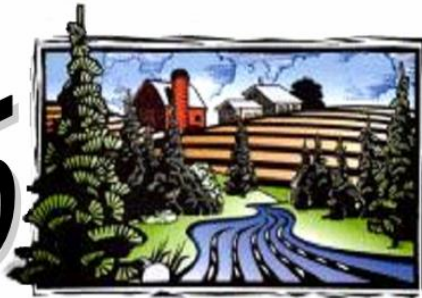


Vision 2025



Comprehensive Plan Update

SURVEY RESULTS

REPORT
FEBRUARY 2006



Planning & Development

INTRODUCTION

VISION 2025 was the slogan for an informational and public opinion survey campaign conducted by the Riley County Planning & Development Department to:

- Provide basic information to the public on the County's comprehensive planning process;
- Determine the public's vision for the future of Riley County over the next 20 years; and
- Gather the public's opinion regarding specific ideas for the future of planning and land-use regulation in Riley County.

The campaign was conducted from September 19, 2005 through January 26, 2006. Presentations consisted of an hour-long narrated PowerPoint slide show divided into three (3) parts (Existing Plan and Plan Goals; Proposed Map Update; and Possible Implementation Strategies). At the conclusion of each part, a survey was given to the attendees to gather their opinions on what had been presented. The PowerPoint presentation and surveys were approved by the Riley County Planning Board and the Board of County Commissioners prior to use.

A total of 19 presentations were given to landowners and citizens at various locations around the County and in conjunction with various groups. The dates, locations and general audience for the various presentations, along with the total number of attendees at each presentation, are shown in the table on the following page.

The various meetings were advertised through the following methods:

- Postcard notices were mailed directly to every landowner for specific township meetings;
- Posters were displayed at strategic locations around the County advertising each separate meeting;
- Display ads advertising the various township meetings were placed in:
 - The Riley Countian
 - Grass & Grain
 - The Manhattan Mercury
- The Riley Countian and the Manhattan Mercury ran several news stories;
- Radio spots and public service announcements were run on strategic Manhattan Broadcasting Stations and at strategic times;
- Various churches advertised the meetings in their bulletins or newsletters;
- Group members were informed directly by their respective groups;
- Planning & Development staff informed inquirers directly of meetings;
- An article and accompanying meeting schedule was posted on the County website.

VISION 2025 PRESENTATIONS

Meeting Group	Meeting Location	Date	Number of Attendees
Randolph Lions Club	Randolph VFW	09/19/2005	21
Ashland Township	Ashland Community Center	09/20/2005	32
Sherman Township	Randolph VFW	09/22/2005	15
Riley Lions Club	Riley Methodist Church	10/03/2005	17
Grant Township	Sedalia Community Church	10/06/2005	40
Leonardville PRIDE	Leonardville Community Center	10/17/2005	11
Farm Bureau Board	Whiskey Creek	10/18/2005	7
Manhattan Township	Manhattan Fire Dept. Headquarters	10/20/2005	45
Keats Lions Clubs	Keats United Methodist Church Annex	11/07/2005	30
League of Women Voters	Manhattan Public Library	11/08/2005	17
Manhattan Board of Realtors	Manhattan Fire Dept. Headquarters	11/10/2005	19
Wildcat Township	Pottorf Hall	11/15/2005	33
Ogden Township	Ogden Community Center	11/17/2005	30
League of Women Voters	Riley County Office Building	11/22/2005	9
Madison Township	Riley Center	12/06/2005	30
Bala Township	Leonardville Community Center	12/08/2005	17
Zeandale Township	Zeandale Community Center	12/13/2005	32
Center, Fancy Creek, Jackson, May Day, Swede Creek Townships	Randolph VFW	12/15/2005	23
Farm Bureau Members	Pottorf Hall	1/26/2006	17
		TOTAL:	445

BACKGROUND

The results of the various surveys were collated and are summarized in this report to provide direction to the:

- Planning & Development Department;
- Riley County Planning Board;
- Board of County Commissioners; and
- general public

These results will aid in the drafting of more specific proposals to be presented for consideration in the next phase of the update process. As indicated on the previous page, there were 445 attendees at the various presentations. However, some of those attendees were duplicates as persons may have attended more than one presentation. Also, the number of survey respondents does not match the number of attendees as some attendees may have chosen not to complete a particular survey.

It is important to remind everyone that these survey results are an indication of the sentiments of those attendees who chose to complete a survey. These results are not a statistically valid random sampling of all landowners or citizens in Riley County. Nevertheless, the results do provide a general indication of citizen opinion and should help provide direction for the next phase of the comprehensive plan update.

RESULTS

The results displayed in this report are presented in summary fashion and do not include all of the possible analyses that could be compiled from the data received. Other types of analysis may be completed upon request.

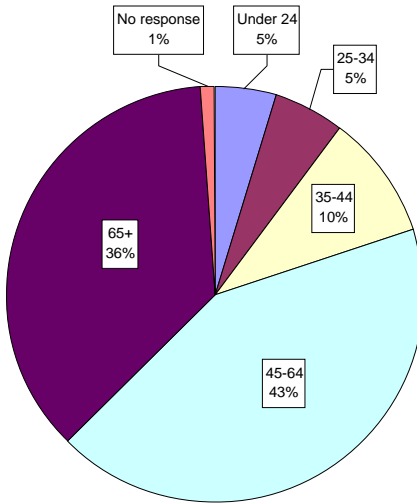
The total number of responses and percentage of each response for each question are displayed on the survey instruments in the APPENDIX. Following each respective survey are the comments collected from the meetings sorted by meeting group. Readers are encouraged to study the comments as well as the survey responses.

The remainder of this report will consist of brief summaries of the PowerPoint presentation and graphic displays of the various survey responses sorted by survey instrument.

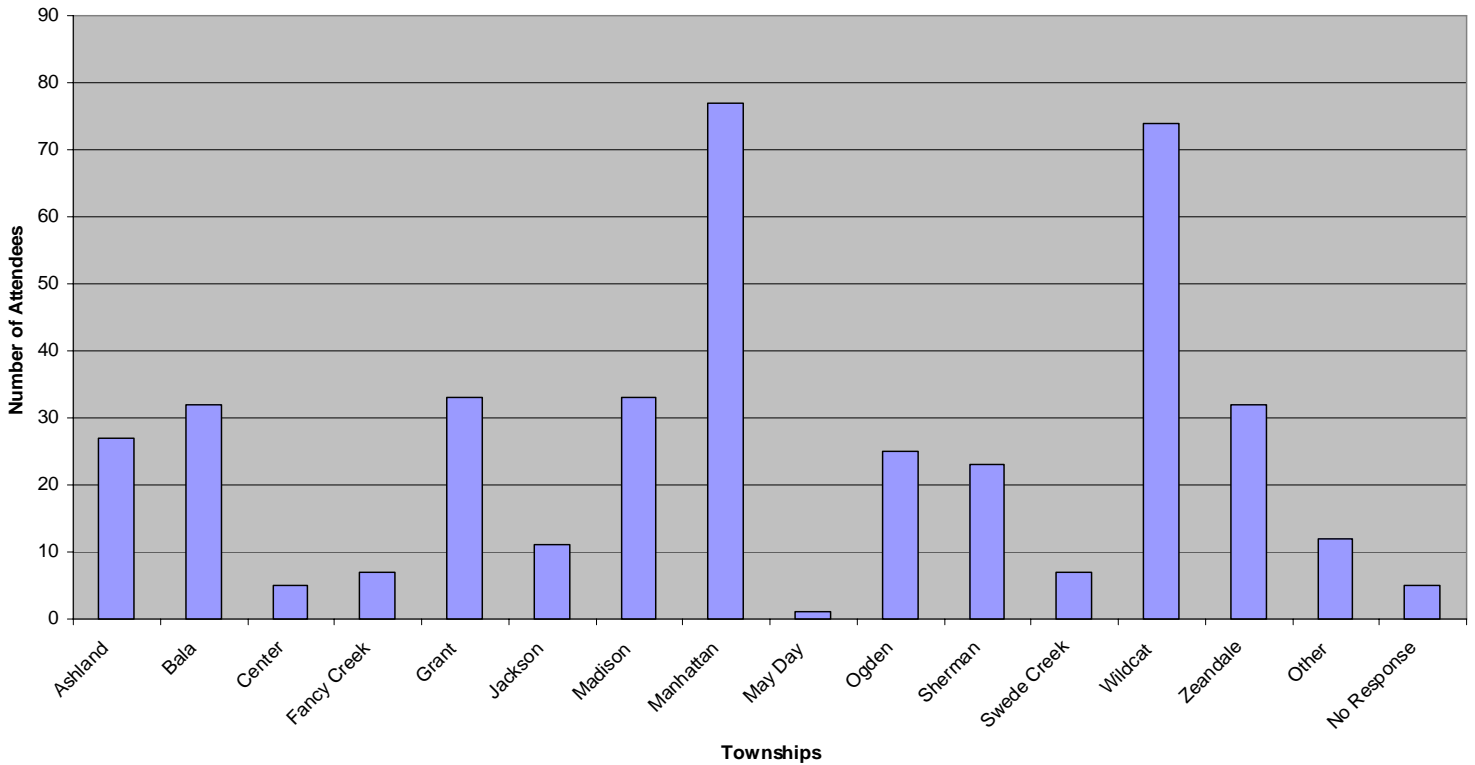
General Information

Following are charts illustrating the demographics of the survey respondents.

