



RENO COUNTY  
206 West First Avenue  
Hutchinson, Kansas 67501-5245  
(620) 694-2929  
Fax (620) 694-2928  
TDD (800) 766-3777

---

TO: ALL INTERESTED PARTIES  
FROM: BOARD OF COMMISSIONERS  
RE: NOTICE OF MEETINGS  
DATE October 7, 2016

The Reno County Board of Commissioners will meet as regularly scheduled at 9:00 a.m. on Tuesday, October 11, 2016, in Commission Chambers to hold their Agenda Session.

Follow us on Twitter:  
<https://twitter.com/RenoCountyKS>

Like us on Facebook:  
<https://www.facebook.com/RenoCountyKS>

**AGENDA SESSION**  
**RENO COUNTY COMMISSION**  
**COMMISSION CHAMBERS OF COURTHOUSE**  
**Tuesday, October 11, 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. Change Orders 2016: 1413, 1420, 1423, 1427-1428, 1431, 1436-1441, 1443-1445, 1447 & 1448.

Motion for consent agenda items: Approval \_\_\_\_\_ Disapproval \_\_\_\_\_

Motion \_\_\_\_\_ Second \_\_\_\_\_

Dillon \_\_\_\_\_ Schlickau \_\_\_\_\_ Deming \_\_\_\_\_

6. **Public Hearing:** Consider the adoption by reference of the proposed Subdivision Regulations for that portion of the unincorporated area of Reno County as reflected on the Official Reno County District Zoning Map. Exceptions to these regulations include land within an extra-territorial jurisdiction of a city and land within the corporate limits of any incorporated city. DI

7. Consider for approval the adoption by reference of the proposed Subdivision Regulations for that portion of the unincorporated area of Reno County as reflected on the Official Reno County District Zoning Map. Exceptions to these regulations include land within an extra-territorial jurisdiction of a city and land within the corporate limits of any incorporated city. AI

Motion for action: Approval \_\_\_\_\_ Disapproval \_\_\_\_\_

Motion \_\_\_\_\_ Second \_\_\_\_\_

Dillon \_\_\_\_\_ Schlickau \_\_\_\_\_ Deming \_\_\_\_\_

8. Consider for approval the proposed Hutchinson Area of Influence which will afford the city the opportunity to review zoning amendment and conditional use permit applications within the established border. AI

Motion for action: Approval \_\_\_\_\_ Disapproval \_\_\_\_\_

Motion \_\_\_\_\_ Second \_\_\_\_\_

Dillon \_\_\_\_\_ Schlickau \_\_\_\_\_ Deming \_\_\_\_\_

9. Consider for approval a request from Fire District No. 7 to spend up to an additional \$10,000 to repair their 1989 Fire Maxim Engine for a total not-to-exceed cost of \$45,000. Prior approval to spend up to \$35,000 was granted on January 26, 2016. AI

Motion for action: Approval \_\_\_\_\_ Disapproval \_\_\_\_\_

Motion \_\_\_\_\_ Second \_\_\_\_\_

Dillon \_\_\_\_\_ Schlickau \_\_\_\_\_ Deming \_\_\_\_\_

10. Report on Mortgage Registration Tax and Recording Fee Revenue

11. Discussion of items added to the agenda

12. Department update from Human Resources Director Renee Harris

13. Department update from Reno County Sheriff Randy Henderson

14. Department update from District Attorney Keith Schroeder

15. Adjournment

*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.*

Tax Year: 2014

TAX ROLL CORRECTION - REAL ESTATE

AAELT014

Printed by / Date Time jamiradloff 9/30/2016 11:06:06AM

AGENDA ITEM #5b

Taxpayer SHRI00008

System Control # 2016001413

Tax Year 2014

SHRI RAM, LLC

User Control # 2016001413

Tract # 36042

CAMA # 133-08-0-20-01-011-00-0-01

Type of Correction Abate

1621 SUPER PLZ HUTCHINSON, KS - 67501

Tax Unit 5 HUTCHINSON CITY / USD 308

LEISURE ESTATES, BLOCK 1, Lot 4, SECTION 08 TOWNSHIP 23 RANGE 05W

Parcel 36042

USD USD 308 OTHER

Check Payable to: SHRI RAM, LLC

Property Location 1621 SUPER PLZ - HUTCHINSON, KS - 67501

APPRAISER SECTION (Value) Sep 15 2016 4:38PM Arianna Hoskinson Approved

Table with columns for Appraised Prior to Correction and Appraised After Correction, including rows for CL, CU, and Total with sub-columns for Land, Imp, and Total.

Comment: REFUND 2014 PUP- APPLY TO 2015 TAXES 9/15/16

CLERK SECTION (Tax) Sep 30 2016 11:06AM Jami Radloff Order to Print

Table comparing Tax Prior to Correction and Tax After Correction, including rows for Levy, Gen Tax, SDX \$, and SDX Tax Dollars.

Comment:

TREASURER SECTION (Summary)

Summary table with columns for Net Change in Assessed Value, Applicable Mill Levy, Net Change in Levied Tax Dollars, Net Change in SDX Exemption, and Net Change in Total Tax Dollars.

Comment:

By order of the Board of County Commissioners of RENO COUNTY

Kansas. (Date)

Approved by Commission:

Attest by County Clerk:

Tax Year: 2015

TAX ROLL CORRECTION - REAL ESTATE

AAELT014

Printed by / Date Time jami radloff 9/30/2016 11:06:24AM

Taxpayer DOUG00076

System Control # 2016001420

Tax Year 2015

DOUGLAS, CHRISTOPHER SHANE

User Control # 2016001420

Tract # 10825

CAMA # 121-02-0-40-32-001-00-0-01

Type of Correction Abate

PO BOX 428 HUTCHINSON, KS - 67504-428

Tax Unit 5 HUTCHINSON CITY / USD 308

COLLEGE HILL, S02, T23, R06W, THE N 77.5 FT OF LOTS 1 & 2 AND THE N 77.5 FT OF THE E 15 FT OF LOT 3 BLK 34 AND THE ADJOINING S 10 FT OF 18TH AVE

Parcel 10825 USD USD 308 OTHER

Check Payable to: DOUGLAS, CHRISTOPHER SHANE

Property Location 1717 N VAN BUREN ST - HUTCHINSON, KS - 67502

APPRAISER SECTION (Value) Sep 19 2016 11:04AM Arianna Hoskinson Approved

Table with columns for Appraised Prior to Correction and Appraised After Correction, including rows for CL, RU, and Total with sub-columns for Land, Imp, and Total.

Comment: REFUND 2015 PUP 9/19/16 AMH

CLERK SECTION (Tax) Sep 30 2016 11:06AM Jami Radloff Order to Print

Table comparing Tax Prior to Correction and Tax After Correction, including rows for Levy, Gen Tax, SDX \$, and SDX Tax Dollars.

Comment:

TREASURER SECTION (Summary)

Summary table showing Net Change in Assessed Value, Levied Tax Dollars, SDX Exemption, and Total Tax Dollars, along with correction details like Type of Correction and Owner.

Comment:

By order of the Board of County Commissioners of RENO COUNTY, Kansas. (Date)

Approved by Commission:

Attest by County Clerk:

Tax Year: 2015

TAX ROLL CORRECTION - PERSONAL PROPERTY  
AAELT013

Printed by / Date Time  
jami.radloff 9/30/2016 11:05:35AM

TaxPayer MEDI00014  
MEDINA, EDWARD J  
208 S 6TH ST  
LEOTI, KS - 67861

System Control # 2016001423  
User Control # 2016001423  
Cama # 000-00-0-00-00-000-00-0-00

Tax Year 2015  
Doc # 249469

Tax Unit 16 PRETTY PRAIRIE CITY / USD 311  
Property Location 602 W MAIN ST - PRETTY PRAIRIE, KS - 67570

APPRAISER SECTION (Value) Sep 19 2016 2:49PM Christen Childs Approved

Appraised Prior To Correction:

Value Penalty %  
6,090 50.00

Appraised After Correction:

Value Penalty %  
0 50.00

Net Change  
-6,090

Assessed Prior To Correction:

Value Penalty Total  
304 152 456

Assessed After Correction:

Value Penalty Total  
0 0 0

-456

Exempt Value: 0

Exempt Value: 0

0

Comment: 1997 TRACKER WATERCRAFT (HULL#BUJ61202E797) REG WITH HARVEY COUNTY

CLERK SECTION (Tax) Sep 30 2016 11:05AM Jami Radloff Order to Pi

Tax Prior To Correction:

Tax After Correction:

Levy 190.119000 Gen Tax 72.78  
WC Levy 0.159556 SB41 \$ 0.00  
Exempt Tax Dollars ..... 72.78

Levy Gen Tax 0.00  
WC Levy 0.159556 SB41 \$ 0.00  
Exempt Tax Dollars ..... 0.00

Net Change  
-72.78  
0.00  
-72.78

Comment:

TREASURER SECTION (Summary)

Net Change in Assessed Value -456  
Mill Levy 190.119000  
Watercraft Levy 0.159556  
Net Change in Levied Tax Dollars -72.78  
Net Change in Exempt Tax Dollars 0.00  
Net Change in Total Tax Dollars -72.78

Type of Correction Abate  
Correction Code CL  
Tax Statement # 202752

Comments: 1997 TRACKER WATERCRAFT (HULL#BUJ61202E797) REG WITH HARVEY COUNTY

Comment:

By order of the Board of County Commissioners of RENO COUNTY, Kansas. \_\_\_\_\_, (Date)

Approved by Commission: \_\_\_\_\_

Attest by County Clerk: \_\_\_\_\_

Tax Year: 2014

TAX ROLL CORRECTION - PERSONAL PROPERTY AAELT013

Printed by / Date Time jami.radloff 10/4/2016 1:53:16PM

TaxPayer SLOA00018
SLOAN, MATTHEW
SLOAN, DANA
3703 QUIVIRA
HUTCHINSON, KS - 67502

System Control # 2016001427
User Control # 2016001427
Cama # 037-35-0-10-06-008-00-0-
Tax Unit 5 HUTCHINSON CITY / USD 308
Property Location 3703 QUIVIRA DR - HUTCHINSON, KS - 67502

Tax Year 2014
Doc # 2008363676

APPRAISER SECTION (Value) Oct 3 2016 9:58AM Christen Childs Approved

Appraised Prior To Correction:

Value 4,950 Penalty % 0.00

Appraised After Correction:

Value 9,225 Penalty % 0.00

Net Change 4,275

Assessed Prior To Correction:

Value 1,485 Penalty 0 Total 1,485

Assessed After Correction:

Value 2,767 Penalty 641 Total 3,408

Net Change 1,923

Exempt Value: 0

Exempt Value: 0

0

Comment: PUR 2004 PJ GN TRL (VIN 4P5GN252241063970) 9/19/2004. TAXPAYER DID NOT REG NOR TURN TRL IN TO APPR OFFICE AT TH

CLERK SECTION (Tax) Oct 4 2016 1:53PM Jami Radloff Order to Prir

Tax Prior To Correction:

Tax After Correction:

Levy 168.336000 Gen Tax 249.98
SB41 \$ 0.00
Exempt Tax Dollars 249.98

Levy Gen Tax 573.70
SB41 \$ 0.00
Exempt Tax Dollars 573.70

Net Change 323.72
0.00
323.72

Comment:

TREASURER SECTION (Summary)

Net Change in Assessed Value 1,923
Mill Levy 168.336000
Net Change in Levied Tax Dollars 323.72
Net Change in Exempt Tax Dollars 0.00
Net Change in Total Tax Dollars 323.72

Type of Correction Escape
Correction Code CL
Tax Statement # 205852

Comments PUR 2004 PJ GN TRL (VIN 4P5GN252241063970) 9/19/2004. TAXPAYER DID NOT REG NOR TURN TRL IN TO APPR OFFICE AT THE TIME OF PUR

Comment:

By order of the Board of County Commissioners of RENO COUNTY, Kansas. (Date)

Approved by Commission:

Attest by County Clerk:

Tax Year: 2015

TAX ROLL CORRECTION - PERSONAL PROPERTY AAELT013

Printed by / Date Time jami.radloff 10/4/2016 1:53:08PM

TaxPayer SLOA00018
SLOAN, MATTHEW
SLOAN, DANA
3703 QUIVIRA
HUTCHINSON, KS - 67502

System Control # 2016001428
User Control # 2016001428
Cama # 037-35-0-10-06-008-00-0-
Tax Unit 5 HUTCHINSON CITY / USD 308
Property Location 3703 QUIVIRA DR - HUTCHINSON, KS - 67502

Tax Year 2015
Doc # 2008363676

APPRAISER SECTION (Value) Oct 3 2016 9:58AM Christen Childs Approved

Appraised Prior To Correction:

Appraised After Correction:

Value Penalty %
4,950 0.00

Value Penalty %
9,100 0.00

Net Change
4,150

Assessed Prior To Correction:

Assessed After Correction:

Value Penalty Total
1,485 0 1,485

Value Penalty Total
2,730 622 3,352

1,867

Exempt Value: 0

Exempt Value: 0

0

Comment: PUR 2004PJ GN TRL (VIN 4P5GN252241063970) 9/19/2004. TP DID NOT REG NOR TURN TRL IN TO APPR OFFICE AT THE TIME (

CLERK SECTION (Tax) Oct 4 2016 1:53PM Jami Radloff Order to Prir

Tax Prior To Correction:

Tax After Correction:

Levy 173.875000 Gen Tax 258.20
SB41 \$ 0.00
Exempt Tax Dollars 258.20

Levy Gen Tax 582.84
SB41 \$ 0.00
Exempt Tax Dollars 582.84

Net Change
324.64
0.00
324.64

Comment:

TREASURER SECTION (Summary)

Net Change in Assessed Value 1.867
Mill Levy 173.875000

Type of Correction Escape
Correction Code CL
Tax Statement # 201769

Net Change in Levied Tax Dollars 324.64

Net Change in Exempt Tax Dollars 0.00

Comments PUR 2004PJ GN TRL (VIN 4P5GN252241063970) 9/19/2004. TP DID NOT REG NOR TURN TRL IN TO APPR OFFICE AT THE TIME OF PUR

Net Change in Total Tax Dollars 324.64

Comment:

By order of the Board of County Commissioners of RENO COUNTY, Kansas.

(Per K.S.A. 1475,1701,1701a, and 1702)

(Date)

Approved by Commission:

Attest by County Clerk:

**TAX ROLL CORRECTION - OIL**  
AAELT012

**Tax Year:**  
2015

**Printed by / Date Time**  
jami.radloff 10/4/2016 1:51:17PM

**TaxPayer** KAHA00007  
KAHAN AND ASSOCIATES INC  
  
PO BOX 700780  
TULSA, OK - 74170-0780

**System Control #** 2016001431  
**County Control #** 2016001431  
**CAMA #** 146-23-0-00-00-00-0-0  
**TU** 177 VALLEY TOWNSHIP / USD 313

**Tax Year** 2015  
  
**Lease #** O7862  
**BLAKE**  
  
**Interest** 0.87500000  
  
**Interest Type** WK

**Check Payable to:** KAHAN AND ASSOCIATES INC

**APPRAISER SECTION (Value)** Oct. 4 2016 9:58AM Christen Childs Approved

**Assessed Prior To Correction:**

**Assessed After Correction:**

Penalty %			Penalty %			Net Change
0.00			0.00			
Value	Penalty	Total	Value	Penalty	Total	
30,535	0	30,535	9,080	0	9,080	-21,455

**Comment:** BOTA DOCKET NO. 2016-5012-TX

**CLERK SECTION (Tax)** Oct. 4 2016 1:51PM Jami Radloff Order to Print

**Tax Prior To Correction:**

**Tax After Correction:**

Levy	Gen Tax	Levy	Gen Tax	Net Change
140.41600	4,287.60	140.41600	1,274.98	-3012.62

**Comment:**

**TREASURER SECTION (Summary)**

<b>Net Change in Assessed Value</b>	<u>-21,455</u>	<b>Type of Correction</b>	<u>Abate</u>
<b>Applicable Mill Levy</b>	<u>140.41600</u>	<b>Correction Code</b>	<u>NI</u>
		<b>Tax Statement #</b>	<u>500946</u>
<b>Net Change in Total Tax Dollars</b>	<u>-3012.62</u>		

**Comment:**

By order of the Board of County Commissioners of RENO COUNTY, Kansas. \_\_\_\_\_ (Date)

