



RENO COUNTY
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TO: ALL INTERESTED PARTIES
FROM: BOARD OF COMMISSIONERS
RE: NOTICE OF MEETINGS
DATE July 1, 2016

The Reno County Board of Commissioners will meet as regularly scheduled at 9:00 a.m. on Tuesday, July 5, 2016, in Commission Chambers to hold their Agenda Session.

On Tuesday, July 5, 2016 the Reno County Board of Commissioners will proceed to an 11:00 a.m. Fence Viewing on certain property located at 11502 East Avenue G, Burrton, KS as per K.S.A. 29-304.

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AGENDA SESSION
RENO COUNTY COMMISSION
COMMISSION CHAMBERS OF COURTHOUSE
Tuesday, July 5, 2016
9:00 A.M.

1. Roll Call:

Deming _____ Dillon _____ Schlickau _____

2. Pledge of Allegiance to the American Flag and Prayer

3. Determine Additions to the Agenda (Restricted to subject matters that were not known at the time of the agenda publication and to subject matters that require immediate Board discussion and/or action and which cannot be deferred to a later date.)

4. Public Comment on Items not on the Agenda. Please come forward to the podium, state your name and address and limit your remarks to not more than 5 minutes per item.

5. Consent Agenda (items considered routine for approval. If any commissioner or person in the audience would like further discussions or explanation of any item they may ask that it be removed from the consent agenda for additional consideration.

- a. Vouchers (bills or payments owed by the county or related taxing units) totaling _____.
- b. Move the regularly scheduled August 2, 2016 Commission Meeting to Wednesday, August 3, 2016.
- c. Move the regularly scheduled November 8, 2016 Commission Meeting to Wednesday, November 9, 2016.

Motion for consent agenda items: Approval _____ Disapproval _____

Motion _____ Second _____

Dillon _____ Schlickau _____ Deming _____

6. **PUBLIC HEARING:** Planning & Zoning Case #2016-01 – A request by IdeaTek Equity Group, LLC for a conditional use permit to establish an indoor storage facility, CrossFit gym, and event center on land zoned R-1 – Rural Residential District. The property is located at 4601 N. Plum St. approximately 1,000 feet north of the intersection of N. Plum and East 43rd Avenue and known as the old Prosperity School. AI

Motion for action: Approval _____ Disapproval _____

Motion _____ Second _____

Dillon _____ Schlickau _____ Deming _____

7. Consider for approval, designating a voting delegate and alternate at the Kansas Association of Counties (KAC) annual meeting to be held November 15-17, 2016 in Overland Park, KS. AI

Motion for action: Approval _____ Disapproval _____

Motion _____ Second _____

Dillon _____ Schlickau _____ Deming _____

8. Consider for approval Reno/Harvey Joint Fire District #2's request to declare their ambulance as surplus property to be sold for \$20,000 to the Hutchinson/Reno County Emergency Response Team. AI

Motion for action: Approval _____ Disapproval _____

Motion _____ Second _____

Dillon _____ Schlickau _____ Deming _____

9. Consider a revision to the Work Well Reno County Incentive Program Policy to include Equal Employment Opportunity Commission (EEOC) guidelines. DI

10. Report on Mortgage Registration Tax and Recording Fee Revenue. DI

11. Report from Jan Steen, Ray Bartholomew and Dr. Jim Lindquist with the Reno County Extension Office on the forming of an Extension District. DI

12. Discussion of items added to the agenda

13. Adjournment

14. The Reno County Board of Commissioners will proceed to an 11:00 a.m. Fence Viewing on certain property located at 11502 East Avenue G, Burrton, KS as per K.S.A. 29-304.

Items listed on the agenda as "DI" (Discussion Item) will normally be discussed that day and voted on the following week. Items listed as "AI" (Action Item) will normally be voted on that day unless postponed for further discussion or to await additional information. The Commission reserves the right to take a final vote on any agenda item but normally, on items coming up for the first time discussion, will await the following week for a final vote.



AGENDA REQUEST

**AGENDA
ITEM #6**

Case #2016-01. A request by IdeaTek Equity Group, LLC for a conditional use permit to establish an indoor storage facility, CrossFit gym, and event center on land zoned R-1 - Rural Residential District. The property is located at 4601 N. Plum St. approximately 1,000 feet north of the intersection of N. Plum St. and E. 43rd Avenue and known as the old Prosperity

PROPOSED AGENDA ITEM: School.

PRESENTED BY: Mark Vonachen, County Planner II

RECOMMENDED ACTION: Approval of the Planning Commission recommendation.

BACKGROUND/DISCUSSION DATE: 6/28/16

PROPOSED AGENDA DATE: 7/5/16

FINANCIAL CONSIDERATIONS:

Cost: _____ Funding Source: Is it budgeted? _____

Fund/Dept.: _____ Effective Date: _____

Revenue: _____

Grant Amount: _____ Local Match: _____

LEGAL CONSIDERATIONS: If the Agenda Item concerns a Contract, Agreement, Policy, County Resolution, or other matter involving legal issues, has it been reviewed by the County Counselor for legal form/sufficiency/recommendation? No

Will this Agenda Item replace an existing policy, agreement, contract or resolution?
If Yes, please explain: No

OTHER:

OPTIONS/ALTERNATIVES: If not approved, are there other options alternatives available? No



Public Works
600 Scott Boulevard
South Hutchinson, Kansas 67505
620-694-2976

Road & Bridge • Planning & Zoning • Noxious Weed • Utilities

Date: June 21, 2016

To: Reno County Board of County Commissioners

From: Mark Vonachen – County Planner II

Subject: 2016-01 – IdeaTek Storage, LLC (Jerrod Reimer) Legal Description:
Approximately 5.13 acres of land located in the SE ¼ - Section 25 – T22S, R6W
in Reno Township and further described as PIN# 0372504001007000. The
address is 4601 N. Plum St.

Who: Owner: IdeaTek Equity Group, LLC

What: This is a conditional use permit request to establish an indoor storage facility, CrossFit gym, and an event center. This area is outside of the Reno County Future Land Use Map. The floodplain designation for the majority of the property is shaded Zone X which is an area with a reduced flood risk due to protection by a levee. The northeast corner of the existing building and the northern portion of the property has been identified as Zone AE. Zone AE is a special flood hazard area where base flood elevations have been determined.

Why: The owner is requesting a conditional use permit on the above identified land for the purpose of establishing an indoor storage facility, CrossFit gym, and event center. The property is currently zoned R-1 – Rural Residential District. All proposed land use activities other than agricultural and single family residential require a conditional use permit.

BACKGROUND

The applicant requests a conditional use for the old Prosperity School. This school was closed and decommissioned a few years ago when the new Plum Creek School opened up. The Prosperity School building has since been sold to IdeaTek Equity Group, LLC.

This conditional use request is for three different land uses:

- Indoor self-storage units. The individual classrooms within the school will be offered for rent to individuals who wish to store items in a 24 hour/7 day a week monitored and climate controlled facility. Each classroom will be subdivided into small storage units. The applicant estimates the facility to be converted into 100-200 individual storage units.
- CrossFit Gym. One of the larger school rooms will house a CrossFit exercise program. This exercise program is monitored by a trainer and typically lasts one hour per session. A typical class size ranges from four to eight people per hour. This exercise program is

not operated like a typical exercise gym where people come and go as they please. This program is operated by trainers only.

- **Event Center.** The existing gym and attached kitchen will be available for rental. Typical events utilizing this space include, but are not limited to, wedding receptions, parties, civic organization meetings, and basketball games. The overflow parking located to the south of the gym should handle a larger event. This parking area was used in the past to accommodate school plays, band/vocal events, and sporting events.

The applicant states, considering the building's large footprint and previous use, they believe the proposed uses provides a solution to re-purpose an otherwise abandoned and tax exempt property. This plan will increase services and amenities available to the community as well as grow the county tax revenues with no new impact to the surrounding property owners.