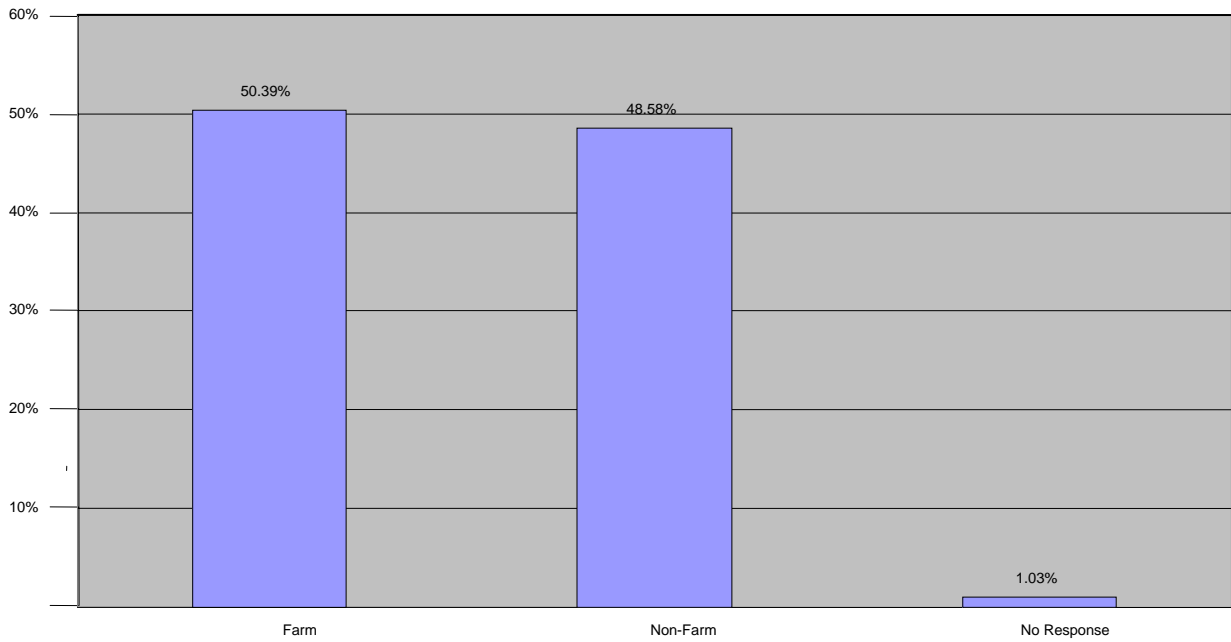
RESPONDENTS BY AGE



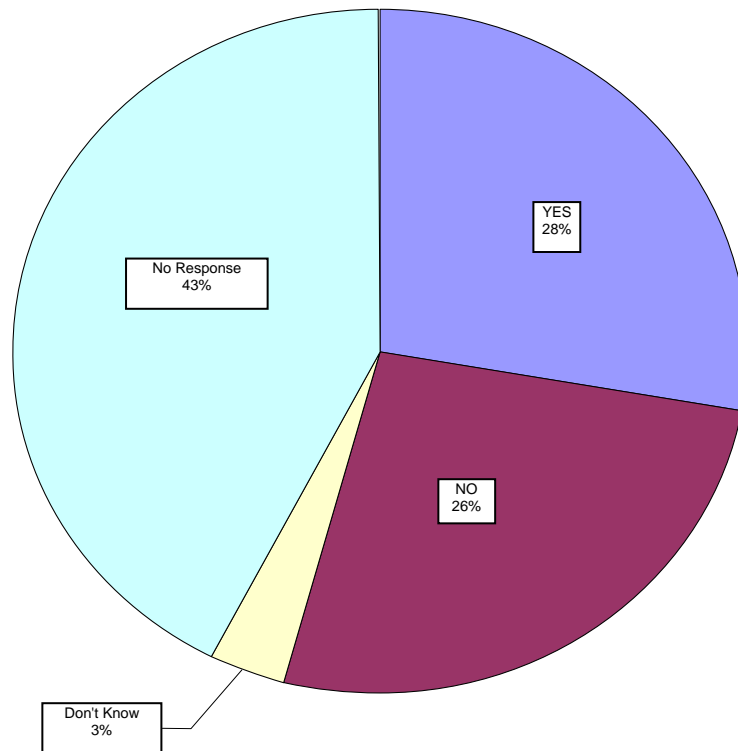
RESPONDENTS BY POLITICAL TOWNSHIP



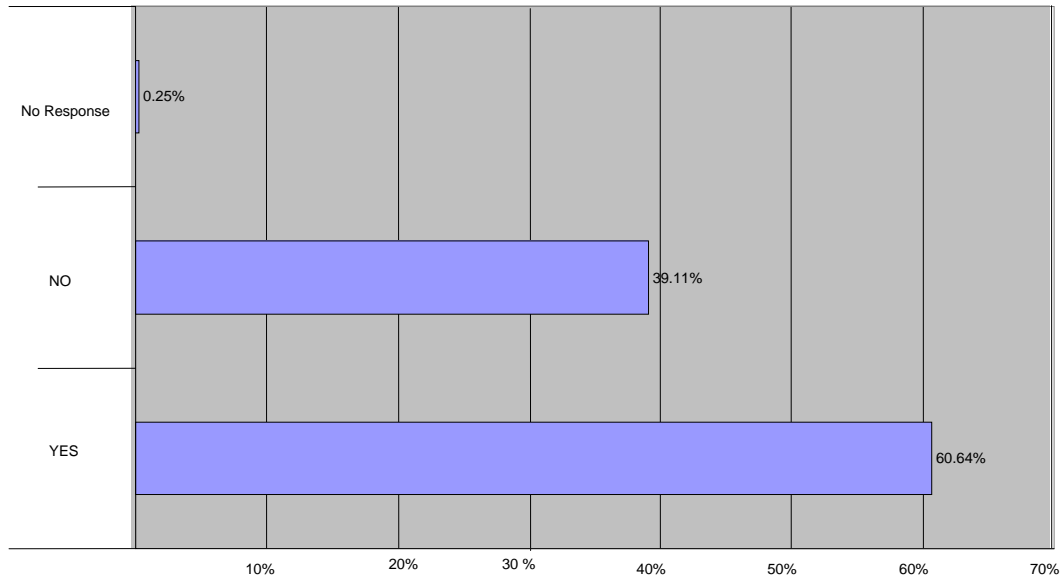
RESPONDENTS RESIDENTIAL TYPE



RESPONDENTS LIVING IN PLATTED SUBDIVISIONS



RESPONDENTS LAND OWNERSHIP



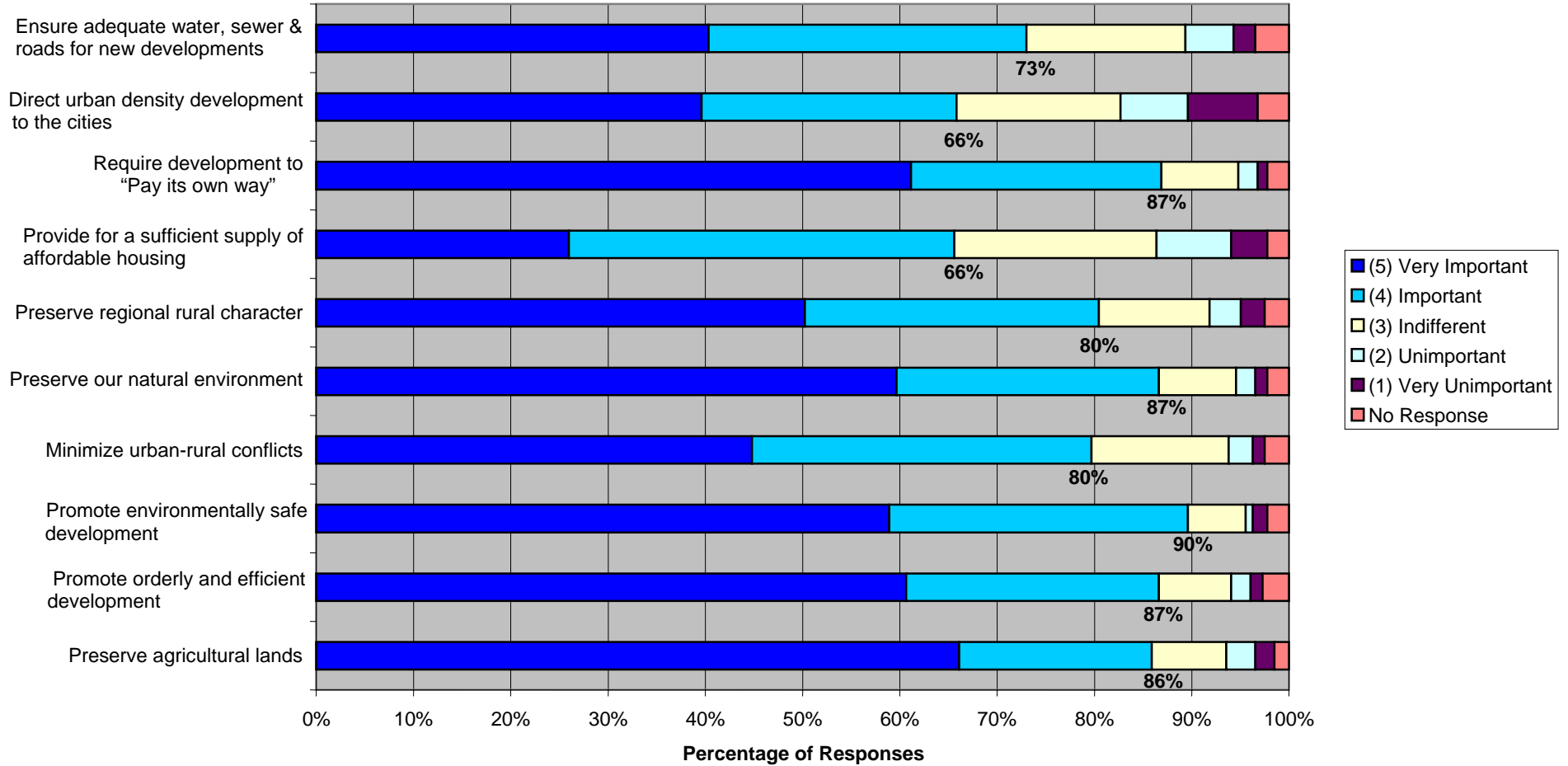
Plan Goals

In this section of the PowerPoint presentation, the Planning & Development Department discussed the following:

- What a comprehensive plan is, why it is important and why the plan should be based on a collective, long-term vision of the future;
- The survey results from the last comprehensive plan update in 1987;
- The comprehensive plan goals that were developed in 1987 based upon the survey results; and
- The importance of preserving agricultural areas due to the reduction in farmland occurring annually as a result of erosion and conversion to other uses.

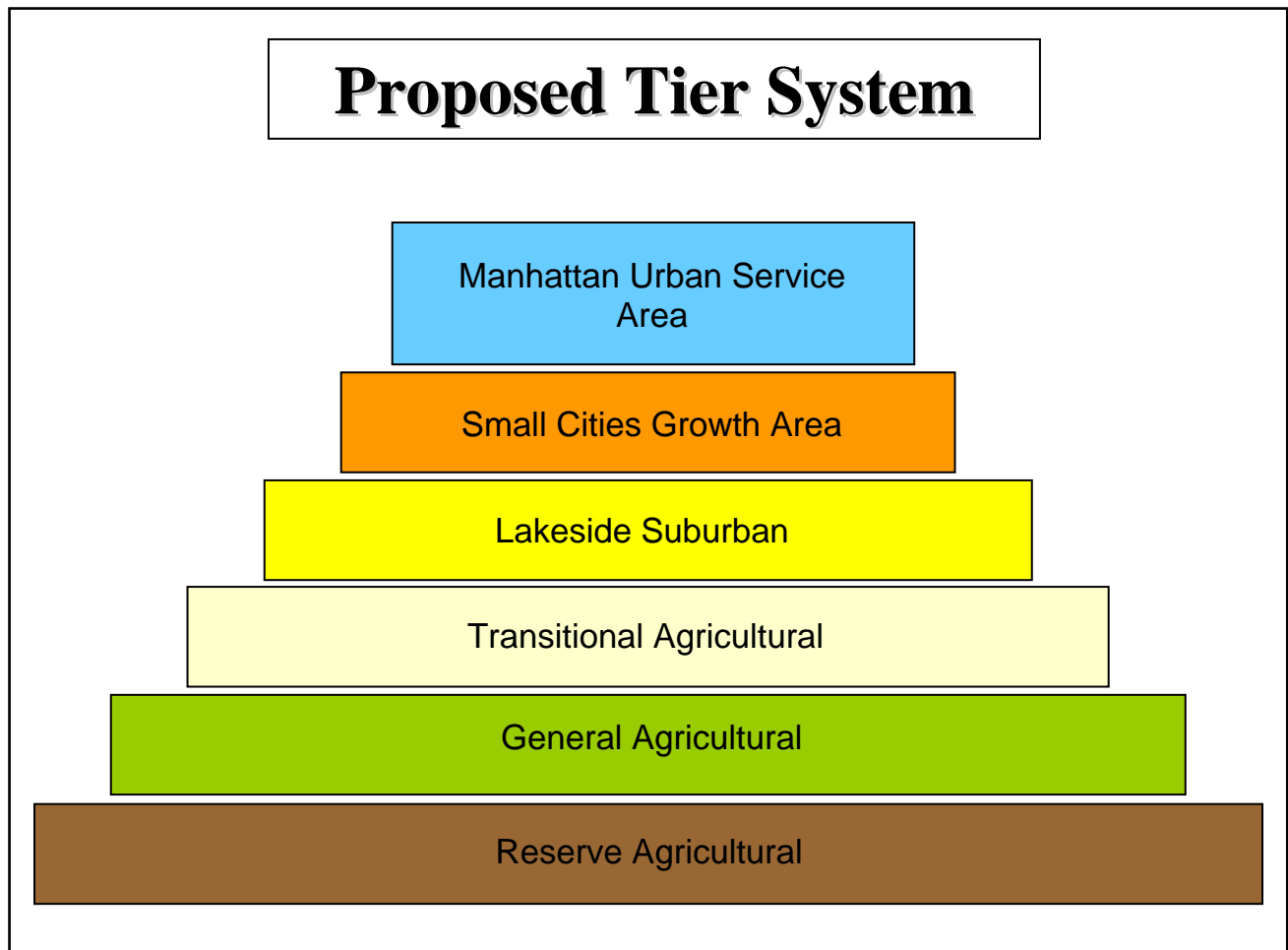
Participants were then asked to review the goals developed in 1987 and to rate the importance of each goal for use in the updated plan. The responses received are summarized in the chart on the following page. The actual survey instrument and number of responses for each category are also shown in the APPENDIX along with all comments received.

