

**RESOLUTION NO. 2021 - 9**  
**(Prairie Fire Ranch, LLC B&B Conference Center--Renewal) [Renewal of Resolution 2018-32, Recorded in Wabaunsee County Register of Deeds Office on January 8, 2019, in Record 236, Page 159]**

**WHEREAS**, pursuant to K.S.A. 12-757, and amendments thereto The Board of County Commissioners of Wabaunsee County, Kansas have considered the following recommendation of the Wabaunsee County Planning and Zoning Commission and;

**WHEREAS**, the Wabaunsee County Planning and Zoning Commission pursuant to K.S.A. 12-757, as amended, following published notification; and,

**WHEREAS**, good and proper written notification was provided to all landowners within the prescribed distance set out in the Wabaunsee County Zoning Regulations and K.S.A. 12-757(b) and,

**WHEREAS**, the Wabaunsee County Planning Commission has conducted a public hearing on the request of Jennifer Foster Trust and Cody Foster Trust, agent Seth Wagoner for Prairie Fire Ranch, LLC, for establishing a 16 Room Bed & Breakfast with a conference center & recreation area (pool/fishing) at 12136A Bouchey Rd Maple Hill, KS 66507 on described property as follows:

A tract of land in the Northeast Quarter of the Northeast Quarter (NE1/4 NE ¼) of Section Nineteen (19), Township Eleven (11) South, Range Thirteen (13) East of the 6<sup>th</sup> P.M., Wabaunsee County, Kansas described as follows: Beginning at the Northeast Corner of Section 19; thence West 1050 feet along the North line of said Section; thence Southeasterly 1329 feet, more or less, to a point 900 feet West of the East line of said Section; thence East on the South line of the Northeast Quarter of the Northeast Quarter of said Section, 900 feet; thence north 1320 feet, more or less, along the East line of said Section to the point of beginning EXCEPT the following described tract: Beginning at the Northeast corner of said Section 19; thence running South 5 chains to the center of the public road; thence running to the Northwesterly direction 79 ¼ degrees West 8.72 chains West; thence North 37 ¼ degrees West 3.80 chains; thence East 11 chains to the place of beginning. AND

The East Half of the Southeast Quarter of the Northeast Quarter (E1/2 SE1/4 NE1/4) of Section Nineteen(19), Township Eleven (11) South, Range Thirteen (13) East of the 6<sup>th</sup> P.M., Wabaunsee County, Kansas. AND

A tract in the Southeast Quarter (SE1/4) of Section Nineteen (19), Township Eleven (11) South, Range Thirteen (13) East of the 6<sup>th</sup> P.M., Wabaunsee County, Kansas described as follows: Beginning at the Northeast Corner of the West Half of the Northeast Quarter of the Southeast



Quarter; thence North 89 degrees 53 minutes 43 seconds West, 290.83 feet to a fence line; thence South 19 degrees 27 minutes 09 seconds West 34.96 feet; thence South 24 degrees 59 minutes 47 seconds West, 373.31 feet; thence South 22 degrees 51 minutes 00 seconds West, 370.59 feet; thence South 15 degrees 49 minutes 16 seconds West, 135.63 feet; thence South 04 degrees 47 minutes 56 seconds West, 154.31 feet; thence South 46 degrees 56 minutes 54 seconds West, 258.71 feet; thence South 43 degrees 03 minutes 29 seconds West, 213.28 feet to the South line of the Northeast Quarter of the Southeast Quarter; thence South 89 degrees 52 minutes 46 seconds East, 976.16 feet; thence North 00 degrees 00 minutes 17 seconds East 1317.77 feet along the East line of the West Half of the Northeast Quarter of said Southeast Quarter to the point of beginning. AND

A tract of land in the Northeast Quarter (NE1/4) of Section Nineteen (19), Township Eleven (11) South, Range Thirteen (13) East of the 6<sup>th</sup> P.M., Wabaunsee County, Kansas, described as follows: Beginning at the Southeast Corner of the West Half of the Southeast Quarter of the Northeast Quarter; thence North 89 degrees 53 minutes 43 seconds West, 290.83 feet along the South line of said Quarter Section to a fence line; thence North 19 degrees 27 minutes 09 seconds East, 333.02 feet; thence North 17 degrees 09 minutes 34 seconds East, 292.10 feet; thence North 15 degrees 54 minutes 30 seconds East, 342.32 feet; thence South 00 degrees 00 minutes 16 seconds West, 923.05 feet along the East line of the West Half of the Southeast Quarter of the Northeast Quarter to the point of beginning.

The East Half of the Northeast Quarter of the Southeast Quarter (E1/2 NE1/4 SE1/4) of Section Nineteen (19), Township Eleven (11) South, Range Thirteen (13) East of the 6<sup>th</sup> P.M., Wabaunsee County, Kansas. All in Wabaunsee County, Kansas

**WHEREAS**, the Wabaunsee County Planning and Zoning Commission has by a majority vote of a quorum of its membership recommended that the Governing Body of Wabaunsee County, Kansas, approve said Conditional Use permit as proposed subject to the following conditions:

- 1) Business must comply with all federal, state, and local rules regarding operation of such an establishment.
- 2) Conditional Use Permit (CUP) holder shall maintain liability insurance on the property and show proof upon request by the Zoning Administrator. Aggregate policy limits shall be \$2,000,000 for liability.
- 3) There shall be no fires started or fire pits used during County burn bans.
- 4) No fires shall be unattended, and the property as a whole shall not be unattended until any fires that have been started are extinguished.
- 5) Fire barriers shall be erected in accordance with the recommendations set forth by the property inspection submitted with the permit request.
- 6) National Fire Protection Association Standards shall be followed on the property.
- 7) CUP holder will cooperate with neighbors on yearly field clearing by fire including the use of backburns. CUP holder will also maintain a vehicle with a 300 gallon reservoir on site for the purpose of fire control.



- 8) When guests are on the property, a caretaker and/or CUP holder staff shall also be on the property.
- 9) Occupancy shall be limited to 72.
- 10) The duration of this CUP shall be 24 months.

**WHEREAS**, the Board of County Commissioners of Wabaunsee County, Kansas, in due and regular session, met on the 8<sup>th</sup> day of February, 2021 and after public discussion voted to approve the conditional use permit.

**NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF WABAUNSEE, COUNTY KANSAS**, that:

The above described property hereafter is granted the conditional use permit requested as described above and on the conditions stated.

**BE IT FINALLY RESOLVED** that this resolution shall be effective upon publication in the *Wabaunsee County Signal Enterprise*.

**ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS** of Wabaunsee County, Kansas this 8<sup>th</sup> day of February, 2021.

WABAUNSEE COUNTY KANSAS  
FILED FOR RECORD THIS DAY

MAR 04 2021

at 10:23 o'clock A. M. and recorded in  
Record 251 Page 163  
Mary Merritt Reg. of Deeds  
Fee: \$55.00



Attested by:

Abby Amick  
Abby Amick, County Clerk

Joel Fager  
Joel Fager, Chairman

Nancy Hier  
Nancy Hier, Commissioner

Rodney Allen  
Rodney Allen, Commissioner