



COMPATIBILITY TOOLS

5 COMPATIBILITY TOOLS

5.1 FEDERAL PROGRAMS AND PLANS

5.1.1 Army Compatible Use Buffer (ACUB) Program

The Army Compatible Use Buffer (ACUB) program supports the Army's mission to fight and win the nation's wars. Winning wars requires a trained and ready force. Trained and ready Soldiers require land for maneuver exercises, live fire training, equipment and soldier skill testing, and other operations. Training restrictions, costly workarounds, and compromised training realism can result from incompatible development surrounding the installation (external encroachment) and from threatened and endangered species on the installation (internal encroachment). Title 10, Section 2684a of the United States Code authorizes the Department of Defense to form agreements with non-federal governments or private

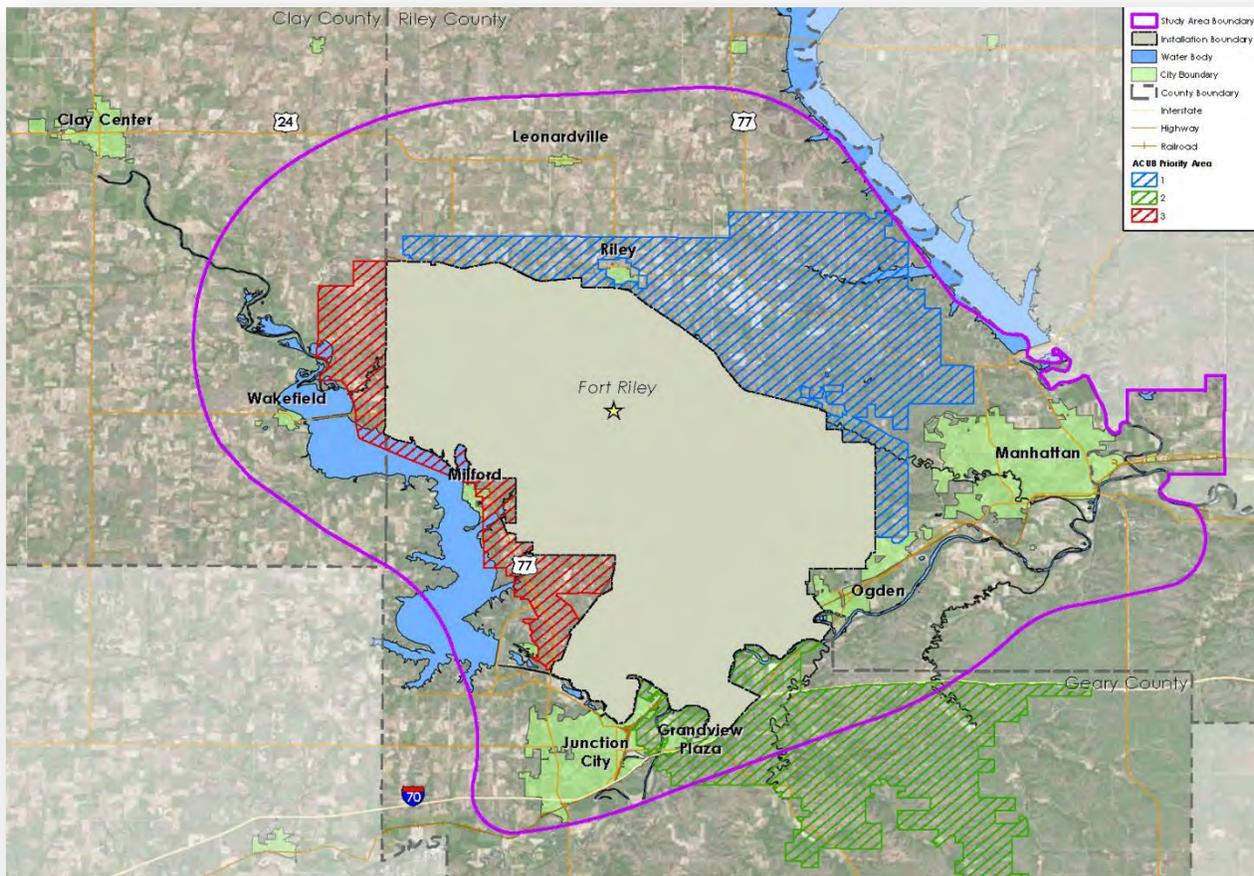


Figure 34 In partnership with the Kansas Land Trust, an ACUB for Fort Riley was approved in 2006. The three priority areas identified include 82,403 acres and over 650 individual land owners.



organizations to limit encroachments and other constraints on military training, testing, and operations by establishing buffers around installations. The Army implements this authority through the ACUB program, which is managed overall at Army Headquarters level.

The ACUB program allows installations to work with partners to encumber off-post land to protect habitat and buffer training without acquiring any new land for Army ownership. Through ACUB, the Army reaches out to partners to identify mutual objectives of land conservation and to prevent development of critical open areas. The Army can contribute funds to the partner's purchase of easements or properties from willing landowners. These partnerships preserve high-value habitat and limit incompatible development in the vicinity of military installations. Establishing buffer areas around Army installations limits the effects of encroachment and maximizes land inside the installation that can be used to support the installation's mission.

In partnership with the Kansas Land Trust, an ACUB for Fort Riley was approved in 2006. The three priority areas identified include 82,403 acres and over 650 individual land owners. At the end state, all large parcels capable of supporting industrial-size wind turbines in Priority Area 1 will be protected from such development due to the threats that spinning turbines pose to digital RADAR operations. Because these parcels are typically native prairie, the installation may receive added benefit of protecting vanishing grassland-dependent species, both from precluding a listing, or negotiation to avoid future restrictions if a listing were to occur. Priority Area 2, which encompasses the area most primed for urban development and most impacted by gunnery and munition-related training, and Priority Area 3, which receives heavy helicopter traffic but is less affected by gunnery training and development, will have a mosaic of protected lands that will limit large-scale housing projects from potentially impacting training. As of February 2017, about 32% of the overall priority areas have been protected. The Department of Defense has expended approximately \$7.6 million.

