

To the Planning Commission and Board of County Commissioners:

As a new person coming into the middle of these changes, I would appreciate the opportunity to present some alternative ideas to both boards for consideration. I understand the issues presented by both boards and would like to work with both commissions to see if these alternatives may be an option that would allow rural development to occur within a reasonable time frame and without substantial expense, while still protecting the agricultural industry from substantial intrusion by unregulated growth.

A-1 Agricultural district for lots that meet a minimum of 40 acres

A-2 Agricultural district for lot that meet a minimum 5 acres up to 39.99 acres

Zoning criteria would be interchangeable, as far as allowable uses. At any time a lot is split and does not conform to minimum size as A-1, it would be subject to the A-2 requirements. If, at any time in the future, it is absorbed into any surrounding parcel and exceeds the minimum lot size for A-1, it would automatically revert back to A-1 restrictions. This process could be completed by the Zoning Administrator only upon application by the landowner. A public hearing shall not be required for this process.

In order to make this work, the following things need to be considered:

1. The BOCC may need to approve a resolution that the authority to rezone in these cases (A-1 to A-2 and vice versa) shall rest with the zoning administrator in order to provide a more expedient and efficient public service. A report of issuance of the lot splits shall be provided to the County Commission during their regular Planning and Zoning report. If the BOCC so desires, they may wish to postpone the final approval of these requests until they have been presented to the BOCC during their regular meetings.

2. Agricultural District regulations will need to be amended to meet the needs addressed above. Minimum lot sizes should be 40 acres for A-1 and 5 acres for A-2 (or whatever lot size is determined adequate). Minimum lot size for A-2 may be as small as 3 acres if the parcel is determined to be of adequate size, shape and terrain to construct onsite wastewater and water supplies while meeting the separation distances and still providing enough area to construct an additional OSWW system if and when the first system fails.
3. A-2 lots shall be required to have a minimum frontage of 330' that shall be located on an existing local or state roadway for access.
4. Other issues to be investigated further may include:
  - a. Whether to limit the number of animal units based on the total acreage of the parcel. For example, if the board determines that there shall be 3 animal units per 5 acre lot, (or whatever the minimum acreage is determined to be), then if there is a total parcel size of 15 acres, there shall be 9 animal units permitted on the parcel. If there are 35 acres (7 times the minimum lot size) then there shall be a total of 21 animal units permitted on the parcel. The calculation schedule for the number of animal units shall be the same as used by KDHE except that the adult calculations shall be used for all animals (ie. There shall not be a different calculation for cattle under 700 lbs. All cattle shall be calculated at 1 animal unit as if they were adults over 700 lbs. to allow the animals to reach adult stage without the owner being required to remove them from the parcel.)
  - b. Whether to limit the number of A-2 parcels to be permitted in each section, each radial area, or if there should be a limit.