



To: Franklin County Board of County Commissioners
From: Nathan Boyd
Department: Planning & Building
Date: Wednesday, March 11, 2026

AGENDA ITEM NARRATIVE

Consider the approval of rezoning application #2512-0066 (Rayson) to rezone approximately 33.75 acres from the A-1, Agricultural District to the A-2, Transitional Agriculture District and to rezone approximately 14.70 acres from A-2, Transitional Agriculture District to the A-1, Agriculture District.

BACKGROUND

The Planning Commission held a public hearing on February 19, 2026 to consider rezoning application #2512-0066 (Rayson).

The property is commonly known as 4102 K-68 Hwy. and 3223 Texas Rd. and are located on the South side of K-68 Hwy. and on the East side of Texas Road, in the Northwest Quarter (NW ¼) of Section 31, Township 16 South, Range 21 East. No portion of either tract is located within a Special Flood Hazard Area.

The purpose of the land division and merger is to allow the owner to sell the newly created 53.00-acre tract. The owner would retain the newly created 33.75-acre tract with the existing residence and outbuildings. This would also bring the 14.70-acre tract into compliance because it is currently landlocked due to never being sold and merged with the adjacent property to the West as proposed with the rezoning that was approved back in 2022 (see previous survey attached).

The existing residence is served with on-site water provided by Franklin County Rural Water District #1 and has an existing on-site septic system. The newly created 53.00-acre tract will be large enough in size to accommodate an in-ground septic system or a lagoon, whichever the soil profile states would need to be installed should the new owners want to develop on this tract and does not require proof of an on-site water supply.

The boundaries of the tracts included with the proposed rezoning, if approved, will be adjusted through a boundary line adjustment and will not require approval of a subdivision plat. Any future divisions of these properties, that create additional tracts, will require approval of a subdivision plat.

After hearing Staff presentation, the Planning Commission did recommend approval of application #2512-0066 (Rayson) to rezone approximately 33.75 acres from the A-1, Agricultural District to the A-2, Transitional Agriculture District and to rezone approximately 14.70 acres from A-2, Transitional Agriculture District to the A-1, Agriculture District by a unanimous vote of those members present. Notice was sent to nineteen (19) surrounding property owners. The Planning Department did not receive any comments for or against the proposed rezoning and no one appeared at the public hearing.

STAFF RECOMMENDATION

Staff recommends that the County Commissioners accept the Planning Commission's recommendation and adopt the attached resolution for the approval of rezoning application #2512-0066 (Rayson) to rezone approximately 33.75 acres from the A-1, Agricultural District to the A-2, Transitional Agriculture District and to rezone approximately 14.70 acres from A-2, Transitional Agriculture District to the A-1, Agriculture District and to amend the Official County Zoning Map accordingly.

SPECIFIC ACTION REQUESTED

An Affirmative motion in support of the Planning Commission's recommendation would read as follows: "I make a motion to approve a rezoning application #2512-0066 (Rayson) to rezone approximately 33.75 acres from the A-1, Agricultural District to the A-2, Transitional Agriculture District and to rezone approximately 14.70 acres from A-2, Transitional Agriculture District to the A-1, Agriculture District and to amend the Official County Zoning Map accordingly".

ATTACHMENTS

Applicant Letter
Site Plan
Zoning Map
Farmland Classification Map & Legend
Road Surface and Floodplain Map
Surrounding Subdivision Map
Aerial Photo (2)
Previous Survey
2026 Survey
Resolution/s



CROWN REALTY

December 22, 2025

Pat Toth, Director of Planning and Building
Franklin County, KS
1428 S. Main Street, Suite 5
Ottawa, KS 66067
785-229-3570

RE: Rezoning Application Letter for Paul and Donna Rayson

Dear Mr. Toth:

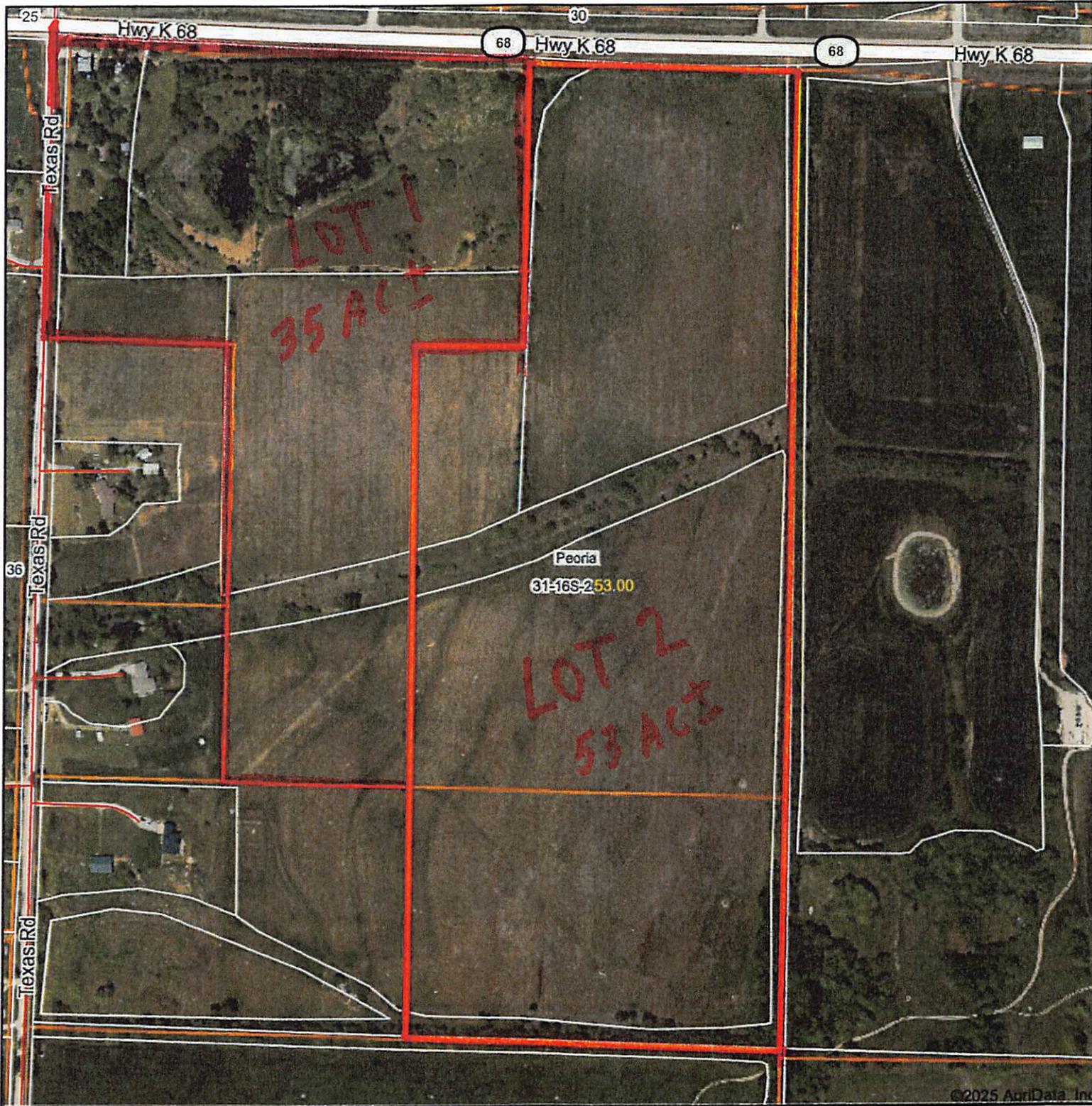
Paul and Donna Rayson have asked me to help them through the rezoning process of part of their property. The property that they are selling will be approximately 53 acres. Their remainder tract will be approximately 35 acres. Their remainder tract is where their home is located. It is serviced by rural water and has an onsite septic system. The use of the properties will continue to be single family residential and agricultural. They will at least need to rezone the 35 acre remainder tract from the current A1 zoning to an A2 zone.

