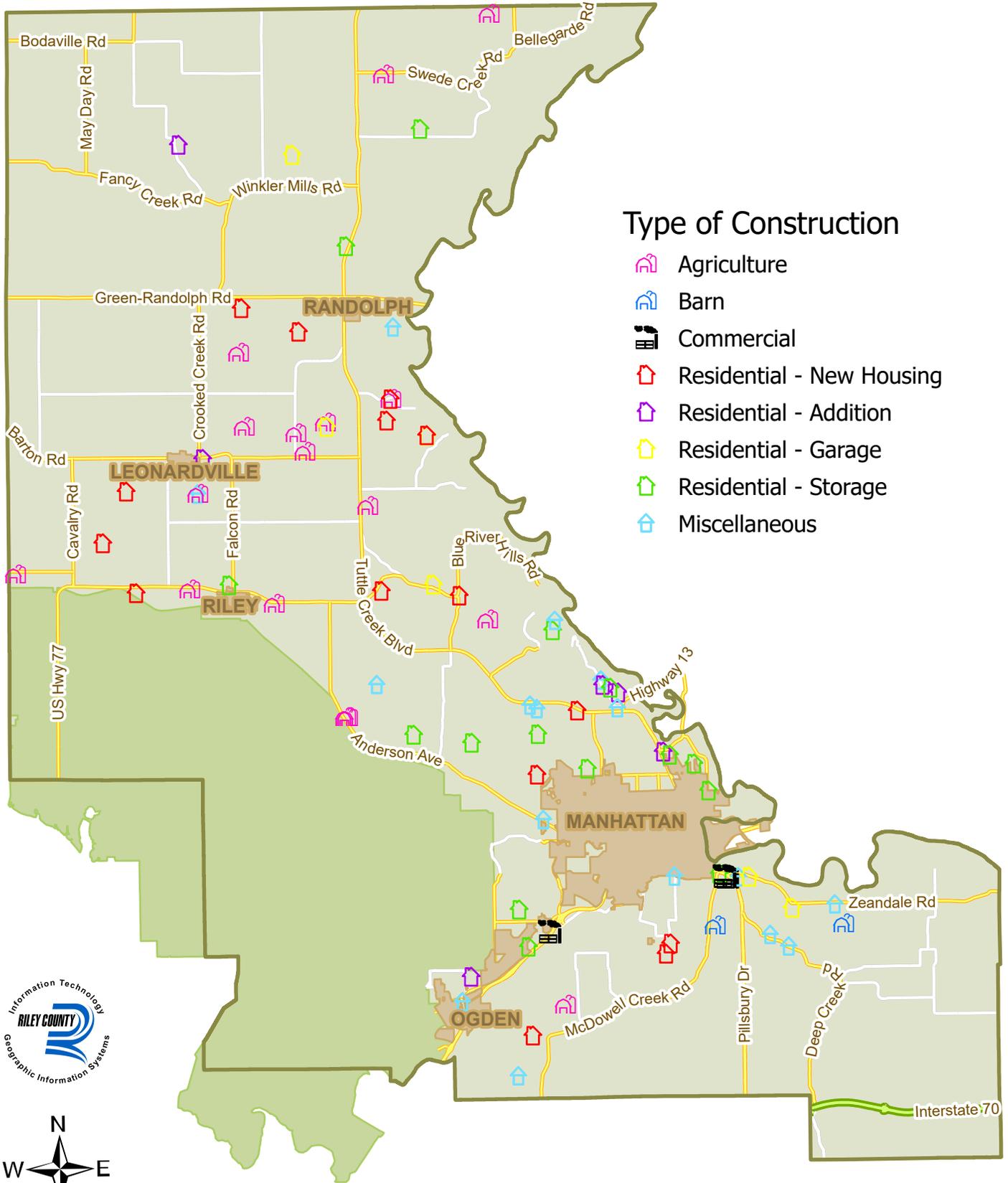
TYPE OF CONSTRUCTION	PERMITS APPLIED & ISSUED 2018	PERMITS APPLIED & ISSUED 2019	% OF CHANGE
Residential - New Housing	27	14	-48%
Residential - Addition to Residence	6	6	0%
Residential - Garage (attached & detached)	9	6	-33%
Residential - Storage	15	16	7%
Agricultural	17	17	0%
Barn	4	2	-50%
Commercial	10	4	-60%
Miscellaneous: Carport, Deck, Porch, Group Home, Fire Station Communication Facility w/tower, EMS Substation)	8	16	100%
<b>TOTAL PERMITS ISSUED</b>	<b>96</b>	<b>81</b>	<b>-16%</b>

5



SINGLE FAMILY RESIDENTIAL BUILDING PERMITS APPLIED & ISSUED	
# of Homes	Year Built
14	2019
27	2018
16	2017
18	2016
11	2015
15	2014
17	2013
19	2012
18	2011
18	2010

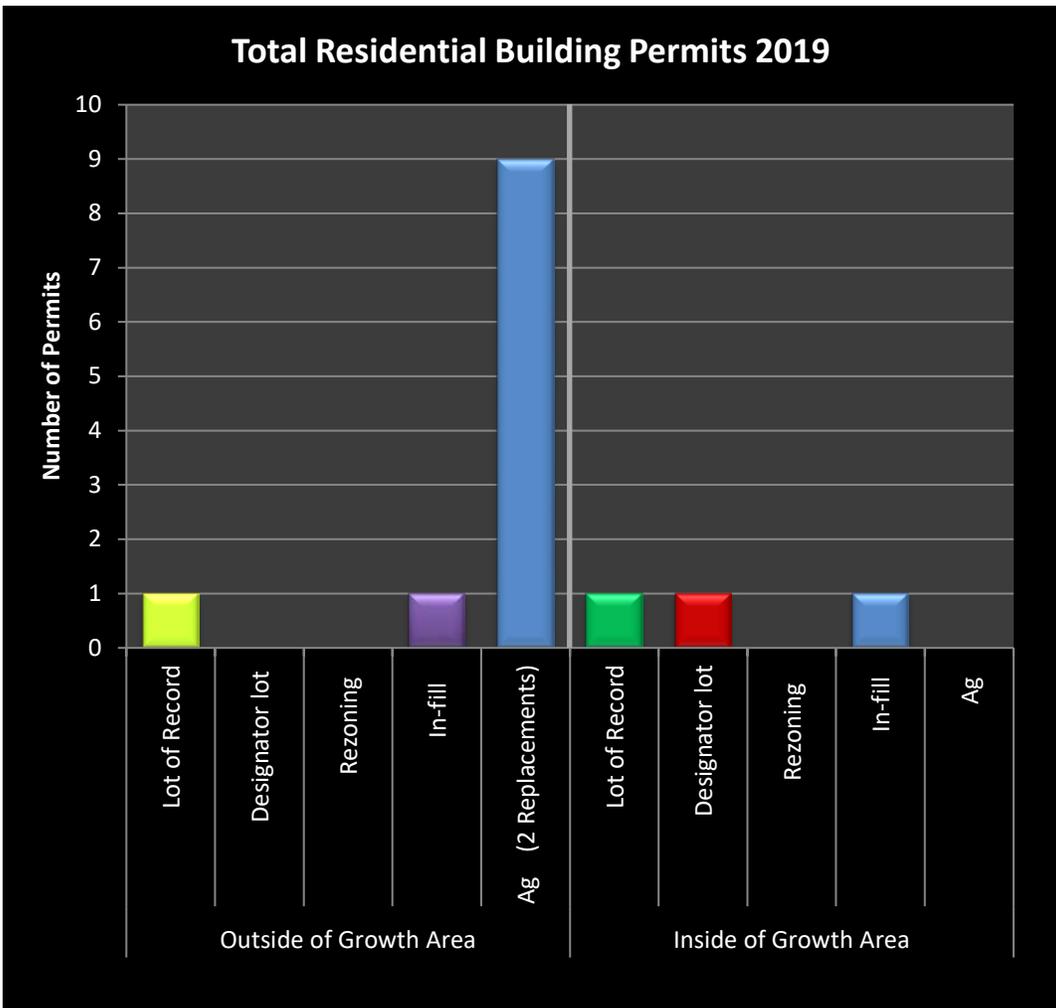
# Building Permits Issued - 2019



February 20, 2020

82 Permits Issued in 2019

## Total Residential Building Permits 2019

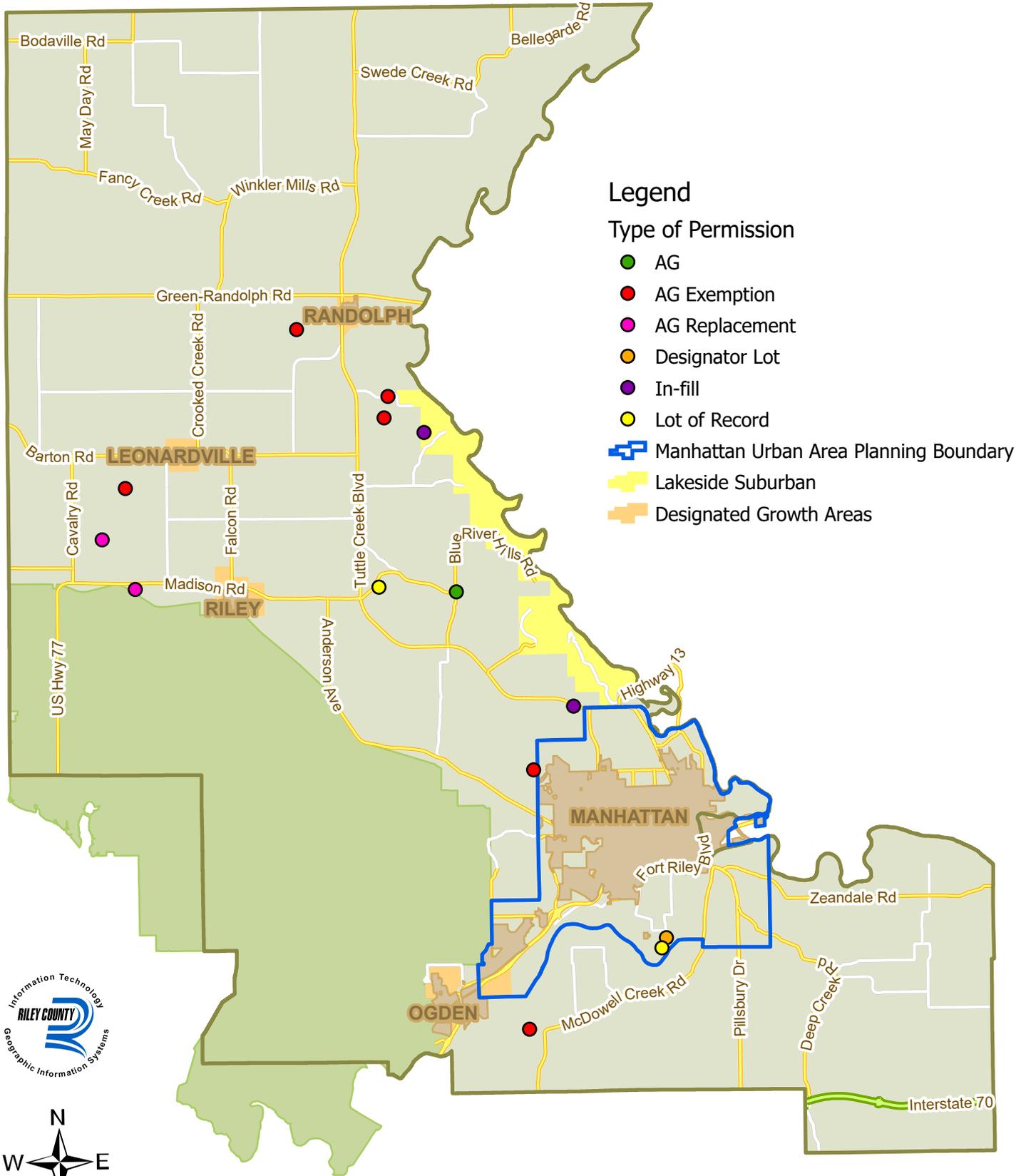


		Principal Building Permits Issued		% of Total Non-Ag BPs
Outside of Growth Area	Lot of Record		1	40%
	Designator lot		0	
	Rezoning		0	
	In-fill		1	
	Ag (2 Replacements)		9	
	<b>Sub-Total Non-Ag</b>		<b>2</b>	
Inside of Growth Area	Lot of Record		1	60%
	Designator lot		1	
	Rezoning		0	
	In-fill		1	
	Ag		0	
	<b>Sub-Total Non-Ag</b>		<b>3</b>	

