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**RESOLUTION NO. 2021 - 11**  
**(McVay 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 Kendall & Sarah McVay for establishing a part time vacation rental at 423 E Flint Hills Dr Alma, KS 66401 on described property as follows:

Lot 1, Block 55-B, EXECPT the west 178 feet thereof and EXCEPT that portion of Lot 1, Block 55-B, 40 feet by 75 feet lying immediately South of Lot 2, Block 55-A, all being a portion of platted section which is known as Wabaunsee County State Park, Wabaunsee County, Kansas; EXECPT Part of Lot 1, Block 55-B, Wabaunsee County State Park, Wabaunsee County, Kansas, described as follows: Beginning at the Northeast Corner of said Lot 1; thence South 11 degrees, 21 minutes, 44 seconds West (meas) South 11 degrees 20 minutes 00 seconds West (plat) along the East line of said Lot 1, 114.85 feet to the South line of said Lot 1; thence 78 degrees 52 minutes 48 seconds West (meas) North 78 degrees 40 minutes 00 seconds West (plat) along the South line of said Lot 1, 50.00 feet; thence North 11 degrees 21 minutes 44 seconds East, 112.42 feet to the North line of said Lot 1; thence South 81 degrees 39 minutes 12 seconds East (meas) South 81 degrees 35 minutes 00 seconds East (plat) along the North line of said Lot 1, 50.07 feet to the point of beginning.  
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. (There shall be a maximum of 4 cars allowed at the property associated with renters.)
- 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.

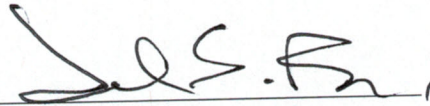
**NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF WABAUNSEE, COUNTY KANSAS, that:**

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

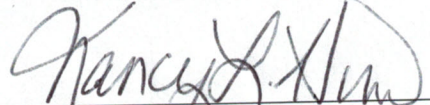
**BE IT FINALLY RESOLVED** that this resolution shall be effective upon publication in the *Wabaunsee County Signal Enterprise*.

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS of

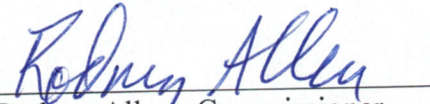
Wabaunsee County, Kansas this 8th day of February, 2021.



Joel Fager, Chairman



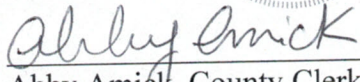
Nancy Hier, Commissioner



Rodney Allen, Commissioner



Attested by:



Abby Amick, County Clerk

WABAUNSEE COUNTY KANSAS  
FILED FOR RECORD THIS DAY



MAR 04 2021

at 10:25 o'clock A.M. and recorded in  
Record 251 Page 166  
Mavis Merritt Reg. of Deeds  
Fee: \$55.00