Respectfully submitted,

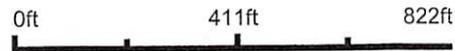
Todd B. Burroughs, Licensed Real Estate Broker
Kansas License #BR00232047
785-229-5654
toddburroughs@crowndrealty.com



Aerial Map



Boundary Center: 38° 37' 8.83, -95° 7' 55.68



31-16S-21E
Franklin County
Kansas



Maps Provided By:



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10/21/2025

Field borders provided by Farm Service Agency as of 5/21/2008.

RAYSON ZONING MAP



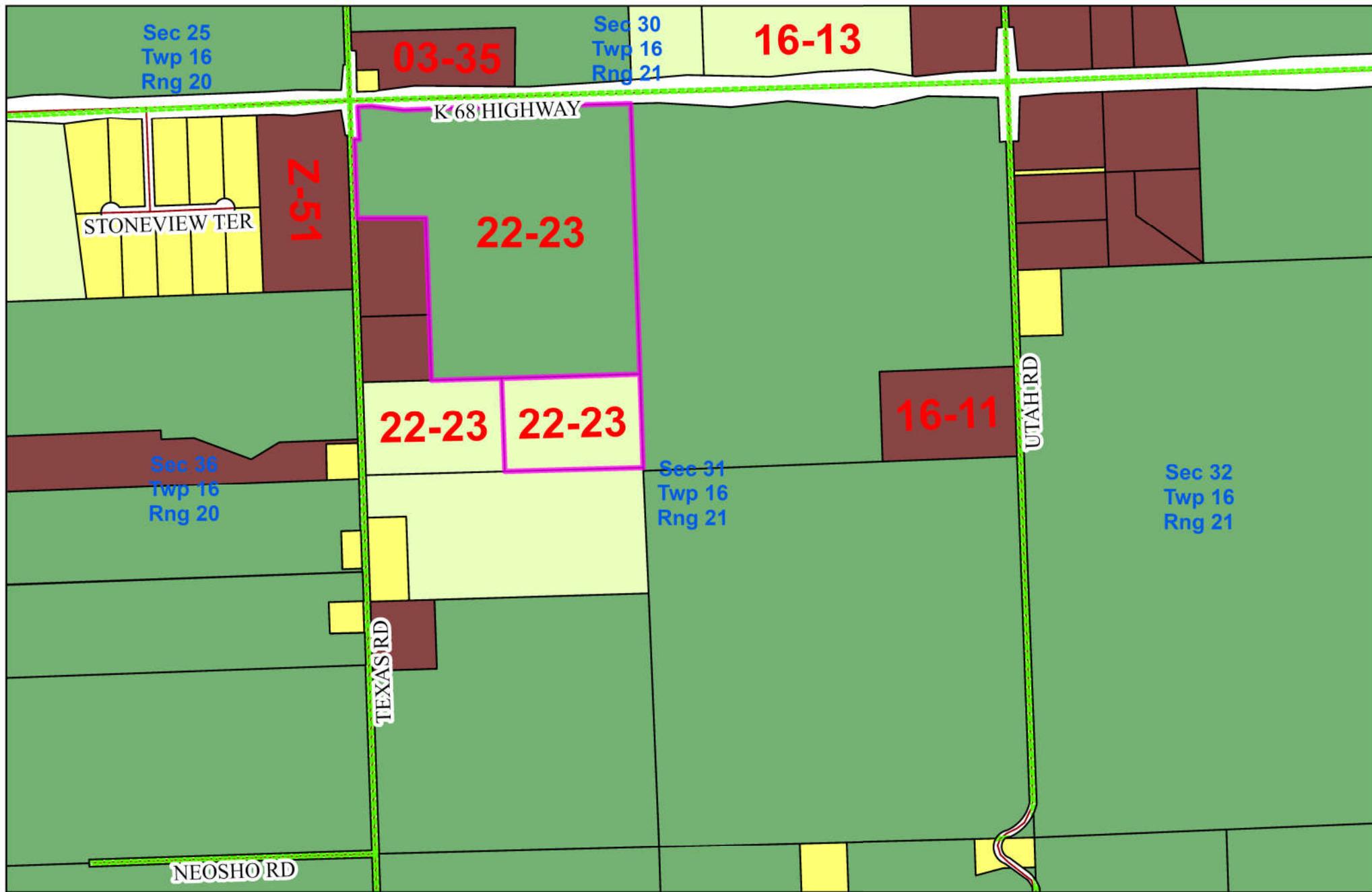
Zoning Map

Agriculture

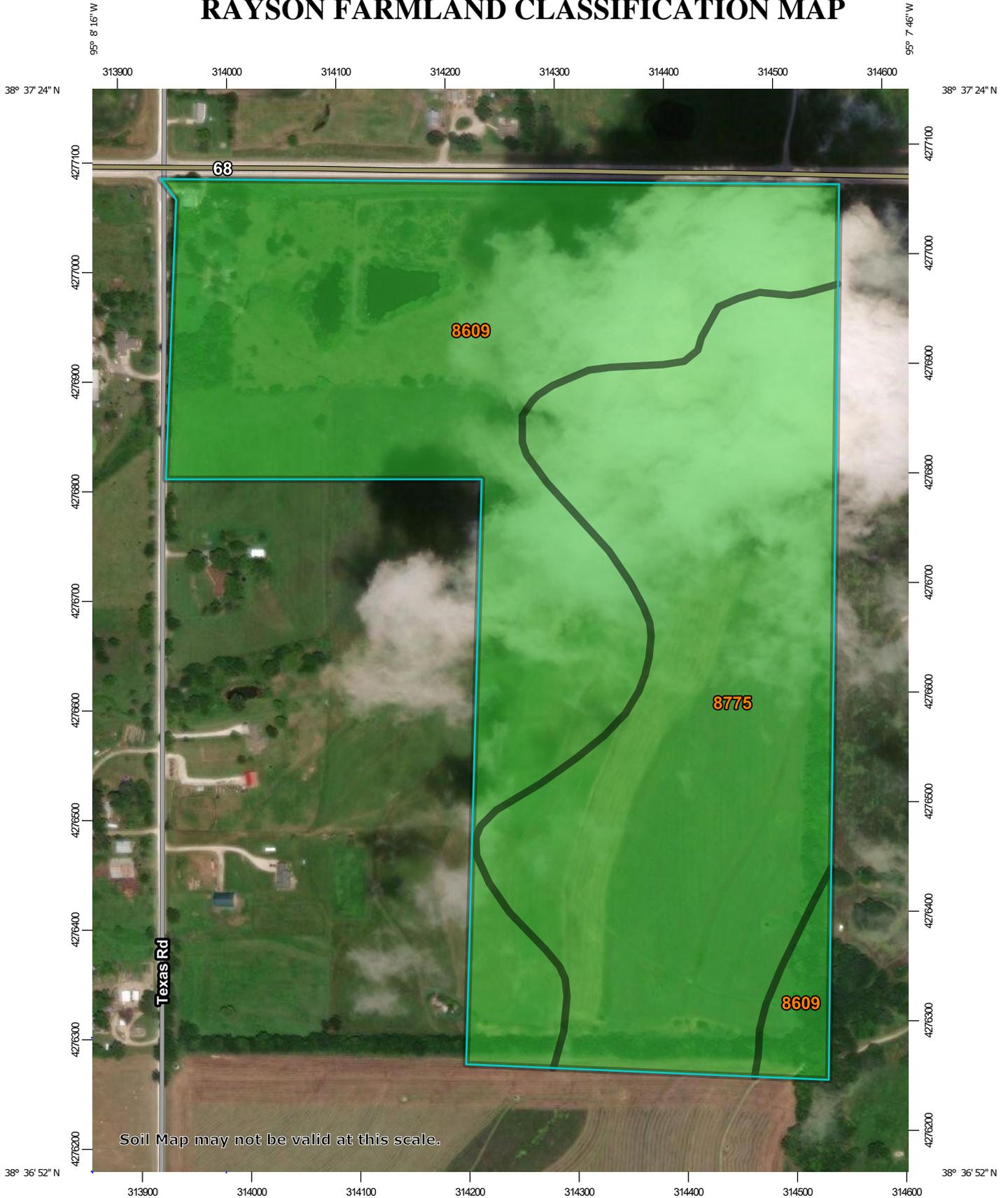
Transitional Agriculture
 Commercial
 Highway Commercial
 Light Industrial

Heavy Industrial
 Mobile Home Park
 Single Family

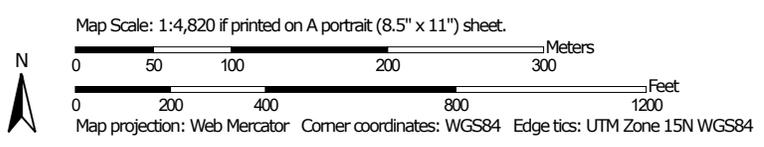
Single Family Residential Three Acre
 Residential Estate
 City Zoning



RAYSON FARMLAND CLASSIFICATION MAP



Soil Map may not be valid at this scale.



Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
8609	Aliceville silty clay loam, 1 to 3 percent slopes	All areas are prime farmland	45.9	53.9%
8775	Kenoma silt loam, 1 to 3 percent slopes	All areas are prime farmland	39.3	46.1%
Totals for Area of Interest			85.2	100.0%

