

Anyone wishing to attend will need to call ahead at 913-684-0417 to reserve a seat as the meeting room has limited capacity. We are encouraging everyone to continue to view the meeting live via YouTube.

***Leavenworth County  
Board of County Commissioners***

***Regular Meeting Agenda***  
300 Walnut Street, Suite 225  
Leavenworth, KS 66048  
April 27, 2022  
9:00 a.m.

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE
- III. ROLL CALL
- IV. PUBLIC COMMENT: Public Comment shall be limited to 15 minutes at the beginning of each meeting for agenda items **only** and limited to three minutes per person. Comments at the end of the meeting shall be open to any topic of general interest to the Board of County Commissioners and limited to five minutes per person. There should be no expectation of interaction by the Commission during this time.  
  
Anyone wishing to make comments either on items on the agenda or not are encouraged to provide their comments in writing no later than 8:00 AM the Monday immediately preceding the meeting. These comments will be included in the agenda packet for everyone to access and review. This allows the Commission to have time to fully consider input and request follow up if needed prior to the meeting.
- V. ADMINISTRATIVE BUSINESS:
- VI. CONSENT AGENDA: The items on the Consent Agenda are considered by staff to be routine business items. Approval of the items may be made by a single motion, seconded, and a majority vote with no separate discussion of any item listed. Should a member of the Governing Body desire to discuss any item, it will be removed from the Consent Agenda and considered separately.

a) Approval of the minutes of April 20, 2022

- b) Approval of the minutes of the work session of April 20, 2022
- c) Approval of the minutes of the special meeting of April 22, 2022
- d) Approval of the schedule for the week May 2, 2022
- e) Approval of the check register
- f) Approve and sign the OCB's
- g) Approve DEV-22-013 & 014 Consideration of a Preliminary and Final Plat Maurer's Acres
- h) Approve DEV-22-022 & 023 Consideration of a Preliminary and Final Plat Cheyenne Crossing 1<sup>st</sup> Plat
- i) Approve DEV-22-024 & 025 Consideration of a Preliminary and Final Plat Volk's Corner
- j) Approve DEV-22-026 & 027 Consideration of a Preliminary and Final Plat Treeline Subdivision
- k) Approve DEV-22-029 Consideration of a Replat Jean Marie Addition Replat
- l) Approve DEV-22-031 Consideration of a Preliminary and Final Plat Hyde Subdivision

VII. FORMAL BOARD ACTION:

- a) Consider a motion to approve applications for FY23 Adult and Juvenile Comprehensive Plans.
- b) Consider a motion to approve Case Number DEV-22-036, a temporary special use permit for Avila Charro Rodeo located on Cantrell Road.

VIII. PRESENTATIONS AND DISCUSSION ITEMS: presentations are materials of general concern where no action or vote is requested or anticipated.

- a) Quarterly reports
  - EMS/Health Dept.
  - Appraiser

IX. ADDITIONAL PUBLIC COMMENT IF NEEDED

X. ADJOURNMENT

# LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

## Monday, April 25, 2022

10:00 a.m. Kansas City Area Transportation Authority Orientation

## Tuesday, April 26, 2022

Annual Kansas County Commissioners Spring Conference  
• Hilton Garden Inn Salina, 3320 S. 9<sup>th</sup> St., Salina, KS

8:00 a.m. Workforce Partnership meeting via Zoom

12:00 p.m. MARC meeting via Zoom

## Wednesday, April 27, 2022

Annual Kansas County Commissioners Spring Conference  
• Hilton Garden Inn Salina, 3320 S. 9<sup>th</sup> St., Salina, KS

9:00 a.m. Leavenworth County Commission meeting  
• Commission Meeting Room, 300 Walnut, Leavenworth KS

## Thursday, April 28, 2022

Annual Kansas County Commissioners Spring Conference  
• Hilton Garden Inn Salina, 3320 S. 9<sup>th</sup> St., Salina, KS

## Friday, April 29, 2022

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

ALL MEETINGS ARE OPEN TO THE PUBLIC

COMMENTS SHOULD BE OF GENERAL INTEREST OF THE PUBLIC AND SUBJECT TO THE RULES OF DECORUM

\*\*\*\*\*April 20, 2022\*\*\*\*\*

The Board of County Commissioners met in a regular session on Wednesday, April 20, 2022. Commissioner Mike Smith, Commissioner Culbertson, Commissioner Kaaz, Commissioner Doug Smith and Commissioner Stieben are present; Also present: Mark Loughry, County Administrator; David Van Parys, Senior County Counselor; Aaron Yoakam, Building and Grounds Director, Tammy Saldivar, Solid Waste Director; Bill Noll, Infrastructure and Construction Services; John Richmeier, Leavenworth Times

Residents: John Matthews, Dennis Taylor, AW Himpel, John Bradford, Margaret Howards, Maureen Hernandez, Joe Herring

PUBLIC COMMENT:

There were no public comments.

ADMINISTRATIVE BUSINESS:

Mark Loughry reported the Appraiser will be sending out applications for abatement of taxes on out buildings damaged in the tornado since the Governor signed off on the storm damage for accessory buildings bill.

Mr. Loughry reminded the Board of a special meeting on Friday at 9:00 a.m. to review Flatlands SUP.

Commissioner Mike Smith and Stieben will be attending a conference next week and requested to appoint a temporary chair.

***A motion was made by Commissioner Doug Smith and seconded by Commissioner Mike Smith that Commissioner Kaaz fill in as the chairperson.***

***Motion passed, 5-0.***

Commissioner Culbertson requested that a FEMA buyout lot near Easton be leased to the adjacent landowner to take care of the lot.

It was the consensus of the Board to take necessary steps to draft a lease agreement for the lot.

***A motion was made by Commissioner Culbertson and seconded by Commissioner Kaaz to accept the consent agenda for Wednesday, April 20, 2022 as presented.***

***Motion passed, 5-0.***

John Bradford requested funding in the amount of \$5,000.00 for the Leavenworth County Child Abuse Prevention Council.

***A motion was made by Commissioner Mike Smith and seconded by Commissioner Kaaz to approve the finding request for the Leavenworth County Child Abuse Prevention Council in the amount of \$5,000.00.***

***Motion passed, 5-0.***

A funding request was received from the city of Linwood for a water line project in the amount of \$50,000.00 with matching funds.

***A motion was made by Commissioner Stieben and seconded by Commissioner Kaaz direct staff to draft an agreement with the city of Linwood for a water line project to match ARPA funds received in the amount of \$50,000.00.***

***Motion passed, 4-1, Commissioner Doug Smith voting nay.***

Tammy Saldivar presented the quarterly report for Solid Waste.

Aaron Yoakam presented the quarterly report for Building and Grounds.

Bill Noll presented the quarterly report for Public Works.

Commissioner Kaaz attended the Mental Health Summit, LCDC meeting, LCPA meeting, the Adult Advisory Board meeting and the Leavenworth City Commission meeting.

Commissioner Doug Smith attended Basehor City Council meeting and spoke at the Leavenworth County Southern Leadership group. Commissioners Kaaz and Doug Smith will attend the JCAB meeting tomorrow.

Commissioner Stieben spoke at the Leavenworth County Southern Leadership group. He conducted a townhall meeting and will hold another townhall this evening.

Commissioner Culbertson met with Representative Neeley regarding property taxes. He will participate in a Zoom meeting with Rural Leavenworth Inc. on May 3<sup>rd</sup>.

***A motion was made by Commissioner Kaaz and seconded by Commissioner Doug Smith to adjourn.***

***Motion passed, 5-0.***

The Board adjourned at 10:16 a.m.

\*\*\*\*\*April 20, 2022\*\*\*\*\*

The Board of County Commissioners met in a work session on Wednesday, April 20, 2022. Commissioner Mike Smith, Commissioner Doug Smith, Commissioner Culbertson, Commissioner Kaaz and Commissioner Stieben are present; Also present: Mark Loughry, County Administrator; Bill Noll, Infrastructure and Construction Services; John Richmeier, Leavenworth Times

A work session was held to discuss capital improvement projects.

The Board ended the work session at 11:32 a.m.

Draft

\*\*\*\*\*April 22, 2022\*\*\*\*\*

The Board of County Commissioners met in a special session on Friday, April 22, 2022. Commissioner Mike Smith, Commissioner Culbertson, Commissioner Kaaz and Commissioner Doug Smith Commissioner Stieben is present by phone; Also present: Mark Loughry, County Administrator; David Van Parys, Senior County Counselor; Krystal Voth, Planning and Zoning Director; Ryan Boden, Attorney at Law; John Richmeier, Leavenworth Times

Residents: Shawn and Christi Britz

The Board met in a special meeting to review Resolution 2019-10, a special use permit for Flatlands.

Krystal Voth presented a staff report for the review of the special use permit.

***A motion was made by Commissioner Mike Smith and seconded by Commissioner Kaaz to rescind the cease and desist order.***

***Motion passed, 5-0.***

***A motion was made by Commissioner Culbertson and seconded by Commissioner Mike Smith that we direct staff to start the review process as stated in County Regulations of Flatlands SUP for the purpose of either modifying the conditions or revoking the SUP.***

***Motion passed, 5-0.***

***A motion was made by Commissioner Kaaz and seconded by Commissioner Doug Smith to adjourn.***

***Motion passed, 5-0.***

The Board adjourned at 9:03 a.m.



# LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

Monday, May 2, 2022

Tuesday, May 3, 2022

Wednesday, May 4, 2022

9:00 a.m.      Leavenworth County Commission meeting  
• Commission Meeting Room, 300 Walnut, Leavenworth KS

Thursday, May 5, 2022

Friday, May 6, 2022

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

ALL MEETINGS ARE OPEN TO THE PUBLIC

COMMENTS SHOULD BE OF GENERAL INTEREST OF THE PUBLIC AND SUBJECT TO THE RULES OF DECORUM

START DATE: 04/16/2022 END DATE: 04/22/2022

TYPES OF CHECKS SELECTED: \* ALL TYPES

			P.O.NUMBER	CHECK#					
282	AQUAFLOW	AITKENS CONTRACTING LLC	327258	98048 AP	04/20/2022	2-001-5-31-290	IRRIGATION REPAIR CTHSE SPRINK	419.50	
22369	BAMFORD FI	BAMFORD FIRE SPRINKLER	327303	98083 AP	04/22/2022	2-001-5-31-290	CTHSE ANNUAL FIRE ALARM INSPEC	1,320.00	
2770	BOYD SHAWN REIM	SHAWN BOYD	327260	98050 AP	04/20/2022	2-001-5-11-211	REIM MILEAGE (TOPEKA - SUPREME	76.64	
2770	BOYD SHAWN REIM	SHAWN BOYD	327260	98050 AP	04/20/2022	2-001-5-11-211	REIM MILEAGE (TOPEKA - SUPREME	8.00	
							*** VENDOR 2770 TOTAL		84.64
26521	BRUNSON BU	BRUNSON BUILDERS INC	327305	98085 AP	04/22/2022	2-001-5-31-288	EMS SVC CALL (LIFTMASTER CT50-	153.95	
36	CAHILL PAT	PATRICK J CAHILL	327261	98051 AP	04/20/2022	2-001-5-09-231	COURT APPOINTED ATTORNEY	3,000.00	
362	CASAD BENJAMIN	BENJAMIN CASAD	327262	98052 AP	04/20/2022	2-001-5-09-231	COURT APPOINTED ATTORNEY	3,000.00	
24545	CDW GOVERN	CDW GOVERNMENT INC	327307	98087 AP	04/22/2022	2-001-5-18-301	3773122 DATA CARTS	559.92	
5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	327308	98088 AP	04/22/2022	2-001-5-05-215	20642-0317B242442203 GAS SERVI	443.70	
5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	327308	98088 AP	04/22/2022	2-001-5-14-220	20642-12019039952203 GAS SVC C	2,408.61	
5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	327308	98088 AP	04/22/2022	2-001-5-32-392	20642-12019296502203 GAS SERV	3,990.21	
							*** VENDOR 5637 TOTAL		6,842.52
156	CONVERGEONE	CONVERGEONE INC	327263	98053 AP	04/20/2022	2-001-5-18-301	AOSLVCO0001 DUO TOKENS	281.76	
436	CORNERSTONE TEAM SPO	CORNERSTONE TEAM SPORTS, INC	327264	98054 AP	04/20/2022	2-001-5-07-359	DISINFECTING WIPES AND SPRAY	470.75	
1219	DIST CT CLERK LV	CLERK OF DIST COURT-LEAV	327267	98057 AP	04/20/2022	2-001-5-11-501	COURT COSTS - LEAV CO ATTORNEY	3,525.50	
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	327248	26	04/19/2022	2-001-5-06-220	FBN4443939 APRIL VEHICLE LEASE	266.28	
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	327248	26	04/19/2022	2-001-5-06-222	FBN4443939 APRIL VEHICLE LEASE	266.28	
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	327248	26	04/19/2022	2-001-5-06-222	FBN4443939 APRIL VEHICLE LEASE	266.28	
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	327248	26	04/19/2022	2-001-5-11-253	FBN4443939 APRIL VEHICLE LEASE	413.25	
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	327248	26	04/19/2022	2-001-5-31-230	FBN4443939 APRIL VEHICLE LEASE	1,424.64	
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	327248	26	04/19/2022	2-001-5-41-271	FBN4443939 APRIL VEHICLE LEASE	1,771.33	
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	327248	26	04/19/2022	2-001-5-53-220	FBN4443939 APRIL VEHICLE LEASE	375.80	
							*** VENDOR 516725 TOTAL		4,251.30
86	EVERGY	EVERGY KANSAS CENTRAL INC	327268	98058 AP	04/20/2022	2-001-5-05-215	ELEC SVC EMS 9101	651.76	
8726	FAGAN COMPANY	FAGAN COMPANY	327269	98059 AP	04/20/2022	2-001-5-32-209	24520 SVC CALLS - CUSHING, JUS	5,875.06	
8726	FAGAN COMPANY	FAGAN COMPANY	327269	98059 AP	04/20/2022	2-001-5-33-209	24520 SVC CALLS - CUSHING, JUS	3,424.01	
							*** VENDOR 8726 TOTAL		9,299.07
2410	FIRST CALL INC	FIRST CALL INC	327310	98090 AP	04/22/2022	2-001-5-13-211	INV 14458 FEB TRANSPORTS	160.00	
2410	FIRST CALL INC	FIRST CALL INC	327310	98090 AP	04/22/2022	2-001-5-13-211	INV 14458 FEB TRANSPORTS	160.00	
2410	FIRST CALL INC	FIRST CALL INC	327310	98090 AP	04/22/2022	2-001-5-13-211	INV 14458 FEB TRANSPORTS	160.00	
2410	FIRST CALL INC	FIRST CALL INC	327310	98090 AP	04/22/2022	2-001-5-13-211	INV 14458 FEB TRANSPORTS	160.00	
2410	FIRST CALL INC	FIRST CALL INC	327310	98090 AP	04/22/2022	2-001-5-13-211	INV 14458 FEB TRANSPORTS	160.00	
2410	FIRST CALL INC	FIRST CALL INC	327310	98090 AP	04/22/2022	2-001-5-13-211	INV 14458 FEB TRANSPORTS	160.00	
2410	FIRST CALL INC	FIRST CALL INC	327310	98090 AP	04/22/2022	2-001-5-13-211	INV 14458 FEB TRANSPORTS	160.00	
2410	FIRST CALL INC	FIRST CALL INC	327310	98090 AP	04/22/2022	2-001-5-13-211	INV 14458 FEB TRANSPORTS	160.00	
2410	FIRST CALL INC	FIRST CALL INC	327310	98090 AP	04/22/2022	2-001-5-13-211	INV 14458 FEB TRANSPORTS	160.00	
2410	FIRST CALL INC	FIRST CALL INC	327310	98090 AP	04/22/2022	2-001-5-13-211	INV 14458 FEB TRANSPORTS	160.00	
2410	FIRST CALL INC	FIRST CALL INC	327310	98090 AP	04/22/2022	2-001-5-13-211	INV 14458 FEB TRANSPORTS	160.00	
2410	FIRST CALL INC	FIRST CALL INC	327310	98090 AP	04/22/2022	2-001-5-13-211	INV 14458 FEB TRANSPORTS	160.00	
2410	FIRST CALL INC	FIRST CALL INC	327310	98090 AP	04/22/2022	2-001-5-13-211	INV 14458 FEB TRANSPORTS	160.00	
2410	FIRST CALL INC	FIRST CALL INC	327310	98090 AP	04/22/2022	2-001-5-13-211	INV 14458 FEB TRANSPORTS	160.00	
2410	FIRST CALL INC	FIRST CALL INC	327310	98090 AP	04/22/2022	2-001-5-13-211	INV 14458 FEB TRANSPORTS	160.00	
2410	FIRST CALL INC	FIRST CALL INC	327310	98090 AP	04/22/2022	2-001-5-13-211	INV 14458 FEB TRANSPORTS	160.00	
2410	FIRST CALL INC	FIRST CALL INC	327310	98090 AP	04/22/2022	2-001-5-13-211	INV 14458 FEB TRANSPORTS	160.00	
2410	FIRST CALL INC	FIRST CALL INC	327310	98090 AP	04/22/2022	2-001-5-13-211	INV 14458 FEB TRANSPORTS	700.00	
							*** VENDOR 2410 TOTAL		2,940.00
193	GMIS	GMIS INTERNATIONAL	327270	98060 AP	04/20/2022	2-001-5-18-202	DUES TO JUNE 30, 2023	250.00	
573	HERITAGE REPORTING	HERITAGE REPORTING SERVICE LLC	327311	98091 AP	04/22/2022	2-001-5-11-213	GRAND JURY TRANSCRIPT 2018CR53	846.00	
1525	JAY'S UNIF	JAY'S UNIFORM	327273	98063 AP	04/20/2022	2-001-5-05-350	EMS UNIFORM PANTS	137.94	
26400	KANSAS GAS	KANSAS GAS SERVICE	327274	98064 AP	04/20/2022	2-001-5-14-220	510614745 1628631 73 GAS TRANS	944.65	
26400	KANSAS GAS	KANSAS GAS SERVICE	327274	98064 AP	04/20/2022	2-001-5-32-392	510614745 1628631 73 GAS TRANS	1,460.06	
26400	KANSAS GAS	KANSAS GAS SERVICE	327274	98064 AP	04/20/2022	2-001-5-33-392	510614745 1562996 18 GAS TRANS	451.09	
26400	KANSAS GAS	KANSAS GAS SERVICE	327274	98064 AP	04/20/2022	2-001-5-33-392	510614745 1562996 18 GAS TRANS	105.05	
							*** VENDOR 26400 TOTAL		2,960.85

TYPES OF CHECKS SELECTED: \* ALL TYPES

		P.O.NUMBER	CHECK#						
975	LEAV LANSI	LEAVENWORTH/LANSING CHAMBER	327275	98065 AP	04/20/2022	2-001-5-01-203	LEAVENWORTH COUNTY DUES 2022-2	1,430.00	
64	LVCAPC	LEAV CO CHILD ABUSE PREVENTION	327314	98094 AP	04/22/2022	2-001-5-01-212	BOCC CONTRIBUTION PER MEETING	5,000.00	
2666	MISC REIMBURSEMENTS	TERRILOIS MASHBURN	327315	98095 AP	04/22/2022	2-001-5-04-205	REIM MILEAGE MARCH MEETINGS	60.84	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	327279	98069 AP	04/20/2022	2-001-5-05-306	21710 DEF (EMS)	254.83	
1452	RADIATION DETECTION	RADIATION DETECTION CO INC	327280	98070 AP	04/20/2022	2-001-5-07-208	75269 3 X-RAY DETECTION BADGES	299.24	
103	RESTITUTIO								
							*** VENDOR	103 TOTAL	757.00
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	327318	98098 AP	04/22/2022	2-001-5-14-333	FUEL BG99	172.80	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	327318	98098 AP	04/22/2022	2-001-5-23-2	22-008 ADMIN DEPT (CELL PHONE)	84.87	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	327318	98098 AP	04/22/2022	2-001-5-23-2	22-008 ADMIN DEPT (CELL PHONE)	105.42	
							*** VENDOR	458 TOTAL	363.09
6148	SHERIFF	LEAV CO SHERIFF DEPT	327284	98074 AP	04/20/2022	2-001-5-11-503	LAW ENFORCEMENT FEE (CO ATTY)	92.00	
6148	SHERIFF	LEAV CO SHERIFF DEPT	327284	98074 AP	04/20/2022	2-001-5-11-503	LAW ENFORCEMENT FEE (CO ATTY)	100.00	
							*** VENDOR	6148 TOTAL	192.00
49	ST LUKES	ST LUKES PHYSICIAN GROUP INC	327319	98099 AP	04/22/2022	2-001-5-07-219	INMATE MEDICAL BILL	16.28	
248	SUMMIT FOOD	ELIOR, INC	327320	98100 AP	04/22/2022	2-001-5-07-261	C74100 INMATE MEALS	5,103.40	
248	SUMMIT FOOD	ELIOR, INC	327320	98100 AP	04/22/2022	2-001-5-07-261	C74100 INMATE MEALS	5,162.00	
248	SUMMIT FOOD	ELIOR, INC	327320	98100 AP	04/22/2022	2-001-5-07-261	C74100 INMATE MEALS	5,033.93	
248	SUMMIT FOOD	ELIOR, INC	327320	98100 AP	04/22/2022	2-001-5-07-261	C74100 INMATE MEALS	4,902.99	
							*** VENDOR	248 TOTAL	20,202.32
376	SYMMETRY	ATHENS ENERGY SERVICES HOLDING	327285	98075 AP	04/20/2022	2-001-5-33-392	413714 GAS SERVICE 711 MARSHAL	1,395.75	
829	THOMSON REUTERS	THOMSON REUTERS - WEST	327286	98076 AP	04/20/2022	2-001-5-09-307	1000090351 FED CILIL PRO&RULES	208.00	
22972	TRANSFER STATION	TRANSFER STATION	327321	98101 AP	04/22/2022	2-001-5-32-297	ACCT 158 BG - STANDARD WASTE	29.00	
41	UNDERGROUN	UNDERGROUND VAULTS & STORAGE	327287	98077 AP	04/20/2022	2-001-5-19-214	100492 FILE RETRIEVAL, PALLET R	247.90	
2	WATER DEPT	WATER DEPT	327322	98102 AP	04/22/2022	2-001-5-05-215	WATR SVC EMS 9103	55.27	
100	WITNESS LIST								
							*** VENDOR	100 TOTAL	890.86
							TOTAL FUND 001		72,397.84

warrants by vendor

TYPES OF CHECKS SELECTED: \* ALL TYPES

		P.O.NUMBER	CHECK#							
24545	CDW GOVERN	CDW GOVERNMENT INC	327307	98087 AP	04/22/2022	2-119-5-00-401	3773122	LENOVO COMPUTER	715.75	
									TOTAL FUND 119	715.75
1216	COURT SERVICES	LEAVENWORTH COUNTY COURT SERVI	327265	98055 AP	04/20/2022	2-121-5-00-216	4TH QUARTER COMMUNITY CORRECTI	125.00		
									TOTAL FUND 121	125.00
7098	QUILL CORP	QUILL CORP	327316	98096 AP	04/22/2022	2-123-5-00-301	5645204	JUV CRIM PREVENTION;OF	49.90	
7098	QUILL CORP	QUILL CORP	327316	98096 AP	04/22/2022	2-123-5-00-301	5645204	JUV CRIM PREVENTION;OF	7.89	
7098	QUILL CORP	QUILL CORP	327316	98096 AP	04/22/2022	2-123-5-00-301	5645204	JUV CRIM PREVENTION;OF	486.13	
7098	QUILL CORP	QUILL CORP	327316	98096 AP	04/22/2022	2-123-5-00-301	5645204	JUV CRIM PREVENTION;OF	90.99	
7098	QUILL CORP	QUILL CORP	327316	98096 AP	04/22/2022	2-123-5-00-301	5645204	JUV CRIM PREVENTION;OF	136.02	
									*** VENDOR 7098 TOTAL	770.93
									TOTAL FUND 123	770.93
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	327248	26	04/19/2022	2-126-5-00-221	FBN4443939	APRIL VEHICLE LEASE	14.77	
									TOTAL FUND 126	14.77
5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	327308	98088 AP	04/22/2022	2-133-5-00-304	4-30	20642-5600012203 GAS SERV	805.34	
86	EVERGY	EVERGY KANSAS CENTRAL INC	327309	98089 AP	04/22/2022	2-133-5-00-251	4-32	ELEC SVC CO SHOP ET AL	734.29	
86	EVERGY	EVERGY KANSAS CENTRAL INC	327309	98089 AP	04/22/2022	2-133-5-00-251	4-32	ELEC SVC CO SHOP ET AL	298.25	
86	EVERGY	EVERGY KANSAS CENTRAL INC	327309	98089 AP	04/22/2022	2-133-5-00-251	4-32	ELEC SVC CO SHOP ET AL	24.27	
86	EVERGY	EVERGY KANSAS CENTRAL INC	327309	98089 AP	04/22/2022	2-133-5-00-251	4-32	ELEC SVC CO SHOP ET AL	128.75	
									*** VENDOR 86 TOTAL	1,185.56
									TOTAL FUND 133	1,990.90
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	327248	26	04/19/2022	2-136-5-00-221	FBN4443939	APRIL VEHICLE LEASE	14.77	
203	GREENFEATHER	DANNY SLUSSER AND TERRI RICKET	327271	98061 AP	04/20/2022	2-136-5-00-203		GPS MONITORING 3.15-4.12	126.00	
203	GREENFEATHER	DANNY SLUSSER AND TERRI RICKET	327271	98061 AP	04/20/2022	2-136-5-00-223		GPS MONITORING 3.15-4.12	126.00	
									*** VENDOR 203 TOTAL	252.00
									TOTAL FUND 136	266.77
2621	CAFE	TERRY BOOKER	327306	98086 AP	04/22/2022	2-145-5-00-256		CO ON AGING - MEALS RESERVED T	1,905.75	
2621	CAFE	TERRY BOOKER	327306	98086 AP	04/22/2022	2-145-5-00-256		CO ON AGING - MEALS RESERVED T	10,101.00	
2621	CAFE	TERRY BOOKER	327306	98086 AP	04/22/2022	2-145-5-00-256		CO ON AGING - MEALS RESERVED T	10,185.00	
									*** VENDOR 2621 TOTAL	22,191.75
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	327248	26	04/19/2022	2-145-5-00-230	FBN4443939	APRIL VEHICLE LEASE	5,667.43	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	327312	98092 AP	04/22/2022	2-145-5-00-345		CO ON AGING C1&C2 CONSUMABLES	86.63	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	327312	98092 AP	04/22/2022	2-145-5-00-345		CO ON AGING C1&C2 CONSUMABLES	268.22	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	327312	98092 AP	04/22/2022	2-145-5-05-301		CO ON AGING C1&C2 CONSUMABLES	46.11	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	327312	98092 AP	04/22/2022	2-145-5-06-301		CO ON AGING C1&C2 CONSUMABLES	30.22	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	327312	98092 AP	04/22/2022	2-145-5-06-321		CO ON AGING C1&C2 CONSUMABLES	45.33	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	327312	98092 AP	04/22/2022	2-145-5-07-302		CO ON AGING C1&C2 CONSUMABLES	6.99	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	327312	98092 AP	04/22/2022	2-145-5-07-321		CO ON AGING C1&C2 CONSUMABLES	34.00	
									*** VENDOR 4755 TOTAL	517.50
2666	MISC REIMBURSEMENTS	RANDY DAY	327277	98067 AP	04/20/2022	2-145-5-00-205		REIM MILEAGE FOR STAFF MEETING	11.70	
2666	MISC REIMBURSEMENTS	RUBY BARCLAY	327278	98068 AP	04/20/2022	2-145-5-00-205		REIM MILEAGE STAFF MEETING	22.70	
									*** VENDOR 2666 TOTAL	34.40
									TOTAL FUND 145	28,411.08
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	327248	26	04/19/2022	2-153-5-00-401	FBN4443939	APRIL VEHICLE LEASE	6,689.83	
									TOTAL FUND 153	6,689.83

TYPES OF CHECKS SELECTED: \* ALL TYPES

		P.O.NUMBER	CHECK#							
5900	BATTERY SOLUTIONS	BATTERY SOLUTIONS	327304	98084 AP	04/22/2022	2-160-5-00-208	SMARTRECYCLE SYSTEM BATTERY-LA	109.95		
26521	BRUNSON BU	BRUNSON BUILDERS INC	327305	98085 AP	04/22/2022	2-160-5-00-260	DECK AND AWNING FOR OUTBOUND S	16,000.00		
516725	ENTERPRISE (ACH)	ENTERPRISE FM TRUST	327248	26	04/19/2022	2-160-5-00-215	FBN4443939 APRIL VEHICLE LEASE	931.98		
								TOTAL FUND 160	17,041.93	
11820	IMAGEMASTER	IMAGEMASTER,LLC	327302	1632 AP	04/21/2022	2-171-5-00-401	4-2 BOND STMT & ELECTRONICS	1,500.00		
719	LINAWEAVER CONSTRUCT	LINAWEAVER CONSTRUCTION	327243	1631 AP	04/18/2022	2-171-5-04-302	4-1 2021.017 CR-2	77,530.53		
								TOTAL FUND 171	79,030.53	
8020	APCO INT'L	APCO INTERNATIONAL	327257	98047 AP	04/20/2022	2-174-5-00-202	PUBLIC SAFETY ONLINE COURSES-R	95.00		
								TOTAL FUND 174	95.00	
537	LEAV TIMES	CHERRYROAD MEDIA INC	327313	98093 AP	04/22/2022	2-189-5-00-2	30360 PUBLIC NOTICE RT 30	199.71		
537	LEAV TIMES	CHERRYROAD MEDIA INC	327313	98093 AP	04/22/2022	2-189-5-00-2	30360 PUBLIC NOTICE RT 30	17.37		
537	LEAV TIMES	CHERRYROAD MEDIA INC	327313	98093 AP	04/22/2022	2-189-5-00-2	30360 PUBLIC NOTICE RT 30	46.73		
								*** VENDOR 537 TOTAL	263.81	
								TOTAL FUND 189	263.81	
5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	327308	98088 AP	04/22/2022	2-195-5-00-3	20642-0321A774932203 GAS SERVI	113.89		
26400	KANSAS GAS	KANSAS GAS SERVICE	327274	98064 AP	04/20/2022	2-195-5-00-290	510614745 1628631 73 GAS TRANS	117.81		
2007	WIRENUTS	WIRENUTS	327323	98103 AP	04/22/2022	2-195-5-00-3	520 S 2ND:INSTALLATION OF CAME	2,592.80		
								TOTAL FUND 195	2,824.50	
18885	HAYNES EQU	HAYNES EQUIPMENT CO	327272	98062 AP	04/20/2022	2-210-5-00-2	SVC CALL DANA LANE	1,047.78		
18885	HAYNES EQU	HAYNES EQUIPMENT CO	327272	98062 AP	04/20/2022	2-210-5-00-2	SVC CALL - NICOLE LN	2,455.00		
								*** VENDOR 18885 TOTAL	3,502.78	
								TOTAL FUND 210	3,502.78	
86	EVERGY	EVERGY KANSAS CENTRAL INC	327268	98058 AP	04/20/2022	2-212-5-00-2	ELEC SVC SEWER DIST 2	359.69		
86	EVERGY	EVERGY KANSAS CENTRAL INC	327268	98058 AP	04/20/2022	2-212-5-00-2	ELEC SVC SEWER DIST 2	55.27		
86	EVERGY	EVERGY KANSAS CENTRAL INC	327268	98058 AP	04/20/2022	2-212-5-00-2	ELEC SVC SEWER DIST 2	29.48		
86	EVERGY	EVERGY KANSAS CENTRAL INC	327268	98058 AP	04/20/2022	2-212-5-00-2	ELEC SVC SEWER DIST 2	114.35		
								*** VENDOR 86 TOTAL	558.79	
								TOTAL FUND 212	558.79	
86	EVERGY	EVERGY KANSAS CENTRAL INC	327268	98058 AP	04/20/2022	2-218-5-00-2	ELEC SVC SEWER DIST 5	211.40		
								TOTAL FUND 218	211.40	
1504	DELTA DENTAL OF KS	DELTA DENTAL OF KANSAS	327266	98056 AP	04/20/2022	2-510-2-00-942	1002567 APRIL DENTAL PREMIUMS	18,226.72		
1504	DELTA DENTAL OF KS	DELTA DENTAL OF KANSAS	327266	98056 AP	04/20/2022	2-510-2-00-942	1002567 APRIL DENTAL PREMIUMS	54.40		
1504	DELTA DENTAL OF KS	DELTA DENTAL OF KANSAS	327266	98056 AP	04/20/2022	2-510-2-00-942	1002567 APRIL DENTAL PREMIUMS	1,796.96		
1504	DELTA DENTAL OF KS	DELTA DENTAL OF KANSAS	327266	98056 AP	04/20/2022	2-510-2-00-942	1002567 APRIL DENTAL PREMIUMS	140.50		
								*** VENDOR 1504 TOTAL	19,937.58	
268	LIFELOCK	NORTONLIFELOCK INC	327276	98066 AP	04/20/2022	2-510-2-00-941	1247233 APRIL PREMIUMS	1,649.92		
1485	RELIANCE STANDARD	RELIANCE STANDARD	327317	98097 AP	04/22/2022	2-510-2-00-962	GROPU LIFE, VOL GROUP LIFE	1,550.72		
1485	RELIANCE STANDARD	RELIANCE STANDARD	327317	98097 AP	04/22/2022	2-510-2-00-962	GROPU LIFE, VOL GROUP LIFE	3.90		
1485	RELIANCE STANDARD	RELIANCE STANDARD	327317	98097 AP	04/22/2022	2-510-2-00-965	GROPU LIFE, VOL GROUP LIFE	2,889.93		
1485	RELIANCE STANDARD	RELIANCE STANDARD	327317	98097 AP	04/22/2022	2-510-2-00-965	GROPU LIFE, VOL GROUP LIFE	2.50		
								*** VENDOR 1485 TOTAL	4,434.25	
								TOTAL FUND 510	26,021.75	

TYPES OF CHECKS SELECTED: \* ALL TYPES

P.O.NUMBER CHECK#

TOTAL ALL CHECKS 240,933.36

TYPES OF CHECKS SELECTED: \* ALL TYPES

FUND SUMMARY

001	GENERAL	72,397.84
119	ROD TECHNOLOGY	715.75
121	JUVENILE JUSTICE AUTHORITY	125.00
123	JUVENILE CRIME PREVENTION	770.93
126	COMM CORR ADULT	14.77
133	ROAD & BRIDGE	1,990.90
136	COMM CORR JUVENILE	266.77
145	COUNCIL ON AGING	28,411.08
153	PUBLIC WORKS,EQUIP.RESERVE FUND	6,689.83
160	SOLID WASTE MANAGEMENT	17,041.93
171	S TAX CAP RD PROJ: 2015 SERIES	79,030.53
174	911	95.00
189	TONGANOXIE TWP TRAFFIC IMPACT	263.81
195	JUVENILE DETENTION	2,824.50
210	SEWER DISTRICT 1: HIGH CREST	3,502.78
212	SEWER DISTRICT 2: TIMBERLAKES	558.79
218	SEWER DIST #5	211.40
510	PAYROLL CLEARING	26,021.75
	TOTAL ALL FUNDS	240,933.36

**Consent Agenda 4/27/22**  
**Checks dated 4/16 - 4/22**

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**\*\*\*Consent Agenda\*\*\*  
Leavenworth County  
Request for Board Action  
Case No. DEV-22-013/014  
Preliminary & Final Plat Maurer's Acres**

**Date:** April 27, 2022  
**To:** Board of County Commissioners  
**From:** Planning & Zoning Staff

**Department Head Review:** Krystal Voth, Reviewed

**Additional Reviews as needed:**

**Budget Review**  **Administrator Review**  **Legal Review**

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**Action Requested:** The applicants are requesting a Preliminary and Final Plat for a two-lot subdivision. Proposed Lot 1 is approximately 35 acres and Lot 2 is approximately 5 acres.

**Analysis:** The applicant is requesting to create 2-lot subdivision that will access Fairmount Road, approximately 3,300' West of Tonganoxie Road. Lots 1 & 2 are 35.12 and 5.02 acres in size, respectively. Lot 1 is an "L-shaped" lot with 384' of road frontage and has a depth of 1628'. This exceeds the width-to-depth ratio by 90 feet established in ZSR 50-40.3.i, but provides a logical division of the property. The Subdivision is classified as a Class "C" Subdivision with all lots lying with the Rural Growth Area of Leavenworth County.

**Recommendation:** The Planning Commission voted 9-0 to recommend approval of Case No. DEV-22-013/014, Preliminary and Final Plat for Maurer Acres subject to conditions.

**Alternatives:**

1. Approve Case No. DEV-22-013/014, Preliminary and Final Plat for Maurer Acres, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-22-013/014, Preliminary and Final Plat for Maurer Acres, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-22-013/014, Preliminary and Final Plat for Maurer Acres, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

**Budgetary Impact:**

- Not Applicable
- Budgeted item with available funds
- Non-Budgeted item with available funds through prioritization
- Non-Budgeted item with additional funds requested

**Total Amount Requested:** \$0.00

**Additional Attachments:** Staff Report, Plat, Planning Commission Minutes



**LEAVENWORTH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
CONSENT AGENDA**

**CASE NO:** DEV-22-013 & 014

**STAFF REPORT**

April 27, 2022

**REQUEST:**

Preliminary & Final Plat - Maurer's Acres

**STAFF REPRESENTATIVE:**

JOSHUA GENTZLER  
PLANNER II

**SUBJECT PROPERTY:** 19239 Fairmount Road

**APPLICANT/APPLICANT AGENT:**

JOE HERRING  
HERRING SURVEYING  
315 N 5<sup>TH</sup> ST  
LEAVENWORTH, KS 66048

**PROPERTY OWNER:**

LEROY & KRISTI MAURER  
19239 FAIRMOUNT ROAD  
TONGANOXIE, KS 66086

**CONCURRENT APPLICATIONS:**

NONE

**LEGAL DESCRIPTION:**

A tract of land in the Northwest ¼ of Section 13, Township 10 South, Range 21 East of the 6<sup>th</sup> P.M. Leavenworth County, Kansas.

**LAND USE**

ZONING: RR-5

FUTURE LAND USE DESIGNATION:  
RESIDENTIAL ESTATE

SUBDIVISION: N/A

FLOODPLAIN: N/A

**PLANNING COMMISSION RECOMMENDATION:** APPROVAL

**PROPERTY INFORMATION**

**ACTION OPTIONS:**

1. Approve Case No. DEV-22-013/014, Preliminary and Final Plat for Maurer Acres, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-22-013/014, Preliminary and Final Plat for Maurer Acres, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-22-013/014, Preliminary and Final Plat for Maurer Acres, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

**PARCEL SIZE:**

40.14 Acres

**PARCEL ID NO:**

146-13-0-00-00-003.03

**BUILDINGS:**

EXISTING - 1 HOUSE & 2 BARNs

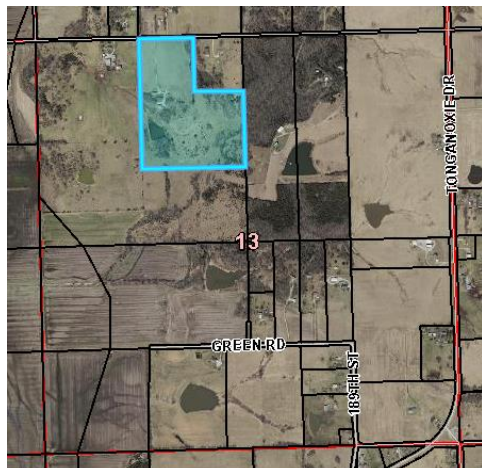
**PROJECT SUMMARY:**

Request for a preliminary and final plat approval to subdivide property located at 19239 Fairmount Road (146-13-0-00-00-003.03) as Lot 1-2 of Maurer's Acres.

