

We encourage everyone to view the meeting live via YouTube.

*Leavenworth County*  
*Board of County Commissioners*

*Regular Meeting Agenda*  
300 Walnut Street, Suite 225  
Leavenworth, KS 66048  
December 28, 2022  
9:00 a.m.

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE
- III. ROLL CALL
- IV. PUBLIC COMMENT: Public Comment shall be limited to 15 minutes at the beginning of each meeting for agenda items **only** and limited to three minutes per person. Comments at the end of the meeting shall be open to any topic of general interest to the Board of County Commissioners and limited to five minutes per person. There should be no expectation of interaction by the Commission during this time.  
  
Anyone wishing to make comments either on items on the agenda or not are encouraged to provide their comments in writing no later than 8:00 AM the Monday immediately preceding the meeting. These comments will be included in the agenda packet for everyone to access and review. This allows the Commission to have time to fully consider input and request follow up if needed prior to the meeting.
- V. ADMINISTRATIVE BUSINESS:
  - a) Right-of-way acquisition
- VI. CONSENT AGENDA: The items on the Consent Agenda are considered by staff to be routine business items. Approval of the items may be made by a single motion, seconded, and a majority vote with no separate discussion of any item listed. Should a member of the Governing Body desire to discuss any item, it will be removed from the Consent Agenda and considered separately.
  - a) Approval of the minutes of December 21, 2022

- b) Approval of the schedule for the week January 2, 2023
- c) Approval of the check register
- d) Approve and sign the OCB's
- e) Approve Case Number DEV-22-134 & 135 Preliminary and Final Plat for Goldbeck Ridge
- f) Approve Case Number DEV-22-138 & 139 Preliminary and Final Plat for Mance Corner
- g) Approve Case Number DEV-22-152 & 153 Preliminary and Final Plat for B.A.C.K. Acres

VII. FORMAL BOARD ACTION:

- a) Consider a motion to approve Resolution 2022-28, a rezone from RR-5 to RR-2.5 located at 21420 203<sup>rd</sup> St.

VIII. PRESENTATIONS AND DISCUSSION ITEMS: presentations are materials of general concern where no action or vote is requested or anticipated.

IX. ADDITIONAL PUBLIC COMMENT IF NEEDED

X. ADJOURNMENT

# **LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE**

**Monday, December 26, 2022 THE COURTHOUSE WILL BE CLOSED IN OBSERVANCE OF CHRISTMAS**

**Tuesday, December 27, 2022**

**Wednesday, December 28, 2022**

9:00 a.m. Leavenworth County Commission meeting  
• Commission Meeting Room, 300 Walnut, Leavenworth KS

**Thursday, December 29, 2022**

**Friday, December 30, 2022**

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

ALL MEETINGS ARE OPEN TO THE PUBLIC

COMMENTS SHOULD BE OF GENERAL INTEREST OF THE PUBLIC AND SUBJECT TO THE RULES OF DECORUM

\*\*\*\*\*December 21, 2022\*\*\*\*\*

The Board of County Commissioners met in a regular session on Wednesday, December 21, 2022. Commissioner Mike Smith, Commissioner Doug Smith, Commissioner Kaaz, Commissioner Culbertson and Commissioner Stieben are present; Also present: Mark Loughry, County Administrator; David Van Parys, Senior County Counselor; Janet Klasinski, County Clerk; Bob Weber, County Appraiser; John Richmeier, Leavenworth Times

Residents: Wes Baker, Eric McMillin, Louis Klemp

PUBLIC COMMENT:

Louis Klemp commented.

ADMINISTRATIVE BUSINESS:

Mark Loughry reminded everyone the Courthouse will be closed Friday and Monday for the Christmas holiday.

***A motion was made by Commissioner Culbertson and seconded by Commissioner Kaaz to accept the consent agenda for Wednesday, December 21, 2022 as presented.***

***Motion passed, 5-0.***

Bob Weber presented Board Order 2022-7, a disaster relief tax abatement on two properties destroyed by fire.

***A motion was made by Commissioner Stieben and seconded by Commissioner Culbertson to approve Board Order 2022-7, granting disaster relief tax abatement to two homes destroyed by fire.***

***Motion passed, 5-0.***

Commissioner Mike Smith opened the public hearing for the amended 2022 Leavenworth County Budget.

Eric McMillin and Louis Klemp commented.

Commissioner Mike Smith closed the public hearing.

Mr. Loughry explained the amendments to the budget.

***A motion was made by Commissioner Kaaz and seconded by Commissioner Mike Smith to amend the 2022 Leavenworth County budget as presented by the County Clerk.***

***Motion passed, 5-0.***

Commissioner Doug Smith attended the MARC meeting and the Basehor City Council meeting. He will attend a retirement party at the County Shop.

Commissioner Stieben visited with the Sherman Township coordinator regarding the formation of a fire district and will be meeting with the chairman of the LCDC Board.

Commissioner Culbertson attended the MARC meeting and the Leavenworth City Commission meeting.

Commissioner Kaaz attended the Leavenworth City Commission meeting.

***A motion was made by Commissioner Doug Smith and seconded by Commissioner Stieben that this Board recess for a closed executive meeting for the discussion of pending litigation involving the legal interests of the County as justified by K.S.A. 75-4319(B)(2) for consultation with legal counsel for the Board which would be deemed privileged in the attorney-client relationship and that the Board resume open meeting at 9:50 a.m. in the meeting room of the Board. Present in the executive meeting will be Commissioners Culbertson, Kaaz, Mike Smith, Doug Smith and Commissioner Stieben, Senior County Counselor David Van Parys and County Administrator, Mark Loughry.***

***Motion passed, 5-0.***

The Board returned to regular session at 9:50 a.m. No action was taken and no decisions were made. The subject was limited to the legal interests of the County.

***A motion was made by Commissioner Doug Smith and seconded by Commissioner Stieben that this Board recess from open session and go into a closed executive session to discuss personnel matters of non-elected personnel as justified by K.S.A. 75-4319 (b)(1) and to protect the privacy interests of the persons involved and that this Board resume open session in this meeting room at 10:20 a.m. Present in the executive session will be Commissioners Jeff Culbertson, Vicky Kaaz, Doug Smith, Mike Smith, Mike Stieben, County Administrator Mark Loughry and others as invited by the Board.***

***Motion passed, 5-0.***

The Board returned to regular session at 10:20 a.m. No action was taken and no decisions were made. The subject was limited to non-elected personnel.

***A motion was made by Commissioner Kaaz and seconded by Commissioner Culbertson to adjourn.***

***Motion passed, 5-0.***

The Board adjourned at 10:20 a.m.

# **LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE**

**Monday, January 2, 2023 THE COURTHOUSE WILL BE CLOSED IN OBSERVANCE OF NEW YEAR'S DAY**

**Tuesday, January 3, 2023**

**Wednesday, January 4, 2023**

9:00 a.m.      Leavenworth County Commission meeting  
• Commission Meeting Room, 300 Walnut, Leavenworth KS

**Thursday, January 5, 2023**

**Friday, January 6, 2023**

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

ALL MEETINGS ARE OPEN TO THE PUBLIC

COMMENTS SHOULD BE OF GENERAL INTEREST OF THE PUBLIC AND SUBJECT TO THE RULES OF DECORUM

START DATE: 12/17/2022 END DATE: 12/23/2022

TYPES OF CHECKS SELECTED: \* ALL TYPES

|      |                      |                                | P.O.NUMBER | CHECK#    |            |                |                                |          |            |
|------|----------------------|--------------------------------|------------|-----------|------------|----------------|--------------------------------|----------|------------|
| 4120 | ACE IMAGEWEAR        | AAA LAUNDRY & LINEN SUPPLY CO  | 331985     | 101489 AP | 12/23/2022 | 2-001-5-53-215 | NOX WEED UNIFORM RENTALS       | 75.64    |            |
| 4120 | ACE IMAGEWEAR        | AAA LAUNDRY & LINEN SUPPLY CO  | 331985     | 101489 AP | 12/23/2022 | 2-001-5-53-215 | NOX WEED UNIFORM RENTALS       | 75.64    |            |
|      |                      |                                |            |           |            |                | *** VENDOR                     |          | 4120 TOTAL |
|      |                      |                                |            |           |            |                |                                |          | 151.28     |
| 249  | AMBERWELL            | ATCHISON HOSPITAL              | 331987     | 101491 AP | 12/23/2022 | 2-001-5-07-206 | LVS0 - NEW EMPLOYEE TESTING    | 70.00    |            |
| 6049 | AT&T                 | AT&T                           | 331988     | 101492 AP | 12/23/2022 | 2-001-5-07-210 | LVS0 MONTHLY SVC               | 294.02   |            |
| 1061 | B & W FIRE LLC       | B & W FIRE LLC                 | 331989     | 101493 AP | 12/23/2022 | 2-001-5-05-383 | 000139 EMS FIRE EXTINGUISHER M | 569.60   |            |
| 2541 | BEST PLUMBING SPECIA | BEST PLUMBING SPECIALTIES,INC  | 331990     | 101494 AP | 12/23/2022 | 2-001-5-07-357 | 65483 JAIL PLUMBING SUPPLIES   | 2,506.92 |            |
| 2541 | BEST PLUMBING SPECIA | BEST PLUMBING SPECIALTIES,INC  | 331990     | 101494 AP | 12/23/2022 | 2-001-5-07-357 | 65483 JAIL PLUMBING SUPPLIES   | 595.04   |            |
|      |                      |                                |            |           |            |                | *** VENDOR                     |          | 2541 TOTAL |
|      |                      |                                |            |           |            |                |                                |          | 3,101.96   |
| 1523 | BOB BARKER           | BOB BARKER CO INC              | 331991     | 101495 AP | 12/23/2022 | 2-001-5-07-359 | LEAKS4 JAIL SUPPLIES           | 1,257.63 |            |
| 1523 | BOB BARKER           | BOB BARKER CO INC              | 331991     | 101495 AP | 12/23/2022 | 2-001-5-07-359 | LEAKS4 JAIL SUPPLIES           | 2,091.60 |            |
| 1523 | BOB BARKER           | BOB BARKER CO INC              | 331991     | 101495 AP | 12/23/2022 | 2-001-5-07-359 | LEAKS4 JAIL SUPPLIES           | 49.41    |            |
| 1523 | BOB BARKER           | BOB BARKER CO INC              | 331991     | 101495 AP | 12/23/2022 | 2-001-5-07-359 | LEAKS4 JAIL SUPPLIES           | 711.00   |            |
|      |                      |                                |            |           |            |                | *** VENDOR                     |          | 1523 TOTAL |
|      |                      |                                |            |           |            |                |                                |          | 4,109.64   |
| 198  | BUTLER'S S           | COLLINS AUTOMOTIVE LLC         | 331993     | 101497 AP | 12/23/2022 | 2-001-5-07-213 | 2268 LVS0 UNIT 124 VEH MAINT   | 109.95   |            |
| 198  | BUTLER'S S           | COLLINS AUTOMOTIVE LLC         | 331993     | 101497 AP | 12/23/2022 | 2-001-5-07-218 | 2268 UNIT 121 JAIL VAN MAINYT  | 109.95   |            |
|      |                      |                                |            |           |            |                | *** VENDOR                     |          | 198 TOTAL  |
|      |                      |                                |            |           |            |                |                                |          | 219.90     |
| 36   | CAHILL PAT           | PATRICK J CAHILL               | 331995     | 101499 AP | 12/23/2022 | 2-001-5-09-231 | CONTRACT COURT APPOINTED ATTOR | 3,000.00 |            |
| 362  | CASAD BENJAMIN       | BENJAMIN CASAD                 | 331996     | 101500 AP | 12/23/2022 | 2-001-5-09-231 | CONTRACT COURT APPOINTED ATTOR | 3,000.00 |            |
| 5637 | CLEARWATER ENTERPRIS | CLEARWATER ENTERPRISES,LLC     | 331954     | 101468 AP | 12/22/2022 | 2-001-5-05-215 | 20642-0317B24244 GAS SERVICE   | 39.58    |            |
| 5637 | CLEARWATER ENTERPRIS | CLEARWATER ENTERPRISES,LLC     | 331954     | 101468 AP | 12/22/2022 | 2-001-5-14-220 | 20642-12019039952211 GAS SERVI | 2,328.60 |            |
| 5637 | CLEARWATER ENTERPRIS | CLEARWATER ENTERPRISES,LLC     | 331954     | 101468 AP | 12/22/2022 | 2-001-5-32-392 | 20642-12019296502211 GAS SERVI | 4,675.18 |            |
|      |                      |                                |            |           |            |                | *** VENDOR                     |          | 5637 TOTAL |
|      |                      |                                |            |           |            |                |                                |          | 7,043.36   |
| 648  | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 331956     | 101470 AP | 12/22/2022 | 2-001-5-02-301 | AMAZON - CLERK & BUDGET SUPPLI | 50.73    |            |
| 648  | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 331956     | 101470 AP | 12/22/2022 | 2-001-5-02-301 | AMAZON - CLERK & BUDGET SUPPLI | 39.45    |            |
| 648  | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 331956     | 101470 AP | 12/22/2022 | 2-001-5-02-301 | AMAZON - CLERK & BUDGET SUPPLI | 28.97    |            |
| 648  | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 331956     | 101470 AP | 12/22/2022 | 2-001-5-02-301 | AMAZON - CLERK & BUDGET SUPPLI | 390.50   |            |
| 648  | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 331956     | 101470 AP | 12/22/2022 | 2-001-5-04-301 | LAMAR PFA BILLBOARD DEPOSIT    | 1,300.00 |            |
| 648  | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 331956     | 101470 AP | 12/22/2022 | 2-001-5-05-210 | AT&T EMS WIRELESS SVC          | 260.60   |            |
| 648  | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 331956     | 101470 AP | 12/22/2022 | 2-001-5-07-208 | WASTE MGMT - LVS0 DUMPSTER     | 502.82   |            |
| 648  | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 331956     | 101470 AP | 12/22/2022 | 2-001-5-11-205 | KTAG COUNTY ATTORNEY           | 15.75    |            |
| 648  | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 331956     | 101470 AP | 12/22/2022 | 2-001-5-14-228 | AMAZON - CLERK & BUDGET SUPPLI | 54.77    |            |
| 648  | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 331956     | 101470 AP | 12/22/2022 | 2-001-5-14-301 | QUADIEN - 2 HIGH CAPACTIY TON  | 400.90   |            |
|      |                      |                                |            |           |            |                | *** VENDOR                     |          | 648 TOTAL  |
|      |                      |                                |            |           |            |                |                                |          | 3,044.49   |
| 5362 | DIAMOND DRUGS        | DIAMOND DRUGS,INC              | 331997     | 101501 AP | 12/23/2022 | 2-001-5-07-219 | KSLV NOVEMBER INMATE PRESCRIPT | 2,132.21 |            |
| 1219 | DIST CT CLERK LV     | CLERK OF DIST COURT-LEAV       | 331998     | 101502 AP | 12/23/2022 | 2-001-5-11-501 | COUNTY ATTORNEY DIST COURT COS | 5,182.00 |            |
| 86   | EVERGY               | EVERGY KANSAS CENTRAL INC      | 331957     | 101471 AP | 12/22/2022 | 2-001-5-05-215 | ELEC SVC EMS ADMIN             | 996.75   |            |
| 86   | EVERGY               | EVERGY KANSAS CENTRAL INC      | 331957     | 101471 AP | 12/22/2022 | 2-001-5-05-215 | ELEC SVC EMS 9101              | 832.25   |            |
| 86   | EVERGY               | EVERGY KANSAS CENTRAL INC      | 331957     | 101471 AP | 12/22/2022 | 2-001-5-53-219 | ELEC SVC NOX WEED              | 383.96   |            |
|      |                      |                                |            |           |            |                | *** VENDOR                     |          | 86 TOTAL   |
|      |                      |                                |            |           |            |                |                                |          | 2,212.96   |
| 1011 | FEDEX                | FEDEX                          | 331999     | 101503 AP | 12/23/2022 | 2-001-5-19-302 | DIST CT TRANSPORTATION CHARGES | 97.18    |            |
| 5824 | FRONTIER             | FORENSIC MEDICAL HOLDINGS OF K | 331959     | 101473 AP | 12/22/2022 | 2-001-5-13-271 | 21182 NOVEMBER AUTOPSIES ET AL | 2,100.00 |            |
| 5824 | FRONTIER             | FORENSIC MEDICAL HOLDINGS OF K | 331959     | 101473 AP | 12/22/2022 | 2-001-5-13-271 | 21182 NOVEMBER AUTOPSIES ET AL | 2,100.00 |            |
| 5824 | FRONTIER             | FORENSIC MEDICAL HOLDINGS OF K | 331959     | 101473 AP | 12/22/2022 | 2-001-5-13-271 | 21182 NOVEMBER AUTOPSIES ET AL | 2,100.00 |            |
| 5824 | FRONTIER             | FORENSIC MEDICAL HOLDINGS OF K | 331959     | 101473 AP | 12/22/2022 | 2-001-5-13-271 | 21182 NOVEMBER AUTOPSIES ET AL | 2,100.00 |            |
| 5824 | FRONTIER             | FORENSIC MEDICAL HOLDINGS OF K | 331959     | 101473 AP | 12/22/2022 | 2-001-5-13-271 | 21182 NOVEMBER AUTOPSIES ET AL | 2,100.00 |            |
| 5824 | FRONTIER             | FORENSIC MEDICAL HOLDINGS OF K | 331959     | 101473 AP | 12/22/2022 | 2-001-5-13-271 | 21182 NOVEMBER AUTOPSIES ET AL | 2,100.00 |            |
| 5824 | FRONTIER             | FORENSIC MEDICAL HOLDINGS OF K | 331959     | 101473 AP | 12/22/2022 | 2-001-5-13-271 | 21182 NOVEMBER AUTOPSIES ET AL | 2,100.00 |            |
| 5824 | FRONTIER             | FORENSIC MEDICAL HOLDINGS OF K | 331959     | 101473 AP | 12/22/2022 | 2-001-5-13-271 | 21182 NOVEMBER AUTOPSIES ET AL | 650.00   |            |
| 5824 | FRONTIER             | FORENSIC MEDICAL HOLDINGS OF K | 331959     | 101473 AP | 12/22/2022 | 2-001-5-13-271 | 21182 NOVEMBER AUTOPSIES ET AL | 650.00   |            |
| 5824 | FRONTIER             | FORENSIC MEDICAL HOLDINGS OF K | 331959     | 101473 AP | 12/22/2022 | 2-001-5-13-271 | 21182 NOVEMBER AUTOPSIES ET AL | 50.00    |            |
| 5824 | FRONTIER             | FORENSIC MEDICAL HOLDINGS OF K | 331959     | 101473 AP | 12/22/2022 | 2-001-5-13-271 | 21182 NOVEMBER AUTOPSIES ET AL | 50.00    |            |
| 5824 | FRONTIER             | FORENSIC MEDICAL HOLDINGS OF K | 331959     | 101473 AP | 12/22/2022 | 2-001-5-13-271 | 21182 NOVEMBER AUTOPSIES ET AL | 25.00    |            |

START DATE: 12/17/2022 END DATE: 12/23/2022

TYPES OF CHECKS SELECTED: \* ALL TYPES

|      |                      |                                | P.O.NUMBER | CHECK#    |            |                |                                |            |           |           |
|------|----------------------|--------------------------------|------------|-----------|------------|----------------|--------------------------------|------------|-----------|-----------|
| 5824 | FRONTIER             | FORENSIC MEDICAL HOLDINGS OF K | 331959     | 101473 AP | 12/22/2022 | 2-001-5-13-271 | 21182 NOVEMBER AUTOPSIES ET AL |            | 25.00     |           |
| 5824 | FRONTIER             | FORENSIC MEDICAL HOLDINGS OF K | 331959     | 101473 AP | 12/22/2022 | 2-001-5-13-271 | 21182 NOVEMBER AUTOPSIES ET AL |            | 25.00     |           |
| 5824 | FRONTIER             | FORENSIC MEDICAL HOLDINGS OF K | 331959     | 101473 AP | 12/22/2022 | 2-001-5-13-271 | 21182 NOVEMBER AUTOPSIES ET AL |            | 25.00     |           |
| 5824 | FRONTIER             | FORENSIC MEDICAL HOLDINGS OF K | 331959     | 101473 AP | 12/22/2022 | 2-001-5-13-271 | 21182 NOVEMBER AUTOPSIES ET AL |            | 25.00     |           |
| 5824 | FRONTIER             | FORENSIC MEDICAL HOLDINGS OF K | 331959     | 101473 AP | 12/22/2022 | 2-001-5-13-271 | 21182 NOVEMBER AUTOPSIES ET AL |            | 25.00     |           |
| 5824 | FRONTIER             | FORENSIC MEDICAL HOLDINGS OF K | 331959     | 101473 AP | 12/22/2022 | 2-001-5-13-271 | 21182 NOVEMBER AUTOPSIES ET AL |            | 278.18    |           |
| 5824 | FRONTIER             | FORENSIC MEDICAL HOLDINGS OF K | 331959     | 101473 AP | 12/22/2022 | 2-001-5-13-271 | 21182 NOVEMBER AUTOPSIES ET AL |            | 26.00     |           |
| 5824 | FRONTIER             | FORENSIC MEDICAL HOLDINGS OF K | 331959     | 101473 AP | 12/22/2022 | 2-001-5-13-271 | 21182 NOVEMBER AUTOPSIES ET AL |            | 26.00     |           |
| 5824 | FRONTIER             | FORENSIC MEDICAL HOLDINGS OF K | 331959     | 101473 AP | 12/22/2022 | 2-001-5-13-271 | 21182 NOVEMBER AUTOPSIES ET AL |            | 74.00     |           |
| 5824 | FRONTIER             | FORENSIC MEDICAL HOLDINGS OF K | 331959     | 101473 AP | 12/22/2022 | 2-001-5-13-271 | 21182 NOVEMBER AUTOPSIES ET AL |            | 25.00     |           |
|      |                      |                                |            |           |            |                | *** VENDOR                     | 5824 TOTAL |           | 14,579.18 |
| 971  | GALLS                | GALLS                          | 332002     | 101506 AP | 12/23/2022 | 2-001-5-07-350 | 5289255 LVSO UNIFORMS          |            | 75.64     |           |
| 971  | GALLS                | GALLS                          | 332002     | 101506 AP | 12/23/2022 | 2-001-5-07-350 | 5289255 LVSO UNIFORMS          |            | 111.32    |           |
| 971  | GALLS                | GALLS                          | 332002     | 101506 AP | 12/23/2022 | 2-001-5-07-350 | 5289255 LVSO UNIFORMS          |            | 49.45     |           |
| 971  | GALLS                | GALLS                          | 332002     | 101506 AP | 12/23/2022 | 2-001-5-07-350 | 5289255 LVSO UNIFORMS          |            | 111.32    |           |
| 971  | GALLS                | GALLS                          | 332002     | 101506 AP | 12/23/2022 | 2-001-5-07-350 | 5289255 LVSO UNIFORMS          |            | 207.06    |           |
|      |                      |                                |            |           |            |                | *** VENDOR                     | 971 TOTAL  |           | 554.79    |
| 3186 | GOTO TECH            | GOTO TECHNOLOGIES USA, INC     | 332003     | 101507 AP | 12/23/2022 | 2-001-5-18-254 | 6013445255 LOGMEIN SUB TO 12.1 |            | 4,248.00  |           |
| 4465 | GRONIS               | GRONIS HARDWARE INC            | 332004     | 101508 AP | 12/23/2022 | 2-001-5-07-357 | LVSO JAIL MAINT                |            | 61.02     |           |
| 2464 | HEARTLAND METRO TACT | HEARTLAND METRO TACTICAL OFFIC | 332005     | 101509 AP | 12/23/2022 | 2-001-5-07-203 | LVSO 2023 TAG TEAM MEMBERSHIP  |            | 175.00    |           |
| 191  | HOME DEPOT           | HOME DEPOT USA                 | 332006     | 101510 AP | 12/23/2022 | 2-001-5-07-355 | 1137682 LVSO SOAP,DRAIN CLEANE |            | 374.34    |           |
| 191  | HOME DEPOT           | HOME DEPOT USA                 | 332006     | 101510 AP | 12/23/2022 | 2-001-5-07-357 | 1137682 LVSO SOAP,DRAIN CLEANE |            | 352.15    |           |
| 191  | HOME DEPOT           | HOME DEPOT USA                 | 332006     | 101510 AP | 12/23/2022 | 2-001-5-07-359 | 1137682 LVSO SOAP,DRAIN CLEANE |            | 126.18    |           |
| 191  | HOME DEPOT           | HOME DEPOT USA                 | 332006     | 101510 AP | 12/23/2022 | 2-001-5-07-359 | 1137682 FOAM SPRAYER FOR JAIL  |            | 27.19     |           |
|      |                      |                                |            |           |            |                | *** VENDOR                     | 191 TOTAL  |           | 879.86    |
| 653  | INFLUENTIAL DRONE    | INFLUENTIAL DRONES LLC         | 332007     | 101511 AP | 12/23/2022 | 2-001-5-07-353 | DRONE 2022.KS.EST.1110.LCSO-TF |            | 14,242.94 |           |
| 3030 | ISG TECHNOLOGY       | ISG TECHNOLOGY                 | 332008     | 101512 AP | 12/23/2022 | 2-001-5-18-220 | CONSULTATION                   |            | 255.00    |           |
| 99   | JUROR                |                                |            |           |            |                |                                |            |           |           |

warrants by vendor



TYPES OF CHECKS SELECTED: \* ALL TYPES

P.O.NUMBER CHECK#

99 JUROR

warrants by vendor

START DATE: 12/17/2022 END DATE: 12/23/2022

TYPES OF CHECKS SELECTED: \* ALL TYPES

|       |                     | P.O.NUMBER                     | CHECK# |           |            |                |                                |            |          |  |
|-------|---------------------|--------------------------------|--------|-----------|------------|----------------|--------------------------------|------------|----------|--|
| 99    | JUROR               |                                |        |           |            |                |                                |            |          |  |
|       |                     |                                |        |           |            |                | *** VENDOR                     | 99 TOTAL   | 3,212.50 |  |
| 565   | KA-COMM INC         | KA-COMM INC                    | 332066 | 101570 AP | 12/23/2022 | 2-001-5-07-213 | LVSO - CONSOLE FOR 2022 DOGE R | 822.64     |          |  |
| 46    | KANSAS COR          | KANSAS CORRECTIONAL INDUSTRIES | 332067 | 101571 AP | 12/23/2022 | 2-001-5-07-359 | 1052001 JAIL SUPPLIES          | 550.00     |          |  |
| 581   | KCHRA               | KANSAS COUNTY HR ASSOCIATION   | 331961 | 101475 AP | 12/22/2022 | 2-001-5-28-216 | 2023 DUES                      | 50.00      |          |  |
| 581   | KCHRA               | KANSAS COUNTY HR ASSOCIATION   | 331961 | 101475 AP | 12/22/2022 | 2-001-5-28-216 | 2023 DUES                      | 20.00      |          |  |
|       |                     |                                |        |           |            |                | *** VENDOR                     | 581 TOTAL  | 70.00    |  |
| 3197  | KLM                 | LEAGUE OF KS MUNICIPALITIES    | 332068 | 101572 AP | 12/23/2022 | 2-001-5-06-207 | JOB AD - PLANNING/ZONING DIREC | 100.00     |          |  |
| 1629  | KU PHYSICIANS       | UNIVERSITY OF KANSAS HOSPITAL  | 332069 | 101573 AP | 12/23/2022 | 2-001-5-07-219 | INMATE MEDICAL BILL            | 40.84      |          |  |
| 168   | LCHS                | LEAVENWORTH CO HUMANE SOCIETY  | 331963 | 101477 AP | 12/22/2022 | 2-001-5-07-266 | OCT/NOV LVSO CHARGES PER CONTR | 1,362.50   |          |  |
| 168   | LCHS                | LEAVENWORTH CO HUMANE SOCIETY  | 331963 | 101477 AP | 12/22/2022 | 2-001-5-07-266 | OCT/NOV LVSO CHARGES PER CONTR | 1,312.50   |          |  |
|       |                     |                                |        |           |            |                | *** VENDOR                     | 168 TOTAL  | 2,675.00 |  |
| 975   | LEAV LANSI          | LEAVENWORTH/LANSING CHAMBER    | 332070 | 101574 AP | 12/23/2022 | 2-001-5-04-203 | 2023 WOMEN'S DIVISION MEMBERSH | 30.00      |          |  |
| 4755  | LEAV PAPER          | LEAVENWORTH PAPER AND OFFICE S | 332071 | 101575 AP | 12/23/2022 | 2-001-5-02-301 | COUNTY CLERK - REPL 4 STAMPERS | 81.00      |          |  |
| 4755  | LEAV PAPER          | LEAVENWORTH PAPER AND OFFICE S | 332071 | 101575 AP | 12/23/2022 | 2-001-5-07-301 | SHERIFF JAIL AND OFFICE SUPPLI | 28.13      |          |  |
| 4755  | LEAV PAPER          | LEAVENWORTH PAPER AND OFFICE S | 332071 | 101575 AP | 12/23/2022 | 2-001-5-07-301 | SHERIFF JAIL AND OFFICE SUPPLI | 194.40     |          |  |
| 4755  | LEAV PAPER          | LEAVENWORTH PAPER AND OFFICE S | 332071 | 101575 AP | 12/23/2022 | 2-001-5-07-301 | SHERIFF JAIL AND OFFICE SUPPLI | 399.00     |          |  |
| 4755  | LEAV PAPER          | LEAVENWORTH PAPER AND OFFICE S | 332071 | 101575 AP | 12/23/2022 | 2-001-5-07-301 | SHERIFF JAIL AND OFFICE SUPPLI | 434.88     |          |  |
| 4755  | LEAV PAPER          | LEAVENWORTH PAPER AND OFFICE S | 332071 | 101575 AP | 12/23/2022 | 2-001-5-07-301 | SHERIFF JAIL AND OFFICE SUPPLI | 1,320.00   |          |  |
| 4755  | LEAV PAPER          | LEAVENWORTH PAPER AND OFFICE S | 332071 | 101575 AP | 12/23/2022 | 2-001-5-07-359 | SHERIFF JAIL AND OFFICE SUPPLI | 481.00     |          |  |
| 4755  | LEAV PAPER          | LEAVENWORTH PAPER AND OFFICE S | 332071 | 101575 AP | 12/23/2022 | 2-001-5-28-301 | HR OFFICE TABLE, GUEST CHAIRS  | 1,960.00   |          |  |
| 4755  | LEAV PAPER          | LEAVENWORTH PAPER AND OFFICE S | 332071 | 101575 AP | 12/23/2022 | 2-001-5-28-301 | HR OFFICE TABLE, GUEST CHAIRS  | 260.00     |          |  |
|       |                     |                                |        |           |            |                | *** VENDOR                     | 4755 TOTAL | 5,158.41 |  |
| 537   | LEAV TIMES          | CHERRYROAD MEDIA INC           | 332072 | 101576 AP | 12/23/2022 | 2-001-5-07-209 | LEAV SHF 1 YEAR SUB            | 165.84     |          |  |
| 2059  | MIDWEST OFFICE TECH | MIDWEST OFFICE TECHNOLOGY INC  | 332075 | 101579 AP | 12/23/2022 | 2-001-5-01-201 | OPK595_K COPIER USAGE BOCC     | 217.00     |          |  |
| 2666  | MISC REIMBURSEMENTS | ALLAN STORK                    | 332077 | 101581 AP | 12/23/2022 | 2-001-5-06-205 | REIM MILEAGE - PLANNING COMM J | 167.13     |          |  |
| 2666  | MISC REIMBURSEMENTS | DOUG TYSTAD                    | 332078 | 101582 AP | 12/23/2022 | 2-001-5-06-205 | REIM MILEAGE - PLANNING COMM J | 26.25      |          |  |
| 2666  | MISC REIMBURSEMENTS | MARCUS MAJURE                  | 332079 | 101583 AP | 12/23/2022 | 2-001-5-06-205 | REIM MILEAGE - PLANNING COMM J | 35.00      |          |  |
| 2666  | MISC REIMBURSEMENTS | JADEN BAILEY                   | 332080 | 101584 AP | 12/23/2022 | 2-001-5-06-205 | REIM MILEAGE - PLANNING COMM J | 170.25     |          |  |
| 2666  | MISC REIMBURSEMENTS | STEVE SKEET                    | 332081 | 101585 AP | 12/23/2022 | 2-001-5-06-205 | REIM MILEAGE - PLANNING COMM J | 93.75      |          |  |
| 2666  | MISC REIMBURSEMENTS | WILLIAM GOTTSCHALK             | 332082 | 101586 AP | 12/23/2022 | 2-001-5-06-205 | REIM MILEAGE - PLANNING COMM J | 45.00      |          |  |
| 2666  | MISC REIMBURSEMENTS | LARRY MALBROUGH                | 332083 | 101587 AP | 12/23/2022 | 2-001-5-18-301 | REIM SOFTWARE                  | 50.00      |          |  |
|       |                     |                                |        |           |            |                | *** VENDOR                     | 2666 TOTAL | 587.38   |  |
| 24927 | NOTARY PUB          | NOTARY PUBLIC UNDERWRITERS OF  | 332084 | 101588 AP | 12/23/2022 | 2-001-5-07-203 | BOND/FILING FEE - BRIGID MCCAU | 118.95     |          |  |