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

Rayson Road Surface & Floodplain Map

ROAD SURFACE

- PAVED ROAD
- MIN. MAINT.
- GRAVEL

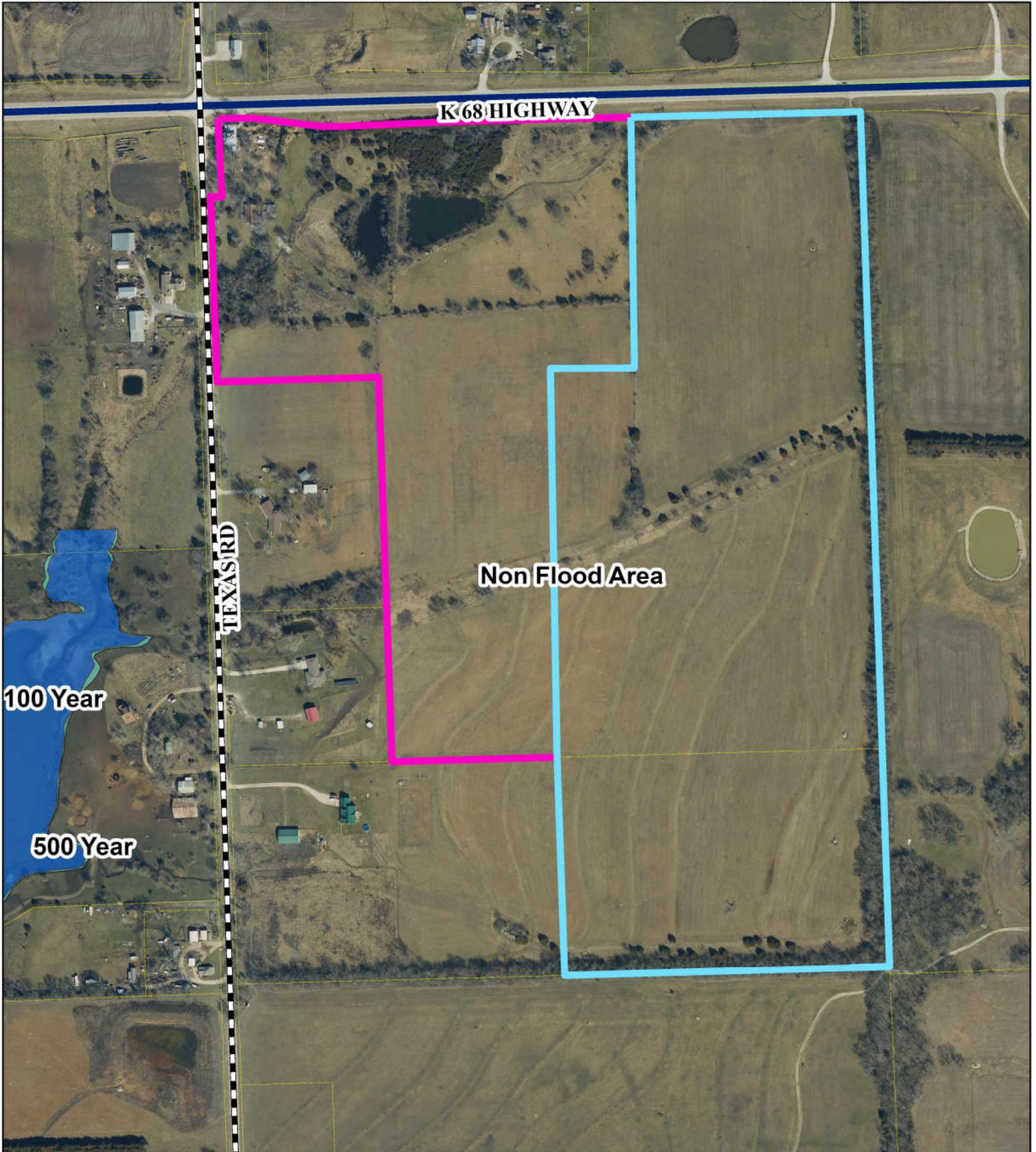
ROAD_SURFA

- Private Drive