**Total Building Permits Issued: 14**  
**Total BPs Non-Ag Residence Issued: 5**

- \* Rezoning = building permit for principal structure for tracts rezoned AFTER May 21, 2012
- \* In-fill = building permit for principal structure for tracts rezoned BEFORE May 21, 2012

# Residential Building Permits Issued - 2019



February 20, 2020

## SIGN PERMITS ISSUED IN 2019

<b>SIGN CLASSIFICATION</b>	<b>PERMITS ISSUED IN 2018</b>	<b>PERMITS ISSUED IN 2019</b>
Advertising	1	1
Business - Awning	1	0
Business - Freestanding	1	1
Business - Wall	0	1
Business - Roof	0	0
Bulletin Board	0	1
Identification	0	0
<b>TOTAL PERMITS ISSUED</b>	<b>3</b>	<b>4</b>

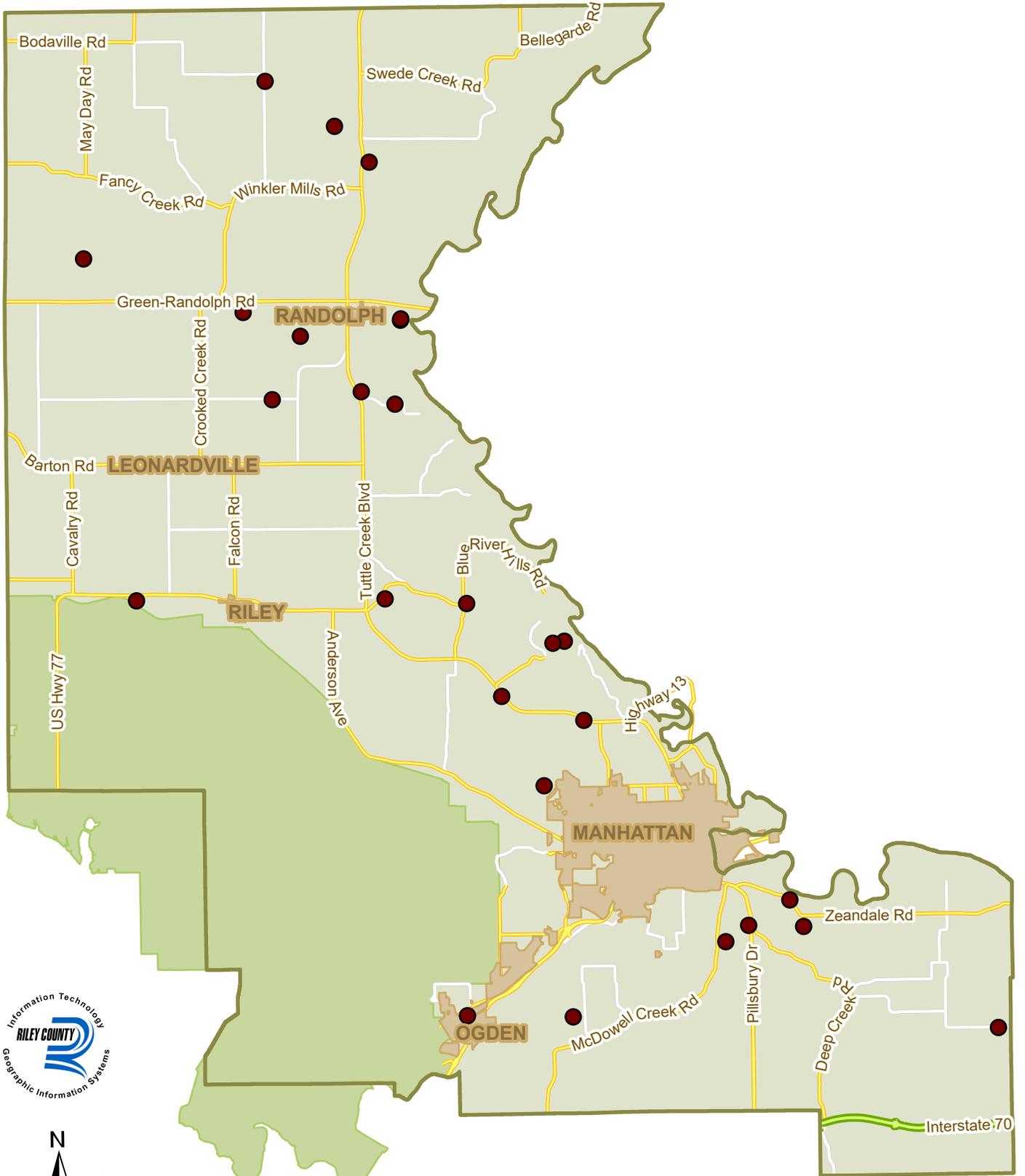
**FLOODPLAIN DEVELOPMENT PERMITS  
ISSUED IN 2019**

<b>PERMIT #</b>	<b>PROPERTY LOCATION</b>	<b>OWNER</b>	<b>S-T-R</b>	<b>TYPE OF DEVELOPMENT</b>
19-0107-OFLD	1781 Priboth Rd	Roger & Phyllis Petersen	33-10-8	New Construction
19-0208-OFLD	701 Zeandale Rd	Roger Wroblewski	21-10-8	New Construction

## SOIL PROFILE EVALUATIONS IN 2019

PERMIT #	PROPERTY ADDRESS	S-T-R	LAND USE
19-0003-OSPE	13950B Walnut Creek Rd	29-7-6	Single Family Detached
19-0016-OSPE	12141 Green-Randolph Rd	24-7-5	Single Family Detached
19-0037-OSPE	3651 Victory Dr	33-9-7	Single Family Detached
19-0048-OSPE	1466 McDowell Creek Rd	29-10-8	Single Family Detached
19-0072-OSPE	4557 S 33rd St	10-11-7	Single Family Detached
19-0080-OSPE	Parcel: 1721003001002000	10-9-7	Single Family Detached
19-0081-OSPE	Parcel: 0382700000003010	27-6-6	Single Family Detached
19-0082-OSPE	11441 Walsburg Rd	6-8-6	Single Family Detached
19-0084-OSPE	00000 Lake Ridge Rd	23-7-6	Single Family Detached
19-0093-OSPE	5580 Tabor Valley Rd	10-11-9	Single Family Detached
19-0108-OSPE	5959 Tuttle Creek Blvd	22-9-7	Single Family Detached
19-0117-OSPE	2103 Zeandale Rd	27-10-8	Agricultural
19-0133-OSPE	16000 Pleasant Hill Rd	7-7-5	Single Family Detached
19-0137-OSPE	20220 Peach Grove Rd	18-6-6	Single Family Detached
19-0138-OSPE	500 E Riley Ave	6-11-7	Civic\Institutional
19-0146-OSPE	6535 Tuttle Creek Blvd	20-9-7	Single Family Detached
19-0167-OSPE	8795 Stockdale Park Rd	3-9-6	Single Family Detached
19-0173-OSPE	Parcel: 1720904002007000	9-9-7	Single Family Detached
19-0185-OSPE	6790 Stockdale Park Rd	6-9-7	Single Family Detached
19-0200-OSPE	14314 Lakeside Dr	23-7-6	Single Family Detached
19-0209-OSPE	6363 W 59th Ave	9-9-7	Single Family Detached
19-0222-OSPE	9849 Prairie Rock Rd	21-6-6	Single Family Detached
19-0243-OSPE	1540 Zeandale Rd	22-10-8	Single Family Detached
19-0250-OSPE	14821 Madison Rd	5-9-5	Single Family Detached
19-0253-OSPE	Parcel: 0883300000008000	33-10-7	Single Family Detached
19-0263-OSPE	8423 Baldwin Park Rd	3-8-6	Single Family Detached
19-0266-OSPE	Parcel: 2092910000007010	29-10-8	Single Family Detached

