

## RESOLUTION 2016- 3

A resolution of the Leavenworth County Kansas Board of Commissioners, issuing a Special Use Permit for a Contractor's Yard for Stranger Creek Pools on the following described property:

A tract of land in the Northwest Quarter of Section 1, Township 12 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Commencing at the Southwest Corner of said Northwest Quarter; thence North 01 degrees 38'31" West for a distance of 1216.21 feet along the West line of said Northwest Quarter; thence North 88 degrees 01'40" East for a distance of 999.56 feet to the TRUE POINT OF BEGINNING, said point being a 1/2" Bar Cap LS-1296; thence North 01 degrees 45'15" West for a distance of 564.77 feet to the centerline of Stranger Creek; thence along the meandering of said centerline for the next three courses; thence North 88 degrees 36'57" East for a distance of 451.16 feet long said centerline; thence North 59 degrees 33'19" East for a distance of 516.41 feet along said centerline; thence North 47 degrees 19'06" East for a distance of 140.31 feet along said centerline; thence South 02 degrees 41'51" East for a distance of 897.84 feet to a 1/2" Bar Cap LS-1296; thence South 88 degrees 01'40" West for a distance of 1024.96 feet to the point of beginning. Together with and subject to covenants, easements and restrictions of record. Said property contains 15.1 acres, more or less, including road right of way, more commonly known as 19527 Stillwell Road.

WHEREAS, it is hereby found and determined that a request for a Special Use Permit as described above was filed with the Secretary of the Leavenworth County Planning Commission, on the 23<sup>rd</sup> day of November, 2015, and

WHEREAS, it is hereby found that the Leavenworth County Planning Commission, after notice as required by law, did conduct a public hearing upon the granting of such request for a Special Use Permit on the 13<sup>th</sup> day of January, 2016; and

WHEREAS, it is hereby found that the Leavenworth County Planning Commission, based upon specific findings of fact incorporated by reference herein, did recommend that the Special Use Permit be approved, subject to special conditions as set forth; and

WHEREAS, the Board of County Commissioners considered, in session on the 28<sup>th</sup> day of January, 2016, the recommendation of the Leavenworth County Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Leavenworth County, Kansas, that:

1. Based upon the recommendation and findings of fact of the Leavenworth County Planning Commission; and,
2. Based upon the findings of fact adopted by the Board of County Commissioners in regular session on the 28<sup>th</sup> day of January, 2016, and incorporated herein by reference;

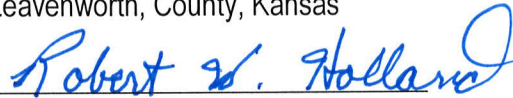
That Case No. DEV-15-124, Special Use Permit for a Contractor's Yard for Stranger Creek Pools approved subject to the following conditions:

1. The SUP shall be limited to a period of ten (10) years.
2. The business shall be limited to the hours of 7:30 am to 5 pm, Monday through Friday.
3. The SUP shall be limited to two (2) employees on-site other than the business owners.
3. The applicant shall pay a Traffic Impact Fee (TIF) of \$589.29.
5. The applicant shall adhere to the following memorandum:
  - a. Trevor Huhn – Public Works, December 14, 2015

6. No construction debris shall be stored or disposed of on-site, unless a separate Special Use Permit is obtained. The floodplain area shall not be disturbed without obtaining a flood plain development permit.
7. No signage is allowed in the right-of-way. No signage is requested with the SUP. All signage shall comply with Article 25, Sign Regulations of the Leavenworth County Zoning and Subdivision Regulations.
8. No on-street parking shall be allowed.
9. This SUP shall be limited to the Narrative submitted with this application.
10. This SUP shall comply with all local, state, and federal rules and regulations that may be applicable.
11. After approval of this SUP by the Board of County Commissioners all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Office within 30 days.

located in Section 1, Township 12S, Range 22E, also known as 19527 Stillwell Road, parcel no. 221-01-0-00-00-003.01 in Leavenworth County, Kansas.


Adopted this 28<sup>th</sup> day of January, 2016  
Board of County Commissioners  
Leavenworth, County, Kansas



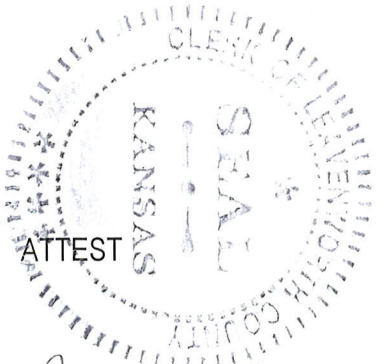
Robert W. Holland, Chairman



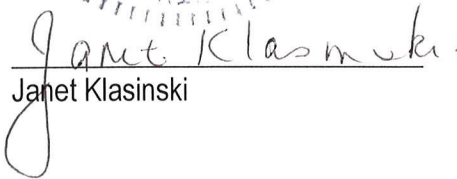
Clyde D. Graeber, Member



Dennis Bixby, Member



ATTEST



Janet Klasinski