5.1.2 Department of Defense Sustainable Ranges Program

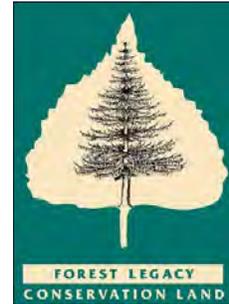


The Department of Defense Sustainable Ranges Initiative ensures the long-term viability and continuity of military training and testing ranges while providing good stewardship for the land. Through a framework of continuing, cooperative and coordinated efforts within government, and partnerships with groups beyond installation boundaries, the Sustainable Ranges initiative is safeguarding America and sustaining our lands and resources for years to come.



5.1.3 Forest Legacy Program (FLP)

The Forest Legacy Program (FLP) was authorized by the *Food, Agriculture, Conservation, and Trade Act of 1990* to identify and protect environmentally important, private forestlands threatened with conversion to non-forest uses. The FLP is a USDA Forest Service Program, in partnership with the state, that will help support local efforts to protect environmentally sensitive, privately owned forest lands threatened by conversion to non-forest use through land acquisition and conservation easements.



5.1.4 Installation Operational Noise Management Plan (IONMP)

U.S. ARMY FORT RILEY
INSTALLATION OPERATIONAL
NOISE MANAGEMENT PLAN



This *Installation Operational Noise Management Plan (IONMP)* contains the noise impact assessment and the noise complaint process. The primary focus of this IONMP is to quantify the noise environment from military training sources and recommend the most appropriate uses of noise-impacted areas.

The IONMP assessment for Fort Riley was last conducted in 2015. It updates the October 2000 Fort Riley Installation Environmental Noise Management Plan and provides information that reflects the most accurate picture of the activities as of 2013.

5.1.5 Range Compatible Use Zone (RCUZ) Program

The Range Compatible Use Zone (RCUZ) program helps protect the public's health, safety, and welfare by minimizing both local community and on-base exposure to noise and potential safety hazards resulting from military training activities, while protecting the operational capacity of the range training complex. The RCUZ program seeks to achieve compatibility between military training range installations and neighboring communities by working in partnership with local governments. It seeks to achieve, to the extent practical, compatible development of lands adjacent to the range complex by providing compatible land use recommendations to local communities for their consideration in local planning.

5.1.6 Readiness and Environmental Protection Initiative (REPI) Program

The pattern of development has changed over the years and where installations were once isolated, urban and suburban development is now abutting military facilities. The DoD created the REPI Program in 2003 in response to this type of incompatible development and loss of habitat around its installations. The program offers a way to not only conserve land, but to also prevent any restrictions imposed by local jurisdictions that might diminish the goals of the military mission or lead to inadequate training and testing. The program utilizes buffer projects, landscape partnerships, and stakeholder engagement to provide problem solving and decision-support tools for the community. According to the March 2016 REPI Buffer Fact Sheet, over 437,000 acres of buffer land at 88 locations in 30 states across the country have been protected.



Fort Riley has received \$5.6M in REPI funding (FY06-11), while the USDA and the installation have provided \$1.2M and \$1.59M, respectively. Additionally, Fort Riley’s REPI partners have secured \$3.6M in funds. Negotiations are underway to protect an additional 3,500 acres using existing funding.

5.1.7 Sentinel Landscapes

The U.S. Departments of Agriculture (USDA), Defense (DoD), and the Interior (DOI) established the Sentinel Landscapes Partnership through a Memorandum of Understanding in 2013. The Partnership is a nationwide Federal, local and private collaboration dedicated to promoting natural resource sustainability and the preservation of agricultural and conservation land uses in areas surrounding military installations. Agencies from the three Departments coordinate the Partnership at the national level through the Sentinel Landscapes Federal Coordination Committee.



Sentinel Landscapes are working or natural lands important to the Nation’s defense mission – places where preserving the working and rural character of key landscapes strengthens the economies of farms, ranches, and forests; conserves habitat and natural resources; and protects vital test and training missions conducted on those military installations that anchor such landscapes.

The Sentinel Landscapes Partnership seeks to recognize and incentivize landowners to continue maintaining these landscapes in ways that contribute to the nation’s defense. Where shared interests can be identified within a Landscape, the Partnership coordinates mutually beneficial programs and strategies to preserve, enhance or protect habitat and working lands near military installations in order to reduce, prevent or eliminate restrictions due to incompatible development that inhibit military testing and training.

A Sentinel Landscape application has been considered for Fort Riley; however, criteria supporting Army funding in support of a Sentinel Landscape’s establishment are not currently in place.

5.2 STATE AND REGIONAL PROGRAMS AND PLANS

5.2.1 Flint Hills Economic Development District

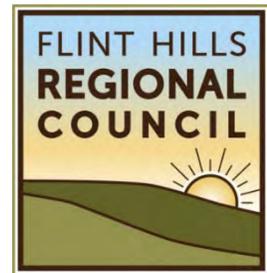


The Flint Hills Economic Development District is a collaborative effort among seven counties that cover the Flint Hills region. A major focus of this district is the Flint Hills Frontiers Project. The project provides an opportunity for area interests to come together to coordinate resources, integrate programming and develop a Comprehensive Economic Development Strategy (CEDs) that enhances and encourages economic opportunities while preserving the area’s natural and cultural resources.