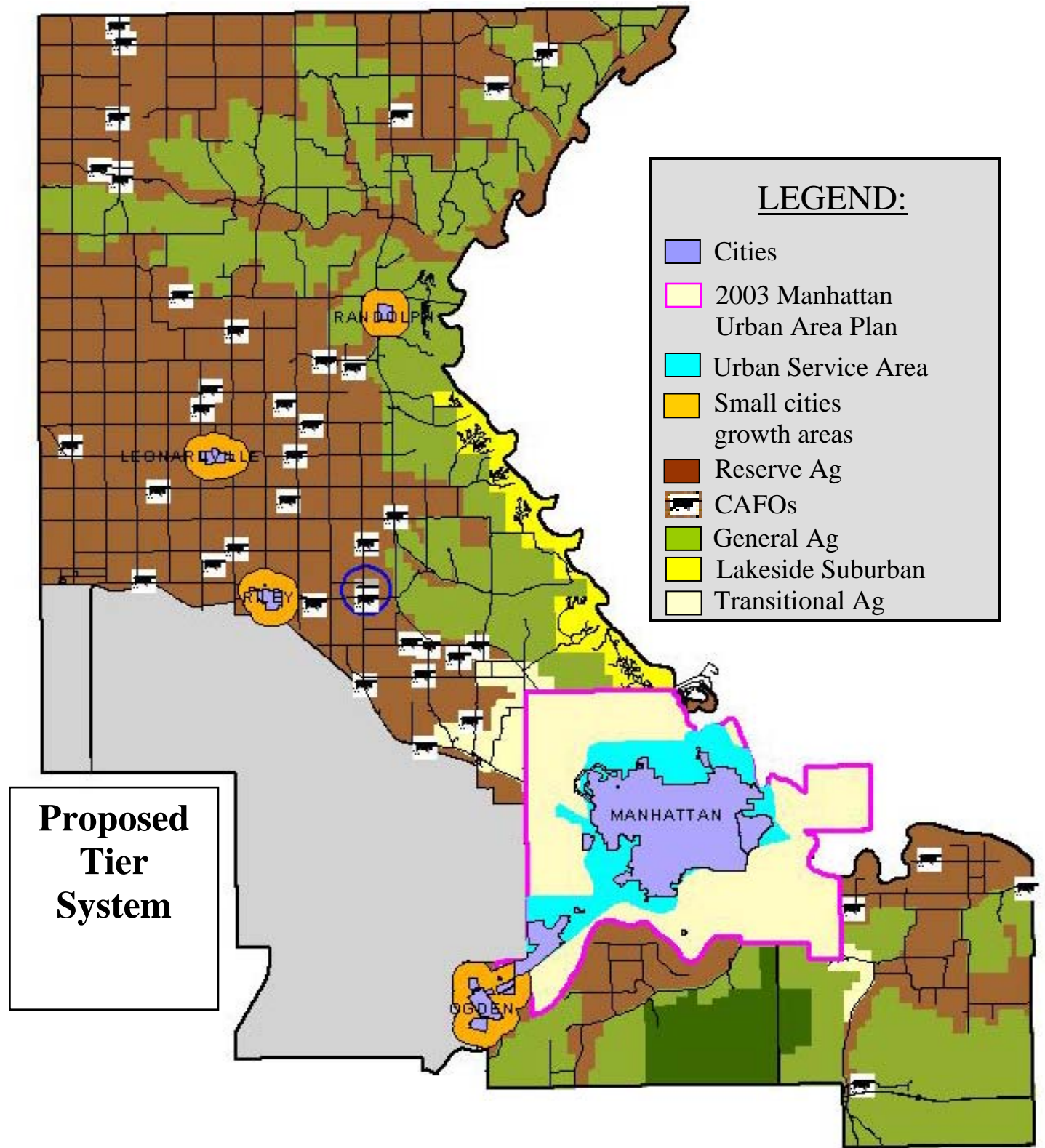
PLANNING GOALS RESPONSES



Tier System

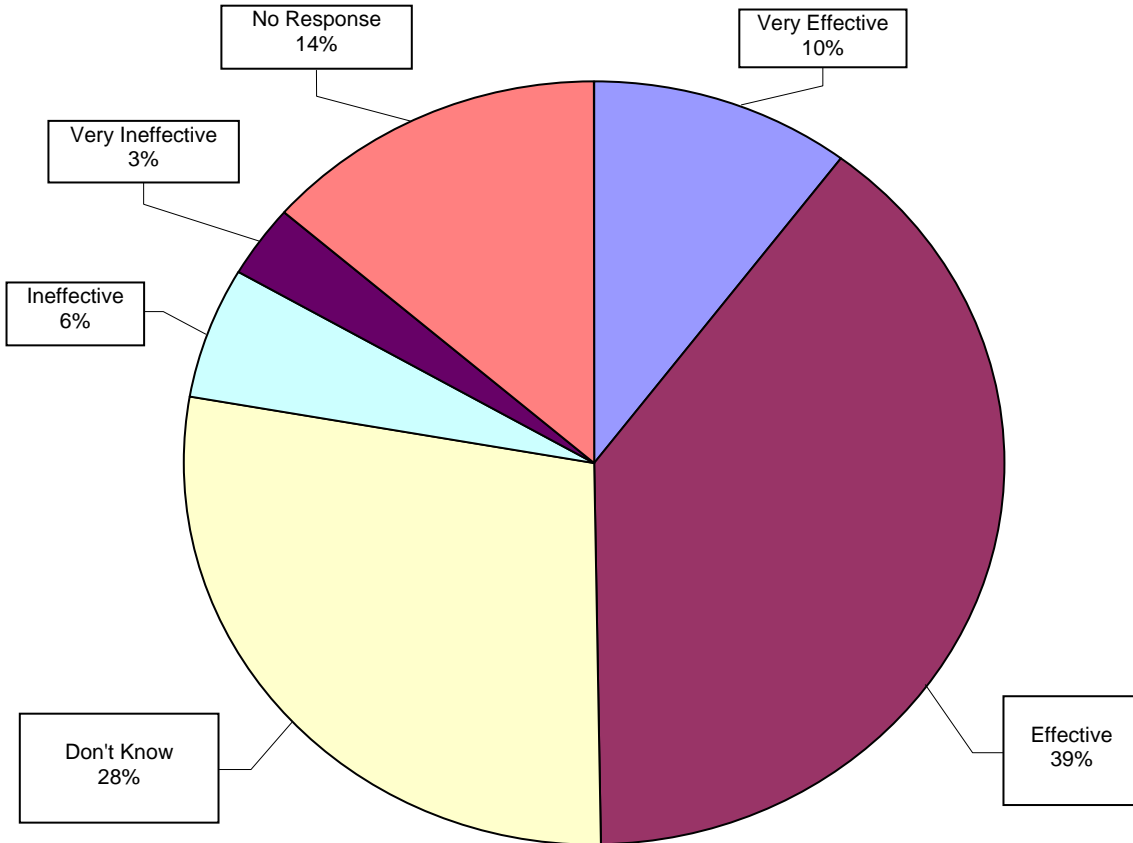
In this part of the PowerPoint presentation, the Planning & Development Department displayed a proposed agricultural and development lands prioritization system to help guide future growth to areas that would be less conflicting with agricultural activities. This prioritization system was termed a “Tier System” because it was illustrated as a pyramid of six (6) different development layers or “tiers”, with development density increasing from one tier to the next as you proceed up the pyramid illustrated below. This proposed tier system map is again displayed on the following page for review.





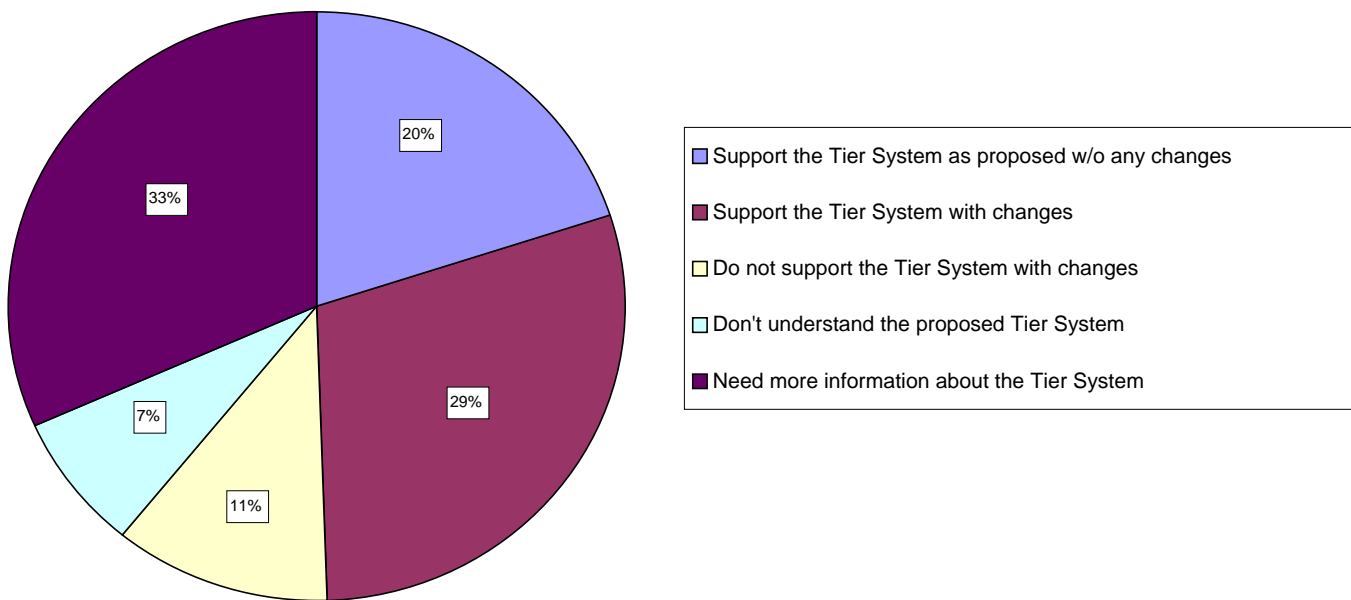
After explaining to the audience how the Tier System was developed, the participants were asked to provide feedback regarding the proposed system. Those responses are illustrated by the following charts:

RESPONSE TO THE PROPOSED TIER SYSTEM (How effective would the tier system be?)



RESPONSE TO THE PROPOSED TIER SYSTEM

(How do you feel about the proposed tier system?)



IMPLEMENTATION STRATEGIES

This section of the PowerPoint presentation began with a discussion of the current 20 acre minimum lot size requirement for a house in the agricultural district and the problems associated with the regulation. The primary concern with the current 20-acre rule is that it has, in recent years, greatly increased the division of 20 acre tracts for home sites which is actually working contrary to the stated goal of preserving agricultural areas. Of particular concern are those situations where the majority of the acres for those home sites are not farmed, but instead are allowed to grow into fields of cedar trees.

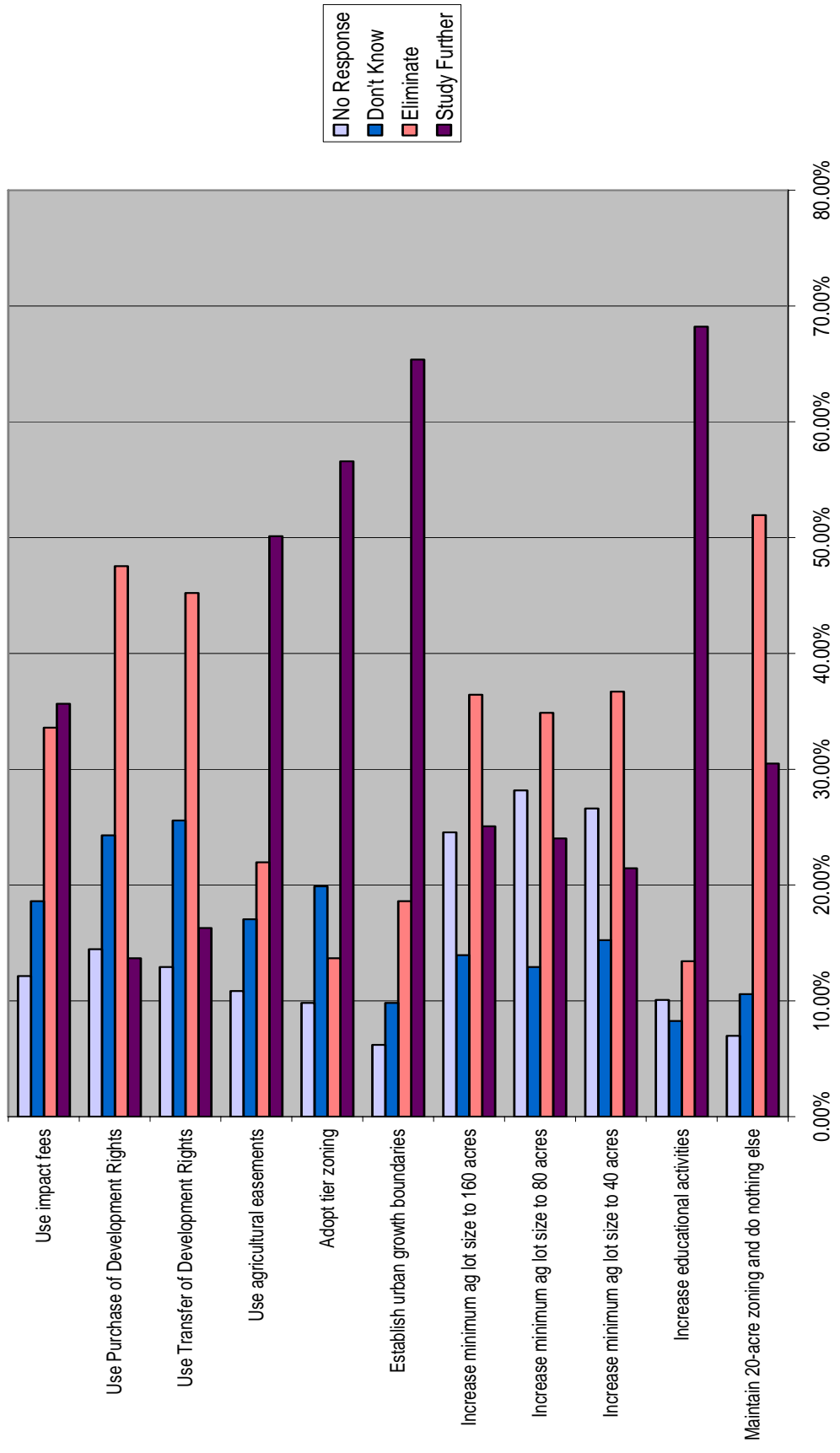
The Planning & Development Department then presented nine (9) different possible implementation strategies to address the problem. They are listed below along with a brief explanation of each. The table also includes examples of where they have been used. It was emphasized that these were general categories of strategies and that several combinations and variations of each could be used to create a system that would help direct growth to appropriate areas while conserving significant farming areas.

Following an explanation of each possible strategy, participants were asked to provide direction on whether or not they felt a particular strategy should be pursued further or not. The results are displayed in the chart on page 13.

DESCRIPTION OF POSSIBLE IMPLEMENTATION STRATEGIES

STRATEGY	DESCRIPTION	WHERE USED
Maintain 20-acre zoning	Reflects current zoning scheme in Riley County. Allows one residence on 20-acre tract without rezoning from agricultural.	Riley County
Increase education activities	Use brochures or affidavits/acknowledgements to increase awareness of homeowners when considering building or moving into an agricultural area.	Riley County, Saline County, other counties.
Increase minimum ag lot size	Instead of 20 acres, would increase minimum requirement to 40, 80 or 160 acres to reduce conversion of ag lands to residential uses.	Butler County – 40/80 Saline County – 80 Harvey County - 160
Establish urban growth boundaries	Prohibit or severely restrict development outside of growth line established for each city in County.	Portland, OR Boulder, CO
Adopt tier zoning	A unique zoning district would be created for each tier identified in the proposed “tier system”. For example, the Reserve Agricultural tier would allow a lower density of housing than the General Agricultural tier, and so on.	Not in Kansas at this time. Used in other portions of the U.S.
Use agricultural easements	Would allow home site on smaller tract, e.g. 5 acres, if predetermined portion of ag land, e.g. 20, 40, or 80 acres, is promised to be left in agricultural use by granting an easement to the County that cannot be released until urban growth reaches the area.	Saline County
Use Transfer of Development Rights (TDR)	The right to develop at a higher density in a “receiving area” is purchased in the private market from landowners in the “sending area” and then the higher density development right is transferred to the “receiving area”	Not in Kansas at this time. Used in other portions of the U.S.
Use Purchase of Development Rights (PDR)	Development rights are purchased by the government, using public or private funding source, to keep land in agricultural use until such time as urban demands warrant a lifting of the restrictions.	Not in Kansas at this time. Used in other portions of the U.S.
Use impact fees	A differential fee, depending on the location of the proposed development, is assessed at the time of building. Fee must be calculated to reflect actual burden or “impact” associated with a particular development on the County taxpayers.	Harvey and Leavenworth counties charge a flat fee for road improvements only.

RESPONSE TO IMPLEMENTATION STRATEGIES



APPENDIX



CITIZEN OPINION SURVEY

This survey is being given to the citizens of rural Riley County in an attempt to learn what the people think about the future development of their County. This survey is sponsored by the Riley County Planning Board as part of the Riley County Comprehensive Plan Update. The results will be considered in the formulation of recommendations in the Plan Update.

GENERAL INSTRUCTIONS: Either a pen or pencil may be used to complete this survey. Most of the questions may be answered by simply placing an “x” in the appropriate place.

GENERAL INFORMATION

The following questions are for general information purposes. Please mark the blank next to the appropriate answer.