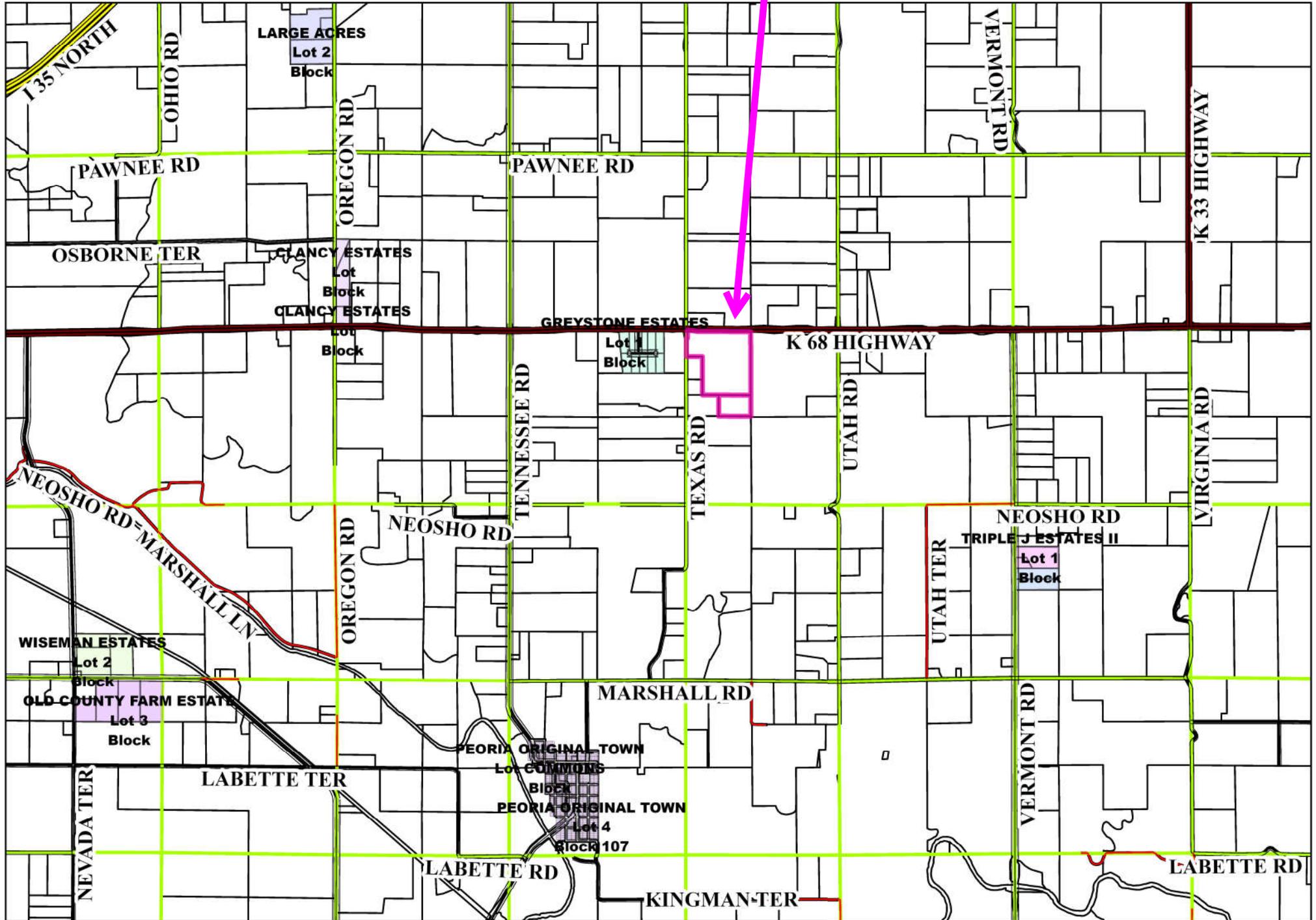
Flood_Year_2022

- 500 Year

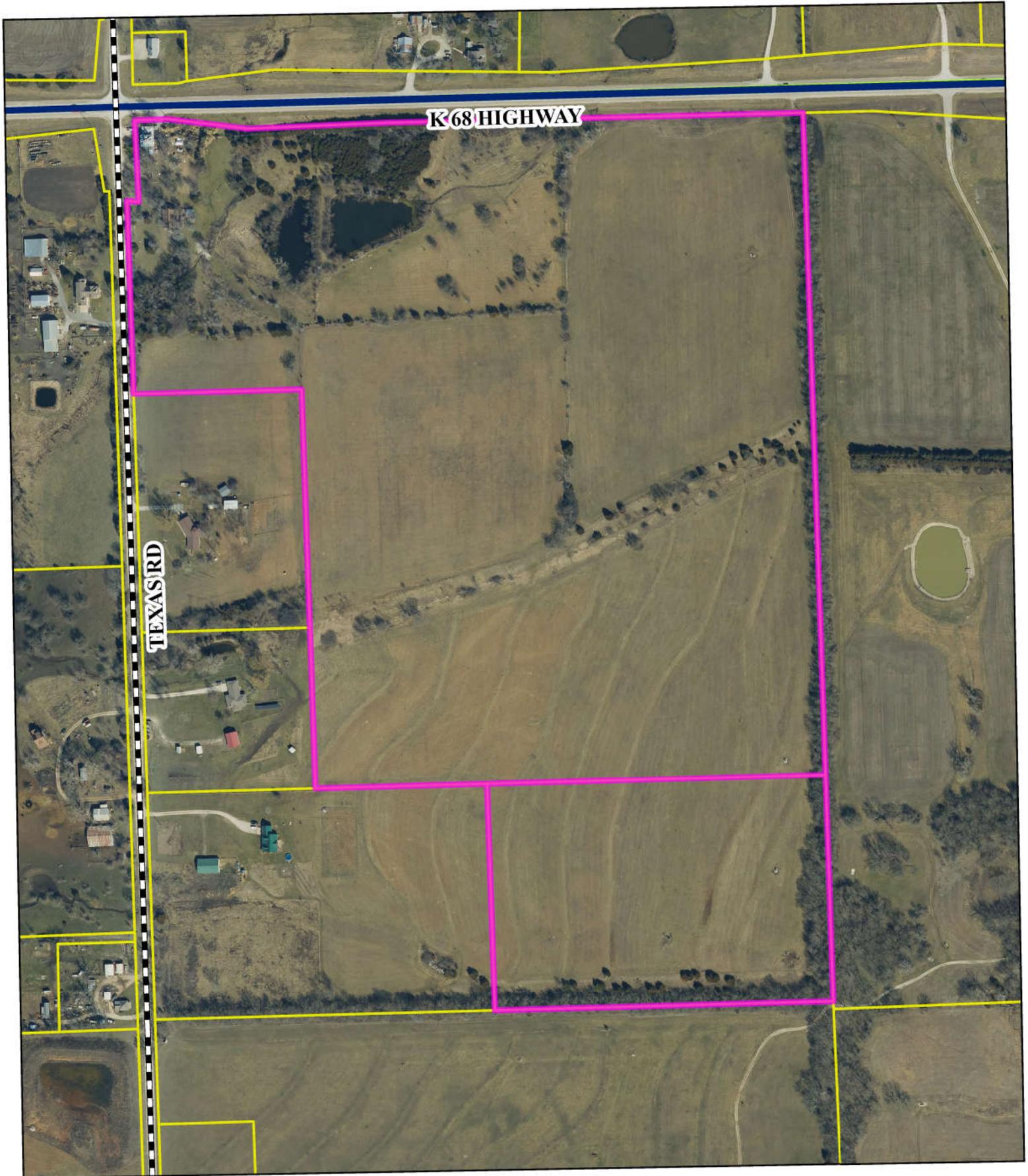
- Non Flood Area
- Reduced Flood Risk due to Levee
- 100 Year
- Floodway



RAYSON SURROUNDING SUBDIVISION MAP