**ACCESS/STREET:**

Fairmount Road, a Local gravel road ±22' wide

**LOCATION MAP:**



**UTILITIES**

SEWER: N/A

FIRE: STRANGER

WATER: RWD 8

ELECTRIC: EVERGY

**NOTICE & REVIEW:**

**STAFF REVIEW:**

N/A

**NEWSPAPER NOTIFICATION:**

3/23/2022

**NOTICE TO SURROUNDING PROPERTY OWNERS:**

N/A

<b>STANDARDS TO BE CONSIDERED:</b>			
<i>Leavenworth County Zoning and Subdivision Standards: Preliminary Review</i>		<b>Met</b>	<b>Not Met</b>
35-40	<b>Preliminary Plat Content</b>	X	
40-20	<b>Final Plat Content</b>	X	
41-6	<b>Access Management</b>	X	
41-6.B.a-c.	<b>Entrance Spacing</b>	X	
41-6.C.	<b>Public Road Access Management Standards</b>	X	
43	<b>Cross Access Easements</b>	N/A	
50-20	<b>Utility Requirements</b>	X	
50-30	<b>Other Requirements</b>	X	
50-40	<b>Minimum Design Standards</b>		X
	Lot 1 does not meet width-to-depth ratio		
50-50	<b>Sensitive Land Development</b>	N/A	
50-60.	<b>Dedication of Reservation of Public Sites and Open Spaces</b>	N/A	

**STAFF COMMENTS:**

The applicant is requesting a to create 2-lot subdivision that will access Fairmount Road, approximately 3,300' West of Tonganoxie Road. Lots 1 & 2 are 35.12 and 5.02 acres in size, respectively. Lot 1 is an "L-shaped" lot with 384' of road frontage and has a depth of 1628'. This exceeds the width-to-depth ratio by 90 feet established in ZSR 50-40.3.i, but provides a logical division of the property. The Subdivision is classified as a Class "C" Subdivision with all lots lying within the Rural Growth Area of Leavenworth County.

According to the memo provided by RWD 8, there is a 1.5" water line on the north side of Fairmount Road. The applicant will need to work with RWD 8 to meet all requirements set by the RWD. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision. (See condition 4.)

Staff is generally in support of the subdivision.

**PROPOSED CONDITIONS:**

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. The applicant shall adhere to the following memorandums:
  - a. Chuck Magaha – Emergency Management, March 7, 2022
  - b. Becky Fousek – RWD 8, February 9, 2022
  - c. Mark Billquist – Stranger Twsp Fire, February 10, 2022
4. A waiver for the use of private septic systems within this subdivision is granted with this approval.
5. At time of development, fire hydrants shall be required, if necessary infrastructure is available.
6. An exception be granted to the Zoning and Subdivision Regulations:
  - a. 50-40.3.i.

7. After approval of this subdivision by the Board of County Commission, all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Department within 30 days.

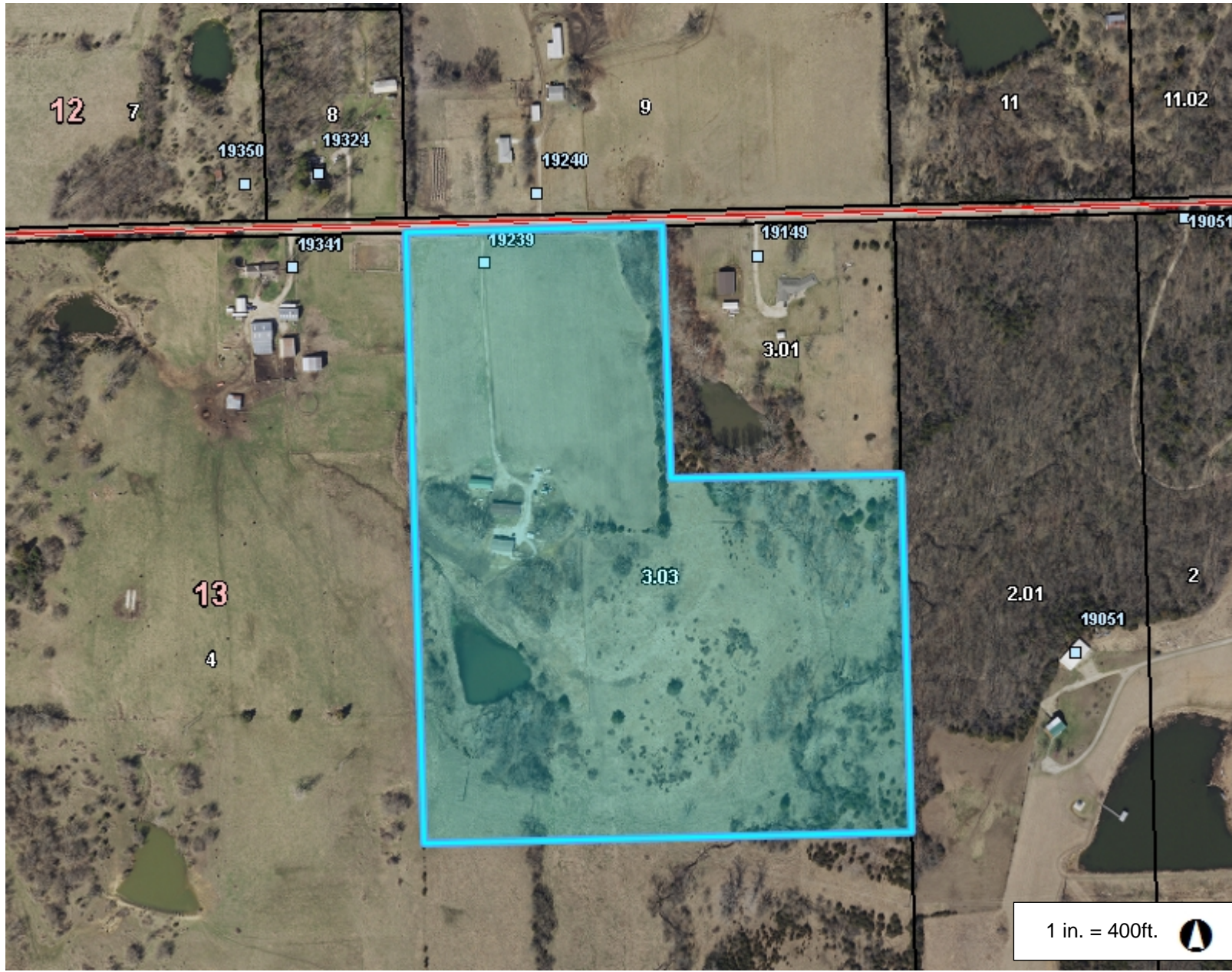
**ATTACHMENTS:**

A: Application & Narrative

B: Zoning & Future Land Use Maps

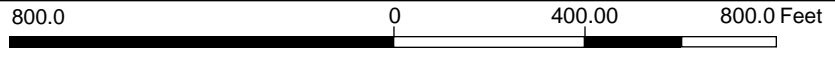
C: Memorandums

# DEV-22-013 & 014 Maurer's Acres



- Legend**
- Address Point
  - Parcel Number
  - Parcel
  - City Limit Line
  - Major Road
  - <all other values>
  - 70
  - Road
  - <all other values>
  - PRIVATE
  - +
 Railroad
  - Section
  - Section Boundaries
  - County Boundary

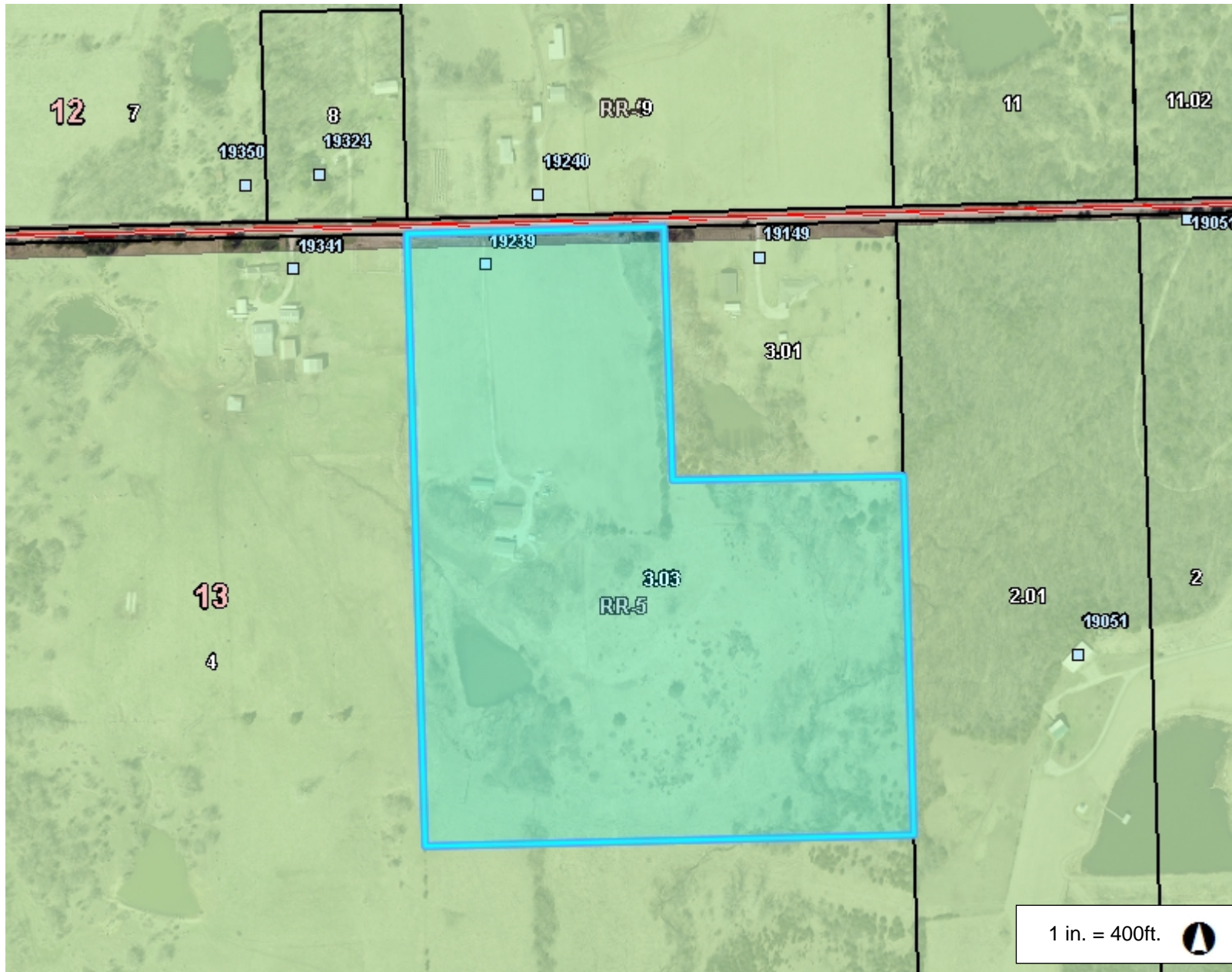
1 in. = 400ft.



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.  
 THIS MAP IS NOT TO BE USED FOR NAVIGATION

**Notes**

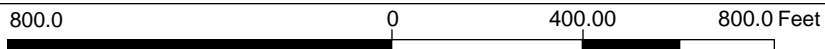
# DEV-22-013 & 014 Maurer's Acres



### Legend

- Address Point
- Parcel Number
- Parcel
- City Limit Line
- Major Road
- <all other values>
- 70
- Road
  - <all other values>
  - PRIVATE
- + Railroad
- Section
- Section Boundaries
- County Boundary
- Zoning
  - B-1
  - B-2
  - B-3
  - I-1
  - I-2
  - I-3
  - MXD
  - PC
  - PI
  - PR-1
  - PR-2

1 in. = 400ft.



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

### Notes

PRELIMINARY &  
~~FINAL~~ PLAT APPLICATION  
Leavenworth County Planning and Zoning Department,  
300 Walnut St., Suite 212  
County Courthouse  
Leavenworth, Kansas 66048  
913-684-0465

8935

Office Use Only	
PID: <u>146-13</u> <u>003.03</u>	
Township: <u>Stranger</u>	
Planning Commission Meeting Date: _____	
Case No. <u>DEV-22-</u>	Date Received/Paid: <u>02-02-2022</u>
Zoning District <u>RR 5.0</u>	
Comprehensive Plan land use designation <u>Residential Estate</u>	
<u>464</u> <u>40.60</u> <u>13</u> <u>10</u> <u>21</u>	<u>Energy</u> <u>RWD 8</u>

APPLICANT <u>AGENT</u> INFORMATION	OWNER INFORMATION
NAME: <u>Herring Surveying Company</u>	NAME: <u>Leroy and Kristi Mauer</u>
MAILING ADDRESS: <u>315 N. 5th Street</u>	MAILING ADDRESS <u>19239 Fairmount Road</u>
CITY/ST/ZIP: <u>Leavenworth, KS 66048</u>	CITY/ST/ZIP <u>Tonganoxie, KS 66086</u>
PHONE: <u>913-651-3858</u>	PHONE: <u>N/A</u>
EMAIL: <u>herringsurveying@outlook.com</u>	EMAIL <u>N/A</u>

**GENERAL INFORMATION**

Proposed Subdivision Name: MAUER ACRES

Address of Property: 19239 Fairmount Road

Urban Growth Management Area: N/A

SUBDIVISION INFORMATION		
Gross Acreage: <u>40.1</u>	Number of Lots: <u>2</u>	Minimum Lot Size: <u>5.02</u>
Maximum Lot Size: <u>35.1</u>	Proposed Zoning: <del>RR 4</del> <u>RR 5</u>	Density: <u>N/A</u>
Open Space Acreage: <u>N/A</u>	Water District: <u>RWD 8</u>	Proposed Sewage: <u>Septic</u>
Fire District: <u>Stranger</u>	Electric Provider: <u>Evergy</u>	Natural Gas Provider: <u>Propane</u>
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: <u>Local</u> - Collector - Arterial - State - Federal	
Is any part of the site designated as Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No if yes, what is the panel number:		
I, the undersigned, am the owner <u>duly authorized agent</u> , of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a final plat approval as indicated above.		
Signature: <u>Joe Herring - digitally signed 2-2-22</u>	Date: <u>2-2-22</u>	

ATTACHMENT A

# MAURER'S ACRES

A Minor Subdivision in the Northwest Quarter of Section 13, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

## Preliminary Plat

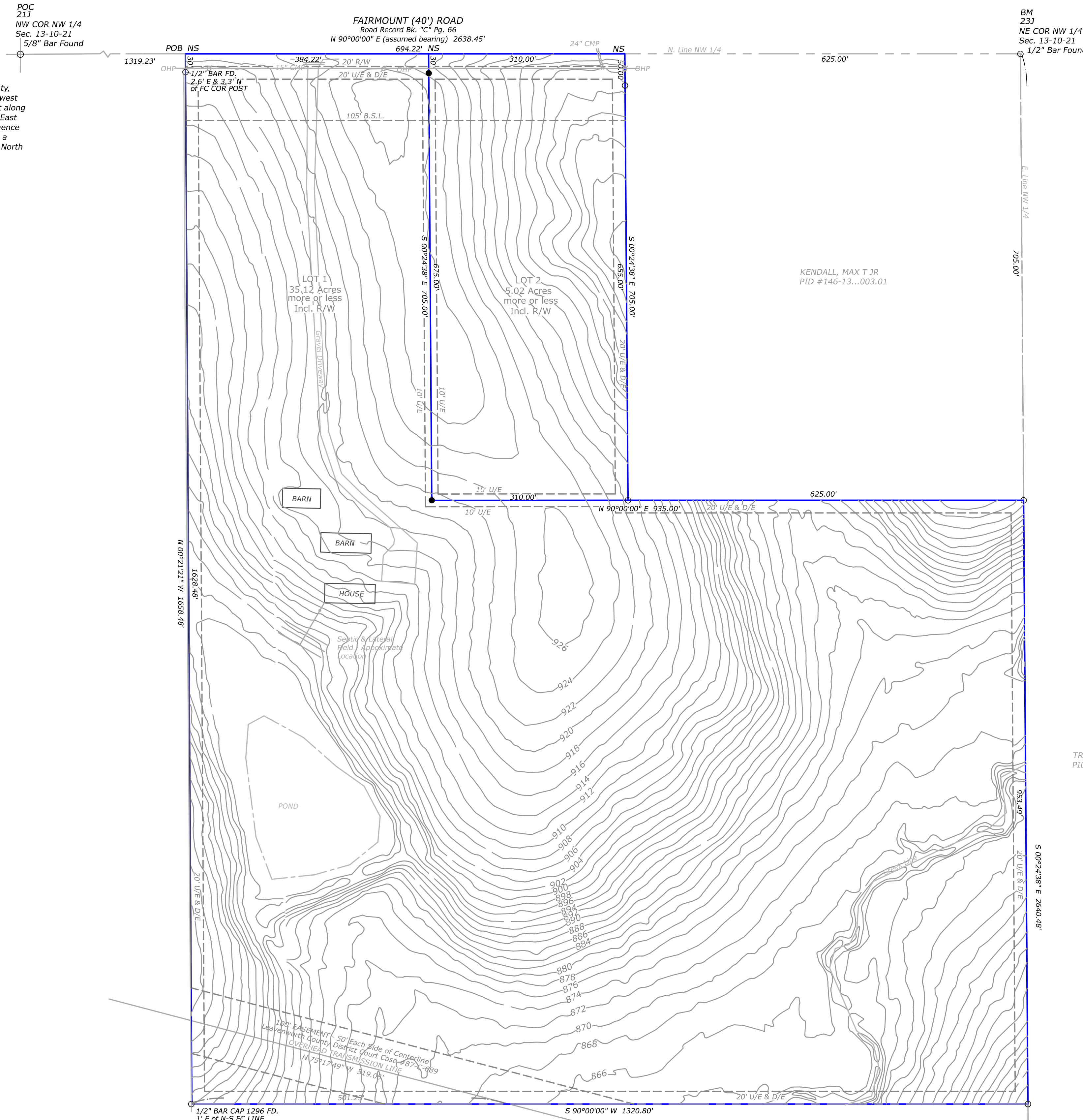
### PREPARED FOR:

Leroy A. Jr. & Kristi Maurer  
19239 Fairmount Road  
Tonganoxie, KS 66086  
PID NO. 146-13-0-00-003.03

### RECORD DESCRIPTION:

A tract of land in Northwest Quarter of Section 13, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring on January 15, 2022, more fully described as follows: Commencing at the Northwest corner of said Northwest Quarter; thence North 90 degrees 00'00" East (assumed bearing) for a distance of 1319.23 feet along the North line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence continuing North 90 degrees 00'00" East for a distance of 694.22 feet along said North line; thence South 00 degrees 24'38" East for a distance of 705.00 feet; thence North 90 degrees 00'00" East 625.00 feet to the East line of Northwest Quarter; thence South 00 degrees 24'38" East for a distance of 953.49 feet along said East line; thence South 90 degrees 00'00" West for a distance of 1320.80 feet; thence North 00 degrees 21'21" West for a distance of 1658.48 feet to the point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 40.14 acres, more or less, including road right of way. Error of Closure: 1 - 1465164

KLINKENBERG, ROBERT M & HELEN M  
PID #141-12...009



### ZONING:

RR 5 - Rural Residential 5

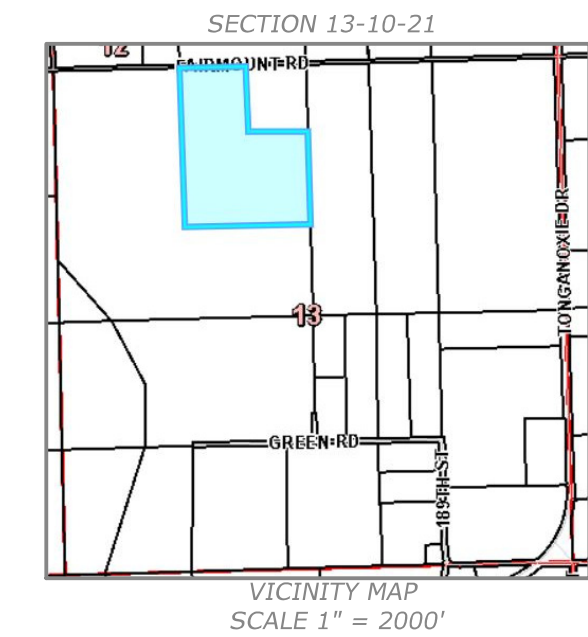
### NOTES:

- 1) This survey does not show ownership.
- 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
- 3) All recorded and measured distances are the same, unless otherwise noted.
- 4) Error of Closure - See Error of Closure Calculations
- 5) Basis of Bearing - Assumed - Previous Survey Doc #2019S038 North Line Southwest Quarter
- 6) Monument Origin Unknown, unless otherwise noted.
- 7) Proposed Lots for Residential Use.
- 8) Road Record - See Survey
- 9) Benchmark - NAVD88 Project Benchmark (BM) - NE COR Section 13 - Elev - 924'
- 10) Easements, if any, are created hereon or listed in referenced title commitment.
- 11) Reference Recorded Deed Doc # 2019R05751
- 12) Utility Companies -  
- Water - Water District 8  
- Electric - Evergy  
- Sewer - Septic / Lagoon  
- Gas - Propane / Natural Gas
- 13) Reference Continental Title Company File Number 22428060 updated January 19, 2022
- 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0225G dated July 16, 2015
- 15) Building Setback Lines as shown hereon or noted below  
- All side yard setbacks - 15' (Accessory - 15')  
- All rear yard setbacks - 40' (Accessory - 15')
- 16) Distances to and of structures, if any, are +/- 1'.
- 17) Easements as per referenced Title Commitment are shown hereon, if any.
- 18) Fence Lines do not necessarily denote the boundary line for the property.
- 19) Reference Surveys:  
- J.A.Herring Surveys Book 15 Page 48, 2005, & Doc # 2019S038

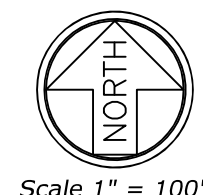
### RESTRICTIONS:

- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
- 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
- 4) Lots are subject to current Access Management Policy.
- 5) No off-plat restrictions.

TROWER, DAVID J & WALTA, JUNE ANN  
PID #146-13...002.01



SECTION 13-10-21  
VICINITY MAP  
SCALE 1" = 2000'

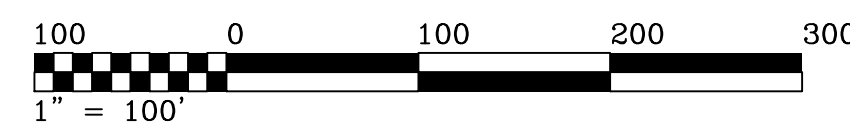


Scale 1" = 100'

Job # K-22-1290  
January 15, 2022 Rev. 3/17/22



315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5381  
Email - survey@herringcash.com



ELY, PHILLIP MATTHEW & CHRISTINE ELIZABETH  
PID #146-13...004

### LEGEND:

- - 1/2" Rebar Set with Cap No. 1296
- - 1/2" Rebar Found, unless otherwise noted.
- - Concrete Base around Point
- △ - PK Nail Found in Place
- ( ) - Record / Deeded Distance
- U/E - Utility Easement
- D/E - Drainage Easement
- B.S.L. - Building Setback Line
- R/W - Permanent Dedicated Roadway Easement
- BM - Benchmark
- NS - Not Set this survey per agreement with client

23L  
SE COR NW 1/4  
Sec. 13-10-21  
1/2" Bar Found

I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the month of January 2022 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296

# MAURER'S ACRES

A Minor Subdivision in the Northwest Quarter of Section 13, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

## FINAL PLAT

### PREPARED FOR:

Leroy A. Jr. & Kristi Maurer  
19239 Fairmount Road  
Tonganoxie, KS 66086  
PID NO. 146-13-0-00-003.03

### RECORD DESCRIPTION:

A tract of land in Northwest Quarter of Section 13, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring on January 15, 2022, more fully described as follows: Commencing at the Northwest corner of said Northwest Quarter; thence North 90 degrees 00'00" East (assumed bearing) for a distance of 1319.23 feet along the North line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence continuing North 90 degrees 00'00" East for a distance of 694.22 feet along said North line; thence South 00 degrees 24'38" East for a distance of 705.00 feet; thence North 90 degrees 00'00" East 625.00 feet to the East line of Northwest Quarter; thence South 00 degrees 24'38" East for a distance of 953.49 feet along said East line; thence South 90 degrees 00'00" West for a distance of 1320.80 feet; thence North 00 degrees 21'21" West for a distance of 1658.48 feet to the point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 40.14 acres, more or less, including road right of way. Error of Closure: 1 - 1465164

### CERTIFICATION AND DEDICATION

The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: MAURER'S ACRES.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E).

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

Streets shown on the accompanying plat and not heretofore dedicated for public use are hereby so dedicated.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

### IN TESTIMONY WHEREOF,

We, the undersigned owners of MAURER'S ACRES, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Leroy A. Maurer, Jr. Kristi Maurer

### NOTARY CERTIFICATE:

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, a notary public in and for said County and State came Leroy A. Maurer Jr. and Kristi Maurer, a married couple, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

### NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_ (seal)

### APPROVALS

We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of MAURER'S ACRES this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Secretary Krystal A. Voth Chairman Steven Rosenthal

### COUNTY ENGINEER'S APPROVAL:

The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

County Engineer - Mitch Pleak

### COUNTY COMMISSION APPROVAL:

We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of MAURER'S ACRES this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Chairman Michael Smith County Clerk Attest: Janet Klasinski

### REGISTER OF DEED CERTIFICATE:

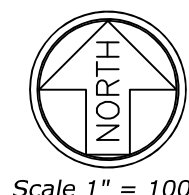
Filed for Record as Document No. \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2022 at \_\_\_\_\_ o'clock \_\_\_\_\_ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Mashburn

I hereby certify that this plat meets the requirements of K.S.A. 58-2005. The face of this plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

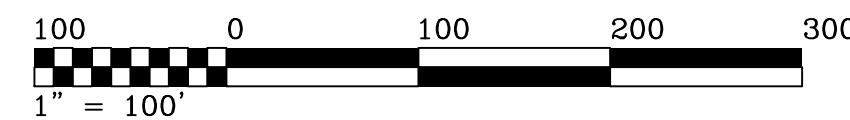
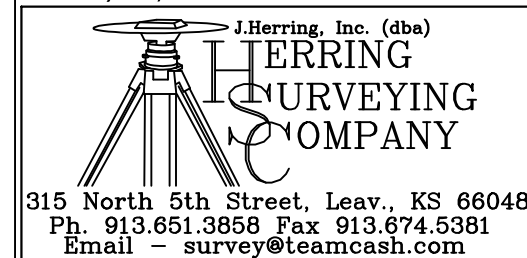
Michael J. Bogina, KS PS-1655  
Leavenworth County Survey Reviewer

ELY, PHILLIP MATTHEW & CHRISTINE ELIZABETH  
PID #146-13...004



Scale 1" = 100'

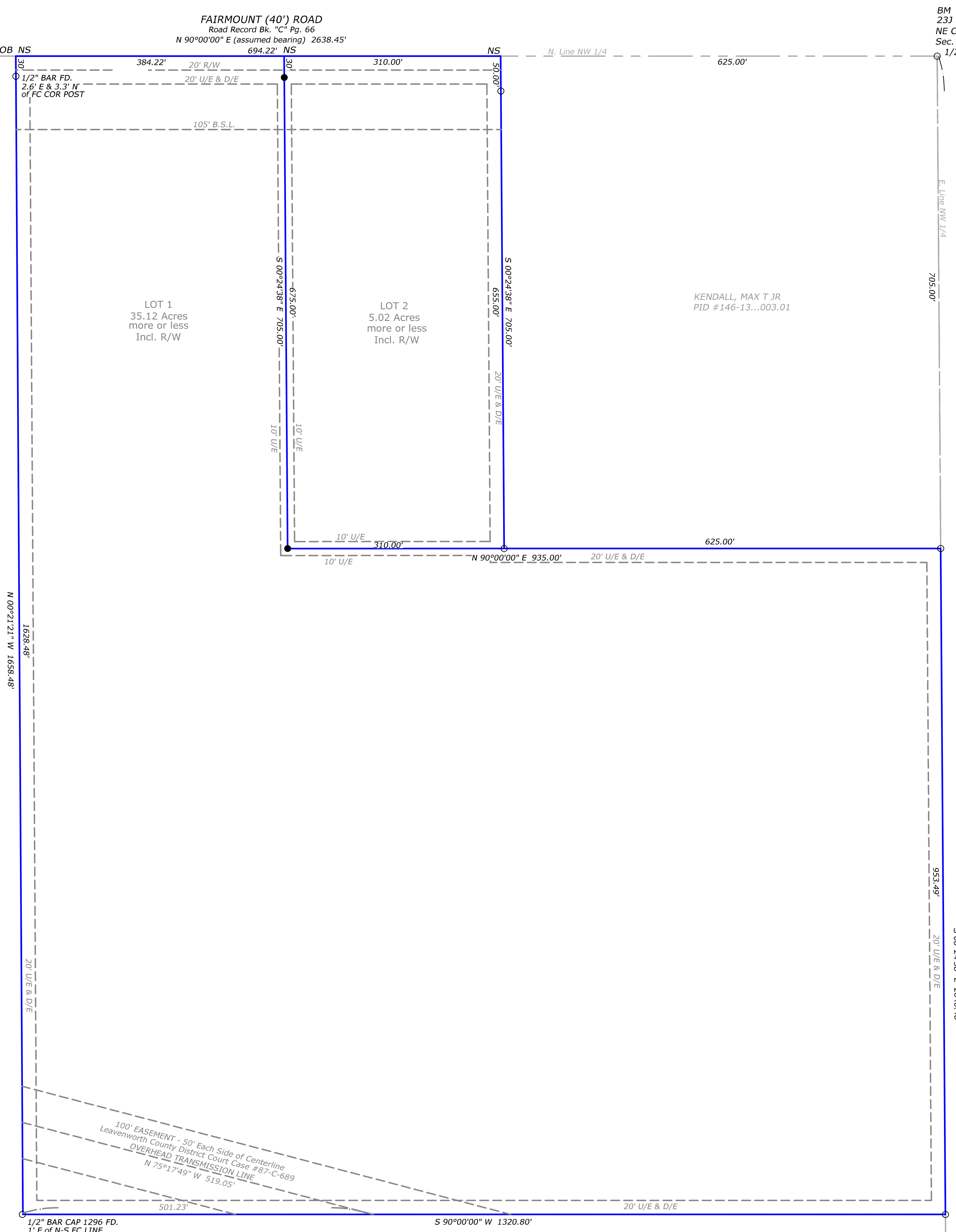
Job # K-22-1290  
January 15, 2022 Rev. 3/17/22



KLINKENBERG, ROBERT M & HELEN M  
PID #141-12...009

FAIRMOUNT (40') ROAD  
Road Record Bk. "C" Pg. 66  
N 90°00'00" E (assumed bearing) 2638.45'

BM 23J  
NE COR NW 1/4  
Sec. 13-10-21  
1/2" Bar Found



### ZONING:

RR 5 - Rural Residential 5

### NOTES:

- 1) This survey does not show ownership.
- 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
- 3) All recorded and measured distances are the same, unless otherwise noted.
- 4) Error of Closure - See Error of Closure Calculations
- 5) Basis of Bearing - Assumed - Previous Survey Doc#2019S038 North Line Southwest Quarter
- 6) Monument Origin Unknown, unless otherwise noted.
- 7) Proposed Lots for Residential Use.
- 8) Road Record - See Survey
- 9) Benchmark - NAVD88 Project Benchmark (BM) - NE COR Section 13 - Elev - 924'
- 10) Easements, if any, are created hereon or listed in referenced title commitment.
- 11) Reference Recorded Deed Doc # 2019R05751
- 12) Utility Companies -
  - Water - Water District 8
  - Electric - Evergy
  - Sewer - Septic / Lagoon
  - Gas - Propane / Natural Gas
- 13) Reference Continental Title Company File Number 22428060 updated January 19, 2022
- 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0225G dated July 16, 2015
- 15) Building Setback Lines as shown hereon or noted below
  - All side yard setbacks - 15' (Accessory - 15')
  - All rear yard setbacks - 40' (Accessory - 15')
- 16) Distances to and of structures, if any, are +/- 1'.
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- 18) Fence Lines do not necessarily denote the boundary line for the property.
- 19) Reference Surveys:
  - J.A.Herring Surveys Book 15 Page 48, 2005, & Doc # 2019S038

### RESTRICTIONS:

- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
- 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
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- 5) No off-plat restrictions.

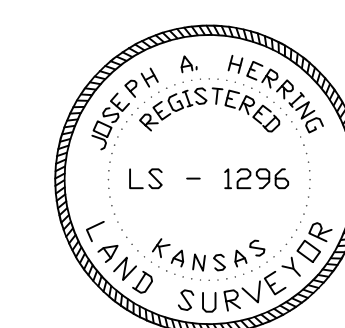
TROWER, DAVID J & WALTA, JUNE ANN  
PID #146-13...002.01



### LEGEND:

- - 1/2" Rebar Set with Cap No.1296
- - 1/2" Rebar Found, unless otherwise noted.
- - Concrete Base around Point
- △ - PK Nail Found in Place
- ( ) - Record / Deeded Distance
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- B.S.L. - Building Setback Line
- R/W - Permanent Dedicated Roadway Easement
- BM - Benchmark
- NS - Not Set this survey per agreement with client

23L  
SE COR NW 1/4  
Sec. 13-10-21  
1/2" Bar Found



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the month of January 2022 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296



**From:** [Tyler Rebel](#)  
**Sent:** Monday, February 7, 2022 11:42 AM  
**To:** [Gentzler, Joshua](#); [Design Group Leavenworth](#); [Miller, Jamie](#); [Van Parys, David](#)  
**Subject:** RE: [EXTERNAL]Review Request - Preliminary/Final Plat for Maurer's Acres - DEV-22-013 & 014

---

Internal Use Only

No concerns/questions from Evergy – thank you

**Tyler Rebel**  
**Distribution Designer**  
**Evergy**  
[tyler.rebel@evergy.com](mailto:tyler.rebel@evergy.com)  
**O:** 913.758.2727  
[evergy.com](http://evergy.com)

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[REDACTED]

[REDACTED]

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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**From:** [Rural Water](#)  
**Sent:** Wednesday, February 9, 2022 8:12 AM  
**To:** [Gentzler, Joshua](#)  
**Subject:** Re: Review Request - Preliminary/Final Plat for Maurer's Acres - DEV-22-013 & 014

---

**Notice:** This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Concerning the Maurer's Acres Plat, RWD#8 has a water line 1 1/2" on the North side of Fairmount Road. The district will have to have our engineer review

this case to see if it is possible to add services to the line and not adversely affect the water service to the existing customers.

The line would probably need to be upgraded.

Becky Fousek

Office Manager for the Board of RWD#8

[Redacted content]

**From:** [Mark Billquist](#)  
**Sent:** Thursday, February 10, 2022 6:51 PM  
**To:** [Gentzler, Joshua](#)  
**Subject:** Re: Review Request - Preliminary/Final Plat for Maurer's Acres - DEV-22-013 & 014

---

**Notice:** This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Joshua,

Stranger Township has no issues but would suggest that hydrants be installed so that there is one within 500 feet of any structure.

Let me know if you have any questions.

Mark Billquist

Stranger Township Fire Chief

[Redacted content]

**\*\*\*Consent Agenda\*\*\*  
Leavenworth County  
Request for Board Action  
Case No. DEV-22-022/023  
Preliminary & Final Plat Cheyenne Crossing 1<sup>st</sup> Plat**

**Date:** April 27, 2022  
**To:** Board of County Commissioners  
**From:** Planning & Zoning Staff

**Department Head Review:** Krystal Voth, Reviewed

**Additional Reviews as needed:**

**Budget Review**  **Administrator Review**  **Legal Review**

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**Action Requested:** The applicants are requesting a Preliminary and Final Plat for a four-lot phased subdivision. The four lots range from approximately 2.5 to 3 acres.

**Analysis:** The applicants are requesting approval of a four-lot subdivision as part of a multi-phased development. The first phase will consist of four lots that range from 2.5 to 3-acre parcels that front on Stillwell Road. All lots meet the minimum standards of the Zoning & Subdivision Regulations. The applicant has provided a phasing plan that shows future phases. The phasing plan was only reviewed for street connectivity and lot layout purposes. No final approval is being granted for the later phases.

The applicant is also proposing to dedicate an additional 10 feet along Stillwell Road to match right-of-way to the east and dedicating right-of-way for 178<sup>th</sup> Street.

**Recommendation:** The Planning Commission voted 9-0 to recommend approval of Case No.DEV-22-022/023, Preliminary and Final Plat for Cheyenne Crossing 1<sup>st</sup> Plat, subject to conditions.

**Alternatives:**

1. Approve Case No. DEV-22-022/023, Preliminary and Final Plat for Cheyenne Crossing 1<sup>st</sup> Plat, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-22-022/023, Preliminary and Final Plat for Cheyenne Crossing 1<sup>st</sup> Plat, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-22-022/023, Preliminary and Final Plat for Cheyenne Crossing 1<sup>st</sup> Plat, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

**Budgetary Impact:**

- Not Applicable
- Budgeted item with available funds
- Non-Budgeted item with available funds through prioritization
- Non-Budgeted item with additional funds requested

**Total Amount Requested:** \$0.00

**Additional Attachments:** Staff Report, Plat, Planning Commission Minutes

**LEAVENWORTH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
STAFF REPORT**

CASE NO: DEV-22-022/023 Cheyenne Crossing 1<sup>st</sup> Plat

April 27, 2022

REQUEST: **Consent Agenda**

Preliminary/Final Plat

**STAFF REPRESENTATIVE:**

AMY ALLISON  
DEPUTY DIRECTOR

**SUBJECT PROPERTY:** 00000 STILLWELL ROAD



**APPLICANT/APPLICANT AGENT:**

JOE HERRING  
HERRING SURVEYING

**PROPERTY OWNER:**

CHEYENNE CROSSING LAND DEV. LLC  
JOE JENKINS  
18701 HEMPHILL ROAD  
LINWOOD, KS 66052

**CONCURRENT APPLICATIONS:**

NONE

**LAND USE**

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:  
RESIDENTIAL (2.5 Acre Minimum)

**LEGAL DESCRIPTION:**

A tract of land in the Southwest Quarter of Section 32, Township 11 South, Range 22 East of the 6th P.M., in Leavenworth County Kansas.