A. Your age: Under 24 19 25-34 22 35-44 40 45-64 171 65+ 147 NR 5

B. Your place of residence:

<u>27</u>	Ashland Township	<u>32</u>	Bala Township/Leonardville
<u>5</u>	Center Township	<u>7</u>	Fancy Creek Township
<u>33</u>	Grant Township	<u>11</u>	Jackson Township/Randolph
<u>33</u>	Madison Township/Riley	<u>77</u>	Manhattan Township
<u>1</u>	May Day Township/Ogden	<u>25</u>	Ogden Township
<u>23</u>	Sherman Township	<u>7</u>	Swede Creek Township
<u>74</u>	Wildcat Township	<u>32</u>	Zeandale Township
<u>12</u>	Other _____	<u>5</u>	No Response

C. Your type of residence: Farm 211 Non-Farm 189 No Response 4

D. If non-farm, are you located in a platted subdivision?

Yes 112 No 107 Don't know 13 No Response 172

E. Do you own farmland in Riley County? Yes 245 No 158 No Response 1

PLAN GOALS

Please indicate below how important you feel are the following current goals of the Riley County Comprehensive Plan:

	Very Important (5)	Important (4)	Indifferent (3)	Unimportant (2)	Very Unimportant (1)	NR
1. Preserve agricultural lands.	<u>267</u>	<u>80</u>	<u>31</u>	<u>12</u>	<u>8</u>	<u>6</u>
2. Promote orderly and efficient development	<u>245</u>	<u>105</u>	<u>30</u>	<u>8</u>	<u>5</u>	<u>11</u>
3. Promote environmentally safe development	<u>238</u>	<u>124</u>	<u>24</u>	<u>3</u>	<u>6</u>	<u>9</u>
4. Minimize urban-rural conflicts	<u>181</u>	<u>141</u>	<u>57</u>	<u>10</u>	<u>5</u>	<u>10</u>
5. Preserve our natural environment	<u>241</u>	<u>109</u>	<u>32</u>	<u>8</u>	<u>5</u>	<u>9</u>
6. Preserve regional rural character	<u>203</u>	<u>122</u>	<u>46</u>	<u>13</u>	<u>10</u>	<u>10</u>
7. Provide sufficient supply of affordable housing	<u>105</u>	<u>160</u>	<u>84</u>	<u>31</u>	<u>15</u>	<u>9</u>
8. Require development to pay its own way	<u>247</u>	<u>104</u>	<u>32</u>	<u>8</u>	<u>4</u>	<u>9</u>
9. Allow urban densities within the cities only	<u>160</u>	<u>106</u>	<u>68</u>	<u>28</u>	<u>29</u>	<u>13</u>
10. Ensure adequate water, sewer & roads for new developments	<u>163</u>	<u>132</u>	<u>66</u>	<u>20</u>	<u>9</u>	<u>14</u>

Comments:



CITIZEN OPINION SURVEY

This survey is being given to the citizens of rural Riley County in an attempt to learn what the people think about the future development of their County. This survey is sponsored by the Riley County Planning Board as part of the Riley County Comprehensive Plan Update. The results will be considered in the formulation of recommendations in the Plan Update.

GENERAL INSTRUCTIONS: Either a pen or pencil may be used to complete this survey. Most of the questions may be answered by simply placing an “x” in the appropriate place.

GENERAL INFORMATION

The following questions are for general information purposes. Please mark the blank next to the appropriate answer.

F. Your age: Under 24 5% 25-34 6% 35-44 10% 45-64 42% 65+ 36% NR 1%

G. Your place of residence:

<u>7%</u>	Ashland Township	<u>8%</u>	Bala Township/Leonardville
<u>1%</u>	Center Township	<u>1%</u>	Fancy Creek Township
<u>9%</u>	Grant Township	<u>3%</u>	Jackson Township/Randolph
<u>9%</u>	Madison Township/Riley	<u>19%</u>	Manhattan Township
<u><1%</u>	May Day Township/Ogden	<u>6%</u>	Ogden Township
<u>5%</u>	Sherman Township	<u>1%</u>	Swede Creek Township
<u>19%</u>	Wildcat Township	<u>8%</u>	Zeandale Township
<u>3%</u>	Other _____	<u>1%</u>	No Response

H. Your type of residence: Farm 52% Non-Farm 47% No Response 1%

I. If non-farm, are you located in a platted subdivision?

Yes 28% No 26% Don't know 4% No Response 42%

J. Do you own farmland in Riley County? Yes 60% No 40% No Response <1%

PLAN GOALS

Please indicate below how important you feel are the following current goals of the Riley County Comprehensive Plan:

	Very Important (5)	Important (4)	Indifferent (3)				
	Unimportant (2)	Very Unimportant (1)					
		5	4	3	2	1	NR
1. Preserve agricultural lands.		<u>66%</u>	<u>20%</u>	<u>8%</u>	<u>3%</u>	<u>2%</u>	<u>1%</u>
2. Promote orderly and efficient development		<u>61%</u>	<u>26%</u>	<u>7%</u>	<u>2%</u>	<u>1%</u>	<u>3%</u>
3. Promote environmentally safe development		<u>60%</u>	<u>31%</u>	<u>6%</u>	<u><1%</u>	<u>1%</u>	<u>2%</u>
4. Minimize urban-rural conflicts		<u>45%</u>	<u>34%</u>	<u>14%</u>	<u>3%</u>	<u>1%</u>	<u>3%</u>
5. Preserve our natural environment		<u>60%</u>	<u>27%</u>	<u>8%</u>	<u>2%</u>	<u>1%</u>	<u>2%</u>
6. Preserve regional rural character		<u>50%</u>	<u>30%</u>	<u>11%</u>	<u>3%</u>	<u>3%</u>	<u>3%</u>
7. Provide sufficient supply of affordable housing		<u>26%</u>	<u>40%</u>	<u>21%</u>	<u>7%</u>	<u>4%</u>	<u>2%</u>
8. Require development to pay its own way		<u>62%</u>	<u>25%</u>	<u>8%</u>	<u>2%</u>	<u>1%</u>	<u>2%</u>
9. Allow urban densities within the cities only		<u>40%</u>	<u>26%</u>	<u>17%</u>	<u>7%</u>	<u>7%</u>	<u>3%</u>
10. Ensure adequate water, sewer & roads for new developments		<u>40%</u>	<u>33%</u>	<u>16%</u>	<u>5%</u>	<u>2%</u>	<u>4%</u>

Comments:

GENERAL INFORMATION/PLAN GOALS COMMENTS

ASHLAND TOWNSHIP

- The 20 acre for rural housing should be kept. If the 20 acres isn't maintained as a farm and cared for, it should have penalties.
- I believe private property owners have the right to determine how to best care for their land without undue regulations and restrictions
- Preserving ag land should not prohibit housing in the rural areas. The 20 acre rule is a good one.
- Increasing takeover of ag land by government entities has had much more of an impact on the ag sector in this county than urban takeover will ever have. Ag people don't have to sell their land except for government takeover of land or government entities offering inflated prices for land.
- I don't feel providing affordable housing is a function of agriculture. What are we developing?
- Preserving ag lands and promoting orderly and efficient development are contradicting themselves. This problem probably doesn't affect Ashland as much as other parts of the county.

BALA TOWNSHIP

- Something that wasn't mentioned in the presentation: we're not only losing arable land, we are also losing farmers. When our farmers quit or die, what happens to the land they've managed and cared for? I think that the land is worth preserving whether it is farmed or not.
- Require developers to pay their way.
- Urban development should be located on other than prime farmland and grassland. Water use is very important as I believe we will be very short of good water.
- Farmland defined as arable - no. Farmland defined to include grazing land - yes.
- Thank you for input . Urban sprawl must be slowed. Too many tax dollars are going to the big city.

CENTER, FANCY CREEK, JACKSON, MAY DAY, and SWEDE CREEK TOWNSHIPS

- We need to reduce people going in the middle of farm ground to place their houses. The houses could be placed so they do not take up the tillable land if possible.
- I think most landowners are capable of doing what is best for their operation.
- Why wait until 2025? Can the process be moved up?
- What about out of state deer hunters buying up land?
- Tax dollars should not be used to benefit developers. It should be their responsibility and risk. We need people in rural areas to support our small schools.
- My opinion is unknown at this time.
- Of the 25% of ag land lost in Riley County, what percentages were due to Tuttle Creek, to development, to erosion and to CRP? It seems that part of the development in ag areas

GENERAL INFORMATION/PLAN GOALS COMMENTS

is sprawling due to requiring such large lots. Could lot size be reduced to reduce sprawl and allow more people to live in rural setting, but perhaps in more clustered manner?

- My family has been here 150 years. What make you think I need you to tell me what to do with my land?
- Part 1 of the presentation demonstrated that conservation of rural areas is very important and is a much larger issue than just Riley County. With rapid loss of these areas nationwide, preservation becomes even more important at the local level.
- Rural development for housing and contract hunting drives the taxes up for farmers. Contract hunting land use removes that land (more or less) from agricultural use. Tax hunting lands high and stop the CAMA penalizing adjacent farm lands.
- The current regulations regarding development are reasonable. Changes are not needed with the 20 acre threshold and not allowing private roads. Please keep in mind the rights of landowners. Due to the 20 acre requirement and the high cost of land in Riley County, growth occurs much more effectively than Pott County.
- Prefer policies that truly inhibit development. Consider increasing 20 acre minimum tract sale.

FARM BUREAU BOARD

No comments.

FARM BUREAU MEMBERS

No comments.

GRANT TOWNSHIP

- I think it is time to save the land for farming.
- The questions and presentation are very biased toward rural preservation. I would suggest a more balanced approach.
- Infrastructure should be paid for by development therefore ensuring adequate water, sewer and roads are not the responsibility of County.
- All answers require more than check mark (I know this is general).
- Do not worry about aiding development. Worry about restricting development to towns only.
- Keep agriculture and farmland as it was put here by nature, for future generations to see the natural beauty and to provide food for the future.

GENERAL INFORMATION/PLAN GOALS COMMENTS

KEATS LIONS CLUB

- Good presentation.
- Preserving agricultural lands, while noble, is regulated more by external economic forces than our own opinions at this and the foreseeable future. Our planning process should be consistent and not be easily overwhelmed by either developer's dollars or unfunded government mandates.
- Nice presentation.
- Keep as is.

LEAGUE OF WOMEN VOTERS

- I would like to see more attention paid to preserving the skylines. Houses on top of hills disturb the feeling of openness which is the major character of our part of the country. Wildlife and plants are important for research as well as pleasure and quality of life. Habitat retention is very important.
- Responsibilities of providing affordable housing (rural?). Is this a responsibility of County government? It means denser population in certain areas. Is this possible and still maintain the agricultural environment?
- You need to work with the City in providing sufficient supply of affordable housing. I would not just want endless mobile homes.
- Excellent presentation.
- The housing boom seems to be along paved roads. If we can limit growth there, that would help.
- Eighteen years is a long time (too long) to ignore land use plan updates! The areas around the city boundaries (located in the County) should be required to build to city standards since they will one day be annexed. Do NOT ignore the health and safety standards for residents of County. The City of Manhattan and other cities must be considered. The interests of county residents should not over-ride interests of the county residents living in the cities.

LEONARDVILLE PRIDE

No comments.

MADISON TOWNSHIP

- We need to do all we can to minimize urban sprawl. We need to maintain the ability for farmers to make a living by farming. We need to have any rural development realize that ag was there first and not have rights to complain over farm practices, smells of hog, cattle operations, etc.
- I feel growth in this rural area should be limited to the city proper of Riley. To allow a large development will open the door to numerous developments and destroy the rural setting of this town.

GENERAL INFORMATION/PLAN GOALS COMMENTS

- I dislike seeing farm ground getting gobbled up by ruralization. That is one of the reasons I am starting to dislike this area.
- It is important to ensure water and sewer but have development initially pay.
- Excellent presentation. It is very informative and professionally done.
- In regards to promoting orderly and efficient development and providing sufficient supply of affordable housing, I think that developers need to look at available housing not being utilized in cities, such as older neighborhoods. Most older homes only need to be updated but why should a new home buyer spend the same dollars on an older home when they can get a new home for the same? Most won't, but if a developer could update an old home, make it so the new home owner didn't have to fix the cracks, wiring, etc. they would sell.
- Free market controls itself with less government control. Farmers aren't so stupid that they need government to protect them.

MANHATTAN TOWNSHIP

- Expansion around the City should be allowed in the agricultural areas.
- I prefer clustered development over large parcels of acreage and one owner who is not actively managing the land.
- Preserve the most productive agricultural land and allow development of the least productive. Consolidate planning into regional area i.e. Riley, Geary and Pottawatomie Counties.
- Growth should be planned but not stymied by regulations. Ongoing communication is needed. Looking towards the future requires consolidation of County and City services and reduction of duplicate services by counties.
- The 2025 plan should take into account and plan for all of these factors. There should be a strong set of priorities drafted and stuck to. Development is important, yet so is conservation. It is smart, conservative development which will reap the most benefits, be more profitable and more successful for Riley County.
- Tall grass prairie ecosystem and water quantity/quality should be as important as ag land protection. Urban growth boundaries, conservation easements and other resources should be more publicized and encouraged.
- I come from a city background. I am very interested in the development and sustainable smart growth practices that would allow U.S. citizens to enjoy their natural healthy environment for generations to come.
- I believe there should be a maintenance stipulation on properties at or above the 20 acre for rural housing.

MANHATTAN BOARD OF REALTORS

- It is very important to protect our scenic beauty. I would suggest that you allow people to divide 80 acres once and not allow people to build if you can see your house from a highway.

GENERAL INFORMATION/PLAN GOALS COMMENTS

- The most important activity in the world is the annual harvest. So agricultural activities must be considered a priority in any comprehensive planning.
- If you want to minimize wasteful use of agricultural land, then reduce the minimum acreage for residential development to 2 to 3 acres. That way more housing can be accommodated in one area as opposed to 3 to 4 homes taking up 60 to 80 acres.
- I am a business owner on the east side of Manhattan with an ag-based business. I believe a good deal of the appeal of Manhattan is the beauty and naturalness of the area surrounding Manhattan.
- I would like to see inner city housing updated or leveled/rebuilt to create more desirable housing.

OGDEN TOWNSHIP

- Ensuring adequate water, sewer and roads depends on who pays for it. Cost of these services should be paid for by developers and residents and not from general tax dollars.
- If lagoon systems are permitted, could not the density in a section be drastically increased and still give people 1 acre of land vs. 20?
- The development should not be too restrictive.
- Don't take care of roads and bridges now.
- In the County, 5 acres of land should be the goal.
- Enforcement of long range plan would be necessary. Too often the rules are overlooked to benefit developers, bankers and the desire to broaden the tax base.
- Several years ago it was said that every year we reduce ag ground equal to a strip 1/2 mile wide stretching from coast to coast. We have to stop that. If we don't, our grandchildren won't eat. Affordable housing should be provided within current city limits. We can't continue to sprawl all over the county. Eureka Valley is some of the best ag ground in the state. Don't let developers and the city have it just because it is easy to build on.
- I don't particularly want to encourage development, but what is developed should be efficient and have a design, not just helter-skelter. Where there is really good farm land, any other usage should be very closely monitored and have thorough input of the community.
- You set up the whole crew to preserve agricultural.
- The idea that the community needs to preserve private property is ridiculous.
- I'm new to Ogden.
- We are living on an old farmstead. I feel we need to keep our valley in farming as it's on of the richest ground in Kansas which produces more food. So use the hilly poor ground for housing development.