warrants by vendor

START DATE: 12/17/2022 END DATE: 12/23/2022

TYPES OF CHECKS SELECTED: \* ALL TYPES

|       |                    |                                | P.O.NUMBER | CHECK#    |            |                |                                |            |            |
|-------|--------------------|--------------------------------|------------|-----------|------------|----------------|--------------------------------|------------|------------|
| 7098  | QUILL CORP         | QUILL CORP                     | 332086     | 101590 AP | 12/23/2022 | 2-001-5-01-301 | 6310540 BOCC SUPPLIES          | 263.37     |            |
| 7098  | QUILL CORP         | QUILL CORP                     | 332086     | 101590 AP | 12/23/2022 | 2-001-5-28-301 | 5643954 HUMAN RESOURCES OFFICE | 44.17      |            |
| 7098  | QUILL CORP         | QUILL CORP                     | 332086     | 101590 AP | 12/23/2022 | 2-001-5-28-301 | 5643954 HUMAN RESOURCES OFFICE | 123.23     |            |
| 7098  | QUILL CORP         | QUILL CORP                     | 332086     | 101590 AP | 12/23/2022 | 2-001-5-28-301 | 5643954 HUMAN RESOURCES OFFICE | 35.18      |            |
|       |                    |                                |            |           |            |                | *** VENDOR                     | 7098 TOTAL | 465.95     |
| 6713  | REILLY & S         | REILLY & SONS INC              | 332087     | 101591 AP | 12/23/2022 | 2-001-5-14-224 | 3723 TRAVELERS PREMIUMS 2023 + | 2,264.00   |            |
| 6713  | REILLY & S         | REILLY & SONS INC              | 332087     | 101591 AP | 12/23/2022 | 2-001-5-14-224 | 3723 TRAVELERS PREMIUMS 2023 + | 22,754.00  |            |
| 6713  | REILLY & S         | REILLY & SONS INC              | 332087     | 101591 AP | 12/23/2022 | 2-001-5-14-224 | 3723 TRAVELERS PREMIUMS 2023 + | 123,880.00 |            |
| 6713  | REILLY & S         | REILLY & SONS INC              | 332087     | 101591 AP | 12/23/2022 | 2-001-5-14-224 | 3723 TRAVELERS PREMIUMS 2023 + | 201,900.00 |            |
| 6713  | REILLY & S         | REILLY & SONS INC              | 332087     | 101591 AP | 12/23/2022 | 2-001-5-14-224 | 3723 TRAVELERS PREMIUMS 2023 + | 1,939.00   |            |
| 6713  | REILLY & S         | REILLY & SONS INC              | 332087     | 101591 AP | 12/23/2022 | 2-001-5-14-224 | 3723 TRAVELERS PREMIUMS 2023 + | 19,737.00  |            |
| 6713  | REILLY & S         | REILLY & SONS INC              | 332087     | 101591 AP | 12/23/2022 | 2-001-5-14-224 | 3723 TRAVELERS PREMIUMS 2023 + | 275,358.00 |            |
| 6713  | REILLY & S         | REILLY & SONS INC              | 332087     | 101591 AP | 12/23/2022 | 2-001-5-14-224 | 3723 TRAVELERS PREMIUMS 2023 + | 136.80     |            |
| 6713  | REILLY & S         | REILLY & SONS INC              | 332087     | 101591 AP | 12/23/2022 | 2-001-5-14-224 | 3723 TRAVELERS PREMIUMS 2023 + | 117.00     |            |
| 6713  | REILLY & S         | REILLY & SONS INC              | 332087     | 101591 AP | 12/23/2022 | 2-001-5-14-224 | 3723 TRAVELERS PREMIUMS 2023 + | 500.00-    |            |
| 6713  | REILLY & S         | REILLY & SONS INC              | 332087     | 101591 AP | 12/23/2022 | 2-001-5-14-224 | 3723 TRAVELERS PREMIUMS 2023 + | 746.00-    |            |
| 6713  | REILLY & S         | REILLY & SONS INC              | 332087     | 101591 AP | 12/23/2022 | 2-001-5-14-224 | 3723 TRAVELERS PREMIUMS 2023 + | 746.00-    |            |
| 6713  | REILLY & S         | REILLY & SONS INC              | 332087     | 101591 AP | 12/23/2022 | 2-001-5-14-224 | 3723 TRAVELERS PREMIUMS 2023 + | .00        |            |
|       |                    |                                |            |           |            |                | *** VENDOR                     | 6713 TOTAL | 646,093.80 |
| 103   | RESTITUTIO         | WILLIAM KLOSTER                | 332088     | 101592 AP | 12/23/2022 | 2-001-5-11-502 | RESTITUTION                    | 38.00      |            |
| 103   | RESTITUTIO         | WILLIAM KLOSTER                | 332088     | 101592 AP | 12/23/2022 | 2-001-5-11-502 | RESTITUTION                    | 50.00      |            |
| 103   | RESTITUTIO         | KAYLEIGH FOUQUET               | 332089     | 101593 AP | 12/23/2022 | 2-001-5-11-502 | RESTITUTION                    | 150.00     |            |
| 103   | RESTITUTIO         | DOG & CAT CLINIC               | 332090     | 101594 AP | 12/23/2022 | 2-001-5-11-502 | RESTITUTION                    | 81.00      |            |
|       |                    |                                |            |           |            |                | *** VENDOR                     | 103 TOTAL  | 319.00     |
| 458   | ROAD & BRIDGE      | LEAV CO PUBLIC WORKS           | 331969     | 101483 AP | 12/22/2022 | 2-001-5-07-213 | LVSO/EOC GASOLINE, VEH MAINT   | 5,252.70   |            |
| 458   | ROAD & BRIDGE      | LEAV CO PUBLIC WORKS           | 331969     | 101483 AP | 12/22/2022 | 2-001-5-11-253 | CO ATTY - VEH MAINT            | 53.36      |            |
| 458   | ROAD & BRIDGE      | LEAV CO PUBLIC WORKS           | 331969     | 101483 AP | 12/22/2022 | 2-001-5-14-332 | LVSO/EOC GASOLINE, VEH MAINT   | 5,543.86   |            |
| 458   | ROAD & BRIDGE      | LEAV CO PUBLIC WORKS           | 331969     | 101483 AP | 12/22/2022 | 2-001-5-14-332 | LVSO/EOC GASOLINE, VEH MAINT   | 586.80     |            |
| 458   | ROAD & BRIDGE      | LEAV CO PUBLIC WORKS           | 331969     | 101483 AP | 12/22/2022 | 2-001-5-14-333 | BLDG & GROUNDS FUEL            | 61.67      |            |
| 458   | ROAD & BRIDGE      | LEAV CO PUBLIC WORKS           | 331969     | 101483 AP | 12/22/2022 | 2-001-5-14-336 | NOX WEED FUEL, MAINT           | 309.31     |            |
| 458   | ROAD & BRIDGE      | LEAV CO PUBLIC WORKS           | 331969     | 101483 AP | 12/22/2022 | 2-001-5-23-2   | ADMIN - CELL PHONE             | 105.52     |            |
| 458   | ROAD & BRIDGE      | LEAV CO PUBLIC WORKS           | 331969     | 101483 AP | 12/22/2022 | 2-001-5-41-213 | OIL CHANGE- APPRAISER          | 53.36      |            |
| 458   | ROAD & BRIDGE      | LEAV CO PUBLIC WORKS           | 331969     | 101483 AP | 12/22/2022 | 2-001-5-53-308 | NOX WEED FUEL, MAINT           | 834.83     |            |
|       |                    |                                |            |           |            |                | *** VENDOR                     | 458 TOTAL  | 12,801.41  |
| 21594 | ROSENTHAL          | STEVEN ROSENTHAL               | 332091     | 101595 AP | 12/23/2022 | 2-001-5-06-205 | REIM MILEAGE - PLANNING COMM J | 131.30     |            |
| 25224 | SAFETY REM         | SAFETY REMEDY                  | 331971     | 101485 AP | 12/22/2022 | 2-001-5-53-307 | 486 BROWN JERSEY GLOVES        | 327.74     |            |
| 27867 | SCHMIDT WOLF       | WOLF SCHMIDT                   | 332092     | 101596 AP | 12/23/2022 | 2-001-5-06-205 | REIM MILEAGE - PLANNING COMM J | 99.75      |            |
| 6148  | SHERIFF            | LEAV CO SHERIFF DEPT           | 332093     | 101597 AP | 12/23/2022 | 2-001-5-07-213 | REIM PAPER PRODUCTS, CONSOLE F | 150.00     |            |
| 6148  | SHERIFF            | LEAV CO SHERIFF DEPT           | 332093     | 101597 AP | 12/23/2022 | 2-001-5-07-360 | REIM PAPER PRODUCTS, CONSOLE F | 35.06      |            |
|       |                    |                                |            |           |            |                | *** VENDOR                     | 6148 TOTAL | 185.06     |
| 42020 | SMITH MICHAEL COMM | COMMISSIONER MIKE SMITH        | 332094     | 101598 AP | 12/23/2022 | 2-001-5-01-205 | REIM MILEAGE 7/13-12/20/22     | 413.13     |            |
| 295   | SPINK JEFF         | JEFF SPINK                     | 332095     | 101599 AP | 12/23/2022 | 2-001-5-06-205 | REIM MILEAGE - PLANNING COMM J | 86.63      |            |
| 266   | ST LUKES PHYS      | SAINT LUKES PHYSICIANS GROUP I | 332096     | 101600 AP | 12/23/2022 | 2-001-5-07-219 | INMATE MEDICAL BILL            | 107.12     |            |
| 11982 | UNIFIED GO         | UNIFIED GOVERNMENT OF WYANDOTT | 332097     | 101601 AP | 12/23/2022 | 2-001-5-07-267 | NOVEMBER JUVENILE HOUSING      | 6,300.00   |            |
| 6909  | UNIV KS CONTINUING | UNIVERSITY OF KANSAS           | 332098     | 101602 AP | 12/23/2022 | 2-001-5-07-202 | INTERM CRIME SCENE PROCESS+ A  | 90.00      |            |
| 2     | WATER DEPT         | WATER DEPT                     | 331974     | 101488 AP | 12/22/2022 | 2-001-5-05-215 | WATER SVC EMS 9103             | 55.29      |            |
| 2007  | WIRENUTS           | WIRENUTS                       | 332099     | 101603 AP | 12/23/2022 | 2-001-5-07-207 | SVC CALL - SECURITY CAMERA     | 110.00     |            |
| 100   | WITNESS LIST       |                                |            |           |            |                |                                |            |            |

warrants by vendor

TYPES OF CHECKS SELECTED: \* ALL TYPES

|       |                      | P.O.NUMBER                     | CHECK# |           |            |                |                                |                |           |            |
|-------|----------------------|--------------------------------|--------|-----------|------------|----------------|--------------------------------|----------------|-----------|------------|
| 100   | WITNESS LIST         |                                |        |           |            |                |                                | *** VENDOR     | 100 TOTAL | 216.25     |
|       |                      |                                |        |           |            |                |                                | TOTAL FUND 001 |           | 750,775.38 |
| 4938  | BUILDING & GROUNDS   | BUILDING & GROUNDS             | 331953 | 101467 AP | 12/22/2022 | 2-108-5-00-219 | HEALTH DEPT JANITORIAL, MELO,  |                | 665.98    |            |
| 4938  | BUILDING & GROUNDS   | BUILDING & GROUNDS             | 331953 | 101467 AP | 12/22/2022 | 2-108-5-00-606 | HEALTH DEPT JANITORIAL, MELO,  |                | 221.99    |            |
|       |                      |                                |        |           |            |                | *** VENDOR                     | 4938 TOTAL     |           | 887.97     |
| 648   | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 331956 | 101470 AP | 12/22/2022 | 2-108-5-00-219 | AT&T MOBILITY - HEALTH DEPT    |                | 164.94    |            |
| 86    | EVERGY               | EVERGY KANSAS CENTRAL INC      | 331957 | 101471 AP | 12/22/2022 | 2-108-5-00-219 | ELEC SVC HEALTH, WIC           |                | 747.57    |            |
| 86    | EVERGY               | EVERGY KANSAS CENTRAL INC      | 331957 | 101471 AP | 12/22/2022 | 2-108-5-00-606 | ELEC SVC HEALTH, WIC           |                | 249.19    |            |
|       |                      |                                |        |           |            |                | *** VENDOR                     | 86 TOTAL       |           | 996.76     |
| 1629  | KU PHYSICIANS        | KANSAS UNIVERSITY PHYSICIANS I | 331962 | 101476 AP | 12/22/2022 | 2-108-5-00-280 | C-10180 DECEMBER PRENATAL CLIN |                | 3,600.00  |            |
| 537   | LEAV TIMES           | CHERRYROAD MEDIA INC           | 332072 | 101576 AP | 12/23/2022 | 2-108-5-00-209 | 8261292 1 YEAR SUB             |                | 165.84    |            |
| 1474  | SPANISH SERVICES     | SPANISH SERVICES               | 331973 | 101487 AP | 12/22/2022 | 2-108-5-00-280 | INTERPRETER FOR HEALTH DEPT    |                | 200.00    |            |
|       |                      |                                |        |           |            |                | TOTAL FUND 108                 |                |           | 6,015.51   |
| 649   | MAPS                 | MAPS INC                       | 331965 | 101479 AP | 12/22/2022 | 2-117-5-00-401 | LC26 - SCANNER FOR ELECTION DE |                | 999.00    |            |
|       |                      |                                |        |           |            |                | TOTAL FUND 117                 |                |           | 999.00     |
| 20588 | ADVANTAGE            | ADVANTAGE PRINTING             | 331986 | 101490 AP | 12/23/2022 | 2-126-5-00-321 | COMM CORR BUSINESS CARDS - APP |                | 65.00     |            |
|       |                      |                                |        |           |            |                | TOTAL FUND 126                 |                |           | 65.00      |
| 4120  | ACE IMAGEWEAR        | AAA LAUNDRY & LINEN SUPPLY CO  | 331985 | 101489 AP | 12/23/2022 | 2-133-5-00-215 | 12-32 4013-01993 UNIFORM RENTA |                | 241.55    |            |
| 4120  | ACE IMAGEWEAR        | AAA LAUNDRY & LINEN SUPPLY CO  | 331985 | 101489 AP | 12/23/2022 | 2-133-5-00-215 | 12-32 4013-01993 UNIFORM RENTA |                | 241.55    |            |
| 4120  | ACE IMAGEWEAR        | AAA LAUNDRY & LINEN SUPPLY CO  | 331985 | 101489 AP | 12/23/2022 | 2-133-5-00-215 | 12-32 4013-01993 UNIFORM RENTA |                | 241.55    |            |
| 4120  | ACE IMAGEWEAR        | AAA LAUNDRY & LINEN SUPPLY CO  | 331985 | 101489 AP | 12/23/2022 | 2-133-5-00-312 | 12-32 4013-01993 UNIFORM RENTA |                | 201.92    |            |
| 4120  | ACE IMAGEWEAR        | AAA LAUNDRY & LINEN SUPPLY CO  | 331985 | 101489 AP | 12/23/2022 | 2-133-5-00-312 | 12-32 4013-01993 UNIFORM RENTA |                | 201.92    |            |
| 4120  | ACE IMAGEWEAR        | AAA LAUNDRY & LINEN SUPPLY CO  | 331985 | 101489 AP | 12/23/2022 | 2-133-5-00-312 | 12-32 4013-01993 UNIFORM RENTA |                | 201.92    |            |
|       |                      |                                |        |           |            |                | *** VENDOR                     | 4120 TOTAL     |           | 1,330.41   |
| 117   | BUILDEX, LLC         | HAMM INC (FORMERLY BUILDEX)    | 331992 | 101496 AP | 12/23/2022 | 2-133-5-00-361 | 12-38 430742 3/4 X 8 CML       |                | 38,978.55 |            |
| 117   | BUILDEX, LLC         | HAMM INC (FORMERLY BUILDEX)    | 331992 | 101496 AP | 12/23/2022 | 2-133-5-00-361 | 12-38 430742 3/4 X 8 CML       |                | 84,503.25 |            |
|       |                      |                                |        |           |            |                | *** VENDOR                     | 117 TOTAL      |           | 123,481.80 |
| 5637  | CLEARWATER ENTERPRIS | CLEARWATER ENTERPRISES,LLC     | 331954 | 101468 AP | 12/22/2022 | 2-133-5-00-304 | 12-33 20642-5600012211 GAS SER |                | 246.71    |            |
| 86    | EVERGY               | EVERGY KANSAS CENTRAL INC      | 331957 | 101471 AP | 12/22/2022 | 2-133-5-00-251 | 12-44 ELEC SVC CO SHOP ET AL   |                | 907.74    |            |
| 86    | EVERGY               | EVERGY KANSAS CENTRAL INC      | 331957 | 101471 AP | 12/22/2022 | 2-133-5-00-251 | 12-44 ELEC SVC CO SHOP ET AL   |                | 830.29    |            |
| 86    | EVERGY               | EVERGY KANSAS CENTRAL INC      | 331957 | 101471 AP | 12/22/2022 | 2-133-5-00-251 | 12-44 ELEC SVC CO SHOP ET AL   |                | 22.95     |            |
| 86    | EVERGY               | EVERGY KANSAS CENTRAL INC      | 331957 | 101471 AP | 12/22/2022 | 2-133-5-00-251 | 12-44 ELEC SVC CO SHOP ET AL   |                | 510.24    |            |
|       |                      |                                |        |           |            |                | *** VENDOR                     | 86 TOTAL       |           | 2,271.22   |
| 290   | FELDMANS             | FELDMANS                       | 332000 | 101504 AP | 12/23/2022 | 2-133-5-00-364 | 12-29 30336 SAFETY BOOTS X2    |                | 89.99     |            |
| 290   | FELDMANS             | FELDMANS                       | 332000 | 101504 AP | 12/23/2022 | 2-133-5-00-364 | 12-29 30336 SAFETY BOOTS X2    |                | 165.00    |            |
|       |                      |                                |        |           |            |                | *** VENDOR                     | 290 TOTAL      |           | 254.99     |
| 119   | FINNEY & TURNIPSEED  | FINNEY & TURNIPSEED TRANSPORTA | 332001 | 101505 AP | 12/23/2022 | 2-133-5-00-225 | 12-30 2022 BIENNIAL BR INVENTO |                | 43,200.00 |            |
| 88    | MARK ANDERSON        | MARK ANDERSON                  | 332074 | 101578 AP | 12/23/2022 | 2-133-5-00-440 | 2-39 GRIND/VACUUM FLOOR AT CO  |                | 5,950.00  |            |
| 2666  | MISC REIMBURSEMENTS  | DANIEL TIMES                   | 331966 | 101480 AP | 12/22/2022 | 2-133-5-00-203 | 12-47 CDL REIMB                |                | 42.03     |            |
| 2666  | MISC REIMBURSEMENTS  | DANIEL BAUMCHEN                | 332076 | 101580 AP | 12/23/2022 | 2-133-5-00-364 | 2-28 REIMB FOR SAFETY BOOTS    |                | 137.97    |            |
|       |                      |                                |        |           |            |                | *** VENDOR                     | 2666 TOTAL     |           | 180.00     |
| 11799 | O'REILLY A           | O'REILLY AUTOMOTIVE            | 332085 | 101589 AP | 12/23/2022 | 2-133-5-00-310 | 12-36 19615 LUBE,BATTERY,FILTE |                | 229.99    |            |
| 11799 | O'REILLY A           | O'REILLY AUTOMOTIVE            | 332085 | 101589 AP | 12/23/2022 | 2-133-5-00-360 | 12-36 19615 LUBE,BATTERY,FILTE |                | 192.08    |            |
| 11799 | O'REILLY A           | O'REILLY AUTOMOTIVE            | 332085 | 101589 AP | 12/23/2022 | 2-133-5-00-360 | 12-36 19615 LUBE,BATTERY,FILTE |                | 36.58     |            |

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START DATE: 12/17/2022 END DATE: 12/23/2022

TYPES OF CHECKS SELECTED: \* ALL TYPES

|       |                      | P.O.NUMBER                     | CHECK# |           |            |                |                                |                |             |            |
|-------|----------------------|--------------------------------|--------|-----------|------------|----------------|--------------------------------|----------------|-------------|------------|
| 11799 | O'REILLY A           | O'REILLY AUTOMOTIVE            | 332085 | 101589 AP | 12/23/2022 | 2-133-5-00-360 | 12-36 19615 LUBE,BATTERY,FILTE | 12.54          |             |            |
| 11799 | O'REILLY A           | O'REILLY AUTOMOTIVE            | 332085 | 101589 AP | 12/23/2022 | 2-133-5-00-360 | 12-36 19615 LUBE,BATTERY,FILTE | 208.85         |             |            |
| 11799 | O'REILLY A           | O'REILLY AUTOMOTIVE            | 332085 | 101589 AP | 12/23/2022 | 2-133-5-00-360 | 12-36 19615 LUBE,BATTERY,FILTE | .00            |             |            |
|       |                      |                                |        |           |            |                |                                | *** VENDOR     | 11799 TOTAL | 680.04     |
| 7098  | QUILL CORP           | QUILL CORP                     | 332086 | 101590 AP | 12/23/2022 | 2-133-5-00-301 | 12-31 7295538 STAMP PADS       | 17.38          |             |            |
| 632   | RWD 8                | RURAL WATER DIST NO 8          | 331970 | 101484 AP | 12/22/2022 | 2-133-5-00-214 | 12-45 WATER SVC AT CO SHOP     | 76.68          |             |            |
| 632   | RWD 8                | RURAL WATER DIST NO 8          | 331970 | 101484 AP | 12/22/2022 | 2-133-5-00-214 | 12-45 WATER SVC AT CO SHOP     | 945.58         |             |            |
|       |                      |                                |        |           |            |                |                                | *** VENDOR     | 632 TOTAL   | 1,022.26   |
| 25224 | SAFETY REM           | SAFETY REMEDY                  | 331971 | 101485 AP | 12/22/2022 | 2-133-5-00-364 | 12-40 484 FIRST AID KIT SUPLIE | 60.74          |             |            |
| 22622 | SEILER INS           | SEILER INSTRUMENT & MFG        | 331972 | 101486 AP | 12/22/2022 | 2-133-5-00-327 | 12-43 114514 USED TRIMBLE RECE | 2,000.00       |             |            |
| 22622 | SEILER INS           | SEILER INSTRUMENT & MFG        | 331972 | 101486 AP | 12/22/2022 | 2-133-5-00-327 | 12-43 114514 USED TRIMBLE RECE | 994.50         |             |            |
|       |                      |                                |        |           |            |                |                                | *** VENDOR     | 22622 TOTAL | 2,994.50   |
|       |                      |                                |        |           |            |                |                                | TOTAL FUND 133 |             | 181,690.05 |
| ----- |                      |                                |        |           |            |                |                                |                |             |            |
| 458   | ROAD & BRIDGE        | LEAV CO PUBLIC WORKS           | 331969 | 101483 AP | 12/22/2022 | 2-136-5-00-3   | TRANSIT VAN WIRING - COMM CORR | 144.00         |             |            |
|       |                      |                                |        |           |            |                |                                | TOTAL FUND 136 | 144.00      |            |
| ----- |                      |                                |        |           |            |                |                                |                |             |            |
| 4120  | ACE IMAGEWEAR        | AAA LAUNDRY & LINEN SUPPLY CO  | 331985 | 101489 AP | 12/23/2022 | 2-137-5-00-203 | 12-10 4013-01993 UNIFORM RENTA | 103.65         |             |            |
| 4120  | ACE IMAGEWEAR        | AAA LAUNDRY & LINEN SUPPLY CO  | 331985 | 101489 AP | 12/23/2022 | 2-137-5-00-203 | 12-10 4013-01993 UNIFORM RENTA | 103.65         |             |            |
| 4120  | ACE IMAGEWEAR        | AAA LAUNDRY & LINEN SUPPLY CO  | 331985 | 101489 AP | 12/23/2022 | 2-137-5-00-203 | 12-10 4013-01993 UNIFORM RENTA | 103.65         |             |            |
|       |                      |                                |        |           |            |                |                                | *** VENDOR     | 4120 TOTAL  | 310.95     |
| 11799 | O'REILLY A           | O'REILLY AUTOMOTIVE            | 332085 | 101589 AP | 12/23/2022 | 2-137-5-00-320 | 12-12 19615 AIR AND OIL FILTER | 123.00         |             |            |
|       |                      |                                |        |           |            |                |                                | TOTAL FUND 137 | 433.95      |            |
| ----- |                      |                                |        |           |            |                |                                |                |             |            |
| 19474 | KANSAS COUNTRY STORE | KANSAS COUNTRY STORE           | 331960 | 101474 AP | 12/22/2022 | 2-144-5-00-3   | CO ON AGING PALS PET FOOD/SUPP | 28.20          |             |            |
| 19474 | KANSAS COUNTRY STORE | KANSAS COUNTRY STORE           | 331960 | 101474 AP | 12/22/2022 | 2-144-5-00-3   | CO ON AGING PALS PET FOOD/SUPP | 28.10          |             |            |
| 19474 | KANSAS COUNTRY STORE | KANSAS COUNTRY STORE           | 331960 | 101474 AP | 12/22/2022 | 2-144-5-00-3   | CO ON AGING PALS PET FOOD/SUPP | 147.68         |             |            |
| 19474 | KANSAS COUNTRY STORE | KANSAS COUNTRY STORE           | 331960 | 101474 AP | 12/22/2022 | 2-144-5-00-3   | CO ON AGING PALS PET FOOD/SUPP | 84.30          |             |            |
| 19474 | KANSAS COUNTRY STORE | KANSAS COUNTRY STORE           | 331960 | 101474 AP | 12/22/2022 | 2-144-5-00-3   | CO ON AGING PALS PET FOOD/SUPP | 79.19          |             |            |
| 19474 | KANSAS COUNTRY STORE | KANSAS COUNTRY STORE           | 331960 | 101474 AP | 12/22/2022 | 2-144-5-00-3   | CO ON AGING PALS PET FOOD/SUPP | 73.50-         |             |            |
|       |                      |                                |        |           |            |                |                                | *** VENDOR     | 19474 TOTAL | 293.97     |
|       |                      |                                |        |           |            |                |                                | TOTAL FUND 144 | 293.97      |            |
| ----- |                      |                                |        |           |            |                |                                |                |             |            |
| 2621  | CAFE                 | TERRY BOOKER                   | 331994 | 101498 AP | 12/23/2022 | 2-145-5-00-256 | MEALS RESERVED 12/1 - 12/16    | 5,278.00       |             |            |
| 2621  | CAFE                 | TERRY BOOKER                   | 331994 | 101498 AP | 12/23/2022 | 2-145-5-00-256 | MEALS RESERVED 12/1 - 12/16    | 13,221.00      |             |            |
| 2621  | CAFE                 | TERRY BOOKER                   | 331994 | 101498 AP | 12/23/2022 | 2-145-5-00-256 | MEALS RESERVED 12/1 - 12/16    | 13,208.00      |             |            |
|       |                      |                                |        |           |            |                |                                | *** VENDOR     | 2621 TOTAL  | 31,707.00  |
| 559   | COBURNCO LLC         | CLAY E COBURN III              | 331955 | 101469 AP | 12/22/2022 | 2-145-5-00-213 | NOV FLEET WASH - CO ON AGING   | 22.50          |             |            |
| 4755  | LEAV PAPER           | LEAVENWORTH PAPER AND OFFICE S | 332071 | 101575 AP | 12/23/2022 | 2-145-5-00-255 | CO ON AGING PRINTING, JANIROIA | 98.40          |             |            |
| 4755  | LEAV PAPER           | LEAVENWORTH PAPER AND OFFICE S | 332071 | 101575 AP | 12/23/2022 | 2-145-5-00-301 | CO ON AGING PRINTING, JANIROIA | 171.70         |             |            |
| 4755  | LEAV PAPER           | LEAVENWORTH PAPER AND OFFICE S | 332071 | 101575 AP | 12/23/2022 | 2-145-5-00-303 | CO ON AGING PRINTING, JANIROIA | 547.88         |             |            |
| 4755  | LEAV PAPER           | LEAVENWORTH PAPER AND OFFICE S | 332071 | 101575 AP | 12/23/2022 | 2-145-5-00-303 | CO ON AGING PRINTING, JANIROIA | 60.64          |             |            |
|       |                      |                                |        |           |            |                |                                | *** VENDOR     | 4755 TOTAL  | 878.62     |
| 2666  | MISC REIMBURSEMENTS  | DARLENE TADDA                  | 331967 | 101481 AP | 12/22/2022 | 2-145-5-00-205 | REIM MILEAGE -PALS PICKUP/PET  | 105.00         |             |            |
| 2666  | MISC REIMBURSEMENTS  | RANDY DAY                      | 331968 | 101482 AP | 12/22/2022 | 2-145-5-00-205 | REIM MILEAGE - STAFF MEETING R | 12.50          |             |            |
|       |                      |                                |        |           |            |                |                                | *** VENDOR     | 2666 TOTAL  | 117.50     |
|       |                      |                                |        |           |            |                |                                | TOTAL FUND 145 | 32,725.62   |            |
| ----- |                      |                                |        |           |            |                |                                |                |             |            |
| 648   | COMMERCE BANK-COMMER | COMMERCE BANK-COMMERCIAL CARDS | 331956 | 101470 AP | 12/22/2022 | 2-160-5-00-204 | HAMM NOVEMBER LANDFILL CHARGES | 76,697.47      |             |            |
| 458   | ROAD & BRIDGE        | LEAV CO PUBLIC WORKS           | 331969 | 101483 AP | 12/22/2022 | 2-160-5-00-213 | SOLID WASTE                    | 724.55         |             |            |
| 458   | ROAD & BRIDGE        | LEAV CO PUBLIC WORKS           | 331969 | 101483 AP | 12/22/2022 | 2-160-5-00-304 | SOLID WASTE                    | 522.81         |             |            |
| 458   | ROAD & BRIDGE        | LEAV CO PUBLIC WORKS           | 331969 | 101483 AP | 12/22/2022 | 2-160-5-00-304 | SOLID WASTE                    | 32.46          |             |            |

TYPES OF CHECKS SELECTED: \* ALL TYPES

|      |                      | P.O.NUMBER                     | CHECK# |           |            |                |                                | *** VENDOR       | 458 TOTAL | 1,279.82     |
|------|----------------------|--------------------------------|--------|-----------|------------|----------------|--------------------------------|------------------|-----------|--------------|
|      |                      |                                |        |           |            |                |                                | TOTAL FUND 160   |           | 77,977.29    |
| 577  | C&C SALES            | C&C SALES INC                  | 331984 | 10184 AP  | 12/22/2022 | 2-172-5-00-107 | ARPA148 1.9 WIRELESS PROJECT   |                  | 10,500.00 |              |
|      |                      |                                |        |           |            |                |                                | TOTAL FUND 172   |           | 10,500.00    |
| 1991 | MARC                 | MID-AMERICA REGIONAL COUNCIL   | 332073 | 101577 AP | 12/23/2022 | 2-174-5-00-210 | NOVEMBER 2022 MARCH 911 EQUIPM |                  | 28,156.59 |              |
|      |                      |                                |        |           |            |                |                                | TOTAL FUND 174   |           | 28,156.59    |
| 4755 | LEAV PAPER           | LEAVENWORTH PAPER AND OFFICE S | 332071 | 101575 AP | 12/23/2022 | 2-194-5-00-3   | CHAIRS AND MATS FOR OFFENDER O |                  | 1,460.00  |              |
|      |                      |                                |        |           |            |                |                                | TOTAL FUND 194   |           | 1,460.00     |
| 5637 | CLEARWATER ENTERPRIS | CLEARWATER ENTERPRISES,LLC     | 331954 | 101468 AP | 12/22/2022 | 2-195-5-00-290 | 20642-0321A774932211 GAS SERVI |                  | 151.04    |              |
|      |                      |                                |        |           |            |                |                                | TOTAL FUND 195   |           | 151.04       |
| 119  | FINNEY & TURNIPSEED  | FINNEY & TURNIPSEED TRANSPORTA | 331958 | 101472 AP | 12/22/2022 | 2-220-5-04-400 | 12-6 BR. HP-19 FIANL (DESIGN/E |                  | 58,436.01 |              |
|      |                      |                                |        |           |            |                |                                | TOTAL FUND 220   |           | 58,436.01    |
| 2570 | BOND ESCROW REFUND   | DAVID LUTGEN                   | 331952 | 101466 AP | 12/22/2022 | 2-503-5-00-2   | REF ENTRANCE PERMIT CHIEFTAIN  |                  | 100.00    |              |
|      |                      |                                |        |           |            |                |                                | TOTAL FUND 503   |           | 100.00       |
| 268  | LIFELOCK             | NORTONLIFELOCK INC             | 331964 | 101478 AP | 12/22/2022 | 2-510-2-00-941 | 1247233 DECEMBER PREMIUMS      |                  | 1,636.96  |              |
|      |                      |                                |        |           |            |                |                                | TOTAL FUND 510   |           | 1,636.96     |
|      |                      |                                |        |           |            |                |                                | TOTAL ALL CHECKS |           | 1,151,560.37 |

TYPES OF CHECKS SELECTED: \* ALL TYPES

FUND SUMMARY

|     |                               |              |
|-----|-------------------------------|--------------|
| 001 | GENERAL                       | 750,775.38   |
| 108 | COUNTY HEALTH                 | 6,015.51     |
| 117 | CO CLERK TECHNOLOGY           | 999.00       |
| 126 | COMM CORR ADULT               | 65.00        |
| 133 | ROAD & BRIDGE                 | 181,690.05   |
| 136 | COMM CORR JUVENILE            | 144.00       |
| 137 | LOCAL SERVICE ROAD & BRIDGE   | 433.95       |
| 144 | PALS (PETS AND LOVING SENIORS | 293.97       |
| 145 | COUNCIL ON AGING              | 32,725.62    |
| 160 | SOLID WASTE MANAGEMENT        | 77,977.29    |
| 172 | AMERICAN RECOVERY PLAN        | 10,500.00    |
| 174 | 911                           | 28,156.59    |
| 194 | VIOLENT OFFENDERS             | 1,460.00     |
| 195 | JUVENILE DETENTION            | 151.04       |
| 220 | CAP IMPR: RD & BRIDGE         | 58,436.01    |
| 503 | ROAD & BRIDGE BOND ESCROW     | 100.00       |
| 510 | PAYROLL CLEARING              | 1,636.96     |
|     | TOTAL ALL FUNDS               | 1,151,560.37 |

checks dated 12/17-12/23/22

\_\_\_\_\_  
\_\_\_\_\_

**Leavenworth County  
Request for Board Action  
Case No. DEV-22-134/135  
Preliminary & Final Plat Goldbeck Ridge**

**Date:** December 28, 2022  
**To:** Board of County Commissioners  
**From:** Planning & Zoning Staff

**Department Head Review:** Krystal Voth, Reviewed

**Additional Reviews as needed:**

**Budget Review**  **Administrator Review**  **Legal Review**

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**Action Requested:** The applicants are requesting a Preliminary and Final Plat for a three-lot subdivision. Lots 1-3 will range in size from 2.61 to 3.22 acres.