**SUMMARY OF APPLICABLE REQUIREMENTS FOR:
AN INDOOR STORAGE FACILITY, EXERCISE FACILITY, AND EVENT CENTER IN
AN R-1 ZONING DISTRICT**

1. **Land Use Category**

This parcel is currently zoned R-1 – Rural Residential District. All proposed land uses that are neither agricultural nor single family residential in nature require an approved conditional use permit. Before adoption of the April, 2016 zoning regulations, this parcel did not receive a conditional use permit because no active legal land use was occurring on the parcel at the time the regulations were adopted.

2. **Yard Requirements – Article 13**

The parcel currently contains a decommissioned elementary school and related accessory buildings. The modular classrooms have been removed from the property. Any new or relocated structures shall meet the following minimum setbacks:

Front Yard: 30' from the property line

Side Yard: 10' from the property line

Rear Yard: 20' from the property line

The submitted site plan indicates no new structures will be constructed at this time and no structures will be relocated. Any structures not in compliance with the setback requirements will be considered legal non-conforming.

3. **Performance Standards – Article 9**

The following performance standards apply to the proposed land uses:

A. No smoke, radiation, vibration or concussion, or heat shall be produced that is perceptible outside a building, and no dust, fly ash, or gas that is toxic, caustic or obviously injurious to humans or property shall be produced.

B. No emission of air contaminants from any source within the boundaries of any lot or tract shall exceed emission rates established by the Kansas Secretary of Health and Environment

pursuant to K.S.A. 65-3001 et seq., or amendments thereto, and any administrative regulations adopted thereunder.

- C. No activity shall be permitted that creates any off-site electrical disturbance.
- D. Light sources shall be controlled or hooded so that light is directed away from any adjoining residentially zoned property or public streets.

4. **Parking and Paving Requirements – Article 10**

The submitted site plan indicates 21 paved parking stalls, including two handicapped stalls, will be provided for the three proposed activities on the property. A portion of the main access drive to the building along with the parking stalls will be paved. Four parking stalls on the south side of the building will also be paved. A large gravel area on the south side of the building will be utilized as an auxiliary parking area for customers visiting the building. This parking area and related access drives is not proposed to be paved at this time.

In reviewing the number of parking stalls the applicant is required to provide for this development, staff finds there is not a land use category that defines the specific number of parking stalls required of this development. Therefore, under the conditional use permit review process, the Planning Commission must determine the number of parking stalls that should adequately serve this development.

The following design standards are required under Article 10:

1. An off-street parking space is an all-weather area not in a street or alley, being a minimum of 9 feet by 19 feet, exclusive of driveways or access drives, permanently reserved for the temporary storage of one motor vehicle and connected with a street or alley by an all-weather driveway which affords satisfactory ingress and egress for motor vehicles.
2. Entrances or exits for all parking facilities shall comply with the requirements of the County Engineer.
3. Screening shall be installed along any property line adjacent to or adjoining any single-family residence, two-family residence or multi-family residence to eliminate the passage of light from vehicles. Screening along-side yards shall not extend nearer to the street than the front yard setback line. The installation and maintenance of required screening shall be the responsibility of the landowner whose land use necessitates the screening.

The following performance standards are required under Article 10:

1. All off-street parking spaces and their access drives required for all commercial and industrial uses shall be paved with an asphalt or concrete surface if the adjoining road is also paved with asphalt or concrete. All required off-street parking spaces and their access drives shall be maintained in good condition and free of all weeds, dust, trash and other debris. Said paving shall be completed before the activity or use can commence.

The County Commissioners may waive this requirement at the applicant's request,

provided that the applicant can provide sufficient reasons and can show that such action would be in the community's best interest and would be keeping with the spirit and intent of these Regulations.

2. All off-street parking spaces, and their access drives, shall be planned and engineered to assure proper drainage of surface water. If a storm sewer is not available, positive drainage shall be provided on such lot or parcel and discharge of the same shall be through defined drainage courses. No drainage shall be directed over adjoining lands unless approved by the County Engineer.

3. The Planning Commission or the Governing Body may require plans to be prepared and presented to assure proper design and construction of any off-street parking spaces and their access drives, if conditions of the site are such that compliance with these requirements may be difficult or may pose a potential problem with adjacent properties, or if the proposed use will include parking needs for buses, tractor-trailer semis, or other such large vehicles. Additional spaces may be required or reserved to accommodate such vehicles and the Planning Commission or Governing Body may require that the site plan show the location of such spaces.

4. When located in a residential district, parking shall not be permitted within a front yard setback except in permitted driveways.

5. If lighting facilities are provided, they shall be so arranged as to deflect or direct light away from any adjacent single-family residence, two-family residence or multi-family residence.

6. Paved parking areas shall be adequately marked with at least two (2) inch wide stripes of traffic paint, for channelization and movement of vehicles.

The applicant has requested the County Commissioners waive some of these requirements. Staff does not have the authority to waive any zoning regulation requirement.

Staff has developed three options for the County Commissioners' consideration based on the flexibility of the zoning regulations.

- Deny the applicant's request and require the owner to pave all parking stalls and access drives as required by the regulations.
- Approve of the applicant's request for a waiver from the paving requirements because the applicant has provided the County Commissioners with sufficient evidence that it would be in the community's best interest to not pave the entire parking lot and access drives. Evidence must also be presented this would be in keeping with the spirit and intent of the regulations. The County Commissioners may approve the site plan as presented or you may modify the plan as presented.
- Develop a timeline whereby the applicant may pave all or a portion of the parking stalls and access drives over a set period of time.

Staff recommends a reasonable timeline be approved whereby all off-street parking spaces and their access drives are paved with asphalt or concrete and clearly marked and a drainage plan be submitted and approved by the county engineer.

5. Off-Street Loading Requirements – Article 11

This Article is not applicable since the floor area is not increasing by more than 50% and the building isn't being converted to a place of public assembly. Since the previous use was a school, it has always been a place of public assembly.

6. Sign Requirements – Article 12

According to the site plan submitted, one 4'5" x 8'3" double-faced LED sign is proposed to be located in front of the main entrance to the building. The height of the sign is 20 feet.

No sign permit is required. However the sign shall meet all applicable requirements of Article 12. The owner should review the specific requirements for an LED sign.

The sign appears to be located right on the edge of the road right of way of N. Plum St. The owner should review the extent of the right of way and re-locate the sign if needed. Any sign found to be located in the right of way will be required to be removed at the owner's expense.

7. **Landscaping**

The county has no requirements in the zoning regulations regarding landscaping. However, under the conditional use permit review process, the County Commissioners can require landscaping, buffering, and screening be installed to lessen the impact on a neighborhood.

The submitted site plan show four trees being planted in front of the building and additional landscaping near the sign. The owner should review the extent of the right of way. No trees shall be planted in the right of way of N. Plum St.

As mentioned previously, the parking regulations require screening along any property line adjacent to a single family dwelling in order to shield car lights from shining into a house or on the property. No screening of the side yard can encroach upon the 30 foot front yard setback requirement. Staff recommends a waiver be granted for screening along the south property line as there is an established tree row present to help shield car lights and noise.

8. **Lighting**

According to the site plan, one new light fixture will be added to the property in addition to what is already there.

The one fixture will be a 30' free-standing pole installed near the front of the building.

Any existing or new lighting shall be shielded away from N. Plum St. and all other adjacent properties.

9. **Fencing**

There are no fence regulations within the county except for instances when a sight triangle is involved or as a conditional use permit requirement.

Under the parking regulations, screening is required to shield car lights from an adjacent residential property.

Due to the floodplain concerns on the north side of the property, any new fencing installed should be approved by staff with the issuance of a floodplain development permit.

Again, staff recommends this requirement be waived as there is already a solid tree row shielding the property from the existing single family dwelling to the south.

10. **Height Limitations – Article 13**

The maximum height for a structure in the R-1 zoning district is 35 feet.