Approved by Commission: \_\_\_\_\_

Attest by County Clerk: \_\_\_\_\_

Tax Year: 2009

TAX ROLL CORRECTION - PERSONAL PROPERTY  
AAELT013

Printed by / Date Time  
jamiradloff 10/4/2016 1:55:29PM

TaxPayer TONN00098  
TONN RANDALL L  
AMANDA RING  
1323 NOTTINGHAM  
WICHITA, KS - 67204

System Control # 2016001436  
User Control # 2016001436  
Cama # 000-00-0-00-00-000-00-0-  
Tax Unit 287 HAVEN TOWNSHIP / USD 312  
Property Location 17207 S RAYL RD - HAVEN, KS - 67543

Tax Year 2009  
Doc # 249391

Check Payable to: TONN RANDALL L

APPRaiser SECTION (Value) Oct 3 2016 1:03PM Christen Childs Approved

Appraised Prior To Correction:

Value Penalty %  
700 0.00

Appraised After Correction:

Value Penalty %  
0 0.00

Net Change  
-700

Assessed Prior To Correction:

Value Penalty Total  
210 53 263

Assessed After Correction:

Value Penalty Total  
0 0 0

Net Change  
-263

Exempt Value: 0

Exempt Value: 0

Net Change  
0

Comment: SOLD 1973 INTERNATIONAL TRUCK (VIN H352249) 11/1/2006 IN AUCTION, REMOVING FROM TAX ROLL 2009-2014

CLERK SECTION (Tax) Oct 4 2016 1:55PM Jami Radloff Order to Prir

Tax Prior To Correction:

Levy 138.790000 Gen Tax 36.50  
SB41 \$ 0.00  
Exempt Tax Dollars ..... 36.50

Tax After Correction:

Levy Gen Tax 0.00  
SB41 \$ 0.00  
Exempt Tax Dollars ..... 0.00

Net Change  
-36.50  
0.00  
-36.50

Comment:

TREASURER SECTION (Summary)

Net Change in Assessed Value -263  
Mill Levy 138.790000

Type of Correction Abate  
Correction Code TP  
Tax Statement # 111610

Net Change in Levied Tax Dollars -36.50

Net Change in Exempt Tax Dollars 0.00

Comments SOLD 1973 INTERNATIONAL TRUCK (VIN H352249) 11/1/2006 IN AUCTION, REMOVING FROM TAX ROLL 2009-2014

Net Change in Total Tax Dollars -36.50

Comment:

By order of the Board of County Commissioners of RENO COUNTY, Kansas. \_\_\_\_\_  
(Per K.S.A. 1475,1701,1701a, and 1702) (Date)

Approved by Commission: \_\_\_\_\_

Attest by County Clerk: \_\_\_\_\_

Tax Year: 2010

TAX ROLL CORRECTION - PERSONAL PROPERTY  
AAELT013

Printed by / Date Time  
jami radloff 10/4/2016 1:55:07PM

TaxPayer TONN00098

System Control # 2016001437

Tax Year 2010

TONN RANDALL L  
AMANDA RING  
1323 NOTTINGHAM  
WICHITA, KS - 67204

User Control # 2016001437  
Cama # 000-00-0-00-00-000-00-0-00

Doc # 249391

Tax Unit 287 HAVEN TOWNSHIP / USD 312  
Property Location 17207 S RAYL RD - HAVEN, KS - 67543

Check Payable to: TONN RANDALL L

APPRAISER SECTION (Value) Oct 3 2016 1:03PM Christen Childs Approved

Appraised Prior To Correction:

Value Penalty %  
700 50.00

Appraised After Correction:

Value Penalty %  
0 0.00

Net Change  
-700

Assessed Prior To Correction:

Value Penalty Total  
210 105 315

Assessed After Correction:

Value Penalty Total  
0 0 0

Net Change  
-315

Exempt Value: 0

Exempt Value: 0

0

Comment: SOLD 1973 INTERNATIONAL TRUCK (VIN H352249) 11/1/2006 IN AUCTION, REMOVING FROM TAX ROLL 2009-2014

CLERK SECTION (Tax) Oct 4 2016 1:55PM Jami Radloff Order to Prir

Tax Prior To Correction:

Tax After Correction:

Levy 136.340000 Gen Tax 42.96  
SB41 \$ 0.00  
Exempt Tax Dollars ..... 42.96

Levy Gen Tax 0.00  
SB41 \$ 0.00  
Exempt Tax Dollars ..... 0.00

Net Change  
-42.96  
0.00  
-42.96

Comment:

TREASURER SECTION (Summary)

Net Change in Assessed Value -315  
Mill Levy 136.340000  
Net Change in Levied Tax Dollars -42.96  
Net Change in Exempt Tax Dollars 0.00  
Net Change in Total Tax Dollars -42.96

Type of Correction Abate  
Correction Code TP  
Tax Statement # 203820

Comments SOLD 1973 INTERNATIONAL TRUCK (VIN H352249) 11/1/2006 IN AUCTION, REMOVING FROM TAX ROLL 2009-2014

Comment:

By order of the Board of County Commissioners of RENO COUNTY, Kansas. \_\_\_\_\_, (Date)

Approved by Commission: \_\_\_\_\_

Attest by County Clerk: \_\_\_\_\_

Tax Year: 2011

TAX ROLL CORRECTION - PERSONAL PROPERTY AAELT013

Printed by / Date Time jamiradloff 10/4/2016 1:54:55PM

TaxPayer TONN00098
TONN RANDALL L
AMANDA RING
1323 NOTTINGHAM
WICHITA, KS - 67204

System Control # 2016001438
User Control # 2016001438
Cama # 000-00-0-00-00-000-00-0-00
Tax Unit 287 HAVEN TOWNSHIP / USD 312
Property Location 17207 S RAYL RD - HAVEN, KS - 67543

Tax Year 2011
Doc # 249391

Check Payable to: TONN RANDALL L

APPRAISER SECTION (Value) Oct 3 2016 1:03PM Christen Childs Approved

Appraised Prior To Correction:

Value Penalty %
700 50.00

Assessed Prior To Correction:

Value Penalty Total
210 105 315

Exempt Value: 0

Comment: SOLD 1973 INTERNATIONAL TRUCK (VIN H352249) 11/1/2006 IN AUCTION, REMOVING FROM TAX ROLL 2009-2014

Appraised After Correction:

Value Penalty %
0 0.00

Assessed After Correction:

Value Penalty Total
0 0 0

Exempt Value: 0

Net Change
-700

-315

0

CLERK SECTION (Tax) Oct 4 2016 1:54PM Jami Radloff Order to Prir

Tax Prior To Correction:

Levy 133.916000 Gen Tax 42.18
SB41 \$ 0.00
Exempt Tax Dollars 42.18

Tax After Correction:

Levy Gen Tax 0.00
SB41 \$ 0.00
Exempt Tax Dollars 0.00

Net Change

-42.18

0.00

-42.18

Comment:

TREASURER SECTION (Summary)

Net Change in Assessed Value -315
Mill Levy 133.916000

Type of Correction Abate
Correction Code TP
Tax Statement # 205702

Net Change in Levied Tax Dollars -42.18

Net Change In Exempt Tax Dollars 0.00

Comments SOLD 1973 INTERNATIONAL TRUCK (VIN H352249) 11/1/2006 IN AUCTION, REMOVING FROM TAX ROLL 2009-2014

Net Change in Total Tax Dollars -42.18

Comment:

By order of the Board of County Commissioners of RENO COUNTY, Kansas. (Date)

Approved by Commission:

Attest by County Clerk:

Tax Year: 2012

TAX ROLL CORRECTION - PERSONAL PROPERTY  
AAELT013

Printed by / Date Time  
jamiradloff 10/4/2016 1:54:43PM

TaxPayer TONN00098  
TONN RANDALL L  
AMANDA RING  
1323 NOTTINGHAM  
WICHITA, KS - 67204

System Control # 2016001439  
User Control # 2016001439  
Cama # 000-00-0-00-00-000-00-0-00  
Tax Unit 287 HAVEN TOWNSHIP / USD 312  
Property Location 17207 S RAYL RD - HAVEN, KS - 67543