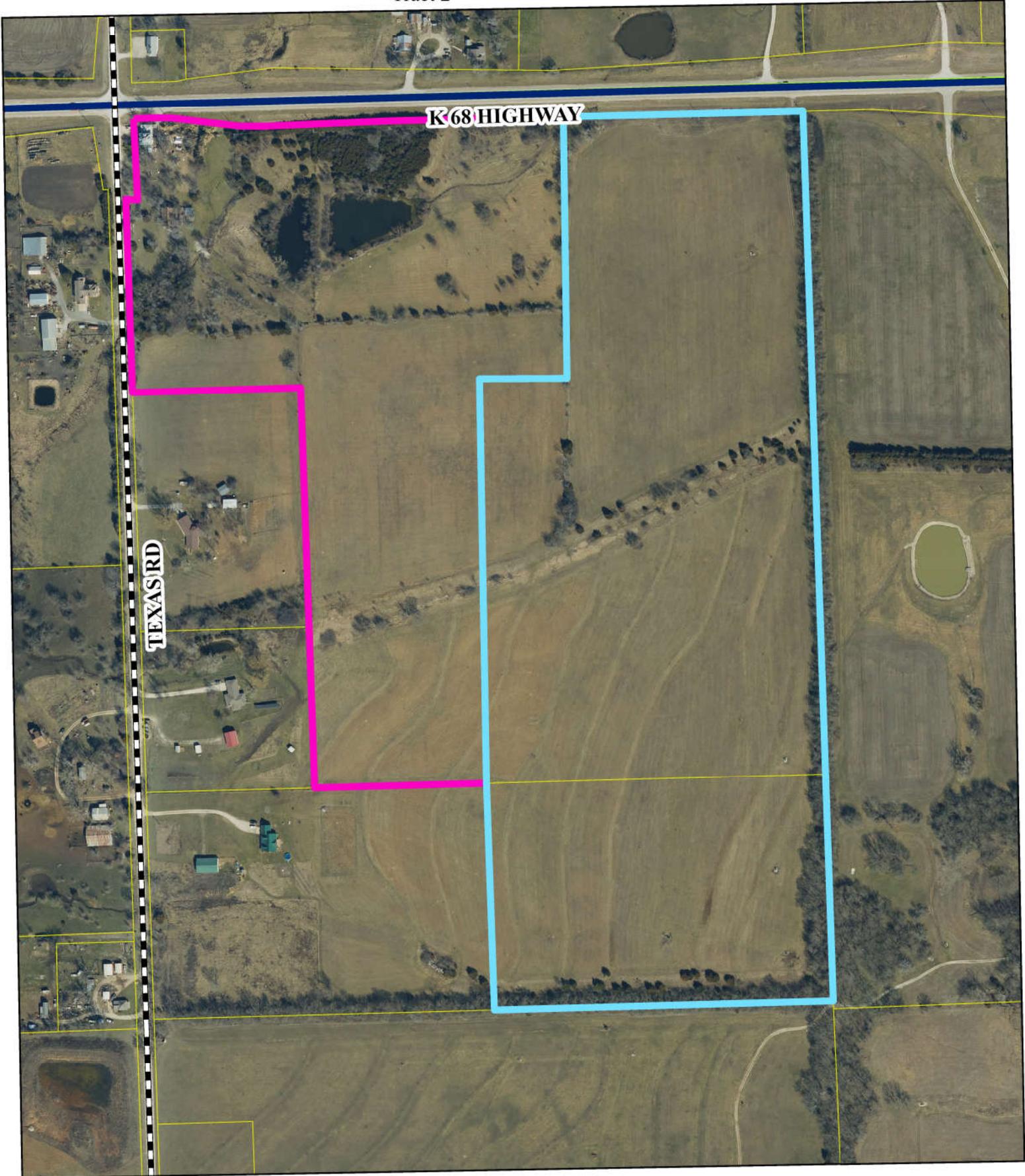


RAYSON BEFORE LINE ADJUSTMENTS



RAYSON AFTER LINE ADJUSTMENTS

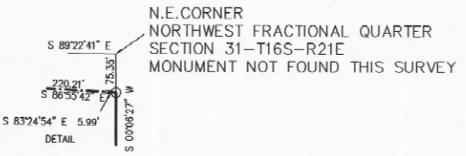
-  New Parcel Line Tract 1
-  New Parcel Line Tract 2