FACTORS

The Planning Commission may recommend approval/denial of a Conditional Use and the Governing Body may approve/deny such Conditional Use using the following factors as guidelines:

1. *Whether approval of the Conditional Use would be consistent with the intent and purpose of these regulations.*

The intent and purpose of the regulations is to provide flexibility in approving non-residential land uses which may not have a significant impact on the neighborhood if certain conditions are met.

Staff concludes approval of the conditional use permit would be consistent with the intent and purpose of these regulations.

2. *Whether the location of the proposed use is compatible to other land uses in the surrounding neighborhood.*

To the north, east, and west are lands used for agricultural and pasture purposes.

To the south are lands used for single family residential purposes, a fire station, and a church.

The three proposed land uses should have less of a daily impact on the neighborhood than the previous use as an elementary school. Storage units are not visited everyday by people. The CrossFit gym is designed to handle a maximum of eight people at a time. Lastly, the event center will not hold very large groups and may not be used every day.

A school is open 180 days or more out of the year and has evening and weekend events throughout the year. This activity generates a lot of daily traffic whereas the proposed land uses should generate less overall daily traffic to the area.

Staff concludes the proposed land uses are compatible to other land uses in the surrounding neighborhood based on the above reasons.

3. *Whether the proposed use places an undue burden on the existing transportation and service facilities in the area affected and, if so, whether such additional transportation and service facilities can be provided.*

N. Plum Street is a county-maintained asphalt road. This road is designed to carry large volumes of traffic because of the existence of the previous school building but also because this is a major road that services people entering and leaving the City of Hutchinson.

This parcel is also served by public sewer and water provided by the City of Hutchinson. The proposed land uses should have less of an impact on the sewer and water system than a public school because there will be less people utilizing the building at any one time versus the hundreds of people that utilize a school on a daily basis.

Staff concludes no undue burden will be placed on the existing transportation and service facilities if the conditional use permit is approved. Less traffic should be generated along this road to this building than the previous use of a school.

4. *Whether the proposed use is made necessary or desirable because of changed or changing conditions in the area affected.*

Staff concludes the proposed use is desirable because of changing conditions in the area. This is an old school building that is being repurposed. Without an approved conditional use, this building could continue to deteriorate thus becoming a blight on the neighborhood and in need of being repaired or demolished. With a conditional use permit approval, the building can become an asset to the surrounding community.

5. *The length of time the subject property has remained vacant or undeveloped as zoned: provided, the use of land for agricultural purposes shall be considered as viable use of the land and not be considered as allowing the land to be vacant or undeveloped.*

This property contains a building that previously housed an elementary school for the Buhler School District. No new structures are proposed for the property.

6. *Whether the applicant's property is suitable for the proposed use.*

Staff concludes the property is suitable for the proposed use. Surrounding properties should notice less traffic in the area than the previous use as a school. The applicant proposes no outside storage. The north part of the property is located in a floodplain which will limit the potential for additional development of the property. There are not a lot of land uses that could effectively repurpose an old school without significant infrastructure costs. The type of land uses proposed is suitable for this building and the surrounding area.

7. *Whether the proposed Conditional Use would be in conformance to and further enhance the implementation of the Comprehensive Plan.*

In reviewing the General Land Use policies (GP) and Urban Fringe Policies (UF) found in the Comprehensive Plan, staff concludes the proposed conditional use is in conformance with the goals and objectives of the Comprehensive Plan. Staff found no conflicts with the comprehensive plan. More specifically:

GP 8 which states "Future development shall be located and designed to make efficient use of energy resources, public travelways, facilities, and services."

GP 9 states “Future development shall demonstrate appropriate, reasonable, and efficient use of the land resources of Reno County.”

UF 2 states “All suburban developments are encouraged to utilize the infrastructure of the adjacent city, including potable water, sanitary sewer, and street extensions in accordance with the standards of the City and Reno County.”

8. *Whether the relative gain to the public health, safety, and general welfare outweighs the hardship imposed on the applicant by not upgrading the value of the property by approving the proposed Conditional Use.*

Staff concludes the relative gain to the public health, safety, and general welfare outweighs the hardship imposed on the applicant by not upgrading the value of the property and approving the conditional use. This conclusion is based on the following factors:

- The building will now generate additional taxes to the county whereas before the building was not on the tax roll since the school district owned the property.
- The current vacant building will be rehabilitated and repurposed thus reducing the potential of the building becoming an eyesore and blight on the community.
- Failure to approve an alternative use for this building has the potential to cause the building to degrade to the point of needing significant repairs or removal. Having to remove this building due to degradation, could cause a significant financial hardship on the owner. It should also be noted, the county does not have a current policy or procedure to remove dilapidated buildings.

If the conditional use permit request is denied, the owner would have to submit another conditional use permit to establish a different land use. The same land use proposal cannot be applied for again for one year unless significant changes have been made since the initial petition.

9. *Whether the proposed Conditional Use, if it complies with all the conditions upon which the approval is made contingent (as authorized in Article 15 of these Regulations), will not adversely affect the property in the area affected.*

Staff concludes if certain conditions are approved, this proposed development will not adversely affect surrounding properties or the neighborhood.

10. *The recommendation of the permanent or professional staff.*

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of this request for a conditional use permit to establish an event center, CrossFit gym, and indoor storage facility on land zoned R-1 based on the following factors and conditions:

1. Whether approval of the Conditional Use would be consistent with the intent and purpose of these regulations.
2. Whether the location of the proposed use is compatible to other land uses in the surrounding neighborhood.

3. Whether the proposed use places an undue burden on the existing transportation and service facilities in the area affected and, if so, whether such additional transportation and service facilities can be provided.
4. Whether the proposed use is made necessary or desirable because of changed or changing conditions in the area affected.
5. The length of time the subject property has remained vacant or undeveloped as zoned: provided, the use of land for agricultural purposes shall be considered as viable use of the land and not be considered as allowing the land to be vacant or undeveloped.
6. Whether the applicant's property is suitable for the proposed use.
7. Whether the proposed Conditional Use would be in conformance to and further enhance the implementation of the Comprehensive Plan.
9. Whether the proposed Conditional Use, if it complies with all the conditions upon which the approval is made contingent (as authorized in Article 15 of these Regulations), will not adversely affect the property in the area affected.
10. The recommendation of the permanent or professional staff.

Staff recommends the following conditions of approval:

1. All proposed and existing lighting shall be shielded so as not to go beyond the property boundary.
2. No outside storage of RV's, boats, cars, utility trailers, industrial equipment, or other items is permitted on site.
3. No general sales or auctions are permitted on the property.
4. All cars shall be parked in the marked identified parking spaces and auxiliary area as identified on the approved site plan.
5. All parking stalls and access lanes dedicated to the indoor storage facility and CrossFit Gym shall be paved with asphalt or concrete by November 1, 2016.
6. All parking stalls and access lanes to the event center shall be paved with asphalt or concrete by July 1, 2017.
7. A drainage plan for the entire parking lot and access drives shall be submitted for review and approval of the county engineer by November 1, 2016.
8. Any changes to character, intensity, or use of the site not capable of being discerned by the Planning Division as consistent with this approval shall be brought before the Planning Commission for an additional conditional use permit review.
9. Reno County reserves the right to rescind this conditional use upon any violation of County Regulations or conditions governing this approval.

Staff sent letters to 16 different property owners. Nobody from the public responded with any written comments.

On June 16, 2016 the Reno County Planning Commission conducted a public hearing on this petition.

Daniel Friesen, 10400 E. 69th Avenue, Buhler, KS 67522 stated he is proposing to convert the old Prosperity School into an indoor storage facility, CrossFit gym, and event center. They are not expanding the footprint of the building at all. They will make some outside improvements to the building and convert the inside classrooms into storage lockers.

Civic groups, like the Girl Scouts, are interested in renting the gym and kitchen facility to hold meetings and events. The CrossFit gym will host 4-8 people during a session. It will not be a come as you please facility like Planet Fitness.