5.2.2 Flint Hills Regional Council (FHRC)

The expansion of Fort Riley provided the most recent impetus for launching the Flint Hills Regional Council (FHRC) through the Regional Planning Organization (RPO) Project process. The RPO project was a collaborative effort of the Flint Hills Region to design a new organization, a "Regional Planning Organization", to address common challenges. This effort produced the FHRC.



The FHRC is a voluntary service association of local Kansas governments from Chase, Lyon, Geary, Morris, Riley, Pottawatomie, and Wabaunsee counties and their respective municipalities and unincorporated areas to provide service of mutual benefit to the region best gained from cooperation and partnership. It was incorporated as a Kansas nonprofit cooperation on January 27, 2010. Its members are made up of general purpose local governments. The board of directors is made up of elected officials from those general purpose local government FHRC members and advisory directors including Fort Riley, Kansas State University, and the Governor's Military Council.

Through open communications, excellent data resources, and professional expertise of the highest standards, the FHRC provides leadership support and technical assistance across all government and civic sectors of these counties and beyond, as requested. The FHRC achieves success through equitable, cost efficient sharing of resources, mutual efforts to bring new resources, and added value for benefit to the region as a whole.

FHRC Vision is "The Flint Hills region including Chase, Lyon, Geary, Morris, Riley, Pottawatomie, and Wabaunsee counties are flourishing with an exceptional Heartland lifestyle, world-class knowledge economy, and inspiring tallgrass prairie environment. The accomplishments of the individual and distinct communities of the region have been through an extraordinary level of trust, cooperation, and mutual support. The achievements have been gained with the vision, leadership, assistance, and expertise of the FHRC including the contributions of partners such as Kansas State University, Ft. Riley, and local chambers of commerce".

5.2.3 Governor's Military Council

The mission of the Governor's Military Council is to grow and protect major military activities located in Kansas; to leverage this significant military activity in the state into creating additional defense related jobs; and to help local units of government in the state improve the quality of life for men and women in uniform, and their families, and veterans and their families, that live and work in the state.

Governor Sam Brownback serves as the Chairman. Lieutenant Governor Jeff Colyer serves as the Vice Chairman. LTG (R) Perry Wiggins serves as the Executive Director. The council consist of 26 members. Each member is nominated and serves at the pleasure of the governor. Members of the council include: the governor of the state of Kansas, Lt. Governor of the state of Kansas, Kansas congressional delegation, four state legislators, the Kansas adjutant general, business/community leaders from the five major installation communities, full-time executive director, installation commanders as ex-officio members supported by a Washington DC consulting firm.



The governor's military council was shaped from the governor's strategic military planning commission an organization which spearheaded efforts to protect and grow Kansas installations during the BRAC process. It was initially established by Executive Order 98-5 and has been extended through additional Executive Orders.

LTG (R) Perry Wiggins sits on the Policy Committee and will serve as a liaison between the Council and the JLUS.

5.2.4 Military Installations (Kan. Stat. Ann. §12-772 - 775)

Kansas statutes promote communication, cooperation and collaboration between military installations and the municipalities surrounding them. State regulations require that if you are within one of the designated areas, it is classified as a "a state area of interest vital to national security and the economic well being of the state." Those designations include the following:

- Military air installation compatible use zone (AICUZ) study area,
- Joint land use study (JLUS) area,
- Army compatible use buffer (ACUB), or
- An environmental noise management plan (ENMP) of an active duty, national guard, or reserve military installation

If located within the state designation, military installations and the surrounding communities are required to communicate, cooperate, and collaborate.

The following is required for the military installation:

- A. Notify and coordinate with each municipality adjacent to or surrounding the military installation regarding any development, project or operational change on the military installation which will alter or amend a JLUS, ACUB, AICUZ or ENMP or any element therein.
- B. Notify each municipality adjacent to or surrounding the military installation of any change in the name of any contact person, and any related information thereto, who is used for the purpose of communication between the military installation and the municipality.
- C. Meet and coordinate at least annually with representatives of each municipality adjacent to or surrounding military installations for the purpose of determining any critical area within the state area of interest. A critical area of interest is any portion of the state area of interest where future use of such area is determined in a coordinated manner between the military installation and the municipality and should be monitored or managed to reduce any potential conflict with any military operation and the economic well being of the municipality.

The following is required for each municipality adjacent to or surrounding a military installation:

- A. Meet and coordinate at least annually with the commander of the active duty, national guard or reserve military installation associated with the state area of interest in which the municipality is located to jointly determine what portion, if any, of that state area of interest is a critical area.



- B. Notify the commander of each military installation located adjacent to or surrounded by a municipality of any change in the name of any contact person, and any related information thereto, who is used for the purpose of communication between the military installation and the municipality.
- C. Provide notice to the commander of each military installation located adjacent to or surrounded by a municipality of the adoption of any regulation, including any amendment thereof, or any amendment to any comprehensive planning document which affects any mutually agreed upon critical area. Such notice shall be provided at least 30 days prior to the adoption of any such regulation, or amendment thereof, or any such amendment to a comprehensive planning document. Failure of an installation commander to respond after receiving notification under this subparagraph shall be deemed to indicate such commander's approval of the regulation, or amendment thereof, or amendment to the comprehensive planning document.
- D. Provide written notice to the commander of each military installation located adjacent to or surrounded by a municipality of each development proposal which affect any agreed upon critical area to provide the commander of any military installation affected an opportunity to assess any impact and coordinate issues with planning staff. Such an assessment shall not be unreasonably withheld, but shall be offered within the statutorily required notice for public hearing. Such notice shall be provided concurrently with any statutorily required notice for public hearing.
- E. Consider the impact of each of the following factors, based upon information provided by the installation, before making a decision regarding a development proposal located within an agreed upon critical area:
 - i. The potential for release into the air of any substance such as steam, dust or smoke unless such substance is generated by agricultural use, that would impair visibility or otherwise interfere with military operations, including ground operations.
 - ii. The potential for production of any light emission, either directly, or indirectly or by reflective light, that would interfere with pilot vision, and aerial or ground based night vision training.
 - iii. The potential for the production of electrical emissions that would interfere with military ground and aircraft communications and navigation equipment.
 - iv. The potential to attract birds or waterfowl including, but not limited to, operation of any sanitary landfill and the maintenance of any large scale feeding station.
 - v. Whether or not structures are proposed within 10 feet of any defined aircraft approach, departure, or transitional surface; or within 100 feet beneath any low-level military aircraft training route as provided by the federal aviation administration.
 - vi. The potential to expose persons to noise greater than 65 DNL.



