

**BOARD OF COUNTY COMMISSIONERS
OF
FRANKLIN COUNTY, KANSAS**

RESOLUTION NO. 07-018

A RESOLUTION APPROVING SPECIAL USE PERMIT APPLICATION #0702-713 (PRAIRIE STAR RANCH) TO PERMIT THE PLACEMENT OF ADDITIONAL HOUSING AND OUTBUILDINGS AT A CHURCH YOUTH CAMP AND ADULT RETREAT IN AN "A-1" AGRICULTURE ZONING DISTRICT

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

WHEREAS, The Franklin County Board of County Commissioners did adopt Resolution #23-91 creating the Franklin County Planning Commission as provided in K.S.A. 12-744; and

WHEREAS, the Franklin County Planning Commission did publish notice on February 22nd, 2007 that a public hearing would be held to consider Special Use Permit application #0702-713 (Prairie Star Ranch) as required by K.S.A. 12-757 and Article 17, Section 17-3 of the Franklin County Zoning Regulations; and

WHEREAS, the Planning Commission did on March 15th, 2007 hold a public hearing for the consideration of Special Use Permit Application #0702-713 for the placement of additional housing and outbuildings at a Church Youth Camp and Adult Retreat in an "A-1" (Agriculture) Zone; and

WHEREAS, the Planning Commission, after reviewing and considering all reports and testimonies did, by a unanimous vote of those present, approved said Special Use Permit based on certain findings and subject to certain conditions; 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 Special Use Permit finds:

1. That the Special Use Permit is consistent with the County Zoning Regulations.
2. That the Special Use Permit is in conformance with and would further enhance the County Comprehensive Plan.
3. That as conditioned, the Special Use Permit will not overburden the County roads and other public services.
4. That as conditioned, the Special Use Permit will not unduly affect the character of the surrounding community.
5. That as conditioned, the Special Use Permit will not impact property values of surrounding properties.

NOW, THEREFORE, Be It Resolved, that the Franklin County Board of County Commissioners does hereby approve Special Use Permit Application #0702-713 (Prairie Star Ranch) to permit the placement of additional housing and outbuildings at a Church Youth Camp and Adult Retreat in an

“A-1” Agriculture Zone as follows:

Section 1: Special Use Permit #0702-713 (Prairie Star Ranch) is granted for the following described property:

Tract 1:

All that part of Section 24, Township 18 South, Range 17 East lying South and East of the center line of the abandoned Atchison, Topeka and Santa Fe Railway right of way, except beginning at a point on the East line of said Section 24, 732 feet South of the Northeast Corner, at the intersection of the centerline of the abandoned Atchison, Topeka and Santa Fe Railway right of way with said East line; THENCE South 1078 feet; THENCE West 1434.2 feet; THENCE North 1126 feet to the centerline of said abandoned railroad right of way; THENCE in an Easterly direction along said centerline to the Point of beginning, Franklin County Kansas.

Section 2: The real property described above shall be authorized to place additional staff housing pursuant to the Franklin County Zoning Regulations and the following conditions:

1. That the applicant shall obtain appropriate building permits for any new construction or re-construction.

2. The applicant shall provide evidence of a potable water supply either from the Rural Water District or a ground water supply adequate to meet the needs of the structure/building prior to the issuance of a building permit/s. The new single family residence may be constructed on a separate tract of at least 20 acres without proof of water.

3. All new buildings shall comply with the 2003 International Building Codes.

4. That the applicant shall provide sufficient wastewater treatment facilities required to accommodate both existing and future uses. All sanitation facilities shall comply with the requirements of the KDHE Wastewater Treatment Permit and the Franklin County Sanitation Code.

5. That the applicants shall obtain appropriate sanitation permits for any new construction.

6. Signs identifying the campground may be permitted as provided in the Franklin County Zoning Regulations.

7. That the Special Use Permit shall become null and void by operation of law if the special use permit has not been initiated and utilized by commencing the activity at the specified site within one (1) year of the date of approval.

PASSED AND ADOPTED by the Franklin County Board of County Commissioners this 4th day of April 2007. This action shall become effective upon publication in the official county newspaper.

/s/ Karen S. Farrell
Karen S. Farrell
Commissioner District 1

/s/ John E. Taylor
John E. Taylor
Commissioner District 2

/s/ Roy C. Dunn
Roy C. Dunn
Commissioner District 3

/s/ Donald C. Hay
Donald C. Hay
Commissioner District 4

/s/ Donald R. Stottlemire
Donald R. Stottlemire
Commissioner District 5

Received and recorded this the 4th day of April 2007.

Shari Perry

/s/ Shari Perry
County Clerk