**Analysis:** The applicant is proposing to divide an 8-acre tract of land into three lots. The lots range in size from 2.61 to 3.22 acres. The Planning Commission approved an exception from the Lot-depth to Lot-width requirement for Lots 1-3 due to the orientation of the parcel. The existing barn and proposed single-family house will remain with Lot 1. Lot 1 also has an existing access from K-32 Hwy, however KDOT will not grant any new accesses for this subdivision. Lots 2 and 3 must access from Golden Road. Road frontage for each lot is sufficient for driveway access per the Access Management Policy.

**Recommendation:** The Planning Commission voted 7-0 to recommend approval of Case No. DEV-22-134/135, Preliminary and Final Plat for Goldbeck Ridge subject to conditions.

**Alternatives:**

1. Approve Case No. DEV-22-134/135, Preliminary and Final Plat for Goldbeck Ridge, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-22-134/135, Preliminary and Final Plat for Goldbeck Ridge, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-22-134/135, Preliminary and Final Plat for Goldbeck Ridge, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

**Budgetary Impact:**

- Not Applicable
- Budgeted item with available funds
- Non-Budgeted item with available funds through prioritization
- Non-Budgeted item with additional funds requested

**Total Amount Requested:** \$0.00

**Additional Attachments:** Staff Report, Plat, Planning Commission Minutes



**LEAVENWORTH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
STAFF REPORT**

CASE NO: DEV-22-134/135 Goldbeck Ridge

December 28, 2022

REQUEST: **Consent Agenda**

Preliminary/Final Plat

**STAFF REPRESENTATIVE:**

AMY ALLISON  
DEPUTY DIRECTOR

**SUBJECT PROPERTY:** 20957 Linwood Road

**APPLICANT/APPLICANT AGENT:**

HERRING SURVEYING COMPANY  
315 N 5<sup>TH</sup> STREET  
LEAVENWORTH, KS 66048

**PROPERTY OWNER:**

JAY WAYNE JOHNSON  
20957 LINWOOD ROAD  
LINWOOD, KS 66052

**CONCURRENT APPLICATIONS:**

NONE

**LAND USE**

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:  
RESIDENTIAL (2.5-ACRE MIN)

**LEGAL DESCRIPTION:**

A tract of land in the West ½ of the Southeast ¼ of Section 15, Township 12, Range 21 East of the 6th P.M., in Leavenworth County Kansas.

SUBDIVISION: N/A

FLOODPLAIN: N/A

**PLANNING COMMISSION RECOMMENDATION:** APPROVAL WITH EXCEPTIONS

**PROPERTY INFORMATION**

**ACTION OPTIONS:**

1. Approve Case No. DEV-22-134/135, Preliminary and Final Plat for Goldbeck Ridge, with Findings of Fact, and with or without conditions;
2. Deny Case No. DEV-22-134/135, Preliminary and Final Plat for Goldbeck Ridge, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-22-134/135, Preliminary and Final Plat for Goldbeck Ridge, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

**PARCEL SIZE:**

8.4 ACRES

**PARCEL ID NO:**

225-15-0-00-00-009.00

**BUILDINGS:**

BARN AND BUILDING PERMIT FOR A SINGLE-FAMILY RESIDENCE

**PROJECT SUMMARY:**

Request for a preliminary and final plat approval to subdivide property located at 20957 Linwood Rd as Lot 1 - 3 of the Goldbeck Ridge subdivision.

**ACCESS/STREET:**

LOT 1: K-32 LINWOOD RD – ARTERIAL, PAVED ± 30’

LOT 2-3: GOLDEN RD – LOCAL, PAVED ± 24’

**Location Map:**



**UTILITIES**

SEWER: PRIVATE SEPTIC SYSTEM

FIRE: STRANGER

WATER: RWD 10

ELECTRIC: EVERGY

**NOTICE & REVIEW:**

STAFF REVIEW:

12/1/2022

NEWSPAPER NOTIFICATION:

12/7/2022

NOTICE TO SURROUNDING

PROPERTY OWNERS:

N/A

| <b>STANDARDS TO BE CONSIDERED:</b>   |  |            |                |
|--|--|------------|----------------|
| <i>Leavenworth County Zoning and Subdivision Standards: Preliminary Review</i> |  | <b>Met</b> | <b>Not Met</b> |
| 35-40  | <b>Preliminary Plat Content</b>                                  | X          |                |
| 40-20  | <b>Final Plat Content</b>  | X          |                |
| 41-6   | <b>Access Management</b>   | X          |                |
| 41-6.B.a-c.  | <b>Entrance Spacing</b>  | X          |                |
| 41-6.C.  | <b>Public Road Access Management Standards</b>                   | X          |                |
| 43   | <b>Cross Access Easements</b>                                    | N/A        |                |
| 50-20  | <b>Utility Requirements</b>                                      | X          |                |
| 50-30  | <b>Other Requirements</b>  | X          |                |
| 50-40  | <b>Minimum Design Standards</b>                                  |            | X              |
|  | Article 50 – Sec. 40.3.i. Lot-Depth to Lot-Width for Lots 1-3    |            |                |
| 50-50  | <b>Sensitive Land Development</b>                                | N/A        |                |
| 50-60.   | <b>Dedication of Reservation of Public Sites and Open Spaces</b> | N/A        |                |

**STAFF COMMENTS:**

The applicant is proposing to divide an 8-acre tract of land into three lots. The lots range in size from 2.61 to 3.22 acres. Each lot will require an exception from the width-depth ratio but otherwise meets the Zoning and Subdivision Regulations. The original parcel layout will make creating lots that meet lot-width to lot-depth difficult and the proposed lot layout appears to be the only feasible option in order to subdivide. The existing barn and proposed single-family house will remain with Lot 1. Lot 1 also has an existing access from K-32 Hwy, however KDOT will not grant any new accesses for this subdivision. Lots 2 and 3 must access from Golden Road. Road frontage for each lot is sufficient for driveway access per the Access Management Policy. The zoning district of the area is RR-2.5. The proposed subdivision exceeds the minimum requirements. Staff is supportive of the layout and all comments have been addressed.

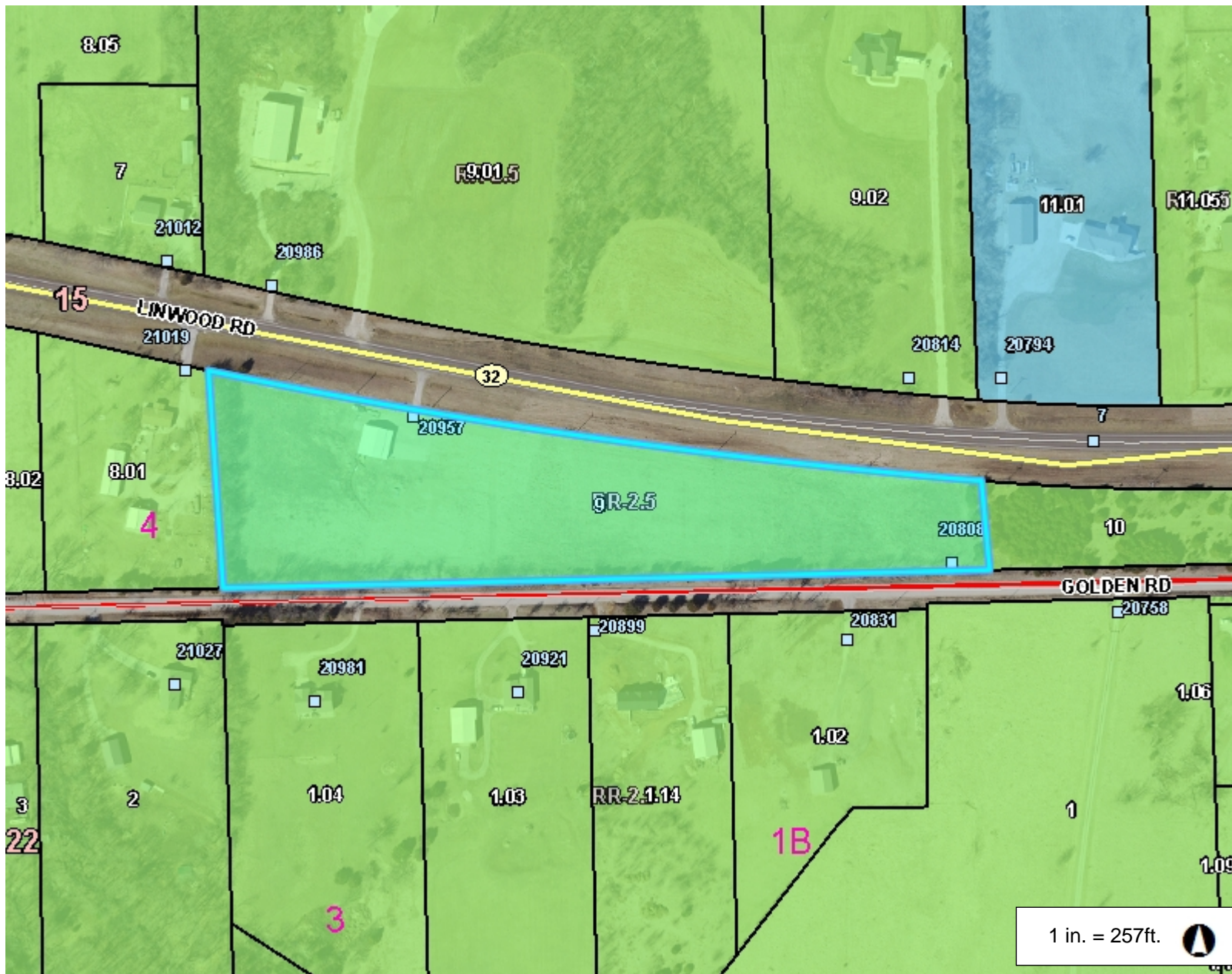
**PROPOSED CONDITIONS:**

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. At time of development, fire hydrants shall be required, if necessary infrastructure is available.
5. An exception to Article 50 – Section 40.3.i. Lot-Depth to Lot-Width has been granted for Lot 1, 2 and 3.
6. The developer must comply with the following memorandums:
  - a. Email – Evergy, 10.06.2022
  - b. Email – KDOT, 10.12.2022
  - c. Memo – RWD 10, 10.12.2022
  - d. Memo – Emergency Management, 10.19.2022

**ATTACHMENTS:**

- A: Application & Narrative
- B: Zoning Map
- C: Memorandums

# DEV-22-134/135 Goldbeck Ridge



## Legend

- Address Point
- Parcel Number
- Lot Line
- Parcel
- ⋯ City Limit Line
- Major Road
- <all other values>
- 70
- Road
- + Railroad
- Section
- Section Boundaries
- County Boundary
- Zoning
- B-1
- B-2
- B-3
- I-1
- I-2
- I-3
- MXD
- PC
- PI
- PR-1
- PR-2
- PR-3

## Notes

513.1 0 256.53 513.1 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

PRELIMINARY &  
~~FINAL~~ PLAT APPLICATION

Leavenworth County Planning and Zoning Department,  
300 Walnut St., Suite 212  
County Courthouse  
Leavenworth, Kansas 66048  
913-684-0465

7.70  
15 12 21  
458

|   |                                       |
|---|---------------------------------------|
| Office Use Only                               |                                       |
| PID: <u>225-15</u>                            | <u>009.00</u>                         |
| Township: <u>Sherman</u>                      |                                       |
| Planning Commission Meeting Date: _____       |                                       |
| Case No. <u>DEV-22-134</u>                    | Date Received/Paid: <u>09.29.2022</u> |
| Zoning District <u>RR 2.5</u>                 |                                       |
| Comprehensive Plan land use designation _____ |                                       |

| APPLICANT <del>AGENT</del> INFORMATION      | OWNER INFORMATION                         |
|---|---|
| NAME: <u>Herring Surveying Company</u>      | NAME: <u>Jay Wayne Johnson</u>            |
| MAILING ADDRESS: <u>315 N. 5th Street</u>   | MAILING ADDRESS <u>20957 Linwood Road</u> |
| CITY/ST/ZIP: <u>Leavenworth, KS 66048</u>   | CITY/ST/ZIP <u>Linwood, KS 66052</u>      |
| PHONE: <u>913-651-3858</u>                  | PHONE: <u>N/A</u>                         |
| EMAIL : <u>herringsurveying@outlook.com</u> | EMAIL <u>N/A</u>                          |

GENERAL INFORMATION

Proposed Subdivision Name: GOLDBECK RIDGE

Address of Property: 20957 Linwood Road

Urban Growth Management Area: N/A

| SUBDIVISION INFORMATION   |   |  |
|---|---|--|
| Gross Acreage: <u>8.4 Ac</u>  | Number of Lots: <u>3</u>  | Minimum Lot Size: <u>3.4 Ac</u>            |
| Maximum Lot Size: <u>2.6 Ac</u>   | Proposed Zoning: <u>RR-2.5</u>  | Density: <u>N/A</u>                        |
| Open Space Acreage: <u>N/A</u>  | Water District: <u>RWD 10</u>   | Proposed Sewage: <u>Septic</u>             |
| Fire District: <u>Sherman</u>   | Electric Provider: <u>Evergy</u>  | Natural Gas Provider: <u>Propane/Atmos</u> |
| Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | Road Classification: <del>Final</del> <u>Collector - Arterial - State</u> <del>State</del> <u>Federal</u> |  |
| Is any part of the site designated as Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No if yes, what is the panel number:   |   |  |
| I, the undersigned, am the owner <u>duly authorized agent</u> , of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a final plat approval as indicated above. |   |  |
| Signature: <u>Joe Herring - digitally signed 9-20-22</u>  |   | Date: <u>9/20/22</u>                       |

ATTACHMENT A

~~PRELIMINARY &~~  
**FINAL PLAT APPLICATION**

Leavenworth County Planning and Zoning Department,  
 300 Walnut St., Suite 212  
 County Courthouse  
 Leavenworth, Kansas 66048  
 913-684-0465

7.70  
 15 12 21  
 458

|   |                                       |
|---|---------------------------------------|
| Office Use Only                               |                                       |
| PID: <u>225-15</u> <u>009.00</u>              |                                       |
| Township: <u>Sherman</u>                      |                                       |
| Planning Commission Meeting Date: _____       |                                       |
| Case No. <u>DEV-22-135</u>                    | Date Received/Paid: <u>09.29.2022</u> |
| Zoning District <u>RR 2.5</u>                 |                                       |
| Comprehensive Plan land use designation _____ |                                       |

| APPLICANT <u>AGENT</u> INFORMATION         | OWNER INFORMATION                         |
|--|---|
| NAME: <u>Herring Surveying Company</u>     | NAME: <u>Jay Wayne Johnson</u>            |
| MAILING ADDRESS: <u>315 N. 5th Street</u>  | MAILING ADDRESS <u>20957 Linwood Road</u> |
| CITY/ST/ZIP: <u>Leavenworth, KS 66048</u>  | CITY/ST/ZIP <u>Linwood, KS 66052</u>      |
| PHONE: <u>913-651-3858</u>                 | PHONE: <u>N/A</u>                         |
| EMAIL: <u>herringsurveying@outlook.com</u> | EMAIL <u>N/A</u>                          |

**GENERAL INFORMATION**

Proposed Subdivision Name: GOLDBECK RIDGE

Address of Property: 20957 Linwood Road

Urban Growth Management Area: N/A

| SUBDIVISION INFORMATION  |  |  |
|--|--|--|
| Gross Acreage: <u>8.4 Ac</u>   | Number of Lots: <u>3</u>   | Minimum Lot Size: <u>3.4 Ac</u>            |
| Maximum Lot Size: <u>2.6 Ac</u>  | Proposed Zoning: <u>RR-2.5</u>   | Density: <u>N/A</u>                        |
| Open Space Acreage: <u>N/A</u>   | Water District: <u>RWD 10</u>  | Proposed Sewage: <u>Septic</u>             |
| Fire District: <u>Sherman</u>  | Electric Provider: <u>Evergy</u>   | Natural Gas Provider: <u>Propane/Atmos</u> |
| Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Road Classification: <del>Local</del> <u>Collector - Arterial - State</u> <del>Federal</del> |  |

Is any part of the site designated as Floodplain?  Yes  No if yes, what is the panel number:

I, the undersigned, am the owner duly authorized agent of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a final plat approval as indicated above.

Signature: Joe Herring - digitally signed 9-20-22 Date: 9/20/22

ATTACHMENT A



# GOLDBECK RIDGE

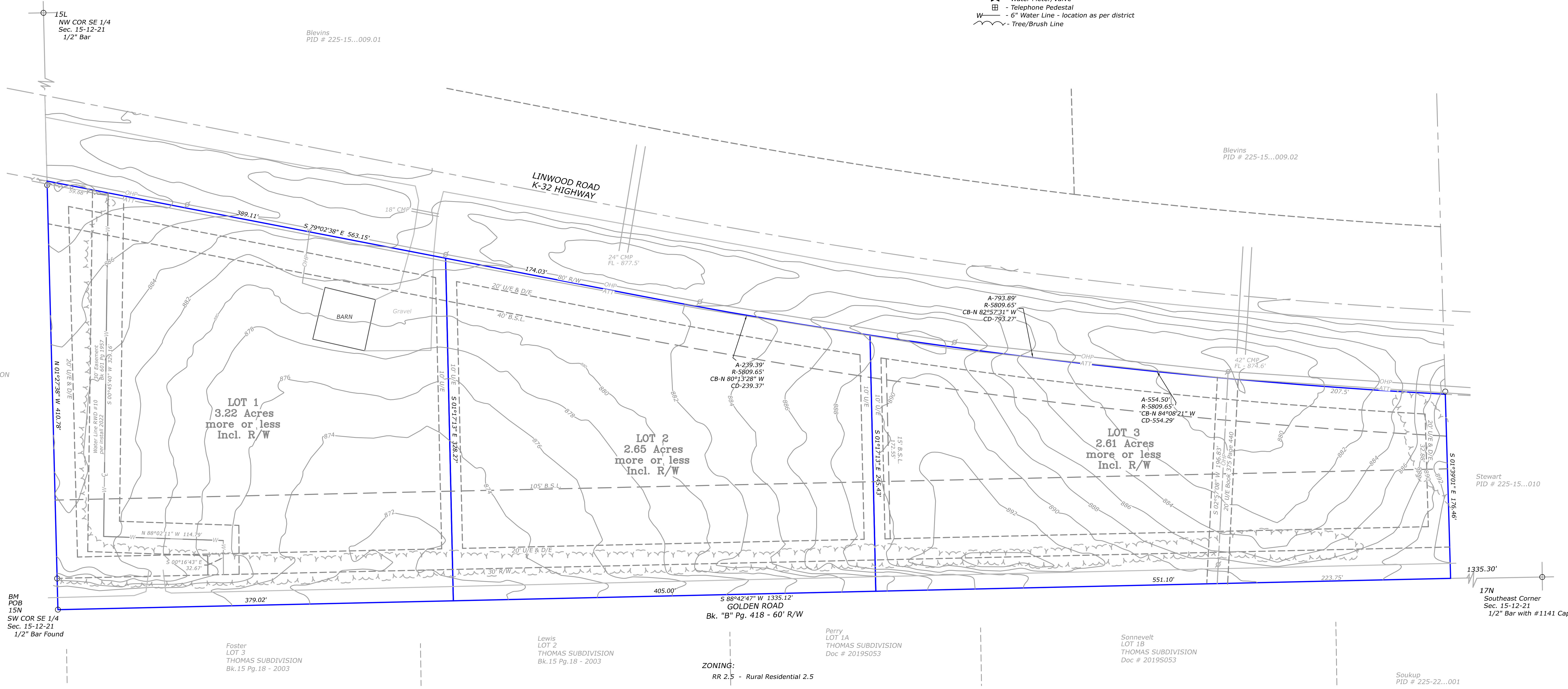
A Minor Subdivision in the Southeast Quarter of Section 15, Township 12 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

## PRELIMINARY PLAT

PREPARED FOR:  
Jay Wayne Johnson  
20957 Linwood Road  
Linwood, KS 66052  
PID # 225-15-0-00-009

**RECORD DESCRIPTION:**  
A tract of land in the West Half of the Southeast Quarter of Section 15, Township 12, Range 21 East of the 6th PM, described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Section 15, which is also the Point of Beginning of this tract; thence North 00°17'01" East (assumed), 406.58 feet along the West line of said Southeast Quarter to the Southerly R/W line of Kansas Highway 32; thence South 77°53'43" East, 637.09 feet along said R/W; thence on a curve to the left having a radius of 5804.58 feet and an arc length of 718.80 feet along said R/W; thence South 00°04'33" West, 178.46 feet to the South line of the Southeast Quarter of Section 15; thence North 89°33'25" West, 1,335.43 feet along said South line to the Point of Beginning, in Leavenworth County, Kansas. Less any part thereof taken or used for roads.

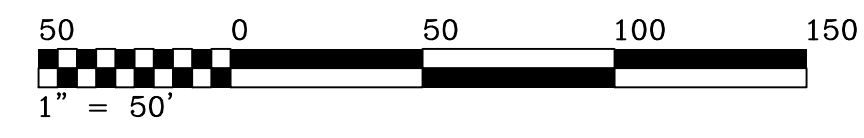
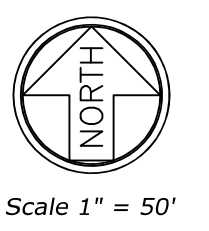
- LEGEND:**
- - 1/2" Rebar Set with Cap No. 1296
  - - 1/2" Rebar Found, unless otherwise noted.
  - - Concrete Base around Point
  - △ - PK Nail Found in Place
  - ( ) - Record / Deeded Distance
  - U/E - Utility Easement
  - D/E - Drainage Easement
  - B.S.L. - Building Setback Line
  - R/W - Permanent Dedicated Roadway Easement
  - BM - Benchmark
  - NS - Not Set this survey per agreement with client
  - A - Arc Distance
  - R - Arc Radius
  - B - Chord Bearing
  - C - Chord Distance
  - //// - No Vehicle Entrance Access
  - NS - Not Set this survey per agreement with client
  - - Power Pole
  - X - Fence Line
  - OHP - Overhead Power Lines
  - T - Underground Telephone/Fiber Optic Line
  - ◇ - Gas Valve
  - ⊕ - Water Meter/Valve
  - ⊞ - Telephone Pedestal
  - W - 6" Water Line - location as per district
  - ~ - Tree/Brush Line



**ZONING:**  
RR 2.5 - Rural Residential 2.5

- NOTES:**
- 1) This survey does not show ownership.
  - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
  - 3) All recorded and measured distances are the same, unless otherwise noted.
  - 4) Error of Closure - See Error of Closure Calculations
  - 5) Basis of Bearing - KS SPC North Zone 1501 South Line Southeast Quarter
  - 6) Monument Origin Unknown, unless otherwise noted.
  - 7) Proposed Lots for Residential Use.
  - 8) Road Record - See Survey
  - 9) Benchmark - NAVD88
  - 10) Project Benchmark (BM) - SE COR Section 16 - Elev - 900.8'
  - 11) Easements, if any, are created hereon or listed in referenced title commitment.
  - 12) Reference Recorded Deed Book 707 Page 1648
  - 13) Utility Companies -  
- Water - Water District 10  
- Electric - Evergy  
- Sewer - Septic / Lagoon  
- Gas - Propane / Natural Gas
  - 14) Reference Continental Title File Number 22441766 updated September 19, 2022
  - 15) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C318G & 20103C325G dated July 16, 2015
  - 16) Building Setback Lines as shown hereon or noted below  
- All side yard setbacks - 15' (Accessory - 15')  
- All rear yard setbacks - 40' (Accessory - 15')
  - 17) Distances to and of structures, if any, are +- 1'.
  - 18) Easements as per referenced Title Commitment are shown hereon, if any.
  - 19) Fence Lines do not necessarily denote the boundary line for the property.
  - 20) Reference Surveys:  
- J.A.Herring Survey Doc # 2019S049 & 2019S053  
- THOMAS SUBDIVISION Book 15 Page 18, 2003

- RESTRICTIONS:**
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
  - 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
  - 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
  - 4) Lots are subject to the current Access Management Policy or KDOT approval.
  - 5) An exception to Article 50, Section 40.3.1. Lot-Depth to Lot-Width has been granted for Lots 1, 2 and 3
  - 6) No off-plat restrictions.



Job # K-22-1595  
September 20, 2022 Rev. Nov. 30, 2022

**J. HERRING SURVEYING & COMPANY**  
315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5361  
Email - survey@eamcash.com



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the June through August 2022 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296

# GOLDBECK RIDGE

A Minor Subdivision in the Southeast Quarter of Section 15, Township 12 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

## FINAL PLAT

### PREPARED FOR:

Jay Wayne Johnson  
20957 Linwood Road  
Linwood, KS 66052  
PID # 225-15-0-00-009

### CERTIFICATION AND DEDICATION

The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: GOLDBECK RIDGE.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E).

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

Streets shown on the accompanying plat and not heretofore dedicated for public use are hereby so dedicated.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

### IN TESTIMONY WHEREOF,

We, the undersigned owners of GOLDBECK RIDGE, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Jay Wayne Johnson

### NOTARY CERTIFICATE:

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, a notary public in and for said County and State came Jay Wayne Johnson, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

### NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_ (seal)

### APPROVALS

We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of GOLDBECK RIDGE this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Secretary  
Krystal A. Voth

Chairman  
Steven Rosenthal

### COUNTY ENGINEER'S APPROVAL:

The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

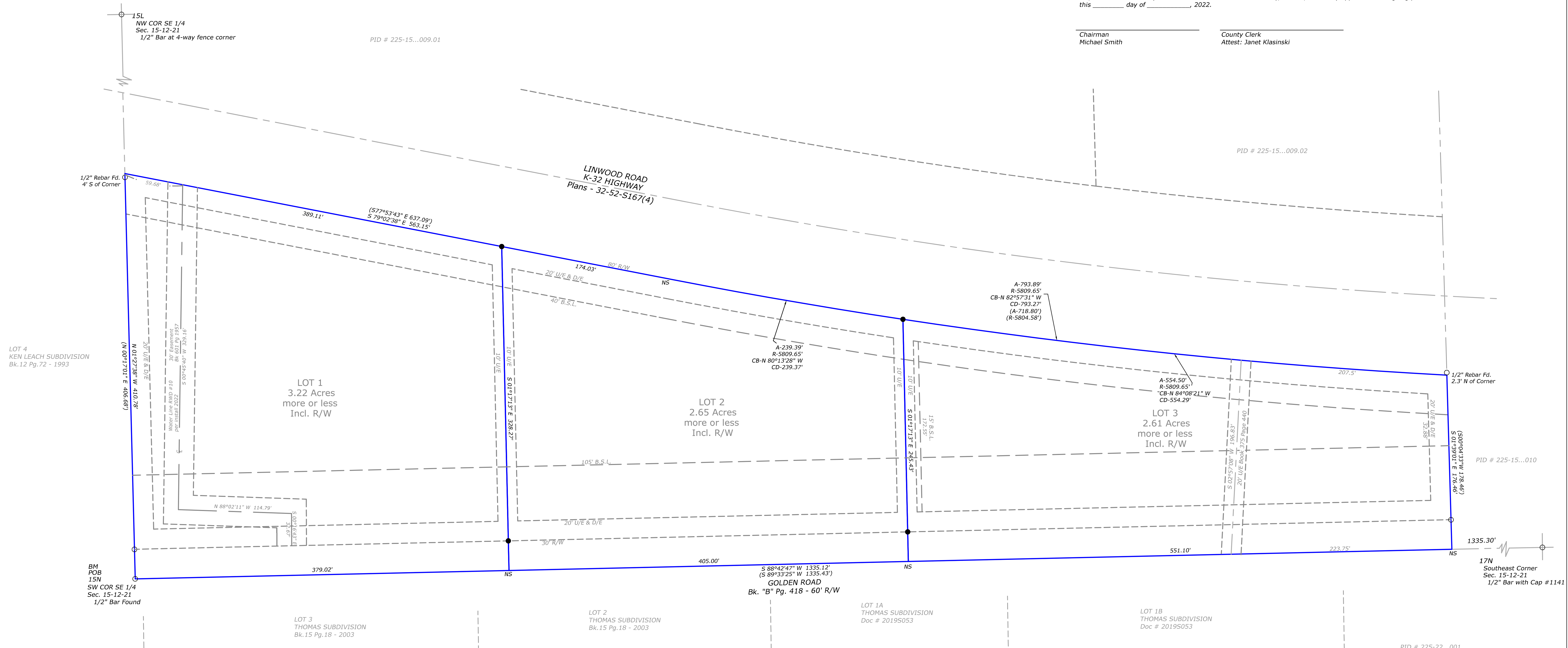
County Engineer - Mitch Pleak

### COUNTY COMMISSION APPROVAL:

We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of GOLDBECK RIDGE this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Chairman  
Michael Smith

County Clerk  
Attest: Janet Klasinski



**RECORD DESCRIPTION:**  
A tract of land in the West Half of the Southeast Quarter of Section 15, Township 12, Range 21 East of the 6th PM, described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Section 15, which is also the Point of Beginning of this tract; thence North 00°17'01" East (assumed), 406.68 feet along the West line of said Southeast Quarter to the Southerly R/W line of Kansas Highway 32; thence South 77°53'43" East, 637.09 feet along said R/W; thence on a curve to the left having a radius of 5804.58 feet and an arc length of 718.80 feet along said R/W; thence South 00°04'33" West, 178.46 feet to the South line of the Southeast Quarter of Section 15; thence North 89°33'25" West, 1,335.43 feet along said South line to the Point of Beginning, in Leavenworth County, Kansas. Less any part thereof taken or used for roads.

**REGISTER OF DEED CERTIFICATE:**  
Filed for Record as Document No. \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2022 at \_\_\_\_\_ o'clock \_\_\_\_\_ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Mashburn

I hereby certify that this plat meets the requirements of K.S.A. 58-2005. The face of this plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

Daniel Baumchen, PS#1363  
County Surveyor



**ZONING:**  
RR 2.5 - Rural Residential 2.5

### NOTES:

- This survey does not show ownership.
- All distances are calculated from measurements or measured this survey, unless otherwise noted.
- All recorded and measured distances are the same, unless otherwise noted.
- Error of Closure - See Error of Closure Calculations
- Basis of Bearing - KS SPC North Zone 1501 South Line Southwest Quarter
- Monument Origin Unknown, unless otherwise noted.
- Proposed Lots for Residential Use.
- Road Record - See Survey
- Benchmark - NAVD88
- Project Benchmark (BM) - SW COR Section 15 - Elev - 875.4'
- Easements, if any, are created hereon or listed in referenced title commitment.
- Reference Recorded Deed Doc # 2022R04693
- Utility Companies -  
- Water - Water District 10  
- Electric - Evergy  
- Sewer - Septic / Lagoon  
- Gas - Propane / Natural Gas
- Reference Continental Title File Number 22441766 updated September 19, 2022
- Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C318G & 20103C325G dated July 16, 2015
- Building Setback Lines as shown hereon or noted below  
- All side yard setbacks - 15' (Accessory - 15')  
- All rear yard setbacks - 40' (Accessory - 15')
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- Easements as per referenced Title Commitment are shown hereon, if any.
- Fence Lines do not necessarily denote the boundary line for the property.
- Reference Surveys:  
- J.A.Herring Survey Doc # 2019S049 & 2019S053  
- THOMAS SUBDIVISION Book 15 Page 18, 2003

### RESTRICTIONS:

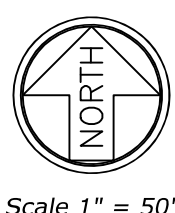
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- Lots are subject to the current Access Management Policy or KDOT approval.
- An exception to Article 50, Section 40.3.i. Lot-Depth to Lot-Width has been granted for Lots 1, 2 and 3
- No off-plat restrictions.