# Soil Profile Evaluations - 2019

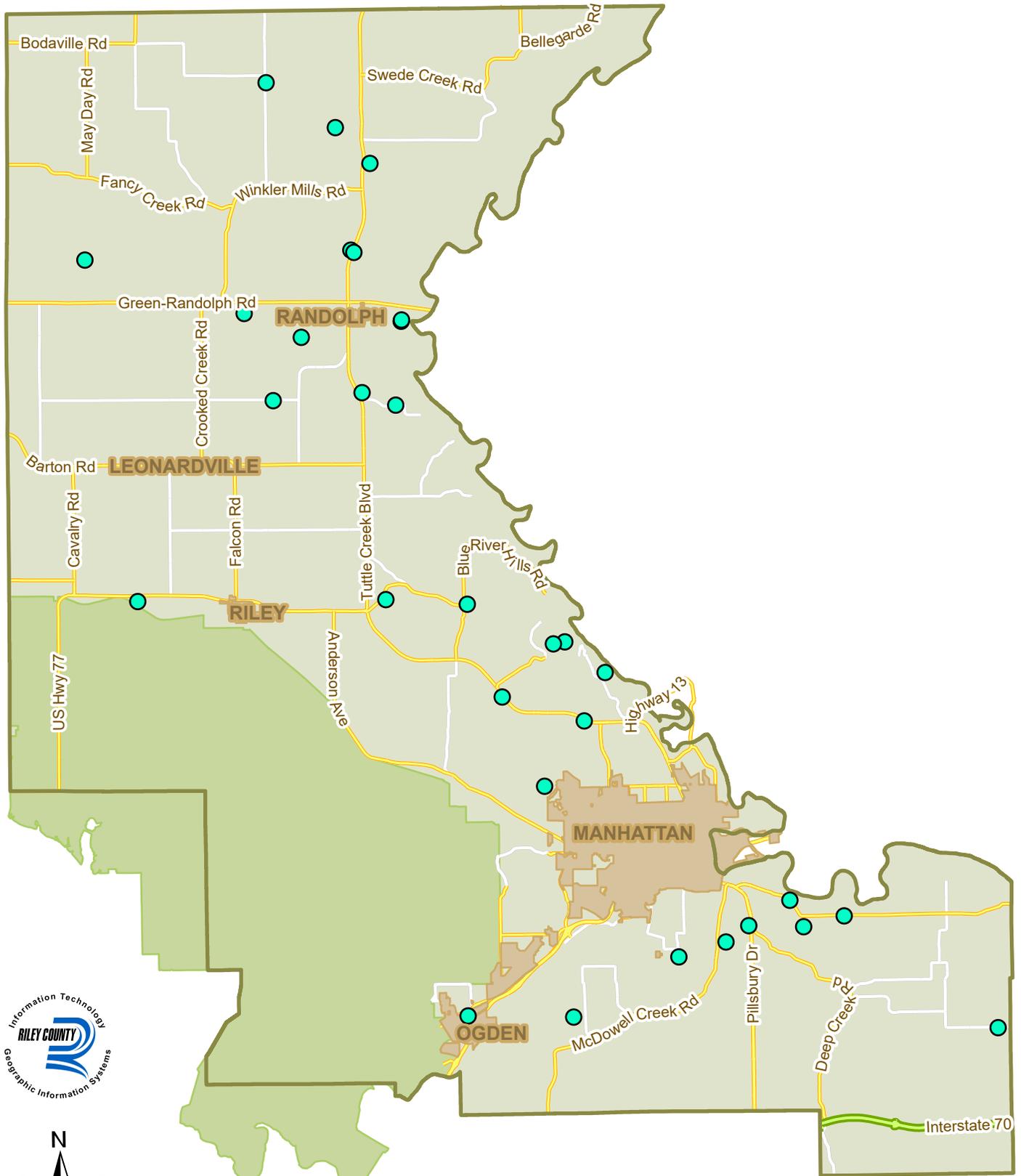


February 20, 2020

**NEW WASTEWATER DISPOSAL SYSTEM PERMITS  
ISSUED IN 2019**

<b>PERMIT #</b>	<b>PROPERTY ADDRESS</b>	<b>S-T-R</b>	<b>TYPE OF SYSTEM INSTALLED</b>
19-0024-OWWD	12141 Green-Randolph Rd	24-7-5	Wastewater Disposal System with Standard Field
19-0028-OWWD	5524 Turkeyfoot Ln	14-9-7	Alternative Wastewater Disposal System
19-0052-OWWD	2941 Zeandale Rd	26-10-8	Wastewater Disposal System with Standard Field
19-0076-OWWD	1781 Priboth Rd	31-10-8	Wastewater Disposal System with Standard Field
19-0094-OWWD	5580 Tabor Valley Rd	10-11-9	Wastewater Stabilization Pond
19-0104-OWWD	13950B Walnut Creek Rd	29-7-6	Alternative Wastewater Disposal System
19-0113-OWWD	3651 Victory Dr	33-9-7	Alternative Wastewater Disposal System
19-0123-OWWD	5959 Tuttle Creek Blvd	22-9-7	Wastewater Stabilization Pond
19-0144-OWWD	500 E Riley Ave	6-11-7	Wastewater Stabilization Pond
19-0174-OWWD	16010 Tuttle Creek Blvd	9-7-6	Wastewater Stabilization Pond
19-0188-OWWD	6790 Stockdale Park Rd	6-9-7	Wastewater Disposal System with Standard Field
19-0228-OWWD	4557 S 33rd St	10-11-7	Wastewater Stabilization Pond
19-0271-OWWD	8423 Baldwin Park Rd	3-8-6	Alternative Wastewater Disposal System
19-0272-OWWD	Parcel: 0883300000008000	33-7-6	Wastewater Stabilization Pond
19-0284-OWWD	16039 Tuttle Creek Blvd	9-7-6	Alternative Wastewater Disposal System
19-0286-OWWD	1540 Zeandale Rd	22-10-8	Wastewater Disposal System with Standard Field

# New Wastewater Disposal Systems - 2019



February 20, 2020

## REPAIR OF WASTEWATER SYSTEM PERMITS ISSUED IN 2019

PERMIT #	PROPERTY ADDRESS	S-T-R	REASON FOR REPAIR
19-0023-MRWW	8687 Alert Rd	30-8-5	New lagoon for new home replacing old one
19-0025-MRWW	4300 Prairie Country Ln	28-9-6	Running sewer line to pole barn for bathroom
19-0042-MRWW	500 Tabor Valley Rd	21-10-9	Replace septic tank
19-0056-MRWW	5040 Cattle Dr	21-10-9	Failed septic tank
19-0059-MRWW	6280 Zeandale Rd	22-10-9	Lateral field replacement
19-0063-MRWW	280 Zeandale Rd	17-10-8	Lateral field replacement
19-0064-MRWW	11001 Madison Rd	6-9-6	Lateral field failed, installing new lagoon
19-0065-MRWW	700 Fairman Dr	14-10-7	Due to flood damage, home demolished. Pump and crush septic tank.
19-0073-MRWW	5759 Sharm Dr	20-8-7	Age
19-0075-MRWW	6909 Margaret Dr	12-8-6	Minor repair no fee, replace alarm buzzer and light
19-0079-MRWW	8070 Walnut Creek Rd	32-8-6	Cracks in septic tank
19-0088-MRWW	6120 Flintstone Cir	31-9-7	Tree truck went through septic tank
19-0089-MRWW	400 Johnson Rd	20-10-8	Connecting to City of Manhattan sewer
19-0092-MRWW	6440 N 52nd St	18-9-7	Collapsed septic tank
19-0095-MRWW	7500 Anderson Ave	36-9-6	Failed septic tank
19-0099-MRWW	2241 W 40th Ave	34-10-7	Replace sewer line from house to septic tank
19-0100-MRWW	640 S Scenic Dr	21-10-7	No failure, owner wanted a gravity flow alternative system.
19-0105-MRWW	612 Pillsbury Dr	20-10-8	Connecting to City of Manhattan sewer
19-0112-MRWW	1920 Mill Rd A	30-9-8	Age and roots
19-0115-MRWW	2494 Brookfield Dr	6-11-7	Cracked septic tank
19-0116-MRWW	3260 Pillsbury Dr	29-10-8	Minor repair no fee, replace septic tank lid and install effluent filter
19-0121-MRWW	2720 Brookhollow Ct	6-11-7	Failed septic tank
19-0126-MRWW	10600 Barton Rd	8-8-6	Connect new shop building to existing waste stabilization pond sewer line
19-0128-MRWW	3305 Oak Shores Rd	14-9-7	Minor repair no fee, alarm not working
19-0129-MRWW	2806 Nixs Peak	35-9-7	Repair alternative wastewater system
19-0131-MRWW	17970 Stanton Rd	23-6-4	Connect new house to existing sewer line
19-0134-MRWW	13121 Lasita Rd	35-7-4	Minor repair no fee, install inspection port and install effluent filter
19-0143-MRWW	460 Deep Creek Rd	28-10-8	Age
19-0145-MRWW	4724 Freeman Rd	23-9-7	Age
19-0147-MRWW	6113 Tuttle Creek Blvd	21-9-7	Collapsed wall in septic tank
19-0148-MRWW	5101 Vista Acres Dr	23-9-7	Septic tank caving in
19-0150-MRWW	12860 Tuttle Creek Blvd	33-7-6	Minor repair no fee, replace outlet "t" and install effluent filter
19-0152-MRWW	5029 W 59th Ave	19-9-7	Minor repair no fee, install filter and slip caps
19-0153-MRWW	4001 Marlatt Ave	34-9-7	Replacing existing alternative system with a new Elgen alternative system

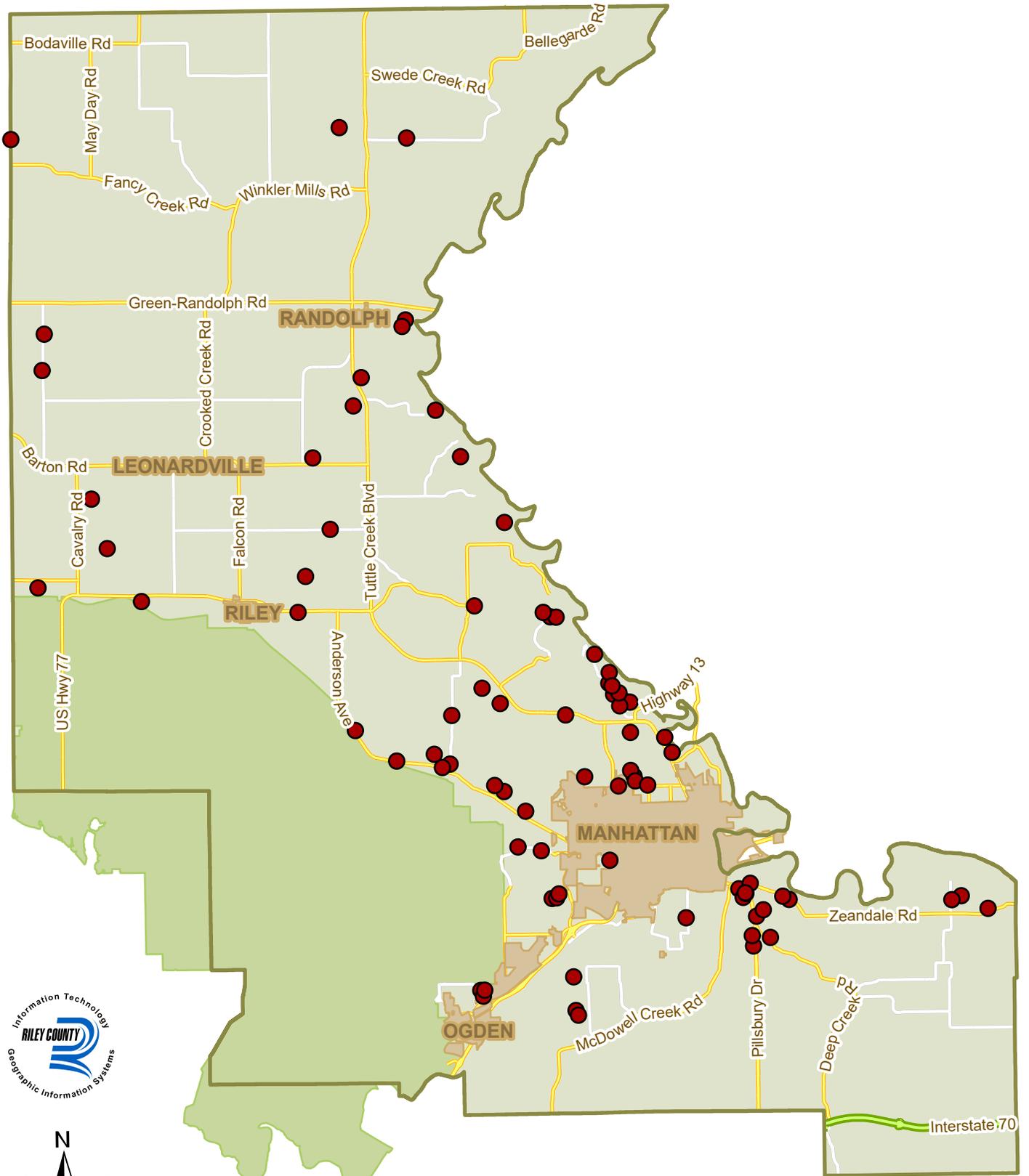
## REPAIR OF WASTEWATER SYSTEM PERMITS ISSUED IN 2019

PERMIT #	PROPERTY ADDRESS	S-T-R	REASON FOR REPAIR
19-0154-MRWW	1450 East Ln	21-10-8	Age
19-0155-MRWW	18 Gehrt Rd	29-10-8	Age
19-0156-MRWW	3482 Kitten Creek Rd	36-9-6	Age
19-0158-MRWW	7 Oak Valley Dr	21-10-8	Minor repair no fee, repair lift station lid
19-0161-MRWW	4681 Kitten Creek Rd	24-9-6	Replaced 8" sewer line from tank to field
19-0162-MRWW	10140 Fairview Church Rd	20-8-6	Minor repair no fee, replace inlet "T"
19-0163-MRWW	16061 Sherman Rd	19-8-5	Existing lagoon will be filled in and new lagoon constructed
19-0169-MRWW	9545 Walsburg Rd	4-8-6	Minor repair no fee, replace crumbling outlet side riser/lid
19-0172-MRWW	2612 Rogers Blvd	36-9-7	Septic tank collapsed
19-0180-MRWW	2623 Marque Hill Rd	36-9-7	Minor repair no fee, replaced pump
19-0181-MRWW	1421 Zeandale Rd	22-10-8	Age
19-0182-MRWW	2806 Lakewood Dr	23-9-7	Adding additional bedrooms
19-0183-MRWW	4916 Lake Land Rd	4-9-7	Cracks in septic tank
19-0189-MRWW	1317 Collins Ln	30-10-8	Old cistern, installed 1,060 gallon septic tank
19-0196-MRWW	8180 Rose Hill Rd	23-6-6	Age
19-0206-MRWW	6640 Stockdale Park Rd	6-9-7	Lateral field failed due to heavy clay soils
19-0210-MRWW	3652 Bridle Rd	36-9-6	Minor repair no fee, hole in outlet lid
19-0215-MRWW	3215 Driftwood Dr	14-9-7	Outlet riser and filter installed
19-0216-MRWW	2800 Bent Tree Dr	25-9-7	Lateral field failure
19-0227-MRWW	7078 Mill Cove Dr	4-9-7	Minor repair no fee, installed a shut off valve with access on effluent side of
19-0233-MRWW	5018 Tuttle Cove Rd	23-9-7	Age
19-0236-MRWW	7001 Mill Cove Dr	4-9-7	Septic tank corroding
19-0239-MRWW	17350 Bala Rd	35-8-4	Minor repair no fee, install riser, lid and filter
19-0244-MRWW	5524 Turkeyfoot Ln	14-9-7	Illegal installation, alternative
19-0247-MRWW	8401 Redwood Ct	23-7-6	Old tank removed, no lateral field
19-0248-MRWW	14314 Lakeside Dr	23-7-6	Age
19-0249-MRWW	1725 Wildcat Creek Rd	8-10-7	Age
19-0251-MRWW	14821 Madison Rd	5-9-5	Old home burned, building new home and changing to a lagoon
19-0252-MRWW	4560 S 33rd St	3-11-7	Age
19-0254-MRWW	3524 Rocky Ford Ave	30-9-8	Side of septic tank caved in
19-0261-MRWW	8600 Anderson Ave	34-9-6	Never installed enough chambers on old permit
19-0268-MRWW	2696 W 60th Ave	5-10-7	Repaired cracked pipe in pressure lateral field
19-0269-MRWW	630 S Scenic Dr	21-10-7	Blower motor replaced
19-0270-MRWW	5603 Powercat Pl	21-10-7	Blower motor replaced