- vii. The potential for obstructed visibility or surveillance, or both, of direct fire weaponry platforms into permanently populated or operational areas of military installations.
 - viii. Whether or not there will be a violation of any federal aviation administration height restriction in title 14 of the code of federal regulations (14 CFR) part 77 entitled "Objects Affecting Navigable Airspace" or Department of Defense Instruction (DoDI) Number 4165.57 entitled "Air Installations Compatible Use Zones."
- F. Review and coordinate all comprehensive plans or zoning ordinances or regulations affecting any mutually agreed upon critical area of a state area of interest and consider the most current jointly developed community — military JLUS or AICUZ, or both, recommendations sponsored by the United States air force installation located at McConnell air force base located in Sedgwick county, Kansas, sponsored by the United States department of the army installations located at Fort Riley in or adjacent to Clay, Geary and Riley counties, Kansas, and Fort Leavenworth in Leavenworth county, Kansas, or sponsored by the Kansas adjutant general for Forbes Field in Shawnee county, Kansas, or the Smoky Hill facility located in Saline county, Kansas. All such comprehensive plans or zoning ordinances or regulations shall also consider the presence of any ACUB and the findings of any AICUZ or ENMP.
- G. For such plans, ordinances or regulations, consider the recommendation or study provided by the military with a view to protection of public health, safety and welfare and maintenance of safe military and aircraft operations, and the sustainability of installation missions.
- H. Consider the adoption of a mandatory disclosure requirement for any property within any agreed upon critical area of a state area of interest, which would inform a buyer of the potential for impact from noise, smoke, dust, light, electromagnetic interference and aircraft safety zones on the landowner produced by normal military operations.
- I. Provide the following written notice to individuals receiving a construction permit for improvements within the agreed upon critical area:

"The property for which this permit is issued is situated in an area that may be subjected to conditions resulting from military training at a nearby military installation. Such conditions may include the firing of small and large caliber weapons, the over flight of both fixed-wing and rotary-wing aircraft, the movement of vehicles, the use of generators and other accepted and customary military training activities. These activities ordinarily and necessarily produce noise, dust, smoke and other conditions that may not be compatible with the permitted improvement according to established federal guidelines, state guidelines or both."

5.2.5 Planning and Zoning (Kan. Stat. Ann. §12-7)

Chapter 12, Article 7 of the Kansas state statutes offers one of the most effective ways to manage growth in the community. The chapter authorizes legislations to enact planning and zoning laws for the protection of public health, safety and welfare.



The statute allows for the creation of a comprehensive plan that is to be reviewed and reconsidered at least once each year. The proposed plan should include the following:

- A. The general location, extent and relationship of the use of land for agriculture, residence, business, industry, recreation, education, public buildings and other community facilities, major utility facilities both public and private and any other use deemed necessary;
- B. Population and building intensity standards and restrictions and the application of the same;
- C. Public facilities including transportation facilities of all types whether publicly or privately owned which relate to the transportation of persons or goods;
- D. Public improvement programming based upon a determination of relative urgency;
- E. The major sources and expenditure of public revenue including long range financial plans for the financing of public facilities and capital improvements, based upon a projection of the economic and fiscal activity of the community, both public and private;
- F. Utilization and conservation of natural resources; and
- G. Any other element deemed necessary to the proper development or redevelopment of the area.

The zoning ordinance, authorized by the same statute, is used to attain the objectives of the comprehensive plans. Regulations within the zoning ordinance may include provisions restricting and regulating the height, number of stories and size of buildings; the percentage of each lot that may be occupied; the size of yards, courts and other open spaces; the density of population; the location, use and appearance of buildings, structures and land for residential, commercial, industrial and other purposes; the conservation of natural resources, including agricultural land; and the use of land located in areas designated as flood plains and other areas, including the distance of any buildings and structures from a street or highway. The regulations are required to define the boundaries of each zoning district on a map or within the regulations themselves.

While zoning defines the land uses permitted within the municipality, Subdivision Regulations guide the pattern of development (i.e., the division of a parcel of land for sale, development, or long-term lease). Traditionally, Subdivision Regulations have been used to ensure the efficient development of a community's built environment, focusing on the configuration of building lots to be served by municipal or private roads and infrastructure. Subdivision regulations include the following: (1) Efficient and orderly location of streets; (2) reduction of vehicular congestion; (3) reservation or dedication of land for open spaces; (4) off-site and on-site public improvements; (5) recreational facilities which may include, but are not limited to, the dedication of land area for park purposes; (6) flood protection; (7) building lines; (8) compatibility of design; (9) stormwater runoff, including consideration of historic and anticipated 100-year rain and snowfall precipitation records and patterns; and (10) any other services, facilities and improvements deemed appropriate.