Tax Year 2012  
Doc # 249391

Check Payable to: TONN RANDALL L

APPRaiser SECTION (Value) Oct 3 2016 1:03PM Christen Childs Approved

Appraised Prior To Correction:			Appraised After Correction:			Net Change
Value	Penalty %		Value	Penalty %		
<u>700</u>	<u>25.00</u>		<u>0</u>	<u>0.00</u>		<u>-700</u>
Assessed Prior To Correction:			Assessed After Correction:			Net Change
Value	Penalty	Total	Value	Penalty	Total	
<u>210</u>	<u>52</u>	<u>262</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>-262</u>
Exempt Value:	<u>0</u>		Exempt Value:	<u>0</u>		<u>0</u>
Comment: <u>SOLD 1973 INTERNATIONAL TRUCK (VIN H352249) 11/1/2006 IN AUCTION, REMOVING FROM TAX ROLL 2009-2014</u>						

CLERK SECTION (Tax) Oct 4 2016 1:54PM Jami Radloff Order to Prir

Tax Prior To Correction:			Tax After Correction:			Net Change
Levy			Levy			
<u>137.247000</u>	Gen Tax	<u>35.96</u>		Gen Tax	<u>0.00</u>	<u>-35.96</u>
	SB41 \$	<u>0.00</u>		SB41 \$	<u>0.00</u>	<u>0.00</u>
Exempt Tax Dollars .....		<u>35.96</u>	Exempt Tax Dollars .....		<u>0.00</u>	<u>-35.96</u>
Comment:						

TREASURER SECTION (Summary)

Net Change in Assessed Value	<u>-262</u>	Type of Correction	<u>Abate</u>
Mill Levy	<u>137.247000</u>	Correction Code	<u>TP</u>
		Tax Statement #	<u>205485</u>
Net Change in Levied Tax Dollars	<u>-35.96</u>		
Net Change in Exempt Tax Dollars	<u>0.00</u>	Comments	<u>SOLD 1973 INTERNATIONAL TRUCK (VIN H352249) 11/1/2006 IN AUCTION, REMOVING FROM TAX ROLL 2009-2014</u>
Net Change in Total Tax Dollars	<u>-35.96</u>		

Comment:

By order of the Board of County Commissioners of RENO COUNTY, Kansas. \_\_\_\_\_ (Date)

Approved by Commission: \_\_\_\_\_

Attest by County Clerk: \_\_\_\_\_

Tax Year: 2013

TAX ROLL CORRECTION - PERSONAL PROPERTY  
AAELT013

Printed by / Date Time  
jami.radloff 10/4/2016 1:54:23PM

TaxPayer TONN00098

System Control # 2016001440

Tax Year 2013

TONN RANDALL L  
AMANDA RING  
1323 NOTTINGHAM  
WICHITA, KS - 67204

User Control # 2016001440

Doc # 249391

Cama # 000-00-0-00-00-000-00-0-00

Tax Unit 287 HAVEN TOWNSHIP / USD 312

Property Location 17207 S RAYL RD - HAVEN, KS - 67543

Check Payable to: TONN RANDALL L

APPRAISER SECTION (Value)

Oct 3 2016 1:03PM Christen Childs Approved

Appraised Prior To Correction:

Value Penalty %  
700 25.00

Appraised After Correction:

Value Penalty %  
0 0.00

Net Change  
-700

Assessed Prior To Correction:

Value Penalty Total  
210 52 262

Assessed After Correction:

Value Penalty Total  
0 0 0

Net Change  
-262

Exempt Value: 0

Exempt Value: 0

Net Change  
0

Comment: SOLD 1973 INTERNATIONAL TRUCK (VIN H352249) 11/1/2006 IN AUCTION, REMOVING FROM TAX ROLL 2009-2014

CLERK SECTION (Tax)

Oct 4 2016 1:54PM Jami Radloff Order to Prir

Tax Prior To Correction:

Levy 139.349000 Gen Tax 36.52  
SB41 \$ 0.00  
Exempt Tax Dollars ..... 36.52

Tax After Correction:

Levy Gen Tax 0.00  
SB41 \$ 0.00  
Exempt Tax Dollars ..... 0.00

Net Change  
-36.52  
0.00  
-36.52

Comment:

TREASURER SECTION (Summary)

Net Change in Assessed Value -262  
Mill Levy 139.349000

Type of Correction Abate  
Correction Code TP

Tax Statement # 205355

Net Change in Levied Tax Dollars -36.52

Net Change in Exempt Tax Dollars 0.00

Comments SOLD 1973 INTERNATIONAL TRUCK (VIN H352249) 11/1/2006 IN AUCTION, REMOVING FROM TAX ROLL 2009-2014

Net Change in Total Tax Dollars -36.52

Comment:

By order of the Board of County Commissioners of RENO COUNTY, Kansas.

(Date)

Approved by Commission: \_\_\_\_\_

Attest by County Clerk: \_\_\_\_\_

Tax Year: 2014

TAX ROLL CORRECTION - PERSONAL PROPERTY AAELT013

Printed by / Date Time jami.radloff 10/4/2016 1:53:27PM

TaxPayer TONN00098
TONN RANDALL L
AMANDA RING
1323 NOTTINGHAM
WICHITA, KS - 67204

System Control # 2016001441
User Control # 2016001441
Cama # 000-00-0-00-00-000-00-0-00
Tax Unit 287 HAVEN TOWNSHIP / USD 312
Property Location 17207 S RAYL RD - HAVEN, KS - 67543

Tax Year 2014
Doc # 249391

Check Payable to: TONN RANDALL L

APPRAISER SECTION (Value) Oct 3 2016 1:03PM Christen Childs Approved

Table with columns for Appraised Prior To Correction, Appraised After Correction, and Net Change. Includes rows for Value, Penalty %, Total, and Exempt Value. Comment: SOLD 1973 INTERNATIONAL TRUCK (VIN H352249) 11/1/2006 IN AUCTION, REMOVING FROM TAX ROLL 2009-2014

CLERK SECTION (Tax) Oct 4 2016 1:53PM Jami Radloff Order to Prir

Table with columns for Tax Prior To Correction, Tax After Correction, and Net Change. Includes rows for Levy, Gen Tax, SB41 \$, and Exempt Tax Dollars. Comment: (blank)

TREASURER SECTION (Summary)

Summary table with columns for Net Change in Assessed Value, Mill Levy, Net Change in Levied Tax Dollars, Net Change in Exempt Tax Dollars, Net Change in Total Tax Dollars, Type of Correction, Correction Code, Tax Statement #, and Comments.

Comment:

By order of the Board of County Commissioners of RENO COUNTY, Kansas. (Date)

Approved by Commission:

Attest by County Clerk:

Tax Year: 2009

TAX ROLL CORRECTION - PERSONAL PROPERTY
AAELT013

Printed by / Date Time
jamiradloff 10/4/2016 1:55:41PM

TaxPayer TONN00096

System Control # 2016001443

Tax Year 2009

TONN, RANDALL L
RING, AMANDA
3720 N COOLIDGE ST
WICHITA, KS - 67204-3826

User Control # 2016001443
Cama # 285-22-0-00-001-00-0-

Doc # 250247

Tax Unit 287 HAVEN TOWNSHIP / USD 312
Property Location 324 SUNNYDALE CIR - HUTCHINSON, KS - 67504

Check Payable to: TONN, RANDALL L

APPRAISER SECTION (Value) Oct 3 2016 1:03PM Christen Childs Approved

Appraised Prior To Correction:

Value Penalty %
1,720 0.00

Appraised After Correction:

Value Penalty %
0 0.00

Net Change
-1,720

Assessed Prior To Correction:

Value Penalty Total
198 50 248

Assessed After Correction:

Value Penalty Total
0 0 0

Net Change
-248

Exempt Value: 0

Exempt Value: 0

0

Comment: SOLD 1976 (1960) HILLCREST 12X40 MH 11/1/2006 IN AUCTION, REMOVING FROM TAX ROLL 2009-2010

CLERK SECTION (Tax) Oct 4 2016 1:55PM Jami Radloff Order to Prir

Tax Prior To Correction:

Levy 138.790000 Gen Tax 34.42
SB41 \$ 3.96
Exempt Tax Dollars 30.46

Tax After Correction:

Levy Gen Tax 0.00
SB41 \$ 0.00
Exempt Tax Dollars 0.00

Net Change
-34.42
3.96
-30.46

Comment:

TREASURER SECTION (Summary)

Net Change in Assessed Value -248
Mill Levy 138.790000

Type of Correction Abate
Correction Code TP
Tax Statement # 111609

Net Change in Levied Tax Dollars -34.42

Net Change in Exempt Tax Dollars 3.96

Comments SOLD 1976 (1960) HILLCREST 12X40 MH 11/1/2006 IN AUCTION, REMOVING FROM TAX ROLL 2009-2010

Net Change in Total Tax Dollars -30.46

Comment:

By order of the Board of County Commissioners of RENO COUNTY, Kansas. (Date)

Approved by Commission:

Attest by County Clerk:

Tax Year: 2010

TAX ROLL CORRECTION - PERSONAL PROPERTY  
AAELT013

Printed by / Date Time  
jami radloff 10/4/2016 1:55:18PM

TaxPayer TONN00096  
TONN, RANDALL L  
RING, AMANDA  
3720 N COOLIDGE ST  
WICHITA, KS - 67204-3826

System Control # 2016001444  
User Control # 2016001444  
Cama # 285-22-0-00-00-001-00-0-01  
Tax Unit 287 HAVEN TOWNSHIP / USD 312  
Property Location 324 SUNNYDALE CIR - HUTCHINSON, KS - 67504

Tax Year 2010  
Doc # 250247

Check Payable to: TONN, RANDALL L

APPRaiser SECTION (Value) Oct 3 2016 1:03PM Christen Childs Approved

Appraised Prior To Correction:

Value Penalty %  
1,720 50.00

Assessed Prior To Correction:

Value Penalty Total  
198 99 297

Exempt Value: 0

Comment: SOLD 1976 (1960) HILLCREST 12X40 MH 11/1/2006 IN AUCTION, REMOVING FROM TAX ROLL 2009-2010

Appraised After Correction:

Value Penalty %  
0 0.00

Assessed After Correction:

Value Penalty Total  
0 0 0

Exempt Value: 0

Net Change  
-1,720

-297

0

CLERK SECTION (Tax) Oct 4 2016 1:55PM Jami Radloff Order to Prir

Tax Prior To Correction:

Levy 136.340000 Gen Tax 40.50  
SB41 \$ 3.96  
Exempt Tax Dollars ..... 36.54

Comment:

Tax After Correction:

Levy Gen Tax 0.00  
SB41 \$ 0.00  
Exempt Tax Dollars ..... 0.00

Net Change  
-40.50  
3.96  
-36.54

TREASURER SECTION (Summary)

Net Change in Assessed Value -297  
Mill Levy 136.340000  
Net Change In Levied Tax Dollars -40.50  
Net Change in Exempt Tax Dollars 3.96  
Net Change in Total Tax Dollars -36.54

Comment:

Type of Correction Abate  
Correction Code TP  
Tax Statement # 204577

Comments SOLD 1976 (1960) HILLCREST 12X40 MH 11/1/2006 IN AUCTION, REMOVING FROM TAX ROLL 2009-2010

By order of the Board of County Commissioners of RENO COUNTY, Kansas. \_\_\_\_\_, (Date)

Approved by Commission: \_\_\_\_\_

Attest by County Clerk: \_\_\_\_\_

Tax Year: 2015

TAX ROLL CORRECTION - REAL ESTATE

AAELT014

Printed by / Date Time jamiradloff 10/4/2016 1:55:53PM

Taxpayer LAHM00001

System Control # 2016001445

Tax Year 2015

LAHMAN, JOE

User Control # 2016001445

Tract # 31268

LAHMAN, ROSE

CAMA # 303-05-0-20-06-003-00-0-01

Type of Correction Abate

1919 E SUNSET DR

Tax Unit 305 NINNESCAH TOWNSHIP / USD 311

RIVERVIEW HEIGHTS, S05, T26, R05W, BLOCK 4, Lot 1 & 2

PRETTY PRAIRIE, KS - 67570

Parcel 31268

USD USD 311 OTHER

Check Payable to: LAHMAN, JOE

Property Location 1919 E SUNSET DR - PRETTY PRAIRIE, KS - 67570

APPRAISER SECTION (Value) Oct 3 2016 1:12PM Arianna Hoskinson Approved

Appraised Prior to Correction:				Appraised After Correction:				Net Change
CL	Land	Imp	Total	CL	Land	Imp	Total	
RR	6,220	67,700	73,920	RR	6,220	62,680	68,900	-5,020
<b>Total</b>	<b>6,220</b>	<b>67,700</b>	<b>73,920</b>	<b>Total</b>	<b>6,220</b>	<b>62,680</b>	<b>68,900</b>	<b>-5,020</b>

Assessed Prior to Correction:				Assessed After Correction:				Net Change
CL	Land	Imp	Total	CL	Land	Imp	Total	
RR	715	7,786	8,501	RR	715	7,208	7,923	-578
<b>Total</b>	<b>715</b>	<b>7,786</b>	<b>8,501</b>	<b>Total</b>	<b>715</b>	<b>7,208</b>	<b>7,923</b>	<b>-578</b>
SDX			2,300	SDX			2,300	0

Comment: REFUND 2015 SMALL CLAIMS 10/3/16 AMH

CLERK SECTION (Tax) Oct 4 2016 1:55PM Jami Radloff Order to Print

Tax Prior to Correction			Tax After Correction			Net Change
Levy 148.84300	Gen Tax	1,265.32	Levy 148.84300	Gen Tax	1,179.28	-86.04
	SDX \$	46.00		SDX \$	46.00	0.00
SDX Tax Dollars .....		1,219.32	SDX Tax Dollars .....		1,133.28	-86.04

Comment:

TREASURER SECTION (Summary)

Net Change in Assessed Value (no SDX influence)	-578	Type of Correction	Abate
Applicable Mill Levy	148.84300	Correction Code	TP
Net Change in Levied Tax Dollars	-86.04	Tax Statement #	125261
Net Change in SDX Exemption	0.00	Owner	LAHM00001
Net Change in Total Tax Dollars	-86.04		LAHMAN, JOE
			1919 E SUNSET DR
			PRETTY PRAIRIE, KS - 67570

Comment:

By order of the Board of County Commissioners of RENO COUNTY (Per K.S.A. 1475,1701,1701a, and 1702)

Kansas. (Date)

Approved by Commission:

Attest by County Clerk:

Tax Year: 2013

TAX ROLL CORRECTION - PERSONAL PROPERTY  
AAELT013

Printed by / Date Time  
jami.radloff 10/4/2016 1:54:32PM

TaxPayer MEDI00014  
MEDINA, EDWARD J  
208 S 6TH ST  
LEOTI, KS - 67861

System Control # 2016001447  
User Control # 2016001447  
Cama # 000-00-0-00-00-000-00-0-00

Tax Year 2013  
Doc # 249469

Tax Unit 16 PRETTY PRAIRIE CITY / USD 311  
Property Location 602 W MAIN ST - PRETTY PRAIRIE, KS - 67570

APPRaiser SECTION (Value) Oct 3 2016 1:43PM Christen Childs Approved

Appraised Prior To Correction:

Value Penalty %  
3,140 25.00

Appraised After Correction:

Value Penalty %  
0 0.00

Net Change  
-3,140

Assessed Prior To Correction:

Value Penalty Total  
942 236 1,178

Assessed After Correction:

Value Penalty Total  
0 0 0

Net Change  
-1,178

Exempt Value: 0

Exempt Value: 0

Net Change  
0

Comment: TAXED 1997 TRACKER BOAT (HULL# BUJ61202E797) IN HARVEY COUNTY FOR 2013-2014

CLERK SECTION (Tax) Oct 4 2016 1:54PM Jami Radloff Order to Prir

Tax Prior To Correction:

Levy 183.129000 Gen Tax 215.74  
SB41 \$ 0.00  
Exempt Tax Dollars ..... 215.74

Tax After Correction:

Levy Gen Tax 0.00  
SB41 \$ 0.00  
Exempt Tax Dollars ..... 0.00

Net Change  
-215.74  
0.00  
-215.74

Comment:

TREASURER SECTION (Summary)

Net Change in Assessed Value -1.178  
Mill Levy 183.129000

Type of Correction Abate  
Correction Code CL  
Tax Statement # 203068

Net Change in Levied Tax Dollars -215.74

Net Change in Exempt Tax Dollars 0.00

Comments TAXED 1997 TRACKER BOAT (HULL# BUJ61202E797) IN HARVEY COUNTY FOR 2013-2014

Net Change in Total Tax Dollars -215.74

Comment:

By order of the Board of County Commissioners of RENO COUNTY, Kansas. \_\_\_\_\_, (Date)