**REPAIR OF WASTEWATER SYSTEM PERMITS  
ISSUED IN 2019**

<b>PERMIT #</b>	<b>PROPERTY ADDRESS</b>	<b>S-T-R</b>	<b>REASON FOR REPAIR</b>
19-0273-MRWW	4813 Lakewood RDG	23-9-7	Age
19-0278-MRWW	1442 Pillsbury Dr	20-10-8	Minor repair no fee, broken lid
19-0280-MRWW	3620 Cottonwood Cir	10-9-7	Upgrading to Alternative system for a 4-bedroom home due to limiting layer
19-0281-MRWW	6767 Deer Trail Rd	6-11-7	Minor repair no fee, broken inspection port pipe
19-0285-MRWW	4640 S 33rd St	3-11-7	Cattle got on one row of chambers and crushed it.
19-0287-MRWW	2406 Marlatt Ave	36-9-7	Failed septic tank
19-0290-MRWW	9849 Prairie Rock Rd	21-6-6	Age
19-0298-MRWW	1241 Zeandale Rd	21-10-8	Failed septic tank
19-0299-MRWW	2968 Marlatt Ave	35-9-7	Minor repair no fee, broken inle "t"
19-0304-MRWW	17170 Caley Rd	24-7-4	Age
19-0305-MRWW	1083 Wildcat Creek Rd	9-10-7	Replace sewer line from house to tank & install inlet t
19-0306-MRWW	1420 Pillsbury Dr A	20-10-8	Minor repair no fee, house demolition
19-0308-MRWW	12006 Lakeshore Ln	1-8-6	Age
19-0312-MRWW	5500 Anderson Ave	5-10-7	Failed septic tank

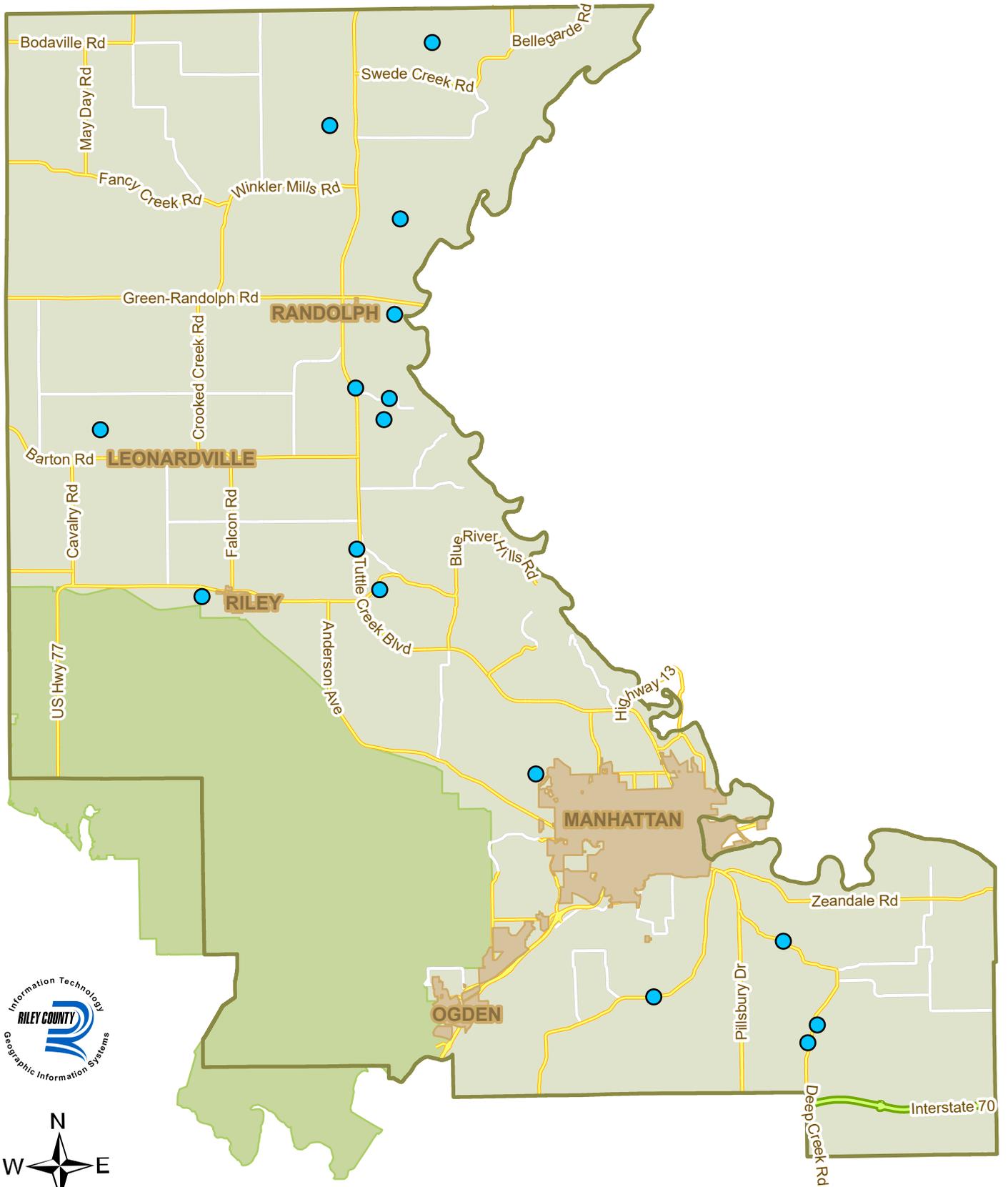
# Wastewater System Repairs - 2019



February 20, 2020



# Private Water Supply Well Permits Issued - 2019



February 20, 2020

## SUMMARY OF ACTIONS DURING 2019

### 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	1	1				1				1							
Planned Unit Development	1					1				1							
Rezoning	2					2				2							
Special Use	2					2				2							
Plat	7	2				5				7							
Replat	7					7				7							
Residential Use Designator	6	1				5											
Conditional Use	2													2			
Variance	3													2	1		
Zoning Appeal	0																
<b>Total:</b>	<b>31</b>																

## ZONING APPEALS SUBMITTED IN 2019

PETITION #	PETITIONER	S-T-R	TOWNSHIP	APPEAL REQUEST	DATE AND DECISION OF MEETING
	No zoning appeals submitted.				

## REGULATION AMENDMENTS SUBMITTED IN 2019

PETITION #	PETITIONER	REGULATIONS AFFECTED	CHANGE	DATES AND DECISIONS OF MEETINGS		
				RCPB	MUAPB	BOCC
19-0029	Riley County Planning Board	Zoning	Amend Section 8 - Agricultural District to allow one additional residential use designator for an extraneous farmstead.	07/08/2019 Approved	07/01/2019 Approved	07/18/2019 Approved

## REZONING REQUESTS SUBMITTED IN 2019

PETITION #	PETITIONER	S-T-R	ACRES	ZONING CHANGE	NAME OF SUBDIVISION	DATES AND DECISIONS OF MEETINGS	
19-0025	Board of County Commissioners	22-9-6	6.31	Special Use	Construct and operate a public communications facility, including a 300-foot guyed radio tower.	RCPB 06/10/2019 Approved	BOCC 06/27/2019 Approved
19-0038	Board of County Commissioners	21-11-7	8.26	Special Use	Construct and operate a public communications facility, including a 300-foot guyed radio tower.	RCPB 07/08/2019 Approved	BOCC 07/25/2019 Approved
19-0046	Frank & Janis Carpenter	10-9-7	1.3 3.07	B-1 to SF-5 AG to SF-5	Rezone a tract of land from "B-1" (Two Family Residential) and "AG" (Agricultural District) to "SF-5"(Single Family Residential).	RCPB 08/12/2019 Approved	BOCC 08/29/2019 Approved
19-0055	Robert M. Taylor	20-9-7	7.7	AG to C-4	Rezone an unplatted tract from county zoning designation "AG" (Agricultural District) to "C-4" (Highway Business).	RCPB 09/09/2019 Approved	BOCC 09/26/2019 Approved
19-0071	Mel & Cynthia Jones	36-9-6	0.4	AG to R-PUD	Rezone Lots 26, 27, 28, 29 and 30 from "AG" (Agricultural District) to "R-PUD" (Residential Planned Unit Development).	RCPB 11/18/2019 Approved	BOCC 12/5/2019 Approved

## PLATS/REPLATS SUBMITTED IN 2019

PETITION #	PETITIONER	S-T-R	ACRES	# OF LOTS	NAME OF SUBDIVISION	DATES AND DECISIONS OF MEETINGS	
19-0003	Donna J. Ethridge	23-9-7	1.87	1	Lakewood Subdivision, Unit Six	RCPB 01/14/2019 Approved	BOCC 01/24/2019 Approved
19-0007	Mike Petersen	31-10-8	3.09	1	Priboth Acres Subdivision	MUAPB 03/04/2019 Approved	BOCC 03/14/2019 Approved
19-0008	Joy Johnson	9-9-7	10.32	1	Joy Johnson Subdivision	RCPB 03/11/2019 Approved	BOCC 03/21/2019 Approved
19-0035	James & Julie Didas	23-7-6	5	2	Bridge View Heights, Unit Four	RCPB 07/08/2019 Approved	BOCC 07/18/2019 Approved
19-0036	Marion Mahone	23-9-7	2.98	1	Foxridge Addition, Unit Two	RCPB 07/08/2019 Approved	BOCC 07/18/2019 Approved
19-0045	Vincent Hammeke	23-7-6	1.3	1	Bridge View Heights, Unit Five	RCPB 08/12/2019 Approved	BOCC 08/22/2019 Approved
19-0046	Frank & Janis Carpenter	10-9-7	6.7	2	Harbour View Addition Unit Two	RCPB 08/12/2019 Approved	BOCC 08/29/2019 Approved
19-0047	Cody and Jenny Sump	18-6-6	4.3	1	Sump Ag Addition	RCPB 08/12/2019 Approved	BOCC 08/22/2019 Approved