These tools used in conjunction with one another provide a valuable way to influence growth in a way that decreases encroachment and incompatibility issues with installations. When innovative planning tools are used as part of the state authorized tools – such as overlay districts, special zoning or future land use districts, Transfer of Development Rights, or other similar programs – the growth pattern can be substantially altered.

5.2.6 Strong Military Bases Program (Kansas Economic Development Initiatives Fund) (Kan. Stat. Ann. §79-4804)

This program supports ongoing efforts of the Governor’s Military Council to prevent the closure or downsizing of the state’s military bases, which play an important role in the state’s economy. This program also focuses on growing private sector industries in areas around the state’s military bases and is required to provide a local or private match to equal the state’s commitment.

The program is funded by state gaming revenues from the Kansas State Lottery. An economic development initiatives fund (EDIF) was established to provide, encourage and implement capital development and formation in Kansas. The Strong Military Bases Program is a component of that. The Governor recommended \$194,836 from the EDIF in FY 2018 and \$194,793 in FY 2019 based on the Governor’s Budget Report, Volume 1, Fiscal Year 2018.

5.2.7 Memorandum of Understanding Between Fort Riley, Kansas and Municipalities Adjacent to or Surrounding Fort Riley, Kansas Regarding Communication and Potential Land Use Changes

The counties of Clay, Geary, and Riley and the cities of Grandview Plaza, Junction City, Manhattan, Milford, Ogden and Riley entered into a Memorandum of Understanding (MOU) with Fort Riley in March of 2015. The MOU was drafted in an effort to meet the requirements of KSA 12-773 to address issues related to communication, cooperation and collaboration between military installations and surrounding municipalities regarding planning for growth and development.

Through collaborative discussions in 2014 and early 2015, the MOU was created to establish the “Fort Riley State Area of Interest Map”, which includes the “Critical Area” and the Fort Riley “Army Compatible Use Buffer” area.

The MOU directs Fort Riley and the representatives of each municipality adjacent to or surrounding it to meet annually for the purpose of reviewing the State Area of Interest Map and more specifically the “Critical Area” within the state area of interest. The Critical Area is a combination of several boundaries, including: the most recently identified Land Use Planning Zone (LUPZ) which is a noise impact area, per Army Public Health Center Report, associated with explosives and large arms operations/training; the area within one statute mile of the installation boundary; the area within a portion of the helicopter flight route



buffer near the northwest corner of Fort Riley; and, the area between such helicopter flight route buffer and the installation boundary of Fort Riley.

The boundaries established by the MOU will be monitored by Fort Riley and adjacent municipalities to reduce potential conflicts between military operations and the economic well-being of the surrounding communities. If no changes to the map are desired by any of the participating entities, it will remain in force as set forth in the MOU. If there are changes to the map that are mutually agreed to by the entities, a new MOU will be executed at that time to reflect the agreement.

The MOU outlines responsibilities for each of the parties as follows:

Responsibilities of the Municipalities

1. Each municipality shall provide notice to the commander of Fort Riley of the adoption of any regulation, including any amendment thereof, or any adoption of or amendment to any comprehensive planning document which affects any portion of the Critical Area or any portion of the Fort Riley Army Compatible Use Buffer area outside of the Critical Area.
2. Each municipality shall provide written notice to the commander of Fort Riley of each development proposal which affects any portion of the Critical Area or any portion of the Fort Riley Army Compatible Use Buffer area outside of the Critical Area to provide the commander of Fort Riley an opportunity to assess any impact and coordinate issues with planning staff. (Note: The statute defines Development Proposal as: “Any development requiring a review process prior to approval including, but not limited to, platting, rezoning, conditional use, special use, variance or any other similar action.”)
3. Each municipality shall provide a “Notice of Potential Impact” to each individual receiving a construction permit for improvements within the Critical Area.