SUBDIVISION: N/A

FLOODPLAIN: N/A

**PLANNING COMMISSION RECOMMENDATION:** APPROVAL

**PROPERTY INFORMATION**

**ACTION OPTIONS:**

1. Approve Case No. DEV-22-022/023, Preliminary and Final Plat for Cheyenne Crossing 1<sup>st</sup> Plat, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-22-022/023, Preliminary and Final Plat for Cheyenne Crossing 1<sup>st</sup> Plat, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-22-022/023, Preliminary and Final Plat for Cheyenne Crossing 1<sup>st</sup> Plat, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

PARCEL SIZE:

10.65 ACRES

PARCEL ID NO:

189-32-0-00-00-005.00

BUILDINGS: NONE

**PROJECT SUMMARY:**

Request for a preliminary and final plat approval to subdivide property located at 00000 Stillwell Road (189-32-0-00-00-005.00) as Lot 1-4 of Cheyenne Crossing 1<sup>st</sup> Plat.

ACCESS/STREET:

STILLWELL ROAD  
COUNTY LOCAL ROAD, PAVED  
SURFACE ± 20'

**Location Map:**



**UTILITIES**

SEWER: PRIVATE SEPTIC SYSTEM

FIRE: SHERMAN

WATER: RWD 7

ELECTRIC: EVERGY

**NOTICE & REVIEW:**

STAFF REVIEW:

N/A

NEWSPAPER NOTIFICATION:

3/23/2022

NOTICE TO SURROUNDING  
PROPERTY OWNERS:

N/A

<b>STANDARDS TO BE CONSIDERED:</b>			
<i>Leavenworth County Zoning and Subdivision Standards: Preliminary Review</i>		<b>Met</b>	<b>Not Met</b>
35-40	<b>Preliminary Plat Content</b>	X	
40-20	<b>Final Plat Content</b>	X	
41-6	<b>Access Management</b>	X	
41-6.B.a-c.	<b>Entrance Spacing</b>	X	
41-6.C.	<b>Public Road Access Management Standards</b>	X	
43	<b>Cross Access Easements</b>	N/A	
50-20	<b>Utility Requirements</b>	X	
50-30	<b>Other Requirements</b>	X	
50-40	<b>Minimum Design Standards</b>	X	
50-50	<b>Sensitive Land Development</b>	N/A	
50-60.	<b>Dedication or Reservation of Public Sites and Open Spaces</b>	N/A	

**STAFF COMMENTS:**

The applicant is proposing to divide a 10+ acre parcel into four lots. The Subdivision is classified as Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision. (See condition 4). The proposed lots will range in size from 2.58 acres to 2.9 acres. A no vehicle entrance access restriction has been placed on the west 125 ft. of the south property line as well as the entire west property line of Lot 4. The plat will dedicate an additional 10 feet of right-of-way along Stillwell Road to match the right-of-way width to the west and 40 feet of right-of-way for 178<sup>th</sup> Street. A phasing plan has also been provided with the application to show the proposed layout of later phases of the development. The phasing plan was reviewed for minimum lot standards and road connectivity. This approval will not convey any preliminary approval of later phases (see Condition 6). Staff is generally in support.

**PROPOSED CONDITIONS:**

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. The applicant shall adhere to the following memorandums:
  - a. David Rinaldi - Leavenworth RWD#7, October 13, 2021
  - b. Kevin Ritter – Sherman Fire District, February 25, 2022
4. A waiver for the use of private septic systems within this subdivision is granted with this approval.
5. At time of development, fire hydrants shall be required, if necessary infrastructure is available.
6. This plat is approved as part of a phased subdivision. This plat was reviewed based on the proposed phases, as depicted by the phasing plan. No formal approval of future phases is conveyed by this decision. Any modifications made in future phases may require modification to this plat.
7. After approval of this subdivision by the Board of County Commission, all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Department within 30 days.

**ATTACHMENTS:**

- A: Application & Narrative
- B: Zoning Maps
- C: Memorandums

~~PAID?~~ 2021

PRELIMINARY &  
~~FINAL~~ PLAT APPLICATION  
Leavenworth County Planning and Zoning Department,  
300 Walnut St., Suite 212  
County Courthouse  
Leavenworth, Kansas 66048  
913-684-0465

458  
189-32  
005.00

Office Use Only  
Township: Sherman Planning Commission Meeting Date: \_\_\_\_\_  
Case No. DEV-22-022 Date Received/Paid: \_\_\_\_\_  
Zoning District RR2.5 Comprehensive Plan Land Use Designation: \_\_\_\_\_

APPLICANT/AGENT INFORMATION	OWNER INFORMATION
NAME: <u>Herring Surveying Company</u>	NAME: <u>Joe F. Jenkins II</u>
MAILING ADDRESS: <u>315 North 5th Street</u>	MAILING ADDRESS: <u>18701 Hemphill Road</u>
CITY/ST/ZIP: <u>Leavenworth, KS 66048</u>	CITY/ST/ZIP: <u>Linwood, KS 66052</u>
PHONE: <u>913-651-3858</u>	PHONE: <u>N/A</u>
EMAIL: <u>herringsurveying@outlook.com</u>	EMAIL: <u>N/A</u>

GENERAL INFORMATION

Proposed Subdivision Name: CHEYENNE CROSSING  
Address of Property: 00000 Stillwell Road  
PID: 189-32-0-00-005 Urban Growth Management Area: N/A

SUBDIVISION INFORMATION		
Gross Acreage: <u>10.65</u>	Number of Lots: <u>4</u>	Minimum Lot Size: <u>2.5</u>
Maximum Lot Size: <u>2.9</u>	Proposed Zoning: <u>RR-2.5</u>	Density: _____
Open Space Acreage: _____	Water District: <u>RWD 7</u>	Proposed Sewage: <u>Septic</u>
Fire District: <u>Sherman</u>	Electric Provider: <u>Evergy</u>	Natural Gas Provider: <u>Propane</u>
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: <u>Local - Collector - Arterial - State - Federal</u>	
	Cross-Access Easement Requested: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Is any part of the site designated as Floodplain?  Yes  No if yes, what is the panel number: \_\_\_\_\_

I, the undersigned, am the owner, duly authorized agent, of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a final plat approval as indicated above.

Signature: Joseph A. Herring Digitally signed by: Joseph A. Herring  
DN: CN = Joseph A. Herring C = AD  
Date: 2021.05.27 11:18:51 -0500 Date: 5/27/21

~~PRELIMINARY~~ &  
**FINAL PLAT APPLICATION**

Leavenworth County Planning and Zoning Department,  
300 Walnut St., Suite 212  
County Courthouse  
Leavenworth, Kansas 66048  
913-684-0465

458  
189-32      005.00

Township: <u>Sherman</u>	Office Use Only	Planning Commission Meeting Date: _____
Case No. <u>DEV-22-</u>		Date Received/Paid: _____
Zoning District <u>RR-2.5</u>		Comprehensive Plan Land Use Designation: _____

APPLICANT/AGENT INFORMATION	OWNER INFORMATION
NAME: <u>Herring Surveying Company</u>	NAME: <u>Joe F. Jenkins II</u>
MAILING ADDRESS: <u>315 North 5th Street</u>	MAILING ADDRESS: <u>18701 Hemphill Road</u>
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**GENERAL INFORMATION**

Proposed Subdivision Name: CHEYENNE CROSSING

Address of Property: 00000 Stillwell Road

PID: 189-32-0-00-005      Urban Growth Management Area: N/A

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Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: <u>Local - Collector - Arterial - State - Federal</u>	
	Cross-Access Easement Requested: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Is any part of the site designated as Floodplain?  Yes  No if yes, what is the panel number: \_\_\_\_\_

I, the undersigned, am the owner, duly authorized agent, of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a final plat approval as indicated above.

Signature: \_\_\_\_\_  
Joseph A. Herring  
Digitally signed by Joseph A. Herring  
DN: CN = Joseph A. Herring, C = US  
Date: 2021.05.27 11:18:51 -0500

Date: 5/27/21



# CHEYENNE CROSSING 1ST PLAT

Tract of land in the Southwest Quarter of Section 32,  
Township 11 South, Range 22 East, Leavenworth County, Kansas.

## PRELIMINARY PLAT

PREPARED FOR:  
Cheyenne Crossing Land Development, LLC  
18701 Hemphill Road  
Linwood, KS 66052  
PID NO. 189-32-0-00-00-005

### RESTRICTIONS:

- All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- An Engineered Waste Disposal System may be required due to poor soil conditions.
- Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
- Lots are subject to the current Access Management Policy
- No off-plat restrictions.

### ZONING:

RR- 2.5, Rural Residential, 2.5-Acre minimum size parcels - Current and proposed

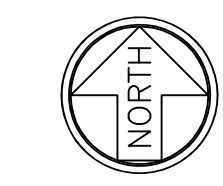
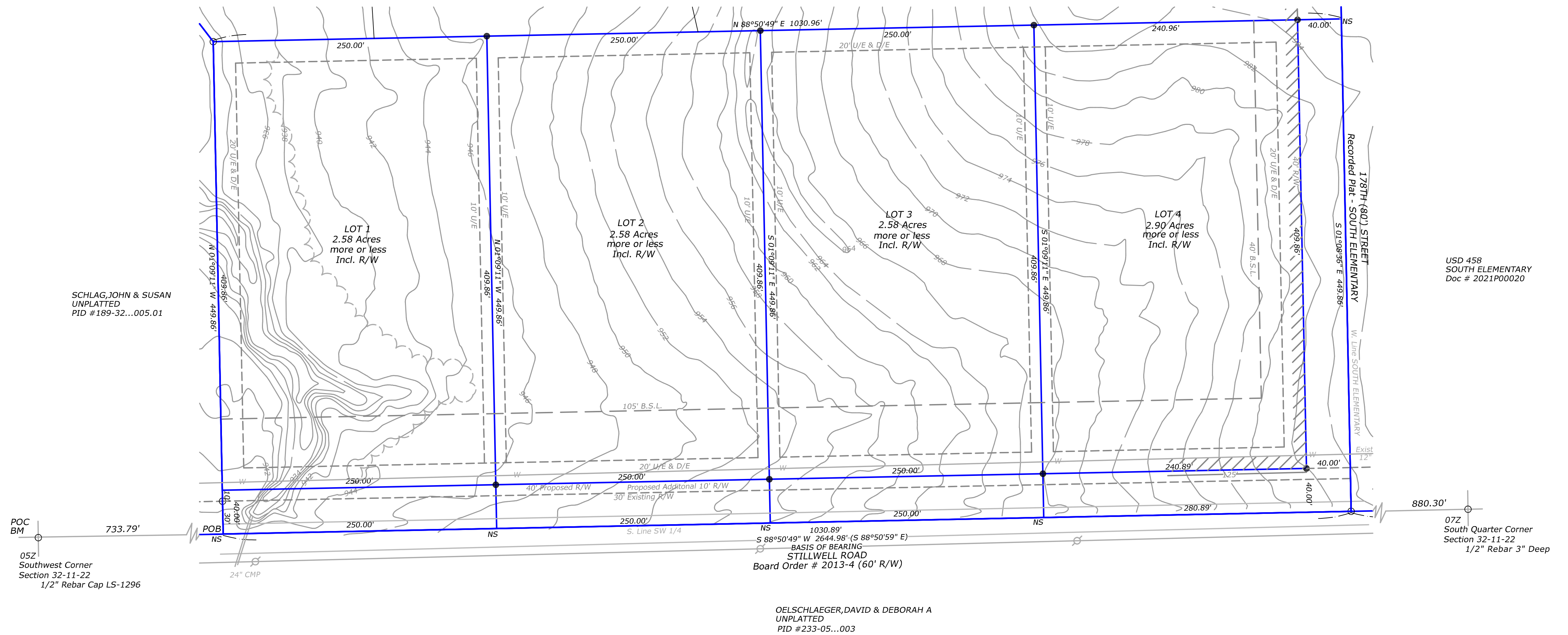
### NOTES:

- This survey does not show ownership.
- All distances are calculated from measurements or measured this survey, unless otherwise noted.
- All recorded and measured distances are the same, unless otherwise noted.
- Error of Closure - See Error of Closure Calculations
- Basis of Bearing - KS State Plane NAD 83, North Zone 1501
- South Line - Southwest Quarter
- Monument Origin Unknown, unless otherwise noted.
- Proposed Lots for Residential Use.
- Road Record - See Survey
- Benchmark - NAVD88
- Project Benchmark (BM) - Southwest Corner - 955.24'
- Easements, if any, are created hereon or listed in referenced title commitment.
- Reference Recorded Deed Document Number 2013R06106
- Utility Companies -
  - Water - RWD 7
  - Electric - Evergy
  - Sewer - Septic / Lagoon
  - Gas - Propane / Natural Gas
- Reference Lawyer's Title of Kansas, Inc., Case No. 42793 updated March 18, 2022
- Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0350G dated July 16, 2015
- Building Setback Lines as shown hereon or noted below
  - All side yard setbacks - 15' (Accessory - 15')
  - All rear yard setbacks - 40' (Accessory - 15')
- Distances to and of structures, if any, are +- 1'.
- Easements as per referenced Title Commitment are shown hereon
- Fence Lines do not necessarily denote the boundary line for the property.
- Reference Surveys:
  - Recorded Plat of SOUTH ELEMENTARY Document Number 2021P00020 (JAH) - J.A.Herring Surveys Doc #2013S011, #2014S035, #2015S053, #2020S055

### PLAT DESCRIPTION:

A tract of land in the Southwest Quarter of Section 32, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring P5-1296 dated February 17, 2022, more fully described as follows: Commencing at the Southwest Corner of said Southwest Quarter; thence North 88 degrees 50'49" East for a distance of 733.79 feet along the South line of said Southwest Quarter; thence North 01 degrees 09'11" West for a distance of 449.86 feet; thence North 88 degrees 50'49" East for a distance of 1030.96 feet to the West line of SOUTH ELEMENTARY Subdivision; thence South 01 degrees 08'36" East for a distance of 449.86 feet along said West line to the South line of said Southwest Quarter; thence South 88 degrees 50'49" West for a distance of 1030.89 feet along said South line to the point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 10.65 acres, more or less including road right of ways. Error of Closure - 1 : 467537

Cheyenne Crossing Land Development, LLC  
UNPLATTED  
PID #189-32...005

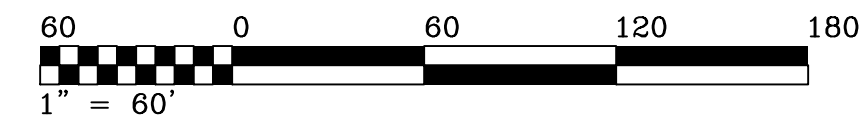


Scale 1" = 60'

Job No. K-22-749  
February 17, 2022 Rev. March 18, 2022



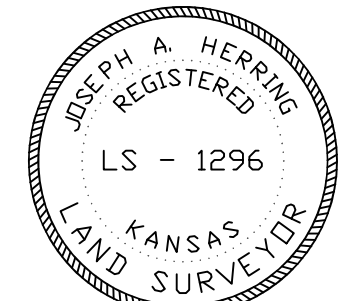
315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.651.3266  
Email - survey@jeanmash.com



VICINITY MAP  
Not to Scale

### LEGEND:

- - 1/2" Rebar Set with Cap No.1296
- - 1/2" Rebar Found, unless otherwise noted.
- - Concrete Base to be Set around Point
- U/E - Utility Easement
- D/E - Drainage Easement
- B.S.L. - Building Setback Line
- R/W - Permanent Dedicated Roadway Easement dedicated this plat
- BM - Benchmark
- POB - Point of Beginning
- POC - Point of Commencing
- ////// - No Vehicle Entrance Access
- NS - Not Set this survey per agreement with client
- ⊙ - Power Pole
- X - Fence Line
- OHP - Overhead Power Lines
- T - Underground Telephone/Fiber Optic Line
- ⊕ - Gas Valve
- ⊕ - Water Meter/Valve
- ⊕ - Telephone Pedestal
- W - 12" Water Line - under contract for Installation
- ~ - Tree/Brush Line



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of April thru May 2021 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296

# CHEYENNE CROSSING 1ST PLAT

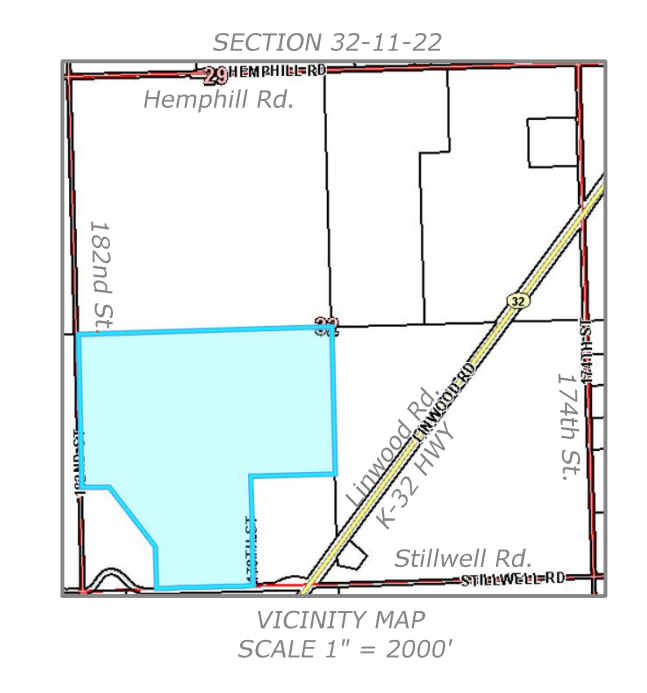
Tract of land in the Southwest Quarter of Section 32,  
Township 11 South, Range 22 East, Leavenworth County, Kansas.  
PHASE PLAN

PREPARED FOR:  
Cheyenne Crossing Land Development LLC  
18721 Hemphill Road  
Linwood, KS 66052  
PID NO. 189-32-0-00-005



- NOTES:**
- This survey does not show ownership.
  - All distances are calculated from measurements or measured this survey, unless otherwise noted.
  - All recorded and measured distances are the same, unless otherwise noted.
  - Error of Closure - See Error of Closure Calculations
  - Basis of Bearing - KS State Plane NAD 83, North Zone 1501
  - South Line - Southwest Quarter
  - Monument Origin Unknown, unless otherwise noted.
  - Proposed Lots for Residential Use.
  - Road Record - See Survey
  - Benchmark - NAVD88 Project Benchmark (BM) - Southwest Corner - 955.24'
  - Easements, if any, are created hereon or listed in referenced title commitment.
  - Reference Recorded Deed Document Number 2013R06109
  - Utility Companies -  
Water - RWD 7  
Electric - Evergy  
Sewer - Septic / Lagoon  
Gas - Propane / Natural Gas
  - Reference Lawyer's Title of Kansas, Inc., Case No. 42793 Updated March 18, 2022
  - Property is not in a Special Flood Hazard Area per FEMA FIRM Map 2010C03500G dated July 16, 2015
  - Building Setback Lines as shown hereon or noted below  
- All side yard setbacks - 15' (Accessory - 15')  
- All rear yard setbacks - 40' (Accessory - 15')
  - Distances to and of structures, if any, are +/- 1'
  - Easements as per referenced Title Commitment are shown hereon
  - Fence Lines do not necessarily denote the boundary line for the property.
  - Reference Surveys  
Recorded Plat of SOUTH ELEMENTARY Document Number 2021P00020 (AM) - J.A.Herring Surveys Doc #20135011, #20145035, #20155053, #20205055

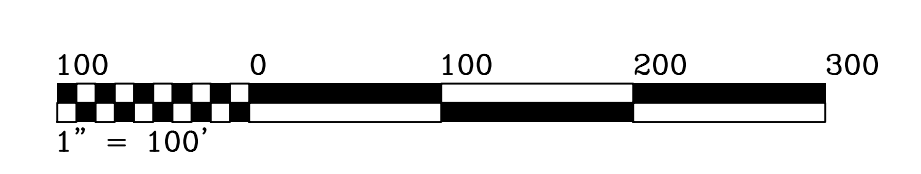
- LEGEND:**
- - 1/2" Rebar Set with Cap No. 1296
  - - 1/2" Rebar Found, unless otherwise noted.
  - - Concrete Base to be Set around Point
  - U/E - Utility Easement
  - D/E - Drainage Easement
  - B.S.L. - Building Setback Line
  - R/W - Permanent Dedicated Roadway Easement dedicated this plat
  - BM - Benchmark
  - POB - Point of Beginning
  - POC - Point of Commencing
  - ////// - No Vehicle Entrance Access
  - MS - Not Set this survey per agreement with client
  - - Power Pole
  - X - Fence Line
  - OHPL - Overhead Power Lines
  - T - Underground Telephone/Fiber Optic Line
  - ◇ - Gas Valve
  - - Water Meter/Valve
  - - Telephone Pedestal
  - W - 12" Water Line - Under contract for Installation
  - ~ - Tree/Brush Line



Scale 1" = 100'

Job No. K-22-740  
February 17, 2022, Rev. March 18, 2022

**ALTERING SURVEYING COMPANY**  
315 North 5th Street, Leav., KS 66040  
Ph. 913.661.3808 Fax 913.493.3296  
Email: info@alteringsurveying.com



UNPLATTED  
PID #233-05...003

SOUTH ELEMENTARY  
Doc # 2021P00020

POC  
BM  
052  
Southwest Corner  
Section 32-11-22  
1/2" Rebar Cap LS-1296

072  
Center of  
Section 32-11-22 (Level)  
1/2" Bar Found

05X  
West Quarter Corner  
Section 32-11-22 (Level)(Herring)  
1/2" Bar Cap LS-1296

# CHEYENNE CROSSING 1ST PLAT

Tract of land in the Southwest Quarter of Section 32,  
Township 11 South, Range 22 East, Leavenworth County, Kansas.

## FINAL PLAT

PREPARED FOR:  
Cheyenne Crossing Land Development, LLC  
18701 Hemphill Road  
Linwood, KS 66052  
PID NO. 189-32-0-00-00-005

### RESTRICTIONS:

- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
- 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
- 4) Lots are subject to the current Access Management Policy
- 5) No off-plat restrictions.

### ZONING:

RR- 2.5, Rural Residential, 2.5-Acre minimum size parcels - Current and proposed

### NOTES:

- 1) This survey does not show ownership.
- 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
- 3) All recorded and measured distances are the same, unless otherwise noted.
- 4) Error of Closure - See Error of Closure Calculations
- 5) Basis of Bearing - KS State Plane NAD 83, North Zone 1501
- 6) Monument Origin Unknown, unless otherwise noted.
- 7) Proposed Lots for Residential Use.
- 8) Road Record - See Survey
- 9) Benchmark - NAVD08
- 10) Project Benchmark (BM) - Southwest Corner - 955.24'
- 11) Easements, if any, are created hereon or listed in referenced title commitment.
- 12) Reference Recorded Deed Document Number 2013R06106
- 13) Utility Companies -  
- Water - RWD 7  
- Electric - Every  
- Sewer - Septic / Lagoon  
- Gas - Propane / Natural Gas
- 14) Reference Lawyer's Title of Kansas, Inc., Case No. 42793 updated March 18, 2022
- 15) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 2010C0350G dated July 16, 2015
- 16) Building Setback Lines as shown hereon or noted below  
- All side yard setbacks - 15' (Accessory - 15')  
- All rear yard setbacks - 40' (Accessory - 15')
- 17) Distances to and of structures, if any, are +- 1'.
- 18) Easements as per referenced Title Commitment are shown hereon
- 19) Fence Lines do not necessarily denote the boundary line for the property.
- 20) Reference Surveys:  
Recorded Plat of SOUTH ELEMENTARY Document Number 2021P00020 (JAH) - J.A.Herring Surveys Doc #2013S011, #2014S035, #2015S053, #2020S055

**PLAT DESCRIPTION:**  
A tract of land in the Southwest Quarter of Section 32, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 dated February 17, 2022, more fully described as follows: Commencing at the Southwest Corner of said Southwest Quarter; thence North 88 degrees 50'49" East for a distance of 733.79 feet along the South line of said Southwest Quarter to the TRUE POINT OF BEGINNING; thence North 01 degrees 09'11" West for a distance of 449.86 feet; thence North 88 degrees 50'49" East for a distance of 1030.96 feet to the West line of SOUTH ELEMENTARY Subdivision; thence South 01 degrees 08'36" East for a distance of 449.86 feet along said West line to the South line of said Southwest Quarter; thence South 88 degrees 50'49" West for a distance of 1030.89 feet along said South line to the point of beginning. Together with and subject to covenants, easements, and restrictions of record.  
Said property contains 10.64 acres, more or less including road right of ways.  
Error of Closure - 1 : 467537

### CERTIFICATION AND DEDICATION

The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: CHEYENNE CROSSING 1ST PLAT.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E).

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

Streets shown on the accompanying plat and not heretofore dedicated for public use are hereby so dedicated.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

IN TESTIMONY WHEREOF,  
We, the undersigned owners of CHEYENNE CROSSING 1ST PLAT, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Joe F. Jenkins II  
Member of Cheyenne Crossing Land Development, LLC

**NOTARY CERTIFICATE:**  
Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, a notary public in and for said County and State came Joe F. Jenkins II, member Cheyenne Crossing Land Development, LLC, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

**NOTARY PUBLIC:**  
My Commission Expires: \_\_\_\_\_ (seal)

**APPROVALS**  
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of CHEYENNE CROSSING 1ST PLAT this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Secretary Krystal A. Voth  
Chairman Steven Rosenthal

**COUNTY ENGINEER'S APPROVAL:**  
The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

County Engineer - Mitch Pleak

**COUNTY COMMISSION APPROVAL:**  
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of CHEYENNE CROSSING 1ST PLAT, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Chairman Michael W. Smith  
County Clerk Attest: Janet Klasinski

**REGISTER OF DEED CERTIFICATE:**  
Filed for Record as Document No. \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2022 at \_\_\_\_\_ o'clock \_\_\_ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

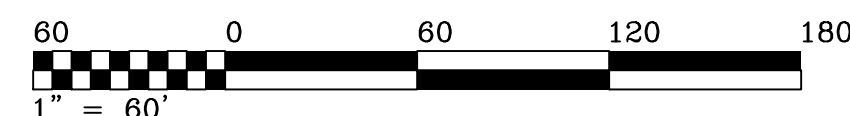
Register of Deeds - TerriLois G. Mashburn

I hereby certify this plat meets the requirements of KSA-58-2005. The face of this plat was reviewed based on Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for surveying information only.

**COUNTY REVIEWER -**  
Michael J. Bogina, KS PS-1655  
Leavenworth County Survey Reviewer



Scale 1" = 60'



UNPLATTED  
PID #189-32...005

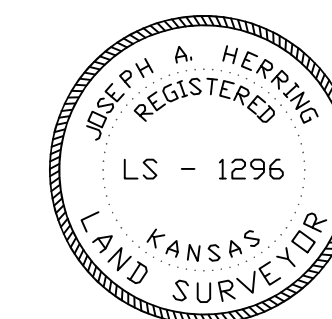
UNPLATTED  
PID #189-32...005.01

NS  
S 88°50'49" W 2644.96' (S 88°50'59" E)  
BASIS OF BEARING  
STILLWELL ROAD  
Board Order # 2013-4 (60' R/W)

UNPLATTED  
PID #233-05...003

### LEGEND:

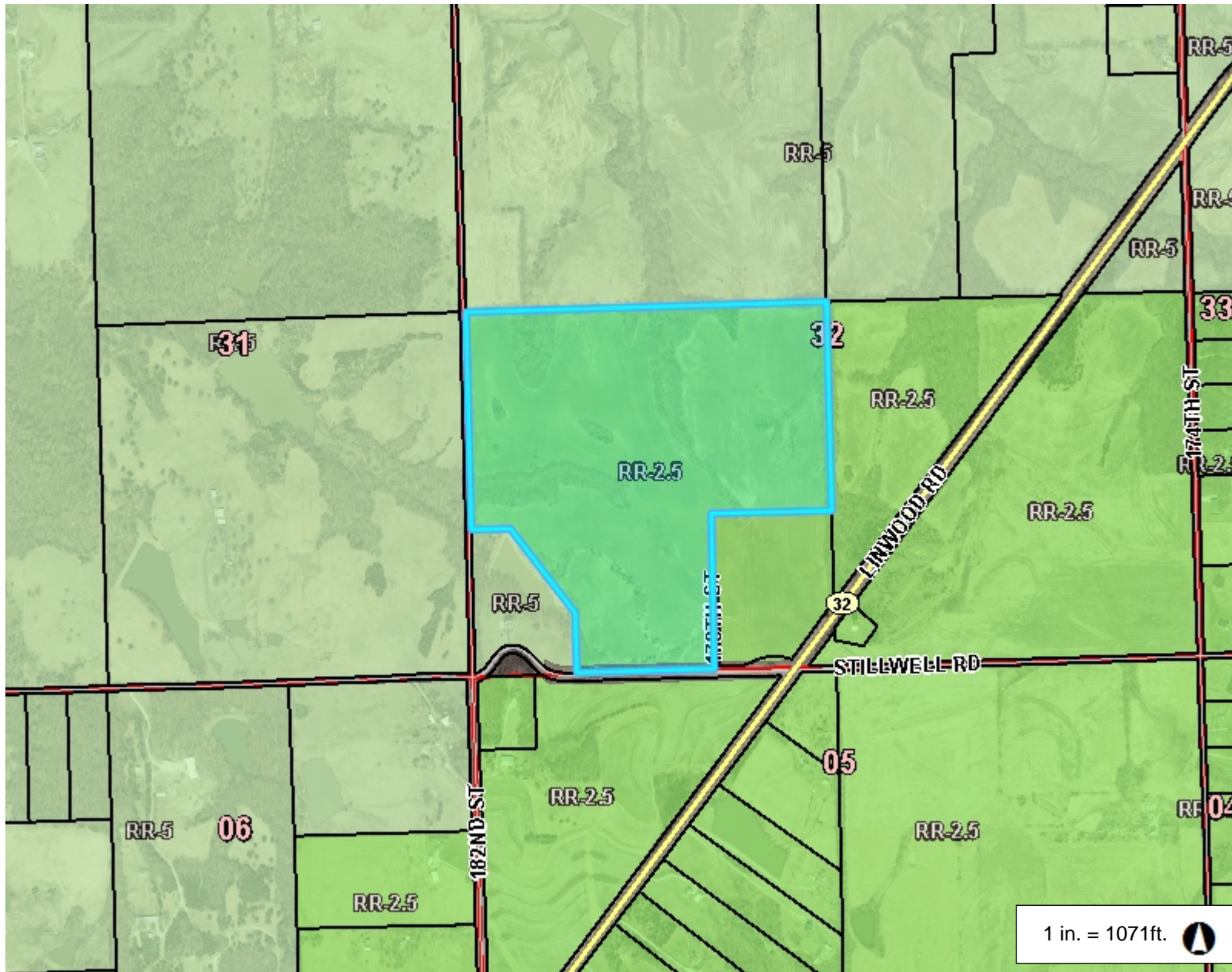
- - 1/2" Rebar Set with Cap No. 1296
- - 1/2" Rebar Found, unless otherwise noted.
- - Concrete Base to be Set around Point
- U/E - Utility Easement
- D/E - Drainage Easement
- B.S.L. - Building Setback Line
- R/W - Permanent Dedicated Roadway Easement dedicated this plat
- BM - Benchmark
- POB - Point of Beginning
- POC - Point of Commencing
- ////// - No Vehicle Entrance Access
- NS - Not Set this survey per agreement with client



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of April thru May 2021 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296

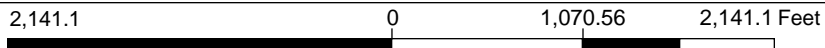
# DEV-22-022/023 Cheyenne Crossing 1st Plat



## Legend

- Parcel
- City Limit Line
- Major Road
  - <all other values>
  - 70
- Road
  - <all other values>
  - PRIVATE
- Railroad
- Section
  - Section Boundaries
  - County Boundary
- Zoning
  - B-1
  - B-2
  - B-3
  - I-1
  - I-2
  - I-3
  - MXD
  - PC
  - PI
  - PR-1
  - PR-2
  - PR-3
  - PUD

1 in. = 1071ft.



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

## Notes

## Allison, Amy

---

**From:** Mitch Pleak <mpleak@olsson.com>  
**Sent:** Tuesday, April 5, 2022 2:59 PM  
**To:** Allison, Amy  
**Cc:** Noll, Bill  
**Subject:** RE: DEV-21-022/023 Review Comments - Cheyenne Crossing

**Notice:** This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Amy,  
PP, FP, and Phasing plan has been reviewed on behalf of engineering with no further comments. Please let me know of any questions.

Thanks,

Mitch

---

**From:** Noll, Bill <BNoll@leavenworthcounty.gov>  
**Sent:** Monday, April 4, 2022 12:40 PM  
**To:** Michael Bogina <mjbogina@olsson.com>; Mitch Pleak <mpleak@olsson.com>  
**Subject:** FW: DEV-21-022/023 Review Comments - Cheyenne Crossing

---

**From:** Allison, Amy  
**Sent:** Monday, April 4, 2022 9:55 AM  
**To:** Noll, Bill <[BNoll@leavenworthcounty.gov](mailto:BNoll@leavenworthcounty.gov)>  
**Subject:** FW: DEV-21-022/023 Review Comments - Cheyenne Crossing

Bill,

Here is the updated Cheyenne Crossing docs that Joe sent over. If everything is in order, can you send an approval email for Survey and Engineering for our records?

Thanks!  
Amy

---

**From:** Joe Herring <[herringsurveying@outlook.com](mailto:herringsurveying@outlook.com)>  
**Sent:** Friday, April 1, 2022 9:03 PM  
**To:** Allison, Amy <[AAllison@leavenworthcounty.gov](mailto:AAllison@leavenworthcounty.gov)>  
**Subject:** Fw: DEV-21-022/023 Review Comments - Cheyenne Crossing

**Notice:** This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Again - the requested revisions were sent March 21, 2022.  
Please confirm that you have receive them.

Thank you - Joe Herring

## Allison, Amy

---

**From:** Anderson, Lauren  
**Sent:** Monday, February 28, 2022 3:45 PM  
**To:** Allison, Amy  
**Cc:** Voth, Krystal  
**Subject:** RE: Cheyenne Crossing Plat - 178th Question

Amy,

I discussed this with Bill briefly – because the full build-out does not include 178<sup>th</sup> street connection on Hemphill, this would be an interior subdivision road.

Lauren

---

**From:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Monday, February 28, 2022 3:40 PM  
**To:** Anderson, Lauren <LAnderson@leavenworthcounty.gov>  
**Cc:** Voth, Krystal <KVoth@leavenworthcounty.gov>  
**Subject:** Cheyenne Crossing Plat - 178th Question

Hey Lauren,

Joe has the Building Setback Line along the 178<sup>th</sup> frontage for Lot 4 as an interior subdivision road. Because this section of 178<sup>th</sup> Street will be shared with the school, would you classify this as a interior subdivision road or a local road?

Amy Allison, AICP  
Deputy Director  
Planning & Zoning  
Leavenworth County  
913.364.5757

# CHEYENNE CROSSING 1ST PLAT

Tract of land in the Southwest Quarter of Section 32,  
Township 11 South, Range 22 East, Leavenworth County, Kansas.  
FINAL PLAT

**PREPARED FOR:**  
Cheyenne Crossing Land Development, LLC  
1614 Heights Road  
Leavenworth, KS 66024  
P.O. Box 199-27-00-00-0005

**PLAT DESCRIPTION:**  
A tract of land in the Southwest Quarter of Section 32, Township 11 South, Range 22 East of the 6th PM, Leavenworth County, Kansas, as written to Joseph A. Fleming, PE 1208 dated February 17, 2022, more fully described as follows: Commencing at the Southwest Corner of said Southwest Quarter; thence North 88 degrees 02'00" East for a distance of 250.00 feet to the South line of said Southwest Quarter to the POINT OF BEGINNING; thence North 88 degrees 02'00" East for a distance of 448.00 feet; thence North 88 degrees 02'00" East for a distance of 1323.36 feet to the West line of SOUTH ELMENHARTY Subdivision; thence South 01 degree 07'00" East for a distance of 448.00 feet along said South line of said Southwest Quarter; thence South 88 degrees 02'00" East for a distance of 1035.89 feet along said South line to the point of beginning. Together with and subject to easements, encumbrances, and restrictions of record.  
Said property contains 10.64 acres, more or less including said right of ways.  
Error of closure = -1.46533'

**CERTIFICATION AND DEDICATION:**  
The undersigned proponent states that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as, CHEYENNE CROSSING 1ST PLAT.  
Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be accepted for location and location easements, water lines, gas lines, sewer lines, and any other form of public utility now and hereafter used by the public use, under and during any time-market utility easement (10).  
"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, repairing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or military connections, including similar facilities, and appurtenant easements, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall not have effect of obligations that shall be the responsibility of the individual owners of the lots shown on said plat. The maintenance and upkeep of said easements shall be the responsibility of the individual owners of the lots shown on said plat. Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said easements.  
Streets shown on the accompanying plat and not heretofore dedicated for public use are hereby so dedicated.  
Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

**IN TESTIMONY WHEREOF:**  
We, the undersigned owners of CHEYENNE CROSSING 1ST PLAT, have set our hands this \_\_\_\_ day of \_\_\_\_\_, 2022.

**NOTARY CERTIFICATE:**  
I, \_\_\_\_\_, Notary Public in and for the State of Kansas, do hereby certify that on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, a notary public in and for said County and State of Kansas, Joseph A. Fleming, PE 1208, Leavenworth County, Kansas, and \_\_\_\_\_, Leavenworth County, Kansas, personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal this day and year above written.

**APPROVAL:**  
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of CHEYENNE CROSSING 1ST PLAT this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**COUNTY ENGINEER'S APPROVAL:**  
The County Engineer's plat review is only for general conformance with the subdivision regulations as adapted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

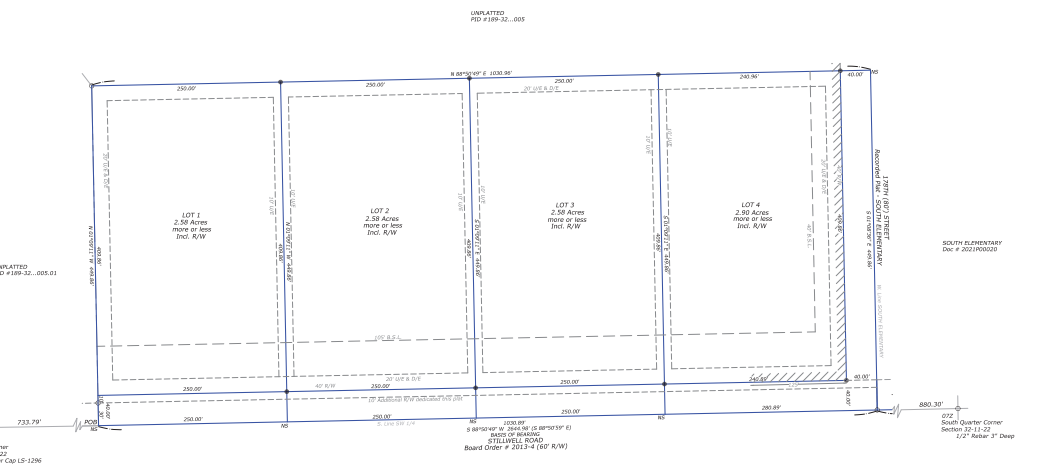
**COUNTY COMMISSIONER'S APPROVAL:**  
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of CHEYENNE CROSSING 1ST PLAT, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**REGISTER OF DEEDS CERTIFICATE:**  
Filed for Record at Leavenworth County, Kansas, on this \_\_\_\_\_ day of \_\_\_\_\_, 2022 at \_\_\_\_\_ o'clock \_\_\_\_\_ M in the Office of the Register of Deeds of Leavenworth County, Kansas.