## PLATS/REPLATS SUBMITTED IN 2019

PETITION #	PETITIONER	S-T-R	ACRES	# OF LOTS	NAME OF SUBDIVISION	DATES AND DECISIONS OF MEETINGS	
19-0056	James & Connie Samuelson	23-6-6	6.81	1	Samuelson Subdivision	RCPB 09/09/2019 Approved	BOCC 09/19/2019 Approved
19-0058	Nathan Bath Donald & Nancy Holmes	17-10-7	29	2	Bath Subdivision Unit Two	RCPB 09/09/2019 Approved	BOCC 09/23/2019 Approved
19-0064	Carol Barta & Anne Collins	30-10-8	13.24	2	Collins Addition	MUAPB 10/07/2019 Approved	BOCC 10/17/2019 Approved
19-0068	Jordy Nelson	16-8-6	10.3	2	J & E Addition	RCPB 10/21/2019 Approved	BOCC 10/31/2019 Approved
19-0071	Mel & Cynthia Jones	36-9-6	0.4	1	Jones Addition	RCPB 11/18/2019 Approved	BOCC 12/5/2019 Approved

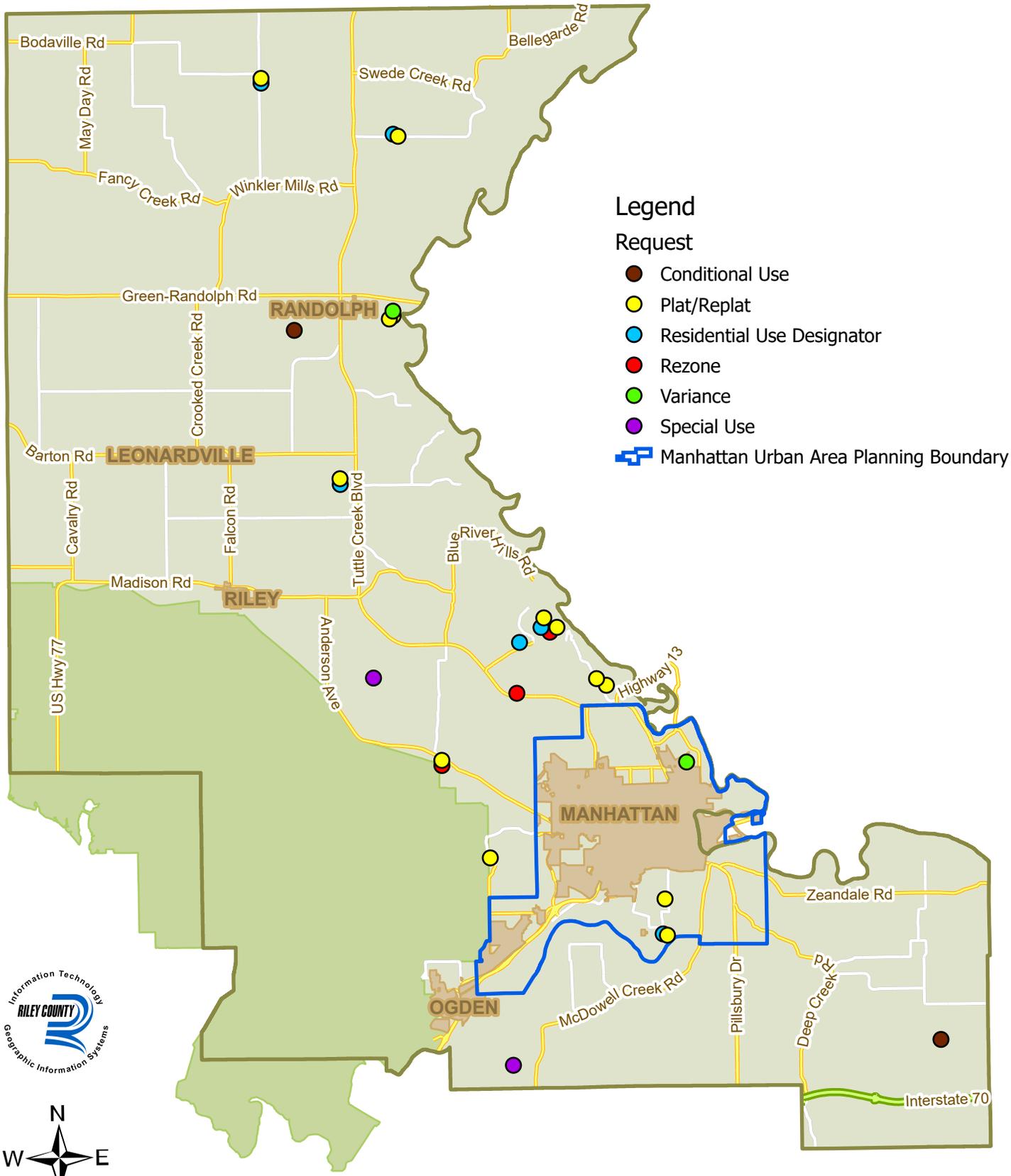
## RESIDENTIAL USE DESIGNATOR REQUESTS SUBMITTED IN 2019

PETITION #	PETITIONER	S-T-R	ACRES	DESIGNATOR TYPE	NAME OF SUBDIVISION	DATES AND DECISIONS OF MEETINGS
19-0007	Mike Petersen	31-10-8	3.09	Extraneous Farmstead	Priboth Acres Subdivision	MUAPB 03/04/2019 Approved
19-0009	Joy Johnson	9-9-7	10.32	Extraneous Farmstead	Joy Johnson Subdivision	RCPB 03/11/2019 Approved
19-0047	Cody and Jenny Sump	18-6-6	4.3	Extraneous Farmstead	Sump Ag Addition	RCPB 08/12/2019 Approved
19-0056	James & Connie Samuelson	23-6-6	6.81	Extraneous Farmstead	Samuelson Subdivision	RCPB 09/09/2019 Approved
19-0067	Lonnie & Karen Baker	9-9-7	20.18	Country Estate		RCPB 10/21/2019 Approved
19-0068	Jordy Nelson	16-8-6	3	Extraneous Farmstead	J & E Addition	RCPB 10/21/2019 Approved
19-0068	Jordy Nelson	16-8-6	7.1	Extraneous Farmstead	J & E Addition	RCPB 10/21/2019 Approved

## CONDITIONAL USES/VARIANCES SUBMITTED IN 2019

PETITION #	PETITIONER	S-T-R	VARIANCE/ CONDITIONAL USE	REQUEST	DATE AND DECISION OF MEETING
19-0017	Peter & Kimberlee Berezuk	29-7-6	Conditional Use	To permit a secondary dwelling.	BZA 04/08/2019 Approved
19-0020	Juan O. Ochoa	31-9-8	Variance	Reduce the front yard setback requirement from 25 feet to 21 feet.	BZA 05/13/2019 Approved
19-0021	Juan O. Ochoa	31-9-8	Variance	Reduce the side yard setback requirement from 7.5 feet to 0 feet.	BZA 05/13/2019 Denied
19-0059	James & Julie Didas	23-7-6	Variance	Reduce the front yard setback from the required 25 feet to 15 feet.	BZA 09/09/2019 Approved
19-0073	McCoy Landscape LLC	16-11-9	Conditional Use	Allow a multi-phased limestone quarry.	BZA 11/18/2019 Approved

# Applications Submitted - 2019



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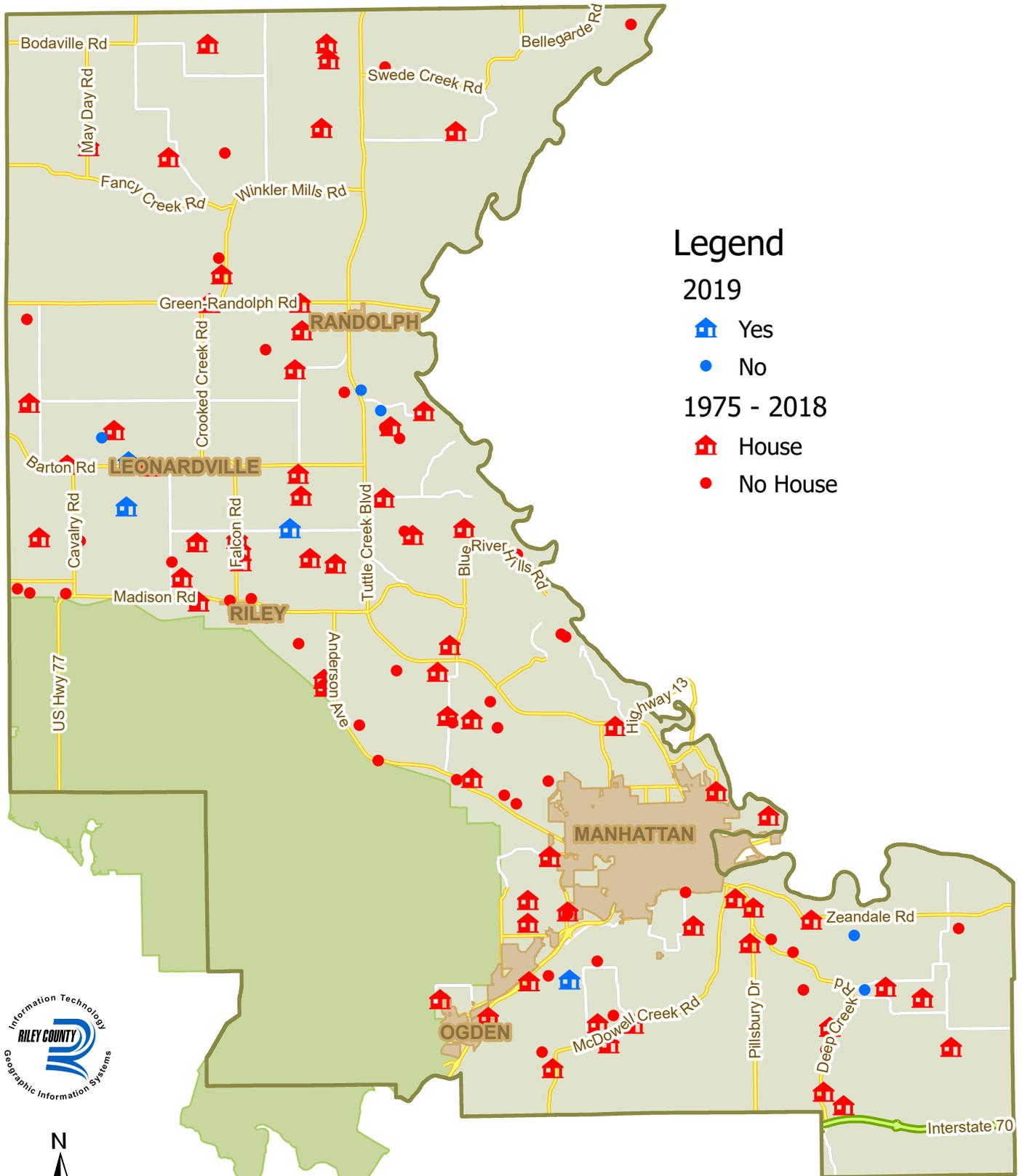
## AGRICULTURAL EXEMPTIONS IN 2019

REQUEST #	APPLICANT	PROPERTY OWNER	S-T-R	ACRES	AGRICULTURAL EXEMPTION	DATE APPROVED/ DENIED
19-0001	Dillon Ruthstrom	Larry Ruthstrom	8-8-5	77.5	Agricultural Exemption for a Residence, with or without Subdivision	Final Approval 01/03/2019
19-0010	Bryce & Suzann Mongeau	Richard Renz	19-8-6	25.45	Agricultural Exemption for a Residence, with or without Subdivision	Final Approval 02/01/2019
19-0018	Andy & Kristy Hawkins	Roger & Beverly Barr	1-11-8	67.95	Agricultural Exemption for a Residence, with or without Subdivision	Final Approval 03/19/2019
19-0026	Jonathan Broeckelman Cody & Jenny Sump	Cody & Jenny Sump	3-8-5	2 to 3	Agricultural Exemption for a Residence, with or without Subdivision	05/10/2019 Denied
19-0027	Eric Marsh	Ross C Marsh Trust	3-8-5	5	Agricultural Exemption for a Residence, with or without Subdivision	Denied 05/10/2019 Preliminary Approval 05/21/19 Final Approval Pending
19-0032	Michael Leuthold	Mark Leuthold	34-10-7	22.55	Agricultural Exemption for a Residence, with or without Subdivision	Final Approval 05/23/2019
19-0034	Robert & Alicia Scofield	Rodney Dugan	7-8-5	18.38	Agricultural Exemption for a Residence, with or without Subdivision	Preliminary Approval 04/05/2019 Final Approval 05/30/2019