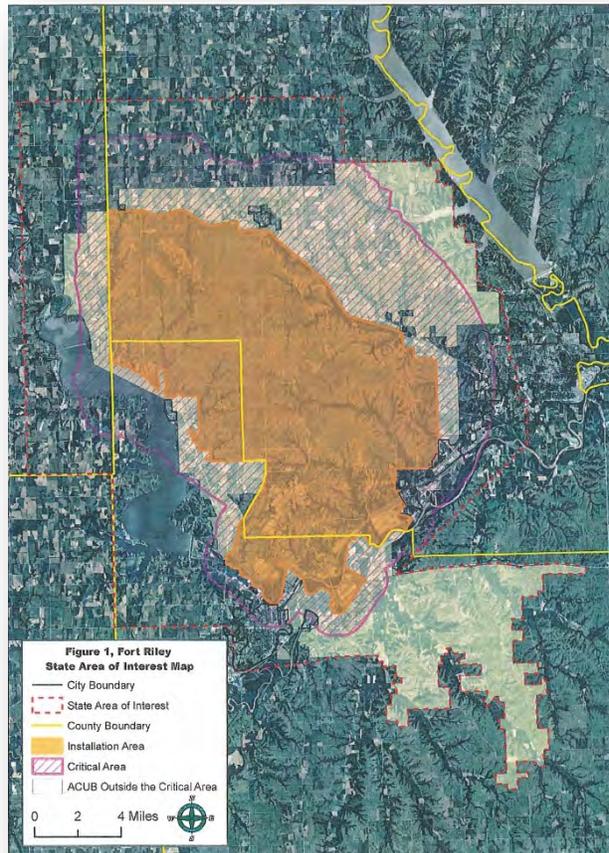


Figure 35 Critical Area Map adopted as part of the MOU



Responsibilities of Fort Riley

1. Fort Riley shall respond to each municipality within thirty (30) calendar days of providing the commander of Fort Riley notification under paragraph 1 above, with its evaluation of whether the adoption of the regulation or amendment to the planning document would be likely to increase any potential conflict with any military operation of Fort Riley.
2. Fort Riley shall respond to each municipality within twenty-one calendar days of providing the commander of Fort Riley notification, with its evaluation of:
 - a. The potential for release into the air of any substance such as steam, dust or smoke unless such substance is generated by agricultural use that would impair visibility or otherwise interfere with military operations, including ground operations.
 - b. The potential for production of any light emission, either directly, or indirectly or by reflective light, that would interfere with pilot vision, and aerial or ground based night vision training.
 - c. The potential for the production of electrical, electromagnetic, radioactive or other similar emissions that would interfere with military ground and aircraft communications and/or navigation equipment.
 - d. The potential to attract birds or waterfowl including, but not limited to, operation of any sanitary landfill and the maintenance of any large scale livestock feeding station.
 - e. Whether or not structures are proposed within 10 feet of any defined aircraft approach, departure, or transitional surface; or within 100 feet beneath any low-level military aircraft training route as provided by the federal aviation administration.
 - f. The potential to expose persons to noise greater than 65dB DNL (Day-Night Sound Level based on sound levels measured in decibels).
 - g. The potential for obstructed visibility or surveillance, or both, of direct fire weaponry platforms into permanently populated or operational areas of military installations.
 - h. Whether or not there will be a violation of any federal aviation administration height restriction in title 14 of the code of federal regulations (14 CFR) part 77 entitled "Objects Affecting Navigable Airspace" or DoDI Number 4165.57 entitled "Air Installations Compatible Use Zones."

5.3 LOCAL PROGRAMS AND PLANS

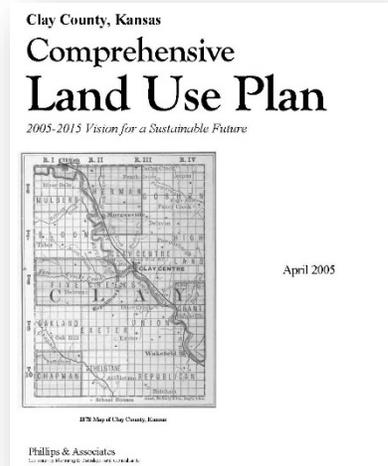
Individual municipalities maintain Comprehensive Plans and Zoning Regulations allowing them to formulate the regulations that work best for them. The following provides a brief overview of the regulatory document and the implication it has for development around Fort Riley.



5.3.1 Clay County Comprehensive Land Use Plan: 2005-2015 Vision for a Sustainable Future

The Clay County Comprehensive Land Use Plan addresses several critical issues facing the county and identifies a framework to guide decisions about where development should take place. The future land use plan outlines the proposed general distribution of various uses of land within the county. It consists of a set of goals, objectives, policies and programs to direct future development to guide decision-makers about future land use.

The Comprehensive Plan was drafted in a year long process beginning in December of 2003 and receiving adoption by the County Commission in March 2005. The Plan covers a 2005 – 2015 planning timeframe and is divided into five chapters consisting of: Introduction, 2005-2015 Plan Goals, Future Land Use Objectives Policies and Programs, County Planning Issues and Trends, and Plan Implementation.



Application to Fort Riley Joint Land Use Study

The Fort Riley installation is not located within Clay County but the Post abuts the county line and the northwest portion of the study area is within the county boundary. In short, the county feels the impacts from the installation. The Comprehensive Plan notes that changes to personnel at Fort Riley can impact not only Clay County, but also the cities of Wakefield and Clay Center. The plan goes on to say that military households make up a segment of the homebuyer moving into the County.

The plan does not contain specific goals, objectives, and/or policies that directly apply to Fort Riley. However, it does contain several generic and broad based goals and objectives that would indirectly provide for land use compatibilities measures for development within the Fort Riley study area. The goals and objectives that were identified during the analysis consist of the following:

Preservation of Rural Character and Farmland

Objective 5. Minimize the impact of non-farm development on farm operations.

Policies and Programs: Support the use of quarter-quarter based agricultural zoning to limit the number of non-farm houses to two, five-acre minimum sell-offs per quarter-quarter

Compact Town Growth and Rural Growth

Goal Statement. Support the cities of Clay County in their efforts to attract new households and businesses.

Policies and Programs: Encourage infill development within the cities on vacant or underdeveloped parcels.



Preservation of Historic Structures and Places

Policies and Programs: Investigate how heritage tourism could play a role in Clay County and work in partnership with the history of Fort Riley and the settling of Kansas.

The Plan does contain goals and policies related to wind power facilities that if not modified could be detrimental for the Fort Riley radar systems within portions of the Study Area if large scale wind turbine facilities were sited there. The Goals and Policies that are of concerning were identified during the analysis consist of the following:

Wind Power

Goal Statement. Support the development of wind as an alternative source of energy in appropriate locations that have been carefully evaluated based on the impact on public safety, public services and infrastructure, soil erosion and water quality, natural and biological resources, noise, cultural and archaeological resources, construction impact, and visual impact assessment.

1. Investigate modifying the zoning codes to allow wind power generating facilities subject to a conditional use permit within the agricultural zoning districts.
2. Adopt siting guidelines for wind power projects in Clay County that are incorporated by reference as part of the county zoning regulations.
3. Investigate requiring that each new wind energy project must complete an environmental resource survey to be submitted as part of the project's zoning application.
4. Investigate how to permit individual wind generators for homeowners.