As far as he knows, there has never been a complaint regarding the dust generated by the gravel parking lot when it was used as a school. He believes the gravel parking lot is compatible with the area. He requests the Planning Commission approve the site plan as submitted and grant a waiver of the paving requirement.

Commissioner French confirmed there is no paving around the building.

Mr. Friesen said that is correct.

Commissioner French asked about landscaping.

Mr. Friesen stated there is some landscaping up next to the building but it needs to be trimmed or removed. They are proposing some landscaping out near the road as shown on the 3-D drawing.

Commissioner Price asked if the plan is to leave the two south entrances to the property.

Mr. Friesen said we can close them if it is required.

Commissioner Price suggested they bring the paving down to cover the second southern entrance. Close the southern entrance and make people come into the property off of the paved surface.

Mr. Friesen expects the event center to be used similar to after school events. He does not anticipate it being rented for late night events.

Chairman Etzler asked if the storage facility will have 24 hour access.

Mr. Friesen said yes. There will be a key punch to let you in to the facility. The facility will not have an employee 24 hours a day.

Vonachen presented the staff report to the Planning Commission.

During the staff presentation, Chairman Etzler questioned if the facility is on public sewer.

Vonachen stated the facility is served by public sewer and water from the City of Hutchinson.

Vice-Chairman Richardson questioned condition number three regarding sales and auctions.

Vonachen stated the facility should not be used as a public auction ground because that is a different land use and there may be concerns with additional parking needs.

Vice-Chairman Richardson believes we should modify that condition to clarify that the owner can auction items off from a storage locker on the property.

Commissioner French questioned what happens if the owner decides paving that parking lot is not feasible to do by July of 2017, do they come back before the Planning Commission?

Vonachen said they would go before the County Commissioners since the Commissioners are the Government Body who determines the actual conditions of approval.

Commissioner French also asked about the letter from the City of Hutchinson. Is that going to create any problems for the owner.

Vonachen said no. He is permitted operate the land uses he is approved for at the time of annexation. If different land uses are proposed then he would have to come into compliance with the city regulations.

During the public comment period of the public hearing, the following person addressed the Planning Commission:

Darren Moran, 4411 N. Plum St., Hutchinson, KS 67502 stated he believes what is proposed looks very nice cosmetically. He questioned if there is another proposed use for the rest of the property.

Mr. Friesen said there is no proposed use currently for the rest of the property. He asked Mr. Moran if there is something he would not want to see on the property.

Mr. Moran would not want to see trailer houses or boxes used for storage.

Vonachen stated there is no outdoor storage proposed. Any proposal for outdoor storage would require another conditional use permit.

Mr. Moran is also concerned about asbestos abatement.

Mr. Friesen is aware of some limited asbestos. They have also had some suspicious ceiling tiles tested by a laboratory and it came back as being fiberglass, not asbestos.

The applicant and staff were permitted an opportunity to rebut any statements.

Mr. Friesen discussed the floodplain on the property. He mentioned his surveyor advised him the building and some other land could be removed from the floodplain restrictions by FEMA because the elevation is higher than the base flood elevation.

Mr. Friesen then discussed the proposed drainage plan. Mr. Friesen stated paving the entire parking lot and access drives is a substantial expense. The development of a drainage plan is also expensive. He does not want to create additional water issues in the area by paving the entire parking lot.

Mr. Friesen requested condition number three be modified to permit him to auction items left in a storage locker due to abandonment or lack of payment. These auctions happen very infrequently. Most people agree to permit him to dispose of the items left in the storage locker.

Vonachen advised the Planning Commission that if they choose to modify any conditions they have that right. However, any conditions that are modified need to be stated in such a way that the condition is easy to understand and enforceable. Do not place conditions on the property that are nearly impossible to enforce. Items such as hours of operation, the number of people who can utilize the gym or event center, or basing the paving requirement on how often the facility is utilized are difficult to enforce.

Chairman Etzler closed the public hearing.

The Planning Commission discussed at length possible solutions to the parking/paving issue. The Planning Commission expressed concern about granting a waiver of the paving requirement

yet was sympathetic to the cost involved in paving a parking lot for a facility which may not generate as much traffic as a school.

The Planning Commission discussed at length several options that would not cause a burden on the owner but would also not cause the Planning Commission to issue a full or partial waiver of the paving requirement.

Such options included:

- Closing southernmost driveway and paving from the second southernmost entrance up to the building.
- Closing or moving the northernmost entrance so it will line up with the large storage lockers on the north side of the building.
- Paving the entire parking lot over an extended period of time.
- Closing both the northern and southern most driveways and re-locating the northern driveway further to the south to line up with the north side of the building.

All of these options were an attempt to reduce the areas of the property designated as a parking lot, driveway, or access road. Under the current zoning regulations, these three designations require the owner to pave.

Motion by Vice-Chairman Richardson to recommend to the County Commissioners APPROVAL of the conditional use permit to establish an indoor storage facility, CrossFit gym, and event center on land zoned R-1 based on the factors listed above by staff and with the following additions/modifications to the listed conditions of approval:

1. Waive the paving requirement.
2. Close the southernmost entrance to the property.
3. Approve as per plan submitted.
4. Modify condition number three by adding the phrase “except as required by law.”
5. Eliminate condition numbers six and seven.

The motion was seconded by Commissioner French. The motion failed by a 2-2 vote (Yes: French, Richardson; No: Price, Etzler)

After further discussion amongst the Planning Commission members, the following was moved:

Motion by Commissioner French to recommend to the County Commissioners APPROVAL of the conditional use permit to establish an indoor storage facility, CrossFit gym, and event center on land zoned R-1 based on the factors listed above by staff and with the following additions/modifications to the listed conditions of approval:

1. Waive the paving requirement.
2. Close the southernmost entrance to the property.
3. Pave from the next southern entrance back to the edge of the gravel as shown on the site plan by July of 2017; and approve the rest of the site plan as submitted.
4. Modify condition number three by adding the phrase “only as required by law.”
5. Eliminate condition numbers six and seven.

The motion was seconded by Vice-Chairman Richardson. The motion passed by a 4-0 vote (Yes: Price, French, Richardson, and Etzler).

The official conditions of approval as modified by the Planning Commission are:

1. All proposed and existing lighting shall be shielded so as not to go beyond the property boundary.
2. No outside storage of RV's, boats, cars, utility trailers, industrial equipment, or other items is permitted on site.
3. No general sales or auctions are permitted on the property except as required by law.
4. All cars shall be parked in the marked identified parking spaces and auxiliary area as identified on the approved site plan.
5. All parking stalls and access lanes dedicated to the indoor storage facility and CrossFit Gym shall be paved with asphalt or concrete by November 1, 2016.
6. The southernmost entrance to the property shall be closed.
7. Pave from the next southern entrance back to the edge of the gravel as shown on the site plan by July of 2017; and approve the rest of the site plan as submitted.
8. The owner is granted a waiver of the paving requirement as modified by the conditions of approval.
9. Any changes to character, intensity, or use of the site not capable of being discerned by the Planning Division as consistent with this approval shall be brought before the Planning Commission for an additional conditional use permit review.
10. Reno County reserves the right to rescind this conditional use upon any violation of County Regulations or conditions governing this approval.

ACTION REQUIRED:

Motion to (accept/deny/return to the Planning Commission for further discussion) the Planning Commission's recommendation to approve the proposed conditional use permit.

ATTACHMENTS

Application
Comments
Zoning and property ownership map
Site plan
Boundary Survey
Letter from IdeaTek

Comments
IdeaTek Equity Group, LLC
2016-01

RENO COUNTY DEPARTMENTS

Nick Baldetti/Darcy Basye - Reno County Health Department

No comment. Facility is served by public water and public sewer.

Adam Weishaar, Director of Reno County Emergency Management Dept.

After review of this application, I find nothing in my area that would preclude this application from being approved.

OTHER AGENCIES

Jana McCarron - City of Hutchinson Planning & Development Director

See separate letter.