## AGRICULTURAL EXEMPTIONS IN 2019

REQUEST #	APPLICANT	PROPERTY OWNER	S-T-R	ACRES	AGRICULTURAL EXEMPTION	DATE APPROVED/ DENIED
19-0042	AJ Hawkins	Gary G.Sylvester Trust Gary G.Sylvester Trustee	20-8-5		Agricultural Exemption for Additional Residence For Family Member or Farm/Ranch Employee	Final Approval 06/18/2019
19-0043	Gina Jensen	Jerald & Phyllis Huffman	3-8-5	29	Agricultural Exemption for a Residence, with or without Subdivision	Preliminary Approval 05/15/2019 Final Approval 06/26/2019
19-0063	David Wetter	David Wetter	33-7-6	60	Agricultural Exemption for a Residence, with or without Subdivision	Final Approval 08/27/2019
19-0066	Byron & Megan White	Paul & Mary Longren Carl Longren	3-8-6	237	Agricultural Exemption for a Residence, with or without Subdivision	Final Approval 10/10/2019

# Agricultural Exemptions Granted 1975 - 2019

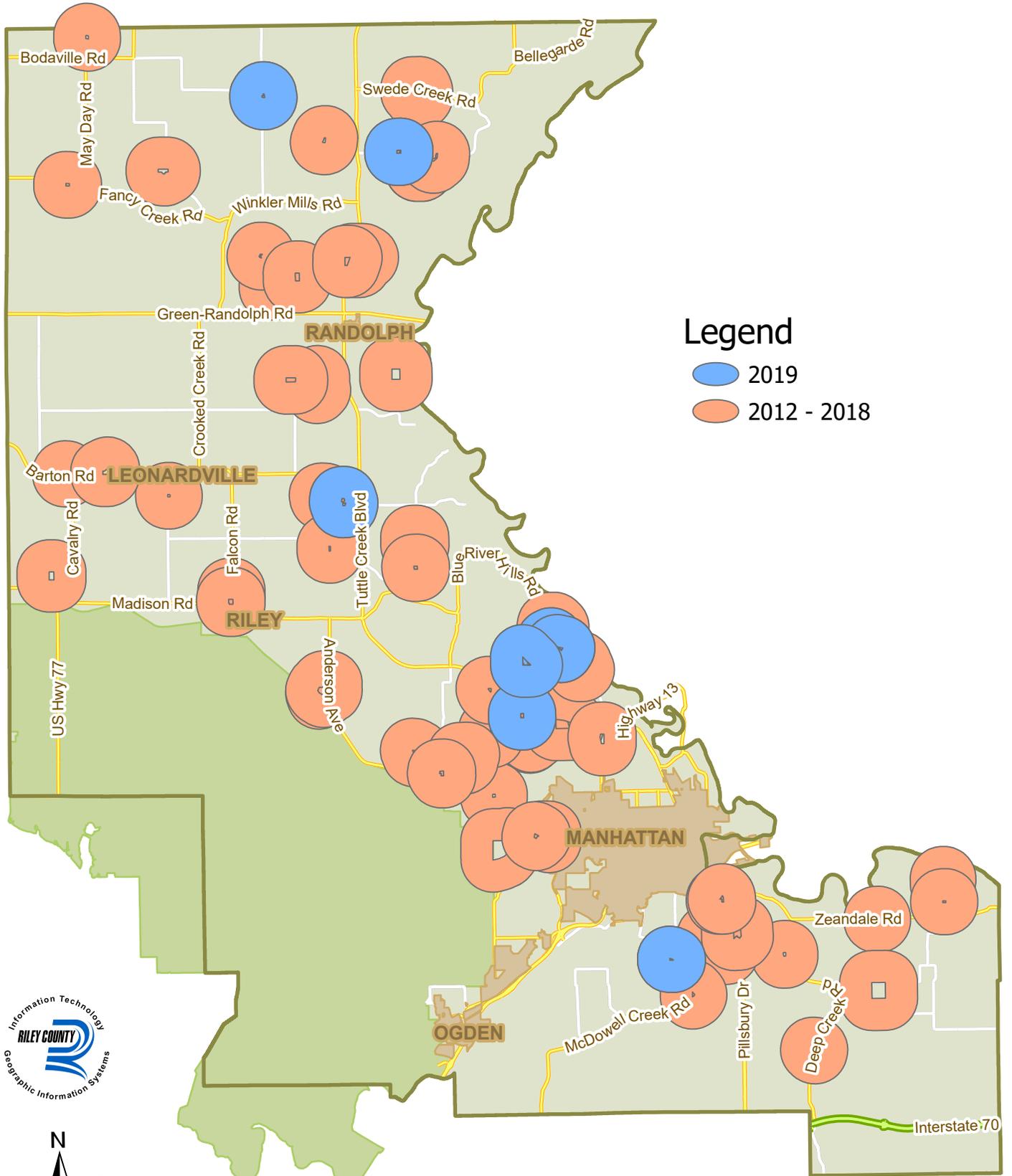


February 20, 2020

## AGRICULTURAL PROTECTION EASEMENTS FILED IN 2019

PETITION/ REQUEST #	PETITIONER/APPLICANT	REZONING OR RESIDENTIAL USE DESIGNATOR/REZONING	DATE APPROVED	S-T-R	DATED FILED	BOOK/PAGE
19-0007	Mike Petersen	Residential Use Designator - Extraneous Farmstead	03/04/2019	31-10-8	3/15/2019	876/2178
19-0008	Joy Johnson	Residential Use Designator - Extraneous Farmstead	03/11/2019	9-9-7	4/3/2019	876/3354
19-0046	Frank & Janis Carpenter	Rezone AG to SF-5	08/29/2019	10-9-7	9/23/2019	877/8976
19-0047	Cody and Jenny Sump	Residential Use Designator - Extraneous Farmstead	8/12/2019	18-6-6	9/24/2019	878/154
19-0055	Robert M. Taylor	Rezone AG to C-4	9/26/2019	20-9-7	10/4/2019	878/1149
19-0056	James & Connie Samuelson	Residential Use Designator - Extraneous Farmstead	9/09/2019	23-6-6	10/8/2019	878/1502
19-0067	Lonnie & Karen Baker	Residential Use Designator - Country Estate	10/21/2019	9-9-7	10/23/2019	878/2599
19-0068	Jordy Nelson	Residential Use Designator - Extraneous Farmstead	10/21/2019	16-8-6	10/31/2019	878/3362

# Agricultural Protection Easements 2012 - 2019



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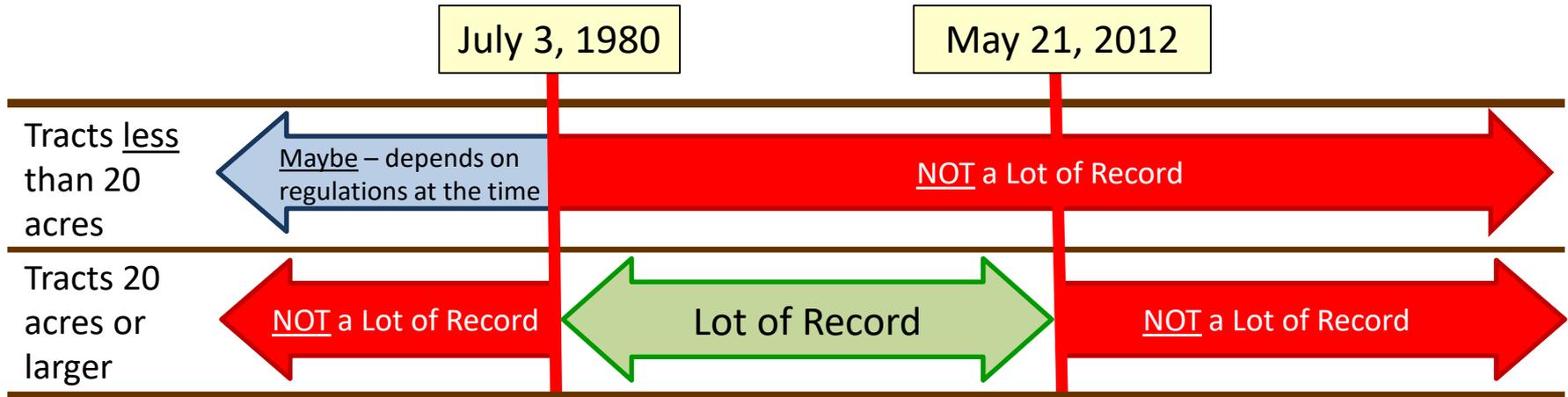
## 2019 LOT OF RECORD DETERMINATIONS

REQUEST #	APPLICANT	PROPERTY OWNER	S-T-R	ACRES	LOT OF RECORD DETERMINATION	DETERMINATION DATE
19-0005	Josh Goff	Kelly Brenner	24-7-5	150	IS a Lot of Record	01/10/2019
19-0011	Andy Hawkins	Roger & Beverly Barr	36-10-8	161.29	IS NOT a Lot of Record	02/04/2019
19-0012	Andy Hawkins	Roger & Beverly Barr	1-11-8	67.95	IS NOT a Lot of Record	02/04/2019
19-0013	Lonnie Baker	Lonnie & Karen Baker	9-9-7	19.23	IS NOT a Lot of Record	02/07/2019
19-0014	Jordy Nelson	J & E Real Estate LLC	34-8-6	22.64	IS a Lot of Record	02/20/2019
19-0015	Jordy Nelson	J & E Real Estate LLC	3-8-6	293.37	IS a Lot of Record	02/20/2019
19-0022	Misty Williams	Randy Taylor & Debbie Sumerour	36-6-6	27.91	IS NOT a Lot of Record	04/19/2019
19-0039	John & Diane Doehling	Jeff & Marcia Newell	33-7-6	35.19	IS a Lot of Record	05/06/2019
19-0051	Joe Mertz	Robert D. Mertz Trust	28-10-9	33.76	IS a Lot of Record	08/15/2019
19-0052	Joe Mertz	Robert D. Mertz Trust	28-10-9	107.94	IS NOT a Lot of Record	08/15/2019
19-0053	Joe Mertz	MCM Ranch LLC	28-10-9	99.12	IS a Lot of Record	08/15/2019