### LEGEND:

- - 1/2" Rebar Set with Cap No.1296
- - 1/2" Rebar Found, unless otherwise noted.
- △ - PK Nail Found in Place
- ( ) - Record / Deeded Distance
- U/E - Utility Easement
- D/E - Drainage Easement
- B.S.L. - Building Setback Line
- R/W - Permanent Dedicated Roadway Easement
- BM - Benchmark
- NS - Not Set this survey per agreement with client
- A - Arc Distance
- R - Arc Radius
- B - Chord Bearing
- C - Chord Distance
- //// - No Vehicle Entrance Access
- NS - Not Set this survey per agreement with client

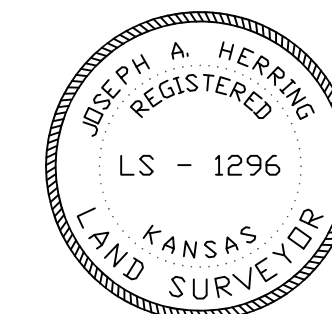
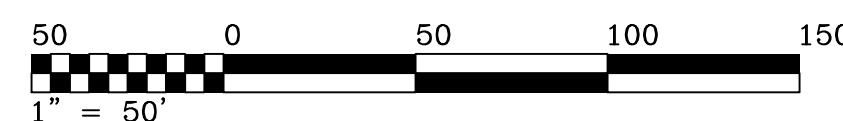
I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the June through August 2022 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296



Scale 1" = 50'

Job # K-22-1595  
September 20, 2022 Rev. Nov. 30, 2022  
J. Herring, Inc. (dba)  
TERRING SURVEYING & COMPANY  
315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5361  
Email - survey@teamcash.com





## Allison, Amy

---

**From:** Anderson, Kyle  
**Sent:** Tuesday, October 4, 2022 2:28 PM  
**To:** Allison, Amy  
**Subject:** RE: RE: DEV-22-134 & 135 Preliminary and Final Plat – Goldbeck Ridge

This property is non-compliant as it currently sits. The prior owner pulled permits to build a house and an accessory building. The house was never built but the accessory building is complete. The current owner has applied for, and will soon be issued, a permit for a single family residence that will be on the same lot as the current accessory building. This will bring the property into compliance with the Leavenworth County Zoning & Subdivision Regulations.

Kyle Anderson  
Environmental Technician/Code Enforcement  
Leavenworth County Planning & Zoning  
300 Walnut St. Ste. 212  
Leavenworth, KS 66048  
913-684-1084

---

**From:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Tuesday, October 4, 2022 12:48 PM  
**To:** Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>; 'stfrchief@yahoo.com' <stfrchief@yahoo.com>; 'rwd10@conleysandu.com' <rwd10@conleysandu.com>; Steven Taylor [KDOT] <Steven.Taylor@ks.gov>; 'DesignGroupShawnee@evergy.com' <DesignGroupShawnee@evergy.com>  
**Cc:** PZ <PZ@leavenworthcounty.gov>  
**Subject:** RE: DEV-22-134 & 135 Preliminary and Final Plat – Goldbeck Ridge

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for a 3-lot subdivision at 20957 Linwood Road.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Wednesday, October 12, 2022.

If you have any questions or need additional information, please contact me at (913) 684-0465 or at [Aallison@LeavenworthCounty.org](mailto:Aallison@LeavenworthCounty.org).

Thank you,

Amy Allison, AICP  
Deputy Director  
Planning & Zoning  
Leavenworth County  
913.364.5757

## Allison, Amy

---

**From:** Ross Harris <Ross.Harris@evergy.com>  
**Sent:** Thursday, October 6, 2022 10:09 AM  
**To:** Boone Heston; Allison, Amy  
**Subject:** RE: DEV-22-134 & 135 Preliminary and Final Plat – Goldbeck Ridge

Internal Use Only

Good catch Boone, I did not see that. I believe the developer is Jay Johnson. He's the one building his house on Lot 1 currently.

Ross Harris  
Evergy

---

**From:** Boone Heston <Boone.Heston@evergy.com>  
**Sent:** Thursday, October 6, 2022 7:21 AM  
**To:** Ross Harris <Ross.Harris@evergy.com>; Allison, Amy <AAllison@leavenworthcounty.gov>  
**Subject:** RE: DEV-22-134 & 135 Preliminary and Final Plat – Goldbeck Ridge

Internal Use Only

Good morning,

I do believe that Evergy has an existing line that crosses the proposed lot of Lot 3. This line cannot be removed without a new line being installed as it feeds active customers. For the line to be moved it would be customers responsibility to pay for the cost of full relocation. Please pass this information onto the developer. If they need anything they can reach out to me.

Thank you,

Boone Heston  
Evergy  
Supervisor, Field Design  
Lawrence Service Center  
[Boone.Heston@evergy.com](mailto:Boone.Heston@evergy.com)  
O 785-508-2590

---

**From:** Ross Harris <[Ross.Harris@evergy.com](mailto:Ross.Harris@evergy.com)>  
**Sent:** Wednesday, October 5, 2022 1:03 PM  
**To:** Allison, Amy <[AAllison@leavenworthcounty.gov](mailto:AAllison@leavenworthcounty.gov)>  
**Cc:** Design Group Lawrence Service Center <[DesignGroupLawrenceServiceCenter@evergy.com](mailto:DesignGroupLawrenceServiceCenter@evergy.com)>  
**Subject:** FW: DEV-22-134 & 135 Preliminary and Final Plat – Goldbeck Ridge

## Allison, Amy

---

**From:** Steven Taylor [KDOT] <Steven.Taylor@ks.gov>  
**Sent:** Wednesday, October 12, 2022 12:20 PM  
**To:** Allison, Amy  
**Subject:** RE: RE: DEV-22-134 & 135 Preliminary and Final Plat – Goldbeck Ridge

**Notice:** This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

No comments except any new access for the 3 lots would be from Golden Rd.

Steve Taylor  
Kansas Department of Transportation  
Utility Coordinator  
District 1 Area 3  
650 north K-7 Highway  
Bonner Springs, Ks.

---

**From:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Wednesday, October 12, 2022 12:05 PM  
**To:** Steven Taylor [KDOT] <Steven.Taylor@ks.gov>  
**Subject:** FW: RE: DEV-22-134 & 135 Preliminary and Final Plat – Goldbeck Ridge

**EXTERNAL:** This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Good Afternoon Steve,

I'm getting ready to send comments to the surveyor on this application and wanted to confirm that KDOT didn't have any comments.

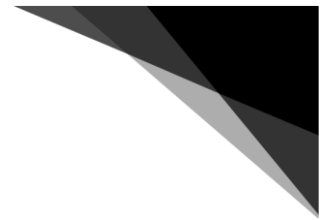
Thanks!

Amy

---

**From:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Tuesday, October 4, 2022 12:48 PM  
**To:** Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>; 'stfrchief@yahoo.com' <stfrchief@yahoo.com>; 'rwd10@conleysandu.com' <rwd10@conleysandu.com>; Steven Taylor [KDOT] <Steven.Taylor@ks.gov>; 'DesignGroupShawnee@evergy.com' <DesignGroupShawnee@evergy.com>  
**Cc:** PZ <PZ@leavenworthcounty.gov>  
**Subject:** RE: DEV-22-134 & 135 Preliminary and Final Plat – Goldbeck Ridge

Good Afternoon,



October 12, 2022

Leavenworth County Planning & Zoning Department  
Attention Amy Allison  
300 Walnut Ste 212  
Leavenworth, KS 66048

RE: Preliminary and Final Plat for a 3-lot subdivision at 20957 Linwood Rd

Dear Ms. Allison,

This letter is in response to your request for comments for the preliminary and final plat for a 3-lot subdivision at 20957 Linwood Rd. Responses to your questions are documented below in blue italics.

- a. Does the water district have existing service lines in the vicinity of the proposed plat boundary to provide potable water to the lots of the subdivision? *Yes*
  
- b. What is the size and location of the water line(s) and fire hydrants that are adjacent to this property? *6" line located on the south side of Golden Rd*
  
- c. Would the water district allow fire hydrants to be installed on the existing service line(s) in the area of the proposed plat boundary? *No*
  
- d. Does the water district have plans to upgrade the service in this vicinity to such a level that fire hydrants can be installed in the foreseeable future, or within a set number of years? If so, what would the improvements consist of? *No*

If you have any additional questions or concerns, please do not hesitate to contact us.

Sincerely,

Steve Conley, Designated Operator

Mary Conley, Business Manager

## Allison, Amy

---

**From:** Mitch Pleak <mpleak@olsson.com>  
**Sent:** Tuesday, October 18, 2022 10:07 AM  
**To:** Allison, Amy  
**Cc:** Noll, Bill  
**Subject:** RE: Fw: DEV-22-134/135 Goldbeck Ridge Review Comments

**Notice:** This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Amy,  
Good morning. The revised Drainage Report has been reviewed with no further comment. Please let me know of any questions.

Sincerely,

### Mitch Pleak, PE

Senior Engineer / Civil

D 913.748.2503

7301 W. 133rd Street, Suite 200

Overland Park, KS 66213

O 913.381.1170



**Follow Us:** Facebook / Twitter / Instagram / LinkedIn / YouTube

[View Legal Disclaimer](#)

---

**From:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Monday, October 17, 2022 8:23 AM  
**To:** Noll, Bill <BNoll@leavenworthcounty.gov>; Mitch Pleak <mpleak@olsson.com>  
**Subject:** FW: Fw: DEV-22-134/135 Goldbeck Ridge Review Comments

---

**From:** David Lutgen <dlutgen72@gmail.com>  
**Sent:** Monday, October 17, 2022 7:08 AM  
**To:** Joe Herring <herringsurveying@outlook.com>; Allison, Amy <AAllison@leavenworthcounty.gov>  
**Subject:** Re: Fw: DEV-22-134/135 Goldbeck Ridge Review Comments

**Notice:** This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Amy,

# MEMO

**To:** Krystal Voth  
**From:** Chuck Magaha  
**Subject:** Goldbeck Ridge  
**Date:** October 19, 2022

Krystal, I have reviewed the preliminary plat of the Goldbeck Ridge Subdivision presented by Jay Johnson. The subdivision meets the requirements for a fire hydrant and supported with a 6" water line as stated in the subdivision guidelines. The area in which the subdivision is proposed A fire hydrant already exist along Golden road by Lot 3. I have no further recommendation for this subdivision.

If you have any questions please call me 684-0455.

# GOLDBECK RIDGE

A Minor Subdivision in the Southeast Quarter of Section 15, Township 12 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

## FINAL PLAT

### PREPARED FOR:

Jay Wayne Johnson  
20957 Linwood Road  
Linwood, KS 66052  
PID # 225-15-0-00-009

**12-01-2022  
OLSSON REVIEW  
No Further  
Comment**

### CERTIFICATION AND DEDICATION

The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: GOLDBECK RIDGE.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E).

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

Streets shown on the accompanying plat and not heretofore dedicated for public use are hereby so dedicated.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

### IN TESTIMONY WHEREOF,

We, the undersigned owners of GOLDBECK RIDGE, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Jay Wayne Johnson

### NOTARY CERTIFICATE:

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, a notary public in and for said County and State came Jay Wayne Johnson, to my personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

### NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_ (seal)

### APPROVALS

We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of GOLDBECK RIDGE this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Secretary  
Krystal A. Voth

Chairman  
Steven Rosenthal

### COUNTY ENGINEER'S APPROVAL:

The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

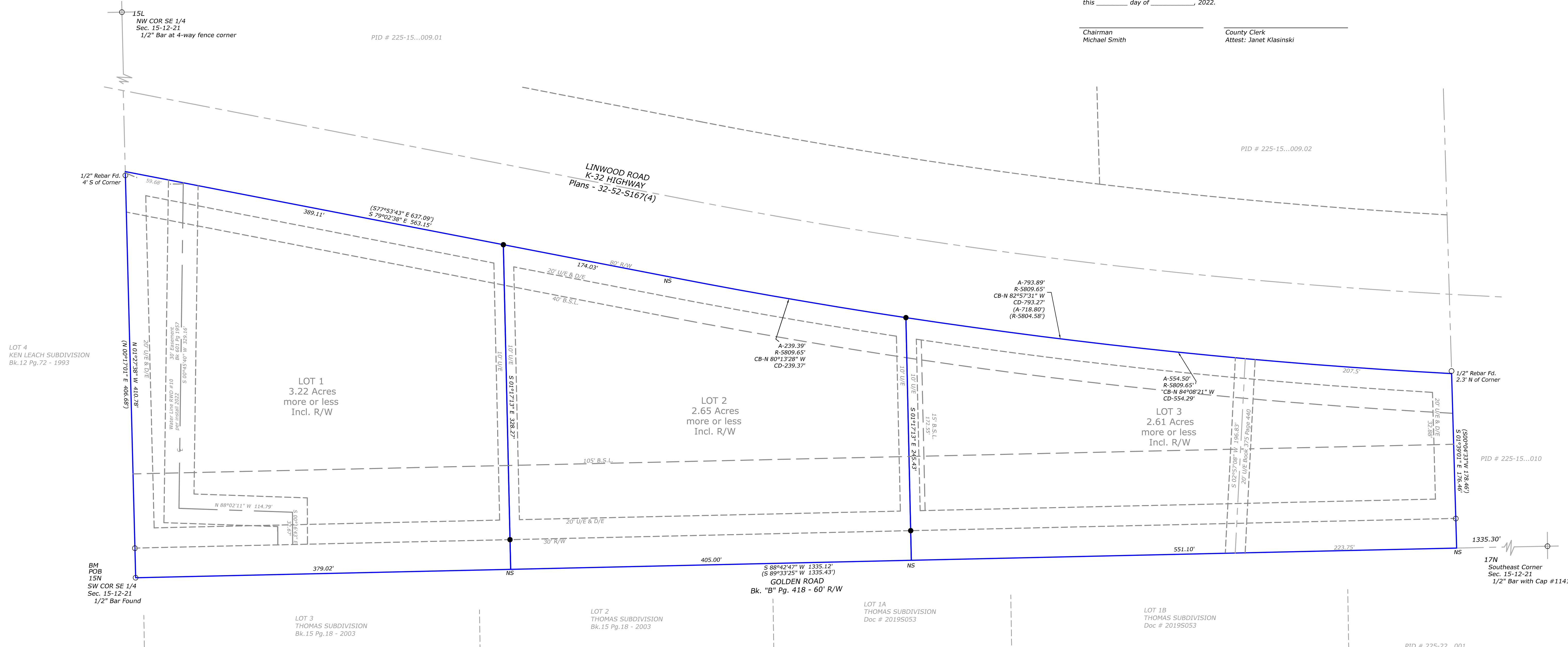
County Engineer - Mitch Pleak

### COUNTY COMMISSION APPROVAL:

We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of GOLDBECK RIDGE this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Chairman  
Michael Smith

County Clerk  
Attest: Janet Klasinski



### RECORD DESCRIPTION:

A tract of land in the West Half of the Southeast Quarter of Section 15, Township 12, Range 21 East of the 6th PM, described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Section 15, which is also the Point of Beginning of this tract; thence North 00°17'01" East (assumed), 406.68 feet along the West line of said Southeast Quarter to the Southerly R/W line of Kansas Highway 32; thence South 77°53'43" East, 637.09 feet along said R/W; thence on a curve to the left having a radius of 5804.58 feet and an arc length of 718.80 feet along said R/W; thence South 00°04'33" West, 178.46 feet to the South line of the Southeast Quarter of Section 15; thence North 89°33'25" West, 1,335.43 feet along said South line to the Point of Beginning, in Leavenworth County, Kansas. Less any part thereof taken or used for roads.

### REGISTER OF DEED CERTIFICATE:

Filed for Record as Document No. \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2022 at \_\_\_\_\_ o'clock \_\_\_\_\_ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Mashburn

I hereby certify that this plat meets the requirements of K.S.A. 58-2005. The face of this plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

Daniel Baumchen, PS#1363  
County Surveyor



VICINITY MAP  
NOT TO SCALE

### ZONING:

RR 2.5 - Rural Residential 2.5

### NOTES:

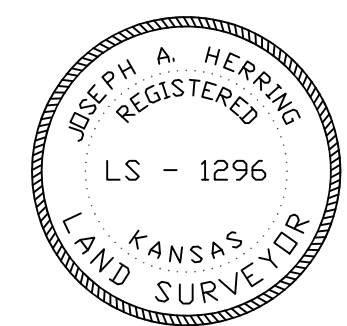
- This survey does not show ownership.
- All distances are calculated from measurements or measured this survey, unless otherwise noted.
- All recorded and measured distances are the same, unless otherwise noted.
- Error of Closure - See Error of Closure Calculations
- Basis of Bearing - KS SPC North Zone 1501 South Line Southwest Quarter
- Monument Origin Unknown, unless otherwise noted.
- Proposed Lots for Residential Use.
- Road Record - See Survey
- Benchmark - NAVD88
- Project Benchmark (BM) - SW COR Section 15 - Elev - 875.4'
- Easements, if any, are created hereon or listed in referenced title commitment.
- Reference Recorded Deed Doc # 2022R04693
- Utility Companies -
  - Water - Water District 10
  - Electric - Evergy
  - Sewer - Septic / Lagoon
  - Gas - Propane / Natural Gas
- Reference Continental Title File Number 22441766 updated September 19, 2022
- Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C318G & 20103C325G dated July 16, 2015
- Building Setback Lines as shown hereon or noted below
  - All side yard setbacks - 15' (Accessory - 15')
  - All rear yard setbacks - 40' (Accessory - 15')
- Distances to and of structures, if any, are +- 1'.
- Easements as per referenced Title Commitment are shown hereon, if any.
- Fence Lines do not necessarily denote the boundary line for the property.
- Reference Surveys:
  - J.A.Herring Survey Doc # 2019S049 & 2019S053
  - THOMAS SUBDIVISION Book 15 Page 18, 2003

### RESTRICTIONS:

- All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- An Engineered Waste Disposal System may be required due to poor soil conditions.
- Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
- Lots are subject to the current Access Management Policy or KDOT approval.
- An exception to Article 50, Section 40.3.i. Lot-Depth to Lot-Width has been granted for Lots 1, 2 and 3
- No off-plat restrictions.

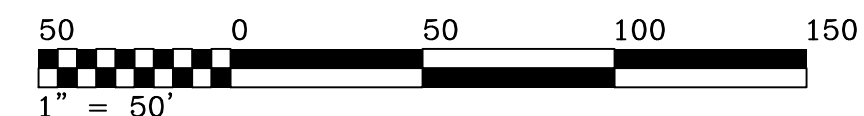
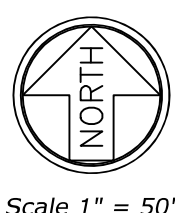
### LEGEND:

- 1/2" Rebar Set with Cap No.1296
- 1/2" Rebar Found in Place
- PK Nail Found in Place
- Record / Deeded Distance
- U/E - Utility Easement
- D/E - Drainage Easement
- B.S.L. - Building Setback Line
- R/W - Permanent Dedicated Roadway Easement
- BM - Benchmark
- NS - Not Set this survey per agreement with client
- A - Arc Distance
- R - Arc Radius
- B - Chord Bearing
- C - Chord Distance
- //// - No Vehicle Entrance Access
- NS - Not Set this survey per agreement with client



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the June through August 2022 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296



Job # K-22-1595  
September 20, 2022 Rev. Nov. 30, 2022  
J. Herring, Inc. (dba)  
HERRING SURVEYING & COMPANY  
315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5361  
Email - survey@herringinc.com

# GOLDBECK RIDGE

A Minor Subdivision in the Southeast Quarter of Section 15, Township 12 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

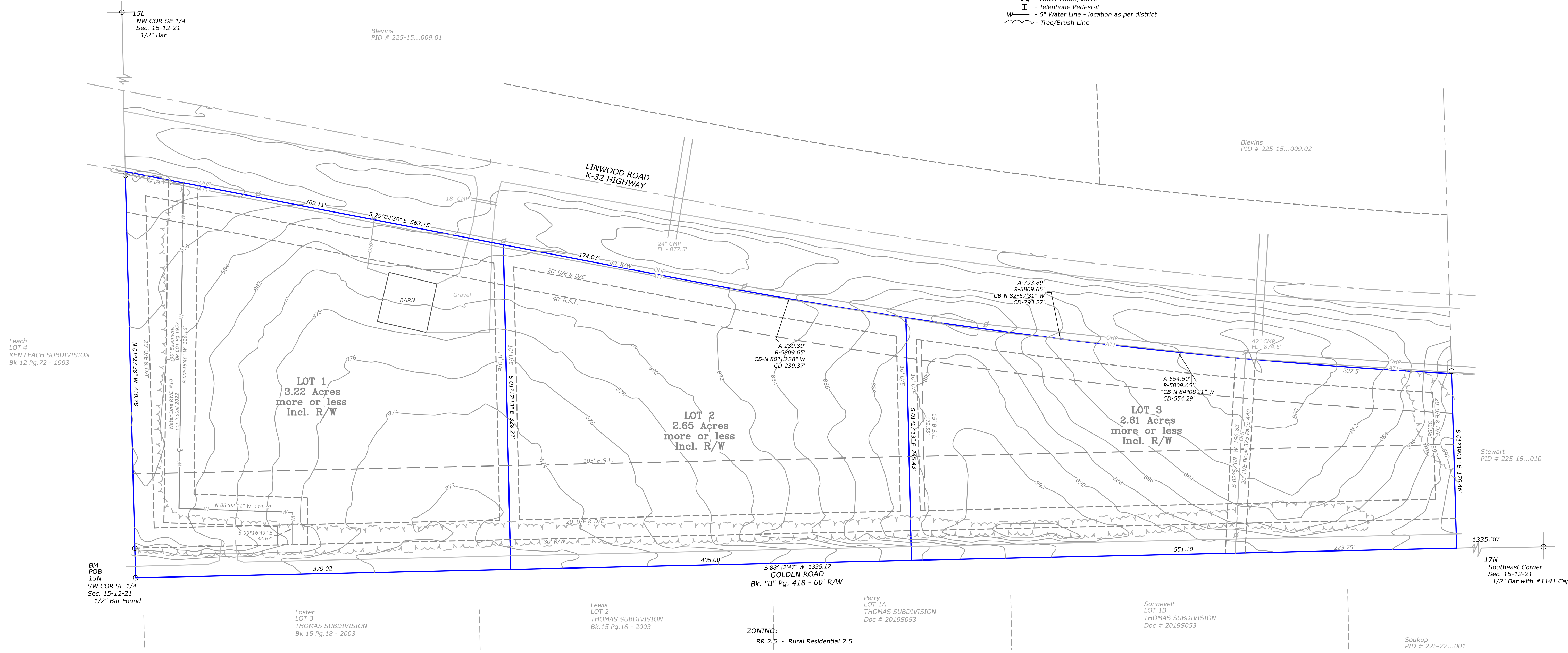
## PRELIMINARY PLAT

PREPARED FOR:  
Jay Wayne Johnson  
20957 Linwood Road  
Linwood, KS 66052  
PID # 225-15-0-00-009

**RECORD DESCRIPTION:**  
A tract of land in the West Half of the Southeast Quarter of Section 15, Township 12, Range 21 East of the 6th PM, described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Section 15, which is also the Point of Beginning of this tract; thence North 00°17'01" East (assumed), 406.58 feet along the West line of said Southeast Quarter to the Southerly R/W line of Kansas Highway 32; thence South 77°53'43" East, 637.09 feet along said R/W; thence on a curve to the left having a radius of 5804.58 feet and an arc length of 718.80 feet along said R/W; thence South 00°04'33" West, 178.46 feet to the South line of the Southeast Quarter of Section 15; thence North 89°33'25" West, 1,335.43 feet along said South line to the Point of Beginning, in Leavenworth County, Kansas. Less any part thereof taken or used for roads.

- LEGEND:**
- - 1/2" Rebar Set with Cap No. 1296
  - - 1/2" Rebar Found, unless otherwise noted.
  - - Concrete Base around Point
  - △ - PK Nail Found in Place
  - ( ) - Record / Deeded Distance
  - U/E - Utility Easement
  - D/E - Drainage Easement
  - B.S.L. - Building Setback Line
  - R/W - Permanent Dedicated Roadway Easement
  - BM - Benchmark
  - NS - Not Set this survey per agreement with client
  - A - Arc Distance
  - R - Arc Radius
  - B - Chord Bearing
  - C - Chord Distance
  - //// - No Vehicle Entrance Access
  - NS - Not Set this survey per agreement with client
  - - Power Pole
  - X - Fence Line
  - OHP - Overhead Power Lines
  - T - Underground Telephone/Fiber Optic Line
  - ◇ - Gas Valve
  - ⊕ - Water Meter/Valve
  - ⊞ - Telephone Pedestal
  - W - 6" Water Line - location as per district
  - ~ - Tree/Brush Line

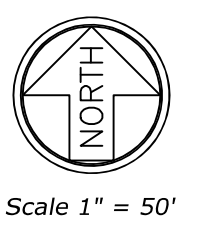
12-01-2022  
OLSSON REVIEW  
No Further  
Comment



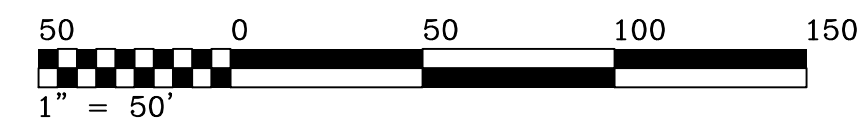
**ZONING:**  
RR 2.5 - Rural Residential 2.5

- NOTES:**
- 1) This survey does not show ownership.
  - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
  - 3) All recorded and measured distances are the same, unless otherwise noted.
  - 4) Error of Closure - See Error of Closure Calculations
  - 5) Basis of Bearing - KS SPC North Zone 1501 South Line Southeast Quarter
  - 6) Monument Origin Unknown, unless otherwise noted.
  - 7) Proposed Lots for Residential Use.
  - 8) Road Record - See Survey
  - 9) Benchmark - NAVD88
  - 10) Project Benchmark (BM) - SE COR Section 16 - Elev - 900.8'
  - 11) Easements, if any, are created hereon or listed in referenced title commitment.
  - 12) Reference Recorded Deed Book 707 Page 1648
  - 13) Utility Companies -
    - Water - Water District 10
    - Electric - Evergy
    - Sewer - Septic / Lagoon
    - Gas - Propane / Natural Gas
  - 14) Reference Continental Title File Number 22441766 updated September 19, 2022
  - 15) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C318G & 20103C325G dated July 16, 2015
  - 16) Building Setback Lines as shown hereon or noted below
    - All side yard setbacks - 15' (Accessory - 15')
    - All rear yard setbacks - 40' (Accessory - 15')
  - 17) Distances to and of structures, if any, are +- 1'.
  - 18) Easements as per referenced Title Commitment are shown hereon, if any.
  - 19) Fence Lines do not necessarily denote the boundary line for the property.
  - 20) Reference Surveys:
    - J.A.Herring Survey Doc # 2019S049 & 2019S053
    - THOMAS SUBDIVISION Book 15 Page 18, 2003

- RESTRICTIONS:**
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
  - 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
  - 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
  - 4) Lots are subject to the current Access Management Policy or KDOT approval.
  - 5) An exception to Article 50, Section 40.3.1. Lot-Depth to Lot-Width has been granted for Lots 1, 2 and 3
  - 6) No off-plat restrictions.



Scale 1" = 50'



Job # K-22-1595  
September 20, 2022 Rev. Nov. 30, 2022

**J. HERRING SURVEYING & COMPANY**

315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5361  
Email - survey@eamcash.com



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the June through August 2022 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296





# Summary of Comments on Goldbeck Ridge Final 24x36LS

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Page: 1

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Number: 1 Author: dbaumchen Subject: Callout Date: 12/1/2022 1:24:42 PM

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Reviewed 2022.12.01 No Comments

**Leavenworth County  
Request for Board Action  
Case No. DEV-22-138/139  
Preliminary & Final Plat Mance Corner**

**Date:** December 28, 2022  
**To:** Board of County Commissioners  
**From:** Planning & Zoning Staff

**Department Head Review:** Krystal Voth, Reviewed

**Additional Reviews as needed:**

**Budget Review**  **Administrator Review**  **Legal Review**

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**Action Requested:** The applicant is requesting a Preliminary and Final Plat for a five-lot subdivision. The proposed lots range in size from 2.57 to 5.13 acres.

**Analysis:** The applicant is proposing to divide a 21-acre tract of land into five lots. The lots range in size from 2.57 to 5.13 acres. All lots meet the standards of the Zoning and Subdivision Regulations except for Lot 2. The Planning Commission approved an exception for the lot-depth to lot-width requirement for Lot 2 due to the layout of New Lawrence Drive. The existing house and accessory buildings will remain on Lot 2. All lots will access from New Lawrence Drive with Lots 3 & 4 having a shared drive due to location of an existing pond. Lots 4 & 5 will split another existing pond, which an agreement for shared maintenance has been included on the plat.

**Recommendation:** The Planning Commission voted 7-0 to recommend approval of Case No. DEV-22-138/139, Preliminary and Final Plat for Mance Corner subject to conditions.

**Alternatives:**

1. Approve Case No. DEV-22-138/139, Preliminary and Final Plat for Mance Corner, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-22-138/139, Preliminary and Final Plat for Mance Corner, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-22-138/139, Preliminary and Final Plat for Mance Corner, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

**Budgetary Impact:**

- Not Applicable
- Budgeted item with available funds
- Non-Budgeted item with available funds through prioritization
- Non-Budgeted item with additional funds requested

**Total Amount Requested:** \$0.00

**Additional Attachments:** Staff Report, Plat, Planning Commission Minutes

**LEAVENWORTH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
STAFF REPORT**

CASE NO: DEV-22-138/139 Mance Corner

December 28, 2022

REQUEST: **Consent Agenda**

Preliminary/Final Plat

**STAFF REPRESENTATIVE:**

AMY ALLISON  
DEPUTY DIRECTOR

**SUBJECT PROPERTY:** 16350 New Lawrence Drive



**APPLICANT/APPLICANT AGENT:**

HERRING SURVEYING COMPANY  
315 N 5<sup>TH</sup> STREET  
LEAVENWORTH, KS 66048

**PROPERTY OWNER:**

AMY MANCE  
16350 NEW LAWRENCE DRIVE  
LEAVENWORTH, KS 66048

**CONCURRENT APPLICATIONS:**

NONE

**LAND USE**

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:  
RESIDENTIAL (3 UNITS/ACRE)

**LEGAL DESCRIPTION:**

A tract of land in the Southeast ¼ of Section 21, Township 9 South, Range 22 East of the 6th P.M., in Leavenworth County Kansas.

SUBDIVISION: N/A

FLOODPLAIN: N/A

**PLANNING COMMISSION RECOMMENDATION:** APPROVAL WITH EXCEPTION

**PROPERTY INFORMATION**

**ACTION OPTIONS:**

1. Approve Case No. DEV-22-138/139, Preliminary and Final Plat for Mance Corner, with Findings of Fact, and with or without conditions;
2. Deny Case No. DEV-22-138/139, Preliminary and Final Plat for Mance Corner, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-22-138/139, Preliminary and Final Plat for Mance Corner, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

PARCEL SIZE:

21 ACRES

PARCEL ID NO:

105-21-0-00-00-017.00

BUILDINGS:

SINGLE-FAMILY RESIDENCE AND  
ACCESSORY STRUCTURES

**PROJECT SUMMARY:**

Request for a preliminary and final plat approval to subdivide property located at 16350 New Lawrence Drive as Lot 1 - 5 of the Mance Corner subdivision.