The County's Comprehensive Plan could be amended and strengthened to incorporate goals and objectives associated with providing existing and long-term compatibility measures for the areas in close proximity to Fort Riley. Section 7: Recommendations contains specific recommendations and implementation strategies for suggested amendments to Clay County's Comprehensive Plan.

5.3.2 Clay County Zoning and Master Plan

The intent of the Master Plan is to provide for orderly planned land use, to protect values, promote the general health, safety, morals, comfort and general welfare of the general public. The Plan divides the unincorporated areas into five classification districts – Agricultural, Business and Commercial, Residential, Light Industry, and Heavy Industry.

Application to Fort Riley Joint Land Use Study

The zoning designation abutting the Fort Riley boundary consists primarily of the Agricultural District. There are small pockets of Industrial and Residential designations within the Clay County portion of the study area.

The use regulations for the Agriculture District state "No regulation or restriction shall apply to the use of land for agricultural purposes nor for the erection or maintenance of buildings thereon for as long as such



buildings are used strictly for agricultural purposes.” Residential structures are permitted within the Agricultural District but they must be occupied by persons engaged in farming or agriculture.

The Residential District is for residential dwelling units, churches and community buildings, public parks and playgrounds, schools, administrative buildings, or auxiliary buildings and lands for the cultivation of plants. The maximum allowable height in the district is 35 feet for residential uses and 60-75 feet for non-residential uses.

Light Industrial uses are permitted up to 55 feet or four stories, whichever is less and Heavy Industrial uses are permitted up to 125 feet in height.

The Zoning Plan mentions lighting and requires that electrical interference should not be created that makes it difficult for flyers to distinguish between airport lights and others, result in glare in the eyes of flyers using the airports, impair visibility in the vicinity of the airports, or otherwise endanger the landing, taking off, or maneuvering of aircraft at any airports. Buildings are also required to observe height regulations of the FAA.

5.3.3 Comprehensive Plan Junction City and Geary County (May 2017)

The Comprehensive Plan is made with the general purpose of guiding and accomplishing coordinated development of the City of Junction City and Geary County, which will promote the general welfare, efficiency, and economy in the process of development. The Plan’s policies, strategies, and recommendations are organized into eight chapters – Demographic and Economic Profile, Land Use and Development, Public Facilities and Infrastructure, Land Use Element, Transportation Element, Housing and Neighborhoods Element, Community Building Element and Implementing the Plan. The Comprehensive Plan recognizes Fort Riley’s contribution to the community by providing a diverse population and helping to sustain the area economically

Application to Fort Riley Joint Land Use Study

The categories within the Plan incorporate Goals/Objectives to address the connection to Fort Riley. Some Goals include:

Housing & Neighborhoods Element

Principle: The county will direct new residential developments toward existing communities and subdivisions and away from areas that conflict with agricultural operations and operations related to Fort Riley.

Transportation Element

Coordinate with Fort Riley to monitor congestion near the entrances to the base and evaluate whether improvements will be required

5.3.4 Geary County Zoning Regulations (November 2011)

Zoning districts are established within the Geary County Zoning Regulations that are sensitive to the permitted uses and designed to protect and enhance the values inherent in each zone while encouraging



the redevelopment and revitalization of the cities within the County. The Zoning Regulations establish five zoning districts in order to regulate and restrict the use of land and the location of buildings erected or altered for specific uses, to regulate and limit the height and bulk of buildings hereafter erected or structurally altered, to regulate and limit population density and the intensity of the use of lot areas, and to regulate and determine the areas of yards, courts, and other open spaces surrounding such buildings.

At the time of initial adoption in 2011, all lands within the unincorporated portion of Geary County, were granted zoning consistent with the size of the property as specified within the zoned districts (i.e. All properties over 40 acres shall be zoned “AG” Agricultural; properties between 1 acre and 40 acres shall be zoned “SR” Suburban Residential, etc.).

Application to Fort Riley Joint Land Use Study

Lands within the Fort Riley JLUS Study Area include Agricultural District (AG), Suburban Residential District (SR) and Single-Family Residential District (R-1). Additionally, an Airport Overlay District (AO) is established for Marshall Army Airfield.

The purpose of the Agriculture District is to provide for a full range of agricultural activities on land used for agricultural purposes, including processing and sale of agricultural products raised on the premises; and at the same time offer protection to land used for agricultural purposes from the depreciating effect of objectionable, hazardous, incompatible and unsightly uses. The District is also intended to protect watersheds and water supplies; to protect forest and scenic areas; to conserve fish and wildlife habitat; to promote forestry; and to prevent and/or discourage untimely scattering of suburban residential, non-residential and/or more dense urban development. All lands used for agricultural purposes are exempt from any and all restrictions or limitations.

The Single Family Residential District provides for platted single-family residential development of a more urban character where public sanitary sewers and water, and other necessary public utilities and services are present to support the development, or where such infrastructure can be included within the development of the property as provided by the Geary County Subdivision Regulations. The District is also designed to protect and preserve existing development of a similar character. Structures are limited to 35 feet in height or 2 ½ stories.

The Suburban Residential District is intended for platted development of low-density residential neighborhoods that retain the character of the basically rural area and yet allow an influx of residential development. Structures are limited to 35 feet in height or 2 ½ stories.

Additionally, an Airport Overlay District is established surrounding Freeman Field Municipal Airport and Marshall Army Airfield. The Overlay is intended to protect the airport from hazards that might be erected or constructed on surrounding properties. Airport zones are established within the Overlay District and height is regulated accordingly based on the zones. Uses are restricted so that no electrical interference may be created nor a sanitary landfill established within two miles of the airport boundary.