PROPERTY OWNERS

None

Comments on Case Number 2016-01

Reno County, Kansas Conditional Use Permit



May 26, 2016

Reno County Planning Commission
c/o Mark Vonachen
600 Scott Blvd
S Hutchinson KS 67505

Dear Mr. Vonachen:

The conditional use permit notice for Reno County Case Number 2016-01 was distributed to the City of Hutchinson's Development Review Committee on May 17, 2016 for review and comment. No objections were received. Comments made by the Planning & Development Department concerning the project and potential future annexation are included below.

1. The property is zoned R-1, rural residential district. Event centers and indoor storage facilities are considered commercial uses and not permitted uses in residential zones in the City of Hutchinson. Should the applicant desire annexation to the City in the future, the proposed uses would be incompatible with the zoning of the property.
2. Current development of the property does not meet City of Hutchinson standards for parking, paving and landscaping. Development of the property as a commercial use without modifications to the site for paving and landscaping could inhibit future annexation of the property to the City.

Should you have any questions or need additional information, do not hesitate to contact me. Thank you for the opportunity to comment.

Best Regards,

A handwritten signature in black ink that reads "Jana L. McCarron". The signature is written in a cursive style with a large initial "J".

Jana McCarron, AICP
Director of Planning & Development

**APPLICATION FOR CHANGE OF ZONING CLASSIFICATION (REZONING)
OR A CONDITIONAL USE PERMIT**

This is an application for change of zoning classification (rezoning) or for a Conditional Use Permit. The form must be completed and filed at the office of the Zoning Administrator in accordance with directions on the accompanying instruction sheet.

AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

1. Name of applicant or applicants (owner(s) and/or their agent(s)). All owners of all property requested to be rezoned must be listed in this form.

A. Applicant/Owner IdeaTek Storage, LLC

Address 10400 E 69th Buhler, KS 67522

Phone 620-543-5003

Email daniel@ideatek.com



B. Agent N/A

Address _____

Phone _____

Email _____

(Use separate sheet if necessary for names of additional owners/applicants.)

2. The applicant hereby requests:

_____ A change of zoning from _____ to _____.

A Conditional Use for the following: Indoor self storage, CrossFit gym, and event center

3. The property is legally described as (Lot and Block or Metes and Bounds):

RENO TOWNSHIP, S25, T22, R06W, TR COM SE COR OF SE/4 N 999FT FOR POB

W 397.7FT, N 656.2FT, E 397.7FT, S 656.2FT TO POB EXC RD RW

4. This property address is: 4601 N Plum, Hutchinson, KS 67502

The general location is (use appropriate section):

A. At the _____ (NW, NE, SW or SE) corner of _____ (street/road) and _____ (street/road) or,



B. On the West (N, S, E, W) side of N Plum St (Road) between 43rd and 56th st (Road).

5. I request this change in zoning for the following reasons (Do not include reference to proposed uses for a rezoning.) Attach a separate sheet if necessary.

This request is for a Conditional Use permit for a decommissioned grade school building otherwise known in the community as the old Prosperity School building. This building and its associated parcel have been zoned agriculture by the County. The building and its property have been used for an extended period of time by a school district for typical school functions which included a large volume of daily vehicular and bus traffic, frequent school events where both gravel parking lots could be found full, modular outbuildings, and other typical school building functions.

Our proposed new use of this property includes the following:

1. Indoor self-storage – Our tenants will be able to drive up store property in the safety and security of 24/7 monitored indoor storage facility. The facility operates much like a traditional self-storage complex only all operations occur indoors and are climate controlled.
2. Gym and a Kitchen - We intend to leave the existing gym and attached commercial kitchen intact for event rental. The idea of “Gym and a Kitchen” is just as it says. The space would be available for events that can use such facilities such as wedding receptions, parties, small basketball games, etc. We expect this to be a budget rental space and do not expect higher end events. We also expect the existing overflow parking lot to the South to accommodate such events. This again is commensurate with previous usage I.E. school plays, band / vocal events, athletic events. The space is already utilized from time to time by the local 4-H for indoor archery events. We have also had many other inquiries for rentals of the space for other events.
3. CrossFit Gym – This garage space type Gym needs open space (called a “Box” by CrossFitters) to perform coached programs typically spanning 1 hour in length. This use should not be confused with a typical self-service gym where users come and go and exercise on their own. This space will be utilized for guided classes. Typical class sizes range from 4 to 8 persons per hour.

We feel our proposed use of this existing building and land continue conform well with a long established pattern of use for the property. Additionally, Plum Street continues to grow as a commercial corridor for the Hutchinson area. Considering the building’s large footprint and previous use we believe our proposed use finds a unique solution to repurpose an otherwise abandoned and tax exempt property. This plan will increase services and amenities available to the community as well as grow the county tax revenues with no new impact the surrounding property owners.

6. I (We), the applicant(s), acknowledge receipt of the instruction sheet explaining the method of submitting this application. I (We) realize that this application cannot be processed unless it is completely filled in; is accompanied by an ownership list as required in the instruction sheet; and is

accompanied by the appropriate fee.

[Signature]
(Owner)

(Owner)

By Jerrold Reimer CEO
Authorized Agent (if any)

By _____
Authorized Agent (if any)

VI. OFFICE USE ONLY:

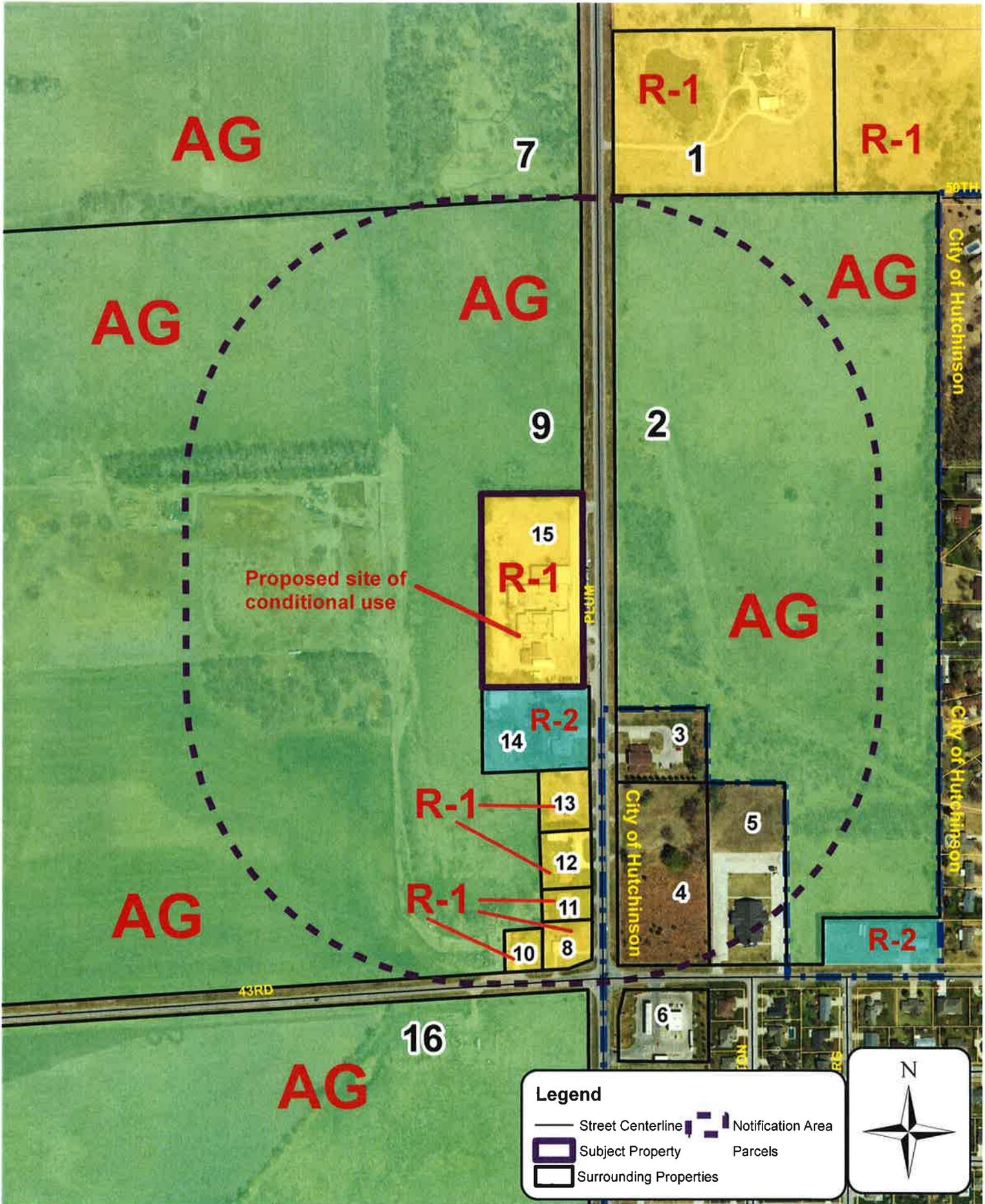
This application was received at the office of the Zoning Administrator at 4:00 (A.M.)
P.M. on 6th day of May, 2016. This application has been checked and found to be complete and accompanied by the required documents and the appropriate fee of \$300.