RANDOLPH LIONS CLUB

- I am very opposed to the 25 acre parcels with one house surrounded by grass or trees which is used for nothing.
- I never was in favor of the 20 acre requirement.

GENERAL INFORMATION/PLAN GOALS COMMENTS

- I'll write a letter at a later date.
- The issues of minimizing urban/rural conflict are critical, particularly with confined feeding issues.
- I do not like to see farmland cut up into small pieces for city people to live out in the country. It is unsightly and city people can be a problem.
- It is very important to preserve our farm and ranch land. We need a "right to farm" act or provision in the Riley County Zoning Law.
- It's hard to preserve agricultural land when so many large tracts are sold for recreational purposes and then left neglected to grow up in trees and wasteland.
- There is more and more farmer's agriculture land being converted to recreational use. I think it is unfair for land used for something other than agriculture to be taxed at ag use value.

RILEY LIONS CLUB

- Require open space and park areas with subdivision development.
- Growth is good. But if you don't have food, there won't be anyone in the houses.

SHERMAN TOWNSHIP

- Housing need not be one bedroom and a bath per person. Traditional sharing is wiser use of resources.

WILDCAT TOWNSHIP

- In the future, we should try and reverse some of the spread that already occurred.
- I feel that the government should minimize its involvement in dictating to private property landowners how they can use and develop their land. It is the private property owner's land, not the government's land. The government can concern itself with how to develop its own land. To quote Thomas Jefferson, "to govern BEST is to govern LEAST".
- As a landowner in Riley County, I place a high priority on ownership in the decision making of how my land will be used. I am opposed to local mandates that limit the usages of my land.
- When rules are made, exceptions should be very limited.
- Most of these are like apple pie, and we all want that.
- The County and City should work together by adding restrictive covenants, requirements of "buffers" (natural areas) between development that cannot be stopped and existing residences.
- Please coordinate your work with the appraiser's office so the agricultural land is appraised for its use value rather than possible development.
- I believe market forces will determine outcome.

GENERAL INFORMATION/PLAN GOALS COMMENTS

- How is rural character defined? A 40 acre farm or a gentrified image of 5-6 acres and a house? Within what mileage radius of Manhattan is quality agricultural acreage that has not been tapped for development?
- In my opinion, government at the local level will approve anything that provides more tax revenue. We also approve subdivisions before we consider total impact an infrastructure required.
- Some rural areas need to remain available for small acreages but significant tracts of current ag land should be maintained with restrictions on subdivision.
- In general, I'm a libertarian and believe that all governments should stick to their legitimate function of protecting you from me, me from you and both of us from everyone else. Any OTHER activity always robs Peter to pay Paul, is not fair to Peter and teaches Paul to want even more.
- This survey is poorly constructed and biased. Terms should be defined and responses would vary dependent upon situation-not applicable to all situations and too likely to be generalized in interpretation. Someone needs to take the KSU course in survey and questionnaire design! I hope these results are not the primary influence in decisions! Preserving ag land may mean yes but I don't want you to take mine by eminent domain. But I do want to be able to sell it for housing development if I choose. So how are you interpreting the responses to that issue?

ZEANDALE TOWNSHIP

- With dwindling arable land, if it is not closely safeguarded, the population will have lots of places to live inexpensively but the food supply will become very expensive.
- How does planning effect existing zoning? Will we adopt a building code in the county? What will happen to protect downstream property from flooding from upstream development? Who are we changing the flood plain mapping with new development? Who will vote on the final plan?
- Keep the Kansas River Valley east of Manhattan as farmland!
- Pillsbury crossing (natural wildlife area) use and traffic during warm months exceeds road and infrastructure support. The visitors are very rude to the locals and throw trash and beer cans and bottles on the roadways and park. We think the park should be limited to fishing only.
- There should be no developments. The land is in plenty trouble right now. Protecting the Flint Hills from wind turbine industrialization is a huge priority right now and what would this industrialization do to the value of land that people might want to develop in the future? It's Catch 22.
- We have quality farm ground in Zeandale Township and would hate to lose any of it.
- How much coordination is there between Riley County and Manhattan? How amenable is Manhattan to helping the County protect farmland?
- I think we need to take a middle of the road concept for this project.
- Some farm ground is not as suitable to be farmed and would be better off developed. You should consider diminishing the 20 acre rule to 3 to 5 acres in these areas.
- Sustainable development should be priority.

GENERAL INFORMATION/PLAN GOALS COMMENTS

- The 20 acre requirement is wasteful. They let it go to cedar trees.
- It seems preserving agricultural lands, natural environment and rural character, are most important.
- I feel there is already too much development in floodplain prone areas.
- Promoting relatively dense affordable housing (increasing supply) will diminish the demands of agricultural land without unreasonably intrusive regulation.
- Providing better roads in rural areas, although needed, is creating better access for development.

TIER SYSTEM

TOTAL 397 Respondents

Please indicate below how effective you think the proposed Tier System would be in furthering the goals of the Comprehensive Plan: (Check One)

<u>41</u> Very Effective	<u>156</u>	Effective	<u>112</u>	Don't Know
<u>22</u> Ineffective	<u>12</u>	Very Ineffective	<u>54</u>	No Response

Please check below the statement which most accurately reflects your feelings about the proposed Tier System:

- 1. I support the Tier System as proposed without any changes. **91**
- 2. I would support the proposed Tier System with changes. **133**

Suggested changes: _____

- 3. I do not support the proposed Tier System. **52**

Reasons: _____

- 4. I don't know because I don't understand the proposed Tier System. **33**
- 5. I don't know because I need more information about the Tier System. **144**

Comments: _____

TIER SYSTEM

TOTAL 397 Respondents

Please indicate below how effective you think the proposed Tier System would be in furthering the goals of the Comprehensive Plan: (Check One)

- 10% Very Effective 40% Effective 28% Don't Know
- 6% Ineffective 3% Very Ineffective 13% No Response

Please check below the statement which most accurately reflects your feelings about the proposed Tier System:

- 1. I support the Tier System as proposed without any changes. 23%
- 2. I would support the proposed Tier System with changes. 34%

Suggested changes: _____

- 3. I do not support the proposed Tier System. 12%

Reasons: _____

- 4. I don't know because I don't understand the proposed Tier System. 8%
- 5. I don't know because I need more information about the Tier System. 36%

Comments: _____

TIER SYSTEM COMMENTS

ASHLAND TOWNSHIP

Suggested Changes

- Each area would need it's own direction.
- I would like a better understanding of why on your map, some of the land is in brown while the same hill on the other side of the road is green.
- The system needs some ongoing flexibility written into it.
- You need sharper tier definitions to clarify how land will be placed in a category.
- I think the grass lands should be included.

Reasons

None

Comments

- Ashland Community has done a good job on it's own, without government regulation, in keeping urban expansion out by landowners not selling off to people wanting to move to the country.
- I believe the proposed tier system needs to be distributed to each citizen to review leisurely, then ask for an evaluation. To provide evaluation feedback after a few slides of explanation is not acceptable. I am interested in evaluating the proposed after a thorough review and time to think about it.
- What data was used to draw this map and what process would be used to make changes to this panned map and who would be responsible in the end for making the changes and how are the plans going to be enforced?
- We still need the hearing for all requests for housing on the 20 acre plots and how they are cared for.
- I need more background information.
- I guess you need something to work with.
- I don't like the idea of classifying land for prohibitions and restrictions.
- It seems that our land is in the most regulated tier but our neighbor's land across the road is in the next tier up. This is not right. We are both on the same bluff and have the same potential for future development should we choose to do so.
- I definitely need more information. This is too general.

BALA TOWNSHIP

Suggested Changes

- I believe it is sensible but also believe there probably are some changes that might be good that someone wiser than I might dream up.
- More control on major urban areas.

TIER SYSTEM COMMENTS

- Restrict size (acres) of land used per house built.
- People need wild spaces, as well as wildlife. The Manhattan Urban Service Area on your map currently has several hundred acres of native tallgrass prairie. Your plan needs to include some preservation of these areas.
- Include and support some towns with lots.
- Further limit growth around Manhattan. Too much is devoted to development already. Don't sacrifice pasture prairie!
- Adding no corporate (towns and villages) to expand the housing in these areas (Bala etc).

Reasons

None

Comments

- Lots of good thought appears to have gone into this.
- I feel that "general ag" has all of the value that "reserve ag" has. Grasslands do not produce crops, but they keep water clear, provide excellent wildlife habitat and offer the scenic values closely connected to the Flint Hills. Also, not all cropped land is created equal. Well managed less-than-prime ground can be more valuable than poorly managed prime land.
- I would like to know more about the prospective zoning requirements for each tier. It seems a practical solution to near future concerns depending on how it is arranged.
- Need to know more about implementation of this system. I think it is an excellent framework to start with. Again politics and dollars will naturally try to control any system that is in place. Without zoning protection these two factors will over run our good intentions no matter how stringent.
- I think the area surrounding Manhattan on your map, the purple area, is too large. Why does Manhattan NEED to grow that much? Maybe we need to rein in the Manhattan planners. I would like to see the growth go south of Manhattan more. I appreciate your thoughts to keep development out of ag area but this still affects a lot of the already rural population and farmers.
- Too much prime land is being developed around Manhattan. We need to better control what land is being used for development.
- I feel preserving agricultural land should be primary. I also feel the 20 acres per residence for the land to remain zoned as agricultural use needs to be reviewed.

CENTER, FANCY CREEK, JACKSON, MAY DAY, and SWEDE CREEK TOWNSHIPS

Suggestions

- Grassland areas are as important to protect as cropland areas.
- I think we should be able to develop unincorporated villages.

TIER SYSTEM COMMENTS

- The agriculture transition area/zone along Deep Creek Road in Zeandale and Manhattan Townships is too permissive to development. You need more restrictions, especially in the Zeandale Township portion.
- Stop the CAFO's. They smell, breed flies and pollute the water.
- Make a provision to protect areas with resources protected.
- Providing a means by which flexibility is built into it to permit deviations where such is reasonable. Maybe a matrix system by which objective quantifiable issues can be scored.
- Plat of land that is timber, rocky and some flood easement on a 5 acre plat. A wonderful location for a house.
- Not sure.
- Not really sure how something is classified.
- It seems that there is some valuable agricultural land in the area around Manhattan. I think it is important to protect these areas as well.
- I am concerned that areas deemed "transitional ag" will easily be assimilated into more urban settings so in 40 years will "reserve ag" land become "transitional"?
-

Reasons

- As a landowner, I do not want the County limiting my options.

Comments

- Growth in northern Riley County is imperative.
- I don't need Riley County officials telling me what I can do with my land any more than I have a right to tell my neighbor what he can do with his.
- Raise the acreage requirements for NEW houses from 20 acres to 80 acres. Monitor runoff pollution from pesticides.
- If you limit development in the north part of county, will taxes be lower?
- I need information on what is allowed within the different tiers.
- I am shocked that Manhattan expects to grow to 2-3 times its current size in 20 years. Keeping urban development CONFINED and EFFICIENT seems to facilitate the preservation of ag and rural areas.
- I feel that we are not adequately protecting the natural Flint Hills grasslands, which are probably the most unique part of Riley County. Urbanization and land purchased by hunters are becoming a problem.

FARM BUREAU BOARD

Suggestions

- Depends size of ag exempt i.e. 20 acres or 160 acres to build house without.
- Reserve and general agricultural are unimportant to a diversified operation.

TIER SYSTEM COMMENTS

Reasons

None

Comments

None

FARM BUREAU MEMBERS

Suggestions

- Where there is a shortage of water and need rural water, hold it to 20 acre farms. Where there is plenty of water for big numbers of livestock, then larger farms.
- Landowners should have major input into decisions.
- Due to fuel costs and transportation issues, shopping etc, would small cities growth turn to slums?
- The "grass" tier is as important as farmland. Most farmers have diversified operations and use grass.

Reasons

- I feel there would be too much loss of control by landowner.
- If a farmer owns a farm, he should be able to sell a poor part of the farm. If he has 1-5 acres that is poor land, he should have the right to sell that part. This would free up capital to pay off debts or expand his operation. If you make someone buy
- I see losing control. I see no need for more outside control.

Comments

- You are on the right track. I don't understand how the "transitional ag land" would fit in where I live.
- You would need to consider the current 20 acre establishment and whether they would be able to reduce the lot size to accommodate a more condensed area.
- I would like to see small communities (i.e. Zeandale) incorporate into the system as a small city.
- What are the other options?
- I think the farmers should be able to make choices on how their land is used.
- Basically, the system is good. There may need to be fine tuning of the ideas.

TIER SYSTEM COMMENTS

GRANT TOWNSHIP

Suggestions

- I think the way it is handled today is O.K.
- I would like a transitional ag definition.
- You need room for case by case exceptions and flexibility.
- Keep ag land as farmland and don't set it up to do away with farmland.
- Basically looks good but more specific info would be helpful.

Reasons

- Wonder why Manhattan seeks special treatment?
- Let us make our own decisions.
- It's our land that we paid for ourselves. No one should be able to tell us what we can do with it!
- This infringes on individual property owner rights.
- I'm not sure that I think this can take into account the individual characteristics of each area. I think it's too simplified.

Comments

- I don't think a tier system is the answer to the threat of land loss. I think the control of development for financial gain is what is important,
- I need more information.
- What exactly is the categorizing going to be used for other than just for the sake of categorizing?
- Sorry, too brief for reaction other than negatively.
- I feel that each deal is a separate issue.
- I don't know enough to say for sure, but it would seem there is always occasion for review and exception. Hopefully, that would be available.
- The tier system seems very plausible and at first glance it looks like we're heading in a very positive direction and I commend your hard work.
- In general, I like the tier system and support it. That said, it was covered so fast and in such general terms I can't support the proposed system at this time without any changes. Most likely I will be able to support the system as proposed.