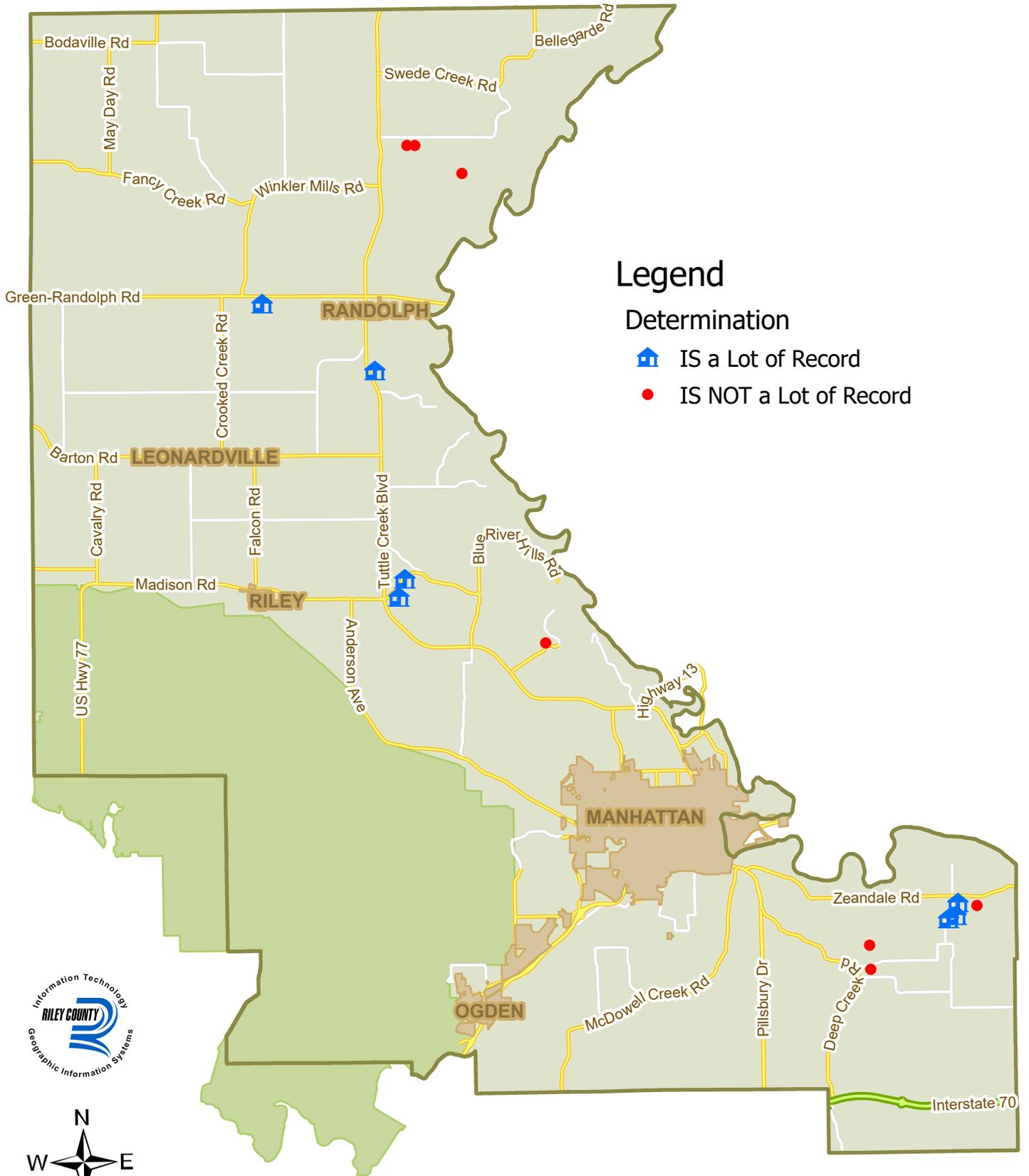
**2019 LOT OF RECORD DETERMINATIONS**

<b>REQUEST #</b>	<b>APPLICANT</b>	<b>PROPERTY OWNER</b>	<b>S-T-R</b>	<b>ACRES</b>	<b>LOT OF RECORD DETERMINATION</b>	<b>DETERMINATION DATE</b>
19-0054	Joe Mertz	Robert D Mertz Trust	29-10-9	59.56	<b>IS</b> a Lot of Record	08/15/2019
19-0074	Elaine Jensen	Janet Pralle	26-6-6	77.76	<b>IS NOT</b> a Lot of Record	10/17/2019
19-0075	Elaine Jensen	Janet Pralle	26-6-6	78.61	<b>IS NOT</b> a Lot of Record	10/17/2019

# Determining Lot of Record



# Lot of Record Determinations - 2019



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## MOBILE HOME PARKS LICENSED FOR 2019

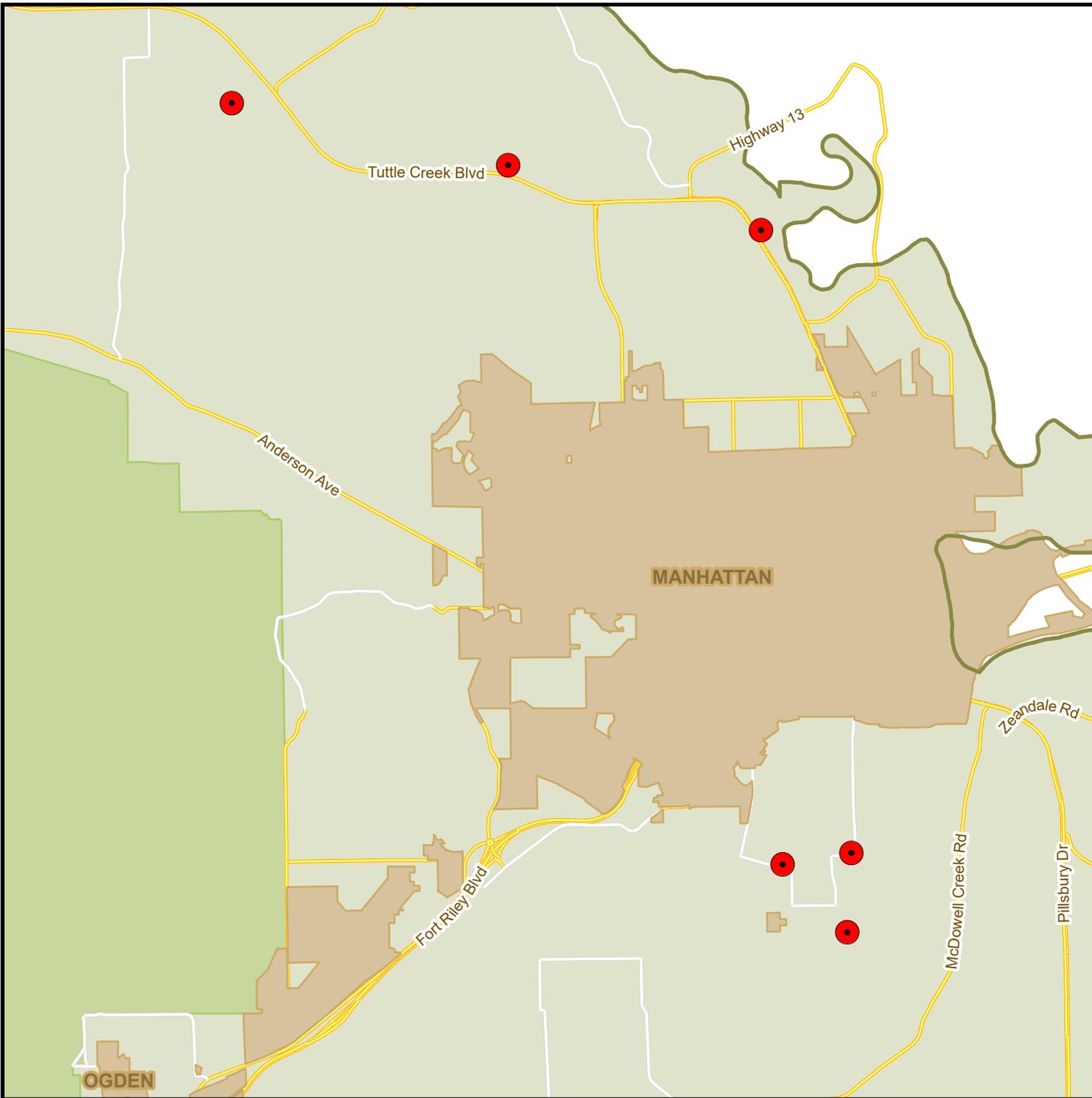
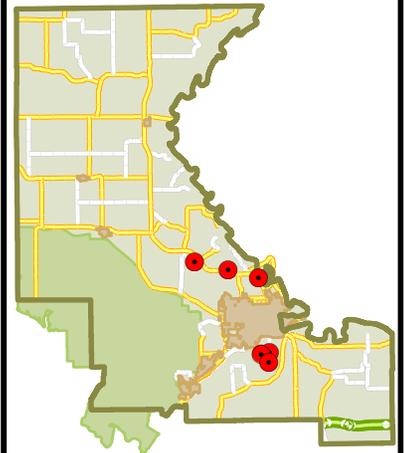
NAME OF PARK	PARK ADDRESS	S-T-R	ZONING	OWNER	MANAGER	# OF SPACES
Sedalia	6320 N 52nd St	18-9-7	AG	Sherri Engle & Terry Umscheid-McAfee	Sherri Engle	5
Tuttle Terrace	6030 Tuttle Terrace	22-9-7	B-3	Daniel Wild	Connie Rogers	36
Riverchase	4440 Tuttle Creek Blvd	25-9-7	R-PUD	Riverchase LLC	Stacy Wedel-Bryant	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 2019



## VICINITY



## EXCAVATION LICENSES ISSUED IN 2019

PROPERTY ADDRESS	OWNER	CONTRACTOR	S-T-R	TOWNSHIP	ZONING	TYPE	SIZE
1330 Temple Lane	Greg & Theresa LLC	Greg & Theresa LLC	19-10-8	Manhattan	AG CU	Borrow Pit	>5 acres
McDowell Creek Rd	Tri-Lake Dist LLC	Hartford Sand & Gravel	30-10-8	Manhattan	AG CU	Borrow Pit	>5 acres
Temple Lane	ANNA Limited Partnership	Larson Construction	19-10-8	Manhattan	AG	Borrow Pit	1-5 acres
Tuttle Creek Blvd	Bayer Construction Inc	Bayer Construction Inc	11-9-6	Grant	AG CU	Quarry	>5 acres

# Excavation Licenses - 2019



February 20, 2020

**2019 LICENSED  
PRIVATE WASTEWATER DISPOSAL SYSTEM INSTALLERS**

<b>BUSINESS NAME</b>	<b>STANDARD WASTEWATER SYSTEM INSTALLATION</b>	<b>PROFILE HOLE</b>	<b>WASTEWATER STABILIZATION POND</b>	<b>WASTEWATER SYSTEM REPAIR</b>	<b>SEWER TAP</b>	<b>ALTERNATIVE WASTEWATER SYSTEM INSTALLATION</b>
BAM Excavation & Trucking LLC	X	X	X	X	X	
Brenner's Excavation LLC	X	X		X	X	X
Cat Cans Portable Services, LLC				X		X
CL Backhoe Service LLC	X	X	X	X		
Gideon Excavating Inc	X	X	X	X	X	
Harris Dirt Work	X	X	X	X		X
J & G Plumbing, Heating & AC	X	X		X	X	
Jay White Excavating Inc		X	X			
Johnson Excavation	X	X	X	X		
Josh Connet Excavation LLC	X	X	X	X	X	
Larson Construction Inc	X	X		X	X	
Lee Plumbing Heating & AC	X			X		
Leonard Backhoe Service Inc	X	X	X	X	X	X
Mid-American Water & Plumbing	X	X		X	X	
Midwest Concrete Materials	X	X	X		X	
Reid Plumbing Heating & Air Conditioning	X			X	X	
Tim's Backhoe Service Inc	X	X	X	X	X	X
Wamego Recycling	X	X	X	X	X	