Mark Vonachen
Name

County Planner II
Title



Property Ownership/Zoning Map Case # 2016-01



IdeaTek Storage, LLC
Property Ownership List
Case #2016-01

A	B	C	D	E
1	PO #	OWNER	OWNER ADDRESS	PROPERTY ADDRESS
2	02933002001013000	STOSS, MARVIN C & ESTHER L	5300 N PLUM ST HUTCHINSON, KS 67502-4833	5300 N PLUM ST, Hutchinson, KS 67502
3	02933003004001000	GARBER LEASING, INC	2908 N PLUM ST HUTCHINSON, KS 67502-8429	00000 N PLUM ST, Hutchinson, KS 67502
4	02933003004001010	CITY OF HUTCHINSON	PO BOX 1567 HUTCHINSON, KS 67504-1567	4410 N PLUM ST, Hutchinson, KS 67502
5	02933003004002000	DICK DILLON MEMORIES LLC	1 COMPOUND DR HUTCHINSON, KS 67502-4320	00000 E 43RD AVE, Hutchinson, KS 67502
6	02933003004003000	CHURCH LDS CORP	C/O TAX DIVISION RM 2225 50 E N TEMPLE 523-4948	518 E 43RD AVE, Hutchinson, KS 67502
7	02933102006010010	DILLON REAL ESTATE CO, INC	SALT LAKE CITY, UT 84150-0022 C/O SAVAGE SAVAGE & BROWN	4216 N PLUM ST, Hutchinson, KS 67502
8	0372501001007000	RENO WESTERN CORPORATION	PO BOX 22845 #STE E OKLAHOMA CITY, OK 73123-2845	00000 N PLUM ST, Hutchinson, KS 67502
9	0372504001001000	REGIER, SHARON ROWLAND & ROWLAND, THOMAS	PO BOX 1173 HUTCHINSON, KS 67504-1173	418 E 43RD AVE, Hutchinson, KS 67502
10	0372504001001010	ROWLAND, GARNET H & ERMA I	6108 N WILLISON RD BUHLER, KS 67522	00000 N PLUM ST, Hutchinson, KS 67502
11	0372504001002000	WICHERT, EARL D & SALLY D	680 E 43RD AVE HUTCHINSON, KS 67502-4525	428 E 43RD AVE, Hutchinson, KS 67502
12	0372504001003000	KENNEDY, LUCY I	428 E 43RD AVE HUTCHINSON, KS 67502	4307 N PLUM ST, Hutchinson, KS 67502
13	0372504001004000	CLARK, DONALD D & CAROL A	4307 N PLUM ST HUTCHINSON, KS 67502-4807	4309 N PLUM ST, Hutchinson, KS 67502
14	0372504001005000	MORAN, DARREN A	4309 N PLUM ST HUTCHINSON, KS 67502-4807	4411 N PLUM ST, Hutchinson, KS 67502
15	0372504001006000	ARMBRUSTER, PHILIP MICHAEL	10 KISIWA PKWY HUTCHINSON, KS 67502-4442	4501 N PLUM ST, Hutchinson, KS 67502
16	0372504001007000	IDEATEK EQUITY GROUP LLC	4501 N PLUM ST HUTCHINSON, KS 67502	4601 N PLUM ST, Hutchinson, KS 67502
17	0373601001001000	ROWLAND, KELLEY & THOMAS	10400 E 69TH AVE BUHLER, KS 67522 3510 W 108TH AVE HUTCHINSON, KS 67502	00000 N PLUM ST, Hutchinson, KS 67502



May 25, 2016

RE: IdeaTek Storage, LLC - conditional use permit / parking requirements

Dear Reno County Planning Commission,

We have been working closely with Mr. Vonachen to develop a parking plan which follows the spirit of your new planning regulations related to parking while applying a reasonable level of discernment since it appears our proposed uses do not fall squarely within a specific parking requirement calculation. Below you will find IdeaTek's proposal to address this matter.

First, per our proposed site plan, we will pave sixteen parking stalls on the East side of the building and pave one entrance attached to those stalls. The building has a significant amount of other available gravel parking areas.

As our application details, the primary use of this existing property and building will be for indoor self-storage operations. We believe the parking needs for our facility are extremely small in relation to the square footage of the proposed use. We believe that one space per location employee plus one space per 50 storage units to be a reasonable parking stall requirement. This estimate is based on our experience with owning outdoor storage facilities and some limited research we have performed online. We expect the facility to house anywhere from 100 to 200 indoor storage units. Therefore, our expected parking need for this use is five stalls.

Our application is complicated by our proposal to continue to use the gym, kitchen, and music room (now applied for as a CrossFit gym). This use obviously requires a separate method of calculating parking space, and again, we find no clear calculation method in your current regulations to apply for this use. We do not expect this part of the facility to generate more than 10% of the expected revenue of the property

We do know we expect the CrossFit gym to need 5-10 stalls per hour on a weekday basis as based on current needs. For comparison, the current CrossFit location (established in 2013) located *within* the city limits of Hutchinson has a single paved stall with all additional parking having a gravel / asphalt millings base today.

We expect the gym and kitchen area to be rented on weekends and evenings on a limited basis for budget consensus users, and it may be converted into additional indoor storage space in phase II of our development plan. That limited need of overflow parking would be filled by the use of the existing gravel parking areas to the southeast of the building. The expected use is limited so much, that we find it impossible to justify the expense of paving additional stalls for the gym/kitchen rental at this time. We believe it is in the community's best interest to maintain an available gym space in the area rather than shuttering it over a requirement for extensive paved parking stalls. "Community's best-interest" is a qualifier for a waiver under Article 10-105.1.



We would like to respectfully remind the Commission that our expected use of the gym and kitchen is in a manner nearly the same as it has been used for nearly a half a century or more (estimated). As you likely know, this facility housed over one-hundred school children on a daily basis along with additional evening and weekend uses of the gym and music hall facilities. The school functioned with the current gravel parking lots during its entire history and we know of no complaints from neighboring property owners of this use. In fact, most adjacent residential property owners also have existing gravel/dirt drives today.

Our proposed usage and paving of some parking stalls, if anything will certainly be less impacting than the previous usage.