**NOTARY PUBLIC:**  
My Commission Expires: \_\_\_\_\_ (year)  
I, \_\_\_\_\_, Notary Public in and for the State of Kansas, do hereby certify that on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, a notary public in and for said County and State of Kansas, Joseph A. Fleming, PE 1208, Leavenworth County, Kansas, and \_\_\_\_\_, Leavenworth County, Kansas, personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal this day and year above written.

I hereby certify this plat meets the requirements of KSA-68-2055. The face of this plat was reviewed based on Kansas Minimum Standards for Boundary Surveys. No field verification is required. This review is for surveying information only.  
Reviewed 2022 04 04. No comment.

**OWNER REPRESENTATIVE:**  
MICHAEL J. SMITH, KS PE 1655  
Leavenworth County Engineer  
Scale 1" = 60'  
300 No. N-33-769  
February 17, 2022 Rev. March 21, 2022  
FLEMING SURVEYING COMPANY  
1010 1/2 N. 11th St. Leavenworth, KS 66048  
P.O. Box 248 Leavenworth, KS 66048  
Tel: 785-843-3000 Fax: 785-843-3001  
www.fleming-kansas.com



**RESTRICTIONS:**  
1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.  
2) All engineered means (drainage system) may be required due to poor soil conditions.  
3) Erosion and sediment control measures shall be used when designing and constructing driveway and other structures. The operation of all disturbed areas shall be completed within 45 days after final grading.  
4) Lots are subject to the current Access Management Policy.  
5) No off-plat restrictions.

**ZONING:**  
R# 2-5, Rural Residential, 2.5-Acre minimum size parcels - Current and proposed

**NOTES:**  
1) This survey does not show ownership.  
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.  
3) All topographic elevations are in feet above mean sea level, unless otherwise noted.  
4) Error of Closure = See Error of Closure Calculations.  
5) Error of Closure = See Error of Closure Calculations.  
6) South Line = Southwest Quarter.  
7) Proposed Lots for Residential Use.  
8) Road Right-of-Way - See Survey.  
9) Benchmark - NAD 83.  
10) Assessor's Map (BM) - Southwest Corner - 055.24  
11) Reference Recorded Deed Document Number 201306100.  
12) Utility Connections:  
- Electric - Overhead  
- Gas - Propane / Natural Gas  
- Sewer - Sanitary / Slopjon  
13) Reference Kansas Title of Kansas, Inc., Case No. 42759.  
14) Property is not in a Special Flood Hazard Area per FEMA FIRM No. 2200102100, dated 10/15/21.  
15) Building Setback Lines as shown hereon or noted below all are equal setbacks - 25' (Accessory - 25').  
16) All new yard setbacks - 40' (Accessory - 15').  
17) Structures to get referenced to. Contour lines shown hereon.  
18) Fence Lines do not necessarily denote the boundary line for the property.  
19) Reference Plat of SOUTH ELMENHARTY Document Number 2021062020 [plat] - LA Fleming Survey Inc. #2013011-1, #2014020-1, #2015001-1, #2015002-1

**LEGEND:**  
B - 1/2" Debar Set with Cap No. L296  
C - 1" Debar Round, unless otherwise noted.  
D - Concrete Base to be Set around Pole.  
UT - Utility Easement.  
D/E - Drainage Easement.  
B.S.L. - Building Setback Line.  
R/W - Right-of-Way Easement dedicated this plat.  
BM - Benchmark.  
POS - Point of Beginning.  
POC - Point of Commencing.  
ZZZZ - No Where Easement Access.  
NS - Not Set this survey per agreement with client.



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of April thru May 2021, and this map or plat is correct to the best of my knowledge.  
Joseph A. Fleming  
PE # 1208

# Summary of Comments on CheyenneCrossing Final 40 RW Review 24x36LS

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Page: 1

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☰ Number: 1 Author: mjbogina Subject: Typewritten Text Date: 4/4/2022 12:44:31 PM  
Reviewed 2022.04.04. No comments.





# Leavenworth Rural Water District No. 7

P. O. Box 257 2451 S. 142<sup>nd</sup> St.

Bonner Springs, KS 66012

Phone: (913) 441-1205 Fax: (913) 422-3393 Toll Free: (888) 449-4028

E-Mail: [Jalayne@leavenworthrwd7.com](mailto:Jalayne@leavenworthrwd7.com)

Website: <http://www.lvrwd7.com>



Leavenworth County Planning and Zoning  
300 Walnut Street  
Suite 212  
Leavenworth, Kansas 66048

Date: October 13, 2021

Subdivision: Cheyenne Crossing

Location: See Attached Plat

Dear Director of Planning and Zoning & Staff:

Leavenworth County Rural Water District 7's policy and procedures require all new subdivisions to perform a water line extension study by the District's engineer. This is to determine adequate water system upgrades that will be required to serve the subdivision and surrounding area. New subdivisions can greatly impact the District's infrastructure and ability to provide quality water to proposed and current patrons. The District requires 6-inch or larger waterlines with fire hydrants to be installed in subdivisions. The District will not approve any subdivision plat that water is available unless the policies and procedures are followed. These steps are vital as the District must analyze that water is available and the ability to approve future benefit units to lots within a new subdivision. This includes waterline feasibility study, water main extensions, fire hydrants and road crossings. Please review and present this information to the applicant and subdivision developer.

Respectfully,

David Rinaldi  
General Manager  
Leavenworth RWD7

  
Subdivision Applicant:

## Allison, Amy


---

**From:** Travis Shockey <Travis.Shockey@evergy.com>  
**Sent:** Wednesday, February 23, 2022 8:05 AM  
**To:** Allison, Amy; Magaha, Chuck; Miller, Jamie; Patzwald, Joshua; Van Parys, David; 'stfrchief@yahoo.com'; Design Group Shawnee; 'jalayne leavenworthrd7.com'; Anderson, Lauren; 'MPleak@olsson.com'  
**Cc:** PZ  
**Subject:** RE: DEV-22-022/023 Preliminary and Final Plat – Cheyenne Crossing

Internal Use Only

Evergy has no issue with this and will serve the new homes.

### Travis Shockey

Evergy  
TD Designer IV  
[Travis.Shockey@evergy.com](mailto:Travis.Shockey@evergy.com)  
O 785-508-2874  


---

**From:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Tuesday, February 22, 2022 3:36 PM  
**To:** Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>; 'stfrchief@yahoo.com' <stfrchief@yahoo.com>; Design Group Shawnee <DesignGroupShawnee@evergy.com>; 'jalayne leavenworthrd7.com' <jalayne@leavenworthrd7.com>; Anderson, Lauren <LAnderson@leavenworthcounty.gov>; 'MPleak@olsson.com' <MPleak@olsson.com>  
**Cc:** PZ <PZ@leavenworthcounty.gov>  
**Subject:** RE: DEV-22-022/023 Preliminary and Final Plat – Cheyenne Crossing

**\*\*WARNING:** This email originated from an external source outside of Evergy. Think before you click on links or attachments!\*\*

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Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for Cheyenne Crossing Phase 1, a 4-lot subdivision on Stillwell Rd. The applicant has submitted a Drainage Report that was prepared in May of 2021. Staff has not confirmed whether it matches the proposed layout.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Tuesday, March 1, 2021.

If you have any questions or need additional information, please contact me at (913) 684-0465 or at [AAllison@LeavenworthCounty.org](mailto:AAllison@LeavenworthCounty.org).

Thank you,  
Amy Allison, AICP  
Deputy Director  
Planning & Zoning

## Allison, Amy

---

**From:** Kevin Ritter <kritter@shermanfire.net>  
**Sent:** Friday, February 25, 2022 5:59 PM  
**To:** Allison, Amy  
**Cc:** Dylan Ritter; Kevin Ritter  
**Subject:** Fwd: DEV-22-022/023 Preliminary and Final Plat – Cheyenne Crossing  
**Attachments:** CheyenneCrossing Closure.txt; 2022.02.18 Application Final.pdf; 2022.02.18 Application Pre.pdf; CheyenneCrossing Prelim PH1 2022 REVIEW.pdf; CheyenneCrossing Final 1ST PLAT Review 2-19-22.pdf; Drainage Report.pdf; Transmittal Form Water District.docx

**Notice:** This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Amy,

Thank you for speaking to me today and answering my questions.

My comments are as follows:

Phase 1 and 2, I would request that adequate water flows and fire hydrants be placed in appropriate distance not to initially exceed a 1000 feet. Preferably at a distance of 500 feet when the total phase's are fully completed.

I would also recommend in phase 1 and more importantly in phase 2 that the street widths be adequate for fire apparatus to travel through safety. This is strongly encouraged of vehicles are allowed to park on both sides of the streets. Please take into consideration of the size and radius of the Cul de sac be large enough for for apparatus to be able to turn around in. In many subdivision these are often constructed to small, when addition street parking is allowed. It is extremely difficult and creates an unsafe environment for our drivers to have to maneuver and/or have to back down a long street due to the inability to turnaround.

Thank you for allowing my comments.

Dan Tallman is no longer with our department so please forward any further request, questions or needs to my contact information listed below.

I'm always glad to assist or help in any manner.

Hope you have a great weekend!!

Thank you,

Chief Ritter

Begin forwarded message:

**From:** Danny Tallman <[stfrchief@yahoo.com](mailto:stfrchief@yahoo.com)>  
**Date:** February 22, 2022 at 4:01:19 PM CST  
**To:** Kevin Ritter <[dfd1600@yahoo.com](mailto:dfd1600@yahoo.com)>  
**Subject:** Fw: DEV-22-022/023 Preliminary and Final Plat – Cheyenne Crossing  
**Reply-To:** Danny Tallman <[stfrchief@yahoo.com](mailto:stfrchief@yahoo.com)>

**\*\*\*Consent Agenda\*\*\*  
Leavenworth County  
Request for Board Action  
Case No. DEV-22-024/025  
Preliminary & Final Plat Volk's Corner**

**Date:** April 27, 2022

**To:** Board of County Commissioners

**From:** Planning & Zoning Staff

**Department Head Review:** Krystal Voth, Reviewed

**Additional Reviews as needed:**

**Budget Review**  **Administrator Review**  **Legal Review**

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**Action Requested:** The applicants are requesting a Preliminary and Final Plat for a two-lot subdivision. Proposed Lots 1 & 2 are approximately 5 acres.

**Analysis:** The applicant is requesting to create 2-lot subdivision that will access both Hollingsworth Road and 211th Street. Lots 1 & 2 are 5.0 acres in size, respectively. Lot 1 does not meet the width-to-depth ratio, but does provide a logical division of the property. Lot 1 will contain all existing structures. Lot 2 will front off of 211th Street. The subdivision is classified as a Class "C" subdivision with all lots lying within the Rural Growth Area of Leavenworth County. Staff supports waiving the sewer requirements as the plat is outside an Initial Urban Growth Area.

**Recommendation:** The Planning Commission voted 9-0 to recommend approval of Case No. DEV-22-024/025, Preliminary and Final Plat for Volk's Corner subject to conditions.

**Alternatives:**

1. Approve Case No. DEV-22-024/025, Preliminary and Final Plat for Volk's Corner, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-22-024/025, Preliminary and Final Plat for Volk's Corner, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-22-024/025, Preliminary and Final Plat for Volk's Corner, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

**Budgetary Impact:**

- Not Applicable
- Budgeted item with available funds
- Non-Budgeted item with available funds through prioritization
- Non-Budgeted item with additional funds requested

**Total Amount Requested:** \$0.00

**Additional Attachments:** Staff Report, Plat, Planning Commission Minutes

**LEAVENWORTH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
CONSENT AGENDA**

**CASE NO:** DEV-22-024 & 025

STAFF REPORT

April 27, 2022

**REQUEST:**

Preliminary & Final Plat – Volk’s Corner

**STAFF REPRESENTATIVE:**

JOSHUA GENTZLER  
PLANNER II

**SUBJECT PROPERTY:** 21232 Hollingsworth Road

**APPLICANT/APPLICANT AGENT:**

JOE HERRING  
HERRING SURVEYING  
315 N 5<sup>TH</sup> ST  
LEAVENWORTH, KS 66048

**PROPERTY OWNER:**

TIM & PAMELA VOLK  
21232 HOLLINGSWORTH ROAD  
TONGANOXIE, KS 66086

**CONCURRENT APPLICATIONS:**

NONE

**LEGAL DESCRIPTION:**

A tract of land in the Southeast ¼ of Section 16, Township 10 South, Range 21 East of the 6<sup>th</sup> P.M. Leavenworth County, Kansas.

**LAND USE**

ZONING: RR-5

FUTURE LAND USE DESIGNATION:  
RESIDENTIAL ESTATE

SUBDIVISION: N/A

FLOODPLAIN: N/A

**PLANNING COMMISSION RECOMMENDATION:** APPROVAL

**PROPERTY INFORMATION**

**ACTION OPTIONS:**

1. Approve Case No. DEV-22-024/025, Preliminary and Final Plat for Volk’s Corner, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-22-024/025, Preliminary and Final Plat for Volk’s Corner, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-22-024/025, Preliminary and Final Plat for Volk’s Corner, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

**PARCEL SIZE:**

10 Acres

**PARCEL ID NO:**

145-16-0-00-00-014.00

**BUILDINGS:**

EXISTING - 1 HOUSE & 2 ACCESSORY BUILDINGS

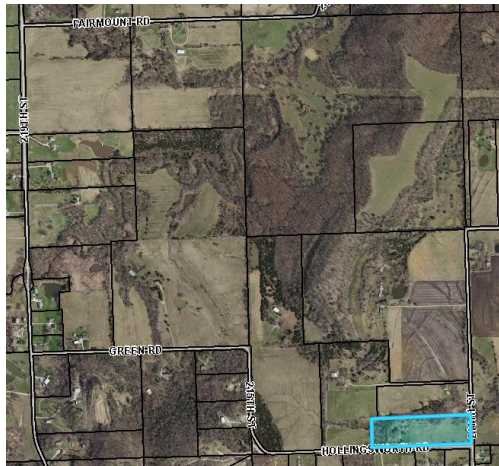
**PROJECT SUMMARY:**

Request for a preliminary and final plat approval to subdivide property located at 21232 Hollingsworth Road (145-16-0-00-00-014.00) as Lot 1-2 of Volk’s Corner.

**ACCESS/STREET:**

211<sup>th</sup> Street, a local paved road ±22’ wide, and Hollingsworth Road, a Local gravel road ±22’ wide

**LOCATION MAP:**



**UTILITIES**

SEWER: N/A

FIRE: TONGANOXIE TOWNSHIP

WATER: RWD 9

ELECTRIC: FREESTATE

**NOTICE & REVIEW:**

STAFF REVIEW:

N/A

NEWSPAPER NOTIFICATION:

3/23/2022

NOTICE TO SURROUNDING PROPERTY OWNERS:

N/A

<b>STANDARDS TO BE CONSIDERED:</b>			
<i>Leavenworth County Zoning and Subdivision Standards: Preliminary Review</i>		<b>Met</b>	<b>Not Met</b>
35-40	<b>Preliminary Plat Content</b>	X	
40-20	<b>Final Plat Content</b>	X	
41-6	<b>Access Management</b>	X	
41-6.B.a-c.	<b>Entrance Spacing</b>	X	
41-6.C.	<b>Public Road Access Management Standards</b>	X	
43	<b>Cross Access Easements</b>	N/A	
50-20	<b>Utility Requirements</b>	X	
50-30	<b>Other Requirements</b>	X	
50-40	<b>Minimum Design Standards</b>		X
	Lot 1 does not meet lot-width to lot-depth.		
50-50	<b>Sensitive Land Development</b>	N/A	
50-60.	<b>Dedication of Reservation of Public Sites and Open Spaces</b>	N/A	

**STAFF COMMENTS:**

The applicant is requesting a to create 2-lot subdivision that will access both Hollingsworth Road and 211<sup>th</sup> Street. Lots 1 & 2 are 5.0 acres in size, respectively. Lot 1 does not meet the width-to-depth ratio, but does provide a logical division of the property. Lot 1 will contain all existing structures. Lot 2 will front off 211<sup>th</sup> Street. The subdivision is classified as a Class “C” subdivision with all lots lying with the Rural Growth Area of Leavenworth County. Staff supports waiving the sewer requirements as the plat is outside an Initial Urban Growth Area. (See Condition 4.)

Staff is generally in support of the subdivision, with approval of the exception.

**PROPOSED CONDITIONS:**

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. The applicant shall adhere to the following memorandums:
  - a. RWD 9 - April 6, 2022
  - b. Amanda Tarwater – FreeState Electric, April 7, 2022
  - c. Timothy Smith – Tonganoxie Township Fire Dept., April 7, 2022
4. A waiver for the use of private septic systems within this subdivision is granted with this approval.
5. At time of development, fire hydrants shall be required, if necessary infrastructure is available.
6. An exception be granted to the Zoning and Subdivision Regulations for Lot 1:
  - a. 50-40.3.i.
7. After approval of this subdivision by the Board of County Commission, all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Department within 30 days.

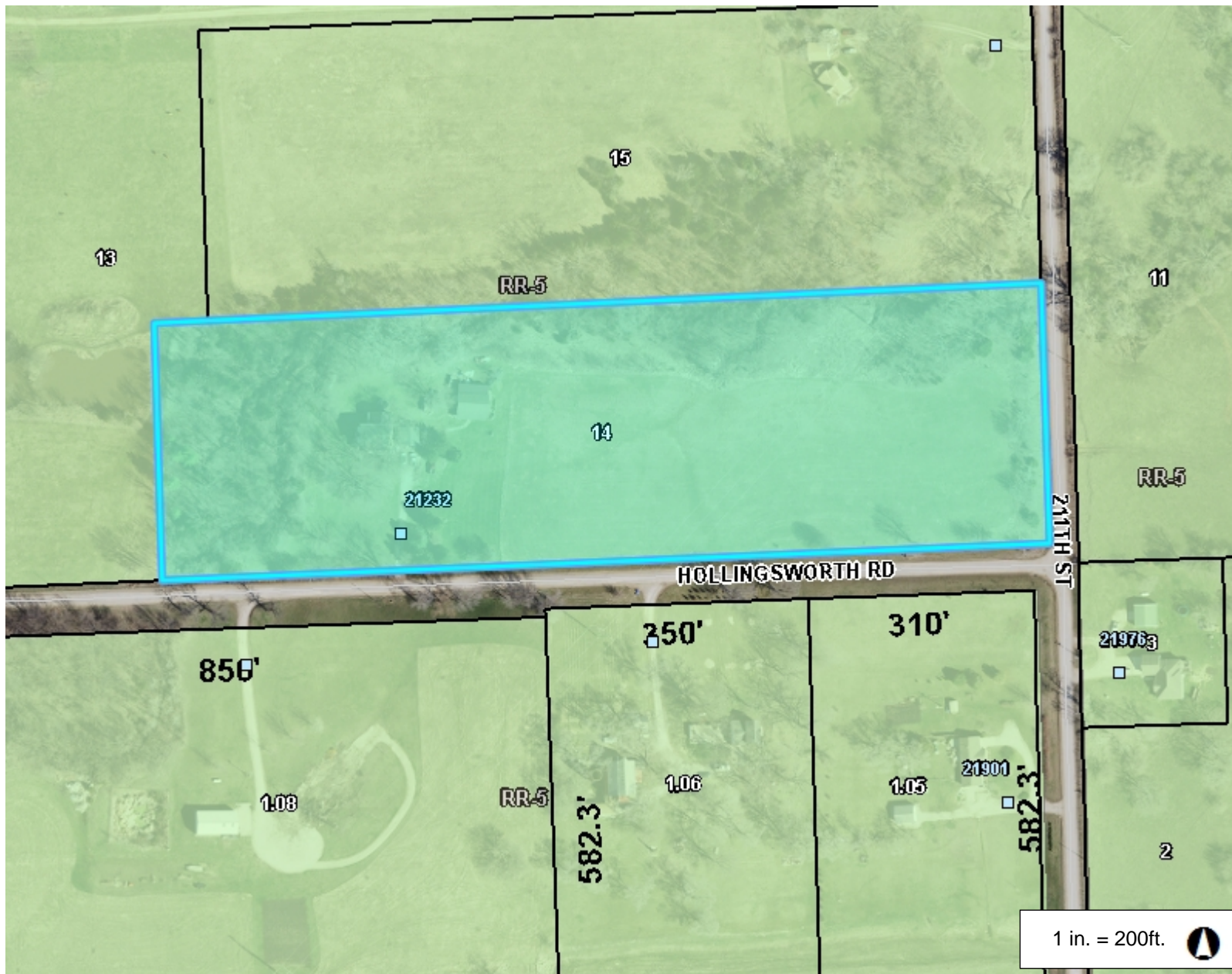
**ATTACHMENTS:**

A: Application & Narrative

B: Zoning Map

C: Memorandums

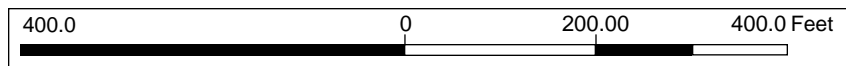
# DEV-22-024 & 025 Volk's Corner



### Legend

- Address Point
- Parcel Number
- Lot Line
- Parcel
- ⋮ City Limit Line
- Major Road
- <all other values>
- 70
- Road
- <all other values>
- PRIVATE
- ⊕ Railroad
- Zoning
- B-1
- B-2
- B-3
- I-1
- I-2
- I-3
- MXD
- PC
- PI
- PR-1
- PR-2
- PR-3
- PUD

1 in. = 200ft.



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

### Notes



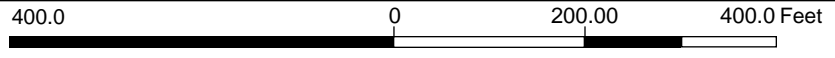
# DEV-22-024 & 025 Volk's Corner



### Legend

- Address Point
- Parcel Number
- Lot Line
- Parcel
- City Limit Line
- Major Road
- <all other values>
- 70
- Road
- <all other values>
- PRIVATE
- + Railroad

1 in. = 200ft.



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

PRELIMINARY & -

**FINAL PLAT APPLICATION**

Leavenworth County Planning and Zoning Department,  
300 Walnut St., Suite 212  
County Courthouse  
Leavenworth, Kansas 66048  
913-684-0465

Office Use Only	
PID: <u>145-16</u> <u>014.00</u>	
Township: <u>Tonganoxie</u>	
Planning Commission Meeting Date: _____	
Case No. <u>DEV-22-</u>	Date Received/Paid: _____
Zoning District <u>RR 5</u>	
Comprehensive Plan land use designation _____	

APPLICANT/AGENT INFORMATION	OWNER INFORMATION
NAME: <u>Herring Surveying Company</u>	NAME: <u>Tim and Pamela Volk</u>
MAILING ADDRESS: <u>315 N. 5th Street</u>	MAILING ADDRESS <u>21232 Hollingsworth Road</u>
CITY/ST/ZIP: <u>Leavenworth, KS 66048</u>	CITY/ST/ZIP <u>Tonganoxie, KS 66086</u>
PHONE: <u>913-651-3858</u>	PHONE: <u>N/A</u>
EMAIL : <u>herringsurveying@outlook.com</u>	EMAIL <u>N/A</u>

**GENERAL INFORMATION**

Proposed Subdivision Name: VOLK'S CORNER

Address of Property: 21232 Hollingsworth Road

Urban Growth Management Area: N/A

SUBDIVISION INFORMATION		
Gross Acreage: <u>10 AC</u>	Number of Lots: <u>2</u>	Minimum Lot Size: <u>5 AC</u>
Maximum Lot Size: <u>5 AC</u>	Proposed Zoning: <u>RR 5</u>	Density: <u>N/A</u>
Open Space Acreage: <u>N/A</u>	Water District: <u>RWD 9</u>	Proposed Sewage: <u>Septic</u>
Fire District: <u>Tonganoxie</u>	Electric Provider: <u>Freestate</u>	Natural Gas Provider: <u>propane</u>
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: <u>Local</u> - Collector - Arterial - State - Federal	
Is any part of the site designated as Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No if yes, what is the panel number:		
I, the undersigned, am the owner <u>duly authorized agent</u> of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a final plat approval as indicated above.		
Signature: <u>Joe Herring - digitally signed 2/17/22</u>		Date: <u>2-17-22</u>

ATTACHMENT A

PRELIMINARY &  
FINAL PLAT APPLICATION

Leavenworth County Planning and Zoning Department,  
300 Walnut St., Suite 212  
County Courthouse  
Leavenworth, Kansas 66048  
913-684-0465

Office Use Only	
PID: <u>145-16</u> <u>014.00</u>	
Township: <u>Tonganoxie</u>	
Planning Commission Meeting Date: _____	
Case No. <u>DEV-22-</u>	Date Received/Paid: _____
Zoning District <u>RR 5</u>	
Comprehensive Plan land use designation _____	

APPLICANT/AGENT INFORMATION	OWNER INFORMATION
NAME: <u>Herring Surveying Company</u>	NAME: <u>Tim and Pamela Volk</u>
MAILING ADDRESS: <u>315 N. 5th Street</u>	MAILING ADDRESS: <u>21232 Hollingsworth Road</u>
CITY/ST/ZIP: <u>Leavenworth, KS 66048</u>	CITY/ST/ZIP: <u>Tonganoxie, KS 66086</u>
PHONE: <u>913-651-3858</u>	PHONE: <u>N/A</u>
EMAIL: <u>herringsurveying@outlook.com</u>	EMAIL: <u>N/A</u>

GENERAL INFORMATION

525.00

Proposed Subdivision Name: VOLK'S CORNER

Address of Property: 21232 Hollingsworth Road

Urban Growth Management Area: N/A

SUBDIVISION INFORMATION		
Gross Acreage: <u>10 AC</u>	Number of Lots: <u>2</u>	Minimum Lot Size: <u>5 AC</u>
Maximum Lot Size: <u>5 AC</u>	Proposed Zoning: <u>RR 5</u>	Density: <u>N/A</u>
Open Space Acreage: <u>N/A</u>	Water District: <u>RWD 9</u>	Proposed Sewage: <u>Septic</u>
Fire District: <u>Tonganoxie</u>	Electric Provider: <u>Freestate</u>	Natural Gas Provider: <u>propane</u>
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: <u>Local</u> - Collector - Arterial - State - Federal	
Is any part of the site designated as Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No if yes, what is the panel number:		
I, the undersigned, am the owner, <u>duly authorized agent</u> , of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a final plat approval as indicated above.		
Signature: <u>Joe Herring - digitally signed 2/17/22</u>	Date: <u>2-17-22</u>	

ATTACHMENT A

# VOLK'S CORNER

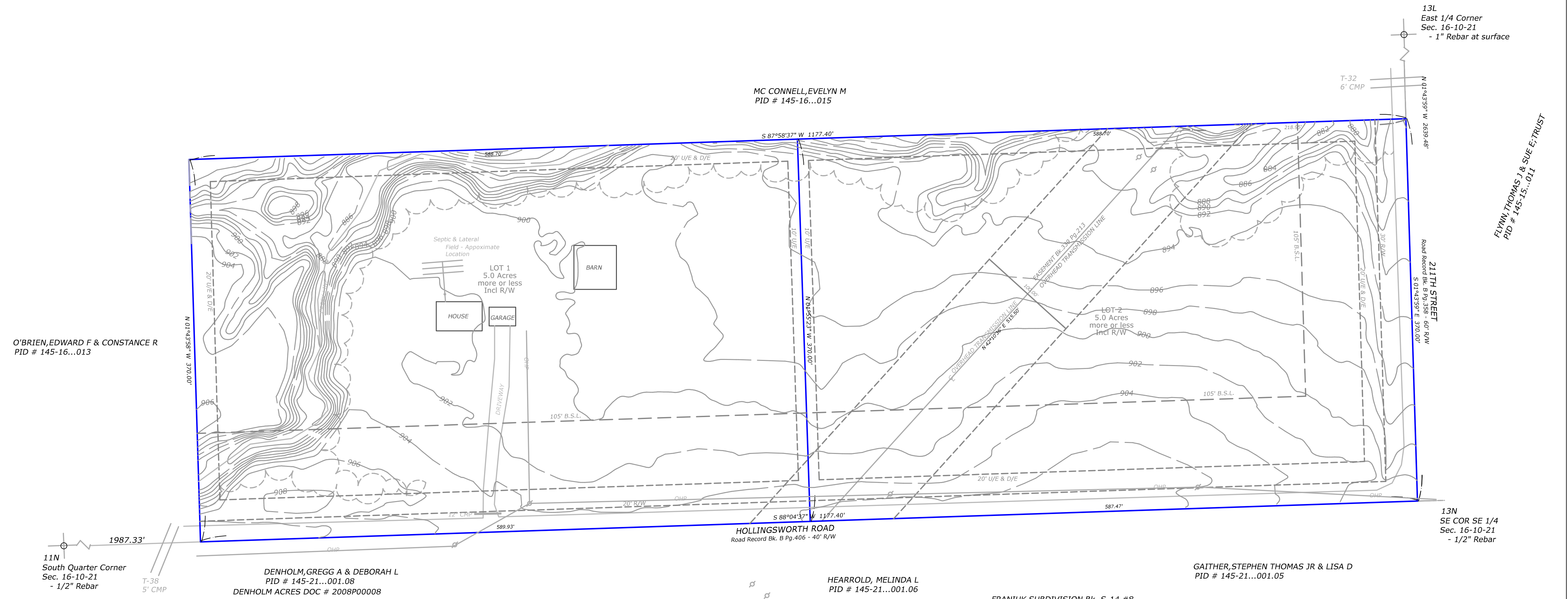
A Minor Subdivision in the Southeast Quarter of Section 16, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

## PRELIMINARY PLAT

PREPARED FOR:  
VOLK, TIM R & PAMELA J  
21232 HOLLINGSWORTH RD  
TONGANOXIE, KS 66086  
PID # 145-16-0-00-014

**SURVEYOR'S DESCRIPTION:**  
A tract of land lying and situated in the Southeast Quarter of Section 16, Township 10 South, Range 21 East of the 6th P.M., in the County of Leavenworth, Kansas, as written by Joseph A. Herring PS-1296 on March 10, 2022, more fully described as follows:  
Beginning at the Southeast corner of said Southeast 1/4; thence South 88 degrees 04'37" West for a distance of 1177.40 feet along the South line of said Southeast Quarter; thence North 01 degrees 43'58" West for a distance of 370.00 feet; thence North 88 degrees 04'37" East for a distance of 1177.40 feet to the East line of said Southeast Quarter; thence South 01 degrees 43'59" East for a distance of 370.00 feet along said East line to the point of beginning, together with and subject to covenants, easement and restriction of record.  
Said property contain 10.0 acres, more or less, including road right of way.  
Error of closure = 1 : 1725265

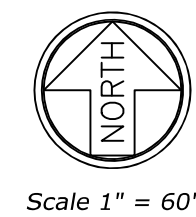
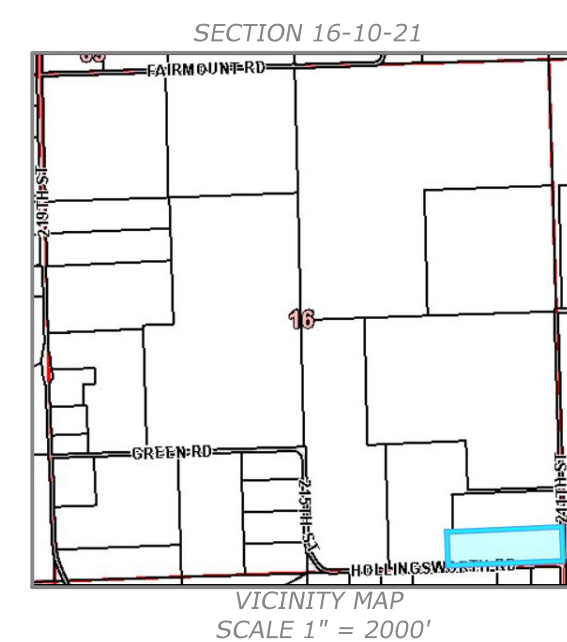
- LEGEND:**
- - 1/2" Rebar Set with Cap No. 1296
  - - 1/2" Rebar Found, unless otherwise noted.
  - - Concrete Base around Point
  - △ - PK Nail Found in Place
  - ( ) - Record / Deeded Distance
  - U/E - Utility Easement
  - D/E - Drainage Easement
  - B.S.L. - Building Setback Line
  - R/W - Permanent Dedicated Roadway Easement
  - BM - Benchmark
  - NS - Not Set this survey per agreement with client
  - A - Arc Distance
  - R - Arc Radius
  - B - Chord Bearing
  - C - Chord Distance
  - ⊖ - Centerline
  - ⊕ - Section Line
  - ⊙ - Power Pole
  - X - Fence Line
  - OHP - Overhead Power Lines
  - T - Underground Telephone/Fiber Optic Line
  - ◇ - Gas Valve
  - ⊕ - Water Meter/Valve
  - ⊕ - Telephone Pedestal
  - W - 6" Water Line - location as per district
  - ~ - Tree/Brush Line



**ZONING:**  
RR 5 - Rural Residential 5

- NOTES:**
- 1) This survey does not show ownership.
  - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
  - 3) All recorded and measured distances are the same, unless otherwise noted.
  - 4) Error of Closure - See Error of Closure Calculations
  - 5) Basis of Bearing - KS SPC North Zone 1501
  - 6) Monument Origin Unknown, unless otherwise noted.
  - 7) Proposed Lots for Residential Use.
  - 8) Road Record - See Survey
  - 9) Benchmark - NAVD88
  - 10) Project Benchmark (BM) - SE COR Section 16 - Elev - 900.8'
  - 11) Easements, if any, are created hereon or listed in referenced title commitment.
  - 12) Utility Companies -  
- Water - Water District 9  
- Electric - FreeState  
- Sewer - Septic / Lagoon  
- Gas - Propane / Natural Gas
  - 13) Reference Continental Title File Number 21426353 updated December 22, 2021
  - 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0225G dated July 16, 2015
  - 15) Building Setback Lines as shown hereon or noted below  
- All side yard setbacks - 15' (Accessory - 15')  
- All rear yard setbacks - 40' (Accessory - 15')
  - 16) Distances to and of structures, if any, are +- 1'.
  - 17) Easements as per referenced Title Commitment are shown hereon, if any.
  - 18) Fence Lines do not necessarily denote the boundary line for the property.
  - 19) Reference Surveys:  
- DENHOLM ACRES DOC # 2008P00008  
- FRANIUK SUBDIVISION Bk. S-14 #8  
- Ron E. Bacon Survey Bk. S-11 #89, 1978

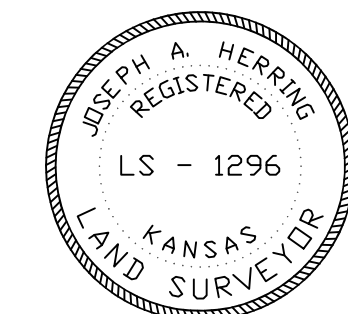
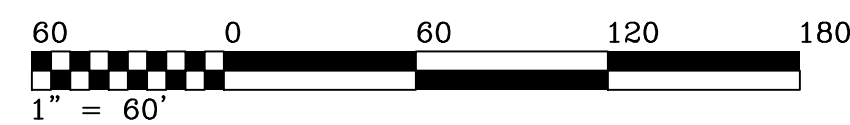
- RESTRICTIONS:**
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
  - 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
  - 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
  - 4) Lots are subject to current Access Management Policy.
  - 5) No off-plat restrictions.



Scale 1" = 60'

Job # K-22-1536  
January 27, 2022 Rev. 3/17/22

**J. HERRING SURVEYING & COMPANY**  
315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5361  
Email - survey@eamcash.com



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of January through February, 2022 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296

# VOLK'S CORNER

A Minor Subdivision in the Southeast Quarter of Section 16, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

## FINAL PLAT

PREPARED FOR:  
VOLK, TIM R & PAMELA J  
21232 HOLLINGSWORTH RD  
TONGANOXIE, KS 66086  
PID # 145-16-0-00-014

**SURVEYOR'S DESCRIPTION:**  
A tract of land lying and situated in the Southeast Quarter of Section 16, Township 10 South, Range 21 East of the 6th P.M., in the County of Leavenworth, Kansas, as written by Joseph A. Herring PS-1296 on March 10, 2022, more fully described as follows:  
Beginning at the Southeast corner of said Southeast 1/4; thence South 88 degrees 04'37" West for a distance of 1177.40 feet along the South line of said Southeast Quarter; thence North 01 degrees 43'58" West for a distance of 370.00 feet; thence North 88 degrees 04'37" East for a distance of 1177.40 feet to the East line of said Southeast Quarter; thence South 01 degrees 43'59" East for a distance of 370.00 feet along said East line to the point of beginning, together with and subject to covenants, easement and restriction of record.  
Said property contain 10.0 acres, more or less, including road right of way.  
Error of closure - 1 : 1725265

**CERTIFICATION AND DEDICATION**  
The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: VOLK'S CORNER.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E).