KEATS LIONS CLUB

Suggestions

- Only effective if adhered to. I have reservations about your proposal.
- Add additional tiers by expanding beyond the six choices.
- People need to be able to use the land to best suit their own needs and requirements.

TIER SYSTEM COMMENTS

- The lack of inclusion of the acreages that new road construction would take is not included and would be aversive to maintaining agricultural land.
- Not enough information given to support with no changes. General idea is good, however if history is any indication, no plan is any good if the plan is dumped as soon as special interests intervene.
- Areas that already have homes should be ? because they enjoy already the rural water infrastructure.
- There should be fine tuning of areas.
- Allow for additional high density residential development not adjacent to cities.
- How can it be effective? What control will you have?

Reasons

- How will it be implemented? Who will decide? Planning Board? Special interest groups?

Comments

- Not enough time was given to form an intelligent opinion.
- You've got to be kidding me!
- You don't give us much time to consider the huge impact this would have. Looks like you are trying to accomplish what Fort Riley wanted with this plan. Give us time to digest this. How long do you anticipate this tier system being in effect until someone decides to change it?
- Just tonight hearing about the tier system, I need more info I guess and need some time to look at it. You've done a good job. Must start with something. Good work for now and thanks for your work.
- I think they need to change the 20 acre they require to build a house on.
- The limit is in the details.
- Areas near Manhattan need to be better utilized with denser populations. Increase to 40 or 80 acres.
- The tier system is very simplistic and doesn't give other planners, developers, landowners or government officials very specific roles for planning or flexibility. Where would special interests participate?
- It cannot be generalized because the land use is an important factor.
- I don't know how this is different than the past. If surveys in 1987 asked for preservation of farms and we know that has not happened, what is going to change that?

LEAGUE OF WOMEN VOTERS

Suggestions

- Progressive evaluations.
- Grass is as or more important than cropland.

TIER SYSTEM COMMENTS

- Distinction between large scale and small agricultural uses.
- Clear definition that ag land be used as ag.

Reasons

- It may not allow good land use within a tier that designated one thing and not the other.

Comments

- This makes sense. Fine tuning will come as we discuss how to implement this. Preservation of grassland is as important as preserving crop areas.
- Excellent way to begin the plan.
- Having heard this once. It sounds reasonable but I don't know if I need to know more or not.
- I hope the flood prone land is specifically addressed in the Plan so no residential development is permitted. I would be interested in knowing alternatives to the Tier System. We are presented only one proposal, how can we be objective. We are being guided to accept this one proposal.

LEONARDVILLE PRIDE

Suggestions

None

Reasons

None

Comments

- I support but would also like more info.

MADISON TOWNSHIP

Suggestions

- This takes to much control from the land owners.
- Support existing larger farms that exist in areas close to Manhattan.
- Reduce minimum single family housing acreage requirement to 5 acres.
- Need more input.
- More specific definitions on boundaries and each tier's uses.

TIER SYSTEM COMMENTS

- Make damn sure the influx of city folk doesn't take priority over established farmland or future farmland.
- I think growth in small towns, such as Riley, should consider the concerns of the citizens and not just let developers put in large areas of housing just for profit.
- Each proposal would be looked at on a case by case basis.
- Develop plans for subdivisions in rural areas to eliminate multiple smaller land plots.
- Changes should minimize urban sprawl and confine projects of housing to the boundaries of cities and towns. Maintain 20 acre rural lot size or larger.
- Allow for residential growth on smaller plots i.e. 5 to 10 or 15 acre lots in areas in closer proximity to urban areas and smaller cities.
- Acreage for housing needs to be less. Back to 5 acre lotments so rural scrub would be less and land would be better maintained.

Reasons

- I would approved but with reservations.
- This makes it impossible for a bi-vocational farmer to reduce his farm for its highest value. It devalues all farmland sales.
- It needs to be based on proximity to urban areas more than quality of land - most of the land on your map look like prime land - it isn't.
- I feel it is very limiting to anyone in the ag reserve areas as they will be less likely to be able to sell or buy.

Comments

- People are more important in Riley County than most of the land.
- Each city should have subdivisions planned for rural development.
- Tier system appears to be a good starting point. The effectiveness will depend on the ability of planning and zoning and elected officials to stick to it and minimize variances.
- More info is needed to fully understand if system would work. Definitely ag producers need to be better supported and especially listened to.
- This is a good start but as I said, be more specific. Also, are you including pasture in the green ag space? There is a lot a pasture, especially closer to the lake, which is not suited to pasturing due to cedar tree growth, weed overgrowth, etc.
- I think each new house built in rural area should be required to own 160 acres to discourage spread of housing in rural ag use areas.
- What about Keats? Doesn't it exist?

MANHATTAN TOWNSHIP

Suggestions

- Lets leave some wiggle room.

TIER SYSTEM COMMENTS

- You possibly need more restrictions or guidelines thought of for urban growth areas and more environmental conservation.
- Needs to be re-evaluated to incorporate BRAC decision.
- More guidelines for soil types, types and location of livestock operation in relation to residential areas.
- Looks good.
- Are environmental planning techniques considered?
- I would like to see a few more rules or regulations on land use outside small urban area.
- I think the transitional agriculture tier needs to be more fixed. Right now I foresee it being compromised too quickly.
- I don't understand why you need 20 acre parcels for housing. Most people can't keep their yards clean, let alone worry about 20 acres.
- Further break down the reserve agricultural tier into additional tiers based upon soil productivity i.e. class 1 and 2 soils, class 3 and greater soils.
- Do not restrict area between Manhattan and Riley.
- You need to take into consideration the social and natural systems, such as areas susceptible to further pollution, corridors for flora and fauna and watershed management.
- We need additional suitability modeling for soils and prairie ecosystem to encourage preservation conservation and restoration of prairie ecosystem and limit erosion from ag lands into water supplies.
- We need a system that allows for adjustment to be made when they make sense for economic reasons.

Reasons

- Seems odd if we are trying to protect farm ground, that we would be trying to build more industrial parks on prime farm ground and not in an area more inhospitable to farm operations.

Comments

- This is the first meeting I attended.
- It appears that this plan precludes hamlet development. I believe that hamlets are a reasonable solution to growth pressure if they are compact. I believe this is a reasonable trade off for agricultural land.
- The plan seems to be somewhat effective, yet no environmental factors have been mentioned. Smart development would also incorporate the vital environmental aspects.
- Tiered approach shows great promise and with scientific of heuristic model(s)ing could substantiate its effectiveness.
- Need much more info.
- More information would be helpful.
- Don't know how it would be managed at micro level.
- It is a great start however advanced assessment of more natural and social impacts.

TIER SYSTEM COMMENTS

MANHATTAN BOARD OF REALTORS

Suggestions

- You need more input from the citizens of Manhattan.
- I would need more information/detail.
- The concept is good but the boundary areas need to be expanded around Manhattan to reduce acreage requirements.
- If instances arise where an exception would be required, do you have a process in place?

Reasons

None

Comments

- As a land grant institution with an important mission in agricultural innovations, I feel the experimental farm land contiguous to the university should remain available for experimental work so that professor's and student's time is more productive and minimal time is lost in commuting to more distant locations. Also these experimental lands can be more closely monitored.
- Transitional ag maybe easier to develop closer to the city, even more so than lake areas that are already reaching full capacity on their water and sewer systems.
- Initially this makes sense. I would like more info on applications. My main concerns are directly around the Manhattan area.
- In my limited experience, I don't feel qualified to answer the "support" questions. I did understand the tiers and feel they would be effective in helping plan, but I don't know if I have adequate info to say I support it.
- I would need to see more data to include dollar data. What would the loss of agriculture mean to Manhattan? With science developing more agricultural studies, I am curious.
- Generally, I think tier system is good model to follow.
- My concern is that Manhattan may be forced to sprawl out in order to use the most acceptable land based off of the proposed tier system. The general concept appears to be well thought out and logical.
- I feel the system will change with time and that 20 years may be too long. Best time length may be 10 years.
- I am curious on what, if anything, happens to the farm families who live in the white areas and how the expansion affects their livelihood. Is there any plan for a subsidy or something similar?
- The 1987 survey did not include incorporated areas of County.
- I think we should really look at the growth areas in the small cities. They provide the best opportunity for affordable housing growth. The 1 house per 20 acres is not good because it uses a lot of land that could support many more homes.

TIER SYSTEM COMMENTS

OGDEN TOWNSHIP

Suggestions

- Reduce the area around Manhattan that leads to sprawl.
- More info is needed to completely agree.
- More balance is needed.
- Increased density in rural area development.
- Implement an alternate plan for special situations.
- I want some input into the expansion of Manhattan city area clear over to Ft. Riley.

Reasons

- You have no right telling people what to do with their land.
- The landowner should have last word.
- It is not considering all land involved.
- It doesn't make sense to change anything now.
- I don't think the County should control all the county. People don't all want to live in town.
- As a farmer's daughter from western Kansas, I think the farmer with good farm land is not been treated very honestly.

Comments

- It is a good starting point. We must preserve the good farm ground (Eureka Valley for example). Manhattan should not be allowed to cover it up. The 2003 land use plan needs to be revised to force the city to remain essentially within current boundaries.
- You are devaluing land in an attempt to use it for city development. You won't allow development until you can control it.
- I am leaning toward supporting the concept once I learn more.

RANDOLPH LIONS CLUB

Suggestions

- I am concerned about the 20 acre rule in all areas including those in Manhattan and small cities and transitional ag and general ag.
- Some changes need made; maybe less than 20 acres,
- Limiting size of lots would more depend on an individual situation. Would this be up to township to enforce or a 3rd party system?

TIER SYSTEM COMMENTS

- By putting general agriculture in with the reserve agriculture as equal in importance.
- 20 acre rule should be changed in some areas further from Manhattan to 5 acres or 10.

Reasons

- You are putting too much emphasis onto furthering development and you need to abolish the 20 acre plan around Manhattan.

Comments

- There are a number, literally hundreds, of old farmsteads in the county which would make good building sites. With the cost of a lot in Manhattan being more than the cost of a 20 tract, this will lead to cedar invasion, wasted space and accelerate loss of ag and rural character.
- I think the whole tier system as proposed is biased badly toward housing development in what is and was rural.
- I think that the housing needs to be in our area.
- Anyone buying land should be required to remove 95% of any cedar trees in non-farmable areas, and any broke ground should be in crop production or government program where it could be returned to ag production.
- I am not sure of the difference between general ag and reserve ag. What can the general ag are needed for?

RILEY LIONS CLUB

Suggestions

- Not sure how high priority preserving agriculture should be.
- Compensate those land owners restricted from housing development.

Reasons

- Unsure how this effects landowner rights.
- Need to be on land use based on soil type.
- Landowner should be able to sell or develop his/her land.
- Independence of land owners is infringed upon.

Comments

- Will this system limit one development in the ag areas to keep a developer from buying up the rural land that comes up for sale and pushing prices so high that farmers can't compete?
- Tier system, if adopted, must be adequately supervised by elected officials.

TIER SYSTEM COMMENTS

- With the recent vote in Riley, what is that going to do to your system?
- I would like to study the situation before I make decisions

SHERMAN TOWNSHIP

Suggestions

- Variation (variants) clearly need to be adjusted/rewritten to go along or enhance the lakeside suburban area. It's growing rapidly.
- Propose making plans for how growth proceeds in the infill areas to support future population.
- Allow 20 acre lots in an area that is already developing.

Reasons

None

Comments

- It sounds like most of the change is in Manhattan.
- I am not convinced that there are or will be enough safeguards to prevent sprawl, taking of chunks land away from urban area (as I feel is proposed in Riley) without concern for landowners.
- I support the general direction, but would like to see more details before saying without any changes.
- I would support the 20 acre minimum in the agriculture areas.

WILDCAT TOWNSHIP

Suggestions

- Transitional ag areas should perhaps be 10 acres? I would suggest preserving prime ag acres.
- The tiers make sense. My questions arise from the restrictions that accompany them and how they are implemented.
- Remove building sites from ag land areas.
- I would suggest not restricting parcel sizes for residences.
- We need zoning changes to limit house on less than 20 acres and need to go public with the tier system.
- We need to reduce some of the Manhattan Urban Area since it is very generous.
- Developers are controlling much of the land use around Manhattan. I think you and the City need to be more affirmative and have more control.

TIER SYSTEM COMMENTS

Reasons

- This tier system has the very real potential to severely restrict land owners development options.
- The "tier system" has the potential to be restrictive and confining on how I use my land.
- You need to protect rural area.
- You should limit rights of landowners.
- I just don't think the County should control what the landowner could do with their place. One rule does not fit all.
- I don't think it is your job to tell people what people can do with their land.
- I do not support the proposed tier system until I know what the restrictions are.
- Appears to be "cut and dried" without input from landowners and will be implemented regardless of what they think or how it impacts their ability to make a living.
- "Rules ALWAYS have unintended consequences" and "economics always win over the plans of a few people".
- These are some very good points, however, I need to look at it more.

Comments

- A very rough problem that needs to be addressed. The United States should have been working on this issue in the past since problem has been known since the 70's.
- The method of this survey is questionable. Individuals completing the survey are given a presentation that does not adequately present the pros and cons of the tier system, BEFORE they are asked to evaluate it.
- First, I have not enough information to respond to the above. Second, I own 20 acres with a single house. Only about 12 acres can actually be farmed, as most of it consists of tress and a creek. Hence I am saddled by farmland "20 acre" rules, supposedly to preserve farmland when a great deal of mine cannot be farmed. Overall it is my concern that urban development will encroach on my privacy, raise my taxes, and change the land status again to restrict further the use of my land.
- Because of the diversity of land in Riley County, a "one system fits the entire County" wouldn't work.
- I am impressed with the information and quality of presentation. I appreciate all of the information and I want to learn and be involved more.
- You seem to be a proponent of your program without any input. You say that is what this meeting is about but you already have a plan.
- As the old saying goes, "the devil's in the details"?
- Market forces will be the determinant. The tier system is idealistic.
- There seems to be exception to every plan. The 20 acres is not good. If one acre fits the need, let it be used. Too hard to map the area.
- My concern is allowing cedars to be overgrown in areas that were normally pastured etc. City dwellers think this is natural beauty when they are just like weeds.
- Need to know basic restrictions for each tier. Can't form an informed opinion without any facts.