ACCESS/STREET:

NEW LAWRENCE DR - COLLECTOR,  
GRAVEL ± 20'

**Location Map:**



**UTILITIES**

SEWER: PRIVATE SEPTIC SYSTEM

FIRE: FIRE DISTRICT 1

WATER: RWD 8

ELECTRIC: FREESTATE

**NOTICE & REVIEW:**

STAFF REVIEW:

12/5/2022

NEWSPAPER NOTIFICATION:

12/7/2022

NOTICE TO SURROUNDING  
PROPERTY OWNERS:

N/A

| <b>STANDARDS TO BE CONSIDERED:</b>   |  |            |                |
|--|--|------------|----------------|
| <i>Leavenworth County Zoning and Subdivision Standards: Preliminary Review</i> |  | <b>Met</b> | <b>Not Met</b> |
| 35-40  | <b>Preliminary Plat Content</b>                                  | X          |                |
| 40-20  | <b>Final Plat Content</b>  | X          |                |
| 41-6   | <b>Access Management</b>   | X          |                |
| 41-6.B.a-c.  | <b>Entrance Spacing</b>  | X          |                |
| 41-6.C.  | <b>Public Road Access Management Standards</b>                   | X          |                |
| 43   | <b>Cross Access Easements</b>                                    | N/A        |                |
| 50-20  | <b>Utility Requirements</b>                                      | X          |                |
| 50-30  | <b>Other Requirements</b>  | X          |                |
| 50-40  | <b>Minimum Design Standards</b>                                  |            | X              |
|  | Article 50 – Sec. 40.3.i. Lot-Depth to Lot-Width for Lot 2       |            |                |
| 50-50  | <b>Sensitive Land Development</b>                                | N/A        |                |
| 50-60.   | <b>Dedication of Reservation of Public Sites and Open Spaces</b> | N/A        |                |

**STAFF COMMENTS:**

The applicant is proposing to divide a 21-acre tract of land into five lots. The lots range in size from 2.57 to 5.13 acres. Lots 1, 3, 4 and 5 meet the standards of the Zoning and Subdivision Regulations. Lot 2 does not meet the lot-depth to lot-width requirement due to the layout of the roadway. Staff is supportive of the exception due to curve in the roadway creating a unique frontage. The existing house and accessory buildings will remain on Lot 2. All lots will access from New Lawrence Drive with Lots 3 & 4 having a shared drive due to location of an existing pond. Lots 4 & 5 will split another existing pond, which an agreement for shared maintenance has been included on the plat. The zoning district of the area is RR-2.5. The proposed subdivision exceeds the minimum requirements with one exception. Staff is supportive of the layout and all comments have been addressed.

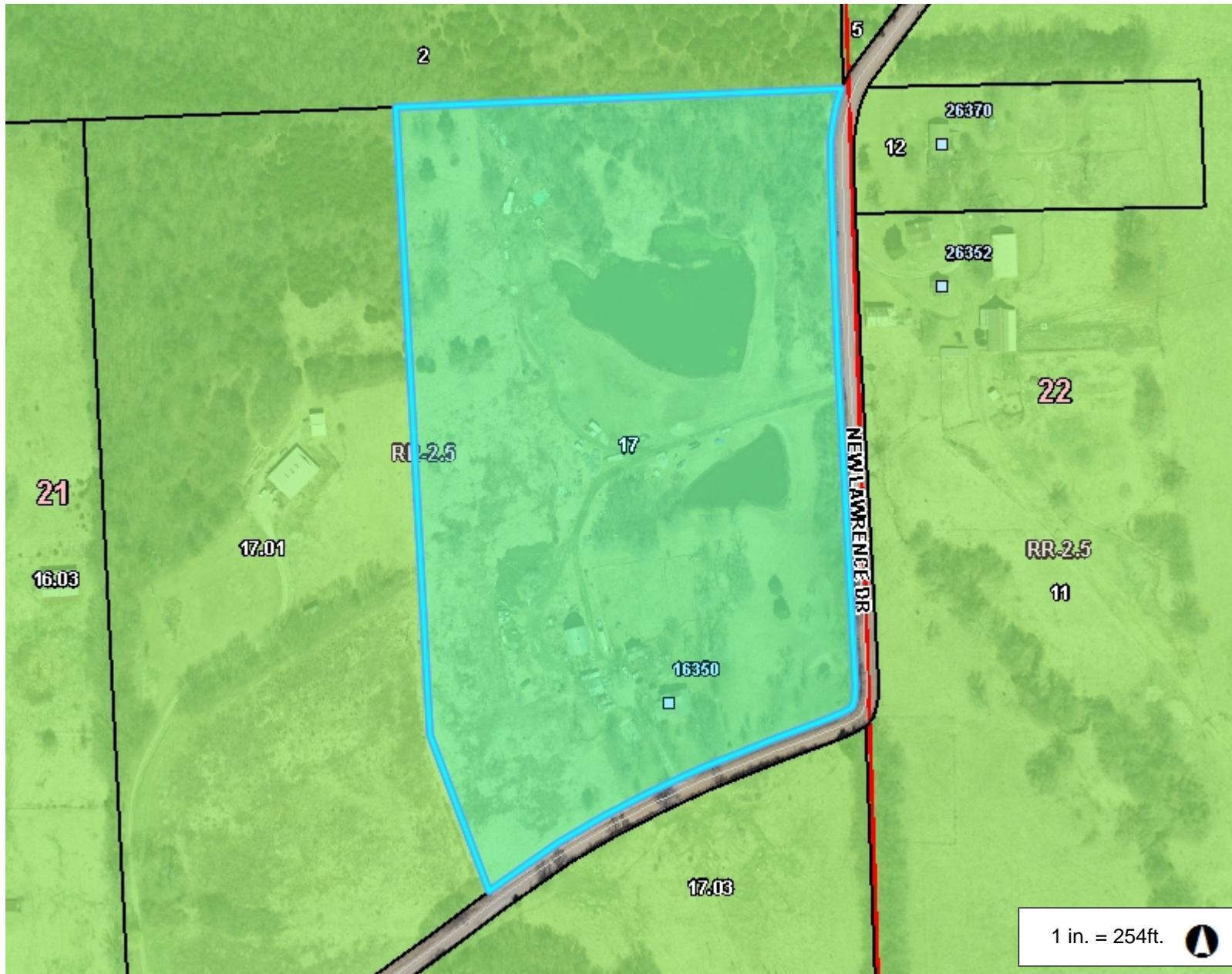
**PROPOSED CONDITIONS:**

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. At time of development, fire hydrants shall be required, if necessary infrastructure is available.
5. An exception to Article 50 – Section 40.3.i. Lot-Depth to Lot-Width has been granted for Lot 2.
6. The developer must comply with the following memorandums:
  - a. Email – Fire District 1, 10.12.2022
  - b. Email – RWD 8, 11.30.2022
  - c. Memo – Emergency Management, 10.19.2022

**ATTACHMENTS:**

- A: Application & Narrative
- B: Zoning Map
- C: Memorandums

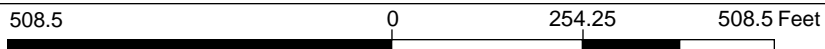
# DEV-22-138/139 Mance Corner



### Legend

- Address Point
- Parcel Number
- Lot Line
- Parcel
- ⋮ City Limit Line
- Major Road
  - <all other values>
  - 70
- Road
- + Railroad
- Section
- Section Boundaries
- County Boundary
- Zoning
  - B-1
  - B-2
  - B-3
  - I-1
  - I-2
  - I-3
  - MXD
  - PC
  - PI
  - PR-1
  - PR-2
  - PR-3

1 in. = 254ft.



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

### Notes

PRELIMINARY &  
~~FINAL~~ PLAT APPLICATION  
 Leavenworth County Planning and Zoning Department,  
 300 Walnut St., Suite 212  
 County Courthouse  
 Leavenworth, Kansas 66048  
 913-684-0465

|   |                                       |
|---|---------------------------------------|
| Office Use Only                               |                                       |
| PID: <u>105-21</u> <u>017.00</u>              |                                       |
| Township: <u>High Prairie</u>                 |                                       |
| Planning Commission Meeting Date: _____       |                                       |
| Case No. <u>DEV-22-138</u>                    | Date Received/Paid: <u>10.04.2022</u> |
| Zoning District <u>RR 2.5</u>                 |                                       |
| Comprehensive Plan land use designation _____ |                                       |

| APPLICANT <u>AGENT</u> INFORMATION         | OWNER INFORMATION                               |
|--|---|
| NAME: <u>Herring Surveying Company</u>     | NAME: <u>Amy Mance</u>                          |
| MAILING ADDRESS: <u>315 N. 5th Street</u>  | MAILING ADDRESS <u>16350 New Lawrence Drive</u> |
| CITY/ST/ZIP: <u>Leavenworth, KS 66048</u>  | CITY/ST/ZIP <u>Leavenworth, KS 66048</u>        |
| PHONE: <u>913-651-3858</u>                 | PHONE: <u>N/A</u>                               |
| EMAIL: <u>herringsurveying@outlook.com</u> | EMAIL <u>N/A</u>                                |

**GENERAL INFORMATION**

Proposed Subdivision Name: MANCE CORNER

Address of Property: 16350 New Lawrence Drive

Urban Growth Management Area: N/A

| SUBDIVISION INFORMATION  |  |  |
|--|--|--|
| Gross Acreage: <u>26 AC</u>  | Number of Lots: <u>5</u>   | Minimum Lot Size: <u>2.8 AC</u>              |
| Maximum Lot Size: <u>5 AC</u>  | Proposed Zoning: <u>RR-2.5</u>   | Density: <u>N/A</u>                          |
| Open Space Acreage: <u>N/A</u>   | Water District: <u>RWD 8</u>   | Proposed Sewage: <u>Septic</u>               |
| Fire District: <u>District 1</u>   | Electric Provider: <u>Freestate</u>  | Natural Gas Provider: <u>Atmos / Propane</u> |
| Covenants: <input type="checkbox"/> Yes <input type="checkbox"/> No  | Road Classification: <u>Local</u> - Collector - Arterial - State - Federal |  |
| Is any part of the site designated as Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No if yes, what is the panel number:  |  |  |
| I, the undersigned, am the owner, <u>duly authorized agent</u> , of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a final plat approval as indicated above. |  |  |
| Signature: <u>Joe Herring - digitally signed 10/4/2022</u>   |  | Date: <u>10-4-22</u>                         |

ATTACHMENT A

~~PRELIMINARY &~~

**FINAL PLAT APPLICATION**

Leavenworth County Planning and Zoning Department,  
300 Walnut St., Suite 212  
County Courthouse  
Leavenworth, Kansas 66048  
913-684-0465

|   |                                       |
|---|---------------------------------------|
| Office Use Only                               |                                       |
| PID: <u>105-21</u> <u>017.00</u>              |                                       |
| Township: <u>High Prairie</u>                 |                                       |
| Planning Commission Meeting Date: _____       |                                       |
| Case No. <u>DEV-22-139</u>                    | Date Received/Paid: <u>10.04.2022</u> |
| Zoning District <u>RR 2.5</u>                 |                                       |
| Comprehensive Plan land use designation _____ |                                       |

|   |   |
|---|---|
| <b>APPLICANT/AGENT INFORMATION</b>          | <b>OWNER INFORMATION</b>                        |
| NAME: <u>Herring Surveying Company</u>      | NAME: <u>Amy Mance</u>                          |
| MAILING ADDRESS: <u>315 N. 5th Street</u>   | MAILING ADDRESS <u>16350 New Lawrence Drive</u> |
| CITY/ST/ZIP: <u>Leavenworth, KS 66048</u>   | CITY/ST/ZIP <u>Leavenworth, KS 66048</u>        |
| PHONE: <u>913-651-3858</u>                  | PHONE: <u>N/A</u>                               |
| EMAIL : <u>herringsurveying@outlook.com</u> | EMAIL <u>N/A</u>                                |

**GENERAL INFORMATION**

Proposed Subdivision Name: MANCE CORNER

Address of Property: 16350 New Lawrence Drive

Urban Growth Management Area: N/A

| SUBDIVISION INFORMATION   |  |  |
|---|--|--|
| Gross Acreage: <u>26 AC</u>   | Number of Lots: <u>5</u>   | Minimum Lot Size: <u>2.8 AC</u>              |
| Maximum Lot Size: <u>5 AC</u>                                       | Proposed Zoning: <u>RR-2.5</u>   | Density: <u>N/A</u>                          |
| Open Space Acreage: <u>N/A</u>                                      | Water District: <u>RWD 8</u>   | Proposed Sewage: <u>Septic</u>               |
| Fire District: <u>District 1</u>                                    | Electric Provider: <u>Freestate</u>  | Natural Gas Provider: <u>Atmos / Propane</u> |
| Covenants: <input type="checkbox"/> Yes <input type="checkbox"/> No | Road Classification: <u>Local</u> - Collector - Arterial - State - Federal |  |

Is any part of the site designated as Floodplain?  Yes  No if yes, what is the panel number:

I, the undersigned, am the owner (duly authorized agent) of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a final plat approval as indicated above.

Signature: Joe Herring - digitally signed 10/4/2022 Date: 10-4-22

ATTACHMENT A



## Johnson, Melissa

---

**From:** Amy Mance <amymance14@icloud.com>  
**Sent:** Wednesday, October 5, 2022 9:07 AM  
**To:** Johnson, Melissa  
**Subject:** Property division

Notice: This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

To Whom it May Concern:

I authorize Joe Herring to subdivide and submit property at 16350 New Lawrence Drive, Leavenworth,KS 66048.

Truly,  
Amy Mance

Sent from my iPhone

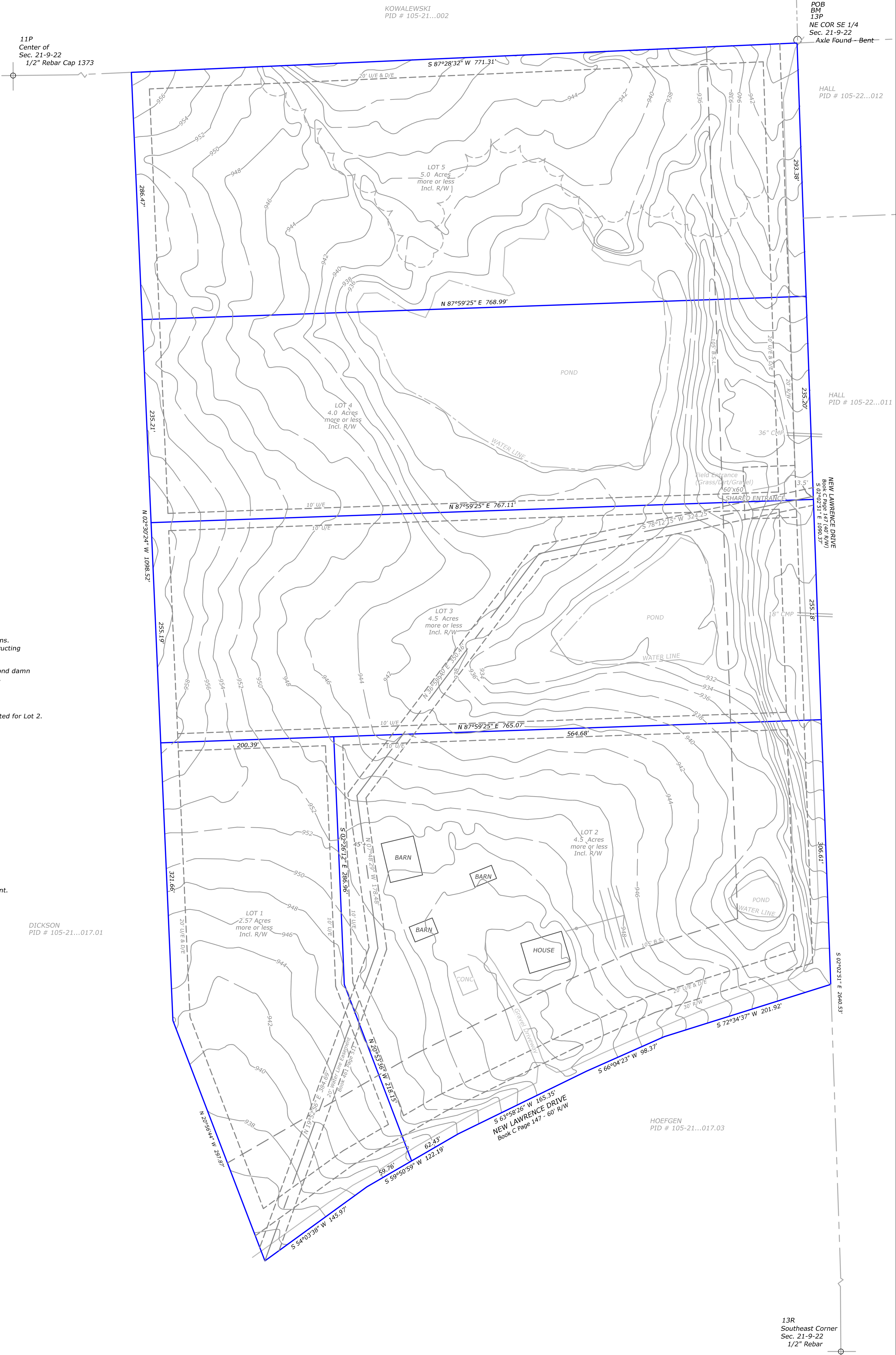
# MANCE CORNER

A Minor Subdivision in the Southeast Quarter of Section 21, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

## PRELIMINARY PLAT

PREPARED FOR:  
Amy R. Mance  
16350 New Lawrence Dr.  
Leavenworth, KS 66048  
PID # 105-21-0-00-017

**RECORD DESCRIPTION:**  
A tract of land in the Southeast 1/4 of Section 21, Township 9 South, Range 22 East of the Sixth P.M. described as follows:  
Commencing at the Northeast corner of the Southeast 1/4 of Section 21, which is also the point of beginning of this tract: thence South 00 degrees 21' 30" East 1090.86 feet along the East line of Section 21 to the center line of existing road; thence South 74 degrees 08' 27" West 202.60 feet; thence South 61 degrees 58' 19" West 97.40 feet; thence South 65 degrees 38' 24" West 165.44 feet; thence South 61 degrees 31' 29" West 121.89 feet; thence South 55 degrees 49' 44" West 146.33 feet; thence North 19 degrees 15' 24" West 297.82 feet; thence North 00 degrees 48' 00" West 1098.18 feet to the North line of the Southeast 1/4 of said Section; thence North 89 degrees 06' 12" East 770.93 feet along the North line of the Southeast 1/4 of said Section to the point of beginning of this tract, in Leavenworth County, Kansas, less any part thereof taken or used for road purposes.



- LEGEND:**
- - 1/2" Rebar Set with Cap No. 1296
  - - 1/2" Rebar Found, unless otherwise noted.
  - - Concrete Base around Point
  - △ - PK Nail Found in Place
  - ( ) - Record / Deeded Distance
  - U/E - Utility Easement
  - D/E - Drainage Easement
  - B.S.L. - Building Setback Line
  - R/W - Permanent Dedicated Roadway Easement
  - BM - Benchmark
  - NS - Not Set this survey per agreement with client
  - A - Arc Distance
  - R - Arc Radius
  - B - Chord Bearing
  - C - Chord Distance
  - //// - No Vehicle Entrance Access
  - NS - Not Set this survey per agreement with client
  - POB - Point of Beginning
  - POC - Point of Commencing
  - - Power Pole
  - X - Fence Line
  - OHP - Overhead Power Lines
  - T - Underground Telephone/Fiber Optic Line
  - ◇ - Gas Valve
  - ⊕ - Water Meter/Valve
  - ⊞ - Telephone Pedestal
  - W - 6" Water Line - location as per district
  - ~ - Tree/Brush Line

- RESTRICTIONS:**
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
  - 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
  - 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
  - 4) Owners of Lots 4 and 5 are equally responsible for shared maintenance of the pond dam and general maintenance of said pond. Any modification has to be agreed upon. Leavenworth County is not responsible for the enforcement of this agreement.
  - 5) Lots are subject to the current Access Management Policy.
  - 6) Lots 3 and 4 share a 60 foot by 60 foot access easement. Maintenance is the responsibility of both parties.
  - 7) An exception to Article 50, Section 40.3.i. Lot-Depth to Lot-Width has been granted for Lot 2.
  - 8) No off-plat restrictions.

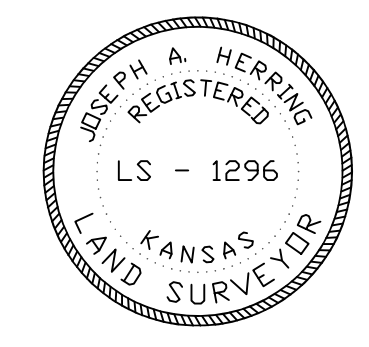
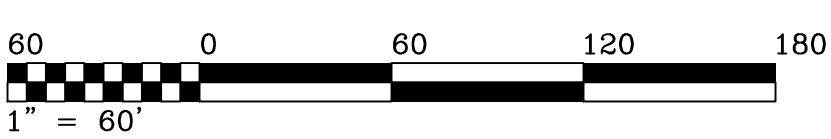
**ZONING:**  
RR 2.5 - Rural Residential 2.5

- NOTES:**
- 1) This survey does not show ownership.
  - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
  - 3) All recorded and measured distances are the same, unless otherwise noted.
  - 4) Error of Closure - See Error of Closure Calculations
  - 5) Basis of Bearing - KS SPC North Zone 1501 South Line Southeast Quarter
  - 6) Monument Origin Unknown, unless otherwise noted.
  - 7) Existing and Proposed Lots for Residential Use.
  - 8) Road Record - See Survey
  - 9) Benchmark - NAVD88 Project Benchmark (BM) - SE COR Section 16 - Elev - 900.8'
  - 10) Easements, if any, are created hereon or listed in referenced title commitment.
  - 11) Reference Recorded Deed Book 707 Page 1648
  - 12) Utility Companies -  
- Water - Water District 9  
- Electric - FreeState  
- Sewer - Septic / Lagoon  
- Gas - Propane / Natural Gas
  - 13) Reference Lawyer's Title File Number 45136 updated September 12, 2022
  - 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0139G & 20103C0250G dated July 16, 2015
  - 15) Building Setback Lines as shown hereon or noted below  
- All side yard setbacks - 15' (Accessory - 15')  
- All rear yard setbacks - 40' (Accessory - 15')
  - 16) Distances to and of structures, if any, are 4 - 1'.
  - 17) Easements as per referenced Title Commitment are shown hereon, if any.
  - 18) Fence Lines do not necessarily denote the boundary line for the property.
  - 19) Reference Surveys:  
- DENHOLM ACRES DOC # 2008P00008  
- FRANKLUK SUBDIVISION Bk. S-14 #8  
- Ron E. Bacon Survey Bk. S-11 #89, 1978

Scale 1" = 60'

Job # K-22-1560  
October 4, 2022 Rev. 11-30-22

**J. HERRING SURVEYING COMPANY**  
315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5381  
Email - survey@eamcoah.com



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of August through October, 2022 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296

# MANCE CORNER

A Minor Subdivision in the Southeast Quarter of Section 21, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

## FINAL PLAT

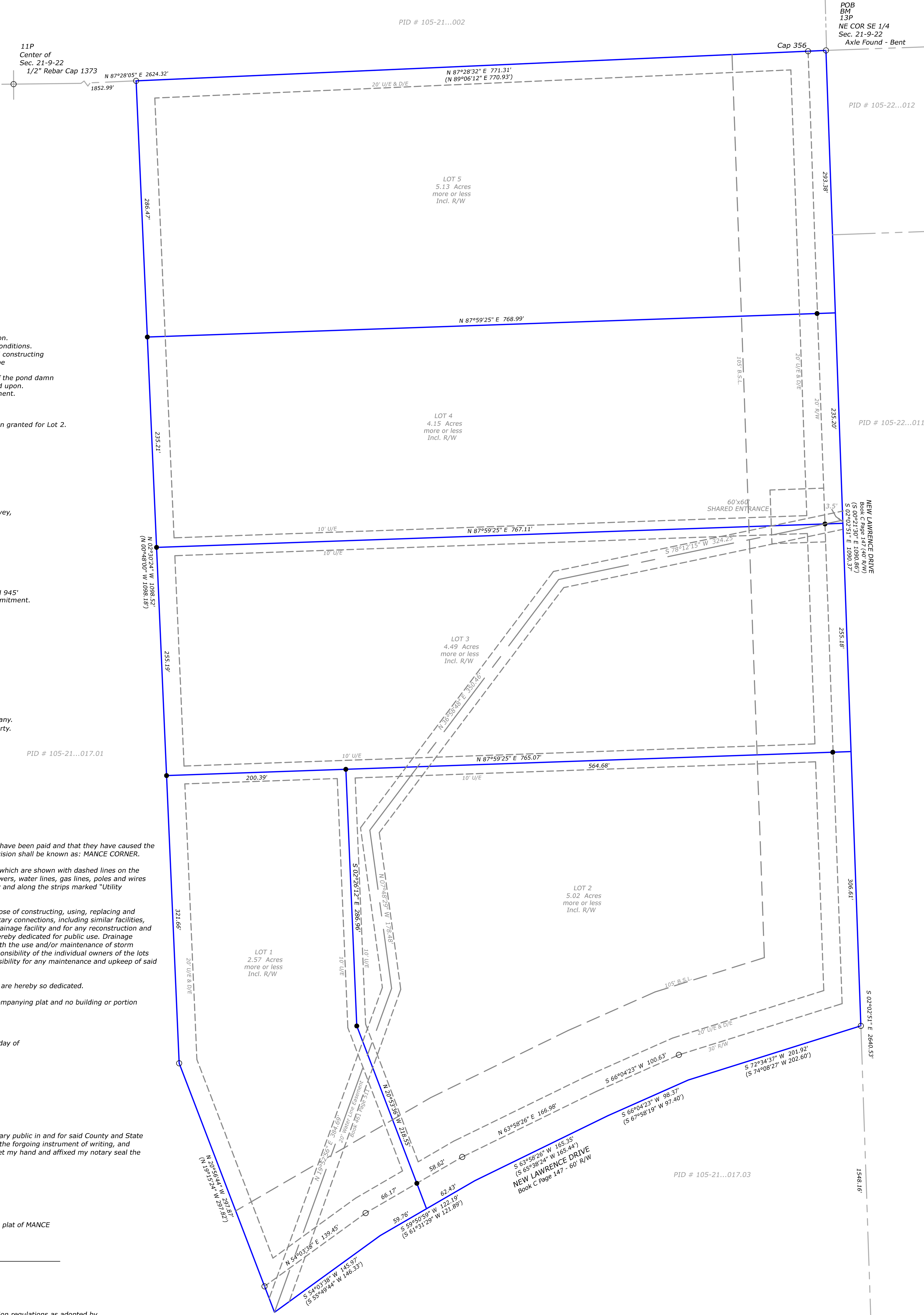
PREPARED FOR:  
Amy R. Mance  
16350 New Lawrence Dr.  
Leavenworth, KS 66048  
PID # 105-21-0-00-017

### SURVEYOR'S DESCRIPTION:

Tract of land in the Southeast Quarter of Section 21, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on October 22, 2022, and more fully described as follows: Beginning at the Northeast corner of said Southeast Quarter, thence South 02 degrees 02'51" East for a distance of 1090.37 feet along the East line of said Southeast Quarter; thence South 72 degrees 34'37" West for a distance of 201.92 feet along the apparent centerline of New Lawrence Road, as established and exists today; thence South 66 degrees 04'23" West for a distance of 98.37 feet along said centerline; thence South 63 degrees 58'28" West for a distance of 185.35 feet along said centerline; thence South 59 degrees 50'59" West for a distance of 122.19 feet along said centerline; thence South 54 degrees 03'38" West for a distance of 145.97 feet along said centerline; thence North 20 degrees 56'44" West for a distance of 297.87 feet; thence North 02 degrees 30'24" West for a distance of 1098.52 feet to the North line of said Southeast Quarter; thence North 87 degrees 20'32" East for a distance of 771.31 feet along said North line to the point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 21.36 acres, more or less, including road right of way. Error of Closure: 1 - 696064

### RECORD DESCRIPTION:

A tract of land in the Southeast 1/4 of Section 21, Township 9 South, Range 22 East of the Sixth P.M. described as follows: Commencing at the Northeast corner of the Southeast 1/4 of Section 21, which is also the point of beginning of this tract: thence South 00 degrees 21' 30" East 1090.86 feet along the East line of Section 21 to the center line of existing road; thence South 74 degrees 08' 27" West 202.60 feet; thence South 62 degrees 58' 19" West 97.40 feet; thence South 65 degrees 38' 24" West 165.44 feet; thence South 61 degrees 31' 29" West 121.89 feet; thence South 55 degrees 49' 44" West 146.33 feet; thence North 19 degrees 15' 24" West 297.82 feet; thence North 00 degrees 48' 00" West 1098.18 feet to the North line of the Southeast 1/4 of said Section; thence North 89 degrees 06' 12" East 770.93 feet along the North line of the Southeast 1/4 of said Section to the point of beginning of this tract, in Leavenworth County, Kansas, less any part thereof taken or used for road purposes.



### LEGEND:

- - 1/2" Rebar Set with Cap No. 1296
- - 1/2" Rebar Found, unless otherwise noted.
- △ - PK Nail Found in Place
- ( ) - Record / Deeded Distance
- U/E - Utility Easement
- D/E - Drainage Easement
- B.S.L. - Building Setback Line
- R/W - Permanent Dedicated Roadway Easement
- BM - Benchmark
- NS - Not Set this survey per agreement with client
- A - Arc Distance
- R - Arc Radius
- B - Chord Bearing
- C - Chord Distance
- //// - No Vehicle Entrance Access
- NS - Not Set this survey per agreement with client
- POB - Point of Beginning
- POC - Point of Commencing

### RESTRICTIONS:

- All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- An Engineered Waste Disposal System may be required due to poor soil conditions.
- Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
- Owners of Lots 4 and 5 are equally responsible for shared maintenance of the pond dam and general maintenance of said pond. Any modification has to be agreed upon. Leavenworth County is not responsible for the enforcement of this agreement.
- Lots are subject to the current Access Management Policy
- Lots 3 and 4 share a 60 foot by 60 foot access easement. Maintenance is the responsibility of both parties.
- An exception to Article 50, Section 40.3.i. Lot-Depth to Lot-Width has been granted for Lot 2.
- No off-plat restrictions.

### ZONING:

RR 2.5 - Rural Residential 2.5

### NOTES:

- This survey does not show ownership.
- All distances are calculated from measurements or measured this survey, unless otherwise noted.
- All recorded and measured distances are the same, unless otherwise noted.
- Error of Closure - See Error of Closure Calculations
- Basis of Bearing - KS SPC North Zone 1501 East Line Southeast Quarter
- Monument Origin Unknown, unless otherwise noted.
- Existing and Proposed Lots for Residential Use.
- Road Record - See Survey
- Benchmark - NAVD88
- Project Benchmark (BM) - NE Cor SE 1/4 - Base of Axle at ground level 945'
- Easements, if any, are created hereon or listed in referenced title commitment.
- Reference Recorded Deed Book 998 Page 2365
- Utility Companies -
  - Water - Water District 8
  - Electric - Freestate
  - Sewer - Septic / Lagoon
  - Gas - Propane / Natural Gas
- Reference Lawyer's Title File Number 45136 updated September 12, 2022
- Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0139G & 20103C0250G dated July 16, 2015
- Building Setback Lines as shown hereon or noted below
  - All side yard setbacks - 15' (Accessory - 15')
  - All rear yard setbacks - 40' (Accessory - 15')
- Distances to and of structures, if any, are +- 1'.
- Easements as per referenced Title Commitment are shown hereon, if any.
- Fence Lines do not necessarily denote the boundary line for the property.
- Reference Surveys:
  - D.G.White Surveys Book 15 #26 & #28 1998,

### CERTIFICATION AND DEDICATION

The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: MANCE CORNER.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E).

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

Streets shown on the accompanying plat and not heretofore dedicated for public use are hereby so dedicated.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

### IN TESTIMONY WHEREOF,

We, the undersigned owners of MANCE CORNER, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Amy R. Mance

### NOTARY CERTIFICATE:

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, a notary public in and for said County and State came Amy R. Mance, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

### NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_ (seal)

### APPROVALS

We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of MANCE CORNER this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

### Secretary

Krystal A. Voth

### Chairman

Steven Rosenthal

### COUNTY ENGINEER'S APPROVAL:

The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

County Engineer - Mitch Pleak

### COUNTY COMMISSION APPROVAL:

We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of MANCE CORNER this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

### Chairman

Michael Smith

### County Clerk

Attest: Janet Klasinski



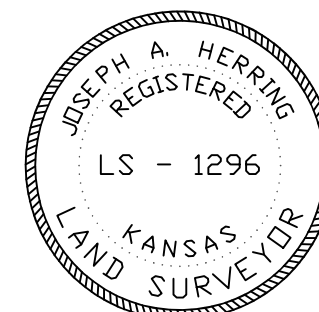
Scale 1" = 60'

REGISTER OF DEED CERTIFICATE:  
Filed for Record as Document No. \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2022 at \_\_\_\_\_ o'clock \_\_\_\_\_ M in the Office of the Register of Deeds of Leavenworth County, Kansas.

