

## RESOLUTION 2019-15

A resolution of the Leavenworth County Kansas Board of County Commission, issuing a Special Use Permit for campgrounds, picnic groves, and fishing lakes for Suncatcher Lake RV Park on the following described property:

A tract of land in the Northeast 1/4 of Section 32, Township 9 South, Range 22 East of the 6th P.M, in Leavenworth County, Kansas. More commonly known as 24836 Tonganoxie Drive Leavenworth, KS 66086

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 18<sup>th</sup> day of March, 2019, 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 8<sup>th</sup> day of May, 2019; 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 29<sup>th</sup> day of May, 2019, 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 29<sup>th</sup> day of May, 2019, and incorporated herein by reference;

That Case No. DEV-19-043, Special Use Permit for campgrounds, picnic groves, and fishing lakes for Suncatcher Lake RV Park approved subject to the following conditions:

1. The SUP shall be limited to a period of ten (10) years.
2. The applicant shall pay a Traffic Impact Fee (TIF) of \$1,473.21
3. The SUP shall be limited to business owners only, no employees.
4. Recreational vehicle campsites are limited to mobile vehicles only, no permanent structures are allowed.
5. All structures are subject to the Leavenworth County floodplain regulations.
6. This site is limited to 39 recreational vehicle campsites and 2 shower stalls as shown on the site plan. To modify the limitation a new site plan shall be submitted to and approved by Planning and Zoning following review.
7. The campers shall comply with 'Suncatcher Lake RV – guidelines to a safe and happy stay with us' as submitted with this application.
8. The applicant shall comply with KDHE regulations regarding the operation and maintenance of the lagoon.


9. Any new outdoor lighting, not attached to a recreational vehicle, shall require the submittal of a photometrics plan indicating the pole, light fixture, shielding/cut off devices, and illumination levels to the Planning and Zoning Department for review prior to installation.
10. Special Events shall require the approval of a Temporary Special Use Permit.
11. Maximum length of stay for patrons shall be twenty four months with a minimum of six weeks before returning to the site.
12. The applicant shall keep records indicating the check-in /out days for all campsites. Records shall be made available to the county as requested.
13. The applicant shall maintain the following:
  - a. Numbering of lots for identification by emergency responders.
  - b. A point of contact sign at the entrance for emergency responders and campers.
  - c. Sign on dam indicating one lane traffic.
14. The applicant shall adhere to the following memorandums:
  - a. Melissa Johnson – Codes Enforcement Officer, April 18, 2019
  - b. Chuck Magaha – Emergency Management, April 25, 2019
  - c. Amanda Holloway- FreeState Electric, April 12, 2019
15. 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.
16. No on-street parking shall be allowed.
17. This SUP shall be limited to the Narrative dated March 10, 2019 submitted with this application.
18. The SUP shall be limited to the site plan submitted with this application.
19. The applicant shall provide a certificate of 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.
20. This SUP shall comply with all local, state, and federal rules and regulations that may be applicable.
21. 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 32, Township 9 South, Range 22 East, also known as 24836 Tonganoxie Drive Leavenworth, KS 66086, parcel no. 109-32-0-00-00-010.00 in Leavenworth County, Kansas.

Adopted this 29<sup>th</sup> day of May, 2019  
Board of County Commission  
Leavenworth, County, Kansas

  
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Doug Smith, Chairman

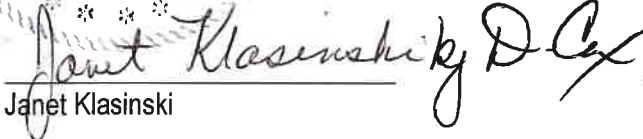
  
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Jeff Culbertson, Member

  
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Vicky Kaaz, Member

*Absent*  
\_\_\_\_\_  
Chad Schimke, Member

  
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Mike Stieben, Member



  
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Janet Klasinski