Approved by Commission: \_\_\_\_\_

Attest by County Clerk: \_\_\_\_\_

Tax Year: 2014

TAX ROLL CORRECTION - PERSONAL PROPERTY  
AAELT013

Printed by / Date Time  
jami radloff 10/4/2016 1:54:13PM

TaxPayer MEDI00014  
MEDINA, EDWARD J  
208 S 6TH ST  
LEOTI, KS - 67861

System Control # 2016001448  
User Control # 2016001448  
Cama # 000-00-0-00-00-000-00-0-00

Tax Year 2014  
Doc # 249469

Tax Unit 16 PRETTY PRAIRIE CITY / USD 311  
Property Location 602 W MAIN ST - PRETTY PRAIRIE, KS - 67570

APPRaiser SECTION (Value) Oct 3 2016 1:43PM Christen Childs Approved

Appraised Prior To Correction:

Value 2,985 Penalty % 50.00

Appraised After Correction:

Value 0 Penalty % 0.00

Net Change  
-2,985

Assessed Prior To Correction:

Value 343 Penalty 172 Total 515

Assessed After Correction:

Value 0 Penalty 0 Total 0

Net Change  
-515

Exempt Value: 0

Exempt Value: 0

Net Change  
0

Comment: TAXED 1997 TRACKER BOAT (HULL# BUJ61202E797) IN HARVEY COUNTY FOR 2013-2014

CLERK SECTION (Tax) Oct 4 2016 1:54PM Jami Radloff Order to Prir

Tax Prior To Correction:

Levy 183.610000 Gen Tax 82.18  
WC Levy 0.159556 SB41 \$ 0.00  
Exempt Tax Dollars ..... 82.18

Tax After Correction:

Levy 0.00 Gen Tax 0.00  
WC Levy 0.159556 SB41 \$ 0.00  
Exempt Tax Dollars ..... 0.00

Net Change  
-82.18  
0.00  
-82.18

Comment:

TREASURER SECTION (Summary)

Net Change in Assessed Value -515  
Mill Levy 183.610000  
Watercraft Levy 0.159556  
Net Change in Levied Tax Dollars -82.18  
Net Change in Exempt Tax Dollars 0.00  
Net Change in Total Tax Dollars -82.18

Type of Correction Abate  
Correction Code CL  
Tax Statement # 202955

Comments TAXED 1997 TRACKER BOAT (HULL# BUJ61202E797) IN HARVEY COUNTY FOR 2013-2014

Comment:

By order of the Board of County Commissioners of RENO COUNTY, Kansas. \_\_\_\_\_, (Date)

Approved by Commission: \_\_\_\_\_

Attest by County Clerk: \_\_\_\_\_



**AGENDA REQUEST**

**AGENDA  
ITEMS #6 & #7**

**PROPOSED AGENDA ITEM:** Adoption of the Reno County Subdivision Regulations - October 2016 Edition

**PRESENTED BY:** David McComb, Public Works Director, David Yearout, Yearout Associates, Inc, and Mark Vonachen, County Planner II

**RECOMMENDED ACTION:** Approval of the Planning Commission recommendation.

**BACKGROUND/DISCUSSION DATE:** 10/4/16

**PROPOSED AGENDA DATE:** 10/11/16

**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? Yes

**Will this Agenda Item replace an existing policy, agreement, contract or resolution?**

**Yes. The new subdivision regulations will replace the**

**If Yes, please explain: existing subdivision regulations.**

**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

---

To: Reno County Board of County Commissioners  
From: Mark Vonachen – County Planner II  
Date: September 21, 2016  
Re: Subdivision Regulation Changes

---

On September 15, 2016, the Reno County Planning Commission conducted a public hearing regarding adoption of the new subdivision regulations. Dave Yearout, Yearout Associates, Inc. presented a summary of the subdivision regulations to the Planning Commission and explained these subdivision regulations work in conjunction with the recently adopted zoning regulations.

Nobody from the public spoke in favor or against the subdivision regulations. **At the conclusion of the public hearing, Commissioner Jorns moved to recommend approval of the subdivision regulations to the County Commissioners as presented by Mr. Yearout and staff; Vice-Chairman Richardson seconded. The motion was approved by a vote of 7-0 (Yes: Baker, Price, Jorns, Westfahl, French, Richardson, and Etzler).**

The following list of topics is meant to be a summary of some of the changes incorporated in the new subdivision regulations that are not present in the existing subdivision regulations. County staff and Mr. Yearout will describe in greater detail these and other changes during the public hearing on October 4, 2016 and if necessary on October 11, 2016.

**Summary List of Subdivision Regulation Changes:**

- Updated the definitions and duties of the County Commissioners, Planning Commission, and staff.
- Added a requirement for a pre-platting conference with the developer and staff so the subdivision requirements can be explained before formal submittal of a preliminary plat.
- Added the specific requirements for a lot split, agricultural lot split, and a homestead agricultural lot split. All of these procedures are permitted by the zoning regulations but the subdivision regulations govern the specific requirements.

- All rezones of parcels from AG to R-1 are required to plat and develop a minimum of 8 lots.
- All rezones of parcels from AG to R-2 or R-3 are required to plat and develop a minimum of 16 lots.
- All parcels currently zoned R-1, R-2, and R-3 are required to plat to divide the parcel further. The entire parcel should be platted to the maximum number of lots allowed under the zoning district to indicate what the parcel will look like when fully developed. For example, a ten acre parcel zoned R-1 should show three total lots on the plat. A twenty acre parcel zoned R-1 should have a minimum of five or six lots. The minimum lot size for R-1 is three acres.
- The development of a parcel of land into smaller lots is required to have an internal road system. No access to the individual lots will be permitted off of the county or township section line road. Exceptions to this requirement may be granted by the County Commissioners.
- Travel easements serving no more than two lots may be granted where it is deemed necessary or advantageous. No private roads are permitted.
- Each division of land will require a developer's agreement be signed by the owner(s) of the property and Reno County.
- Reno County will be in charge of accepting bids to construct the road(s) for the subdivision. The owner will be prohibited from hiring his own contractor or constructing the roads himself. However, the owner of the property or his chosen contractor can certainly bid on the project. All roads will be built to the minimum county standard and inspected by county staff or the hired engineering company.
- Reno County will not finance the construction of the new subdivision roads or other public improvements through the selling of bonds and placement of special assessments on vacant lots. The owner(s) of the property will need to provide the county the money up front in order to pay for the design and construction of the roads and public improvements.
- Separate from the subdivision regulations, the County Commissioners reserve the right to sell bonds and place special assessments on other road improvement projects such as the one recently completed on Prairie Dunes Drive and Linksland Drive.

**The existing subdivision regulations:**

- Exempt developers from platting
- Permit special assessments to be placed on vacant lots
- Permit developers to hire their own contractors to construct public improvements
- Permit developers to utilize county and township section line roads as access to newly created lots
- Exempt developers from platting a required minimum number of lots
- Exempt developers from a pre-platting conference and signing a developer's agreement

**RESOLUTION NO. 2016-26**

**A RESOLUTION CONCERNING THE ADOPTION BY REFERENCE OF THE OCTOBER, 2016 EDITION OF THE RENO COUNTY SUBDIVISION REGULATIONS FOR A PORTION OF RENO COUNTY, KANSAS AS REFLECTED ON THE OFFICIAL ZONING DISTRICT BOUNDARY MAP, EXCEPT THOSE LANDS WITHIN A DESIGNATED EXTRA-TERRITORIAL ZONING JURISDICTION OF A CITY OR WITHIN THE CORPORATE BOUNDARY OF AN INCORPORATED CITY**

**WHEREAS**, the Reno County Planning Commission has prepared in book form the proposed October, 2016 Edition of the Reno County Subdivision Regulations for a portion of Reno County, Kansas, as reflected on the official zoning district boundary map, except those lands within a designated extra-territorial zoning jurisdiction of a city or within the corporate boundary of an incorporated city; and,

**WHEREAS**, the Reno County Planning Commission has conducted a public hearing on said proposed October, 2016 Edition of the Reno County Subdivision Regulations for all of Reno County, Kansas, as reflected on the official zoning district boundary map, except those lands within a designated extra-territorial zoning jurisdiction of a city or within the corporate boundary of an incorporated city on September 15, 2016; and,

**WHEREAS**, said public hearing was conducted pursuant to K.S.A. 12-741 et seq, as amended, following published notification including all incorporated cities and townships affected by the subdivision regulations in Reno County; and,

**WHEREAS**, the Reno County Planning Commission has, by a majority vote of all its members, recommended that the Governing Body of Reno County, Kansas, adopt said October, 2016 Edition of the Reno County Subdivision Regulations as reflected on the official zoning district boundary map, except those lands within a designated extra-territorial zoning jurisdiction of a city or within the corporate boundary of an incorporated city of Reno County, Kansas as proposed;

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

1. The proposed October, 2016 Edition of the Reno County Subdivision Regulations as reflected on the official zoning district boundary map, except those lands within a designated extra-territorial zoning jurisdiction of a city or within the corporate boundary of an incorporated city for Reno County, Kansas with certain amendments made of record are hereby adopted pursuant to K.S.A. 12-741 et seq.
2. The said Reno County Subdivision Regulations as reflected on the official zoning district boundary map, except those lands within a designated extra-territorial zoning jurisdiction of a city or within the corporate boundary of an incorporated city for Reno County, Kansas were prepared in book form by the Reno County Planning Commission under the date of October, 2016, and the same is hereby declared to be approved and incorporated herein by reference as fully as if set out herein pursuant to K.S.A. 12-3301, as amended, and K.S.A. 12-3303 through 12-3305.