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

Streets shown on the accompanying plat and not heretofore dedicated for public use are hereby so dedicated.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

IN TESTIMONY WHEREOF,  
We, the undersigned owners of VOLK'S CORNER, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Tim R. Volk Pamela J. Volk

**NOTARY CERTIFICATE:**  
Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, a notary public in and for said County and State came Tim R. Volk and Pamela J. Volk, a married couple, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

**NOTARY PUBLIC**  
My Commission Expires: \_\_\_\_\_ (seal)

**APPROVALS**  
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of VOLK'S CORNER this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Secretary Krystal A. Voth Chairman Steven Rosenthal

**COUNTY ENGINEER'S APPROVAL:**  
The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

County Engineer - Mitch Pleak

**COUNTY COMMISSION APPROVAL:**  
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of VOLK'S CORNER this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

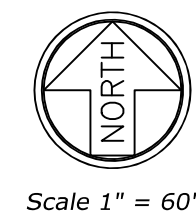
Chairman Michael Smith County Clerk Attest: Janet Klasinski

**REGISTER OF DEED CERTIFICATE:**  
Filed for Record as Document No. \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2022 at \_\_\_\_\_ o'clock \_\_\_\_\_ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

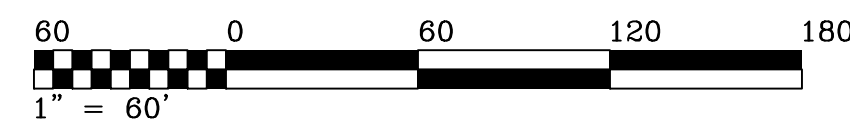
Register of Deeds - TerriLois G. Mashburn

I hereby certify that this plat meets the requirements of K.S.A. 58-2005. The face of this plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

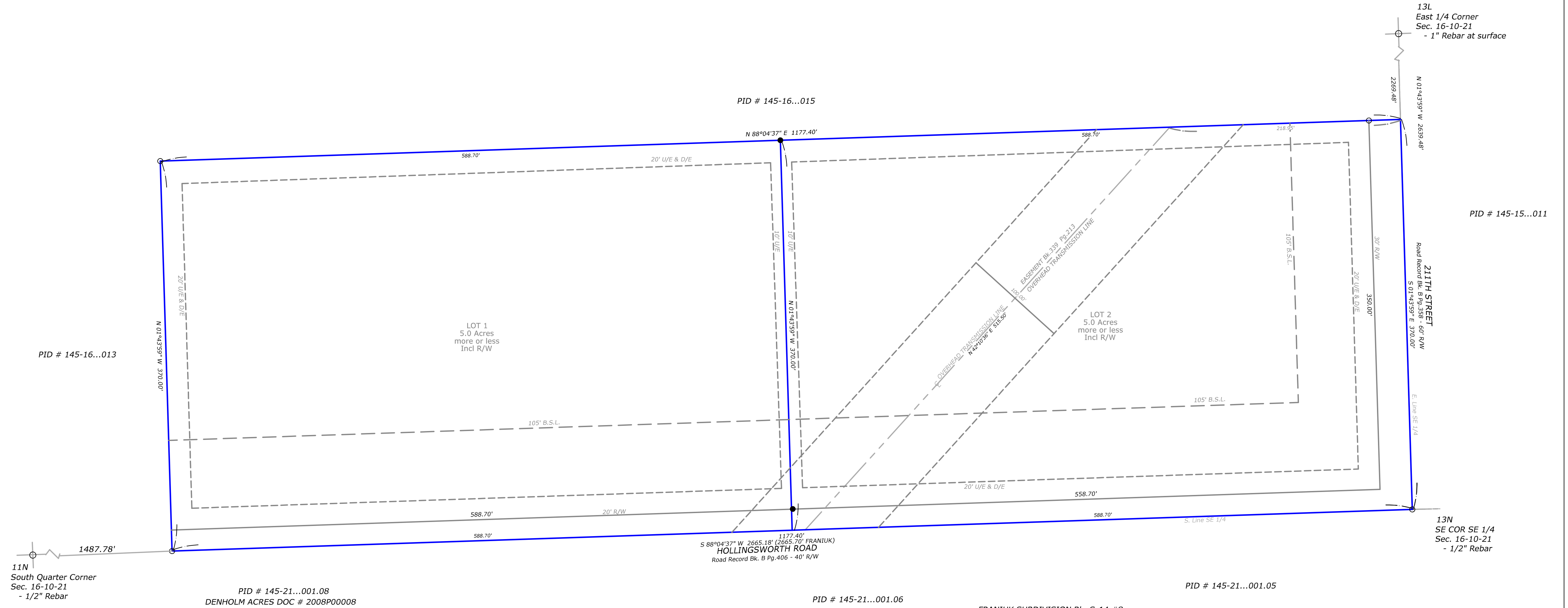
Michael J. Bogina, KS PS-1655  
Leavenworth County Survey Reviewer



Job # K-22-1536  
January 27, 2022 Rev. 3/17/22  
J. Herring, Inc. (dba)  
HERRING SURVEYING & COMPANY  
315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5361  
Email - survey@herringinc.com



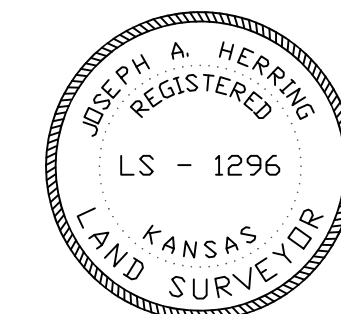
- LEGEND:**
- - 1/2" Rebar Set with Cap No. 1296
  - - 1/2" Rebar Found, unless otherwise noted.
  - - Concrete Base around Point
  - △ - PK Nail Found in Place
  - ( ) - Record / Deeded Distance
  - U/E - Utility Easement
  - D/E - Drainage Easement
  - B.S.L. - Building Setback Line
  - R/W - Permanent Dedicated Roadway Easement
  - BM - Benchmark
  - NS - Not Set this survey per agreement with client
  - A - Arc Distance
  - R - Arc Radius
  - B - Chord Bearing
  - C - Chord Distance



**ZONING:**  
RR 5 - Rural Residential 5

- NOTES:**
- 1) This survey does not show ownership.
  - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
  - 3) All recorded and measured distances are the same, unless otherwise noted.
  - 4) Error of Closure - See Error of Closure Calculations
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  - 6) Monument Origin Unknown, unless otherwise noted.
  - 7) Proposed Lots for Residential Use.
  - 8) Road Record - See Survey
  - 9) Benchmark - NAVD88 Project Benchmark (BM) - SE COR Section 16 - Elev - 900.8'
  - 10) Easements, if any, are created hereon or listed in referenced title commitment.
  - 11) Reference Recorded Deed Book 707 Page 1648
  - 12) Utility Companies -
    - Water - Water District 9
    - Electric - FreeState
    - Sewer - Septic / Lagoon
    - Gas - Propane / Natural Gas
  - 13) Reference Continental Title File Number 21426353 updated December 22, 2021
  - 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0225G dated July 16, 2015
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  - 19) Reference Surveys:
    - DENHOLM ACRES DOC # 2008P00008
    - FRANIUK SUBDIVISION Bk. S-14 #8
    - Ron E. Bacon Survey Bk. S-11 #89, 1978

- RESTRICTIONS:**
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
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  - 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
  - 4) Lots are subject to current Access Management Policy.
  - 5) No off-plat restrictions.



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of January through February, 2022 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296

**From:** [Mitch Pleak](#)  
**Sent:** Monday, March 14, 2022 2:01 PM  
**To:** [Gentzler, Joshua](#)  
**Cc:** [Noll, Bill](#); [Anderson, Lauren](#); [019-2831](#)  
**Subject:** RE: Volk's Corner Review  
**Attachments:** Attachments.html

---

**Notice:** This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Joshua,  
The PP and FP has been reviewed by Lauren and I. No further comments on the FP. The link below includes comments to the PP. Please let us know of any questions.

Thanks,

Mitch Pleak

**Citrix Attachments**

Expires September 10, 2022

VolkCornerPrelim Rev 3-10-22.pdf

1.3 MB

[Download Attachments](#)

Mitchell Pleak uses Citrix Files to share documents securely.

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[Redacted]

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[Redacted]

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[Redacted]

**From:** [Amanda Tarwater](#)  
**Sent:** Thursday, April 7, 2022 11:53 AM  
**To:** [Gentzler, Joshua](#)  
**Subject:** Re: Review Request - DEV-22-024 & 025 - Preliminary/Final Plat Volk's Corner

---

**Notice:** This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

FreeState has no objection to this request.

Thank you,

**Amanda Tarwater**  
Member Accounts Coordinator



1-800-794-1989 | [www.freestate.coop](http://www.freestate.coop)

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**From:** [Timothy Smith](#)  
**Sent:** Thursday, April 7, 2022 11:11 AM  
**To:** [Gentzler, Joshua](#)  
**Subject:** Re: Review Request - DEV-22-024 & 025 - Preliminary/Final Plat Volk's Corner

---

**Notice:** This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Tonganoxie Township has no issues with this lot split.

On Wed, Apr 6, 2022 at 12:41 PM Gentzler, Joshua <[JGentzler@leavenworth](mailto:JGentzler@leavenworth)>

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]



**\*\*\*Consent Agenda\*\*\***  
**Leavenworth County**  
**Request for Board Action**  
**Case No. DEV-22-026/027**  
**Preliminary & Final Plat Treeline Subdivision**

**Date:** April 27, 2022  
**To:** Board of County Commissioners  
**From:** Planning & Zoning Staff

**Department Head Review:** Krystal Voth, Reviewed

**Additional Reviews as needed:**

**Budget Review**  **Administrator Review**  **Legal Review**

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**Action Requested:** The applicants are requesting a Preliminary and Final Plat for a two-lot subdivision. Proposed Lot 1 is approximately 16 acres and Lot 2 is approximately 6 acres.

**Analysis:** The applicant is requesting a to create 2-lot subdivision that will access Mt. Calvary Road. Lots 1 & 2 are 16.4 and 5.7 acres in size, respectively. Lot 1 is an “L-shaped” lot that will be voluntarily annexed into the City of Lansing after the acceptance of this plat by the Board of County Commissioners. Lot 2 is newly created and will also access Mt. Calvary Road.

The subdivision is classified as a Class “A” subdivision with all lots lying within the Initial Urban Growth Area of Lansing. The Lansing Planning Commission reviewed the proposed plat on March 16th, 2022 and passed a motion to recommend “the county proceed, with the condition that the annexation occur before any structure can be built on the newly created parcel. Lot 2 will remain outside Lansing city limits at this time and will not attach to Lansing city services.

**Recommendation:** The Planning Commission voted 9-0 to recommend approval of Case No. DEV-22-026/027, Preliminary and Final Plat for Treeline Subdivision subject to conditions.

**Alternatives:**

1. Approve Case No. DEV-22-026/027, Preliminary and Final Plat for Treeline Subdivision, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-22-026/027, Preliminary and Final Plat for Treeline Subdivision, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-22-026/027, Preliminary and Final Plat for Treeline Subdivision, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

**Budgetary Impact:**

- Not Applicable
- Budgeted item with available funds
- Non-Budgeted item with available funds through prioritization
- Non-Budgeted item with additional funds requested

**Total Amount Requested:** \$0.00

**Additional Attachments:** Staff Report, Plat, Planning Commission Minutes

**LEAVENWORTH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
CONSENT AGENDA**

**CASE NO:** DEV-22-026 & 027

STAFF REPORT

April 27, 2022

**REQUEST:**

Preliminary & Final Plat – Treeline Subdivision

**STAFF REPRESENTATIVE:**

JOSHUA GENTZLER  
PLANNER II

**SUBJECT PROPERTY:** 724 MT. CALVARY RD

**APPLICANT/APPLICANT AGENT:**

JOE HERRING  
HERRING SURVEYING  
315 N 5<sup>TH</sup> ST  
LEAVENWORTH, KS 66048

**PROPERTY OWNER:**

SHARON COLVIN  
724 MT. CALVARY RD  
LANSING, KS 66043

**CONCURRENT APPLICATIONS:**

NONE

**LEGAL DESCRIPTION:**

A tract of land in the Southwest ¼ of Section 14, Township 9 South, Range 22 East of the 6<sup>th</sup> P.M. Leavenworth County, Kansas.

**LAND USE**

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:  
MIXED RESIDENTIAL

SUBDIVISION: N/A

FLOODPLAIN: N/A

**PLANNING COMMISSION RECOMMENDATION:** APPROVAL

**PROPERTY INFORMATION**

**ACTION OPTIONS:**

1. Approve Case No. DEV-22-026/027, Preliminary and Final Plat for Treeline Subdivision, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-22-026/027, Preliminary and Final Plat for Treeline Subdivision, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-22-026/027, Preliminary and Final Plat for Treeline Subdivision, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

**PARCEL SIZE:**

22.1 Acres

**PARCEL ID NO:**

106-14-0-00-04-003.00

**BUILDINGS:**

EXISTING - 1 HOUSE & 3 ACCESSORY

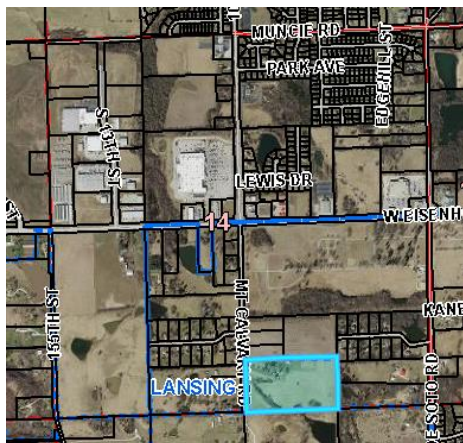
**PROJECT SUMMARY:**

Request for a preliminary and final plat approval to subdivide property located at 724 Mt. Calvary Road (106-14-0-00-04-003.00) as Lot 1-2 of Treeline Subdivision.

**ACCESS/STREET:**

Mt. Calvary Road, a local Lansing paved road ±18' wide

**LOCATION MAP:**



**UTILITIES**

SEWER: N/A

FIRE: FIRE DISTRICT 1

WATER: LAN-DEL

ELECTRIC: EVERGY

**NOTICE & REVIEW:**

**STAFF REVIEW:**

N/A

**NEWSPAPER NOTIFICATION:**

3/23/2022

**NOTICE TO SURROUNDING PROPERTY OWNERS:**

N/A

<b>STANDARDS TO BE CONSIDERED:</b>			
<i>Leavenworth County Zoning and Subdivision Standards: Preliminary Review</i>		<b>Met</b>	<b>Not Met</b>
35-40	<b>Preliminary Plat Content</b>	X	
40-20	<b>Final Plat Content</b>	X	
41-6	<b>Access Management</b>	N/A	
41-6.B.a-c.	<b>Entrance Spacing</b>	N/A	
41-6.C.	<b>Public Road Access Management Standards</b>	N/A	
43	<b>Cross Access Easements</b>	N/A	
50-20	<b>Utility Requirements</b>	X	
50-30	<b>Other Requirements</b>	X	
50-40	<b>Minimum Design Standards</b>	X	
50-50	<b>Sensitive Land Development</b>	N/A	
50-60.	<b>Dedication of Reservation of Public Sites and Open Spaces</b>	N/A	

**STAFF COMMENTS:**

The applicant is requesting a to create 2-lot subdivision that will access Mt. Calvary Road. Lots 1 & 2 are 16.4 and 5.7 acres in size, respectively. Lot 1 is an “L-shaped” lot that will be voluntarily annexed into the City of Lansing after the acceptance of this plat by the Board of County Commissioners. Lot 2 is newly created and will also access Mt. Calvary Road.

The subdivision is classified as a Class “A” subdivision with all lots lying within the Initial Urban Growth Area of Lansing. The Lansing Planning Commission reviewed the proposed plat on March 16<sup>th</sup>, 2022 and passed a motion to recommend “the county proceed, with the condition that the annexation occur before any structure can be built on the newly created parcel.” (See attached minutes from March 16 meeting). Lot 2 will remain outside Lansing city limits at this time and will not attach to Lansing city services. As the City of Lansing has accepted this subdivision, the County staff is supportive of an exception be granted from Article 60, Section 30-1 to allow Lot 2 to use a private septic system.

Staff is generally in support of the subdivision.

**PROPOSED CONDITIONS:**

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. The applicant shall adhere to the following memorandums:
  - a. Michelle Redford – LAN-DEL, February 24, 2022
  - b. Tyler Rebel – Everyg, February 24, 2022
  - c. Chuck Magaha – Emergency Management, March 4, 2022
  - d. Lansing Planning Commission Minutes – March 16, 2022
4. A waiver for the use of private septic systems for Lot 2 within this subdivision is granted with this approval.

5. At time of development, fire hydrants shall be required, if necessary infrastructure is available.
6. After approval of this subdivision by the Board of County Commission, all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Department within 30 days.

**ATTACHMENTS:**

A: Application & Narrative

B: Zoning Map

C: Memorandums

D: Lansing Planning Commission Minutes, March 16, 2022

# DEV-22-026 & 027 Treeline Subdivision



## Legend

- Address Point
- Parcel Number
- Lot Line
- Parcel
- ⋯ City Limit Line
- Major Road
- <all other values>
- 70
- Road
- <all other values>
- PRIVATE
- ⊕ Railroad
- Zoning
- B-1
- B-2
- B-3
- I-1
- I-2
- I-3
- MXD
- PC
- PI
- PR-1
- PR-2
- PR-3
- PUD

## Notes

400.0                      0                      200.00                      400.0 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

# DEV-22-026 & 027 Treeline Subdivision



## Legend

- Address Point
- Parcel Number
- Lot Line
- Parcel
- ⋮ City Limit Line
- Major Road
- <all other values>
- 70
- Road
- <all other values>
- PRIVATE
- + Railroad

## Notes

400.0                      0                      200.00                      400.0 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

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**PRELIMINARY &  
FINAL PLAT APPLICATION**

Leavenworth County Planning and Zoning Department,  
300 Walnut St., Suite 212  
County Courthouse  
Leavenworth, Kansas 66048  
913-684-0465

<b>Office Use Only</b>	
PID: <u>106-14 003.00</u>	
Township: <u>Delaware</u>	
Planning Commission Meeting Date: _____	
Case No. <u>DEV-22-</u>	Date Received/Paid: <u>02.18.2022</u>
Zoning District <u>RR 2.5</u>	
Comprehensive Plan land use designation _____	

APPLICANT/AGENT INFORMATION	OWNER INFORMATION
NAME: <u>Herring Surveying Company</u>	NAME: <u>Sharon K. Colvin</u>
MAILING ADDRESS: <u>315 N. 5th Street</u>	MAILING ADDRESS: <u>724 Mt. Calvary Road</u>
CITY/ST/ZIP: <u>Leavenworth, KS 66048</u>	CITY/ST/ZIP: <u>Lansing, KS 66043</u>
PHONE: <u>913-651-3858</u>	PHONE: <u>N/A</u>
EMAIL: <u>herringsurveying@outlook.com</u>	EMAIL: <u>N/A</u>

**GENERAL INFORMATION**

525.00

Proposed Subdivision Name: TREELINE SUBDIVISION

Address of Property: 724 Mt. Calvary Road

Urban Growth Management Area: N/A

SUBDIVISION INFORMATION		
Gross Acreage: <u>22 AC</u>	Number of Lots: <u>2</u>	Minimum Lot Size: <u>5.7 AC</u>
Maximum Lot Size: <u>16.5</u>	Proposed Zoning: <u>RR-2.5</u>	Density: <u>N/A</u>
Open Space Acreage: <u>N/A</u>	Water District: <u>LanDel</u>	Proposed Sewage: <u>Septic</u>
Fire District: <u>District 1</u>	Electric Provider: <u>Evergy</u>	Natural Gas Provider: <u>Atmos / Propane</u>
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: <u>Local</u> <del>Collector - Arterial - State - Federal</del>	
Is any part of the site designated as Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No if yes, what is the panel number:		
I, the undersigned, am the owner, <u>duly authorized agent</u> , of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a final plat approval as indicated above.		
Signature: <u>Joe Herring - digitally signed 2/17/22</u>	Date: <u>2/17/22</u>	

**ATTACHMENT A**



PRELIMINARY &  
**FINAL PLAT APPLICATION**

Leavenworth County Planning and Zoning Department,  
 300 Walnut St., Suite 212  
 County Courthouse  
 Leavenworth, Kansas 66048  
 913-684-0465

Office Use Only	
PID: <u>106-14 003.00</u>	
Township: <u>Delaware</u>	
Planning Commission Meeting Date: _____	
Case No. <u>DEV-22-</u>	Date Received/Paid: <u>02.18.2022</u>
Zoning District <u>RR 2.5</u>	
Comprehensive Plan land use designation _____	

APPLICANT <b>AGENT</b> INFORMATION	OWNER INFORMATION
NAME: <u>Herring Surveying Company</u>	NAME: <u>Sharon K. Colvin</u>
MAILING ADDRESS: <u>315 N. 5th Street</u>	MAILING ADDRESS <u>724 Mt. Calvary Road</u>
CITY/ST/ZIP: <u>Leavenworth, KS 66048</u>	CITY/ST/ZIP <u>Lansing, KS 66043</u>
PHONE: <u>913-651-3858</u>	PHONE: <u>N/A</u>
EMAIL : <u>herringsurveying@outlook.com</u>	EMAIL <u>N/A</u>

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ATTACHMENT A

# TREELINE SUBDIVISION

A Minor Subdivision in the Southeast Quarter of Section 14, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

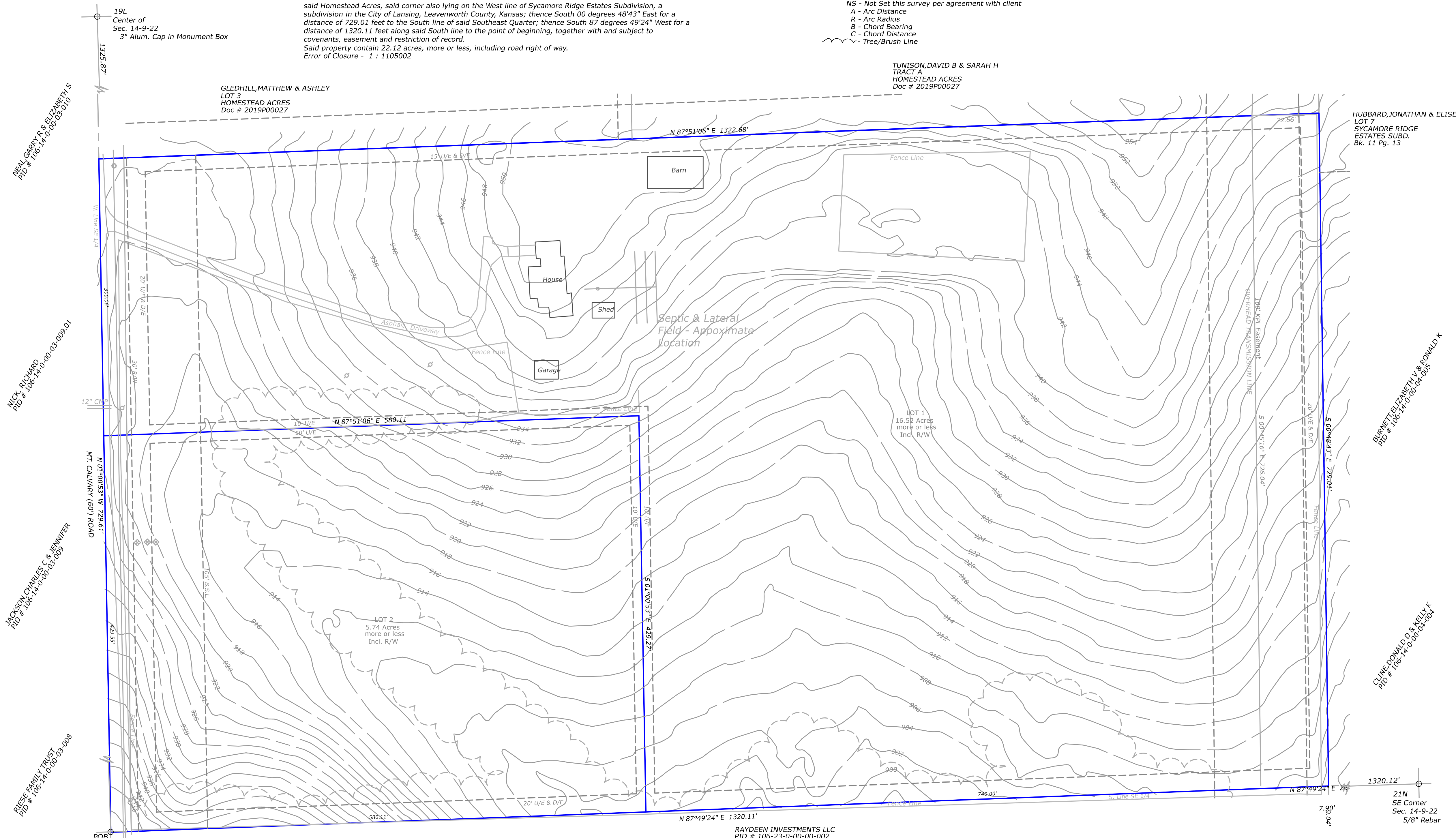
## PRELIMINARY PLAT

PREPARED FOR:  
COLVIN, SHARON K  
724 MT CALVARY RD  
LANSING, KS 66043  
PID # 106-14-0-00-04-003

RECORD DESCRIPTION: Doc#2015R06397  
The South Twenty-Two (22) Acres of the Southwest One-Quarter (1/4) of the Southeast One-Quarter (1/4) of Section Fourteen (14), Township Nine (9), Range Twenty-Two (22), Leavenworth County, Kansas.

**SURVEYOR'S DESCRIPTION:**  
A tract of land in the Southwest Quarter of the Southeast Quarter of Section 14, Township 9 South, Range 22 East of the 6th P.M., as written by Joseph A. Herring PS-1296 on February 10, 2022, more fully described as follows: Beginning at the Southwest corner of said Southeast Quarter; thence North 01 degrees 00'53" West for a distance of 729.61 feet along the West line of said Southeast Quarter to the Southwest corner of Homestead Acres, a subdivision in the City of Lansing, Leavenworth County, Kansas; thence North 87 degrees 51'06" East on the South line of said Homestead Acres for a distance 1322.68 feet to the Southeast corner of said Homestead Acres, said corner also lying on the West line of Sycamore Ridge Estates Subdivision, a subdivision in the City of Lansing, Leavenworth County, Kansas; thence South 00 degrees 48'43" East for a distance of 729.01 feet to the South line of said Southeast Quarter; thence South 87 degrees 49'24" West for a distance of 1320.11 feet along said South line to the point of beginning, together with and subject to covenants, easement and restriction of record.  
Said property contain 22.12 acres, more or less, including road right of way.  
Error of Closure - 1 : 1105002

- LEGEND:**
- - 1/2" Rebar Set with Cap No. 1296
  - - 1/2" Rebar Found, unless otherwise noted.
  - - Concrete Base around Point
  - △ - PK Nail Found in Place
  - ( ) - Record / Deeded Distance
  - U/E - Utility Easement
  - D/E - Drainage Easement
  - B.S.L. - Building Setback Line
  - R/W - Permanent Dedicated Roadway Easement
  - BM - Benchmark
  - NS - Not Set this survey per agreement with client
  - A - Arc Distance
  - R - Arc Radius
  - B - Chord Bearing
  - C - Chord Distance
  - ~ - Tree/Brush Line
  - - Power Pole
  - X - Fence Line
  - OHP - Overhead Power Lines
  - T - Underground Telephone/Fiber Optic Line
  - ⊕ - Gas Valve
  - ⊕ - Water Meter/Valve
  - ⊕ - Telephone Pedestal
  - W - 6" Water Line - location as per district



MT. CALVARY & ELIZABETH S  
PID # 106-14-0-00-03-010

MICK & RICHARD  
PID # 106-14-0-00-03-009-01

JACKSON CHARLES C & BENJAMIN  
PID # 106-14-0-00-03-009

PIECE FAMILY TRUST  
PID # 106-14-0-00-03-008

GLEDHILL, MATTHEW & ASHLEY  
LOT 3  
HOMESTEAD ACRES  
Doc # 2019P00027

TUNISON, DAVID B & SARAH H  
TRACT A  
HOMESTEAD ACRES  
Doc # 2019P00027

HUBBARD, JONATHAN & ELISE  
LOT 7  
SYCAMORE RIDGE  
ESTATES SUBD.  
Bk. 11 Pg. 13

BURWETT, ELIZABETH & RONALD K  
PID # 106-14-0-00-04-005

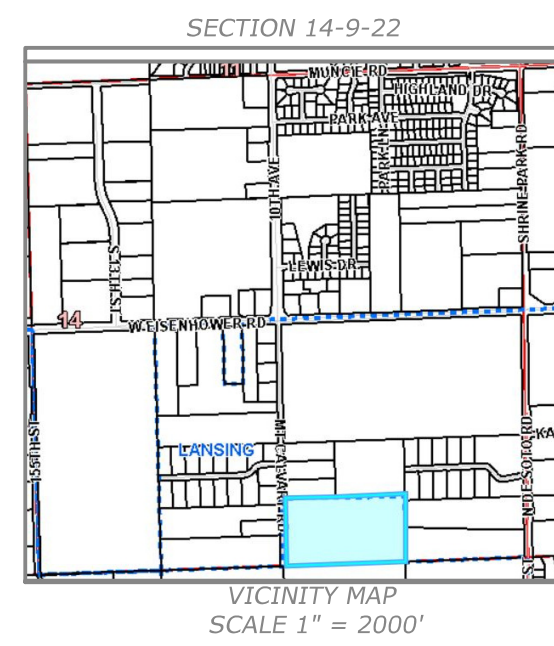
CLINE, DAVID D & KELLY K  
PID # 106-14-0-00-04-004

RAYDEEN INVESTMENTS LLC  
PID # 106-23-0-00-00-002

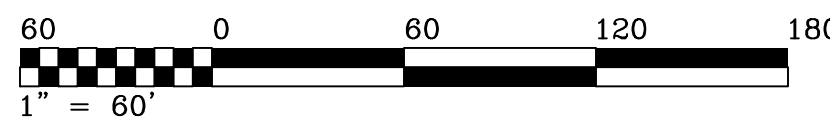
**ZONING:**  
RR 2.5 - Rural Residential 2.5

- NOTES:**
- 1) This survey does not show ownership.
  - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
  - 3) All recorded and measured distances are the same, unless otherwise noted.
  - 4) Error of Closure - See Error of Closure Calculations
  - 5) Basis of Bearing - See Error of Closure Calculations
  - 6) Monument Origin Unknown, unless otherwise noted.
  - 7) Proposed Lots for Residential Use.
  - 8) Road Record - See Survey
  - 9) Benchmark - NAVD83
  - 10) Project Benchmark (BM) - SW COR Section 33 - Elev - 929'
  - 11) Reference Recorded Deed Doc # 2015R06397
  - 12) Utility Companies -  
- Water - LandDel  
- Electric - Evergy  
- Sewer - Septic / Lagoon  
- Gas - Propane / Natural Gas
  - 13) Reference Security 1st Title File Number 2500711 updated December 31, 2021
  - 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0143G dated July 16, 2015
  - 15) Building Setback Lines as shown hereon or noted below  
- All side yard setbacks - 15' (Accessory - 15')  
- All rear yard setbacks - 40' (Accessory - 15')
  - 16) Distances to and of structures, if any, are +- 1'.
  - 17) Easements as per referenced Title Commitment are shown hereon, if any.
  - 18) Fence Lines do not necessarily denote the boundary line for the property.
  - 19) Reference Surveys:  
- HOMESTEAD ACRES - Doc # 2019P00027  
- SYCAMORE RIDGE ESTATES SUBD. Bk. 11 Pg. 13

- RESTRICTIONS:**
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
  - 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
  - 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
  - 4) Lots are subject to current Access Management Policy.
  - 5) No off-plat restrictions.



Scale 1" = 60'



Job # K-21-1522  
February 8, 2022 Rev. 3/10/22

**J. HERRING SURVEYING COMPANY**

315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5361  
Email - survey@eamcash.com

I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of December 2021 thru March 2022 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296

# TREELINE SUBDIVISION

A Minor Subdivision in the Southeast Quarter of Section 14, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

## FINAL PLAT

PREPARED FOR:  
COLVIN, SHARON K  
724 MT CALVARY RD  
LANSING, KS 66043  
PID # 106-14-0-00-04-003

RECORD DESCRIPTION: Doc#2015R06397  
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  - U/E - Utility Easement
  - D/E - Drainage Easement
  - B.S.L. - Building Setback Line
  - R/W - Permanent Dedicated Roadway Easement
  - BM - Benchmark
  - NS - Not Set this survey per agreement with client
  - A - Arc Distance
  - R - Arc Radius
  - B - Chord Bearing
  - C - Chord Distance

### CERTIFICATION AND DEDICATION

The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: TREELINE SUBDIVISION.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E).

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

Streets shown on the accompanying plat and not heretofore dedicated for public use are hereby so dedicated.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

### IN TESTIMONY WHEREOF

We, the undersigned owners of TREELINE SUBDIVISION, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Sharon K. Colvin

### NOTARY CERTIFICATE:

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, a notary public in and for said County and State came Sharon K. Colvin, a single person, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

### NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_ (seal)

### APPROVALS

We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of TREELINE SUBDIVISION this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Secretary Krystal A. Voth  
Chairman Steven Rosenthal

### COUNTY ENGINEER'S APPROVAL:

The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

County Engineer - Mitch Pleak

### COUNTY COMMISSION APPROVAL:

We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of TREELINE SUBDIVISION, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Chairman Michael Smith  
County Clerk Janet Klasinski

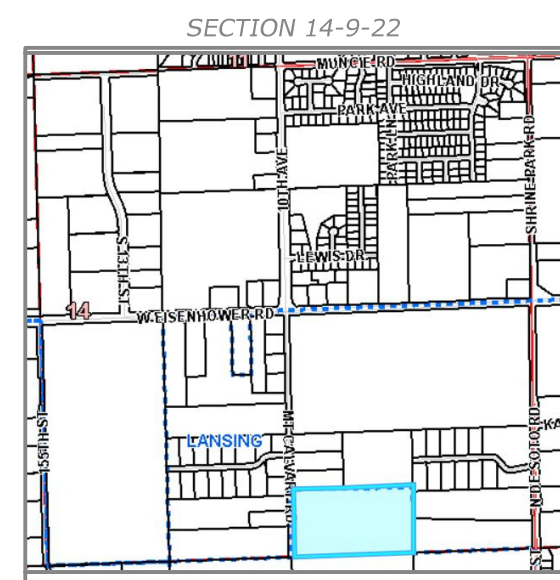
### REGISTER OF DEED CERTIFICATE:

Filed for Record as Document No. \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2022 at \_\_\_\_\_ o'clock \_\_\_\_\_ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Mashburn

I hereby certify this plat meets the requirements of K.S.A. 58-2005. The face of this plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for surveying information only.

LEAVENWORTH COUNTY SURVEY REVIEWER  
Michael J. Bogina, KS PS-1655



VICINITY MAP SCALE 1" = 2000'

### ZONING:

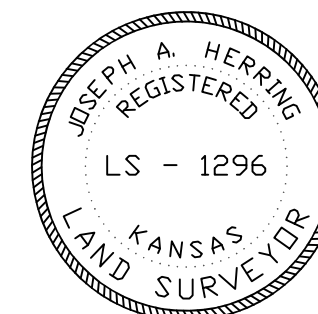
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- 10) Project Benchmark (BM) - SW COR SE 1/4 - Elev - 950'
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  - Water - LandDel
  - Electric - Evergy
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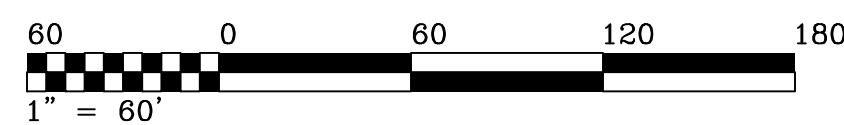


Scale 1" = 60'

Job # K-21-1522  
February 8, 2022 Rev. 3/17/22



315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5361  
Email - survey@herringinc.com





# PLANNING COMMISSION MARCH REGULAR MEETING

Council Chambers, 800 1st Terrace, Lansing, KS 66043  
Wednesday, March 16, 2022 at 7:00 PM

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## MINUTES

**CALL TO ORDER-** The regular January meeting of the Lansing Planning Commission was called to order by Chairman Jake Kowalewski at 7:00 p.m.

**ROLL CALL / QUORUM ANNOUNCEMENT-** In attendance were Chairman Jake Kowalewski, Commissioners Amy Baker, Nancy McDougal, Mike Suozzo, Janette Labee-Holdeman and Jerry Gies. Chairman Kowalewski noted that there was a quorum present.

### OLD BUSINESS-

**1. Approval of Minutes, January 19, 2022, Regular Meeting**

Motion was made by Commissioner Suozzo to approve the minutes as written, seconded by Commissioner McDougal. Motion passed 6-0.

### NEW BUSINESS-

**2. Preliminary Plat Application Case # SDPP-2022-1**

Application submitted by Brian & Lisa Rees, owners of property at 1217 S De Soto Road, and John & Donna Scanlon, owners of property at 1227 S De Soto Road. They are seeking approval of a preliminary plat for the Reeslon Addition subdivision, which will replat an existing unplatted tract (1217 S. De Soto Road) and Lot 1 (1227 S. De Soto Road) of Southern Hills Subdivision Plat 2.

Commissioner McDougal started the discussion by asking where the sewer hookup is. Mr. Schmitz explained where it is, stating that there is already an extension that comes up to the property. It was mentioned that the current homes are not on sewer, they are on septic. But the new home will be required to be on sewer, according to city code. Commissioner Gies asked about the impact of the septic because of the construction of the new lot, to which Mr. Schmitz replied that there was no impact to his knowledge. There was discussion as to who owns certain parcels around/near the property.

Commissioner Gies made a motion to accept the checklist as finding of fact for the preliminary plat, and it was seconded by Commissioner Labee-Holdeman. Motion passed 6-0.

Commissioner Gies made a motion to approve subject to the conditions listed on the staff report and it was seconded by Commissioner Baker. Motion passed 6-0.

**3. Conditional Use Permit Application Case # CUP-2022-1**

Application submitted by Jeremy Stein and Adam Mora, agents for Wendall D Taylor, owner of property at 15915 Eisenhower Road, for a conditional use permit for Outdoor Sales – General to allow for a small auto dealership on the property identified herein. The property is currently zoned as A-1, so a conditional use permit is required to allow for this use.

Public hearing was opened at 7:05 pm.

Adrian Kempton- owner of property across the street from the auto dealership. She had questions about what this would entail, as she did not want to have a busy auto dealership right across from her property.

Jeremy Stein explained that they are just using a small section of the property on the corner of Eisenhower and McIntyre, with a few used vehicles. He stated that there will be a gate and they are not adding any additional lighting.

Jeff Dutton, nearby property owner, just wanted to clarify exactly where everything on the property would be located, including the garage, driveway, etc. Jeremy Stein was able to explain and answer his questions. Mr. Dutton then clarified the length of the conditional use permit as 5 years. Mr. Schmitz stated that the conditional use permit applies to the whole lot, and allows the owner to use it anywhere on the property. It was explained that after 5 years, it would come back to the planning commission for renewal.

The public hearing was closed at 7:10 pm.

Commissioner Suozzo wanted clarification as to how many cars would be there at any given time, to which Mr. Stein replied about twenty cars. Commissioner McDougal then asked how the cars would be unloaded. Mr. Stein explained the location, that they will be unloading them in the gravel area/driveway in front of the building. Commissioner Gies asked why the property was fenced and Mr. Stein stated that the county put it up when they did the reconstruction. And that the plan is to take that portion of the fence down so there is a visual of the building. Commissioner Geis asked about the gravel and if it meets city and state code/commercial zoning. It was explained that the existing gravel that is there would not be expanded.

Commissioner Labee-Holdeman stated that she suggests putting a limit of ten vehicles for the first five years, to see how it goes. Commissioner Gies then asked if the property that was created when the road was relocated become part of the right of way. Mr. Spickelmier then stated that all of their access is through an easement, but there may be a small thin section of the property that is owned by the adjacent property to the East, but it's all within the driveway. Mr. Stein explained where the gravel is as well as the concrete drive and clarified exactly where the vehicles will be located.

Commissioner Labee-Holdeman then asked if we have a sign ordinance, as it would pertain to them putting up a sign, and the location and size of the sign. Mr. Schmitz then pulled up the ordinance for everyone to review. Commissioner Baker then asked Mr. Stein why he chose this location and Mr. Stein stated that it is family property and business.

Commissioner Suazzo made a motion to approve with a maximum of ten vehicles for sale on the property and it was seconded by Commissioner McDougal. Motion passed 5-1 with Commissioner Gies voting nay.

#### **4. Preliminary and Final Plat Treeline Subdivision Case # DEV-22-026 & DEV-22-027**

Leavenworth County received an application from Joseph Herring, Agent for Sharon K. Colvin, Owner, for a preliminary and final plat for 724 Mt. Calvary Rd. This parcel abuts the city limits for Lansing on the West, North, and East sides, and according to Leavenworth County's regulations requires the Planning Commission to provide a recommendation on what should be required for this property as well as whether the City is accepting of it.