TIER SYSTEM COMMENTS

- How you define the details of each tier will determine its affectivity and supportability.
- This whole program seems like a propaganda play, in that the County officials are presenting one vision and one idea, then asking the citizens through these surveys to agree with what has been presented to them. There is no balance in the presentation and no opportunity for a different vision, disagreement or decision.
- Riley County government does not need to tell landowners what they can or cannot do with their land (beyond some general zoning to keep it reasonably used). I think opponents should be able to speak before folks are asked to complete these ineffective biased surveys.

ZEANDALE TOWNSHIP

Suggestions

- I would support the tier system with change in 20 acre limitation.
- There is no industrial plan for land in the rural county. Why?
- Some farm ground would be better utilized as development. Crop yield is low. The 20 acre rule should be changed for these areas.
- Not sure at this time.
- I'm not sure the transitional agricultural areas shouldn't have some restrictions on development also.
- I suppose it needs to be done but I don't have a good grasp of it.
- Decrease the amount of land allocated to Manhattan Urban Area (future use area). Add tier that reflects areas that should be preserve for environmental protections.
- As long as the higher density area do not have more influence on property uses outside the tiered area.

Reasons

None

Comments

- I don't quite understand. Zeandale is so largely agricultural, that the people should think hard about down the road about keeping farming or selling out? For what?
- I would need to know the type of regulations that would be imposed on each "tier" before I could support or oppose such a system.
- What about areas that are zoned or are subdivided already which are in the proposal ag areas which are not ag use now? What is ag use/permitted uses will you change them?
- More concerned about how tiers are used to promote/limit growth. And question use of blanket map coverage as opposed to actual conditions. Tiers more appropriate as guidelines than as hard and fast rules.

TIER SYSTEM COMMENTS

- I'd like to know more about what transitional Ag means; I need to look at the comp plan written info on the tier system. Need to encourage greater densities of re-use of already disturb (brown field) sites in the city of Manhattan.
- It may not be able to be saved but there is good farm ground in the Ogden area and prime Flint Hills pasture up Deep Creek. Keep the urban folks on the other side of the river.
- Need to know the ramifications of agreeing with the tier system. Does land use prioritization and agreement with the tier system therefore point to more government control?

IMPLEMENTATION STRATEGIES

TOTAL 387 Respondents

Please indicate below which strategies for implementing the Plan you feel should be studied further and which should be eliminated from further consideration:

	Study Further	Eliminate	Don't Know	NR
1. Maintain 20-acre zoning and do nothing else	<u>118</u>	<u>201</u>	<u>41</u>	<u>27</u>
2. Increase education activities	<u>264</u>	<u>52</u>	<u>32</u>	<u>39</u>
3. Increase minimum ag lot size				
• 40 acres	<u>83</u>	<u>142</u>	<u>59</u>	<u>103</u>
• 80 acres	<u>93</u>	<u>135</u>	<u>50</u>	<u>109</u>
• 160 acres	<u>97</u>	<u>141</u>	<u>54</u>	<u>95</u>
4. Establish urban growth boundaries	<u>253</u>	<u>72</u>	<u>38</u>	<u>24</u>
5. Adopt tier system	<u>219</u>	<u>53</u>	<u>77</u>	<u>38</u>
6. Use agricultural easements	<u>194</u>	<u>85</u>	<u>66</u>	<u>42</u>
7. Use Transfer of Development Rights	<u>63</u>	<u>175</u>	<u>99</u>	<u>50</u>
8. Use Purchase of Development Rights	<u>53</u>	<u>184</u>	<u>94</u>	<u>56</u>
9. Use impact fees	<u>138</u>	<u>130</u>	<u>72</u>	<u>47</u>

Comments: _____

IMPLEMENTATION STRATEGIES

TOTAL 387 Respondents

Please indicate below which strategies for implementing the Plan you feel should be studied further and which should be eliminated from further consideration:

	Study Further	Eliminate	Don't Know	NR
1. Maintain 20-acre zoning and do nothing else	<u>30%</u>	<u>52%</u>	<u>11%</u>	<u>7%</u>
2. Increase education activities	<u>68%</u>	<u>13%</u>	<u>9%</u>	<u>10%</u>
3. Increase minimum ag lot size				
• 40 acres	<u>21%</u>	<u>37%</u>	<u>15%</u>	<u>27%</u>
• 80 acres	<u>24%</u>	<u>35%</u>	<u>13%</u>	<u>28%</u>
• 160 acres	<u>25%</u>	<u>36%</u>	<u>13%</u>	<u>24%</u>
4. Establish urban growth boundaries	<u>65%</u>	<u>19%</u>	<u>10%</u>	<u>6%</u>
5. Adopt tier system	<u>57%</u>	<u>14%</u>	<u>19%</u>	<u>10%</u>
6. Use agricultural easements	<u>50%</u>	<u>22%</u>	<u>17%</u>	<u>11%</u>
7. Use Transfer of Development Rights	<u>16%</u>	<u>45%</u>	<u>26%</u>	<u>13%</u>
8. Use Purchase of Development Rights	<u>13%</u>	<u>48%</u>	<u>24%</u>	<u>15%</u>
9. Use impact fees	<u>36%</u>	<u>33%</u>	<u>19%</u>	<u>12%</u>

Comments: _____

IMPLEMENTATION STRATEGIES COMMENTS

ASHLAND TOWNSHIP

- I think you should lower zoning to 5 acres.
- Something needs to be done that will best fit the lot size to the area and surrounding lands. Letting lots be maybe about 5-10 acres and making it so that the land around the house be maintained in some way or another that will protect the ag and development areas both with the least harm possible.
- Please provide written summary of each with follow up instrument to be done at home.
- Any takings of rights must have just compensation.
- We need less government. Why do we keep trying to make more regulations that end up making the problem worse?
- Why not have a "manor house" zoning? Anyone living in the country pays higher taxes for the privilege.
- This is very confusing.
- Seems like this needs to be a regional plan with counties surrounding Riley County.
- Each area should be considered by its impact on ag and density. If cedars are a threat, it should be addressed. I hate cedars. They should be clarified a noxious plant.
- This is complicated and really would need more thought than one meeting.
- Ag land limited to production value. Development value bypassed ag .

BALA TOWNSHIP

- Ag lot size will not stop urbanization. If they can afford a \$250,000 house, \$100,000 won't seem like much of a hurdle for a plot of land to set it on. I lean towards 5 acre lots with rigid restrictions on development in adjoining areas. I am against government involvement in the purchase of rights. And as much as I like the impact fee I fear that the associated paperwork and lack of an ability to change enough to stop high dollar development will prove it unworkable.
- Regarding maintaining 20 acres and do nothing, I think you should maintain the 20 acre zoning where it is appropriate. The 20 acre zoning shouldn't ever be the only thing and nothing else. Regarding increasing the minimum ag lot size, I think that increasing the minimum size will help preserve land but if the landowner doesn't use proper management techniques (i.e. burning) we will have a problem of a different nature. Regarding TDR's and PDR's, these seem to be very complex and burdensome strategies (i.e. paperwork, tracking, government bureaucracy). Maybe I need further explanation on how this would work.
- I like the urban growth boundaries strategy but feel like on your map the grayish area west and north of Manhattan is TOO BIG.
- "Whiz Kids" would just find ways around #7, 8, & 9. Also too complicated.
- The strategy must take into account the possible tendency of either government involvement or urbanization or both to have no limit. These cannot be encouraged without the plan if private agricultural landowners are to have rights or securities.

IMPLEMENTATION STRATEGIES COMMENTS

- I suspect that the problem which is driving this exercise has been overstated. Even the illustrations were of houses in non-farmland, where previous owners apparently let the cedars grow and/or converted native grass to tame grass. Don't blame the new owner for the sins of the previous owner.

CENTER, FANCY CREEK, JACKSON, MAY DAY, & SWEDE CREEK TOWNSHIPS

- TDR's and PDR's and other more complex strategies need to be well communicated to the public so that good decisions can be made. I think a combo of strategies will be the best strategy to restrict urban growth.
- Allow established 5 acre plot in what is called wasteland that I already own. It is on a paved road and bordered by a private road on the other.
- Put the burden on the County Planning Board as it should be. Maybe the 5 acre law needs to be brought back.
- The old 5 acre lot would preserve more ag land than any of these options. Also why should only the wealthy be able to live in the country?
- The 20 acre hasn't/isn't working but I don't know what will.
- Could a person further develop land he purchased under the 20 acre guide? Would it also be possible to have a blight system for unsafe ag practices in keeping areas clear of brush?
- I should have bought in Pott. County.
- Impact fee appears reasonable. But it depends how that fee is established. Is it based on reasonable "pay your way" factors or is it intended to impune.
- We need somehow to encourage building residences in areas that do not take up our most fertile tillable land but still would work for housing. I have hated to see some of the most fertile land around north of Manhattan being gobbled up by development.
- Land Trusts offer the best solution for landowner and county as a whole.
- Perhaps it would be beneficial to regulate what those "residential only" landowners can do. For example, they must burn on a regular basis to keep the cedars controlled etc. At any rate, I believe a combination of these strategies would be best.
- Seems to be no difference in proposed policies for selling of acreage that may already have a house on it versus a vacant tract for new construction. Would be logical to have stricter requests for new development versus new construction.
- Keep 20 acre minimum! Establishing urban growth boundaries just allows the government to SET the price of land.

FARM BUREAU BOARD

- I like a combination of growth boundaries/tier/minimum ag lot.

IMPLEMENTATION STRATEGIES COMMENTS

FARM BUREAU MEMBERS

- I don't like any of the above. I think we need to go back to 5 acres or something they can take care of.
- Go back to 5 acres and more ag land will be preserved.
- I like a combination of some of above.
- I am concerned about farmland that comes up for sale in which a farmer would like to obtain for growth but then is unable to because of purchase cost from competition of housing. What about new homes for a potential farming partner?
- The size of tract will not matter. There is already an increase of land value from other sources other than housing on larger tracts of land, and this tells me that no matter the size, the land will be bought for a house no matter the size.
- Special consideration needs to be given to new homes being built in ag areas if they are going to be ag producers. An example would be to let an ag producer build on a smaller lot if he owns total land in excess of the acreage requirements.
- I like the idea of charging for specific costs (roads, fire control, school busing, water etc.)

GRANT TOWNSHIP

- Put an area around city and let them build there and keep the balance in agriculture. For house building in ag areas, increase the taxes according to the use and not ag use prices. Houses increase major problems with livestock and burning. They move to the country and want all they have when they lived in town. There needs to be cedar tree requirement control.
- Rezone anything under 20 acres to keep the 20 acre rule in effect.
- Enforce the current standards before changing or adopting something new. The current standards aren't enforced effectively so how do you plan to enforce something new.
- What about the 20 acres that are on the tax roll as ag? If you made the minimum acres bigger, farms could maintain the homeowner's land better. Twenty acres is hard to maintain as ag.
- On quick thought, tier zoning looks to have possibilities. There was too little time to make an educated decision or direction!
- If you would pass no zoning law, we would not have a problem.
- How does TDR protect agriculture?
- I think to be fair and not skew the data, you should have solicited opinions on decreasing the min ag lot size. I'd like to see the data on counties with less. It seems that you conveniently left that out.
- My goodness - Hitler is here!
- Leave it at 20 acres. Just because land is sold into 20 acres plus doesn't mean it would be wasted. I have 20 acres with livestock. I would have bought more if land prices would have allowed me to. Farmers can't afford to farm. Place conditions or rules about letting land go to cedars. Possibly instituting fines on nuisance cedars on land. Has any policy

IMPLEMENTATION STRATEGIES COMMENTS

been set to deter developers from razing the land, i.e. home depot dirt that was excavated on N 52nd street?

- This is way too complex to be able to intelligently make any decision recommendation based on a 10 minute presentation and a one page summary. Why not develop a list serve based on the attendance sheets and make affordable move detailed info electronically. After some amount of time where the info is earnable then ask the above questions.
- I think the main consideration is the control of urban growth or sprawl, particularly when the old core of towns is depressed or undesirable.
- How about considering lowering the 20 acre zoning? These are all biased toward an increase and negative reinforcement. You should look at some positive reinforcement. Offer some incentives and assistance to develop in certain areas.
- Do not take good farmland for houses. I think Riley County is now one building.
- Too much like Bush energy program and does not solve problem. I don't have enough information at this time to make a judgment on most of these suggestions. For example how long has the increased minimum requirements been in effect in Butler, Saline, Harvey counties and what has the effect been?
- I am interested most in increasing the minimum lot size and ag easements. These are similar to Saline County to keep farm ground in place. We have several homes in our section area now.

KEATS LIONS CLUB

- Don't want government to tell anyone what they can do with their land.
- TDR's and PDR's are too complex & benefit lawyers more than farmers. Increasing education activities never hurts to make people aware of land use and zoning issues. Establishing growth boundaries may be the best option to keep growth confined. It also helps keep the urbanized areas from being abandoned when housing ages.
- Limit the development on 20 acre lots to areas that are presently serviced by Rural Water District and are on roads serviced by school buses. By no means allow platted subdivisions to be established in rural areas.
- I like the idea of larger ag lot size combined with the option to have one other lot around 5 acres allowed.
- 20 acre zoning is not working. Study the other suggestions further.
- Urban growth is best way to go. We know 20 acres is not working. Those near us find they can't afford the home once it's built. Near Manhattan development needs to be 2 acre plots with developer responsible for roads and water etc.
- Way too much information needed & discussion to be able to be educated to answer these. It is obvious to me that if planners can't rank or prioritize these for the community, I, given a 10 minute presentation surely couldn't. This needs much more discussion & evaluation.
- Increasing the minimum lot size will probably result in current situation i.e. no maintenance of remaining acreage. TDR's could be easily abused. Using impact fees makes it so only rich folks could afford to live in the country.

