

## RESOLUTION 2023-25

A resolution of the Leavenworth County Kansas Board of County Commission, issuing a Special Use Permit for an event center- Whiskey Ridge on the following described property:

A tract of land in the Southwest Quarter of Section 3, Township 11 South, Range 21 East of the 6th P.M. in Leavenworth County, Kansas more commonly known as 19051 Tonganoxie Drive.

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 2<sup>nd</sup> day of August, 2023, 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 September, 2023; 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 4th day of October, 2023, 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 4<sup>th</sup> day of October, 2023, and incorporated herein by reference;

That Case No. DEV-23-110, Special Use Permit for an Event Center- Whiskey Ridge approved subject to the following conditions:

1. Events shall be limited to the hours of 8:00 AM until 11:00 PM. All business operations, except for overnight guest accommodations, shall cease by 12:00 AM.
2. The SUP shall be limited to four full-time employees and unlimited seasonal employees.
3. 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.
4. No on-street parking shall be allowed.
5. This SUP shall be limited to the Narrative and accompanying documents dated August 2, 2023 and August 15, 2023 submitted with this application.
6. 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.
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 foot-candles, as measured from the property line.

9. No outdoor storage of materials shall be allowed.
10. All waste generated from the proposed business shall be disposed of in a manner that meets all local, state and federal requirements. If a dumpster is used, said dumpster must be screened.
11. The developer must comply with the following memorandums:
  - a. Memo – Chuck Magaha, Emergency Management, dated August 3, 2023
  - b. Memo – Mitch Pleak, Olsson, dated August 24, 2023
12. This SUP shall comply with all local, state, and federal rules and regulations that may be applicable.
13. After approval of this SUP by the Board of County Commissioners all conditions listed shall be adhered to and required documents shall be provided to the Planning and Zoning Office before the Special Use Permit shall take effect.
14. This SUP shall be valid for an initial term of ten (10) years. The SUP shall automatically renew for successive ten (year) terms so long as the developer remains in compliance with the approved conditions of the permit or has no substantiated complaints.

located in Section 3, Township 11 South, Range 21, also known as 19051 Tonganoxie Drive, Tonganoxie, KS, parcel no. 192-03-0-00-00-011.01 in Leavenworth County, Kansas.

Adopted this 4<sup>th</sup> day of October, 2023  
 Board of County Commission  
 Leavenworth, County, Kansas



*Janet Klasinski*  
 Janet Klasinski

*Vicky Kaaz*  
 Vicky Kaaz, Chairman

*Jeff Culbertson*  
 Jeff Culbertson, Member

*Mike Smith*  
 Mike Smith, Member

*Doug Smith*  
 Doug Smith, Member

*Mike Stieben*  
 Mike Stieben, Member