Register of Deeds - TerriLois G. Mashburn

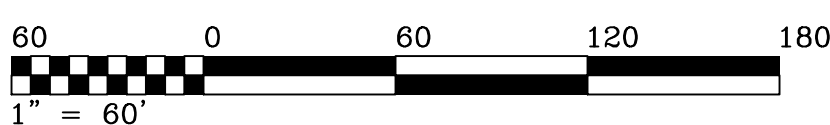
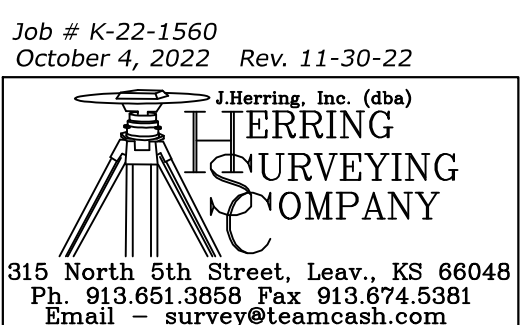
I hereby certify that this plat meets the requirements of K.S.A. 58-2005. The face of this plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

Daniel Baumchen, PS#1363  
County Surveyor



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of August through October, 2022 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296



## Allison, Amy

---

**From:** David Asmus <dasmus@fd1lvco.org>  
**Sent:** Wednesday, October 12, 2022 4:19 PM  
**To:** Allison, Amy  
**Subject:** RE: DEV-22-138 & 139 Preliminary and Final Plat – Mance Corner

**Notice:** This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Amy,

Chief Stackhouse forwarded this to me for review.

We would recommend that the water supply from RWD 8 meet Appendix C Fire Hydrant Locations and Distribution from the 2006 IFC.

Also, we would like to be notified if there will be any access issues regarding fire apparatus response.

Please reach out if you have any questions.

Thank you,

Dave Asmus  
Captain/Fire Prevention Officer  
Fire District #1 of Leavenworth County  
913-727-5844 (work)  
913-416-0224 (cell)

Email: [dasmus@fd1lvco.org](mailto:dasmus@fd1lvco.org) Website: [www.fd1lvco.org](http://www.fd1lvco.org)



---

**From:** Michael Stackhouse <mstackhouse@fd1lvco.org>  
**Sent:** Wednesday, October 12, 2022 12:32 PM  
**To:** David Asmus <dasmus@fd1lvco.org>  
**Subject:** FW: DEV-22-138 & 139 Preliminary and Final Plat – Mance Corner

Michael L. Stackhouse  
Fire Chief  
Fire District No. 1, County of Leavenworth  
111 E. Kansas Avenue

## Allison, Amy

---

**From:** Amanda Tarwater <amanda.tarwater@freestate.coop>  
**Sent:** Wednesday, October 12, 2022 2:35 PM  
**To:** Allison, Amy  
**Subject:** RE: DEV-22-138 & 139 Preliminary and Final Plat – Mance Corner

**Notice:** This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

FreeState Electric has no objection to this request.

Thank you,

**Amanda Tarwater**  
Member Accounts Coordinator



1-800-794-1989 | [www.freestate.coop](http://www.freestate.coop)

---

**From:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Tuesday, October 11, 2022 4:18 PM  
**To:** Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>; 'firedistrict1@fd1lvco.org' <firedistrict1@fd1lvco.org>; Amanda Tarwater <amanda.tarwater@freestate.coop>; 'RWD8LV@gmail.com' <RWD8LV@gmail.com>  
**Cc:** PZ <PZ@leavenworthcounty.gov>  
**Subject:** RE: DEV-22-138 & 139 Preliminary and Final Plat – Mance Corner

---

**Warning:** This message originated outside of the FEC organization. Do not click links or open attachments unless you have validated the sender and know the content is safe. <="" span="">

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Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for a five-lot subdivision at 16350 New Lawrence Drive.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Wednesday, October 19, 2022.

If you have any questions or need additional information, please contact me at (913) 684-0465 or at [Aallison@LeavenworthCounty.org](mailto:Aallison@LeavenworthCounty.org).

## Allison, Amy

---

**From:** Anderson, Kyle  
**Sent:** Tuesday, October 18, 2022 12:52 PM  
**To:** Allison, Amy  
**Subject:** RE: RE: DEV-22-138 & 139 Preliminary and Final Plat – Mance Corner  
**Attachments:** Aerial Image.PNG

We have not received any complaints on this property. The septic system for the existing home is to the east so it will be located on the same lot.

Kyle Anderson  
Environmental Technician/Code Enforcement  
Leavenworth County Planning & Zoning  
300 Walnut St. Ste. 212  
Leavenworth, KS 66048  
913-684-1084

---

**From:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Tuesday, October 11, 2022 4:18 PM  
**To:** Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>; 'firedistrict1@fd1lvco.org' <firedistrict1@fd1lvco.org>; 'amanda.holloway@freestate.coop' <amanda.holloway@freestate.coop>; 'RWD8LV@gmail.com' <RWD8LV@gmail.com>  
**Cc:** PZ <PZ@leavenworthcounty.gov>  
**Subject:** RE: DEV-22-138 & 139 Preliminary and Final Plat – Mance Corner

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for a five-lot subdivision at 16350 New Lawrence Drive.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Wednesday, October 19, 2022.

If you have any questions or need additional information, please contact me at (913) 684-0465 or at [Aallison@LeavenworthCounty.org](mailto:Aallison@LeavenworthCounty.org).

Thank you,

Amy Allison, AICP  
Deputy Director  
Planning & Zoning  
Leavenworth County  
913.364.5757

# MEMO

**To:** Krystal Voth  
**From:** Chuck Magaha  
**Subject:** Mance Corner  
**Date:** October 19, 2022

Krystal, I have reviewed the preliminary plat of the Mance Corner Subdivision presented by Amy Mance. The subdivision meets the requirements for a fire hydrant and supported with a 6" water line as stated in the subdivision guidelines. The area in which the subdivision is proposed along New Lawrence Road a fire hydrant placed between Lot 1 and Lot 3 . I have no further recommendation for this subdivision.

If you have any questions please call me 684-0455.

## Allison, Amy

---

**From:** Mitch Pleak <mpleak@olsson.com>  
**Sent:** Monday, October 24, 2022 11:41 AM  
**To:** Allison, Amy  
**Cc:** Voth, Krystal; Noll, Bill  
**Subject:** RE: Fw: DEV-22-138/139 Mance Corner Review Comments

*Notice:* This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Amy,  
Good morning. The revised DR has been reviewed with no further comment. Please let me know of any questions.

Thanks,

Mitch

---

**From:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Monday, October 24, 2022 8:29 AM  
**To:** Mitch Pleak <mpleak@olsson.com>  
**Subject:** FW: Fw: DEV-22-138/139 Mance Corner Review Comments

---

**From:** David Lutgen <[dlutgen72@gmail.com](mailto:dlutgen72@gmail.com)>  
**Sent:** Sunday, October 23, 2022 7:12 AM  
**To:** Joe Herring <[herringsurveying@outlook.com](mailto:herringsurveying@outlook.com)>; Allison, Amy <[AAllison@leavenworthcounty.gov](mailto:AAllison@leavenworthcounty.gov)>  
**Subject:** Re: Fw: DEV-22-138/139 Mance Corner Review Comments

*Notice:* This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Amy,

I do not agree with the reviewer's comment but I revised the report per the comment.

I have to submit supporting documentation for the c values that I use in my reports. I am requesting that the reviewer submit documentation that supports the reviewer's comment.

Thanks

David Lutgen

On Sat, Oct 22, 2022 at 8:01 PM Joe Herring <[herringsurveying@outlook.com](mailto:herringsurveying@outlook.com)> wrote:

See drainage comments

Thank you - Joe Herring

---



## Allison, Amy

---

**From:** Rural Water <rwd8lv@gmail.com>  
**Sent:** Friday, October 28, 2022 10:25 AM  
**To:** Allison, Amy  
**Subject:** Re: Mance Corner Subdivision

**Notice:** This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Yes. This is accurate. Mr. Herring also spoke with our operator to verify.

Thank you,

On Tue, Oct 25, 2022 at 10:10 AM Allison, Amy <[AAllison@leavenworthcounty.gov](mailto:AAllison@leavenworthcounty.gov)> wrote:

Good Morning,

We have previously sent over a plat for review at 16350 New Lawrence Dr. The surveyor submitted a revised plat showing the approximate location of a waterline running through the property. Is this accurate per your records?

Thanks!

Amy Allison, AICP

Deputy Director

Planning & Zoning

Leavenworth County

913.364.5757

--

*Sandra Heim  
Office Manager  
Rural Water District #8-LV CO*

## Allison, Amy

---

**From:** Rural Water <rwd8lv@gmail.com>  
**Sent:** Wednesday, November 30, 2022 9:36 AM  
**To:** Allison, Amy  
**Subject:** Re: Mance Corner Subdivision

**Notice:** This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

### Please address the following comments:

- a. Does the water district have existing service lines in the vicinity of the proposed plat boundary to provide potable water to the lots of the subdivision? **Yes, we can supply water.**
- b. What is the size and location of the water line(s) and fire hydrants that are adjacent to this property? There are no fire hydrants. **The water line is a 2inch line going through the property.**
- c. Would the water district allow fire hydrants to be installed on the existing service line(s) in the area of the proposed plat boundary? **No.**
- d. Does the water district have plans to upgrade the service in this vicinity to such a level that fire hydrants can be installed in the foreseeable future, or within a set number of years? If so, what would the improvements consist of? **There are no plans to upgrade at this time.**

On Wed, Nov 23, 2022 at 12:18 PM Allison, Amy <[AAllison@leavenworthcounty.gov](mailto:AAllison@leavenworthcounty.gov)> wrote:

Sandra,

Can you complete the following form?

Sincerely,

Amy Allison, AICP

Deputy Director

Planning & Zoning

Leavenworth County

913.364.5757

# MANCE CORNER

A Minor Subdivision in the Southeast Quarter of Section 21, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

## FINAL PLAT

PREPARED FOR:  
Amy R. Mance  
16350 New Lawrence Dr.  
Leavenworth, KS 66048  
PID # 105-21-0-00-017

### SURVEYOR'S DESCRIPTION:

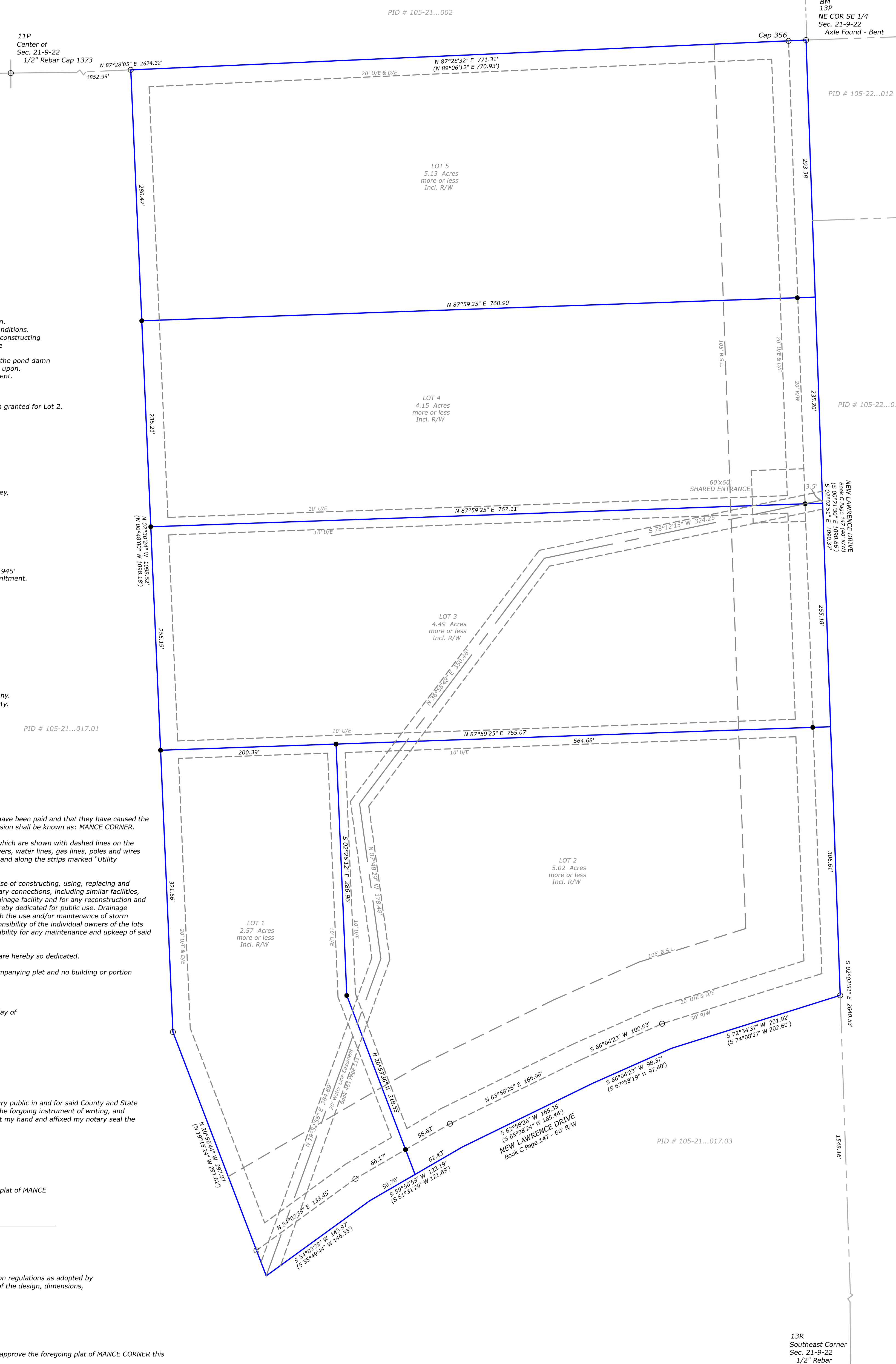
Tract of land in the Southeast Quarter of Section 21, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on October 22, 2022, and more fully described as follows: Beginning at the Northeast corner of said Southeast Quarter, thence South 02 degrees 02'51" East for a distance of 1090.37 feet along the East line of said Southeast Quarter; thence South 72 degrees 34'37" West for a distance of 201.92 feet along the apparent centerline of New Lawrence Road, as established and exists today; thence South 66 degrees 04'23" West for a distance of 98.37 feet along said centerline; thence South 63 degrees 58'28" West for a distance of 185.35 feet along said centerline; thence South 59 degrees 50'59" West for a distance of 122.19 feet along said centerline; thence South 54 degrees 03'38" West for a distance of 145.97 feet along said centerline; thence North 20 degrees 56'44" West for a distance of 297.87 feet; thence North 02 degrees 30'24" West for a distance of 1098.52 feet to the North line of said Southeast Quarter; thence North 87 degrees 20'32" East for a distance of 771.31 feet along said North line to the point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 21.36 acres, more or less, including road right of way. Error of Closure: 1 - 696064

### RECORD DESCRIPTION:

A tract of land in the Southeast 1/4 of Section 21, Township 9 South, Range 22 East of the Sixth P.M. described as follows: Commencing at the Northeast corner of the Southeast 1/4 of Section 21, which is also the point of beginning of this tract: thence South 00 degrees 21' 30" East 1090.86 feet along the East line of Section 21 to the center line of existing road; thence South 74 degrees 08' 27" West 202.60 feet; thence South 62 degrees 58' 19" West 97.40 feet; thence South 65 degrees 38' 24" West 165.44 feet; thence South 61 degrees 31' 29" West 121.89 feet; thence South 55 degrees 49' 44" West 146.33 feet; thence North 19 degrees 15' 24" West 297.82 feet; thence North 00 degrees 48' 00" West 1098.18 feet to the North line of the Southeast 1/4 of said Section; thence North 89 degrees 06' 12" East 770.93 feet along the North line of the Southeast 1/4 of said Section to the point of beginning of this tract, in Leavenworth County, Kansas, less any part thereof taken or used for road purposes.



**12-01-2022  
OLSSON REVIEW  
No Further  
Comments**



### LEGEND:

- - 1/2" Rebar Set with Cap No. 1296
- - 1/2" Rebar Found, unless otherwise noted.
- △ - PK Nail Found in Place
- ( ) - Record / Deeded Distance
- U/E - Utility Easement
- D/E - Drainage Easement
- B.S.L. - Building Setback Line
- R/W - Permanent Dedicated Roadway Easement
- BM - Benchmark
- NS - Not Set this survey per agreement with client
- A - Arc Distance
- R - Arc Radius
- B - Chord Bearing
- C - Chord Distance
- //// - No Vehicle Entrance Access
- NS - Not Set this survey per agreement with client
- POB - Point of Beginning
- POC - Point of Commencing

### RESTRICTIONS:

- All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- An Engineered Waste Disposal System may be required due to poor soil conditions.
- Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
- Owners of Lots 4 and 5 are equally responsible for shared maintenance of the pond dam and general maintenance of said pond. Any modification has to be agreed upon. Leavenworth County is not responsible for the enforcement of this agreement.
- Lots are subject to the current Access Management Policy
- Lots 3 and 4 share a 60 foot by 60 foot access easement, Maintenance is the responsibility of both parties.
- An exception to Article 50, Section 40.3.i. Lot-Depth to Lot-Width has been granted for Lot 2.
- No off-plat restrictions.

### ZONING:

RR 2.5 - Rural Residential 2.5

### NOTES:

- This survey does not show ownership.
- All distances are calculated from measurements or measured this survey, unless otherwise noted.
- All recorded and measured distances are the same, unless otherwise noted.
- Error of Closure - See Error of Closure Calculations
- Basis of Bearing - KS SPC North Zone 1501 East Line Southeast Quarter
- Monument Origin Unknown, unless otherwise noted.
- Existing and Proposed Lots for Residential Use.
- Road Record - See Survey
- Benchmark - NAVD88
- Project Benchmark (BM) - NE Cor SE 1/4 - Base of Axle at ground level 945'
- Easements, if any, are created hereon or listed in referenced title commitment.
- Reference Recorded Deed Book 998 Page 2365
- Utility Companies -
  - Water - Water District 8
  - Electric - Freestate
  - Sewer - Septic / Lagoon
  - Gas - Propane / Natural Gas
- Reference Lawyer's Title File Number 45136 updated September 12, 2022
- Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0139G & 20103C0250G dated July 16, 2015
- Building Setback Lines as shown hereon or noted below
  - All side yard setbacks - 15' (Accessory - 15')
  - All rear yard setbacks - 40' (Accessory - 15')
- Distances to and of structures, if any, are +- 1'.
- Easements as per referenced Title Commitment are shown hereon, if any.
- Fence Lines do not necessarily denote the boundary line for the property.
- Reference Surveys:
  - D.G.White Surveys Book 15 #26 & #28 1998,

### CERTIFICATION AND DEDICATION

The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: MANCE CORNER.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E).

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

Streets shown on the accompanying plat and not heretofore dedicated for public use are hereby so dedicated.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

### IN TESTIMONY WHEREOF,

We, the undersigned owners of MANCE CORNER, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Amy R. Mance

### NOTARY CERTIFICATE:

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, a notary public in and for said County and State came Amy R. Mance, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

### NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_ (seal)

### APPROVALS

We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of MANCE CORNER this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Secretary: Krystal A. Voth  
Chairman: Steven Rosenthal

### COUNTY ENGINEER'S APPROVAL:

The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

County Engineer - Mitch Pleak

### COUNTY COMMISSION APPROVAL:

We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of MANCE CORNER this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Chairman: Michael Smith  
County Clerk: Attest: Janet Klasinski



Scale 1" = 60'

Job # K-22-1560  
October 4, 2022 Rev. 11-30-22



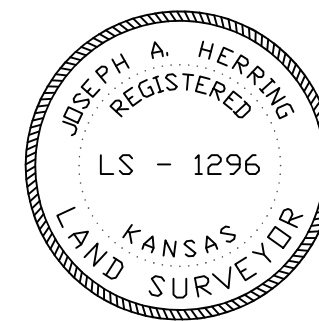
### REGISTER OF DEED CERTIFICATE:

Filed for Record as Document No. \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2022 at \_\_\_\_\_ o'clock \_\_\_\_\_ M in the Office of the Register of Deeds of Leavenworth County, Kansas.

Register of Deeds - TerriLois G. Mashburn

I hereby certify that this plat meets the requirements of K.S.A. 58-2005. The face of this plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

Daniel Baumchen, PS#1363  
County Surveyor



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of August through October, 2022 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296

# MANCE CORNER

A Minor Subdivision in the Southeast Quarter of Section 21, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

## PRELIMINARY PLAT

PREPARED FOR:  
Amy R. Mance  
16350 New Lawrence Dr.  
Leavenworth, KS 66048  
PID # 105-21-0-00-017

**RECORD DESCRIPTION:**  
A tract of land in the Southeast 1/4 of Section 21, Township 9 South, Range 22 East of the Sixth P.M. described as follows:  
Commencing at the Northeast corner of the Southeast 1/4 of Section 21, which is also the point of beginning of this tract: thence South 00 degrees 21' 30" East 1090.86 feet along the East line of Section 21 to the center line of existing road; thence South 74 degrees 08' 27" West 202.60 feet; thence South 61 degrees 58' 19" West 97.40 feet; thence South 65 degrees 38' 24" West 165.44 feet; thence South 61 degrees 31' 29" West 121.89 feet; thence South 55 degrees 49' 44" West 146.33 feet; thence North 19 degrees 15' 24" West 297.82 feet; thence North 00 degrees 48' 00" West 1098.18 feet to the North line of the Southeast 1/4 of said Section; thence North 89 degrees 06' 12" East 770.93 feet along the North line of the Southeast 1/4 of said Section to the point of beginning of this tract, in Leavenworth County, Kansas, less any part thereof taken or used for road purposes.



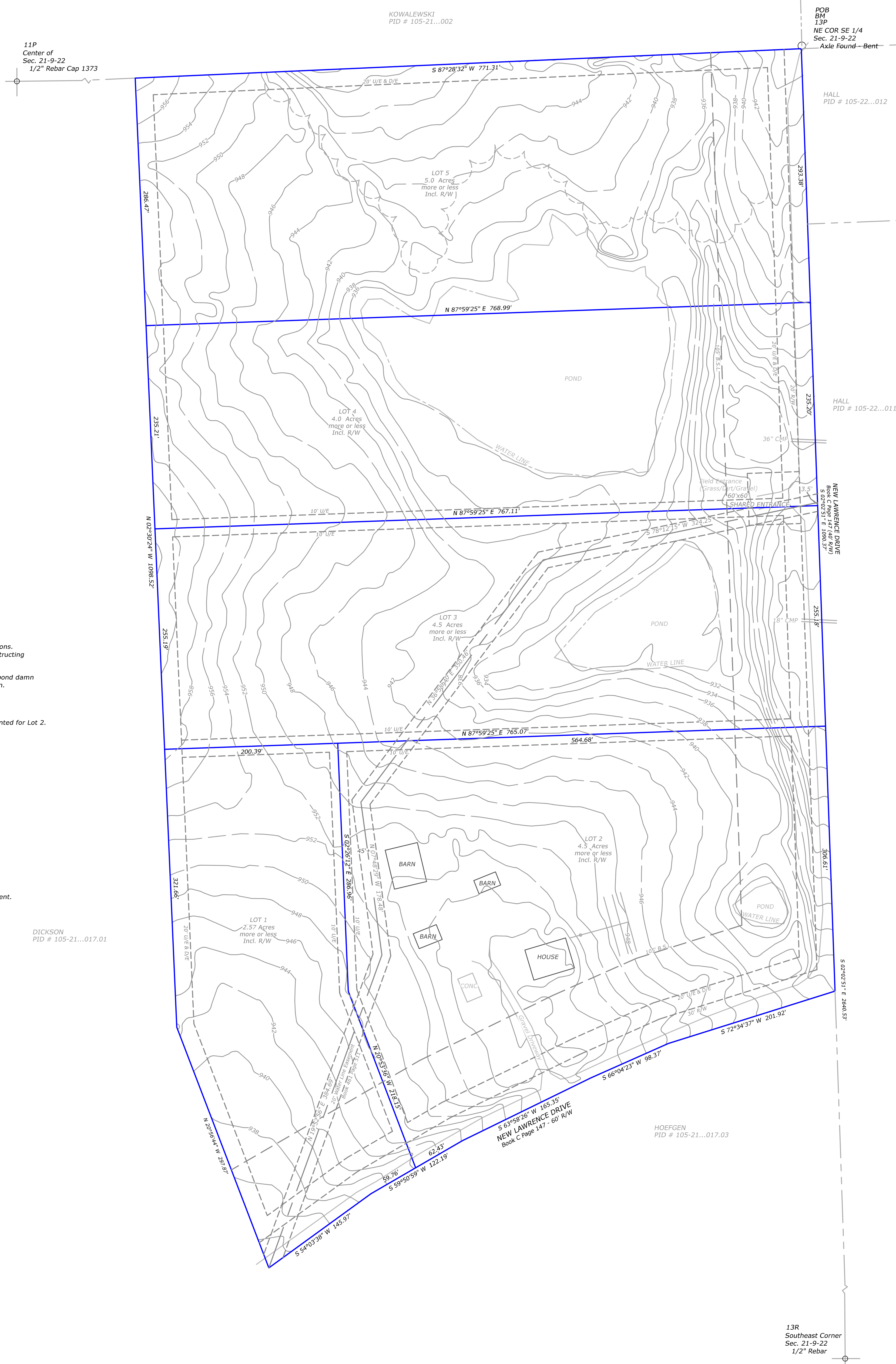
**12-01-2022**  
**OLSSON REVIEW**  
**No Further**  
**Comments**

- LEGEND:**
- - 1/2" Rebar Set with Cap No. 1296
  - - 1/2" Rebar Found, unless otherwise noted.
  - - Concrete Base around Point
  - △ - PK Nail Found in Place
  - ( ) - Record / Deeded Distance
  - U/E - Utility Easement
  - D/E - Drainage Easement
  - B.S.L. - Building Setback Line
  - R/W - Permanent Dedicated Roadway Easement
  - BM - Benchmark
  - NS - Not Set this survey per agreement with client
  - A - Arc Distance
  - R - Arc Radius
  - B - Chord Bearing
  - C - Chord Distance
  - //// - No Vehicle Entrance Access
  - NS - Not Set this survey per agreement with client
  - POB - Point of Beginning
  - POC - Point of Commencing
  - ⊗ - Power Pole
  - X - Fence Line
  - OHP - Overhead Power Lines
  - T - Underground Telephone/Fiber Optic Line
  - ◇ - Gas Valve
  - ⊕ - Water Meter/Valve
  - ⊞ - Telephone Pedestal
  - W - 6" Water Line - location as per district
  - ~ - Tree/Brush Line

- RESTRICTIONS:**
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
  - 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
  - 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
  - 4) Owners of Lots 4 and 5 are equally responsible for shared maintenance of the pond dam and general maintenance of said pond. Any modification has to be agreed upon. Leavenworth County is not responsible for the enforcement of this agreement.
  - 5) Lots are subject to the current Access Management Policy.
  - 6) Lots 3 and 4 share a 60 foot by 60 foot access easement. Maintenance is the responsibility of both parties.
  - 7) An exception to Article 50, Section 40.3.i. Lot-Depth to Lot-Width has been granted for Lot 2.
  - 8) No off-plat restrictions.

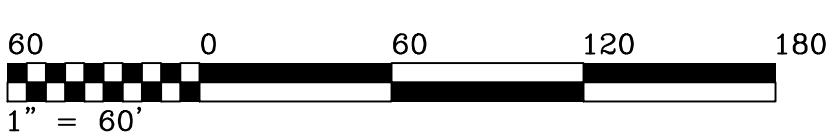
**ZONING:**  
RR 2.5 - Rural Residential 2.5

- NOTES:**
- 1) This survey does not show ownership.
  - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
  - 3) All recorded and measured distances are the same, unless otherwise noted.
  - 4) Error of Closure - See Error of Closure Calculations
  - 5) Basis of Bearing - KS SPC North Zone 1501 South Line Southeast Quarter
  - 6) Monument Origin Unknown, unless otherwise noted.
  - 7) Existing and Proposed Lots for Residential Use.
  - 8) Road Record - See Survey
  - 9) Benchmark - NAVD88 Project Benchmark (BM) - SE COR Section 16 - Elev - 900.8'
  - 10) Easements, if any, are created hereon or listed in referenced title commitment.
  - 11) Reference Recorded Deed Book 707 Page 1648
  - 12) Utility Companies -  
- Water - Water District 9  
- Electric - FreeState  
- Sewer - Septic / Lagoon  
- Gas - Propane / Natural Gas
  - 13) Reference Lawyer's Title File Number 45136 updated September 12, 2022
  - 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0139G & 20103C0250G dated July 16, 2015
  - 15) Building Setback Lines as shown hereon or noted below  
- All side yard setbacks - 15' (Accessory - 15')  
- All rear yard setbacks - 40' (Accessory - 15')
  - 16) Distances to and of structures, if any, are 4 - 1'.
  - 17) Easements as per referenced Title Commitment are shown hereon, if any.
  - 18) Fence Lines do not necessarily denote the boundary line for the property.
  - 19) Reference Surveys:  
- DENHOLM ACRES DOC # 2008P00008  
- FRANKLUK SUBDIVISION Bk. S-14 #8  
- Ron E. Bacon Survey Bk. S-11 #89, 1978



Job # K-22-1560  
October 4, 2022 Rev. 11-30-22

**J. HERRING SURVEYING COMPANY**  
315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5381  
Email - survey@eamcoah.com



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of August through October, 2022 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296

# MANCE CORNER

A Minor Subdivision in the Southeast Quarter of Section 21, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

## FINAL PLAT

PREPARED FOR:  
Amy R. Mance  
12550 New Lawrence Dr  
Leavenworth, KS 66048  
PID # 105-21-001.017

**SURVEYORS DESCRIPTION:**  
Tract of land in the Southeast Quarter of Section 21, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PLS 1296 on October 22, 2022, and more fully described as follows: Beginning at the Northeast corner of said Southeast Quarter; thence South 02 degrees 02'51" East for a distance of 1000.17 feet above the East line of said Southeast Quarter; thence South 72 degrees 34'37" West for a distance of 201.92 feet along the apparent centerline of New Lawrence Road; an established and staked today; thence South 69 degrees 04'25" West for a distance of 98.37 feet along said centerline; thence South 53 degrees 58'21" West for a distance of 105.35 feet along said centerline; thence South 59 degrees 50'59" West for a distance of 122.19 feet along said centerline; thence South 84 degrees 03'28" West for a distance of 145.37 feet along said centerline; thence North 01 degree 56'14" West for a distance of 297.87 feet; thence North 02 degrees 30'24" West for a distance of 1096.52 feet to the North line of said Southeast Quarter; thence North 87 degrees 02'51" East for a distance of 177.31 feet along said North line to the point of beginning. Together with and subject to covenants, easements, and restrictions of record said property contains 21.35 acres, more or less, including road right of way. Error of Closure: 1.69604

**LEGEND:**  
● - 1/2" Rebar Set with Cap No. 1296  
○ - 1/2" Rebar Found, unless otherwise noted.  
△ - PK Nail Found in Place  
( ) - Record / Deeded Distance  
U/E - Utility Easement  
D/E - Drainage Easement  
B.S.L. - Building Setback Line  
R/W - Permanent Dedicated Roadway Easement  
BM - Benchmark  
NS - Not Set this survey per agreement with client  
A - Arc Distance  
R - Arc Radius  
B - Chord Bearing  
C - Chord Distance  
///// - No Vehicle Entrance Access  
NS - Not Set this survey per agreement with client  
POB - Point of Beginning  
POC - Point of Commencing

**RESTRICTIONS:**  
1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning jurisdiction.  
2) An Engineered Waste Disposal System may be required due to poor soil conditions.  
3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.  
4) Owners of Lots 4 and 5 are equally responsible for shared maintenance of the pond dam and general maintenance of said pond. Any modification has to be agreed upon. Leavenworth County is not responsible for the enforcement of this agreement.  
5) Lots are subject to the current Access Management Policy.  
6) Lots 3 and 4 share a 60 foot by 60 foot easement.  
7) Maintenance is the responsibility of both parties.  
8) An exception to Article 50, Section 40.3.1, Lot-Dash to Lot-Width has been granted for Lot 2.  
9) No off-plat restrictions.

**ZONING:**  
RR 2.5 - Rural Residential 2.5

**NOTES:**  
1) This survey does not show ownership.  
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.  
3) All recorded and measured distances are the same, unless otherwise noted.  
4) Error of Closure - See Error of Closure Calculations  
5) Basis of Bearing - S 45° North Zone 1501  
East Line Southeast Quarter  
6) Monument Origin Unknown, unless otherwise noted.  
7) Existing and Proposed Lots for Residential Use.  
8) Nearest Record - See Survey  
9) Benchmark - NAVD83  
Project Benchmark (BM) - NE Cor SE 1/4 - Base of Axle at ground level 945'  
10) Easements, if any, are created hereon or listed in referenced title commitment.  
11) Reference Recorded Deed Book 998 Page 2365  
12) Utility Companies -  
Water - Water District B  
Electric - Freestate  
Sewer - Septic / Lagoon  
Gas - Propane / Natural Gas  
13) Reference Lawer's Title File Number 45136  
updated September 12, 2022  
14) Property is not in a Special Flood Hazard Area per FEMA Flood Map 20180301Z (REV. 8/2018) dated July 16, 2015  
- All side yard setbacks - 15' (Accessory - 15')  
- All rear yard setbacks - 40' (Accessory - 15')  
15) Distances to and of structures, if any, are + 1'  
16) Easements as per referenced Title Commitment are shown hereon, if any.  
17) Fence Lines do not necessarily denote the boundary line for the property.  
18) Reference Surveys -  
- D.G. White Surveys Book 15 #26 & #28 1996,  
PID # 105-21-017.01

### CERTIFICATION AND DEDICATION

The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: MANCE CORNER.