IMPLEMENTATION STRATEGIES COMMENTS

- We should come up with strategies to put multi-families on those corners of a section yet maintain the rest as natural agricultural. The national trend is toward multi-family dwellings. It can be accomplished with good sewage systems, water, and mini-community thinking. More people on less land yet allow people to get out of congested urban.
- Simply require rezoning for any new residential construction and let Planning Boards and County Commission make decision. Be sure we don't restrict the sale of land or discourage new home construction. Encourage lot size of 5 acres or less.
- Where can we get more info? The Mercury? The Free Press? Where is the Land Use Study just completed shown? Why are we spending dollars for these meetings? Where is the dollars coming from? How much is it costing?
- With farms getting larger, how can a farmer "sell off" a house in a corner of ag land without selling 20 acres?
- We don't need anymore special taxes and fees.

LEAGUE OF WOMEN VOTERS

- Need to put your presentation on the web and allow people to then fill out this sheet and give comments. One person per email address vote.
- In any case, preserve the skyline. In the tier system, would there be a way to vary requirements if a special case arises?

LEONARDVILLE PRIDE

- I am not sure eliminating any option would be good. But some options need changed or improved.

MADISON TOWNSHIP

- Only if building on a piece of property caused burden on tax payers i.e. building on a low maintenance road.
- I think TDR and purchase development rights are too complicated and would drive development elsewhere. Minimum acreage currently is too damn much. Most ground grows to CRAP.
- The ag easements may be a good solution as long as any current or future farming and/or agriculture/uses are grandfathered and protected. A lot of people moving to rural areas don't understand things like controlled burns, animal smells, farm equipment, etc. I liked the idea of larger rural lot sizes with potential 5 acre splits. However if current 20 acre size is creating a lot of waste/trees then maybe consideration needs to make for smaller sizes like 5 acres as long as they are on or near urban or town boundaries.
- Residential housing builders need to be made more aware of the permitted livestock operations that they are building next to.
- Twenty acre lots do not promote ag preservation. I'm not sure if larger tracts would be any greater benefit.

IMPLEMENTATION STRATEGIES COMMENTS

- Who would control or use those acres left in the agriculture easement? This would backfire if left to nature as we have seen with the 20 acre limit. Also, how is the 20 acre limit being enforced when we have developments in the county of 75 homes plus.
- You know, north county has been doing fairly well. We have just the right amount of farm vs. towns as I see it. Riley (as a city) voted down a housing tract and you, as the County, gave it to us anyway. Thanks. I moved from Manhattan to Riley, a small city, to live. Now Manhattan strikes again. Thanks.
- The 20 acre limitation is already very discriminating. By increasing minimum lot size, the farmer as well as the potential residential developer becomes even more discriminated in the most rural tiers.

MANHATTAN TOWNSHIP

- Don't just jump on the band wagon. Allow small tracts on farm land.
- Combinations should be studied. Too much government control over personal lives is being suggested and projected.
- The used impact fees' opens the door for discrimination against something such as a business that some people may oppose.
- Currently the urban growth boundary does not work in Portland as people have chosen to live in Washington and work in Portland. However with higher gas prices urban growth boundaries may begin to work a lot better. I think it is a possibly good system.
- Presumably your studies have been fairly intense thus far? I can't see eliminating some of these ideas yet. The ones that seem interesting to me are UGB's, ag easements, and TDRs. I think increasing minimum lot sizes in the lower density tiered zoning as well as educating the public about these issues are most definitely good ideas to move on.
- Whatever system is adopted, there always needs to be a way to allow changes when they are warranted.
- Each of these methods has their own pros and cons. The most effective in my opinion, would be TDR's, possibly with the inclusion of the minimum lot size. Agricultural easements seem to be almost as effective. The urban growth boundary idea is very important, but is also very difficult to do successfully. TDR's are only effective, or are most effective, if the cost for those development rights is high enough to be a disincentive for the development.
- What about value of prairie ecosystem & value to homeowners in rural areas seeking connection to the Flint Hills? These 9 strategies don't provide development guidelines that would encourage cluster development & preservation of larger tracts capable of burning & grazing. What about water quality & access to green space & recreational immunities (like TPL green print) processes?
- More market studies and options need to be explored.
- We also need to include restrictions on light industrial, religious, auto sales and retail spreading into the County because of lower land costs.
- Forget the whole thing for now.
- I believe the infrastructure and roads etc should cover the maintenance of roads through increased evaluation or benefit district.

IMPLEMENTATION STRATEGIES COMMENTS

- If you increase the minimum ag lot size, it could possibly hurt smaller farms unable to purchase a larger amount of land, and put a home on the property. Have you considered a combination of different strategies? Possibly tier zoning & growth boundaries.
- Developers should be allowed to build high density hamlets anywhere, as long as they can cover infrastructure cost.
- Here's the deal: increasing land size will only promote non-ag to purchase land but not maintain. Hence problem is not solved. Holding land until development reaches it is just slowing the problem but not doing a damn thing. I am from Saline County and growth is becoming alarming and ag land is becoming dangerously taken over. Sadly, government control may be a great idea because until the government is involved there are too many loop holes. Kansas is known for making a big statement in the world. Why not preserve fully instead of delaying? Also, there needs to be regulations installed to enforce land maintenance.
- A combination of the three marked "study further" sound the best option. Lets think outside the box and not do what everyone else is doing. Riley County has been progressive so far i.e. RCPD versus City and County law officers.

MANHATTAN BOARD OF REALTORS

- Need to do something, but do not swing to a "no growth" stance such as #10. #7 and #8 seem like a nightmare to administer. #4 can have an adverse affect on property values if we became too strict in the enforcement. So a combination of increased size and the tier/zoning system would be the direction to pursue.
- Agree some changes needed. More control/ownership by government questionable. Need changes that make sense without loss of private property rights.
- Protect our vistas - no houses on top of hills - limit building if you can see it from the highway.
- If trying to preserve the land, I would suggest that tracts be kept small so the development can take place. If you require people to purchase 20-40-60-160 acre portions, then land is going to be swallowed up very quickly. Put on your thinking caps!
- I think the larger ag lot size would encourage use of the remaining land about the homestead due to the expense of the purchase and wasting that money by not making use of it either by the owner or a tenant.
- I think the transfer and purchase of development rights will never be well received by the public. I also know that land must be managed to be agriculturally productive - no cedar trees - allowing gentlemen farmers to let acreage go untended is unwise. Once again if an individual has unlimited monetary resources, one can direct the County's agenda.
- The impact option is attractive. Many of us realtors can best communicate dollar impact to clients more effectively than environmental ramifications. Many of our clients moving here from coasts do not have the same buy-in to our culture/heritage. But when we speak in terms of money, they understand.
- You may consider deed restrictions residential ag (as per restrictive covenants in the city areas)

IMPLEMENTATION STRATEGIES COMMENTS

- Establishing urban growth boundaries would need to be evaluated and adjusted each year to allow for unneeded growth. As you stated the present policy of 1 per 20 acres has created a waste of agricultural land. 2-3 acres in close proximity to Manhattan would be beneficial. As a rural property owner, I resent not being able to use the property in a way to maximize my right to own property.
- 20 acre sites will continue to be a negative use of land unless some control options made for preservation of land not used by homeowner. Whether it is 20, 40, 80 or what needs to be viewed to aid in maintaining the character of the land.
- It would seem if a landowner wishes to sell off a portion of his land into 1 – 5 acre lots, he should be able to do so without zoning restrictions dictating that he can't. Less land would sit idle & thus more farm land could be used productively.
- Tough questions!!

OGDEN TOWNSHIP

- Leave things alone.
- You did not include the most simple way to fix this problem. If you reduced the minimum lot size to one acre then the rest of the acreage would be left for farming. Let the market decide and the need for ag land will be balanced out by price.
- The problem with minimum ag lot size is that 40 acres could make a large flower farm and yet be too small for a livestock operation. Also ag related business needs are subject to being limited if a 160 acre lot size is adopted.
- Need more facts
- It would be better to place houses on 3 to 5 acre tracts and use less land.
- This depends on who makes decisions and what input owners would have.
- I don't think increasing the minimum lot size will necessarily deter conversion of ag lands. There are going to be those who will buy whatever is needed to build.
- I think a combination of several of these options may be the best. Restrict growth areas to save extent but allow 5 acre homestead.
- Let the free enterprise work. Change back to 3 or 5 acres. That would work a lot better.
- Establishing urban growth boundaries is my preference and make Manhattan stay within its current boundaries. No growth in the 2003 area. If people build in rural areas, the County should have minimized responsibility to protect this property.
- I need more information to make an intelligent decision.
- New to Ogden
- Increasing education activities won't do any good.

RANDOLPH LIONS CLUB

- Use 5 acre zoning instead 20, especially closer to the urban areas. Try to regulate land being bought up for hunting purposes only!
- I believe that a combination of urban growth boundaries and agricultural easements.
- A combination system of tiered zoning together with different lot sizes or ag easements with possibilities of one split. Reserve ag - 160 acres; General ag - 80 acres;

IMPLEMENTATION STRATEGIES COMMENTS

Transitional ag - 5 acres; All others - services provided perhaps urban growth around small cities also.

- Stop sale of 20 acre lots on any land that could be used for agricultural. Allow it only on 20 acre lots that do not degrade land crop or livestock. Put permanent city boundaries and force cities to go toward condos, hi-rises, etc. The country needs the land it has to use. The population continues to grow as we all know.
- If the land per acre is about 1200 per acre, that is nothing. Because the lot in Manhattan is about 45 to 50 thousand for a lot. This make going out in the county a smarter way to go.
- Let government back off the regulations
- If the lot size goes back to 5 acres, it would be best to have in the same area (zoned for that size lot) rather than a 5 acre lot in each 80 acre or 160 acres.
- I think it would be foolish to increase the lot size. If there is a problem now with homeowners maintaining 20 acres and the problem with cedar patches, increasing the lot size is only going to create bigger cedar patches and larger tracts of abandoned agricultural land. Reduce the size of tracts and allow the land to stay in agricultural production.
- By raising lot size, will further inflate the price of land that is out of reach by farming purchase.

RILEY LIONS CLUB

- Once land is bought then let the owners do as they wish and not let their hands be tied by someone in government. But to the owner is to have some idea of what will not be tolerated. They have to be lawful.
- Have homeowners in agricultural areas sign affidavits that they know they are in such an area and its associated inconvenience.
- Base development on land use soil types. Allow development in planned developments with sewer & water. Example of acceptable areas: University Park.
- Agricultural representatives should be allowed a voice in outcome of this study.
- Increase of minimum acres requirement seems a disincentive to affordable housing. I would prefer that system that utilizes infrastructure in most efficient manner.
- How do the ag easements work?
- Don't like any of the above. Decrease acres to make for more dense housing. You're not going to educate most of the people moving out of town. Maybe establish growth boundaries. Don't think the government should get over involved.

SHERMAN TOWNSHIP

- Leave as it is now.
- Keep 20 acres.
- Regarding the tier system, I would like to see pasture land be in the most restrictive tier along with reserve cropland.

IMPLEMENTATION STRATEGIES COMMENTS

- Taxes on new homes in agriculture zones should be the same as in the nearest town if is a non-farm residence (not lived in by a farmer).
-

WILDCAT TOWNSHIP

- If we build on and pave everything, where will we get our food? China maybe?
- I don't like any of the options.
- Tier system has merit, but 40 acres and a house is unrealistic. Smaller acreage would be more easily mowed and cared for. As western Kansas counties have rules about musk thistle, Riley County could have red cedar rules and authorize pastures to be cleared. Does the tax structure change to fit the tiers?
- I think urban growth boundaries are a good first step although I realize developers and government officials would object.
- Need to do something as soon as possible that can be accomplished. Farming is hard to make a go of it any more. That is one reason farmers are selling some of their land. If garbage blowing on farmland, heavy impact fees need to be level and part given to the farmer so he can clean up the mess and the rest to run the County.
- Why is reducing size to 5 acres not included here as an option? It would eliminate waste of ag land with larger parcels. Forced choice is not valid survey techniques. Again, shows bias and doesn't allow full consideration of options.
- Personally, it appears to me that you have forced people who want to live in the country regions to purchase large tracts of land whether they wish to farm it or not. So how does it help? If a neighbor wants to move near, there goes another 20 acres even though they may only want 2 acres. Why not allow someone to build two houses on 20 acres? The last idea you showed, which is not listed, was best. By the way, if you increase zoning to 40, 80 or 160 acres, you will be back here in ten years discussing the same problem when numerous people build a simple home on the tract without farming.
- I realize being flexible creates problems but individual wants and or needs should be considered within the land use regulations.
- I like the 40 acre with the right of giving up one 5 additional house. For the most part, I feel the market should decide. I do believe the buyer should sign that they understand ag, feed lots, etc.
- Only the richest will then have access to "rural" life.
- Apply new restrictions to current system. Implement greater acreage requirements with various subdivision split options still available.
- Maintaining 20 acre zoning is not working. Increasing education activities won't work. Increasing the minimum ag lot size would exacerbate the problem. Establishing urban growth boundaries would be robbing Peter to pay Paul. Adopting tier zoning would be heavy handed on PRIVATE land. TDR's would probably work. PDR's should not use TAX money! By using impact fees, economics always wins.

IMPLEMENTATION STRATEGIES COMMENTS

ZEANDALE TOWNSHIP

- Need to make smaller print outs available (of tier zoning) to public so areas effected could be better studied.
- I would like to study all of these more!
- Further study the Boulder & Put land idea.
- A combination of 2, 4, 5, and 7 with possibly an increase in lot size.
- Pursue the least complicated with the least government interference!
- 10. Decrease lot size to min required by Health Department & does nothing else. Allow multi-family development encourage by local tax incentive by reduction of ad valorem tax on 2nd/3rd/4th unit.
- Some sort of combination of these might work.
- Combinations of the above should be considered to achieve target goals. Routine reviews (3-5 yrs) will be required to ensure long term goals continue to be applicable and assess to determine changes required to achieve goals.
- New strategy - decrease minimum lot size to 5 acres
- Numbers 3-9 would all "raise the bar" on the affordability of rural residences.
- Min lot size should correspond to the type of farming that is viable in an area or district. Combination of strategies could be very helpful.
- Impact fees may be best in our area because of the flex in farm land and growth for Zeandale community. Around Zeandale area should be changed to 3-5 acre minimum because of the poor farm land.
- Any policy needs some flexibility.