3. Not less than three (3) copies of the Reno County Subdivision Regulations shall be filed with the County Clerk marked Official Copy as Incorporated by Resolution Number 2016-26 and to which there shall be attached a published copy of this Resolution, said copies to be open for inspection and available to the public at all reasonable hours.
4. Any person or corporation who shall violate any of the provisions of these Regulations or fail to comply herewith, or with any of the requirements thereof; or who shall build or alter any building in violation of any detailed statement or plan submitted and approved hereunder shall be guilty of a misdemeanor and, upon conviction thereof, shall be liable to a fine of not more than five hundred dollars (\$500.00) and/or imprisonment for not more than six (6) months for each offense and each day such violation shall be permitted to exist shall constitute a separate offense. The owner of any building or premises or part thereof, where anything in violation of these Regulations shall be placed, or shall exist, and any architect, builder, contractor, agent, person, or corporation employed in connection therewith, and who assisted in the commission of any such violation, shall be guilty of a separate offense and upon conviction thereof shall be subject to the same fine as hereinbefore provided.
5. Any provision of this Resolution which shall be declared invalid shall not affect the validity and authority of any other sections.
6. The previous Subdivision Regulations of Reno County, Kansas, and any previous resolutions or any parts of resolutions in conflict with this Resolution are hereby repealed.
7. All applications duly submitted prior to the effective date of this Resolution, with appropriate payment of all fees, and in the process of being considered by Reno County officials under the provisions of the Reno County Subdivision Regulations in effect prior to the effective date of this resolution, shall be considered and acted upon under the provisions of said previous Reno County Subdivision Regulations. Similarly, all orders issued by the District Court of Reno County, Kansas, enforcing provisions of the Reno County Subdivision Regulations in effect prior to the effective date of this Resolution, which said orders remain within the continuing jurisdiction of the Court, shall be considered and acted upon under the provisions of said previous Reno County Subdivision Regulations.
8. This Resolution shall be in full force and effect from and after its publication once in the official county newspaper.

**ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS** of Reno County, Kansas, this 11<sup>th</sup> day of October, 2016.

\_\_\_\_\_  
Dan Deming, Chairman

Attest:

\_\_\_\_\_  
James D. Schlickau, Commissioner

\_\_\_\_\_  
Donna Patton, Reno County Clerk

\_\_\_\_\_  
Brad D. Dillon, Commissioner



**AGENDA REQUEST**

**AGENDA  
ITEM #8**

**PROPOSED AGENDA ITEM:** City of Hutchinson Area of Influence

**PRESENTED BY:** Mark Vonachen, County Planner II

**RECOMMENDED ACTION:** Approval of the Area of Influence Map.

**BACKGROUND/DISCUSSION DATE:** 10/4/16

**PROPOSED AGENDA DATE:** 10/11/16

**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? **Yes. Request the City Council Revise the proposed Area of Influence.**



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

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

---

To: Reno County Board of County Commissioners  
From: Mark Vonachen – County Planner II  
Date: September 23, 2016  
Re: Hutchinson Area of Influence

---

In May of 2016, the County Commissioners adopted new Zoning Regulations for the portion of the county identified on the official County Zoning Map.

Article 20-103 of the Zoning Regulations provides a city the opportunity to establish an Area of Influence. On July 27, 2016, letters were sent out to the cities of Nickerson, Buhler, Willowbrook, South Hutchinson, and Haven offering those cities the opportunity to establish an Area of Influence. The other cities in the western and southern part of the county do not have this opportunity because the county has not established zoning outside of their city limit boundaries. Due to the recently approved Ideatek Storage Facility Conditional Use Permit application being submitted within days of the adoption of the new Zoning Regulations, staff contacted the City of Hutchinson Planning and Development Department by phone and email informing them of the opportunity to establish an Area of Influence.

The Area of Influence is not an Extra-Territorial Zoning Jurisdiction (ETJ). Currently, only the cities of Nickerson, Buhler, Haven, and S. Hutchinson have an ETJ. Land within an ETJ is governed solely by the city. All permits and development projects are approved by the city.

The Area of Influence affords a city the opportunity to review zoning amendment and conditional use permit applications within an established border agreed upon by both the City Council and County Commissioners. After review of the zoning amendment/conditional use permit application, if the city objects to the proposal, the City Council can approve an official written recommendation and submit it to county staff. If a formal written recommendation is submitted by the City, the County Commissioners shall only pass the proposed zoning amendment or conditional use permit by  $\frac{3}{4}$  majority vote. In this instance, the County Commissioners must pass the petition by unanimous vote instead of the usual 2-1 vote.

The one major difference between an ETJ and the Area of Influence is the County Commissioners retain control over development projects within the Area of Influence. The Area of Influence is limited to three miles outside of a city limit boundary. This three mile distance is the same maximum distance a city is permitted to establish an

ETJ. Like an ETJ, the Area of Influence can be amended over time as a city grows and annexes property. Again, any change in the Area of Influence border shall be mutually agreed upon by both the City Council and the County Commissioners.

The Area of Influence is based off of the Zoning Protest Petition found in the state statutes. Without getting into great detail, citizens receiving notice of a zoning amendment or conditional use permit application have an opportunity to file a protest petition against a Planning Commission recommendation. If the protest petition satisfies the criteria outlined in the state statute, the zoning amendment/conditional use permit petition shall not be approved except by a  $\frac{3}{4}$  vote of the County Commissioners.

The Area of Influence simply provides a city the opportunity to review land use proposals outside of their city limit boundary and submit a formal objection to the proposal. This review process permits a city to determine if a particular land use is compatible with the city's Comprehensive Plan and Future Land Use Map as the city grows and annexes property. The County Commissioners still retain the decision on all land use proposals within an established Area of Influence.

The City may continue to submit comments on land use cases such as the comments received from the Ideatek petition. However, without an official written recommendation by the City Council, the County Commissioners can pass the petition by a simple majority vote rather than a super majority vote (or in this case a unanimous vote).

On September 15, 2016, the Reno County Planning Commission reviewed and discussed the proposed Hutchinson Area of Influence. Nobody from the public spoke in favor or against the proposal.

**At the conclusion of the discussion, Vice-Chairman Richardson moved to recommend to the County Commissioners approval of the Hutchinson Area of Influence as presented by staff; seconded by Commissioner Price. The motion passed by a voice vote of 7-0.**

**20-103 Referral of Amendments to Cities:** In order to protect the area around all incorporated cities within Reno County from untimely, premature, or inappropriate development, all proposed changes in a zoning district (rezonings) or requests for a Conditional Use Permit within the unincorporated portion of Reno County and within the designated notification area of all cities within Reno County shall be submitted to said city for official review and recommendation. The notification area for each city shall be described by complete and accurate legal description prepared by the city and shall be mutually agreed upon by said city and Reno County. Such area shall not exceed that area a city would be able to include within its Zoning Ordinance as outlined in Kansas statutes; however, it shall be limited in scope to what can be reasonably serviced by an extension of the city water and/or sewer services. The notification area may be revised by mutual agreement at any time.

The Zoning Administrator shall submit the application, along with all supporting documentation and any development plans, to the appropriate city once the application has been determined to be complete. The application shall be set for public hearing by the Planning Commission in the same manner as any other application.