Easements shown on this plat are hereby dedicated for public use; the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E).

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of structures that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

Streets shown on the accompanying plat and not heretofore dedicated for public use are hereby so dedicated.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

### IN TESTIMONY WHEREOF:

We, the undersigned owners of MANCE CORNER, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Amy R. Mance

**NOTARY CERTIFICATE:**  
Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, a notary public in and for said County and State came Amy R. Mance, to me personally known to be the same person who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

### NOTARY PUBLIC:

My Commission Expires: \_\_\_\_\_ (seal)

### APPROVALS:

We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of MANCE CORNER this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Secretary: Krystal A. Voth  
Chairman: Steven Rosenthal

### COUNTY ENGINEER'S APPROVAL:

The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

County Engineer - Mitch Pleak

### COUNTY COMMISSION APPROVAL:

We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of MANCE CORNER this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Chairman: Michael Smith  
County Clerk: Janet Klansinski

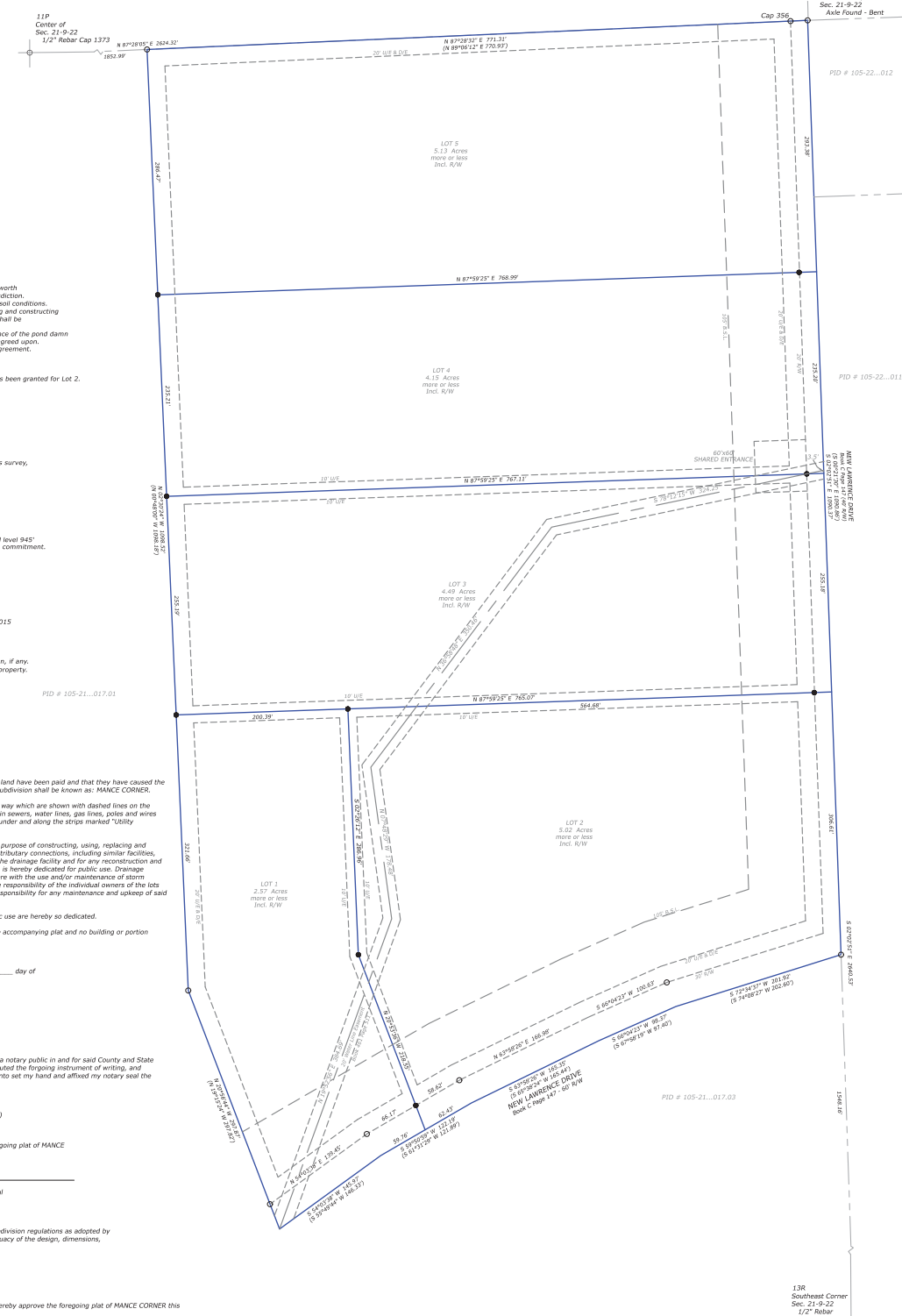
**REGISTER OF DEED CERTIFICATE:**  
Filed for Record as Document No. \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2022 at \_\_\_\_\_ o'clock \_\_\_\_\_ M in the Office of the Registrar of Deeds of Leavenworth County, Kansas.

Register of Deeds - TerriLies G. Mashburn

I hereby certify that this plat meets the requirements of K.S.A. 89-2025. The fee of this plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is required.  
Reviewed: 2022-12-01 No Comments

Daniel Beuthner, PLS #1203  
County Surveyor

Joseph A. Herring  
PS # 1296



# Summary of Comments on MANCE CORNER FINAL Review 24x36Port

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Page: 1

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Number: 1      Author: dbaumchen      Subject: Callout      Date: 12/1/2022 1:47:07 PM  
**Reviewed 2022.12.01 No Comments**

**Leavenworth County  
Request for Board Action  
Case No. DEV-22-152 & 153  
Preliminary & Final Plat B.A.C.K. Acres**

**Date:** December 28, 2022  
**To:** Board of County Commissioners  
**From:** Planning & Zoning Staff

**Department Head Review:** Krystal Voth, Reviewed

**Additional Reviews as needed:**

**Budget Review**  **Administrator Review**  **Legal Review**

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**Action Requested:** The applicants are requesting a Preliminary and Final Plat for a three-lot subdivision. Proposed Lot 1, 2, and 3 are approximately 13 acres in size.

**Analysis:** The applicant is proposing to divide a 40-acre parcel into 3 lots. The Subdivision is classified as a Class A with one or more lots lying within the Rural Growth Area of Basehor. The application has been sent to the City of Basehor for review by the Planning Commission and the application has been returned with the letter attached to the packet. The City does not have an interlocal agreement with the County and as such has declined to review the application. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system absent any comment from the City of Basehor (see condition 3). Lots 1 through 3 will be approximately 13 acres in size. All lots meet the requirements for the RR-2.5 zoning district. The shared driveways meet the Access Management Policy. The applicant will need to meet with Suburban Water to determine the Water District's requirements. Staff is generally in support.

**Recommendation:** The Planning Commission voted 7-0 (2 absences) to recommend approval of Case No. DEV-22-152/153, Preliminary and Final Plat for B.A.C.K. Acres subject to conditions.

**Alternatives:**

1. Approve Case No. DEV-22-152/153, Preliminary and Final Plat for B.A.C.K. Acres, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-22-152/153, Preliminary and Final Plat for B.A.C.K. Acres, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-22-152/153, Preliminary and Final Plat for B.A.C.K. Acres, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

**Budgetary Impact:**

- Not Applicable
- Budgeted item with available funds
- Non-Budgeted item with available funds through prioritization
- Non-Budgeted item with additional funds requested

**Total Amount Requested:** \$0.00

**Additional Attachments:** Staff Report, Plat, Planning Commission Minutes

**LEAVENWORTH COUNTY  
PLANNING COMMISSION  
STAFF REPORT**

CASE NO: DEV-22-152 & 153 B.A.C.K. Acres

December 28, 2022

REQUEST: **Consent Agenda**  
 Preliminary Plat                       Final Plat

**STAFF REPRESENTATIVE:**  
 JOSHUA GENTZLER  
 PLANNER II

**SUBJECT PROPERTY:** 00000 Evans Road

**APPLICANT/APPLICANT AGENT:**  
 JOE HERRING  
 HERRING SURVEYING

**PROPERTY OWNER:**  
 JENNIFER MESSER  
 10325 W 56<sup>TH</sup> STREET  
 SHAWNEE, KS 66203

**CONCURRENT APPLICATIONS:**  
 NONE

**LAND USE**

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:  
 MIXED RESIDENTIAL

**LEGAL DESCRIPTION:**

A tract of land in the Northeast Quarter of Section 15, Township 11 South, Range 22 East of the 6th P.M., in Leavenworth County Kansas.

SUBDIVISION: N/A

FLOODPLAIN: N/A

**PLANNING COMMISSION RECOMMENDATION: APPROVAL**

**PROPERTY INFORMATION**

**ACTION OPTIONS:**

1. Approve Case No. DEV-22-152/153, Preliminary and Final Plat for B.A.C.K. Acres, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-22-152/153, Preliminary and Final Plat for B.A.C.K. Acres, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-22-152/153, Preliminary and Final Plat for B.A.C.K. Acres, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

PARCEL SIZE:

40 ACRES

PARCEL ID NO:

185-15-0-00-00-002.00

BUILDINGS:

N/A

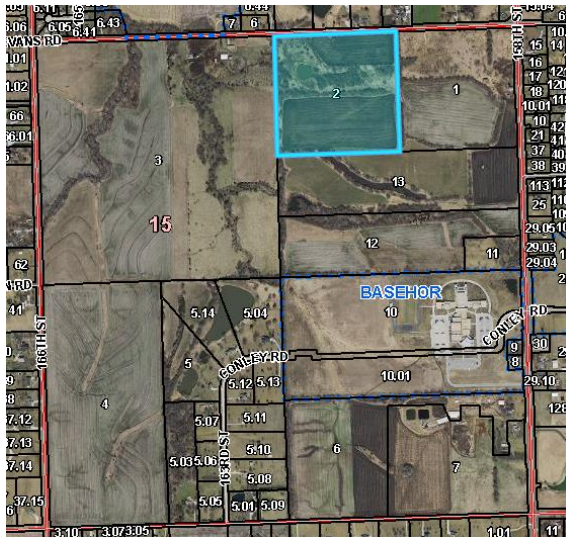
**PROJECT SUMMARY:**

Request for a preliminary and final plat approval to subdivide property located at 00000 Evans Street (185-15-0-00-00-002.00) as Lots 1 through 3 of B.A.C.K. Acres.

ACCESS/STREET:

EVANS ROAD - COUNTY ARTERIAL,  
 PAVED ± 24’;

**LOCATION MAP:**



**UTILITIES**

SEWER: PRIVATE SEPTIC SYSTEM

FIRE: FAIRMOUNT

WATER: SUBURBAN

ELECTRIC: EVERGY

**NOTICE & REVIEW:**

STAFF REVIEW:

12/7/2022

NEWSPAPER NOTIFICATION:

12/7/2022

NOTICE TO SURROUNDING  
 PROPERTY OWNERS:

N/A



| <b>STANDARDS TO BE CONSIDERED:</b>   |  |            |                |
|--|--|------------|----------------|
| <i>Leavenworth County Zoning and Subdivision Standards: Preliminary Review</i> |  | <b>Met</b> | <b>Not Met</b> |
| 35-40  | <b>Preliminary Plat Content</b>                                  | X          |                |
| 40-20  | <b>Final Plat Content</b>  | X          |                |
| 41-6   | <b>Access Management</b>   | X          |                |
| 41-6.B.a-c.  | <b>Entrance Spacing</b>  | X          |                |
| 41-6.C.  | <b>Public Road Access Management Standards</b>                   | X          |                |
| 43   | <b>Cross Access Easements</b>                                    | N/A        |                |
| 50-20  | <b>Utility Requirements</b>                                      | X          |                |
| 50-30  | <b>Other Requirements</b>  | X          |                |
| 50-40  | <b>Minimum Design Standards</b>                                  | X          |                |
| 50-50  | <b>Sensitive Land Development</b>                                | N/A        |                |
| 50-60.   | <b>Dedication of Reservation of Public Sites and Open Spaces</b> | N/A        |                |

**STAFF COMMENTS:**

The applicant is proposing to divide a 40-acre parcel into 3 lots. The Subdivision is classified as a Class A with one or more lots lying within the Rural Growth Area of Basehor. The application has been sent to the City of Basehor for review by the Planning Commission and the application has been returned with the letter attached to the packet. The City does not have an interlocal agreement with the County and as such has declined to review the application. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system absent any comment from the City of Basehor (see condition 3). Lots 1 through 3 will be approximately 13 acres in size. All lots meet the requirements for the RR-2.5 zoning district. The shared driveways meet the Access Management Policy. The applicant will need to meet with Suburban Water to determine the Water District's requirements. Staff is generally in support.

**PROPOSED CONDITIONS:**

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. At time of development, fire hydrants shall be required, if necessary infrastructure is available.

**ATTACHMENTS:**

- A: Application & Plats
- B: Zoning Maps
- C: Approvals
- D. Basehor Letter



# B.A.C.K. ACRES

A Minor Subdivision in the Northeast Quarter of Section 15, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

## PRELIMINARY PLAT

PREPARED FOR:  
JENNIFER MESSER  
10325 W 56TH ST  
SHAWNEE, KS 66203  
PID # 185-15-0-00-002

RECORD DESCRIPTION:  
The Northwest Quarter (NW 1/4), of the Northeast Quarter (NE 1/4), of Section Fifteen (15), Township Eleven (11), Range Twenty-two (22), containing 40 acres, more or less, subject to easements, restrictions, reservations and covenants of record.

151  
NW COR NE 1/4  
Sec. 15-11-22  
5/8" Bar 0.35' below asphalt surface

COFFMAN, JOHN H & AMANDA J  
PID # 182-10...008

TOLLETT, JOHN JOSEPH & NICOLE MARIE  
PID # 182-10...009

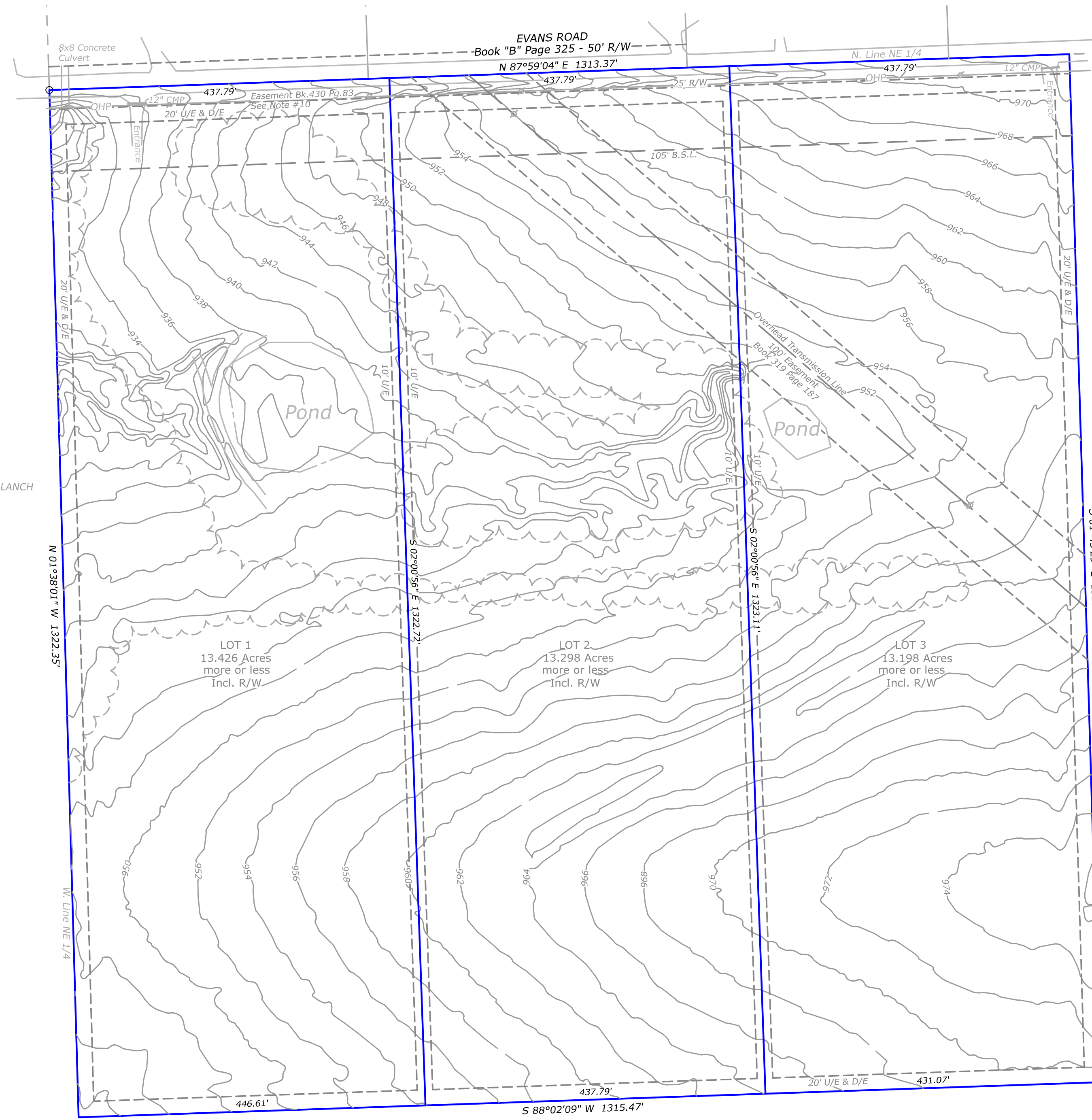
STRANSKY, FRANK E & BARBARA  
PID # 182-10...010

KNAPP, ALBERT JR & BERTHA  
PID # 182-10...011

177  
NE COR NE 1/4  
Sec. 15-11-22  
3.5" Alum. Cap in Monument Box

MURPHY, DANIEL CHARLES; TR & MURPHY, BLANCH  
PID # 185-15...003

B & P DEVELOPMENT LLC  
PID # 185-15...001

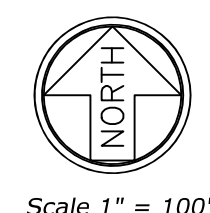
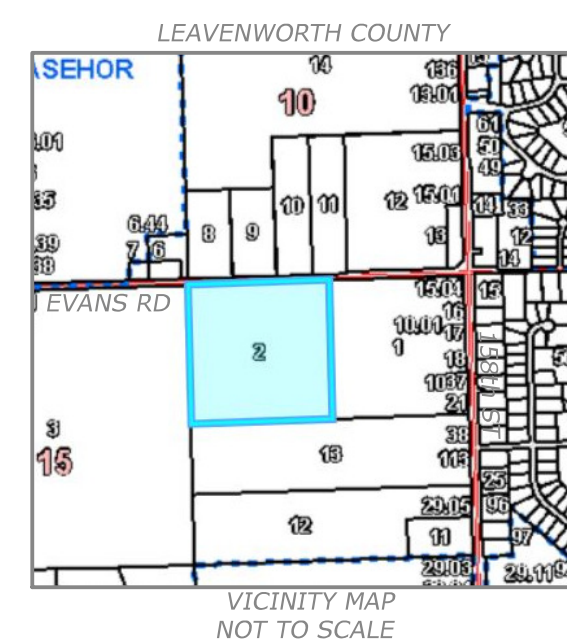


- LEGEND:**
- - 1/2" Rebar Set with Cap No. 1296
  - - 1/2" Rebar Found, unless otherwise noted.
  - - Concrete Base around Point
  - △ - PK Nail Found in Place
  - ( ) - Record / Deeded Distance
  - U/E - Utility Easement
  - D/E - Drainage Easement
  - B.S.L. - Building Setback Line
  - R/W - Permanent Dedicated Roadway Easement
  - BM - Benchmark
  - NS - Not Set this survey per agreement with client
  - A - Arc Distance
  - R - Arc Radius
  - B - Chord Bearing
  - C - Chord Distance
  - //// - No Vehicle Entrance Access
  - NS - Not Set this survey per agreement with client
  - - Power Pole
  - X - Fence Line
  - OHP - Overhead Power Lines
  - T - Underground Telephone/Fiber Optic Line
  - ◇ - Gas Valve
  - ◆ - Water Meter/Valve
  - ⊕ - Telephone Pedestal
  - W - 6" Water Line - location as per district
  - ~ - Tree/Brush Line

**ZONING:**  
RR 2.5 - Rural Residential 2.5

- NOTES:**
- 1) This survey does not show ownership.
  - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
  - 3) All recorded and measured distances are the same, unless otherwise noted.
  - 4) Error of Closure - See Error of Closure Calculations
  - 5) Basis of Bearing - KS SPC North Zone 1501 North line Northeast Quarter
  - 6) Monument Origin Unknown, unless otherwise noted.
  - 7) Proposed Lots for Residential Use.
  - 8) Road Record - See Survey
  - 9) Benchmark - NAVD88 Project Benchmark (BM) - NW COR NE 1/4 Section 15 - Elev - 937.7'
  - 10) Easements, if any, are created hereon or listed in referenced title commitment.
    - Kansas City Power and Light Easement Book 430 Page 83 lies within the dedicated right of way of Evans Road and the dedicated 20' Utility & Drainage Easement, as shown.
  - 11) Reference Recorded Deed Doc #2022R06962
  - 12) Utility Companies -
    - Water - Suburban
    - Electric - Evergy
    - Sewer - Septic / Lagoon
    - Gas - Propane / Natural Gas
  - 13) Reference Alliant National Title Insurance Company File Number 2211461 updated September 2, 2022
  - 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0327G dated July 16, 2015
  - 15) Building Setback Lines as shown hereon or noted below
    - All side yard setbacks - 15' (Accessory - 15')
    - All rear yard setbacks - 40' (Accessory - 15')
  - 16) Distances to and of structures, if any, are +- 1'.
  - 17) Easements as per referenced Title Commitment are shown hereon, if any.
  - 18) Fence Lines do not necessarily denote the boundary line for the property.

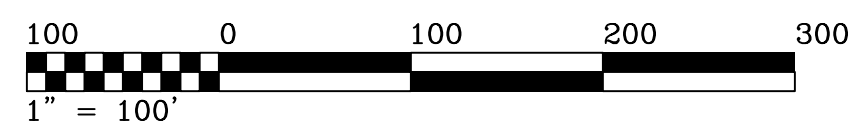
- RESTRICTIONS:**
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
  - 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
  - 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
  - 4) Lots are subject to the current Access Management Policy
  - 5) No off-plat restrictions.



Scale 1" = 100'

Job # K-22-1636  
November 30, 2022

**J. HERRING SURVEYING COMPANY**  
315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5361  
Email - survey@jeamcash.com



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the month of October 2022 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296

# B.A.C.K. ACRES

A Minor Subdivision in the Northeast Quarter of Section 15, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

## FINAL PLAT

PREPARED FOR:  
ANDERSON, RAYMOND E JR & SHERI J; TRUST  
15526 Evans Road  
Basehor, KS 66007  
PID # 185-15-0-00-002

RECORD DESCRIPTION:  
The Northwest Quarter (NW 1/4), of the Northeast Quarter (NE 1/4), of Section Fifteen (15), Township Eleven (11), Range Twenty-two (22), containing 40 acres, more or less, subject to easements, restrictions, reservations and covenants of record.

CERTIFICATION AND DEDICATION  
The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: B.A.C.K. ACRES.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E).

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

Streets shown on the accompanying plat and not heretofore dedicated for public use are hereby so dedicated.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

IN TESTIMONY WHEREOF,  
We, the undersigned owners of B.A.C.K. ACRES, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Raymond E. Anderson, Jr.  
Trustee - Raymond E. Anderson and Sheri J. Anderson (AMC), Trustees of the Anderson Family Trust dated 10/10/19

NOTARY CERTIFICATE:  
Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, a notary public in and for said County and State came Raymond E. Anderson, Jr., Trustee of the Raymond E. Anderson and Sheri J. Anderson (AMC), Trustees of the Anderson Family Trust dated 10/10/19, a married person, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_ (seal)

APPROVALS  
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of B.A.C.K. ACRES this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Secretary Krystal A. Voth  
Chairman Steven Rosenthal

COUNTY ENGINEER'S APPROVAL:  
The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:  
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of B.A.C.K. ACRES this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Chairman Michael Smith  
County Clerk Attest: Janet Klasinski

REGISTER OF DEED CERTIFICATE:  
Filed for Record as Document No. \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2022 at \_\_\_\_\_ o'clock \_\_\_\_\_ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Mashburn

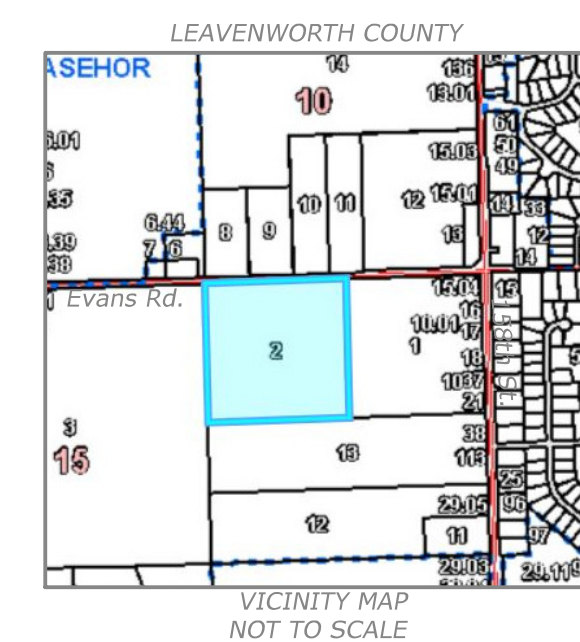
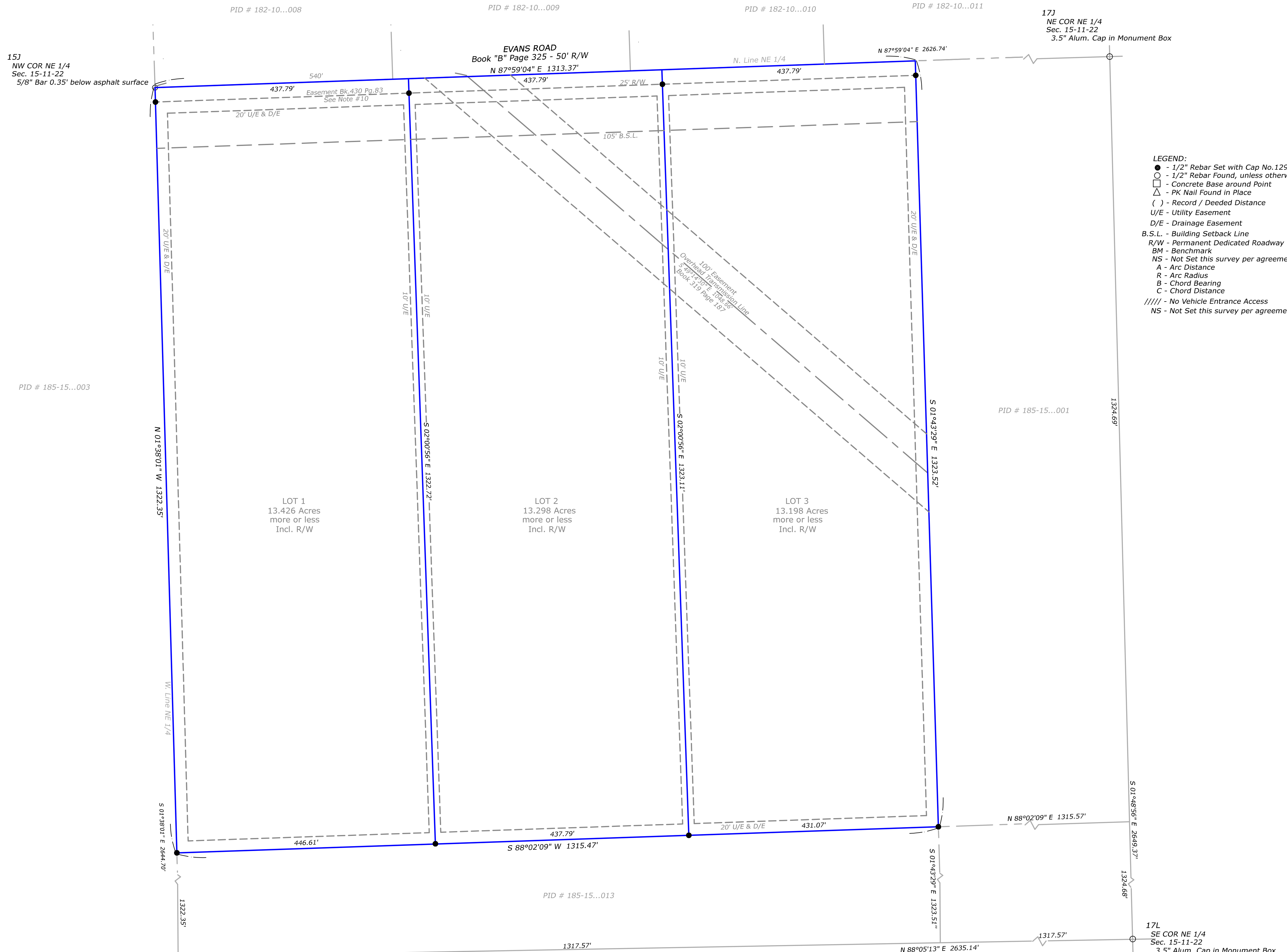
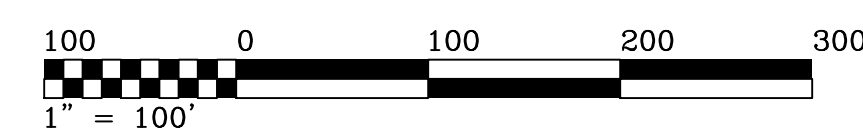
I hereby certify that this plat meets the requirements of K.S.A. 58-2005. The face of this plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

Daniel Baumchen, PS#1363  
County Surveyor



Scale 1" = 100'

Job # K-22-1636  
October 18, 2022 Rev. 12/1/22  
J. HERRING, Inc. (dba)  
HERRING SURVEYING & COMPANY  
315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5381  
Email - survey@herringinc.com



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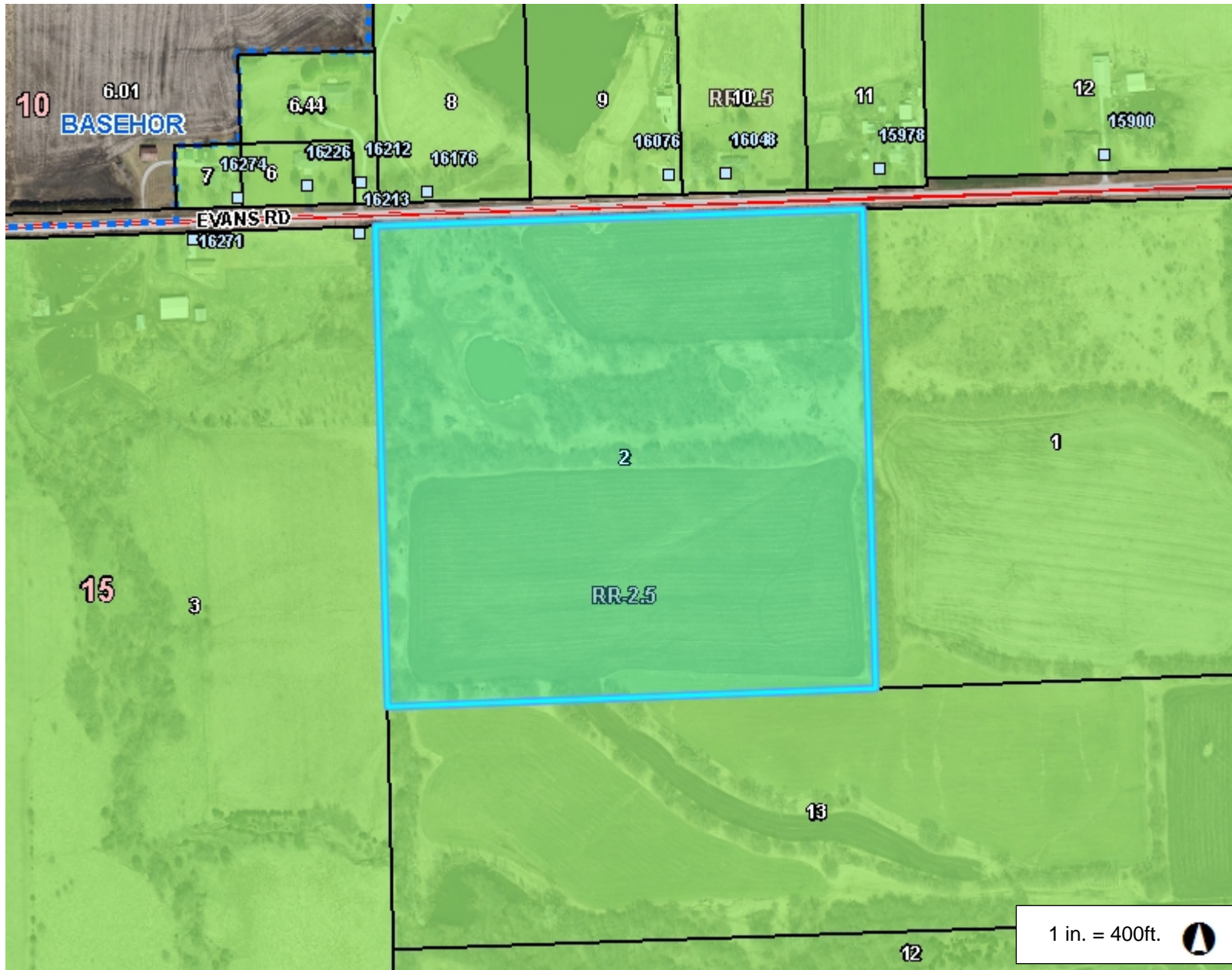
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I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the month of October 2022 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296

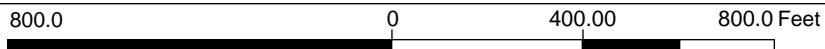
# DEV-22-152 & 153 Back Acres



### Legend

- Address Point
- Parcel Number
- Lot Line
- Parcel
- ⋮ City Limit Line
- Major Road
- <all other values>
- 70
- Road
- + Railroad
- Section
- ⊠ Section Boundaries
- County Boundary
- Zoning
- B-1
- B-2
- B-3
- I-1
- I-2
- I-3
- MXD
- PC
- PI
- PR-1
- PR-2
- PR-3

1 in. = 400ft.