Chairman Kowalewski asked why the property owners didn't want to be annexed. Mr. Schmitz then explained that the current property owner does not wish to be annexed, but the parcel that will be created – that owner is willing to voluntarily annex into the City. It was also pointed out that because this property is surrounded on three sides by the City, the platting of this property would allow the City to annex without the property owners consent in the future, but that there is little to no appetite to do that at this time at the Council level as far as Mr. Schmitz knows.

Commissioner Gies made a motion to recommend the county proceed, with the condition that the annexation occur before any structure can be built on the newly created parcel. It was seconded by Commissioner Labbee-Holdeman. Motion passed 6-0.

**NOTICES AND COMMUNICATIONS- None**

**REPORTS: Commission and Staff Members-**

Commissioner Gies inquired about the zoning as well as other information of the mobile home park, and Mr. Schmitz informed him that it is zoned R-5. It was stated that the park has a new owner, and that they are rehabbing it and will follow city code. The attorney of the mobile home park asked for a letter with specific items that they can/cannot do and need to clean up. Mr. Schmitz sent them the letter prior to the new owner purchasing it.

**ADJOURNMENT-** Commissioner McDougal made a motion to adjourn and it was seconded by Commissioner Suozzo. Meeting was adjourned by acclamation at 7:48 pm.

For information on how to view prior meetings, please visit our website at <https://www.lansingks.org>. If you require any special assistance, please notify the Community and Economic Development Director prior to the meeting.

Respectfully submitted,

Melissa Baker, Secretary

Reviewed by,

Matthew R. Schmitz, Community and Economic Development Director

**From:** [Michelle Redford](#)  
**Sent:** Thursday, February 24, 2022 12:59 PM  
**To:** [Gentzler, Joshua](#)  
**Subject:** RE: Review Request - DEV-22-026 & 027 - Prelim & Final Plat Treeline Subdivision

**Notice:** This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Lan-Del Water District does have the capacity to serve this area with water.



[Redacted content]

**From:** [Tyler Rebel](#)  
**Sent:** Thursday, February 24, 2022 11:24 AM  
**To:** [Gentzler, Joshua](#)  
**Subject:** RE: [EXTERNAL]Review Request - DEV-22-026 & 027 - Prelim & Final Plat Treeline Subdivision

---

Internal Use Only

No comments or concerns,

**Tyler Rebel**  
**Distribution Designer**  
**Evergy**  
[tyler.rebel@evergy.com](mailto:tyler.rebel@evergy.com)  
**O:** 913.758.2727  
[evergy.com](http://evergy.com)

---

[REDACTED]

[REDACTED]

---

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



**From:** [Anderson, Lauren](#)  
**Sent:** Thursday, March 17, 2022 1:49 PM  
**To:** [Gentzler, Joshua](#)  
**Cc:** [Noll, Bill](#); 'Mitch Pleak'  
**Subject:** RE: Fw: Treeline Subdivision Review - DEV-22-026 & 027

---

Joshua,

I did a backcheck of the comments provided, all comments have been addressed on the drainage report. PW/Engineering has no additional comments for the Treeline Drainage Report.

Lauren

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[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

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[Redacted]

[Redacted]

# MEMO

**To:** Krystal Voth  
**From:** Chuck Magaha  
**Subject:** Treeline Subdivision  
**Date:** April 8, 2022

Krystal, I have reviewed the preliminary plat of the Treeline Subdivision presented by Sharon Colvin. The subdivision has a fire hydrant in the area to supply this subdivision by Lot 1. I have no further recommendation for this subdivision.

If you have any questions please call me 684-0455.

**\*\*\*Consent Agenda\*\*\*  
Leavenworth County  
Request for Board Action  
Case No. DEV-22-029  
Replat – Jean Marie Addition**

**Date:** April 27 2022  
**To:** Board of County Commissioners  
**From:** Planning & Zoning Staff

**Department Head Review:**     Krystal Voth, Reviewed    

**Additional Reviews as needed:**

**Budget Review  Administrator Review x Legal Review x**

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**Action Requested:** The applicants are requesting a Replat of Lot 1 and Tract A of the Redford Addition to adjust a lot line.

**Analysis:** The applicants are requesting approval of a replat of the Redford Addition to adjust a lot line between Lot 1 and Tract A. The adjustment will follow a natural drainage way and accommodate a drainage area. Lot 1A will be 16.75 acres in size and is a buildable lot. Tract B is approximately 20 acres and due to the majority of the area being in a floodplain, the owners have chosen to label it as non-buildable.

**Recommendation:** The Planning Commission voted 9-0 to recommend approval of Case No.DEV-22-029, Replat of Jean Marie Addition, subject to conditions.

**Alternatives:**

1. Approve Case No. DEV-22-029, Replat of Jean Marie Addition, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-22-029, Replat of Jean Marie Addition with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-22-029, Replat of Jean Marie Addition, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

**Budgetary Impact:**

- X Not Applicable
- Budgeted item with available funds
- Non-Budgeted item with available funds through prioritization
- Non-Budgeted item with additional funds requested

**Total Amount Requested:**  
\$0.00

**Additional Attachments:** Staff Report, Plat, Planning Commission Minutes

**LEAVENWORTH COUNTY  
BOARD OF COUNTY COMMISSIONERS**

CASE NO: DEV-22-029 REPLAT JEAN MARIER

STAFF REPORT

APRIL 27, 2022

REQUEST: **Consent Agenda**

Final Plat

**STAFF REPRESENTATIVE:**  
Krystal A. Voth

**SUBJECT PROPERTY:** 16669 Santa Fe Trail & PID 075-16-0-00-03.017.00

**APPLICANT/APPLICANT AGENT:**  
Andrea Weishaub  
Atlas Surveying  
2300 Hutton Street #108  
Kansas City, KS 66109

**PROPERTY OWNER:**  
Red Forge LLC  
16669 Santa Fe Trail  
Leavenworth, KS 66048

**CONCURRENT APPLICATIONS:**  
NONE

**LEGAL DESCRIPTION:**

Replat of Lots 1 and A, Redford Addition, Leavenworth County, Kansas.

**LAND USE**

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:  
RESIDENTIAL (2.5 Acre Minimum)

SUBDIVISION: N/A

FLOODPLAIN: Yes

**PLANNING COMMISSION RECOMMENDATION: APPROVAL**

**PROPERTY INFORMATION**

**ACTION OPTIONS:**

1. Approve Case No. DEV-22-029, Replat of Jean Marie Addition, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-22-029, Replat of Jean Marie Addition with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-22-029, Replat of Jean Marie Addition, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

**PARCEL SIZE:**

Lot 1A 16.75 Acres, Tract B 19.95 Acres

**PARCEL ID NO:**

075-16-0-00-03.017.00 &  
075-16-0-00-03.018.00

**BUILDINGS:**

EXISTING - 1 HOUSE & 2 BARN

**PROJECT SUMMARY:**

Request for a Replat of Lots 1 and 1A of Redford Addition. The lot line is being adjusted to match the existing natural drainage area.

**ACCESS/STREET:**

Santa Fe Trail a County Arterial

**Location Map:**



**UTILITIES**

SEWER: N/A

FIRE: KICKAPOOTOWNSHIP FIRE

WATER: RWD 2

ELECTRIC: EVERGY

**NOTICE & REVIEW:**

STAFF REVIEW:

N/A

NEWSPAPER NOTIFICATION:

N/A

NOTICE TO SURROUNDING  
PROPERTY OWNERS:

N/A

<b>STANDARDS TO BE CONSIDERED:</b>			
<i>Leavenworth County Zoning and Subdivision Standards</i>		<b>Met</b>	<b>Not Met</b>
35-40	<b>Preliminary Plat Content</b>	X	
40-20	<b>Final Plat Content</b>	X	
41-6	<b>Access Management</b>	X	
41-6.B.a-c.	<b>Entrance Spacing</b>	X	
41-6.C.	<b>Public Road Access Management Standards</b>	X	
43	<b>Cross Access Easements</b>	NA	
50-20	<b>Utility Requirements</b>	X	
50-30	<b>Other Requirements</b>	X	
50-40	<b>Minimum Design Standards</b>	N/A	
50-50	<b>Sensitive Land Development</b>	N/A	
50-60.	<b>Dedication of Reservation of Public Sites and Open Spaces</b>	N/A	

**STAFF COMMENTS:**

The applicants are requesting the adjustment of a lot line within the Redford Addition Subdivision. The subdivision was approved in 2021. The adjustment is in order to accommodate an existing drainage area. The new lot line will follow the natural drainage way. Lot 1A is a buildable lot and is approximately 16.75 acres in size. Tract B is approximately 20 acres. Tract B is almost entirely covered in floodplain and the property owners have chosen to label the tract as non-buildable. All comments have been addressed.

**PROPOSED CONDITIONS:**

1. Building permits shall be required for any new construction.
2. Floodplain permits shall be obtained for any development within the SFHA.
3. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
4. A waiver for the use of private septic systems within this subdivision is granted with this approval.
5. At time of development, fire hydrants shall be required, if necessary infrastructure is available.
6. After approval of this subdivision by the Board of County Commission, all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Department within 30 days.

**ATTACHMENTS:**

**A: Plat**

**B: Approval Letters**

# Summary of Comments on Layout1

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Page: [1] Layout1

---

☰ Number: 1 Author: mjbogina Subject: Typewritten Text Date: 3/14/2022 1:35:56 PM

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Reviewed 2022.03.14. No comments.

## Voth, Krystal

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**From:** Mitch Pleak <mpleak@olsson.com>  
**Sent:** Tuesday, March 15, 2022 3:03 PM  
**To:** Voth, Krystal  
**Cc:** Anderson, Lauren; Noll, Bill; 019-2831  
**Subject:** RE: Jean Marie (Redford Addition Replat)

**Notice:** This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Krystal,  
Lauren and I have reviewed replat with no further comments.

Thanks,

Mitch Pleak

---

**From:** Anderson, Lauren <LAnderson@leavenworthcounty.gov>  
**Sent:** Monday, March 14, 2022 11:03 AM  
**To:** Mitch Pleak <mpleak@olsson.com>; Michael Bogina <mjbogina@olsson.com>  
**Cc:** Noll, Bill <BNoll@leavenworthcounty.gov>  
**Subject:** FW: Jean Marie (Redford Addition Replat)

See attached for review.

Lauren

---

**From:** Voth, Krystal  
**Sent:** Monday, March 14, 2022 10:01 AM  
**To:** Anderson, Lauren <[LAnderson@leavenworthcounty.gov](mailto:LAnderson@leavenworthcounty.gov)>  
**Subject:** Jean Marie

Lauren,

Please see the attached resubmittal for Jean Marie. Thanks!

Respectfully,

**Krystal A. Voth, CFM**  
Director  
Planning & Zoning  
Leavenworth County  
913.684.0461

**\*\*\*Consent Agenda\*\*\*  
Leavenworth County  
Request for Board Action  
Case No. DEV-22-031/032  
Preliminary & Final Plat Hyde Acres**

**Date:** April 27, 2022  
**To:** Board of County Commissioners  
**From:** Planning & Zoning Staff

**Department Head Review:** Krystal Voth, Reviewed

**Additional Reviews as needed:**

**Budget Review**  **Administrator Review**  **Legal Review**

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**Action Requested:** The applicants are requesting a Preliminary and Final Plat for a two lot subdivision. Proposed Lot 1 is approximately 2.5 acres and Lot 2 is approximately 15.71 acres.

**Analysis:** The applicants are requesting approval of a two-lot subdivision for a parcel of land located at 28181 207<sup>th</sup> Street. Proposed Lot 1 is situated in the northeast corner of the property and contains approximately 2.5 acres. Proposed Lot meets the standards set forth in the Leavenworth County Zoning and Subdivision Regulations. The applicant is currently building an accessory structure that will become a single-family house if this application is approved. The applicant will need to obtain the proper permits within 30 days of approval.

Proposed Lot 2 consists of the remaining 15.71 acres of the original parcel. There is an existing home and accessory structures on Lot 2. Lot 2 also meets the standards set forth in the Leavenworth County Zoning and Subdivision Regulations.

**Recommendation:** The Planning Commission voted 9-0 to recommend approval of Case No.DEV-22-031/032, Preliminary and Final Plat for Hyde Acres subject to conditions.

**Alternatives:**

1. Approve Case No. DEV-22-031/032, Preliminary and Final Plat for Hyde Acres, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-22-031/032, Preliminary and Final Plat for Hyde Acres, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-22-031/032, Preliminary and Final Plat for Hyde Acres, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

**Budgetary Impact:**

- Not Applicable
- Budgeted item with available funds
- Non-Budgeted item with available funds through prioritization
- Non-Budgeted item with additional funds requested

**Total Amount Requested:** \$0.00

**Additional Attachments:** Staff Report, Plat, Planning Commission Minutes



**LEAVENWORTH COUNTY  
BOARD OF COUNTY COMMISSIONERS**

CASE NO: DEV-22-031/032

STAFF REPORT

April 27, 2022

REQUEST: **Consent Agenda**

Preliminary/Final Plat

**STAFF REPRESENTATIVE:**

AMY ALLISON  
DEPUTY DIRECTOR

**SUBJECT PROPERTY:** 28181 207<sup>TH</sup> STREET



**APPLICANT/APPLICANT AGENT:**

JOE HERRING  
HERRING SURVEYING

**PROPERTY OWNER:**

ANTHONY & KRISTIN HYDE  
28181 207<sup>TH</sup> STREET  
EASTON, KS 66020

**CONCURRENT APPLICATIONS:**

NONE

**LAND USE**

ZONING: RR-5 & RR-2.5

FUTURE LAND USE DESIGNATION:  
RESIDENTIAL (2.5 Acre Minimum)

**LEGAL DESCRIPTION:**

A tract of land in the East ½ of the Northwest ¼ of Section 10, Township 9, Range 21 East of the 6th P.M., in Leavenworth County Kansas

SUBDIVISION: N/A

FLOODPLAIN: N/A

**PLANNING COMMISSION RECOMMENDATION:** APPROVAL

**PROPERTY INFORMATION**

**ACTION OPTIONS:**

1. Approve Case No. DEV-22-031/032, Preliminary and Final Plat for Hyde Acres, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-22-031/032, Preliminary and Final Plat for Hyde Acres, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-22-031/032, Preliminary and Final Plat for Hyde Acres, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

PARCEL SIZE:

18.23 ACRES

PARCEL ID NO:

112-10-0-00-00-004.00

BUILDINGS:

EXISTING - 1 HOUSE & 3 ACCESSORY  
STRUCTURES  
2<sup>ND</sup> HOUSE IN PROGRESS

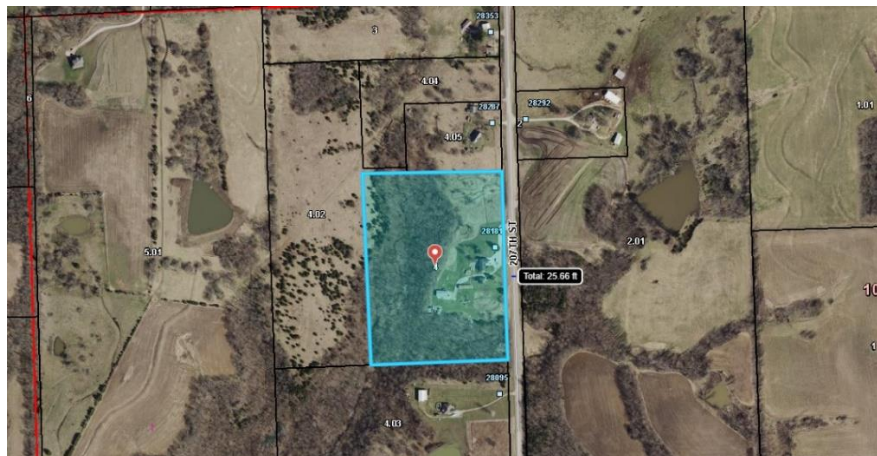
**PROJECT SUMMARY:**

Request for a preliminary and final plat approval to subdivide property located at 28181 207<sup>th</sup> Street (112-10-0-00-00-004.00) as Lot 1-2 of Hyde Acres.

ACCESS/STREET:

207<sup>TH</sup> STREET  
COUNTY ARTERIAL ROAD, PAVED  
SURFACE ± 25'

**Location Map:**



**UTILITIES**

SEWER: PRIVATE SEPTIC SYSTEM

FIRE: DISTRICT 1

WATER: RWD 5

ELECTRIC: FREESTATE

**NOTICE & REVIEW:**

STAFF REVIEW:

N/A

NEWSPAPER NOTIFICATION:

3/23/2022

NOTICE TO SURROUNDING  
PROPERTY OWNERS:

N/A

<b>STANDARDS TO BE CONSIDERED:</b>			
<i>Leavenworth County Zoning and Subdivision Standards: Preliminary Review</i>		<b>Met</b>	<b>Not Met</b>
35-40	<b>Preliminary Plat Content</b>	X	
40-20	<b>Final Plat Content</b>	X	
41-6	<b>Access Management</b>	X	
41-6.B.a-c.	<b>Entrance Spacing</b>	X	
41-6.C.	<b>Public Road Access Management Standards</b>	X	
43	<b>Cross Access Easements</b>	N/A	
50-20	<b>Utility Requirements</b>	X	
50-30	<b>Other Requirements</b>	X	
50-40	<b>Minimum Design Standards</b>	X	
50-50	<b>Sensitive Land Development</b>	N/A	
50-60.	<b>Dedication of Reservation of Public Sites and Open Spaces</b>	N/A	

**STAFF COMMENTS:**

The applicant is proposing to divide an 18+ acre parcel into two lots. The Subdivision is classified as a Class C with all lots lying with the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision. (See condition 3.) Lot 1 would be approximately 2.52 acres in size. The applicant has applied for a building permit to construct an accessory building and if this plat is approved would be turned into a single-family house. Condition 5 will require that the applicant obtain the proper permits and pay all applicable fees for the second home before this plat can be filed. Lot 2 is proposed to be 15.71 acres and will retain the existing house and accessory structures. Both lots will access off the same driveway, where a shared access easement is being created through this plat. Staff is generally in support.

**PROPOSED CONDITIONS:**

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. At time of development, fire hydrants shall be required, if necessary infrastructure is available.
5. All required permits shall be obtained and applicable fees paid for the single-family house on Lot 1.
6. After approval of this subdivision by the Board of County Commission, all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Department within 30 days.

**ATTACHMENTS:**

- A: Application & Narrative
- B: Zoning Maps
- C: Memorandums

**PRELIMINARY &  
FINAL PLAT APPLICATION**

Leavenworth County Planning and Zoning Department,  
300 Walnut St., Suite 212  
County Courthouse  
Leavenworth, Kansas 66048  
913-684-0465

High Prairie  
Freestate RWD 5

18.30 RR 2.5 RR 5.0

Office Use Only	
PID: <u>112-10</u> <u>004.00</u>	
Township: _____	
Planning Commission Meeting Date: _____	
Case No. <u>DEV-22-031</u>	Date Received/Paid: <u>02.24.2022</u>
Zoning District <u>RR 2.5 &amp; 5.0</u>	
Comprehensive Plan land use designation <u>residential</u>	

APPLICANT <u>AGENT</u> INFORMATION	OWNER INFORMATION
NAME: <u>Herring Surveying Company</u>	NAME: <u>Anthony &amp; Kristin Hyde</u>
MAILING ADDRESS: <u>315 N. 5th Street</u>	MAILING ADDRESS <u>28181 207th Street</u>
CITY/ST/ZIP: <u>Leavenworth, KS 66048</u>	CITY/ST/ZIP <u>Easton, KS 66020</u>
PHONE: <u>913-651-3858</u>	PHONE: <u>N/A</u>
EMAIL: <u>herringsurveying@outlook.com</u>	EMAIL <u>N/A</u>

**GENERAL INFORMATION**

Proposed Subdivision Name: Hyde Acres

Address of Property: 28181 207th Street

Urban Growth Management Area: N/A

SUBDIVISION INFORMATION		
Gross Acreage: <u>18.23 AC</u>	Number of Lots: <u>2</u>	Minimum Lot Size: <u>2.52 AC</u>
Maximum Lot Size: <u>15.71</u>	Proposed Zoning: <u>RR 2.5 &amp; RR 5</u>	Density: <u>N/A</u>
Open Space Acreage: <u>N/A</u>	Water District: <u>RWD 5</u>	Proposed Sewage: <u>Septic</u>
Fire District: <u>District 1</u>	Electric Provider: <u>Freestate</u>	Natural Gas Provider: <u>Propane</u>
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: <u>Local - <u>Collector</u> - Arterial - State - Federal</u>	
Is any part of the site designated as Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No if yes, what is the panel number:		
I, the undersigned, am the owner <u>duly authorized agent</u> of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a final plat approval as indicated above.		
Signature: <u>Joe Herring - Digitally signed 2-24-22</u>	Date: <u>2/24/22</u>	

ATTACHMENT A

PRELIMINARY &

**FINAL PLAT APPLICATION**

Leavenworth County Planning and Zoning Department,  
300 Walnut St., Suite 212  
County Courthouse  
Leavenworth, Kansas 66048  
913-684-0465

18.30

Office Use Only	
PID: <u>112-10</u> <u>004.00</u>	
Township: _____	
Planning Commission Meeting Date: _____	
Case No. <u>DEV-22-</u>	Date Received/Paid: <u>02.24.2022</u>
Zoning District _____	
Comprehensive Plan land use designation _____	

APPLICANT/AGENT INFORMATION	OWNER INFORMATION
NAME: <u>Herring Surveying Company</u>	NAME: <u>Anthony &amp; Kristin Hyde</u>
MAILING ADDRESS: <u>315 N. 5th Street</u>	MAILING ADDRESS: <u>28181 207th Street</u>
CITY/ST/ZIP: <u>Leavenworth, KS 66048</u>	CITY/ST/ZIP: <u>Easton, KS 66020</u>
PHONE: <u>913-651-3858</u>	PHONE: <u>N/A</u>
EMAIL: <u>herringsurveying@outlook.com</u>	EMAIL: <u>N/A</u>

**GENERAL INFORMATION**

Proposed Subdivision Name: Hyde Acres

Address of Property: 28181 207th Street

Urban Growth Management Area: N/A

SUBDIVISION INFORMATION		
Gross Acreage: <u>18.23 AC</u>	Number of Lots: <u>2</u>	Minimum Lot Size: <u>2.52 AC</u>
Maximum Lot Size: <u>15.71</u>	Proposed Zoning: <u>RR 2.5 &amp; RR 5</u>	Density: <u>N/A</u>
Open Space Acreage: <u>N/A</u>	Water District: <u>RWD 5</u>	Proposed Sewage: <u>Septic</u>
Fire District: <u>District 1</u>	Electric Provider: <u>Freestate</u>	Natural Gas Provider: <u>Propane</u>
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: <u>Local - <del>Collector</del> Arterial - State - Federal</u>	
Is any part of the site designated as Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No if yes, what is the panel number:		
I, the undersigned, am the owner <u>duly authorized agent</u> of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a final plat approval as indicated above.		
Signature: <u>Joe Herring - Digitally signed 2-24-22</u>		Date: <u>2/24/22</u>

ATTACHMENT A

# HYDE ACRES

A Minor Subdivision in the Northwest Quarter of Section 10, Township 9 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

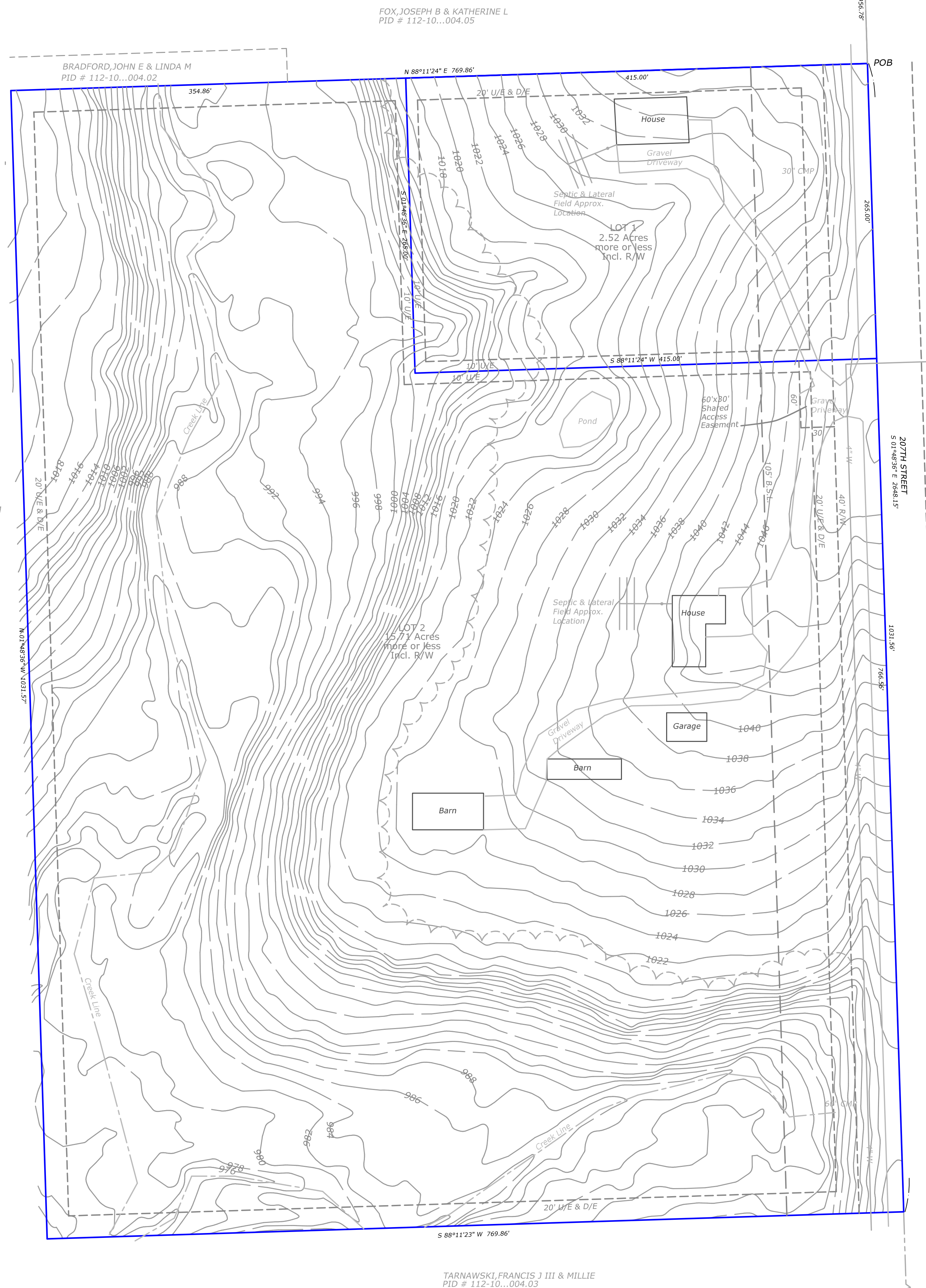
## PRELIMINARY PLAT

PREPARED FOR:  
HYDE, ANTHONY S & KRISTIN A  
28181 207th Street  
Easton, Kansas 66020  
PID # 112-10-0-00-004

**SURVEYOR'S DESCRIPTION:**  
A tract of land in the Northwest Quarter of Section 10, Township 9 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring on January 24, 2022, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 01 degrees 48'36" East for a distance of 956.78 feet along the East line of said Northwest Quarter; thence continuing South 01 degrees 48'36" East for a distance of 1031.56 feet along said East line; thence South 88 degrees 11'23" West for a distance of 769.86 feet; thence North 01 degrees 48'36" West for a distance of 1031.57 feet; thence North 88 degrees 11'24" East for a distance of 769.86 feet to the point of beginning, together with and subject to covenants, easement and restriction of record.  
Said property contain 18.23 acres, more or less, including road right of way.  
Error of Closure - 1 : 574836

- LEGEND:**
- - 1/2" Rebar Set with Cap No. 1296
  - - 1/2" Rebar Found, unless otherwise noted.
  - △ - PK Nail Found in Place
  - ( ) - Record / Deeded Distance
  - U/E - Utility Easement
  - D/E - Drainage Easement
  - B.S.L. - Building Setback Line
  - R/W - Permanent Dedicated Roadway Easement
  - BM - Benchmark
  - NS - Not Set this survey per agreement with client
  - A - Arc Distance
  - R - Arc Radius
  - B - Chord Bearing
  - C - Chord Distance
  - ⊙ - Power Pole
  - X - Fence Line
  - OHP - Overhead Power Lines
  - - Underground Telephone/Fiber Optic Line
  - T - Gas Valve
  - ⊕ - Water Meter/Valve
  - ⊞ - Telephone Pedestal
  - W - Water Line - location as per district
  - ~ - Tree/Brush Line

BRADFORD, JOHN E & LINDA M  
PID # 112-10...004.02



15E  
NE COR NW 1/4  
Sec. 10-9-21  
1 1/2" Axle Found

FOX, JOSEPH B & KATHERINE L  
PID # 112-10...004.05

BRADFORD, JOHN E & LINDA M  
PID # 112-10...004.02

15G  
SE COR NW 1/4  
Sec. 10-9-21  
1/2" Rebar Cap 1296

TARNAWSKI, FRANCIS J III & MILLIE  
PID # 112-10...004.03

TODD, SUSAN M  
PID # 112-10...002.01

### RESTRICTIONS:

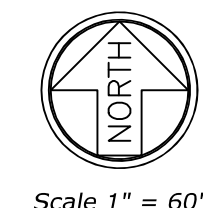
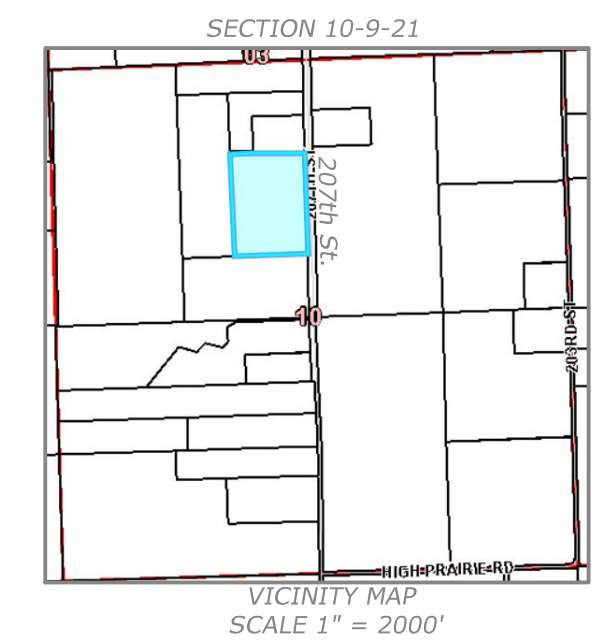
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- 2) An Engineer's Waste Disposal System may be required due to poor soil conditions.
- 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
- 4) Lots are subject to the current Access Management Policy
- 5) No off-plat restrictions.

### ZONING:

RR 2.5 - Rural Residential 2.5 & RR 5 - Rural Residential 5

### NOTES:

- 1) This survey does not show ownership.
- 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
- 3) All recorded and measured distances are the same, unless otherwise noted.
- 4) Error of Closure - See Error of Closure Calculations
- 5) Basis of Bearing - KS SPC North Zone 1501 East line of the Northwest Quarter
- 6) Monument Origin Unknown, unless otherwise noted.
- 7) Proposed Lots for Residential Use.
- 8) Road Record - See Survey
- 9) Benchmark - NAVD88
- 10) Project Benchmark (BM) - NE COR NW 1/4 Section 10 - Elev - 1047'
- 11) Easements, if any, are created hereon or listed in referenced title commitment.
- 12) Reference Recorded Deed Document No. 2013R07666
- 13) Utility Companies -  
- Water - Water District 5  
- Electric - FreeState  
- Sewer - Septic / Lagoon  
- Gas - Propane / Natural Gas
- 14) Reference McCallfree Short Title Company File Number L22-29172 updated February 11, 2022
- 15) Property is not in a Special Flood Hazard Area per FEMA FIRN Map 2010C0225G dated July 15, 2015
- 16) Building Setback Lines as shown hereon or noted below  
- All side yard setbacks - 15' (Accessory - 15')  
- All rear yard setbacks - 40' (Accessory - 15')
- 17) Distances to and of structures, if any, are -- 1'
- 18) Easements as per referenced Title Commitment are shown hereon, if any.
- 19) Fence Lines do not necessarily denote the boundary line for the property.
- 20) Reference Surveys:  
- PIERRON FARMS SUBDIVISION Doc # 2015P00006

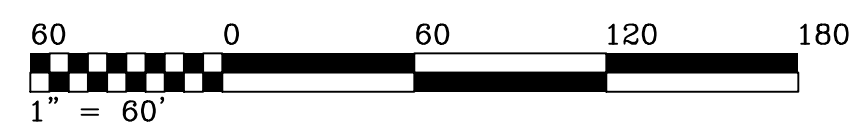


Scale 1" = 60'

Job # K-21-1521  
February 24, 2022 Rev. 3/17/22



315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5361  
Email - survey@herringcash.com



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of January thru February 2022 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296

# HYDE ACRES

A Minor Subdivision in the Northwest Quarter of Section 10, Township 9 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

## FINAL PLAT

PREPARED FOR:  
HYDE, ANTHONY S & KRISTIN A  
28181 207th Street  
Easton, Kansas 66020  
PID # 112-10-0-00-00-004

**SURVEYOR'S DESCRIPTION:**  
A tract of land in the Northwest Quarter of Section 10, Township 9 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring on January 24, 2022, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 01 degrees 48'36" East for a distance of 956.78 feet along the East line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence continuing South 01 degrees 48'36" East for a distance of 1031.56 feet along said East line; thence South 88 degrees 11'23" West for a distance of 769.86 feet; thence North 01 degrees 48'36" West for a distance of 1031.57 feet; thence North 88 degrees 11'24" East for a distance of 769.86 feet to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 18.23 acres, more or less, including road right of way. Error of Closure - 1 : 574836

**CERTIFICATION AND DEDICATION**  
The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: HYDE ACRES.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E).

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

Streets shown on the accompanying plat and not heretofore dedicated for public use are hereby so dedicated.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

An easement to enter and exit under or over the area outlined and designated on this plat as "Shared Access Easement", is hereby granted over Lot 2 for the benefit of Lot 1. Maintenance is to be shared between the owners of said Lots 1 and 2.

IN TESTIMONY WHEREOF,  
We, the undersigned owners of HYDE ACRES, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Anthony S. Hyde  
\_\_\_\_\_  
Kristin A. Hyde

**NOTARY CERTIFICATE:**  
Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, a notary public in and for said County and State came Anthony S. Hyde and Kristin A. Hyde, a married couple, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

**NOTARY PUBLIC**  
My Commission Expires: \_\_\_\_\_ (seal)

**APPROVALS**  
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of HYDE ACRES this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Secretary  
Krystal A. Voth  
\_\_\_\_\_  
Chairman  
Steven Rosenthal

**COUNTY ENGINEER'S APPROVAL:**  
The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

\_\_\_\_\_  
County Engineer - Mitch Pleak

**COUNTY COMMISSION APPROVAL:**  
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of HYDE ACRES this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

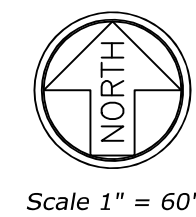
\_\_\_\_\_  
Chairman  
Michael Smith  
\_\_\_\_\_  
County Clerk  
Attest: Janet Klasinski

**REGISTER OF DEED CERTIFICATE:**  
Filed for Record as Document No. \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2022 at \_\_\_\_\_ o'clock \_\_\_ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

\_\_\_\_\_  
Register of Deeds - TerriLois G. Mashburn

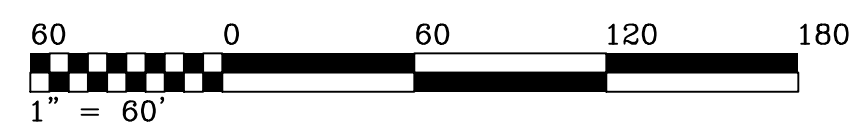
I hereby certify that this plat meets the requirements of K.S.A. 58-2005. The face of this plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

\_\_\_\_\_  
Michael J. Bogina, KS PS-1655  
Leavenworth County Survey Reviewer



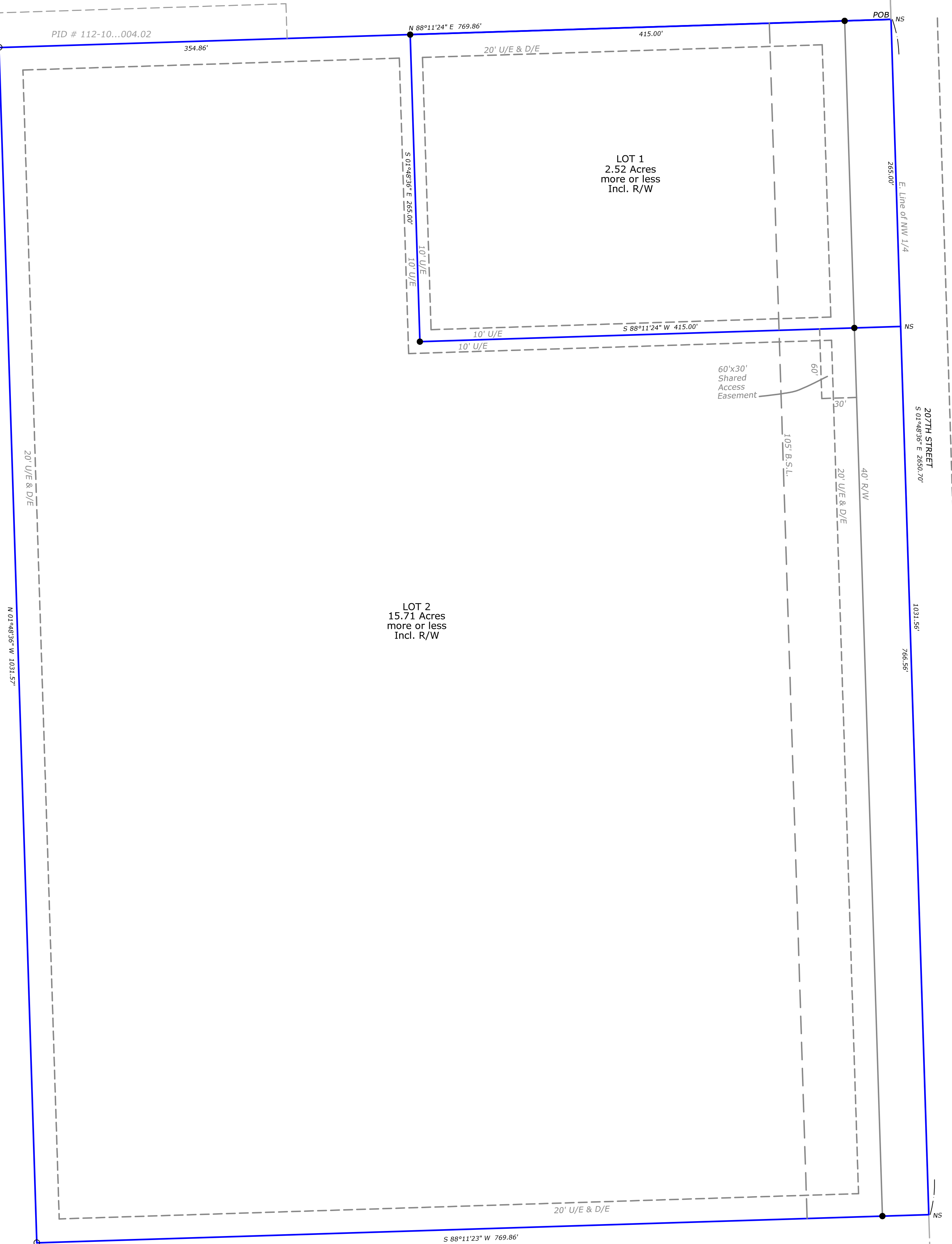
Scale 1" = 60'

Job # K-21-1521  
February 24, 2022 Rev. 3/21/22  
**J. HERRING, INC. (dba)**  
**LAND SURVEYING & COMPANY**  
315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5361  
Email - survey@jeanash.com



PID # 112-10...004.05

PID # 112-10...004.02



LOT 2  
15.71 Acres  
more or less  
Incl. R/W

PID # 112-10...004.03

15E  
NE COR NW 1/4  
Sec. 10-9-21  
1 1/2" Axle Found

15G  
SE COR NW 1/4  
Sec. 10-9-21  
1/2" Rebar Cap LS-1296

### RESTRICTIONS:

- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
- 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
- 4) Lots are subject to the current Access Management Policy
- 5) No off-plat restrictions.

