

RESOLUTION 2017- 7

A resolution of the Leavenworth County Kansas Board of County Commission, issuing a Special Use Permit for a Convention/Conference center, Hidden Valley Retreat on the following described property:

Tract of land in the South Half of the Southwest Quarter of Section 25, Township 7 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Commencing at the Southwest corner of said Southwest Quarter; thence North 88 degrees 21'59" East for a distance of 1504.25 feet along the South line of said Southwest Quarter to the TRUE POINT OF BEGINNING; thence North 01 degrees 38'01" West for a distance of 882.66 feet to a 1/2" Bar Cap LS-1296; thence South 88 degrees 21'59" West for a distance of 24.29 feet to a 1/2" Bar Cap LS-1296; thence North 01 degrees 49'10" West for a distance of 437.55 feet; thence North 88 degrees 19'56" East for a distance of 1155.50 feet to the East line of said South Half of the Southwest Quarter; thence South 01 degrees 47'53" East for distance of 1320.90 feet to the Southeast Corner of said Southwest Quarter; thence South 88 degrees 21'59" West for a distance of 1133.58 feet along the South line of the Southwest Quarter to the point of beginning. Together with and subject to covenants, easements, and restrictions of record. In Leavenworth County, Kansas more commonly known as 19190 Logan 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 16th day of December, 2016, 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 8th day of February, 2017; 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 Commission considered, in session on the 23rd day of February, 2017, the recommendation of the Leavenworth County Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commission 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 Commission in regular session on the 23rd day of February, 2017, and incorporated herein by reference;

That Case No. DEV-16-125, Special Use Permit for a Convention/Conference Center, Hidden Valley Retreat approved subject to the following conditions:

1. The SUP shall be limited to a period of five (5) years.
2. The business shall be limited to the hours of sunrise to sunset, except for guests staying overnight.
3. The applicant shall pay a Traffic Impact Fee (TIF) of \$883.93.
4. The applicant shall provide a certificate of liability insurance in the amount of \$1,000,000 per occurrence with the certificate holders listed as Leavenworth County.
5. An engineered septic system shall be required.
6. The applicant shall obtain all applicable building permits prior to construction of any buildings.

7. The SUP shall be limited to no more than two employees other than the applicants and family.
8. The applicant shall adhere to the following memorandums:
 - a. Chuck Magaha – Emergency Management, January 19, 2017
 - b. Denise Eggers Rural Water District #12, January 6, 2017
9. No signage is allowed in the right-of-way. Signage is requested with the SUP. All signage shall comply with Article 25, Sign Regulations of the Leavenworth County Zoning and Subdivision Regulations.
10. No on-street parking shall be allowed.
11. This SUP shall be limited to the Narrative December 16, 2016 submitted with this application and the additional information provided January 20, 2017.
12. This SUP shall comply with all local, state, and federal rules and regulations that may be applicable. After approval of this SUP 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.

located in Section 25, Township 7 South, Range 22 East, also known as 19190 Logan Road, parcel no. 037-25-0-00-001.00 in Leavenworth County, Kansas.

Adopted this 23rd day of February, 2017
 Board of County Commission
 Leavenworth, County, Kansas



 Doug Smith, Chairman

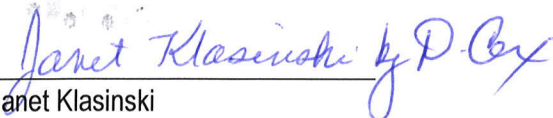


 Clyde D. Graeber, Member



 Robert W. Holland, Member





 Janet Klasinski