#8713

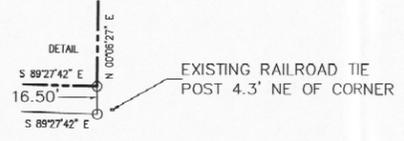
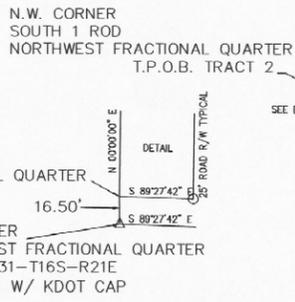
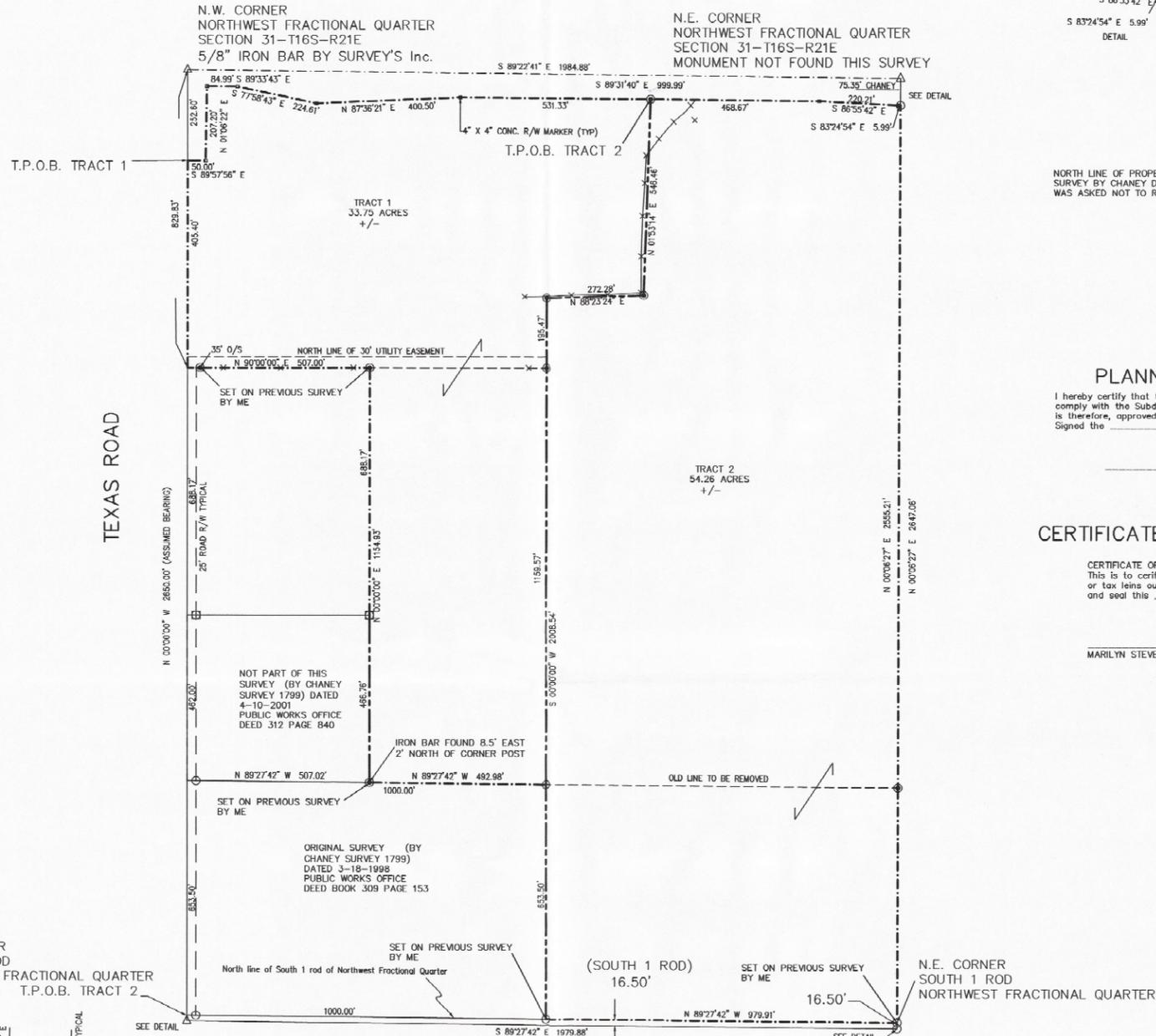
2026 SURVEY

K-68 HIGHWAY



TRACT 1
A TRACT OF LAND IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 31, TOWNSHIP 16 SOUTH, RANGE 21 EAST OF THE SIXTH P.M., AS WRITTEN BY BRYON K. CATES, PS 1208, DATED FEBRUARY 26, 2026, COMMENCING AT THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 31; THENCE SOUTH 00°00'00" WEST 252.60 FEET ON THE WEST LINE OF THE NORTHWEST FRACTIONAL QUARTER SECTION 31, TO THE SOUTH RIGHT OF WAY OF K-68 HIGHWAY, AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°57'56" EAST 50.00 FEET ALONG SAID RIGHT OF WAY; THENCE NORTH 01°06'22" EAST 207.20 FEET ON SAID RIGHT OF WAY; THENCE SOUTH 89°33'43" EAST 84.99 FEET ALONG SAID RIGHT OF WAY; THENCE SOUTH 77°58'43" EAST 224.61 FEET ALONG SAID RIGHT OF WAY; THENCE NORTH 87°36'21" EAST 400.50 FEET ALONG SAID RIGHT OF WAY; THENCE SOUTH 89°31'40" EAST 531.33 FEET ALONG SAID RIGHT OF WAY; THENCE SOUTH 01°53'14" WEST 546.46 FEET; THENCE SOUTH 89°23'24" WEST 272.28 FEET; THENCE SOUTH 00°00'00" WEST 1355.04 FEET ON A LINE PARALLEL WITH THE WEST LINE OF SAID QUARTER; THENCE NORTH 89°27'42" WEST 492.98 FEET; THENCE NORTH 00°00'00" EAST 1154.93 FEET, PARALLEL WITH THE WEST LINE OF SAID QUARTER; THENCE NORTH 90°00'00" WEST 507.00 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST FRACTIONAL QUARTER; THENCE NORTH 00°00'00" WEST 405.40 FEET; TO THE POINT OF BEGINNING, CONTAINING 33.75 ACRES, MORE OR LESS, INCLUDING ROAD RIGHT OF WAY AS RECORDED, ALL IN FRANKLIN COUNTY, KANSAS.