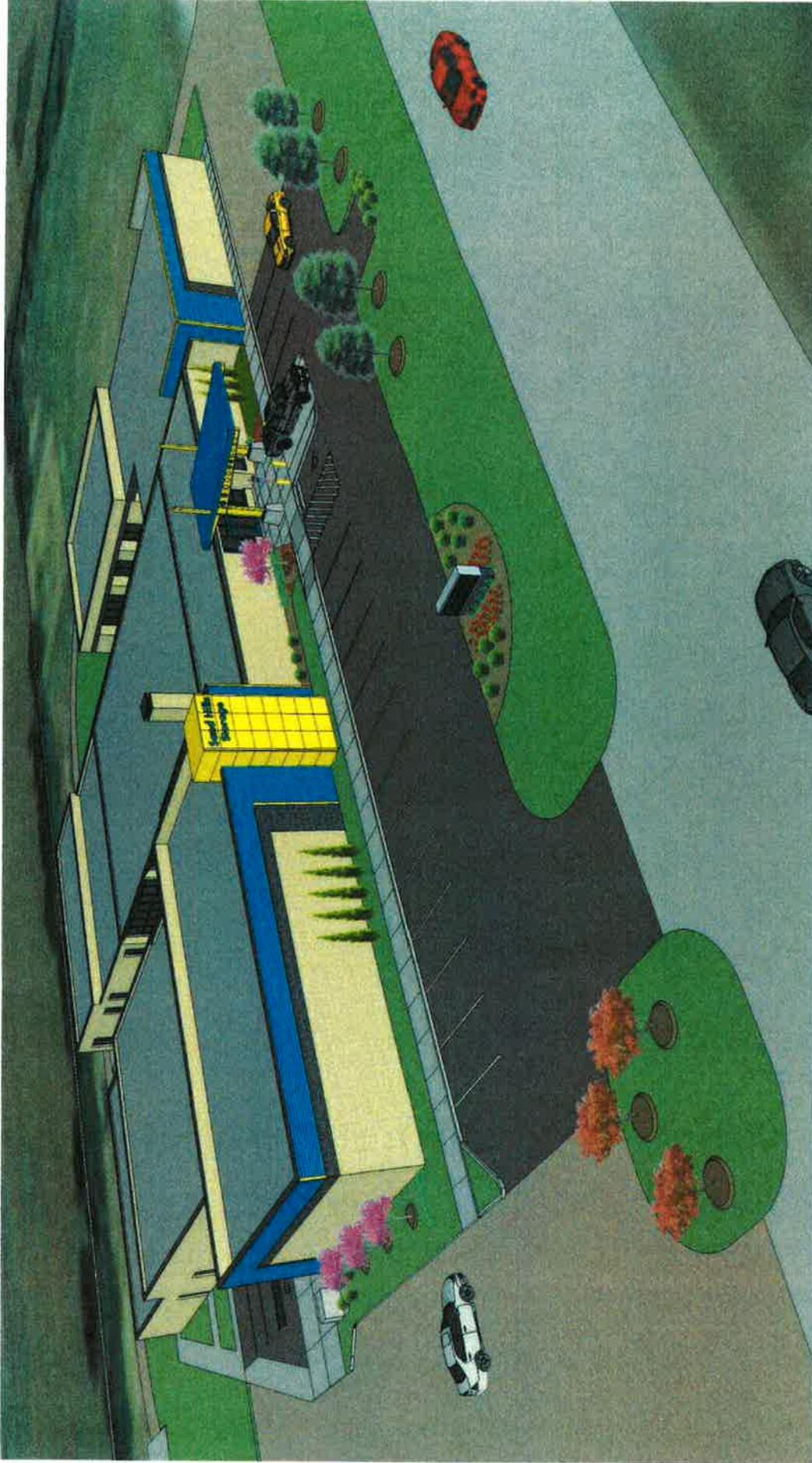
In summary, we ask that our site plan be approved as submitted and that further parking stall requirements of Article 10 be waived in lieu of the pre-existing gravel parking areas.

In the event that the commission is unwilling to approve our plan as presented, we would propose that the Commission provide a 2-year time horizon whereby we may collect building usage and parking data to (1) determine if the use makes economic sense for the company to continue renting the gym if facing further paving requirements and (2) provide the Commission at that time with usage details to help make a reasonable determination if further paved parking needs actually exist.

Yours,

A handwritten signature in blue ink, appearing to read 'D. P. Friesen'.

Daniel P. Friesen
Managing Member
IdeaTek Storage, LLC



CONCEPT SITE PLAN - OPTION 2

RECEIVED

JUN 6 2016

RENO COUNTY
PUBLIC WORKS DEPT



CERTIFICATION OF VOTING DELEGATE
KANSAS ASSOCIATION OF COUNTIES
41st ANNUAL CONFERENCE

AGENDA
ITEM #7

Purpose:

The bylaws of the Kansas Association of Counties provide that the county voting delegate be selected and certified in the following manner:

"Each member county shall be allowed one vote, which shall be cast by a chosen delegate designated for the county. Any county elected or appointed official may be selected as the county's voting delegate. The member county shall also appoint two alternates, specifying the order of such alternates, should the voting delegate be unavailable to attend the meeting. Delegates and alternates shall be certified to the KAC at least seven days before the meeting."

Please complete this form and return it at your earliest convenience to:

Kansas Association of Counties
300 SW 8th, Suite 300
Topeka, KS 66603

If you have any questions please contact:

Randall Allen
allen@kansascounties.org
(785) 272-2585 ext. 302 (785) 272-3585 (FAX)

For voting delegates to be certified, your response (and/or any changes or alterations to this form) must be received no later than Friday, October 21, 2016.

Date: _____, 2016

I, _____, County Clerk of
_____ County do hereby certify that the following officers have been designated
as the voting delegate and alternates for the 41st Annual Conference.

Delegate _____ Position _____

1st Alternate _____ Position _____

2nd Alternate _____ Position _____

Signed: _____
County Clerk

 Reno County <small>HEALTH INSURANCE</small>	SUBJECT: WORK WELL RENO PROGRAM	
	POLICY EFFECTIVE DATE: July 12, 2016	PAGES: 4
RELATED POLICIES: Original 1/5/2013	DEPARTMENTS PRIMARILY RESPONSIBLE: Human Resources	
APPROVED BY THE BOARD OF COMMISSIONERS OF RENO COUNTY, KANSAS:		
BOARD CHAIRMAN:	Dan Deming	(DATE)
BOARD MEMBER	James Schlickau	(DATE)
BOARD MEMBER	Brad Dillon	(DATE)

A. BACKGROUND

Modifiable health risks contribute significantly to health care costs. Rising health care costs, in turn, increase health insurance premiums for covered members of the Reno County Medical Group Health Insurance Program. Interventions which target health care risks have proven effective to improve an individual’s general health and also to reduce health care costs and insurance premiums. Work Well Reno County was established for the pursuit of these goals.

B. GENERAL POLICY

- 1) The Work Well Program (the “Program”) is open to all County Employees. Employees enrolled in the County Group Medical plan are eligible for discounted health insurance premiums if participating in the Program. Employees enrolled in Dental Coverage only are not eligible for reduced insurance premiums.

- 2) The Program will focus on assisting employees in making healthy choices in three main areas: tobacco/nicotine usage, wellness and preventive services, and participation in wellness targeted education and physical activity.

- 3) Participation in the Program will allow employees to earn discounts on their health insurance premiums by participation in the following areas:
 - a) Annual participation in a Biometric Health Screen and completion of the Health Risk Assessment tool;
 - b) Participation and successful completion of the Work Well Point Program;
 - c) Remaining tobacco and nicotine free.

“Tobacco Free” is defined as:

 - Successfully passing the cotinine test as part of pre-employment and random screening or at any other time/event as part of the established Work Well Program.
 - Not utilizing tobacco or nicotine based products in any form.
 - Participants quitting tobacco or nicotine based products mid plan year should contact Human Resources to begin the process for eligibility for the discount.
- 4) The Program will be re-evaluated annually. The Program details, including premium discounts, will be communicated in advance of the effective date of each plan year. Participating employees are expected to complete and/or maintain required levels of participation each year or the participants’ portion of the health insurance premiums will default to the established base rate.