### ZONING:

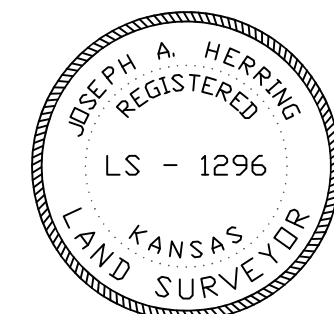
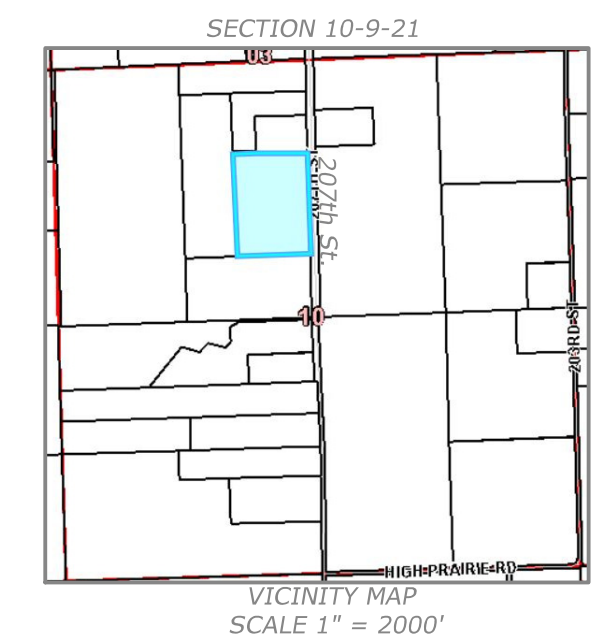
RR 2.5 - Rural Residential 2.5 & RR 5 - Rural Residential 5

### NOTES:

- 1) This survey does not show ownership.
- 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
- 3) All recorded and measured distances are the same, unless otherwise noted.
- 4) Error of Closure - See Error of Closure Calculations
- 5) Basis of Bearing - KS SPC North Zone 1501 East line of the Northwest Quarter
- 6) Monument Origin Unknown, unless otherwise noted.
- 7) Proposed Lots for Residential Use.
- 8) Road Record - See Survey
- 9) Benchmark - NAVD88
- 10) Project Benchmark (BM) - NE COR NW 1/4 Section 10 - Elev - 1047'
- 11) Easements, if any, are created hereon or listed in referenced title commitment.
- 12) Reference Recorded Deed Document No. 2013R07666
- 13) Utility Companies -
  - Water - Water District 5
  - Electric - FreeState
  - Sewer - Septic / Lagoon
  - Gas - Propane / Natural Gas
- 14) Reference McCaffree Short Title Company File Number L22-29172 updated February 11, 2022
- 15) Property is not in a Special Flood Hazard Area per FEMA FIRW Map 2010C0225G dated July 15, 2015
- 16) Building Setback Lines as shown hereon or noted below
  - All side yard setbacks - 15' (Accessory - 15')
  - All rear yard setbacks - 40' (Accessory - 15')
- 17) Distances to and of structures, if any, are +- 1'.
- 18) Easements as per referenced Title Commitment are shown hereon, if any.
- 19) Fence Lines do not necessarily denote the boundary line for the property.
- 20) Reference Surveys:
  - PIERRON FARMS SUBDIVISION Doc # 2015P00006

### LEGEND:

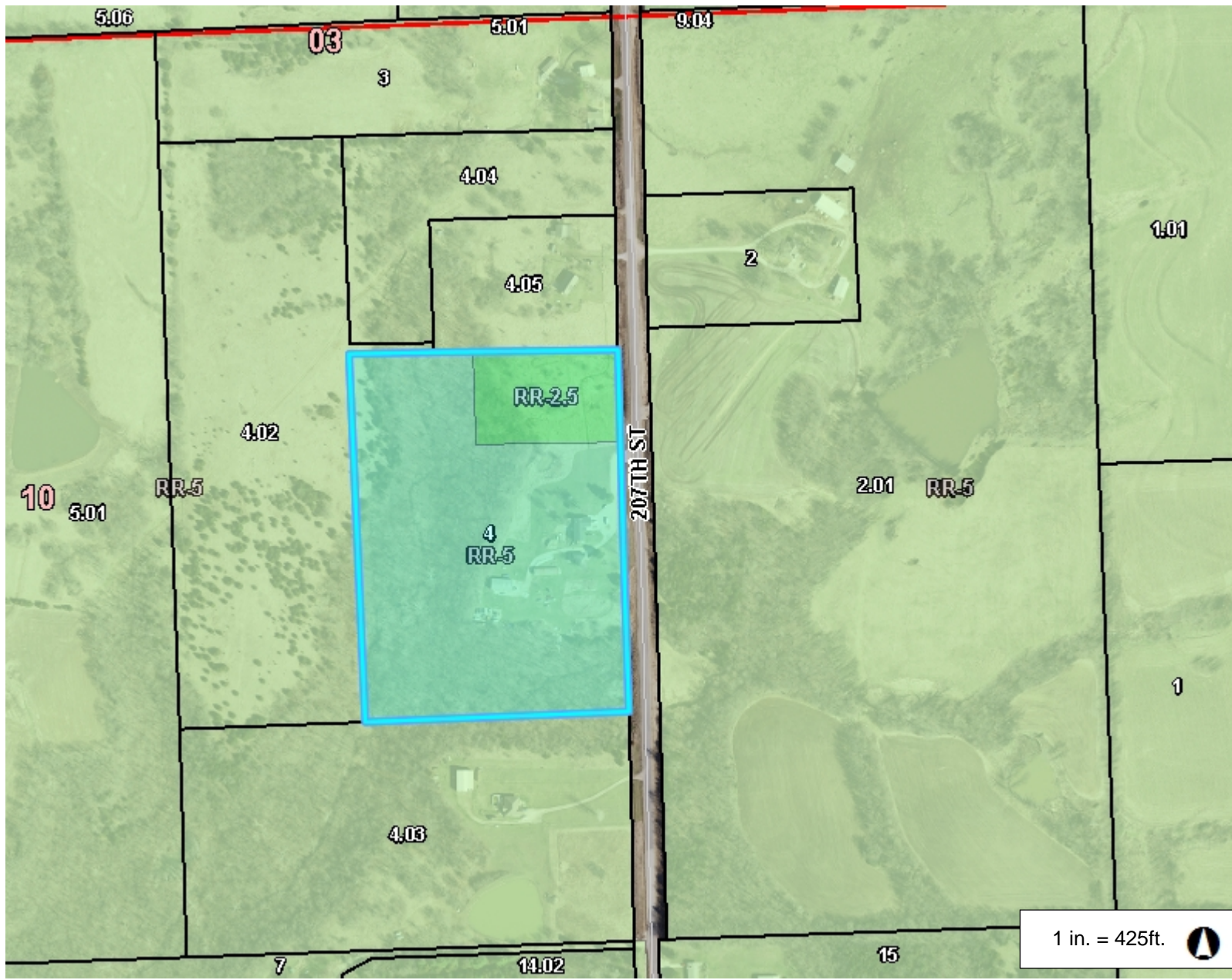
- - 1/2" Rebar Set with Cap No. 1296
- - 1/2" Rebar Found, unless otherwise noted.
- △ - PK Nail Found in Place
- ( ) - Record / Deeded Distance
- U/E - Utility Easement
- D/E - Drainage Easement
- B.S.L. - Building Setback Line
- R/W - Permanent Dedicated Roadway Easement
- BM - Benchmark
- NS - Not Set this survey per agreement with client
- A - Arc Distance
- R - Arc Radius
- B - Chord Bearing
- C - Chord Distance



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of January thru February 2022 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296

# DEV-22-031/032 Hyde Acres



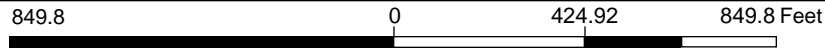
### Legend

- Parcel Number
- Parcel
- City Limit Line
- Major Road
  - <all other values>
  - 70
- Road
  - <all other values>
  - PRIVATE
- Railroad
- Section
- Section Boundaries
- County Boundary
- Zoning
  - B-1
  - B-2
  - B-3
  - I-1
  - I-2
  - I-3
  - MXD
  - PC
  - PI
  - PR-1
  - PR-2
  - PR-3

### Notes

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



1 in. = 425ft.

## Allison, Amy

---

**From:** Voth, Krystal  
**Sent:** Monday, March 21, 2022 2:31 PM  
**To:** Allison, Amy  
**Subject:** FW: Hyde Acres PP & FP

---

**From:** Mitch Pleak <mpleak@olsson.com>  
**Sent:** Monday, March 21, 2022 2:18 PM  
**To:** Voth, Krystal <KVoth@leavenworthcounty.gov>  
**Cc:** Noll, Bill <BNoll@leavenworthcounty.gov>; Anderson, Lauren <LAnderson@leavenworthcounty.gov>; 019-2831 <019-2831@olsson.com>  
**Subject:** RE: Hyde Acres PP & FP

*Notice:* This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Krystal,  
Lauren and I have reviewed the revised PP and FP with no further comments.  
Thanks,  
Mitch

---

**From:** Anderson, Lauren <[LAnderson@leavenworthcounty.gov](mailto:LAnderson@leavenworthcounty.gov)>  
**Sent:** Thursday, March 17, 2022 3:32 PM  
**To:** Mitch Pleak <[mpleak@olsson.com](mailto:mpleak@olsson.com)>; Michael Bogina <[mjbogina@olsson.com](mailto:mjbogina@olsson.com)>  
**Cc:** Noll, Bill <[BNoll@leavenworthcounty.gov](mailto:BNoll@leavenworthcounty.gov)>  
**Subject:** FW: Hyde Acres PP & FP

Please see attached for review.

---

**From:** Voth, Krystal <[KVoth@leavenworthcounty.gov](mailto:KVoth@leavenworthcounty.gov)>  
**Sent:** Thursday, March 17, 2022 3:11 PM  
**To:** Anderson, Lauren <[LAnderson@leavenworthcounty.gov](mailto:LAnderson@leavenworthcounty.gov)>  
**Cc:** Allison, Amy <[AAllison@leavenworthcounty.gov](mailto:AAllison@leavenworthcounty.gov)>  
**Subject:** Hyde Acres PP & FP

Lauren,

Good afternoon. Please see the updated FP and PP from Joe for Hyde Acres. I'm sending this on behalf of Amy. As always, if you have any questions, please let us know. Thanks and have a great day!

Respectfully,

**Krystal A. Voth, CFM**  
Director  
Planning & Zoning  
Leavenworth County  
913.684.0461





# Summary of Comments on HYDE ACRES FINAL 24x36LS

---

Page: 1

---

☰ Number: 1 Author: mjbogina Subject: Typewritten Text Date: 3/21/2022 4:39:08 PM

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Reviewed 2022.03.21. No comments.

## Allison, Amy

---

**From:** Tim Goetz <tmgoetz@stjoewireless.com>  
**Sent:** Friday, March 4, 2022 3:52 PM  
**To:** Allison, Amy  
**Subject:** RE: DEV-22-031 & 032 Preliminary and Final Plat – Hyde Acres

**Notice:** This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Levi Riddle has applied and has been approved for water service from RWD 5.

---

**From:** "Allison, Amy" <AAllison@leavenworthcounty.gov>  
**Sent:** 3/4/22 3:23 PM  
**To:** "Anderson, Lauren" <LAnderson@leavenworthcounty.gov>, "Magaha, Chuck" <cmagaha@lvsheriff.org>, "Miller, Jamie" <JMiller@leavenworthcounty.gov>, "Patzwald, Joshua" <jpatzwald@lvsheriff.org>, "Van Parys, David" <DVanParys@leavenworthcounty.gov>, "Firedistrict1@fd1lv.org" <Firedistrict1@fd1lv.org>, "amanda.holloway@freestate.coop" <amanda.holloway@freestate.coop>, "tmgoetz@stjoewireless.com" <tmgoetz@stjoewireless.com>  
**Cc:** PZ <PZ@leavenworthcounty.gov>  
**Subject:** RE: DEV-22-031 & 032 Preliminary and Final Plat – Hyde Acres

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for 2-lot subdivision at 28181 207th Street.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Friday, March 11, 2022.

If you have any questions or need additional information, please contact me at (913) 684-0465 or at Aallison@LeavenworthCounty.org.

Thank you,

Amy Allison, AICP

Deputy Director

Planning & Zoning

## Allison, Amy

---

**From:** Amanda Tarwater <amanda.tarwater@freestate.coop>  
**Sent:** Friday, March 4, 2022 3:33 PM  
**To:** Allison, Amy  
**Subject:** Re: DEV-22-031 & 032 Preliminary and Final Plat – Hyde Acres

**Notice:** This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

FreeState Electric has no objection to this request.

Thank you,

**Amanda Tarwater**  
Member Accounts Coordinator



1-800-794-1989 | [www.freestate.coop](http://www.freestate.coop)

---

**From:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Date:** Friday, March 4, 2022 at 3:27 PM  
**To:** Anderson, Lauren <LAnderson@leavenworthcounty.gov>, Magaha, Chuck <cmagaha@lvsheriff.org>, Miller, Jamie <JMiller@leavenworthcounty.gov>, Patzwald, Joshua <jpatzwald@lvsheriff.org>, Van Parys, David <DVanParys@leavenworthcounty.gov>, 'Firedistrict1@fd1lv.org' <Firedistrict1@fd1lv.org>, Amanda Tarwater <amanda.tarwater@freestate.coop>, 'tmgoetz@stjoewireless.com' <tmgoetz@stjoewireless.com>  
**Cc:** PZ <PZ@leavenworthcounty.gov>  
**Subject:** RE: DEV-22-031 & 032 Preliminary and Final Plat – Hyde Acres

---

**Warning:** This message originated outside of the FEC organization. Do not click links or open attachments unless you have validated the sender and know the content is safe. <="" span="">

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Good Afternoon,

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The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Friday, March 11, 2022.

If you have any questions or need additional information, please contact me at (913) 684-0465 or at [Aallison@LeavenworthCounty.org](mailto:Aallison@LeavenworthCounty.org).

Thank you,

# Leavenworth County Request for Board Action

**Date:** April 27th, 2022

**To:** Board of County Commissioners

**From:** Community Corrections

**Department Head Approval:** Jamie VanHouten, Director

**Additional Reviews as needed:**

**Budget Review**  **Administrator Review**  **Legal Review**

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**A. Action Requested:** Approve applications for FY23 Adult and Juvenile Comprehensive Plans

**Recommendation:** Approve applications for both KDOC Grant Funds.

**Analysis:** Although the governor has now officially signed the bill providing Community Corrections with an additional \$11 million in funding for salaries in FY23. The governor also approved an additional \$841,113 in funding for CC last week. This equates to an additional 5% to offset raises given to state employees which would have created disparities between Court Services and Community Corrections officers. Per KDOC, the FY23 grants before you now were budgeted with our FY22 allocations, as if we were not receiving more than a 4% raise. To that end, we expect to come back in front of you with budget revisions when we are given our true FY23 allocation amounts that include our districts portion of the \$11.8 million in funding.

**Alternatives:** N/A

**Budgetary Impact:**

- Not Applicable
- Budgeted item with available funds
- Non-Budgeted item with available funds through prioritization
- Non-Budgeted item with additional funds requested

**Total Amount Requested:** N/A

**Additional Attachments:** Completed Applications

**\*\*\*Hearing Required\*\*\*  
Leavenworth County  
Request for Board Action  
Case No. DEV-22-036  
Temporary Special Event Permit for Avila Charro**

**Date:** April 27, 2022  
**To:** Board of County Commissioners  
**From:** Planning & Zoning Staff

**Department Head Review:** Krystal Voth, Reviewed

**Additional Reviews as needed:**

**Budget Review**  **Administrator Review**  **Legal Review**

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**Action Requested:** Approve a request for a TSUP for a rodeo (Charro) located at 00000 Cantrell Road, Linwood, KS 66052.

**Analysis:** The applicants are requesting a Temporary Special Event Permit for a single rodeo event. The event is estimated to have 400 attendees, not including up to 12 staff members and 15 team members. The event is scheduled for May 7, 2022 from 10:00 AM to 8:00 PM. The applicant is proposing to hold all activities outside in an existing rodeo arena. The applicant has indicated that a food truck will be on-site with areas for eating, as well as band and dancing area. The applicant intends to lease portable restrooms for this event, which will be moved on-site before the event and removed by May 9, 2022. The applicant has indicated on their site plan that parking for the team truck and trailers will be in the southeast corner of the property and parking for attendees will be in southwest. Overflow parking will be located to the north of the rodeo arena.

The application has been reviewed by the County and has no outstanding questions or comments on the application.

**Recommendation:** Staff recommends approval of Case No. DEV-22-036, Temporary Special Use Permit for a public rodeo, subject to the following conditions:

1. The hours of operation shall be limited to May 7, 2022 from 9 AM to 8:15 PM.
2. The TSUP shall be valid on May 7, 2022.
3. The applicant shall adhere to the following memorandums:
  - a. Chuck Magaha, Emergency Management – April 5, 2022
4. There shall be no on-street parking allowed.
5. Traffic shall not queue onto the public road network when entering the site.
6. Lighting generated from the event shall be limited 0.00 foot-candles as measured at the property line.
7. Noise generated from an event held at this facility including, but not limited to: live music, DJ, and noise from guests shall be limited to 60 decibels at the property line. No amplifiers will be permitted for the live music band.
8. The applicant shall provide a certificate of general liability insurance in the amount of \$1,000,000 and shall indicate Leavenworth County as the certificate holder prior to commencement of activities on the site.
9. No extension cords may cross driveways or drive aisles.
10. All garbage and animal waste must be removed from the property and disposed of in accordance with local and state requirements within 2 business days of the event.

11. All portable restrooms must be maintained in a professional manner and removed from the property within 2 business days of the event.
12. The TSUP shall be limited to the Narrative dated March 7, 2022; March 24, 2022; April 8, 2022; and April 18, 2022 submitted with this application.
13. This TSUP shall comply with all local, state, and federal rules and regulations that may be applicable.

**Alternatives:**

1. Deny Case No. DEV-22-036, Temporary Special Use Permit for Avila Charro, with Findings of Fact.

**Budgetary Impact:**

- Not Applicable
- Budgeted item with available funds
- Non-Budgeted item with available funds through prioritization
- Non-Budgeted item with additional funds requested

**Total Amount Requested:**

\$0.00


**Additional Attachments:** Aerial, Application, Internal Memorandums

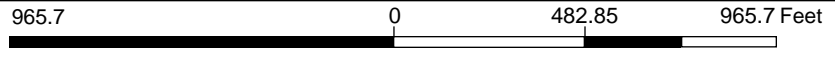
# DEV-22-036 Avila Charro



## Legend

- Parcel Number
- Parcel
- City Limit Line
- Major Road
  - <all other values>
  - 70
- Road
  - <all other values>
  - PRIVATE
- +
- Railroad
- Section
- Section Boundaries
- County Boundary

1 in. = 483ft. 



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

## Notes



029

232-03 041.03

APPLICANT INFORMATION

Applicant: Oscar Avila  
 Authorized Agent: \_\_\_\_\_  
 Mailing Address: 18411 Linwood rd Linwood KS 66052  
 Company or Group: \_\_\_\_\_  
 Phone Number: 93-208 9900  
 Email Address: OscarCrews@gmail.com

EVENT INFORMATION - ALL property owners must be listed on this form.

Record Owner of Property: Oscar Avila 00000 Centzll Rd  
 Location: ~~18411 Linwood rd Linwood, KS 66052~~  
 Type of Event or Use: CHARLES EVENT  
 Date of Event or Use: 4-24-22  
 Hours of Operation: 12 pm to 8 pm

Event Type (circle one):

- Type 1. Fund-raising or non-commercial events for nonprofit religious, educational, or community service organizations; including any on-site signs and structures used in conjunction with the event.
- Type 2. Fund-raising or non-commercial events for for-profit organizations: including any on-site signs and structures used in conjunction with the event
- Type 3. Fireworks stands either non-profit or for-profit: including any on-site signs and structures used in conjunction with the event.
- Type 4. Public or private events intended primarily for entertainment or amusement, such as concerts, festivals, carnivals, circuses or parades, or as temporary "one-time" activities of a generally short durations, particularly such activities as "locational" work by film companies.
- Type 5. The temporary placement of a laydown yard, portable asphalt or concrete plant and attendant materials and equipment during construction work on any public road or public infrastructure. All other temporary uses that are similar to the listed uses in function, traffic-generating capacity, and effects on other land uses.

Operating Budget?  Yes  No      Percent of proceeds to charity: 0 %  
 Number of Guests: 200      Sheriff Approval:  Yes  No  N/A  
 Number of Parking Spaces: 100      Number of Vehicles: \_\_\_\_\_  
 Number of Employees/Staff: 6

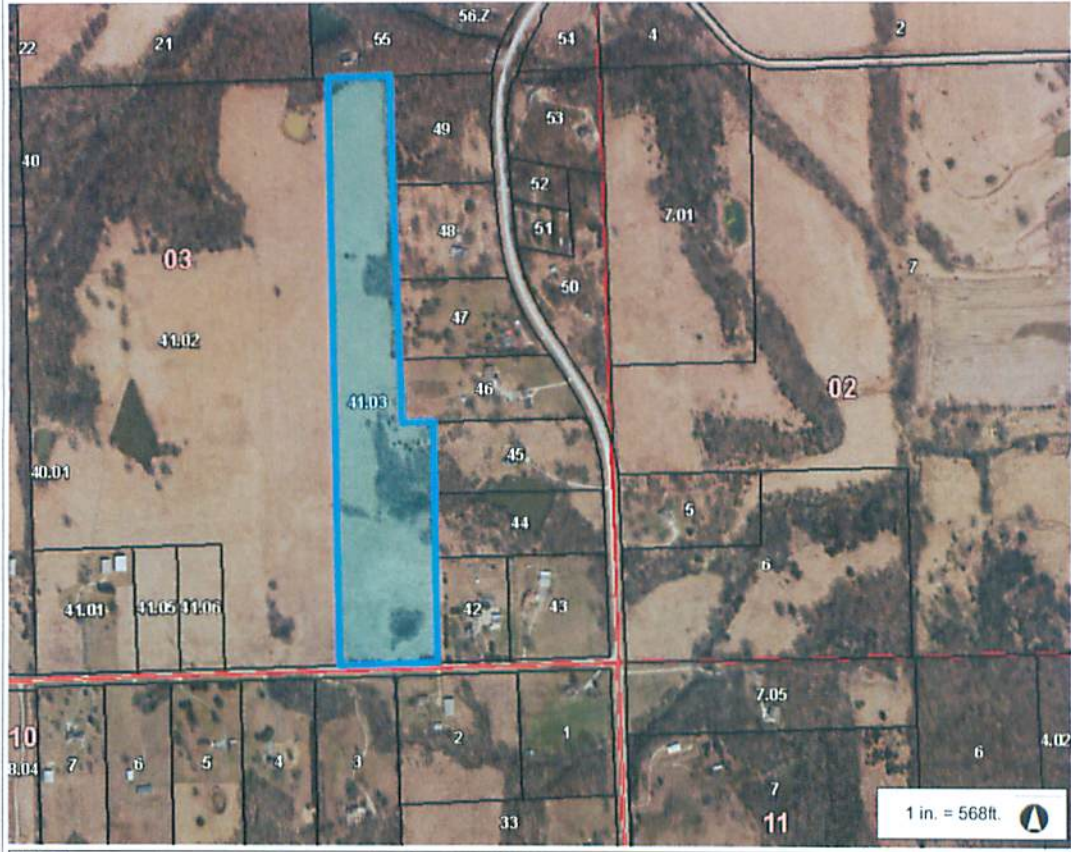
I (We), realize that this application cannot be processed unless it is completely filled in, submitted with all relevant and/or requested documentation and accompanied by the appropriate fee.

Oscar Avila  
 \_\_\_\_\_  
 Property Owner printed name  
[Signature]  
 \_\_\_\_\_  
 Signature of Property Owner  
 (if different from applicant)

\_\_\_\_\_  
 Applicant / Authorized Agent printed name  
 \_\_\_\_\_  
 Signature of Applicant / Authorized Agent

ATTACHMENT A

# Leavenworth County, KS



**Legend**

- Parcel Number
- Parcel
- City Limit Line
- Major Road
- Minor Road
- Road
- PRIVATE
- Railroad
- Section
- Section Boundaries
- County Boundary



1 in. = 568ft.

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

**Notes**

March 3, 2022

Oscar Avila Huerta  
18411 Linwood Ave  
Linwood, KS 66052  
[oscarscrew@gmail.com](mailto:oscarscrew@gmail.com)  
913-208- 9900

To whom it may concern,

My name is Oscar Avila Huerta and I am a fairly new resident of Bonner Springs. It is with great pleasure I write to your organization about a subject that is of great pride and importance to me and my family. I am building an arena near Cantrell St in Bonner Springs. My family and I moved out of Kansas City to find peace and tranquility of country living. The city is usually stressful and full of the normalities of hustle and bustle. We chose Leavenworth County and fell in love with it immediately. We love everything about the area, from the community to the schools and the nature that Kansas represents.

As we began to settle in and make this our true home, we noticed a large part of the community is involved with various western and equestrian activities. We noticed similarities with our own culture and the area where I grew up. This was yet another reason we fell in love this town. As we began getting more and more involved with these activities, we felt it would be beneficial to the community to bring a piece of our own culture and customs. I am certain if we bring a bit of our culture to the community of Bonner Springs it will most certainly unite the lovely people of this town.

There is a small, but growing, Latino community that needs a space to enjoy our customs. Customs that are so similar to the ones we have seen in Bonner Springs. My vision is to have a space for our young community to participate and experience, not only your western culture, but our charro culture. A charro is a Mexican Cowboy. With this idea in mind, I have begun building an area I would like to call Lienzo Charro San Juditas Open Arena. My idea is to have this be a family oriented arena. I want the entire community to enjoy the activities offered. We plan on having team roping, barrel racing, steer roping and other events pertaining to the Charro Culture.

My plan is to have events during the daytime and perhaps a select few in the evening. The events will include authentic Mexican foods, such as our famous tacos and traditional carnival fair foods. For example, corn dogs, funnel cakes, turkey legs and cotton candy.

It is with great honor to have been given the opportunity to present my ideas and I do hope the information provided will help in deciding the future of my idea. I and my family look forward to hearing from you.

Sincerely

A handwritten signature in black ink, appearing to be 'A' with a long horizontal stroke extending to the right.

Oscar Avila Huerta

PROPOSED SPECIAL USE PERMIT INFORMATION

Name of Business Lienzo Charro San Seditas Open Arena

Existing and Proposed Structures \_\_\_\_\_

Number of structures used for Special Use Permit \_\_\_\_\_

Will the use require parking?  Yes  No How many parking spaces are proposed/available? 8 ACRES

Is the proposed use seasonal?  Yes  No  
If yes, what months will the use be active? APRIL through OCT.  
Month Month

Reason for requesting a Special Use Permit: WESTERN, EQUESTRIAN AND CHARRO EVENTS

**Estimated Traffic**

*In this section, you are determining the impact your proposed use will have on the county roadways. A vehicle visiting your site is to be considered two trips because the visitor/employee/user will use the roadways twice. If you are planning to expand the use that may generate additional traffic during the duration of the permit, provide the traffic generation for the full expansion.*

How many total Passenger vehicle trips (both entering and exiting) will be generated by the Special Use Permit?  
Daily \_\_\_\_\_ Weekly \_\_\_\_\_ Monthly 200 PER EVENT

If applicable, how many total Commercial (delivery, heavy trucks, equipment, etc.) vehicle trips (both entering and exiting) will be generated by the Special Use Permit?  
Daily \_\_\_\_\_ Weekly \_\_\_\_\_ Monthly 2 PER EVENT

If applicable, describe Seasonal trips not accounted for above: What type (Passenger and Commercial) vehicle trips, how many trips per vehicle type in the seasonal timeframe, and describe the seasonal time frame (months, weeks, or days in a calendar year.

Passenger: Months \_\_\_\_\_ Weeks \_\_\_\_\_ Days \_\_\_\_\_

Commercial: Months \_\_\_\_\_ Weeks \_\_\_\_\_ Days \_\_\_\_\_

When are trips to the site expected to occur (i.e. throughout the day, limited certain hours, etc.)? If applicable, separate occurrences by vehicle type (Passenger, Commercial, Seasonal Passenger, and Seasonal Commercial):

PASSANGER VEHICLES will ARRIVE AROUND 3pm and LEAVE AT 9pm  
COMMERCIAL VEHICLES will ARRIVE AROUND 1pm and LEAVE AT 8pm

What is the anticipated route(s) from the nearest State Highway to the Site? 158th & CANTRELL

**Special Use Permit Renewal**

Describe any change to operations since the SUP was last issued including traffic trips compared to this SUP:

\_\_\_\_\_  
\_\_\_\_\_

Have you added any buildings since the SUP was last issued?  Yes  No Any parking?  Yes  No

ATTACHMENT B

## NARRATIVE FOR TSUP FOR CHARRO EVENT 04/23/2022

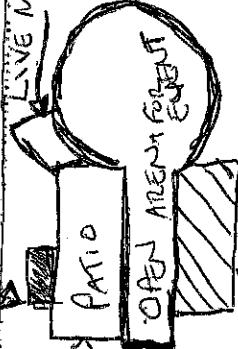
- Charro event competition with a minimum of 6 teams and a maximum of 9 teams from different parts of Kansas.
- We are expecting around 400 people
- Judges would bring judges from Mexico
- It will be a family and community event
- The hours of the event would be from 10am to 8pm
- The event would be hosted by family and friends including the local charro team (herencia Charra) as the host team
- We would not have any sings
- We would rent 5 portal restrooms
- We are going to have lights that work with a generator
- We would have a live music band that will not require an amplifier
- The judges will be the one with microphone
- We would have a designated area for trailers (we are expecting around 30 trucks with trailers)
- We would have a designated area for cars (we are expecting a maximum of 250 personal vehicles)
- In case of severe weather or rain the event would get postpone to later day or canceled.
- In case of any emergency 911 would be called
- We would designate a emergency exit of land for any reason needed.
- This is a 1-day event and we will not allow any of the teams to camp on premises.
-

55th St

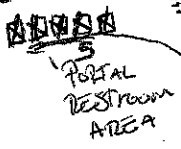
EXTRA PARKING FOR CARS (only if needed)

LIVE MUSIC DECK

VEHICLE TRACK



PATIO FOR VIEWING EVENT



TRAILER PARKING LOT  
NOT TO CAMP OVERNIGHT  
GRAVEL ENTRANCE WAY

CAR PARKING  
(Not trailers with horses allowed)

EMERGENCY EXIT

Centrell Rd

Centrell Rd

Centrell Rd

ENTRANCE

## Narrative For Special Use Permit

### Lienzo Charro San Juditas Open Arena

We are building an outdoor arena to host western, equestrian and Charro events.

- > We are only on having around 5 events per year.
- >The land was used for agriculture purposes before the arena was built.
- >The hours of operation will vary depending on event, but usually 3pm to 9pm
- > The events will be operated by family and a few employees depending on event, but no more than 6 employees.
- >We will not have any signs, we will not use any chemical, we will not use any lubricants, oils, or fluids.
- > Portable bathroom will be rented for events.
- > We currently have city water and will not need more water than city water.
- > We will have live band but will not play music after 9pm, (sound amplifiers will be use at a minimum)
- > No odors or fumes will be caused by event other than normal horse and cattle odors.
- > the only building use will be the outdoor arena.
- > No display or advertising will be used.
- > 8 acres of the land will be used for parking.
- > No alcohol will be sold at events.
- > The arena will have enough lighting to make safe events.
- > there is not a house on the property.
- >We are not planning on having a lot of traffic on the streets. In case of excess traffic staff will be assigned for traffic control.



## Allison, Amy

---

**From:** Noe Marquez <n.marquez@365personnel.com>  
**Sent:** Friday, April 8, 2022 7:48 AM  
**To:** Allison, Amy  
**Subject:** Charro Event

**Notice:** This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

1. this is going to a daytime event. If lights are needed. We will run with a generator and will be subject to city specifications.
2. A company will be hired to bring portable restrooms. They will be returned the following day.
3. If there is a live band. They will not use amplifier.
4. It's a 1 day event. No camping allowed.
5. If approved we would get a 1 million liability insurance.
6. Traffic will be kept controlled by having parking assistance and because this is an event throughout the day traffic would be there at different times and not in a rush.  
Also a map was provided in last email showing assigned parking plus emergency exit.
7. No extension cords would cross driveways.
8. Trash would be picked up and disposed at the following day at the latest.

### Notes.

Because teams are invited from other cities and judges are brought from different countries. We believed that the event would take place a little later than anticipated. Probably around May.

Sent from my T-Mobile 5G Device

## Allison, Amy

---

**From:** Noe Marquez <n.marquez@365personnel.com>  
**Sent:** Friday, April 15, 2022 5:56 PM  
**To:** Allison, Amy; 'oscarcrews@gmail.com'  
**Cc:** Voth, Krystal  
**Subject:** RE: Charro Event

**Notice:** This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Good Afternoon, because this event will bring teams from other cities and judges from other countries it was hard to come up with a date that everyone was available. But we have accommodated a date that everyone can attend. The new date will be Saturday May the 7<sup>th</sup>.

### Here are the additional information requested from Department of Public Works

1. When we did the TSUP we over estimated the numbers to be on the safe side and also because it would be the first event of this kind in the city. We believe that the maximum number of guest would be from 400 to 500 people but more than likely around the 300 range. We estimate a maximum of 200 to 250 vehicles and a maximum of 300 trips. The number of employees for this event would be from 6 to 12 depending if any of the teams cancel and also the local charro team will be there to assist (as the local host team). Our charro team consist of 15 members
2. Because an event like this one has never been done in the city the numbers are estimations that we see in other cities similar to this one. The difference is because we are throwing high number on the first event to be on the safe side.
3. The only commercial trucks that would be at the event would be 1 truck with a trailer (around 24 to 30 foot trailer) for steers and 1 food truck and 1 truck delivering and picking up porta-potties. Trash would be picked up by hand and taken to a landfill to be disposed correctly. The event on 5/7/22 would be a charro competition only we would not have other events this time. For the SUP we are hoping to do more that just charro events but we believe that the set up would be similar to this one.
4. For SUP we believe the number of commercial vehicles would be similar to this one.
5. Events would be Saturdays and Sundays only and because it takes a lot of planning and having everyone's schedule match we believe that you couldn't do more than 5 event per year. And the scheduling of the events would be depend in weather as well. The way we believe the events would happened is couple during early spring and a couple during fall. And maybe one in the summer.
6. Commercial vehicles would be there before event starts and would leave after event ends so we don't believe we would have opposing traffic.
7. Because this is long event with different teams participating some people would arrive early and see 1 competition than leave with other people coming later to see another team participate. We would have around 6 to 10 teams. Each competition can take place with as little as 2 teams or as much as 4 teams.
8. We believe that the majority of the vehicles would travel south bound on 158<sup>th</sup> and west bound on Cantrell and much more smaller amount would trave north bound on 158<sup>th</sup> and west on Cantrell.

### Question on bottom part of page 2 and page 3

Does the lay outs and templets can be done by us or do we have to hire a 3<sup>rd</sup> party company to assist with it. If it can be done by us could you provide and an example of how it needs to be done. Same with layout of onsite parking.

Here are the comments and questions for Planning and Zoning for TSUP.

1. We will not have candles to light our event. This would be a day time event. Can we do the light study once we apply for the SUP.
2. Potable restrooms would be rented from a local company that has a lot of experience in massive events and they would be picked up not later than Monday the 9<sup>th</sup>. And staff would make sure restrooms are kept in a professional matter.
3. We would not have a amplifiers for live music band the only amplifier used would be for judges to keep teams updated on scores and we would make sure is not higher than 65 decibels
4. This is a one day event no camping would be allowed.
5. Once we get approved for the TSUP the \$1000,000 an liability insurance would be obtained. ( we would get it no more than 2 days after approval is granted)
6. At this time we are only applying for TSUP once we fill paper work for a SUP we would conduct a traffic study. **Question** does the study need to be done by 3<sup>rd</sup> party company and if so could you lead us the right people that can help with this matter.
7. No extension what's so ever would driveways or drive aisles.
8. All trash would be picked up on the following day or same day if possible and would be disposed in accordance with local and state regulations.

Have a great weekend .

Thank you

Oscar Avila  
Noe Marquez

Sent from [Mail](#) for Windows

---

**From:** [Allison, Amy](#)  
**Sent:** Monday, April 11, 2022 10:29 AM  
**To:** [Noe Marquez](#); '[oscarcrews@gmail.com](mailto:oscarcrews@gmail.com)'  
**Cc:** [Voth, Krystal](#)  
**Subject:** RE: Charro Event

Good Morning Noe and Oscar,

## Allison, Amy


---

**From:** Travis Shockey <Travis.Shockey@evergy.com>  
**Sent:** Monday, March 28, 2022 1:37 PM  
**To:** Allison, Amy; Magaha, Chuck; Anderson, Kyle; Miller, Jamie; Patzwald, Joshua; Van Parys, David; Noll, Bill; 'stfrchief@yahoo.com'; 'jalayne leavenworthrd7.com'; Design Group Shawnee  
**Cc:** PZ  
**Subject:** RE: DEV-22-036 Temporary Special Use Permit – Avila Charro

Internal Use Only

Evergy has no comments.