TRACT 2
A TRACT OF LAND IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 31, TOWNSHIP 16 SOUTH, RANGE 21 EAST OF THE SIXTH P.M., AS WRITTEN BY BRYON K. CATES, PS 1208, DATED FEBRUARY 26, 2026, COMMENCING AT THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 31; THENCE SOUTH 00°00'00" WEST 252.60 FEET ON THE WEST LINE OF THE NORTHWEST FRACTIONAL QUARTER SECTION 31, TO THE SOUTH RIGHT OF WAY OF K-68 HIGHWAY; THENCE SOUTH 89°57'56" EAST 50.00 FEET ALONG SAID RIGHT OF WAY; THENCE NORTH 01°06'22" EAST 207.20 FEET ON SAID RIGHT OF WAY; THENCE SOUTH 89°33'43" EAST 84.99 FEET ALONG SAID RIGHT OF WAY; THENCE SOUTH 77°58'43" EAST 224.61 FEET ALONG SAID RIGHT OF WAY; THENCE NORTH 87°36'21" EAST 400.50 FEET ALONG SAID RIGHT OF WAY; THENCE SOUTH 89°31'40" EAST 531.33 FEET ALONG SAID RIGHT OF WAY; TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°31'40" EAST 468.67 FEET ALONG SAID RIGHT OF WAY; THENCE SOUTH 86°55'42" EAST 220.21 FEET ALONG SAID RIGHT OF WAY; THENCE SOUTH 83°24'54" EAST 5.99 FEET TO A POINT 75.35 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST FRACTIONAL QUARTER; THENCE SOUTH 00°06'27" WEST 2555.21 FEET ON THE EAST LINE OF SAID QUARTER, TO A POINT 16.50 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST FRACTIONAL QUARTER; THENCE NORTH 89°27'24" WEST 979.91 FEET ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID QUARTER; THENCE NORTH 00°00'00" WEST 2008.54 FEET, ON A LINE PARALLEL WITH THE WEST LINE OF SAID QUARTER; THENCE NORTH 89°23'24" EAST 272.28 FEET; THENCE NORTH 01°53'14" EAST 546.46 FEET; TO THE POINT OF BEGINNING, CONTAINING 54.26 ACRES, MORE OR LESS, ALL IN FRANKLIN COUNTY, KANSAS.



NORTH LINE OF PROPERTY IS BASED ON A SURVEY BY CHANEY DATED FEB. 13, 2001 AND WAS ASKED NOT TO RESURVEY BY CLIENT

PLANNING DIRECTOR

I hereby certify that this lot/split has been examined and found to comply with the Subdivision Regulation of Franklin County, Kansas, and is therefore, approved for recording.
Signed the _____ day of _____ 2026.

DIRECTOR PLANNING

CERTIFICATE OF COUNTY TREASURER

CERTIFICATE OF COUNTY TREASURER
This is to certify that there are no unpaid taxes, special assessments or tax liens outstanding against this property. Given under my hand and seal this _____ day of _____ 2026.

MARILYN STEVENSON COUNTY TREASURER

BOUNDARY LINE
ADJUSTMENT SURVEY
NORTHWEST FRACTIONAL QUARTER SEC. 31-T16S-R21E
FRANKLIN COUNTY, KANSAS

DRAWN BY :	JOB No.
BKC	26022352
CHECKED BY :	LATEST REVISION:
BKC	02/26/2026
PREPARED FOR:	DONNA RAYSON

CATES SURVEYING INC.

Bryon K. Cates
Professional Surveying Services
790 Pawnee Rd. Pomona, KS 66076
Phone 785-566-3391 Fax 785-566-3391

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS IN THE STATE OF KANSAS AND THE RESULTS OF SAID SURVEY ARE PRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



DATE

SURVEYOR'S NOTES

- The bearings shown herein are based upon the West line of the Northwest Fractional Quarter Section 31-T16S-R21E.
- ASSUMED N 00°00'00" E.
- This survey does not reflect any easements, rights-of-way, or other instruments of record which may encumber this property per agreement with client.
- Underground, above ground utilities, nor improvements were located or shown on this survey.
- All distances are measured unless otherwise noted.

SURVEYOR'S REVIEW

This survey has been reviewed and approved for filing, pursuant to K.S.A. 58-2005 for content only and is in compliance with this Act. No other warranties are extended or implied.

TIM SLOAN DATE

LEGEND

- Existing Iron Rod
- Origin Unknown (unless noted)
- ⊙ Set 1/2"x24" Iron Rod/Cap (unless otherwise noted)
- △ Section Corner
- Iron Bar Set by Taylor PS 713
- Boundary Line
- - - Fence line
- (CLO) General Land Office
- (M) Measured Dimension
- (D) Deed Dimension
- (P) Plat Dimension
- R/W Right of Way
- ° Calculated conc. R/W marker location from Chaney Survey

SCALE

SCALE: 1" = 200'





**Board of County Commissioners
Franklin County, Kansas**

Resolution 26-

**A RESOLUTION AMENDING THE
OFFICIAL ZONING DISTRICT MAP OF FRANKLIN COUNTY, KANSAS**

WHEREAS, the Franklin County Planning Commission of Franklin County, Kansas, received an application for a Zone Change from Paul & Donna Rayson rezone approximately 33.75 acres, described as Tract 1, from the A-1, Agricultural District to the A-2, Transitional Agriculture District and to rezone approximately 14.70 acres, described as Tract 2 to Transfer, from A-2, Transitional Agriculture District to the A-1, Agriculture District. The properties described below lie outside any incorporated city and are described as follows:

TRACT 1

A TRACT OF LAND IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 31, TOWNSHIP 16 SOUTH, RANGE 21 EAST OF THE SIXTH P.M., AS WRITTEN BY BRYON K. CATES, PS 1208, DATED FEBRUARY 26, 2026. COMMENCING AT THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 31; THENCE SOUTH 00°00'00" WEST 252.60 FEET ON THE WEST LINE OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 31, TO THE SOUTH RIGHT OF WAY OF K-68 HIGHWAY, AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°57'56" EAST 50.00 FEET ALONG SAID RIGHT OF WAY; THENCE NORTH 01°06'22" EAST 207.20 FEET ON SAID RIGHT OF WAY; THENCE SOUTH 89°33'43" EAST 84.99 FEET ALONG SAID RIGHT OF WAY; THENCE SOUTH 77°58'43" EAST 224.61 FEET ALONG SAID RIGHT OF WAY; THENCE NORTH 87°36'21" EAST 400.50 FEET ALONG SAID RIGHT OF WAY; THENCE SOUTH 89°31'40" EAST 531.33 FEET ALONG SAID RIGHT OF WAY; THENCE SOUTH 01°53'14" WEST 546.46 FEET; THENCE SOUTH 88°23'24" WEST 272.28 FEET; THENCE SOUTH 00°00'00" WEST 1355.04 FEET ON A LINE PARALLEL WITH THE WEST LINE OF SAID QUARTER; THENCE NORTH 89°27'42" WEST 492.98 FEET; THENCE NORTH 00°00'00" EAST 1154.93 FEET, PARALLEL WITH THE WEST LINE OF SAID QUARTER; THENCE NORTH 90°00'00" WEST 507.00 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST FRACTIONAL QUARTER; THENCE NORTH 00°00'00" WEST 405.40 FEET; TO THE POINT OF BEGINNING, CONTAINING 33.75 ACRES, MORE OR LESS, INCLUDING ROAD RIGHT OF WAY AS RECORDED, ALL IN FRANKLIN COUNTY, KANSAS.