C. NEW HIRES AND NEW ENROLLEES IN THE GROUP HEALTH PLAN

- 1) New hires will be tested for cotinine as part of the established pre-employment testing requirements.
- 2) New enrollees on the group health insurance will be required to attest whether they are a tobacco user. If they attest they are not a tobacco user they will be placed into the pool and tested prior to their coverage effective date.
- 3) New hires and new enrollees will be required to meet the definition of “tobacco free” as established in general policy in paragraph 3c above to earn the tobacco free premium discount rate.
- 4) Participating new hires and new enrollees not employed during the annual Biometric/HRA screening will receive the discounted rate for the months remaining of the current plan year. The discounted Biometric/HRA rate will be posted automatically. Beginning October 1 of each plan year, full participation is required to continue receiving the discounted premium rate.
- 5) Participating employees hired between February 1 – July 31 of each year will not be required to earn points for the remainder of the current

plan year in order to qualify for reduced premiums. Effective October 1 full participation is required to continue receiving the discounted premium rate.

D. HOW THE PROGRAM WORKS AND REGULATORY INFORMATION

Work Well Reno County is a voluntary wellness Program available to all employees. The Program is administered according to federal rules permitting employer-sponsored Wellness Programs which seek to improve employee health or prevent disease, including the Americans with Disabilities Act of 1990, the Genetic Information Nondiscrimination Act of 2008, and the Health Insurance Portability and Accountability Act, as applicable, among others.

Employees who choose to participate in the Program will receive employee share premium discounts for successful completion of three specific areas of the Program as outlined in Paragraph B above. Although employees are not required to complete the HRA or participate in the biometric screening, only employees who do so will receive the premium discount.

Employees who choose to participate in the Program will be asked to complete an online health risk assessment (HRA) which asks a series of questions about health related activities and behaviors and whether participants have or had certain medical conditions (e.g., cancer, diabetes, or heart disease). The HRA will be administered by a third party. Participants will receive a confidential personalized report. The County will receive a report in aggregate form only.

Employees are also asked to complete a biometric screening, which will include a blood test for cholesterol and related lipids that include triglycerides, LDL, HDL, and non-HDL coupled with blood glucose, to serve as a diagnostic tool that provides information for immediate risk assessment and therapeutic monitoring of heart disease and diabetes. Employees are not required to complete the HRA or to participate in the blood test or other medical examinations.

An additional premium discount incentive may be available for employees who participate in certain health-related activities as outlined the current year's Program. Those who are unable to participate in any of the health-related activities required to earn an incentive may be entitled to a reasonable accommodation or an alternative standard. Employees may request a reasonable accommodation or an alternative standard by contacting the Human Resources Department.

Information from the HRA and the results from the biometric screenings will be used to provide employees with information to help them understand their current health and potential risks. Employees are encouraged to share their results or concerns with their own physician.

E. PROTECTIONS FROM DISCLOSURE OF MEDICAL INFORMATION

Reno County is required by law to maintain the privacy and security of an employee's personally identifiable health information. The Work Well Program and Reno County

may utilize aggregate Work Well Reno County will never disclose any personal information either publicly or to any employee, except as necessary to respond to a request from an employee for a reasonable accommodation needed to participate in the Program, or as expressly permitted by law. Medical information provided in connection with the Program that personally identifies an employee will not be furnished to supervisors or managers and may never be used to make decisions regarding employment.

All medical information obtained through the Program will be maintained separate from personnel records. Information stored electronically will be secured, and no information provided as part of the Program will be used in making any employment decision

Personal health information will not be sold, exchanged, transferred, or otherwise disclosed except to the extent permitted by law to carry out specific activities related to the Program. Employees will not be asked or required to waive the confidentiality of health information as a condition for participating in the Program or receiving an incentive. Anyone who receives information for purposes of providing services as part of the Program will abide by the same confidentiality requirements. The only individual(s) who may view personally identifiable health information are the Health Educator and Health Education Supervisor, as well as Registered Nurses responsible for collection of the biometric samples and data in order to provide employees with services under the Program. Health Education staff members are trained and operate under the Clinical Laboratory Improvement Amendments Act (CLIA).

During the collection of the Biometric data the Reno County Health Department will enter an encounter for each employee into the KIPHS software. This encounter records a procedure code for the biometric screening. At no time will an employee's results for cholesterol, glucose, blood pressure, height, weight, BMI or body measurements be entered into KIPHS or logged for storage in any other electronic manner. At the time of the biometric the results are recorded on a worksheet for the employee's personal use only. At no time will employees be asked questions concerning a personal health conditions or a diagnosis.

Appropriate precautions will be taken to avoid any data breach. Employees will be notified immediately in the event of a data breach involving information provided in connection with the Program.

Employees may not be discriminated against in employment because of the medical information provided as part of participating in the Program, nor may they be subjected to retaliation if they choose not to participate.

Questions or concerns regarding this notice, or about protections against discrimination or retaliation should be directed to the Human Resources Department.

2016 MORTGAGE REGISTRATION TAX AND RECORDING FEE REVENUE

	Mortgage Registration Tax		Recording Fee		YTD TOTAL		+/- from 2015
	2015	2016	2015	2016	2015	2016	
JAN.	\$ 34,686.46	\$25,550.70	\$ 15,410.80	\$18,195.30	\$ 50,097.26	\$ 43,746.00	\$ (6,351.26)
FEB.	\$ 17,409.24	\$23,635.69	\$ 15,206.80	\$22,010.00	\$ 82,713.30	\$ 89,391.69	\$ 6,678.39
MARCH	\$ 35,437.13	\$32,622.70	\$ 20,433.10	\$24,046.60	\$ 138,583.53	\$ 146,060.99	\$ 7,477.46
APRIL	\$ 25,091.88	\$21,700.14	\$ 16,167.50	\$24,475.30	\$ 179,842.91	\$ 192,236.43	\$ 12,393.52
MAY	\$ 50,641.45	\$22,885.36	\$ 19,374.10	\$26,741.20	\$ 249,858.46	\$ 241,862.99	\$ (7,995.47)
JUNE	\$ 33,312.48	\$22,095.78	\$ 18,290.70	\$25,620.60	\$ 301,461.64	\$ 289,579.37	\$ (11,882.27)
JULY	\$ 36,353.74		\$ 19,402.40		\$ 357,217.78	\$ 289,579.37	\$ (67,638.41)
AUGUST	\$ 27,984.10		\$ 17,234.90		\$ 402,436.78	\$ 289,579.37	\$ (112,857.41)
SEPT.	\$ 33,398.06		\$ 16,322.00		\$ 452,156.84	\$ 289,579.37	\$ (162,577.47)
OCT.	\$ 33,685.72		\$ 16,325.90		\$ 502,168.46	\$ 289,579.37	\$ (212,589.09)
NOV.	\$ 48,335.89		\$ 13,932.10		\$ 564,436.45	\$ 289,579.37	\$ (274,857.08)
DEC.	\$ 38,797.22		\$ 20,959.90		\$ 624,193.57	\$ 289,579.37	\$ (334,614.20)
TOTAL	\$ 415,133.37	\$ 148,490.37	\$ 209,060.20	\$ 141,089.00			

	2015	2016	
Plus money paid IN from Other Counties	\$ 18,533.13		
Less money paid OUT to other Counties	\$ (62.50)		
TOTAL REVENUE:	\$ 642,664.20	\$ 289,579.37	\$ (353,084.83)

**AGENDA
ITEM #14**

I Clinton Troyer do here by request a fence viewing to be done by county commission on north and south fence between SW quarter of section 15 valley {N} and SE quarter of section 15valley {N} .between property of Clinton Troyer and Jeannine Rayl, trust etvir 155, to determine fault in fence destruction and repeated maintenance problems.

Clinton Troyer 6/3/16

ROUTING

DIST. I	<input checked="" type="checkbox"/>
DIST. II	<input checked="" type="checkbox"/>
DIST. III	<input checked="" type="checkbox"/>

RECEIVED
JUN 0 6 2016
RENO COUNTY
BOARD OF COMMISSIONERS