

RESOLUTION 2022-13

A resolution of the Leavenworth County Kansas Board of County Commission, issuing a Special Use Permit for a campground – Hidden Valley Wilderness Retreat on the following described property:

A 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 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 8th day of January, 2022, 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 June, 2022; 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 29th Day of June, 2022, 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 29th Day of June, 2022, and incorporated herein by reference;

That Case No. DEV-22-030, Special Use Permit for a Campground – Hidden Valley Wilderness Retreat approved subject to the following conditions:

1. The business shall operate from sunrise to sunset, but access to the cabins and campsites shall be 24 hours.
2. The SUP shall be limited to eight (8) employees other than the property owners.
3. 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.
4. No signage shall be allowed in the right-of-way. Sign permits shall be required for any on-site or off-site signage. The applicant shall provide an owner authorization form for any off-site signs. All signage shall comply with Article 25, Sign Regulations of the Leavenworth County Zoning and Subdivision Regulations.
5. No on-street parking shall be allowed.
6. The business shall be limited to 12 cabins and one campsite and a maximum occupancy of 26 overnight guests. A maximum occupancy of 36 guests for daily usage of the property.
7. Any noise generated from the proposed business shall be limited to 60 dB, as measured from the property line.
8. Any light generated from the proposed business shall be limited to 0.00 foot-candles, as measured from the property line.

9. All waste generated from the proposed business shall be disposed of in a manner that meets all local, state and federal requirements. An engineered septic system shall be required.
10. This SUP shall comply with all local, state, and federal rules and regulations that may be applicable.
11. The applicant shall obtain all applicable building permits prior to construction of any buildings.
12. The Special Use Permit shall be subject to the written narratives provided on February 24, 2022.
13. 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 before the Special Use Permit shall take effect.

located 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 commonly known as 19190 Logan Road

Adopted this 29th day of June, 2022
 Board of County Commission
 Leavenworth, County, Kansas



 Mike Smith, Chairman



 Jeff Culbertson, Member



 Vicky Kaaz, Member




 Doug Smith, Member



 Mike Stieben, Member





 Janet Klasinski