TRACT 2 TO TRANSFER

A TRACT OF LAND IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 31, TOWNSHIP 16 SOUTH, RANGE 21 EAST OF THE SIXTH P.M. AS WRITTEN BY BRYON K. CATES, PS 1208, DATED OCTOBER 23, 2022. COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 31, THENCE NORTH ON THE WEST LINE OF SAID FRACTIONAL QUARTER NORTH 00°00'00" EAST 16.50 FEET (1 ROD) BEING THE NORTHWEST CORNER OF THE SOUTH ONE (1) ROD OF SAID NORTHWEST FRACTIONAL QUARTER; THENCE CONTINUING NORTH 00°00'00" EAST ALONG SAID WEST LINE A DISTANCE OF 653.50 FEET; THENCE SOUTH 89°27'42" EAST, PARALLEL TO THE SOUTH LINE OF SAID FRACTIONAL QUARTER A DISTANCE OF 1000.00 FEET, TO THE TRUE POINT OF BEGINNING THENCE SOUTH 89°27'42" EAST 981.14 FEET TO THE EAST LINE OF SAID NORTHWEST FRACTIONAL QUARTER; THENCE SOUTH 00°06'27" WEST 653.50 FEET TO THE NORTHEAST CORNER OF THE SOUTH ONE (1) ROD, BEING 16.50 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST FRACTION QUARTER; THENCE NORTH 89°27'42" WEST 979.91 FEET ON SAID NORTH LINE OF THE SOUTH 1 ROD; THENCE NORTH 00°00'00" EAST 653.50 FEET TO THE POINT OF BEGINNING, CONTAINING 14.70 ACRES, MORE OR LESS, INCLUDING ROAD RIGHT OF WAY AS RECORDED, ALL IN FRANKLIN COUNTY, KANSAS.

WHEREAS, pursuant to K.S.A. 12-757(b), the Franklin County Planning Commission has published in the official county newspaper on the January 28, 2026, notice of public hearing for said Zoning Change; and

WHEREAS, pursuant to K.S.A. 12-757(b), the Franklin County Planning Commission held a public hearing on February 19, 2026 regarding said Zoning Change; and

WHEREAS, the Franklin County Planning Commission, on February 19, 2026 in regular session and by a unanimous vote of those members present, recommended approval of said Zoning Change request based upon certain findings of fact, whereby recommending that the Official Zoning District Map of Franklin County, Kansas be amended; and

WHEREAS, the Franklin County Board of County Commissioners, after duly reviewing the recommendation of the Planning Commission and considering all public comments and concerns regarding said Zoning Change, find that the rezoning of said property would not be detrimental to the surrounding properties and would be in compliance with the provisions of K.S.A. 12-753, the purpose and intent of the Franklin County Comprehensive Plan and the general welfare of the citizens of Franklin County.

NOW, THEREFORE, BE IT RESOLVED, that the Franklin County Board of County Commissioners does hereby approve the rezoning of the above-described tracts from the A-1, Agriculture District to the A-2, Transitional Agriculture District and from the A-2, Transitional Agriculture District to the A-1, Agriculture District and that the Official Zoning District Map of Franklin County, Kansas be amended to reflect the approved zoning change.

PASSED AND ADOPTED by the Franklin County Board of County Commissioners this 11th day of March 2026. This action shall become effective upon publication in the official county newspaper.

Sabrina Meador
Chair

Received and recorded this the 11th day of March 2026.

Janet Paddock
County Clerk



**Board of County Commissioners
Franklin County, Kansas**

Resolution 26-

A RESOLUTION DENYING REZONING APPLICATION #2512-0066 (RAYSON) TO REZONE APPROXIMATELY 33.75 ACRES FROM THE A-1, AGRICULTURAL DISTRICT TO THE A-2, TRANSITIONAL AGRICULTURE DISTRICT AND TO REZONE APPROXIMATELY 14.70 ACRES FROM A-2, TRANSITIONAL AGRICULTURE DISTRICT TO THE A-1, AGRICULTURE DISTRICT.

WHEREAS Franklin County, Kansas is a county municipal government, organized pursuant to K.S.A. 19-101; and

WHEREAS, pursuant to K.S.A. 12-757(b), the Franklin County Planning Commission has published in the official county newspaper on the January 28, 2026, notice of public hearing for said Zoning Change; and

WHEREAS, pursuant to K.S.A. 12-757(b), the Franklin County Planning Commission held a public hearing on February 19, 2026 regarding said Zoning Change; and

WHEREAS, the Franklin County Planning Commission, on February 19, 2026 in regular session and by a unanimous vote of those members present, recommended approval of said Zoning Change request based upon certain findings of fact whereby recommending that the Official Zoning District Map of Franklin County, Kansas be amended; and

WHEREAS, the Board of County Commissioners of Franklin County, after duly reviewing the recommendation of the Planning Commission together with all public comments for and against said Rezoning Application finds:

1. That the rezoning from "A-1" to "A-2" and from "A-2" to "A-1" is not consistent with the County Zoning Regulations.
2. That the rezoning from "A-1" to "A-2" and from "A-2" to "A-1" is not in conformance with and would not further enhance the County Comprehensive Plan.
3. That the rezoning from "A-1" to "A-2" and from "A-2" to "A-1" will unduly affect the character of the surrounding community.
4. That the rezoning from "A-1" to "A-2" and from "A-2" to "A-1" will impact property values of surrounding properties.

NOW, THEREFORE, BE IT RESOLVED, that the Franklin County Board of County Commissioners does hereby deny rezoning application #2512-0066 (Rayson) to rezone approximately 33.75 acres from the A-1, Agricultural District to the A-2, Transitional Agriculture District and to rezone approximately 14.70 acres from A-2, Transitional Agriculture District to the A-1, Agriculture District.

PASSED AND ADOPTED by the Franklin County Board of County Commissioners this 11th day of March 2026. This action shall become effective upon publication in the official county newspaper.

Sabrina Meador
Chair

Received and recorded this the 11th day of March 2026.

Janet Paddock
County Clerk