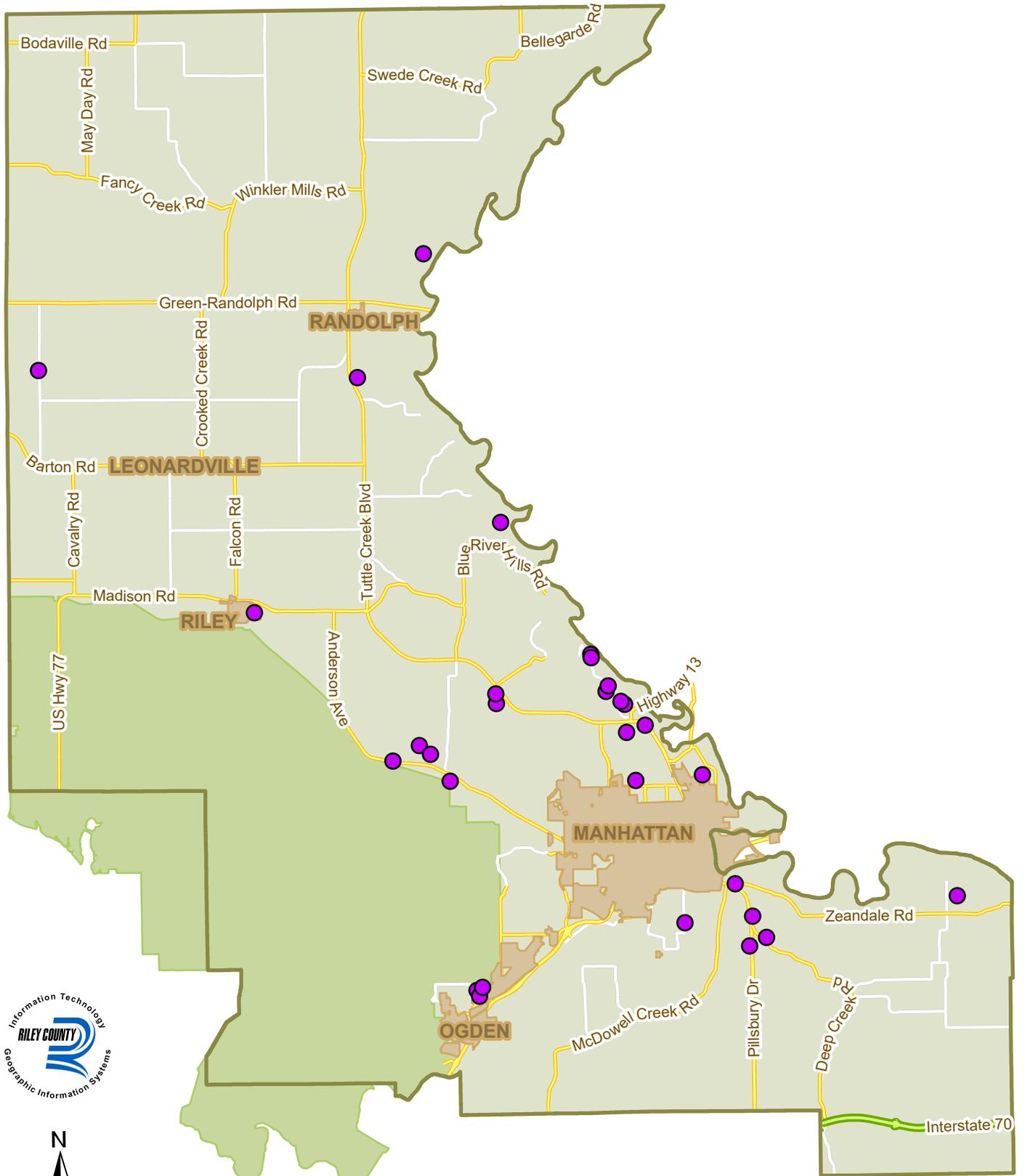
**2019 LICENSED  
SEPTAGE HAULERS**

<b>BUSINESS NAME</b>
A-1 Rental Inc
Cat Cans Portable Services of Manhattan, LLC
Purple Portables and Septic Pumping

**2019  
ENVIRONMENTAL SYSTEM EVALUATIONS**

<b>PERMIT #</b>	<b>PROPERTY ADDRESS</b>	<b>CITY</b>	<b>S-T-R</b>
19-0018-OENV	3710 Silver Creek Rd	Manhattan	26-9-6
19-0045-OENV	11969 Kansas Ave	Riley	1-9-5
19-0047-OENV	5759 Sharm Dr	Manhattan	20-8-7
19-0055-OENV	5040 Cattle Dr	Manhattan	21-10-9
19-0083-OENV	460 Deep Creek Rd	Manhattan	28-10-8
19-0109-OENV	5151 W 59th Ave	Manhattan	19-9-7
19-0111-OENV	3260 Pillsbury Dr	Manhattan	29-10-8
19-0114-OENV	2720 Brookhollow Ct	Manhattan	6-11-7
19-0118-OENV	13121 Lasita Rd	Green	35-7-4
19-0127-OENV	8600 Anderson Ave	Manhattan	34-9-6
19-0132-OENV	7 Oak Valley Dr	Manhattan	21-10-8
19-0139-OENV	12860 Tuttle Creek Blvd	Randolph	33-7-6
19-0140-OENV	5029 W 59th Ave	Manhattan	19-9-7
19-0142-OENV	7291 Blue Spruce Ln	Manhattan	36-9-6
19-0186-OENV	16400 Axelton HL	Randolph	11-7-6
19-0187-OENV	3301 Corral Cir	Manhattan	23-9-7
19-0191-OENV	2807 Lakewood Dr	Manhattan	23-9-7
19-0199-OENV	2800 Bent Tree Dr	Manhattan	26-9-7
19-0213-OENV	3215 Driftwood Dr	Manhattan	14-9-7
19-0219-OENV	3652 Bridle Rd	Manhattan	26-9-6
19-0220-OENV	721 Rannells Rd	Manhattan	17-10-8
19-0223-OENV	5910 Stony Brook Dr	Manhattan	15-9-7
19-0232-OENV	2926 Nelson's Lndg	Manhattan	31-9-8
19-0240-OENV	4813 Lakewood RDG	Manhattan	23-9-7
19-0241-OENV	3620 Cottonwood Cir	Manhattan	10-9-7
19-0274-OENV	6767 Deer Trail Rd	Manhattan	6-11-7
19-0277-OENV	4761 Tuttle Creek Blvd	Manhattan	25-9-7
19-0282-OENV	1299 S Manhattan Ave	Manhattan	30-10-8
19-0301-OENV	2726 Maplewood Cir	Manhattan	6-11-7
19-0302-OENV	2516 Rogers Blvd	Manhattan	36-9-7

# Environmental Systems Evaluation - 2019

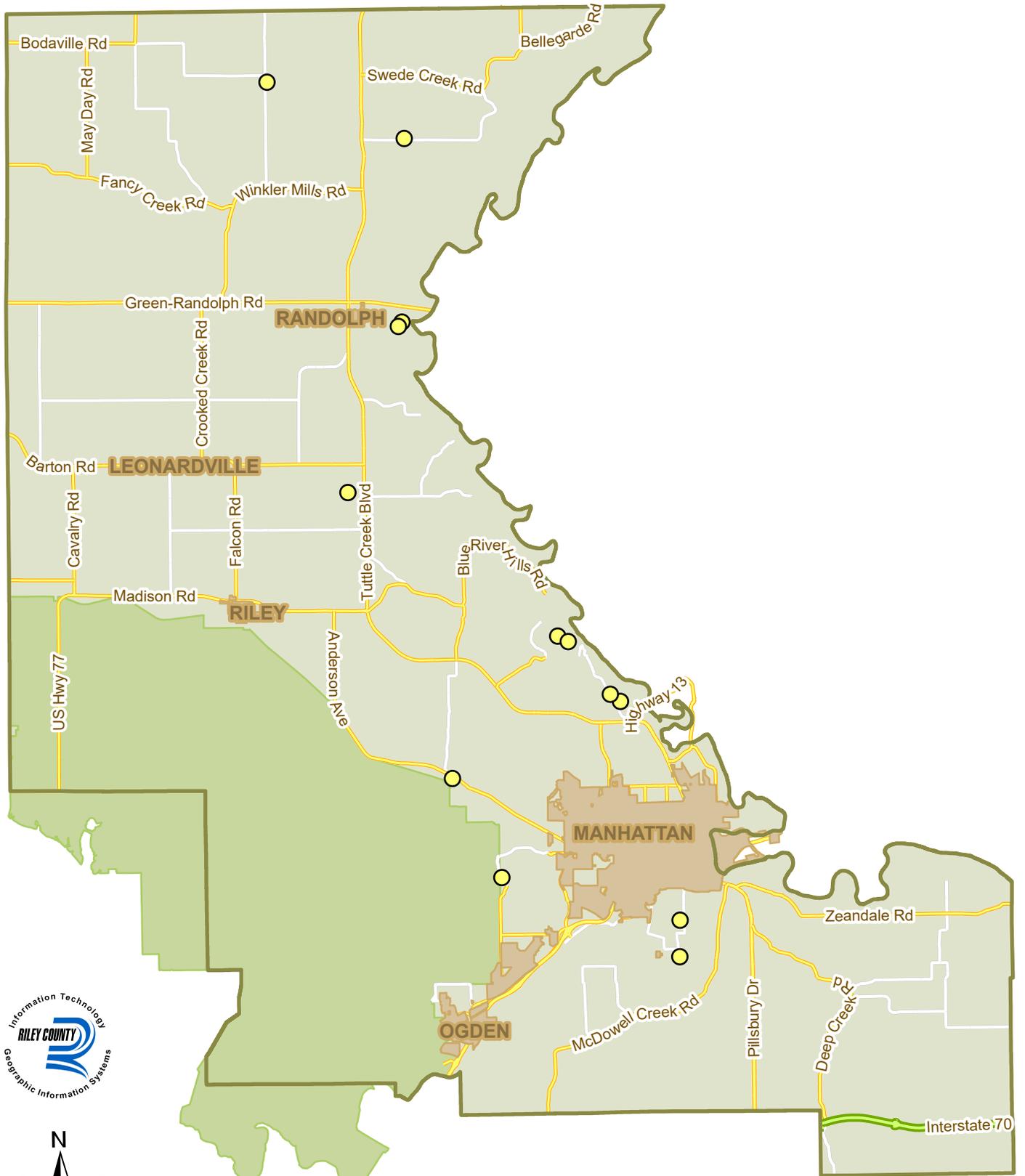


February 20, 2020

**2019  
UTILITIES REVIEW**

<b>SUBDIVISION/PUD/RUD</b>	<b>S-T-R</b>
Lakewood Subdivision Unit Six	23-9-7
Priboth Acres Subdivision	31-10-8
Joy Johnson Subdivision	9-9-7
Bridge View Heights Unit Four	23-7-6
Foxridge Addition Unit Two	23-9-7
Bridge View Heights Unit Five	23-7-6
Harbour View Addition Unit Two	10-9-7
Sump Ag Addition	18-6-6
Samuelson Subdivision	23-6-6
Bath Subdivision Unit Two	17-10-7
Collins Addition	30-10-8
J&E Addition	16-8-6
Jones Addition	36-9-6

# Utilities Review - 2019



February 20, 2020

## 2019 ENFORCEMENT SUMMARY

### PROPERTY MAINTENANCE CODE

Type of Action	Total
No violation found	4
Notification Letter	2
Notice and Order to Abate	3
Request to Prosecute	1
Abated	1
Dismissed	1
Still in Progress	1
Type of Violation	Total
<b>Sanitation</b>	
By Complaint	1
By Staff	
<b>Rodent Harborage</b>	
By Complaint	1
By Staff	1
<b>Structure Unfit for Human Occupancy</b>	
By Complaint	3
By Staff	
<b>Dangerous Structure</b>	
By Complaint	2
By Staff	

### SANITARY CODE

Type of Action	Total
No violation found	
Notification Letter	2
Notice of Violation	2
Request to Prosecute	
Abated	5
Type of Violation	Total
<b>Proper Maintenance and Operation</b>	
By Complaint	3
By Staff	
<b>Additional Maintenance Requirements for Septic Tanks</b>	
By Complaint	1
By Staff	1

## 2019 ENFORCEMENT SUMMARY

### ZONING REGULATIONS

Type of Action	Total
No violation found	12
Verbal	3
Notification Letter	7
Notice of Violation	4
Final Notice of Violation	2
Request to Prosecute	1
Abated	10
Still in Progress	1
Type of Violation	Total
<b>Building without a permit</b>	
By Complaint	3
By Staff	3
<b>Dumping</b>	
By Complaint	1
By Staff	
<b>Living in recreational vehicle</b>	
By Complaint	
By Staff	1
<b>Mobile Home Park</b>	
By Complaint	1
By Staff	1
<b>Non-Permitted Use</b>	
By Complaint	3
By Staff	2
<b>Non-compliance with Permit to Build</b>	
By Complaint	1
By Staff	
<b>Unregisterd/Inoperable Vehicles</b>	
By Complaint	3
By Staff	3
<b>Sign</b>	
By Complaint	1
By Staff	1