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**RESOLUTION NO. 2021 - 10**  
**(Schutter Conditional Use Permit Rental Business)**

**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 Paul & Jenny Schutter for establishing a AirBnb at 264 Ponderosa Pt Alma, KS 66401 on described property as follows:

Lot 6, Block 40 and Lot 1, Block 40-B, being a portion of the platted section of what is known as Wabaunsee County State Park, 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) The Conditional Use Permit (CUP) holder shall maintain a list of all individuals using the rental structure, including name, address, and telephone information and the dates and times they stayed.
- 2) CUP holder shall maintain liability insurance on the rental structure and show proof upon request by the Zoning Administrator. Aggregate policy limits shall be \$1,000,000 for liability.
- 3) CUP holder shall provide guidance to renters on appropriate land usage and parking and how to avoid trespassing on neighbors' areas. (The attached Exhibit A shall be the rules used and enforced by CUP holder).



- 4) CUP holder shall provide all contiguous neighbors with the CUP holder's contact information including home or mobile phone number. CUP holder shall also designate a point of contact who is a resident of the lake and provide such information to contiguous neighbors and the Zoning Administrator upon request.
- 5) CUP holder shall abide by all State, County, Lake, or applicable City rules and shall make reasonable efforts to ensure that renters do the same.
- 6) CUP holder will monitor burn bans in effect and if a ban impacts a time when renters are present, the CUP holder shall take reasonable steps to secure any firepit or fire area to ensure it is not used.
- 7) This CUP shall be effective for two years from the date of approval by the Board of County Commissioners.

**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.

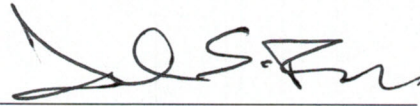
**NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF WABAUNSEE, COUNTY KANSAS, that:**

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

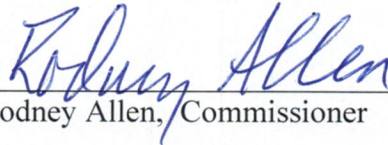
Wabaunsee County, Kansas this 8th day of February, 2021.



Joel Fager, Chairman



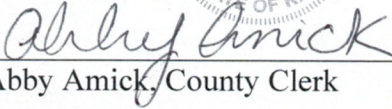
Nancy Hier, Commissioner



Rodney Allen, Commissioner



Attested by:



Abby Amick, County Clerk



WABAUNSEE COUNTY KANSAS  
FILED FOR RECORD THIS DAY

MAR 04 2021

at 10:24 o'clock A M., and recorded in  
Record 251 Page 165  
Mary M. M... Reg. of Deeds  
Fee: \$55.00