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

### Notes

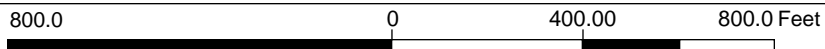
# DEV-22-152 & 153 Back Acres



### Legend

- Address Point
- Parcel Number
- Lot Line
- Parcel
- City Limit Line
- Major Road
- <all other values>
- 70
- Road
- + Railroad
- Section
- Section Boundaries
- County Boundary

1 in. = 400ft.



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

### Notes

**From:** [Kyle Burkhardt](#)  
**Sent:** Thursday, November 10, 2022 7:36 AM  
**To:** [Gentzler, Joshua](#); ['Travis Miles'](#); [Design Group Shawnee](#); [Mike Lingenfelter - Fairmount FD \(lingenfeltersm@fairmountfd.org\)](#); [Magaha, Chuck](#); [Miller, Jamie](#); [Patzwald, Joshua](#); [Van Parys, David Allison, Amy](#); [Sloop, Stephanie](#); [Voth, Krystal](#)  
**Subject:** [QUAR] RE: [EXTERNAL]Review - Preliminary/Final Plat for B.A.C.K. Acres - DEV-22-152 & 153

---

**Importance:** Low

Internal Use Only

Evergy has no issues with the following request.

Thank you

**Kyle Burkhardt**

Evergy

TD Designer II

☎ 785-508-2408

[Kyle.Burkhardt@evergy.com](mailto:Kyle.Burkhardt@evergy.com)



---

**From:** Gentzler, Joshua <JGentzler@leavenworthcounty.gov>  
**Sent:** Wednesday, November 9, 2022 2:51 PM  
**To:** 'Travis Miles' <Travis@suburbanwaterinc.com>; Design Group Shawnee <designgroupshawnee@evergy.com>; Mike Lingenfelter - Fairmount FD (lingenfeltersm@fairmountfd.org) <lingenfeltersm@fairmountfd.org>; Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>  
**Cc:** Allison, Amy <AAllison@leavenworthcounty.gov>; Sloop, Stephanie <SSloop@leavenworthcounty.gov>; Voth, Krystal <KVoth@leavenworthcounty.gov>  
**Subject:** [EXTERNAL]Review - Preliminary/Final Plat for B.A.C.K. Acres - DEV-22-152 & 153

**\*\*WARNING:** This email originated from an external source outside of Evergy. Think before you click on links or attachments!\*\*

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The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for B.A.C.K. Acres, located approximately 1600' west of the intersection of 158<sup>th</sup> and Evans Road.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by End of Business on November 16<sup>th</sup>, 2022.

**From:** [Mike Lingenfelser](#)  
**Sent:** Tuesday, November 15, 2022 12:14 PM  
**To:** [Gentzler, Joshua](#)  
**Subject:** [QUAR] Re: Review - Preliminary/Final Plat for B.A.C.K. Acres - DEV-22-152 & 153

---

**Importance:** Low

**Notice:** This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Joshua

Fairmount Township Fire approves this as is.

*Mike Lingenfelser, Fire Chief*

*Fairmount Township Fire Department*

*2624 N 155th St*

*Basehor, Kansas 66007*

*Work-[913-724-4911](tel:913-724-4911)*

*Cell [913-306-0258](tel:913-306-0258)*

On Wed, Nov 9, 2022 at 2:51 PM Gentzler, Joshua <[JGentzler@leavenworthcounty.gov](mailto:JGentzler@leavenworthcounty.gov)> wrote:

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for B.A.C.K. Acres, located approximately 1600' west of the intersection of 158<sup>th</sup> and Evans Road.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by End of Business on November 16<sup>th</sup>, 2022.

If you have any questions or need additional information, please contact me at (913) 684-0464 or at [JGentzler@LeavenworthCounty.gov](mailto:JGentzler@LeavenworthCounty.gov).



**From:** [Baumchen, Daniel](#)  
**Sent:** Friday, December 2, 2022 4:08 PM  
**To:** [Gentzler, Joshua](#); 'Mitch Pleak'; [Noll, Bill](#)  
**Cc:** [Allison, Amy](#); [Sloop, Stephanie](#); [Voth, Krystal](#)  
**Subject:** RE: Review - Preliminary/Final Plat for B.A.C.K. Acres - DEV-22-152 & 153 - Plats  
**Attachments:** BACK Acres Final Plat DEV-22-152 & 153 Comments 2022.12.02.pdf

---

No Survey Comments

Dan Baumchen, PS  
County Surveyor  
Leavenworth County Department of Public Works  
913-684-0472

---

**From:** Gentzler, Joshua  
**Sent:** Friday, December 2, 2022 10:34 AM  
**To:** Baumchen, Daniel <[DBaumchen@leavenworthcounty.gov](mailto:DBaumchen@leavenworthcounty.gov)>; 'Mitch Pleak' <[mpleak@olsson.com](mailto:mpleak@olsson.com)>; Noll, Bill <[BNoll@leavenworthcounty.gov](mailto:BNoll@leavenworthcounty.gov)>  
**Cc:** Allison, Amy <[AAllison@leavenworthcounty.gov](mailto:AAllison@leavenworthcounty.gov)>; Sloop, Stephanie <[ssloop@leavenworthcounty.gov](mailto:ssloop@leavenworthcounty.gov)>; Voth, Krystal <[KVoth@leavenworthcounty.gov](mailto:KVoth@leavenworthcounty.gov)>  
**Subject:** RE: Review - Preliminary/Final Plat for B.A.C.K. Acres - DEV-22-152 & 153 - Plats

All,

Attached are the plat revisions.

**Joshua Gentzler**  
[Planning & Zoning](#)  
913.684.0464

---

**From:** Baumchen, Daniel <[DBaumchen@leavenworthcounty.gov](mailto:DBaumchen@leavenworthcounty.gov)>  
**Sent:** Thursday, December 1, 2022 1:13 PM  
**To:** Gentzler, Joshua <[JGentzler@leavenworthcounty.gov](mailto:JGentzler@leavenworthcounty.gov)>; 'Mitch Pleak' <[mpleak@olsson.com](mailto:mpleak@olsson.com)>; Noll, Bill <[BNoll@leavenworthcounty.gov](mailto:BNoll@leavenworthcounty.gov)>  
**Cc:** Allison, Amy <[AAllison@leavenworthcounty.gov](mailto:AAllison@leavenworthcounty.gov)>; Sloop, Stephanie <[ssloop@leavenworthcounty.gov](mailto:ssloop@leavenworthcounty.gov)>; Voth, Krystal <[KVoth@leavenworthcounty.gov](mailto:KVoth@leavenworthcounty.gov)>  
**Subject:** RE: Review - Preliminary/Final Plat for B.A.C.K. Acres - DEV-22-152 & 153

Survey comments attached

Dan Baumchen, PS  
County Surveyor  
Leavenworth County Department of Public Works  
913-684-0472

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**From:** Gentzler, Joshua  
**Sent:** Wednesday, November 30, 2022 4:02 PM  
**To:** 'Mitch Pleak' <[mpleak@olsson.com](mailto:mpleak@olsson.com)>; Noll, Bill <[BNoll@leavenworthcounty.gov](mailto:BNoll@leavenworthcounty.gov)>; Baumchen, Daniel <[DBaumchen@leavenworthcounty.gov](mailto:DBaumchen@leavenworthcounty.gov)>  
**Cc:** Allison, Amy <[AAllison@leavenworthcounty.gov](mailto:AAllison@leavenworthcounty.gov)>; Sloop, Stephanie <[SSloop@leavenworthcounty.gov](mailto:SSloop@leavenworthcounty.gov)>; Voth, Krystal <[KVoth@leavenworthcounty.gov](mailto:KVoth@leavenworthcounty.gov)>  
**Subject:** RE: Review - Preliminary/Final Plat for B.A.C.K. Acres - DEV-22-152 & 153

Attached is the revisions for this plat.

**Joshua Gentzler**  
[Planning & Zoning](#)  
913.684.0464

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**From:** Mitch Pleak <[mpleak@olsson.com](mailto:mpleak@olsson.com)>  
**Sent:** Monday, November 21, 2022 1:59 PM  
**To:** Gentzler, Joshua <[JGentzler@leavenworthcounty.gov](mailto:JGentzler@leavenworthcounty.gov)>  
**Subject:** [QUAR] RE: Review - Preliminary/Final Plat for B.A.C.K. Acres - DEV-22-152 & 153  
**Importance:** Low

**Notice:** This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Joshua,  
I just recent them to you. Please confirm you have received them.

Thanks,

Mitch

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**From:** Gentzler, Joshua <[JGentzler@leavenworthcounty.gov](mailto:JGentzler@leavenworthcounty.gov)>  
**Sent:** Monday, November 21, 2022 1:55 PM  
**To:** Mitch Pleak <[mpleak@olsson.com](mailto:mpleak@olsson.com)>  
**Subject:** RE: Review - Preliminary/Final Plat for B.A.C.K. Acres - DEV-22-152 & 153

Mitch,

I never received your comments on this plat. Can you resend them?

Thanks,

Joshua Gentzler  
[Planning & Zoning](#)  
913.684.0464

---

**From:** Gentzler, Joshua  
**Sent:** Wednesday, November 9, 2022 2:52 PM  
**To:** Baumchen, Daniel <[DBaumchen@leavenworthcounty.gov](mailto:DBaumchen@leavenworthcounty.gov)>; Mitch Pleak <[MPleak@olsson.com](mailto:MPleak@olsson.com)>; Noll, Bill <[BNoll@leavenworthcounty.gov](mailto:BNoll@leavenworthcounty.gov)>  
**Cc:** Allison, Amy <[AAllison@leavenworthcounty.gov](mailto:AAllison@leavenworthcounty.gov)>; Sloop, Stephanie

<[SSloop@leavenworthcounty.gov](mailto:SSloop@leavenworthcounty.gov)>; Voth, Krystal <[KVoth@leavenworthcounty.gov](mailto:KVoth@leavenworthcounty.gov)>

**Subject:** Review - Preliminary/Final Plat for B.A.C.K. Acres - DEV-22-152 & 153

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for B.A.C.K. Acres, located approximately 1600' west of the intersection of 158<sup>th</sup> and Evans Road.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by End of Business on November 16<sup>th</sup>, 2022.

If you have any questions or need additional information, please contact me at (913) 684-0464 or at [JGentzler@LeavenworthCounty.gov](mailto:JGentzler@LeavenworthCounty.gov).

Thank you,

Joshua Gentzler  
Planner II  
[Planning & Zoning](#)  
Leavenworth County  
913.684.0465

**From:** [Mitch Pleak](#)  
**Sent:** Monday, December 5, 2022 9:16 AM  
**To:** [Gentzler, Joshua](#)  
**Cc:** [Noll, Bill](#); [Allison, Amy](#)  
**Subject:** Preliminary/Final Plat for BACK Acres - Dev-22-152 and 153

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**Notice:** This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Joshua,  
Good afternoon. I have reviewed the PP, FP, and drainage report received on 11/30/22. I have no further comments on the documents. Please let me know of any questions.  
Thanks,

Mitch Pleak

**Mitch Pleak, PE**  
Senior Engineer / Civil

D 913.748.2503

7301 W. 133rd Street, Suite 200  
Overland Park, KS 66213  
O 913.381.1170



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[View Legal Disclaimer](#)



# City of Basehor

2620 N 155<sup>th</sup> Street, Basehor, KS 66007  
913-724-1370 info@cityofbasehor.org

November 22, 2022

Leavenworth County, Kansas Planning Department  
300 Walnut Street, Suite 212  
Leavenworth, KS 66048

Subject: Application for Property Generally Located at 161<sup>st</sup> and Evans Road, Commonly Referred to as, "Messer - Anderson Property B.A.C.K. Acres"

Dear Leavenworth County, Kansas Planning Department,

Thank you for reaching to us regarding the property generally located at 161<sup>st</sup> and Evans Road, a property outside of the city limits of Basehor. We appreciate the opportunity for input.

The City of Basehor does not have an interlocal agreement with Leavenworth County regarding the Urban Growth Boundary, as that was unanimously denied by our Governing Body in 2019. As a result, the City of Basehor does not have jurisdiction over the subject property.

The current Basehor Comprehensive Plan can be found here:

<https://www.cityofbasehor.org/DocumentCenter/View/1199/2019-Comprehensive-Plan>

We have a draft of an updated Comprehensive Plan that can be found here:

<https://confluence.mysocialpinpoint.com/basehorplanning/comprehensive/>

Although both our City Council and Planning Commission have been supportive of the new draft of the Comprehensive Plan, the formal ratification is scheduled to be contemplated by both respective bodies on Thursday, December 8, 2022.

We have also linked the most recently approved ordinance related to sanitary sewer systems – Ordinance No. 861. It can be found here: <https://www.cityofbasehor.org/DocumentCenter/View/2252/Ordinance-No-861?bidId=>. Coupled with the ordinance, we have additional maps and details found here: <https://storymaps.arcgis.com/stories/07244af52c4b4c9f8daba38d0514b14b>. The area in question with additional details can be found on pages 8&9 of the presentation.

Beyond what is included in the information mentioned above, the City of Basehor does not and will not have a formal position on the application presented to the Leavenworth County Planning Department.

Sincerely,

Maddie Waldeck, Assistant City Administrator/Project Manager  
City of Basehor  
[mwaldeck@cityofbasehor.org](mailto:mwaldeck@cityofbasehor.org)  
913-724-1370

**Leavenworth County  
Request for Board Action  
Resolution 2022-28  
Rezoning from RR-5 to RR-2.5**

**Date:** December 28, 2028  
**To:** Board of County Commissioners  
**From:** Planning & Zoning Staff

**Department Head Review:** Krystal Voth, Reviewed

**Additional Reviews as needed:**

**Budget Review  Administrator Review  Legal Review**

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**Action Requested:** Approve Resolution 2022-28, a request to rezone a tract of land at 21420 203<sup>rd</sup> Street from RR-5 to RR-2.5.

**Analysis:** The applicants are requesting a rezoning from Rural-Residential 5 to Rural-Residential 2.5. The Comprehensive Plan identifies the future land use of this area as Residential Estate (5-Acre Minimum). The applicant is pursuing the rezone of a 2.5-acre tract to prepare for a potential division of land in the future.

On November 30, 2022, the Board of County Commissioners remanded the case back to the Planning Commission with a vote of 5-0 for further review because the applicants seeking to divide the property are doing so to transfer a portion of their land to their family members. On December 14<sup>th</sup>, the Planning Commission reviewed the case again and amended their recommendation from denial to approval.

**Planning Commission Recommendation:** The Planning Commission voted 7-0 (2 absent) to amend the Planning Commission's recommendation from denial to approval of Case No. DEV-22-131 (Resolution 2022-28) Rezoning Request from RR-5 to RR-2.5.

**Alternatives:**

1. Approve Resolution 2022-28, Rezoning Request from RR-5 to RR-2.5, with Findings of Fact, and with or without conditions; or
2. Deny Resolution 2022-28, Rezoning Request from RR-5 to RR-2.5, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Resolution 2022-28, Rezoning Request from RR-5 to RR-2.5, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

**Budgetary Impact:**

- Not Applicable
- Budgeted item with available funds
- Non-Budgeted item with available funds through prioritization
- Non-Budgeted item with additional funds requested

**Total Amount Requested:**

\$0.00

**Additional Attachments:** Staff Report, Planning Commission Minutes

**LEAVENWORTH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
STAFF REPORT**

CASE NO: DEV-22-131 Harris Rezone

December 28, 2022

**REQUEST: *Public Hearing Required***

- ZONING AMENDMENT                       SPECIAL USE PERMIT  
 TEMPORARY SPECIAL USE PERMIT

**STAFF REPRESENTATIVE:**

JOSHUA GENTZLER  
PLANNER II

**SUBJECT PROPERTY:** 21420 203<sup>RD</sup> STREET

**APPLICANT/APPLICANT AGENT:**

JOE HERRING  
HERRING SURVEYING COMPANY  
315 N. 5<sup>TH</sup> STREET  
LEAVENWORTH, KS 66048

**PROPERTY OWNER:**

GARY B. & DEJANEE HARRIS

**CONCURRENT APPLICATIONS:**

N/A

**LAND USE**

ZONING: RR-5

FUTURE LAND USE DESIGNATION:  
RESIDENTIAL ESTATE

**LEGAL DESCRIPTION:**

A tract of land in the Southwest Quarter of Section 23, Township 10 South, Range 21 East of the 6<sup>th</sup> P.M. in Leavenworth County, Kansas.

SUBDIVISION: N/A

FLOODPLAIN: N/A

**PLANNING COMMISSION RECOMMENDATION:** Approval

**PROPERTY INFORMATION**

**ACTION OPTIONS:**

1. Approve Resolution 2022-28, Rezoning Request from RR-5 to RR-2.5, with Findings of Fact, and with or without conditions; or
2. Deny Resolution 2022-28, Rezoning Request from RR-5 to RR-2.5, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Resolution 2022-28, Rezoning Request from RR-5 to RR-2.5, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

PARCEL SIZE: 2.51 ACRES

PARCEL ID NO:  
146-23-0-00-00-009.00

BUILDINGS:  
NONE

**PROJECT SUMMARY:**

Request to rezone a 2.51-acre tract of land from parcel 146-23-0-00-00-009.00 (more commonly known as 2142 203<sup>rd</sup> Street).

**ACCESS/STREET:**

203<sup>rd</sup> STREET  
LOCAL, GRAVEL, ±24' WIDE

**LOCATION MAP:**

**UTILITIES**

SEWER: SEPTIC

FIRE: STRANGER

WATER: RWD 9

ELECTRIC: FREESTATE

**NOTICE & REVIEW:**

STAFF REVIEW: N/A

NEWSPAPER NOTIFICATION:  
10/19/2022

NOTICE TO SURROUNDING  
PROPERTY OWNERS:  
10/18/2022





**FACTORS TO BE CONSIDERED:**

| <i>The following factors are to be considered by the Planning Commission and the Board of County Commissioners when approving or disapproving this Rezoning request:</i>  | Met | Not Met |
|---|-----|---------|
| <p><b>1. Character of the Neighborhood:</b><br/> <i>Density:</i> The surrounding properties range in size from 2.4 acres to over 40 acres.<br/><br/> <i>Nearby City Limits:</i> The properties are not near an incorporated city.<br/><br/> <i>Initial Growth Management Area:</i> This parcel is not located within the Rural Growth Area.</p> | ✓   |         |
| <p><b>2. Zoning and uses of nearby property:</b><br/> <i>Adjacent Uses:</i> Most of the adjacent parcels are residential and agricultural in nature.<br/><br/> <i>Adjacent Zoning:</i> All adjacent properties are zoned RR-5.</p>  |     | ✓       |
| <p><b>3. Suitability of the Property for the uses to which it has been restricted:</b><br/> The property is suitable for rural residences.</p>  | ✓   |         |
| <p><b>4. Extent to which removal of the restrictions will detrimentally affect nearby property:</b><br/> Nearby properties are not likely to be detrimentally impacted.</p>   | ✓   |         |
| <p><b>5. Length of time the property has been vacant as zoned:</b><br/> <i>Vacant:</i><br/> <i>Not Vacant:</i> ✓</p>  | ✓   |         |
| <p><b>6. Relative gain to economic development, public health, safety and welfare:</b><br/> The proposed rezoning is not likely to impact economic development, public health, safety or welfare.</p>   | ✓   |         |
| <p><b>7. Conformance to the Comprehensive Plan:</b><br/> <i>Future Land Use Map:</i> Residential Estate</p>   |     | ✓       |

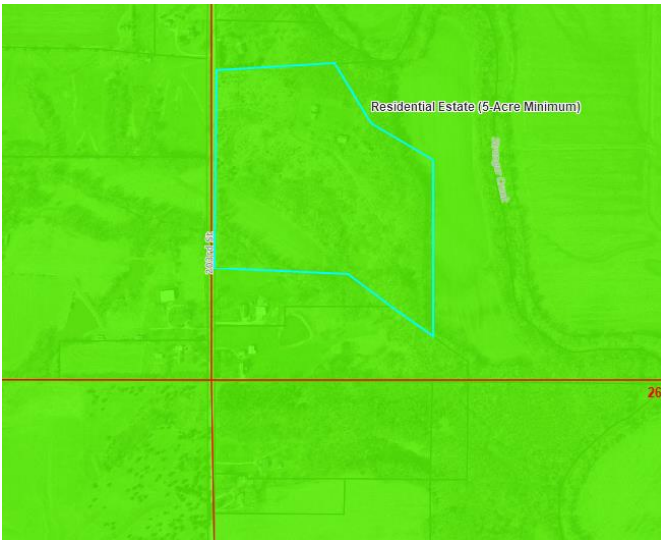
**STAFF COMMENTS:**

The proposed request is not supported by Staff as it does not meet the Comprehensive Plan.

On November 30, 2022, the Board of County Commissioners remanded the case back to the Planning Commission with a vote of 5-0 for further review because the applicants seeking to divide the property are doing so to transfer

a portion of their land to their family members. On December 14<sup>th</sup>, the Planning Commission reviewed the case again and amended their recommendation from denial to approval.

**FUTURE LAND USE MAP:**



**ATTACHMENTS:**

- A: Application & Narrative
- B: Aerial Map
- C: Zoning Map

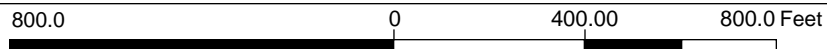
# DEV-22-131 Rezone Harris



## Legend

- Address Point
- Parcel Number
- Lot Line
- Parcel
- ⋮ City Limit Line
- Major Road
- <all other values>
- 70
- Road
- + Railroad
- Section
- Section Boundaries
- County Boundary

1 in. = 400ft.

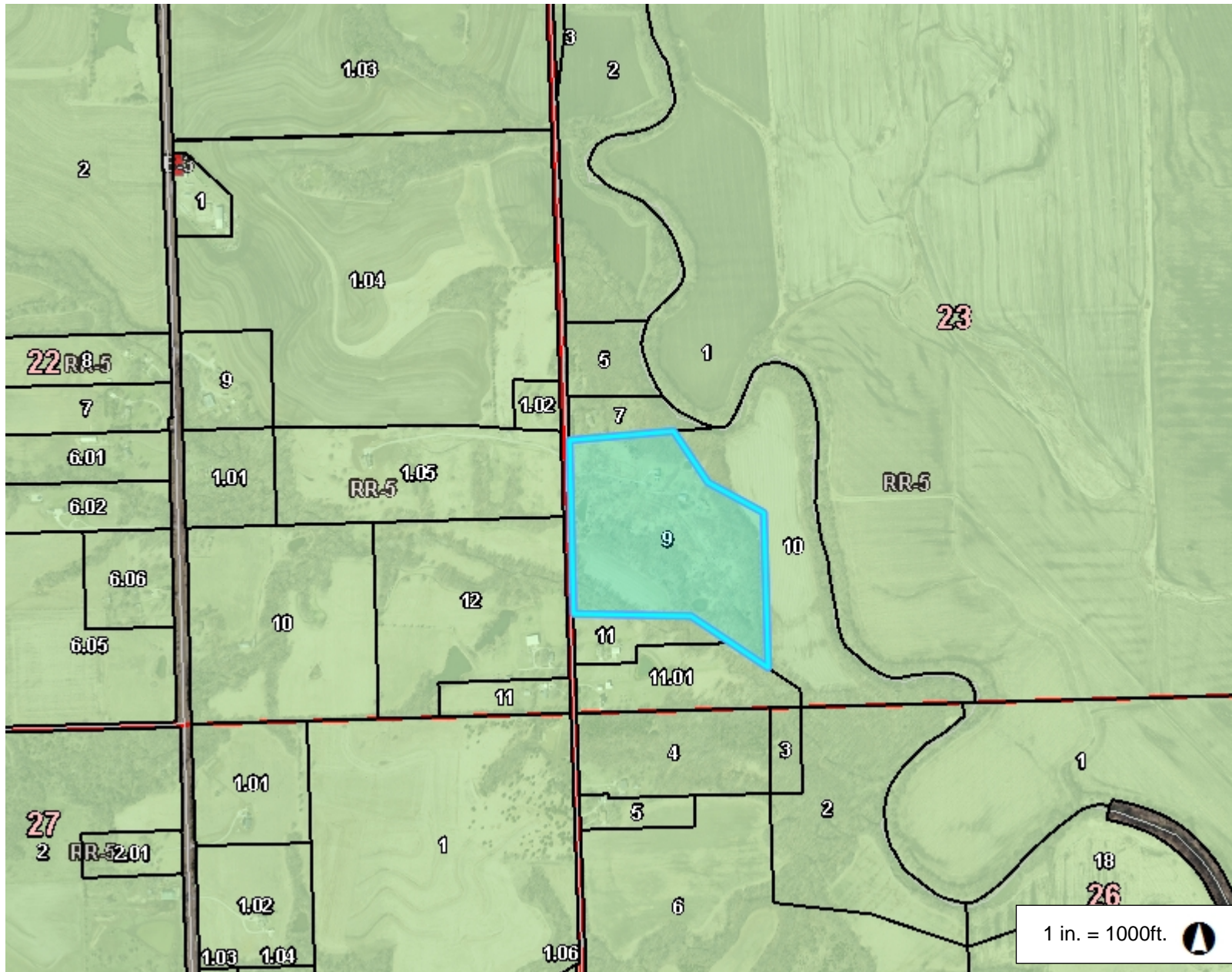


This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

## Notes

# DEV-22-131 Rezone Harris



### Legend

- Parcel Number
- Parcel
- City Limit Line
- Major Road
  - <all other values>
  - 70
- Road
- Railroad
- Section
- Section Boundaries
- County Boundary
- Zoning
  - B-1
  - B-2
  - B-3
  - I-1
  - I-2
  - I-3
  - MXD
  - PC
  - PI
  - PR-1
  - PR-2
  - PR-3
  - PUD
  - R-1

1 in. = 1000ft.

2,000.0 0 1,000.00 2,000.0 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

### Notes

# REZONE EXHIBIT

PREPARED FOR:

Gary B. Harris, Sr. & DeJanee Harris  
21420 203rd Street  
Tonganoxie, KS

## THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY

**REZONE DESCRIPTION:**

A tract of land in the Southwest Quarter of Section 23, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on September 23, 2022, more fully described as follows: Commencing at the Northwest corner of said Southwest Quarter; thence South 01 degrees 46'06" East for a distance of 795.99 feet along the West line of said Southwest Quarter to the TRUE POINT OF BEGINNING; thence North 87 degrees 43'24" East for a distance of 505.00 feet; thence South 01 degrees 46'06" East for a distance of 216.75 feet; thence South 87 degrees 43'24" West for a distance of 505.00 feet to said West line; thence North 01 degrees 46'06" West for a distance of 216.75 feet along said West line to the point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 2.51 acres, more or less, including road right of way.



Not to Scale

Job #K-22-1617  
September 23, 2022

J. Herring, Inc. (dba)  
**HERRING**  
SURVEYING  
& COMPANY



315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3658 Fax 913.674.5381  
Email - survey@teameash.com

**REZONING APPLICATION**

Leavenworth County Planning Department  
300 Walnut, St., Suite 212  
County Courthouse  
Leavenworth, Kansas 66048  
913-684-0465

*Stranger  
Freestone R009*

*34.10 4b4*

|                                |  |
|--------------------------------|--|
| Office Use Only                |  |
| Township: <u>Stranger</u>      | Date Received: <u>09.23.2022</u>                 |
| Planning Commission Date _____ |  |
| Case No. <u>DEV-22-</u>        | Date Paid <u>09.23.2022</u>                      |
| Zoning District <u>RR 5</u>    | Comprehensive Plan Land Use Designation <u>—</u> |

| APPLICANT/AGENT INFORMATION               | OWNER INFORMATION (If different)                    |
|---|---|
| NAME <u>Joe Herring</u>                   | NAME <u>Gary B. Harris Sr. &amp; DeJanee Harris</u> |
| ADDRESS <u>315 North 5th Street</u>       | ADDRESS <u>21420 203rd Street</u>                   |
| CITY/ST/ZIP <u>Leavenworth, KS 66048</u>  | CITY/ST/ZIP <u>Tonganoxie, KS 66086</u>             |
| PHONE <u>913-651-3858</u>                 | PHONE <u>N/A</u>                                    |
| EMAIL <u>herringsurveying@outlook.com</u> | EMAIL <u>N/A</u>                                    |
| CONTACT PERSON <u>Joe</u>                 | CONTACT PERSON <u>N/A</u>                           |

| PROPOSED USE INFORMATION   |   |
|--|---|
| Proposed Land Use <u>Rural Residential</u>   |   |
| Current Zoning <u>RR-5</u>   | Requested Zoning <u>Portion to RR-2.5</u> |
| Reason for Requesting Rezoning <u>Rezone the Northwest corner of property per exhibit and description.</u> |   |

| PROPERTY INFORMATION                           |
|--|
| Address of Property <u>21420 203rd Street</u>  |
| Parcel Size <u>2.51 Acres</u>                  |
| Current use of the property <u>AG</u>          |
| Present Improvements or structures <u>None</u> |
| PID <u>146-23-0-00-00-009</u>                  |

I, the undersigned am the (*owner*), (duly authorized agent), (*Circle One*) of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for rezoning as indicated above.

Signature Joe Herring - digitally signed 9-23-2022 Date 9/23/22

ATTACHMENT A

## RESOLUTION 2022-28

A resolution of the Leavenworth County Kansas Board of Commissioners, authorizing a rezoning from RR-5 to RR-2.5 on the following described property:

A tract of land in the Southwest Quarter of Section 23, Township 10 South, Range 21 East of the 6<sup>th</sup> P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on September 23, 2022, more fully described as follows: Commencing at the Northwest corner of said Southwest Quarter; thence South 01 degrees 46'06" East for a distance of 795.99 feet along the West line of said Southwest Quarter to the TRUE POINT OF BEGINNING; thence North 87 degrees 43'24" East for a distance of 505.00 feet; thence South 01 degrees 46'06" East for a distance of 216.75 feet; thence South 87 degrees 43'24" West for a distance of 505.00 feet to said West line; thence North 01 degrees 46'06" West for a distance of 216.75 feet along said West line to the point of beginning, more commonly known as 21420 203<sup>rd</sup> Street, Tonganoxie, KS 66086.

WHEREAS, it is hereby found and determined that a request for a Rezoning as described above was filed with the Secretary of the Leavenworth County Planning Commission, on the 23<sup>rd</sup> day of September, 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 Rezoning on the 9<sup>th</sup> day of November, 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 Rezoning be denied; and

WHEREAS, the Board of County Commissioners considered, in session on the 30<sup>th</sup> day of November, 2022, the recommendation of the Leavenworth County Planning Commission and remanded the matter to the Planning Commission for further review; and

WHEREAS, it is hereby found that the Leavenworth County Planning Commission reconsidered the request on the 14<sup>th</sup> Day of December and did amend the original recommendation from denial to approval; and,

WHEREAS, the Board of County Commissioners considered, in session on the 28<sup>th</sup> day of December, 2022, 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 December, 2022, and incorporated herein by reference;

That request for rezoning as described above, also known as 21420 203<sup>rd</sup> Street, Parcel Identification Number 146-23-0-00-009.00, is hereby granted.

Adopted this 28<sup>th</sup> day of December, 2022  
Board of County Commission  
Leavenworth, County, Kansas



\_\_\_\_\_  
Mike Smith, Chairman

ATTEST

\_\_\_\_\_  
Jeff Culbertson, Member

\_\_\_\_\_  
Janet Klasinski

\_\_\_\_\_  
Vicky Kaaz, Member

\_\_\_\_\_  
Doug Smith, Member

\_\_\_\_\_  
Mike Stieben, Member