### Travis Shockey

Evergy  
TD Designer IV  
[Travis.Shockey@evergy.com](mailto:Travis.Shockey@evergy.com)  
O 785-508-2874  


---

**From:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Monday, March 28, 2022 9:40 AM  
**To:** Magaha, Chuck <cmagaha@lvsheriff.org>; Anderson, Kyle <KAnderson@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>; 'stfrchief@yahoo.com' <stfrchief@yahoo.com>; 'jalayne leavenworthrd7.com' <jalayne@leavenworthrd7.com>; Design Group Shawnee <DesignGroupShawnee@evergy.com>  
**Cc:** PZ <PZ@leavenworthcounty.gov>  
**Subject:** RE: DEV-22-036 Temporary Special Use Permit – Avila Charro

**\*\*WARNING:** This email originated from an external source outside of Evergy. Think before you click on links or attachments!\*\*

---

Good Morning,

The Department of Planning and Zoning has received an application for a Temporary Special Use Permit regarding a public rodeo event located at 00000 Cantrell Rd (232-03-0-00-00-041.03).

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Monday, April 4, 2022.

If you have any questions or need additional information, please contact me at (913) 684-0465 or at [Aallison@LeavenworthCounty.Gov](mailto:Aallison@LeavenworthCounty.Gov)

Thank you,

Amy Allison, AICP  
Deputy Director  
Planning & Zoning

## Allison, Amy

---

**From:** jalayne leavenworthrwd7.com <jalayne@leavenworthrwd7.com>  
**Sent:** Monday, March 28, 2022 11:14 AM  
**To:** Allison, Amy; Magaha, Chuck; Anderson, Kyle; Miller, Jamie; Patzwald, Joshua; Van Parys, David; Noll, Bill; 'stfrchief@yahoo.com'; 'DesignGroupShawnee@evergy.com'  
**Cc:** PZ; david leavenworthrwd7.com  
**Subject:** Re: DEV-22-036 Temporary Special Use Permit – Avila Charro

**Notice:** This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Leavenworth Rural Water District #7 Has no issues with this request.

Jalayne Turner  
Office Manager  
Leavenworth RWD7  
jalayne@leavenworthrwd7.com  
913-441-1205

---

**From:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Monday, March 28, 2022 9:40 AM  
**To:** Magaha, Chuck <cmagaha@lvsheriff.org>; Anderson, Kyle <KAnderson@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>; 'stfrchief@yahoo.com' <stfrchief@yahoo.com>; jalayne leavenworthrwd7.com <jalayne@leavenworthrwd7.com>; 'DesignGroupShawnee@evergy.com' <DesignGroupShawnee@evergy.com>  
**Cc:** PZ <PZ@leavenworthcounty.gov>  
**Subject:** RE: DEV-22-036 Temporary Special Use Permit – Avila Charro

Good Morning,

The Department of Planning and Zoning has received an application for a Temporary Special Use Permit regarding a public rodeo event located at 00000 Cantrell Rd (232-03-0-00-00-041.03).

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Monday, April 4, 2022.

If you have any questions or need additional information, please contact me at (913) 684-0465 or at Aallison@LeavenworthCounty.Gov

Thank you,

Amy Allison, AICP  
Deputy Director  
Planning & Zoning  
Leavenworth County  
913.364.5757

# MEMO

**To:** Krystal Voth  
**From:** Chuck Magaha  
**Subject:** Rodeo  
**Date:** April 5, 2022

Krystal, thank you for the opportunity in review the recent special use permit submitted by Oscar Avila for a rodeo arena. The suggestion I have would be the requirement of a contingent plan for the applicant in all hazards planning pertaining to their facility. I understand that this is an outside arena however the contingency still applies to the applicant. The applicant needs to consider fire protection, IE. Escape routes posted, notification procedures and emergency contacts to be posted throughout the facilities in the event of an emergency. The applicant needs to address, to the public, a safe place for protection during severe weather, shelter of some kind in the event of severe thunderstorms, tornados or high winds. For large gatherings of patrons, they need to consider the notification of emergency personnel so the responders can have plans to respond in the event of an emergency or a disaster. An all hazard weather alert radio should be placed by the facility to warn of pending weather or other warning information. A sign posted on the outside of the facility of emergency contacts for emergency responders to make contact if the applicant is not present during the emergency.

In boarding of the animals if this becomes necessary, a contingent plan addressing the needs of the animals in the event of a disaster as set out in the State of Kansas Division of Emergency Managements Animals Issues in Disasters which is adopted from the disaster plan for the Humane Society of the United States. The applicant would need to consider what they would need and have that resource located in the event of an identified hazard in our area, such as Chemical emergency, severe weather event, and on-site fire protection. Protection of foreign animal disease must be considered when animals are transported to and away from the facility.



Report  
2022  
1<sup>st</sup> QTR.

# EMS 2022 Report

## Reports:

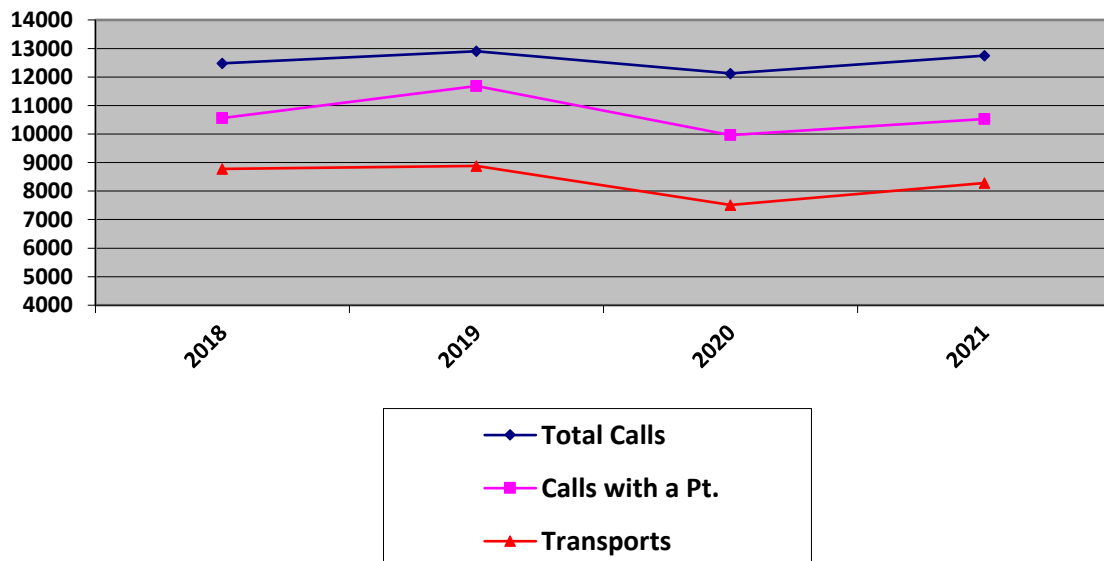
### 1. Budget –

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
Approved Budget	3,611,937	3,724,148	3,836,941	4,122,580
Expenditures	3,556,495	3,650,249	3,938,923	1,033,119
Required User Fee To be collected per published budget	3,195,000	3,195,000	3,195,000	3,195,000
User Fee Revenue	3,255,438	3,441,390	2,674,436	735,834

### 2. Statistics

	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
Total Calls	12,481	12,902	12,126	12,748	3,147
Total Calls with a Patient	10,559	11,684	9,962	10,531	2,562
Total Patients Transported	8,775	8,882	7,814	8,287	1,955

**Runs Comparisons per Year**

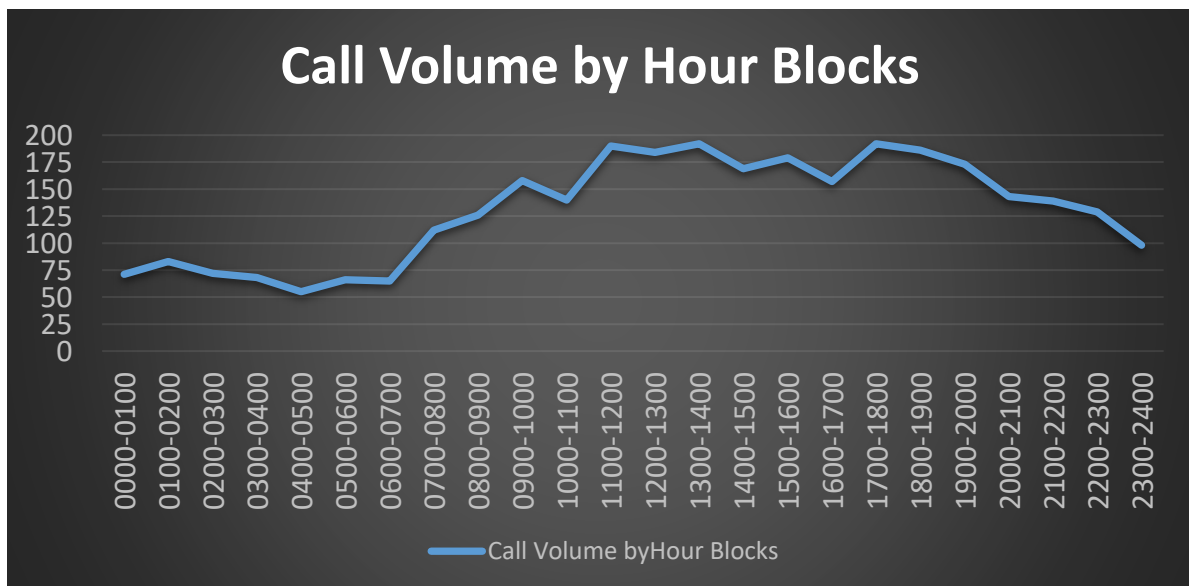
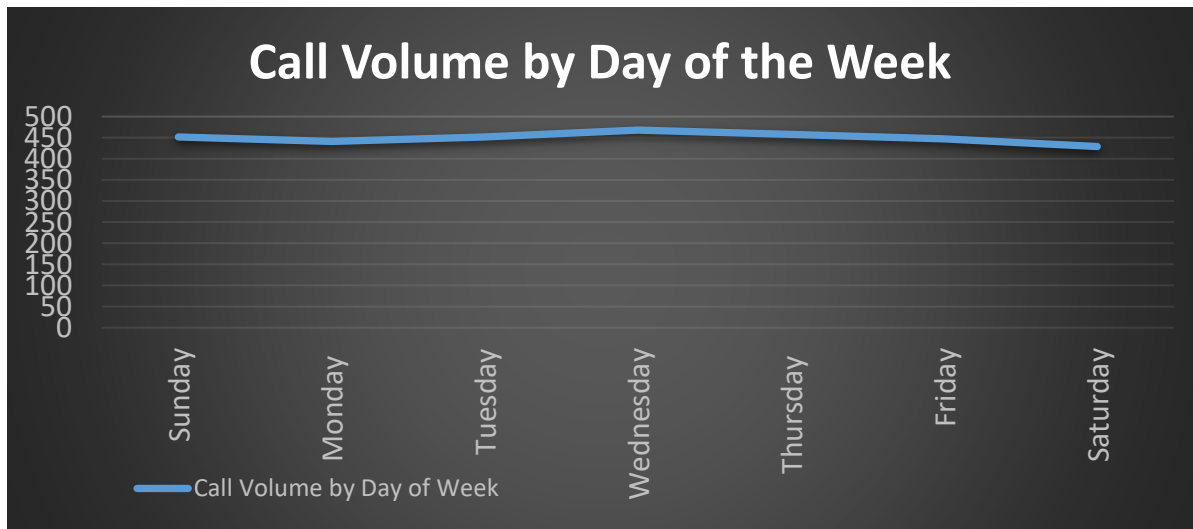




- **Total System Response time:**

Response Times 2021		
Minutes	# of Runs	% of Runs
0 - <5	1,560	49.57%
5 - <10	949	30.16%
10 - <15	329	10.45%
> 15	222	7.02%
Not Arrive	88	2.8%

- **Call Volume Statistics 2021**



### 3. Vehicle maintenance 2021

Total vehicle Budget 109,000  
Expenditures 18,667 (17%)

### 4. Updates

- Paramedic sponsored students
  - 2 second year students will graduate in May 2022
  - 1 first year student started Aug 2021 and will graduate May 23
  
- New ambulances for 2022
  - 2022 ambulance was ordered and has a 12 month build time Nov 2022 Delivery expected although can be delayed for parts availability
  
- New Hires
  - Hired our replacement Insurance Clerk
  - We are holding a lieutenant promotion process currently and will be promoting someone by the first week of May
  
- License renewals
  - State Board of EMS renewal process for the service as well as required DEA renewals
  
- Training
  - EMS has partnered with University of St Mary's to participate in their Human anatomy lab.
  - EMS has resumed in person lab scenarios utilizing the high-fidelity manikin
  
- Equipment replacement
  - Worked with IS to get updated Toughbook's purchased and replaced
  
- Inventory Control
  - Working on an electronic QR code inventory control system for medical supplies

# Leavenworth County Health Department Report 2022



1<sup>st</sup> Qtr.

## Health Department Report

<b>1. Budget</b>	<b><u>2019</u></b>	<b><u>2020</u></b>	<b><u>2021</u></b>	<b>Jan - Mar <u>2022</u></b>
Approved Budget	1,308,849	1,350,722	1,379,241	1,441,644
Expenditures	1,266,296	1,260,817	1,334,225	135,732
Required User Fee	100,000	110,000	110,000	110,000
User Fee Revenue Collected	126,023	65,930	74,223	18,976
Grants Received	631,703	630,437	870,129	124,748

### 2. Statistics

	<b><u>2017</u></b>	<b><u>2018</u></b>	<b><u>2019</u></b>	<b><u>2020</u></b>	<b><u>2021</u></b>	<b><u>2022</u></b>
Health Department	6,344	6,918	5,231	4,133	5,933**	2,542
WIC Clients	10,246	9,433	6,860	5,935	5,562	2,540
Total Clients	16,590	16,351	12,091	10,068	11,495	5,082

\*\*Does not include Covid19 investigations or vaccine administered

### 3. Items to report:

- Aid to Local grants – Grants were submitted on time and are in the review process
- ELC Grant
  - New EHR software – looking into having upgrades made to our current software
  - This would free up additional funding to help with radio communication upgrades (replacement of current radios)
  - Getting estimates and approval to replace Health department conference room furniture. (Tables and Chairs)
- COVID19 – update
  - State transition to endemic

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# **Quarterly Report**

April 27, 2022

Prepared By:  
Bob Weber, County Appraiser

## Ongoing Activities

### 1. Informal Hearings

- a. The Appraiser's office sent change of value notices March 1st. The values on 711 parcels were appealed out of a total of 32,009 parcels. We have scheduled and held all informal meetings with tax payers.

#### 1. Year Informal Hearings

2022	711
2021	438
2020	387
2019	713

- b. The last day to schedule an appeal was April 4th.

### 2. Personal Property

- a. Six Thousand personal property renditions were mailed to property owners on January 21st.
- b. Personal property staff have valued all of the renditions that have been returned and are working on the renditions that have not been returned.
- c. The County Appraiser has until May 5<sup>th</sup> to send personal property valuation notices on timely filed renditions.
- d. The County Appraiser is required to apply a late filing fee on all renditions filed after March 15<sup>th</sup>. The penalty is 5% a month up to 25%. The failure to file penalty is 50%.

### 3. Disaster Relief Accessory Buildings

- a. The legislature passed a bill giving the County Commission authority to grant property tax relief for accessory buildings destroyed or substantially destroyed by a disaster. The bill is retroactive to 2019. Property owners must make an application for relief for 2019 and 2020 tax years by December 20<sup>th</sup> 2022. Relief will be given as a tax credit to future tax years, up to three years, if the taxes have already been paid.
- b. The Appraiser's office has a list of properties with damaged accessory buildings from the May 28th 2019 tornado. We will send a letter along with an application and a property record card listing the buildings on the tax roll for 2019 to the property owners on the list.

- c. The abatements can be approved through a resolution by the BOCC. Taxes for homes were prorated as of the date of disaster.

#### **4. Other Property Tax legislation**

- a. The legislature passed a homestead proper tax refund. Individuals 65 and older or a disabled veteran with and income of \$50,000 or less are eligible. The claimants will receive a refund for property tax payments over the claimant's base year. The base year is the 2021 tax year or the year the property owner becomes eligible for a refund whichever is later. The value of the homestead must be \$350,000 or less.
- b. This same bill also provides the taxable value of personal property acquired or sold after January 1 and prior to September 1 to be prorated based on the number of months the property was owned. Property acquired on or after September 1 is not subject to taxation for the current year.
- c. The amount of the residential exemption from the 20 mill uniform statewide school finance property tax levy was increased from \$20,000 of valuation to \$40,000 of valuation to beginning in the 2022 tax year. This increases the exemption from \$46 to \$92 in taxes.

#### **5. County Appraiser Duties / State Oversight.**

- a. The County Appraiser is required by law to value property at its fair market value as of January 1<sup>st</sup> of each year. The County Appraiser is required to follow all directives and guides of the Director of Property Valuation of The Department of Revenue.
- b. County Appraisers are audited for substantial compliance yearly by the Property Valuation Division (PVD). The compliance audit consists of two parts each worth 50 pints. The first is a sales ratio study. In the sales ratio study the sales prices of properties are compared to the county's value. State law allows for a 10% variation from market value. In the sales ratio study sales prices are the measure of market value.
- c. A procedural compliance audit is the second part of the audit. The County Appraiser is required to follow all the procedures outlined in the Revaluation Maintenance Specifications guide. Attached is a quarterly progress report the County Appraiser is required to submit to PVD at the end of each quarter. This Form outlines the major areas that are audited for procedural compliance. Also attached is a 2022 Compliance Phase Deadline that gives the deadlines for submitting documentation for each compliance phase.

**LEAVENWORTH COUNTY COMMISSION  
REAL PROPERTY RELIEF APPLICATION  
\_\_\_\_\_ TAX YEAR**

(K.S.A. 2013 Supp. 79-1613 as amended by HB 2239)

The following property owner(s) are making application to the county commissioners for property tax abatement, all or partial, or a credit against property taxes payable by the applicant over the next three (3) years. The county commissioners may issue an order granting relief, if any, subject to budgetary restraints of the county or taxing subdivision arising from the destructive event.

**APPLICATIONS AVAILABLE AND TO BE RETURNED TO:**

*Leavenworth County Appraiser  
300 Walnut Suite 202  
Leavenworth, Kansas 66048*

**Information on Property**

Owner of Record (please print): \_\_\_\_\_

Taxpayer - if different than owner (please print): \_\_\_\_\_

Date Damage Occurred (month/day/year): \_\_\_\_\_

Location of Property Destroyed (Property address / parcel ID / ref number):  
\_\_\_\_\_

Mailing Address (please print):  
\_\_\_\_\_

Daytime telephone number: \_\_\_\_\_ Other telephone number: \_\_\_\_\_

**Information on Loss**

**Select Building Type:**

- |   |   |            |
|---|---|------------|
| <input type="checkbox"/> Single Family              | <input type="checkbox"/> Outbuilding Type _____ | Size _____ |
| <input type="checkbox"/> Multi-family               | Type _____                                      | Size _____ |
| <input type="checkbox"/> Manufactured (Mobile) Home | Type _____                                      | Size _____ |
| <input type="checkbox"/> Multi-Purpose Residential  | Type _____                                      | Size _____ |

**Loss Type:**

**Add sheet for additional buildings**

**Was this event declared a disaster by the governor of Kansas?**

- YES       NO

**If NO above, select the cause of damage (must be one of the following):**

- Earthquake
- Fire
- Flood
- Storm
- Tornado

**Include Following with Application:**

1. Written estimate of repairs or rebuilding costs by a licensed contractor, construction engineer, or insurance adjuster.
2. Photos documenting the damage or destruction.

**Sign and Date:**

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**RETURN TO THE LEAVENWORTH COUNTY APPRAISERS OFFICE**



Leavenworth County 2021/2022 Quarterly Report		Cumulative Percent Complete				Submit Date	Appraiser/initials
		July 1st - Sept 30th Due Oct 15	Oct 1st - Dec 31st Due Jan 15	Jan 1st - Mar 31st Due Apr 15	Apr 1st - June 30th Due July 15		
<b>A. APPRAISAL SCOPE OF WORK -</b> <b>Due Date April 30 - USPAP Certification and Addendum by July 1st</b>							
A1	A scope of work citing the appraiser's intention, a project budget, a breakdown of the real property parcels and personal property renditions to be appraised was completed and submitted to PVD by April 30th.	100%				4/30/21	RJW
A2	If applicable, all known deficient procedural and statistical compliance items presented in the compliance review have been addressed.						
A3	A copy of the signed USPAP certification report and Addendum shall be submitted electronically to the Division of Property Valuation by July 1st for the appraiser's personal and real property value certification to the county clerk as mandated in K.S.A. 79-1466.						

B. SALES FILE - Ongoing but QC completed prior to starting analysis		Cumulative Percent Complete				Submit Date	Appraiser/initials
		July 1st - Sept 30th Due Oct 15	Oct 1st - Dec 31st Due Jan 15	Jan 1st - Mar 31st Due Apr 15	Apr 1st - June 30th Due July 15		
<b>Deadline - CAMASL November 1st</b>							
B1	All sales file requirements for both valid and invalid transactions including performing an on-site physical inspection/measurement verification on all valid transfers have been met.	60%	90%	100%		10/18/22	RJW
B2	A cross edit report identifying file discrepancies between the CAMA file and the Sales History file was ran and corrections made where applicable. CAMASL Report	100%				10/12/21	RJW
B3	Exempt docket numbers are recorded for all applicable exempt structures/parcels that have sold in the past two years.	60%	90%	100%			RJW

C. PARCEL MAINTENANCE INSPECTION - Deadline January 1st		Cumulative Percent Complete				Submit Date	Appraiser/initials
		July 1st - Sept 30th Due Oct 15	Oct 1st - Dec 31st Due Jan 15	Jan 1st - Mar 31st Due Apr 15	Apr 1st - June 30th Due July 15		
C1	A field inspection has been performed and an inspection history record has been created for all parcels inspected through the reinspection process.	90%	100%			Dec-21	RJW
C2	A quality control review has been completed on a sample of reviewed properties in accordance to the Revaluation Maintenance Specifications.	90%	100%			Dec-21	RJW

<b>D. LAND VALUE MODEL CALIBRATION</b>		<b>Cumulative Percent Complete</b>				<b>Submit Date</b>	<b>Appraiser/initials</b>
		<b>July 1st - Sept 30th Due Oct 15</b>	<b>Oct 1st - Dec 31st Due Jan 15</b>	<b>Jan 1st - Mar 31st Due Apr 15</b>	<b>Apr 1st - June 30th Due July 15</b>		
<b>RESIDENTIAL LAND - Deadline November 1st</b>							
D1	A NBHD analysis/profile has been completed and submitted for review for all residential NBHDs.						
D2	A trend analysis for residential land has been completed and submitted for review..	90%	100%			10/12/21	RJW
D3	Analysis of residential land values using recognized methods was completed for all active land models and submitted for review. Models with no sale data must have a summary of how the model values were arrived at and submitted for review.	40%	100%			10/12/21	RJW
D4	All model analysis was tested for accuracy and the results were applied to Orion. Values chosen that are different than analysis have been tested for accuracy.	40%	100%			10/12/21	RJW
D5	Supporting documentation for all SITE or UNIT PRICE overrides must be on the Orion record and/or on file. All documentation must be submitted for review.		100%			10/12/21	RJW
D6	All influence factors must have an acceptable reason code which explains the influence.		100%			10/12/21	RJW
<b>COMMERCIAL LAND - Deadline January 1st</b>							
D7	A NBHD analysis/profile has been completed and submitted for review for all commercial NBHDS.		100%			12/20/21	RJW
D8	A trend analysis for commercial land has been completed and submitted for review..		100%			12/20/21	RJW
D9	Analysis of commercial land values using recognized methods was completed for all active land models and submitted for review. Models with no sale data must have a summary of how the model values were arrived at and submitted for review.		100%			12/20/21	RJW
D10	All model analysis was tested for accuracy and the results were applied to Orion. Values chosen that are different than analysis have been tested for accuracy.		100%			12/20/21	RJW
D11	Supporting documentation for all SITE or UNIT PRICE overrides must be on the Orion record and/or on file. All documentation must be submitted for review.		100%			12/20/21	RJW
D12	All influence factors must have an acceptable reason code which explains the influence.		100%			12/20/21	RJW
<b>AG LAND MARKET STUDY - Deadline February 1st</b>							
D13	A market ag land analysis was completed.	100%				12/20/21	RJW
D14	A trend analysis for ag land has been completed and submitted for review..	100%				12/20/21	RJW
D15	Analysis was tested for accuracy and the results were applied to Orion. Values chosen that are different than analysis have been tested for accuracy.	100%				12/20/21	RJW

<b>E. CONSTRUCTION COST MULTIPLIER ANALYSIS (Optional)</b>		<b>Cumulative Percent Complete</b>				<b>Submit Date</b>	<b>Appraiser/initials</b>
		<b>July 1st - Sept 30th</b> <i>Due Oct 15</i>	<b>Oct 1st - Dec 31st</b> <i>Due Jan 15</i>	<b>Jan 1st - Mar 31st</b> <i>Due Apr 15</i>	<b>Apr 1st - June 30th</b> <i>Due July 15</i>		
<b>RESIDENTIAL MULTPLIER - <i>Deadline November 1st</i></b>							
E1	The default MS local multiplier was used and the MSRes.LOCAL.MULT (Residential) is blank.						
E2	A construction cost analysis was completed and the MSRes.LOCAL.MULT table was updated.						
E3	Multiple cost multipliers were normalized for the county and documentation is available.		100%		10/12/21	RJW	
E4	If applicable, all model analysis was tested for accuracy and the results were applied to Orion.						
E5	If applicable, a narrative summary and conclusion statement was completed.						
E6	If applicable, recent sales of new construction was used for cost table calibration.						
E7	If applicable, construction cost data was collected and is in the work file.						
<b>COMMERCIAL MULTIPLIER - <i>Deadline January 1st</i></b>							
E8	The default MS local multiplier was used and the MS.LOCAL.MULT (Commercial) is blank.		100%		12/20/21	RJW	
E9	A construction cost analysis was completed and the MS.LOCAL.MULT table was updated.						
E10	Multiple cost multipliers were normalized for the county and documentation is available.						
E11	If applicable, all model analysis was tested for accuracy and the results were applied to Orion.						
E12	If applicable, a narrative summary and conclusion statement was completed.						
E13	If applicable, recent sales of new construction was used for cost table calibration.						
E14	If applicable, construction cost data was collected and is in the work file.						

F. DEPRECIATION ANALYSIS		Cumulative Percent Complete				Submit Date	Appraiser/initials
		July 1st - Sept 30th Due Oct 15	Oct 1st - Dec 31st Due Jan 15	Jan 1st - Mar 31st Due Apr 15	Apr 1st - June 30th Due July 15		
<b>Residential Property - Deadline December 1st</b>							
F1	A time trend analysis was completed for residential dwellings.		100%			11/12/21	RJW
F2	All applicable valid sales were used to develop a residential depreciation analysis.		100%			11/12/21	RJW
F3	All model analysis was tested for accuracy and the study results were applied to Orion.		100%			11/12/21	RJW
F4	A narrative summary and conclusion statement was completed and is in the work file.		100%			11/12/21	RJW
<b>Manufactured Homes - Deadline December 1st</b>							
F5	A time trend analysis was completed for manufactured homes.		100%			11/12/21	RJW
F6	All manufactured home replacement costs are derived from the Marshall Swift cost system.		100%			11/12/21	RJW
F7	All valid SW manufactured home sales were used to develop a depreciation analysis.		100%			11/12/21	RJW
F8	All valid DW manufactured home sales were used to develop a depreciation analysis.		100%			11/12/21	RJW
F9	Depreciation tables are applied to both real and personal property in the same manner.		100%			11/12/21	RJW
F10	All model analysis was tested for accuracy and the study results were applied to Orion.		100%			11/12/21	RJW
F11	A narrative summary and conclusion statement was completed and is in the work file.		100%			11/12/21	RJW
<b>Commercial Property - Deadline January 15th</b>							
F12	A time trend analysis was completed for commercial structures.		100%			1/11/22	RJW
F13	All applicable valid sales were used to develop a commercial depreciation analysis.		100%			1/11/22	RJW
F14	All model analysis was tested for accuracy and the study results were applied to Orion.		100%			1/11/22	RJW
F15	An ECF analysis was completed, tested and factors are applied within a range indicated in the analysis.		100%			1/11/22	RJW
F16	A narrative summary and conclusion statement was completed and is in the work file.		100%			1/11/22	RJW
<b>Miscellaneous Activities - Deadline March 15th</b>							
F17	All depreciation override entries have a logical reason code on the Orion record.						
F18	All entries in the MAFactors table deviating from 100 are documented by an analysis.						

<b>G. INCOME APPROACH - <i>Deadline February 15th</i></b>		<b>Cumulative Percent Complete</b>				<b>Submit Date</b>	<b>Appraiser/initials</b>
		<b>July 1st - Sept 30th</b> <i>Due Oct 15</i>	<b>Oct 1st - Dec 31st</b> <i>Due Jan 15</i>	<b>Jan 1st - Mar 31st</b> <i>Due Apr 15</i>	<b>Apr 1st - June 30th</b> <i>Due July 15</i>		
G1	I/E data was collected and analyzed by investment class to calibrate the I/E models.	10%	100%			1/11/22	RJW
G2	A vacancy rate study was completed.		100%			1/11/22	RJW
G3	A capitalization rate study was completed.		100%			1/11/22	RJW
G4	An effective tax rate analysis was completed.		100%			1/11/22	RJW
G5	Overrides to the income, expense, occupancy, cap rate or the lump sum adjustment field are documented with a logical reason code.						
G6	All model analysis was tested for accuracy and the study results were applied to Orion.		100%			1/11/22	RJW
G7	A narrative summary and conclusion statement was completed and is in the work file.		100%			1/11/22	RJW

<b>H. COMPARABLE SALES APPROACH - <i>Deadline January 1st</i></b>		<b>Cumulative Percent Complete</b>				<b>Submit Date</b>	<b>Appraiser/initials</b>
		<b>July 1st - Sept 30th</b> <i>Due Oct 15</i>	<b>Oct 1st - Dec 31st</b> <i>Due Jan 15</i>	<b>Jan 1st - Mar 31st</b> <i>Due Apr 15</i>	<b>Apr 1st - June 30th</b> <i>Due July 15</i>		
H1	A residential comparable sales approach was completed and the results were applied to Orion.		100%			12/20/21	RJW
H2	County has retained modeling reports in job History		100%			12/20/21	RJW
H3	The sales selection criteria, sales edits, market coefficients and the weights used in the comparable selection process are complete and logical.		100%			12/20/21	RJW
H4	The steps outlined in the current Market Modeling Checklist provided by the Division of Property Valuation have been successfully completed.		100%			12/20/21	RJW

<b>I. FINAL REVIEW PROCESS - Deadline -See Compliance Guide for various due dates</b>		<b>Cumulative Percent Complete</b>				<b>Submit Date</b>	<b>Appraiser/initials</b>
		<b>July 1st - Sept 30th</b> <i>Due Oct 15</i>	<b>Oct 1st - Dec 31st</b> <i>Due Jan 15</i>	<b>Jan 1st - Mar 31st</b> <i>Due Apr 15</i>	<b>Apr 1st - June 30th</b> <i>Due July 15</i>		
11	All parcels subject to a final review inspection have been reviewed by an on-site physical inspection or by using the Orion Final Review program and documented on the Orion record.		83%	100%		3/10/22	RJW
12	All staff participating in the final review process and making final value determinations have met the minimum requirements outlined in the Revaluation Maintenance Specifications.			100%		3/10/22	
13	An analysis of the previous year's value was completed and the INDEX table was updated with the results OR the table is BLANK.		100%			12/20/21 Res 1/11/22 Com	RJW
14	All analysis was tested for accuracy and the study results were applied to Orion.		100%			12/20/21 Res 1/11/22 Com	RJW
15	All overrides greater than 10% of a model driven value have been documented.			100%		3/10/22	RJW
16	All miscellaneous improvement values have been documented in the workfile.			100%		3/9/22	RJW
17	The steps outlined in the current Final Review Checklist provided by the Division of Property Valuation have been successfully completed.			100%		3/10/22	RJW

<b>3. AGRICULTURAL USE VALUATION - Deadline February 1st</b>		<b>Cumulative Percent Complete</b>				<b>Submit Date</b>	<b>Appraiser/initials</b>
		<b>July 1st - Sept 30th</b> <i>Due Oct 15</i>	<b>Oct 1st - Dec 31st</b> <i>Due Jan 15</i>	<b>Jan 1st - Mar 31st</b> <i>Due Apr 15</i>	<b>Apr 1st - June 30th</b> <i>Due July 15</i>		
3.1	Current agricultural use has been verified for all applicable properties within the past two years by a method approved by the Division of Property Valuation.	95%		100%		1/27/22	RJW
3.2	The water ratio tables have been properly updated and calculated.	N/A					
3.3	The Division of Water Resources Irrigation water report has been reviewed for new permits and appropriate changes made.	95%		100%		1/27/22	RJW
3.4	Documentation for adverse influences is on file for all parcels and follow PVD guidelines.	95%		100%		1/27/22	RJW
3.5	The computer assisted land pricing (CALP) tables have been updated with current agricultural values and recalculated.			100%		1/27/22	RJW
3.6	Soil map unit changes/additions have been verified and any updates to soil changes have been implemented.	95%		100%		1/27/22	RJW
3.7	CRP acres have been verified and delineated in GIS or on the ag use maps.	95%		100%		1/27/22	RJW
<b>AG use review completed in 2020.</b>							

<b>4. CADASTRAL MAPPING - <i>Deadline February 1st</i></b>		<b>Cumulative Percent Complete</b>				<b>Submit Date</b>	<b>Appraiser/initials</b>
		<b>July 1st - Sept 30th Due Oct 15</b>	<b>Oct 1st - Dec 31st Due Jan 15</b>	<b>Jan 1st - Mar 31st Due Apr 15</b>	<b>Apr 1st - June 30th Due July 15</b>		
4.1	All previous year map changes have been updated.	70%	90%	100%		1/27/22	RJW
4.2	All property transfers have been updated with the current owner name, deed information, and acreage or lot size information.	70%	95%	100%		1/27/22	RJW
4.3	Any property splits/combinations processed prior to the certification to the county clerk have been balanced back to the January 1 appraised value.	N/A					
4.4	All 20-year exempt dams have been listed according to PVD specifications and exemption orders are on file for each exempt dam, including ten-year exempt dams.	N/A					

<b>5. STATUTORY COMPLIANCE - <i>Deadline -See Compliance Guide for various due dates</i></b>		<b>Cumulative Percent Complete</b>				<b>Submit Date</b>	<b>Appraiser/initials</b>
		<b>July 1st - Sept 30th Due Oct 15</b>	<b>Oct 1st - Dec 31st Due Jan 15</b>	<b>Jan 1st - Mar 31st Due Apr 15</b>	<b>Apr 1st - June 30th Due July 15</b>		
5.1	A real estate value trend study required to be published at least ten business days prior to the mailing of the CVN's (K.S.A. 79-1460a) has been published in the official county newspaper and on the official county website (if applicable).			100%		3/9/22	RJW
5.2	All change of value notices were sent on or before the statutory deadline or by the extended deadline granted by the Director of Property Valuation pursuant to K.S.A. 79-1404, Seventeenth, or an alternate form of notification approved pursuant to K.S.A. 79-1460 (K.S.A. 79-1460).			100%		3/9/22	RJW
5.3	Informal hearings were completed within the statutory timeframe or by the extended deadline granted by the Director of Property Valuation pursuant to K.S.A. 79-1404, Seventeenth (K.S.A. 79-1448).			10%			RJW
5.4	Values were certified to the county clerk by June 1st (K.S.A. 79-1466 and 79-1467).						
5.5	Personal property was listed as required and penalties applied where applicable (K.S.A. 79-306 and 79-1422; K.S.A. 79-332a).						
5.6	The preservation and protection of all property tax records has been completed (K.S.A. 45-403).						
5.7	Valuation Guides prescribed by the Director of Property Valuation are adhered to (K.S.A. 79-1456)						

*By typing my name in the Date Submitted and the Appraiser Signature section below, I certify the contents of this document are accurate and represent the true facts.*

<b>Quarterly Report Certification</b>		
<b>Quarter</b>	<b>Date Submitted</b>	<b>Appraiser Signature</b>
<b>1st Qtr July 1st thru September 30th Submit by October 15th</b>	<b>10/6/2021</b>	<i>Robert J. Weber</i>
<b>2nd Qtr October 1st thru December 31st Submit by January 15th</b>	<b>1/11/2022</b>	<i>Robert J. Weber</i>
<b>3rd Qtr January 1st thru March 31st Submit by April 15th</b>	<b>4/8/2022</b>	<i>Robert J. Weber</i>
<b>4th Qtr April 1st thru June 30th Submit by July 15th or when all phases are complete</b>		



2022 Compliance Phase Deadline		2022 Compliance Phase Deadline	
July		February	
	N/A	1st	Commercial Index Study
		1st	Narrative of Ag Use
August		1st	Narrative of Ag Market analysis
	N/A	1st	Ag Land Market Trend
		1st	Ag Land Market analysis
September		1st	Narrative of Mapping procedures
	N/A	15th	Narrative of Income Analysis/Cap Rate/ETR
		15th	Income Analysis
October		15th	Cap Rate Study
15th	1st Quarterly Report	15th	Effective Tax Rate Study
November		March	
1st	CAMASL	15th	Narrative of Final review (start/end dates - staff)
1st	Sales file	15th	CRS Extract Report "Final Value Not Within 10%..."
1st	Neighborhood Analysis	15th	Comm Cls > 5% Report
1st	Residential Land Valuation	15th	Narratives of Grain Elevator/Affordable Housing/Feed Lots
1st	Narrative of Residential Multiplier	15th	Grain Elevator Worksheets
1st	Residential Cost Multiplier	15th	Subsidized Housing Worksheets
		15th	Feedlot Worksheets
December		15th	Misc Value & Site Value Override Documentation
1st	Narrative of Residential Depreciation	15th	Trend Publication - proof of website and paper
1st	Residential Trend	15th	CVN - proof of mailing unless granted extension
1st	Residential Depreciation		
1st	Narrative of MH Depreciation	April	
1st	MH Trend	15th	3rd Quarterly Report
1st	MH Depreciation	30th	2023 USPAP Scope of Work & current Budget
January		May	
1st	Parcel Maintenance Inspection	15th	PP CVN - proof of mailing unless granted extension
1st	Narrative of Commercial Multiplier	15th	Oil/Gas CVN proof of mailing unless granted extension
1st	Commercial Cost Multiplier	15th	PP Individual & Commercial Renditions and CVNs
1st	Commercial Land Valuation	15th	Oil and Gas Renditions and CVNs
1st	Residential Index Study	15th	Narrative of Personal Property
1st	Comp Sales - modeling reports	15th	Narrative of Oil & Gas
15th	Narrative of Commercial Depreciation		
15th	Commercial Trend	June	
15th	Commercial Depreciation	15th	Narrative of preservation and protection of records
15th	Narrative of ECF		
15th	ECF	July	
15th	2nd Quarterly Report	1st	USPAP Real Property Certification Report
31st	PVD - Mid Year Report	1st	USPAP Personal Property and O & G Certification Report
		1st	RP - PP - OG Certification Letters - Clerk
		15th	4th Quarterly Report