The Governing Body of said city may review such proposed rezoning or Conditional Use request may submit a written recommendation regarding said application to the Governing Body; may appear before the Governing Body and present its recommendation in person; or may elect to make no comments regarding said request.

Notwithstanding any other provision of these Regulations or of state law; and in addition to all other rights granted to the applicant and to adjoining landowners; in the event a city recommends that a rezoning or Conditional Use proposed within said notification area be denied; then a resolution of approval of such request shall not be passed except by three-fourths majority vote of the Governing Body of Reno County.

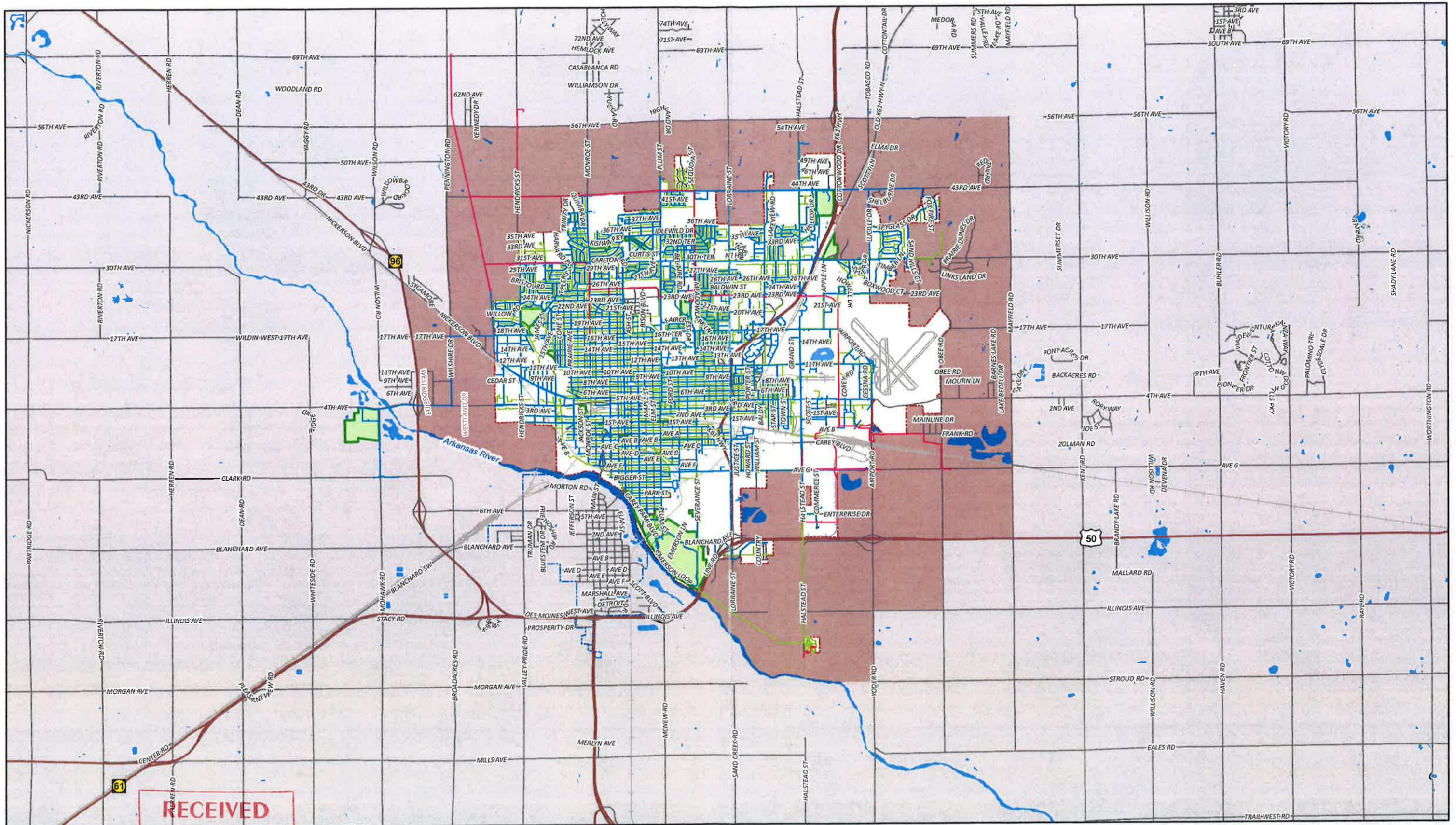
**20-104 Factors to be Considered:**

1. When a proposed amendment would result in a change of the zoning classification of any specific property, the recommendation of the Planning Commission, accompanied by a copy of the record of the hearing, shall contain statements as to the present classification, the classification under the proposed amendment, the reasons for seeking such reclassification, a summary of the facts presented, and a statement of the factors upon which the recommendation of the Planning Commission is based using the following guidelines:
  - A. Whether the change in classification would be consistent with the intent and purpose of these Regulations;
  - B. The character and condition of the surrounding neighborhood and its effect on the proposed change;
  - C. Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions;
  - D. The current zoning and uses of nearby properties, and the effect on existing nearby land uses upon such a change in classification;
  - E. Whether every use that would be permitted on the property as reclassified would be compatible with the uses permitted on other property in the immediate vicinity;
  - F. The suitability of the applicant's property for the uses to which it has been restricted;

# Areas of Influence

EXHIBIT 1

CITY OF HUTCHINSON



**RECEIVED**  
 SEP 13 2016  
 RENO COUNTY  
 PUBLIC WORKS DEPT



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	<b>\$25,550.70</b>	\$ 15,410.80	<b>\$18,195.30</b>	\$ 50,097.26	<b>\$ 43,746.00</b>	\$ (6,351.26)
FEB.	\$ 17,409.24	<b>\$23,635.69</b>	\$ 15,206.80	<b>\$22,010.00</b>	\$ 82,713.30	<b>\$ 89,391.69</b>	\$ 6,678.39
MARCH	\$ 35,437.13	<b>\$32,622.70</b>	\$ 20,433.10	<b>\$24,046.60</b>	\$ 138,583.53	<b>\$ 146,060.99</b>	\$ 7,477.46
APRIL	\$ 25,091.88	<b>\$21,700.14</b>	\$ 16,167.50	<b>\$24,475.30</b>	\$ 179,842.91	<b>\$ 192,236.43</b>	\$ 12,393.52
MAY	\$ 50,641.45	<b>\$22,885.36</b>	\$ 19,374.10	<b>\$26,741.20</b>	\$ 249,858.46	<b>\$ 241,862.99</b>	\$ (7,995.47)
JUNE	\$ 33,312.48	<b>\$22,095.78</b>	\$ 18,290.70	<b>\$25,620.60</b>	\$ 301,461.64	<b>\$ 289,579.37</b>	\$ (11,882.27)
JULY	\$ 36,353.74	<b>\$26,349.91</b>	\$ 19,402.40	<b>\$22,263.80</b>	\$ 357,217.78	<b>\$ 338,193.08</b>	\$ (19,024.70)
AUGUST	\$ 27,984.10	<b>\$40,578.17</b>	\$ 17,234.90	<b>\$29,152.20</b>	\$ 402,436.78	<b>\$ 407,923.45</b>	\$ 5,486.67
SEPT.	\$ 33,398.06	<b>\$29,532.95</b>	\$ 16,322.00	<b>\$24,379.30</b>	\$ 452,156.84	<b>\$ 461,835.70</b>	\$ 9,678.86
OCT.	\$ 33,685.72		\$ 16,325.90		\$ 502,168.46	<b>\$ 461,835.70</b>	\$ (40,332.76)
NOV.	\$ 48,335.89		\$ 13,932.10		\$ 564,436.45	<b>\$ 461,835.70</b>	\$ (102,600.75)
DEC.	\$ 38,797.22		\$ 20,959.90		\$ 624,193.57	<b>\$ 461,835.70</b>	\$ (162,357.87)
TOTAL	\$ 415,133.37	\$ 244,951.40	\$ 209,060.20	\$ 216,884.30			

RECEIVED  
 OCT 01 2016  
 RENO COUNTY  
 BOARD OF COMMISSIONERS

	2015	2016	
Plus money paid <u>IN</u> from Other Counties	\$ 18,533.13		
Less money paid <u>OUT</u> to other Counties	\$ (62.50)		
<b>TOTAL REVENUE:</b>	<b>\$ 642,664.20</b>	<b>\$ 461,835.70</b>	<b>\$ (180,828.50)</b>