Only the Airport Overlay District provides any measures to specifically address redevelopment or future development adjacent to or within close proximity to Fort Riley, in particular Marshall Army Airfield. Additional strategies are included in Section 7: Recommendations to strengthen regulations regarding redevelopment or future development within the Zoning Ordinance.

5.3.5 Grandview Plaza

The Comprehensive Plan and Zoning Ordinance are out dated and in need of revisions, therefore, the documents were not reviewed

5.3.6 Junction City Zoning Ordinance

The Junction City zoning regulations are intended to restrict the use of buildings and land for agricultural, dwelling, business, industry, conservation, and other purposes; to promote the health safety, morals, comfort, and general welfare throughout the City of Junction City.

The Zoning Regulations establish twenty-one zoning districts in order to regulate and restrict the height, number of stories and size of structures; the percentage of lots that may be occupied by buildings and other structures; size of yards, courts and other open spaces; and the density of population.

Application to Fort Riley Joint Land Use Study

The entirety of Junction City is within the Joint Land Use Study area and the northern portion of the city directly abuts Fort Riley. Directly adjacent to Fort Riley includes Planned Unit Developments (PUDs), Duplex Residential, Special Commercial Districts, Light Industrial, Mobile Home, and Multiple Family Residential districts.

An Airport Overlay District is established that applies solely to the Freeman Airfield located within Junction City. The requirements of the overlay are similar to those requirements outlined in Geary and Riley counties and the City of Manhattan. The regulations include restrictions relating to airspace consistent with the requirements of the Federal Aviation Administration and prohibit future development or expansion of incompatible uses.

5.3.7 Manhattan Urban Area Comprehensive Plan (March 2015)

The Manhattan Urban Area Comprehensive Plan was adopted in March 2015 to reflect the changing needs and aspirations of the community since their adoption of the previous comprehensive plan in 2003. The purpose of the Comprehensive plan is to provide guidance for future growth to ensure future needs can be accommodated without negatively impacting the quality of life for the community.

The Comprehensive Plan provides the future vision for development for the city of Manhattan and the surrounding areas. The plan includes provisions for future areas for growth where infrastructure and urban services will be provided, and areas for preservation, open space and agricultural uses.

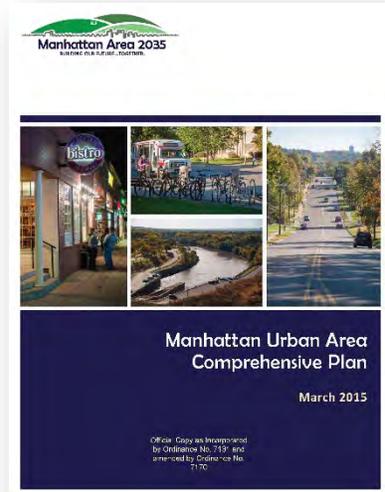


Application to Fort Riley Joint Land Use Study

The comprehensive plan includes the unincorporated areas between the City of Manhattan and Fort Riley. This area is planned to be used primarily for agricultural uses and is located outside of the Manhattan city limits and the future urban services boundary.

The plan also covers the area adjacent to the southeast corner of Fort Riley, including the Manhattan Regional Airport and surrounding area. The plan provides for the future growth and expansion of the airport and related complimentary, non-aviation industrial development.

Although there are no specific policies relating to noise generated by the operations occurring at Fort Riley, the plan does include a Development Constraints Map which includes the noise contours that were adopted as part of the previous Fort Riley Joint Land Use Study in 2005 and the following Policies that directly apply to Fort Riley:



GM-1.1A: Urban Service / Growth Area Boundaries

The Urban Service Area Boundary and Blue Township Urban Growth Area (as shown on the Future Land Use map) define areas within the Manhattan Urban Area suitable for urban development based on physical characteristics, service capability and the community’s vision for future growth. Consider the following when evaluating development within or proposed expansions of either boundary: Fort Riley and Airport noise impact areas as they relate to noise sensitive land uses.

NRE-3.1B: Integrated Planning and Decision-Making

Integrate hazard mitigation considerations into supporting plans and policies at the city, county, and regional level to increase awareness of the associated risks and costs, identify strategies to minimize threats for existing development in high risk areas, and to promote informed decision making when future development within high risk areas is proposed for consideration. Participate in periodic updates to and the implementation in the Multi-Jurisdiction Hazard Mitigation Plans for Riley and Pottawatomie County, as needed. Coordinate planning of new developments located in identified critical noise impact areas with Fort Riley and implement applicable recommendations in the Flint Hills Joint Land Use Study.

RC-1.1A: Local and Regional Planning

Coordinate the principles, goals, and policies contained in the Comprehensive Plan with those set forth by other governmental agencies within the region, such as the Flint Hills Metropolitan Planning Organization, Flint Hills Regional Council, Kansas State University, Flint Hills Economic Development District, Flint Hills Regional Transit Administration, Fort Riley, Manhattan Urban Area Planning Board, Riley County Planning Board, Pottawatomie County Planning Commission, area service providers, and others in the region. Actively participate in area-specific or issue-



specific plans and studies led by others, with a particular emphasis on plans that address issues of shared significance, such as land use, transportation, the provision of infrastructure and services, housing, economic development, conservation of natural resources, and hazard mitigation.

RC-1.1D: Fort Riley Coordination

Work closely with Fort Riley to coordinate on issues of mutual concern, particularly as it relates to growth and development issues in the western portions of the Planning Area, to minimize land use conflicts and encroachments, and ensure that development is mutually compatible with the goals and objectives of this Comprehensive Plan and the mission of Fort Riley. Ensure that land use and development policies of the City and Riley County are consistent with the Joint Land Use Study for Fort Riley to protect it from incompatible development encroachment.

MATS-1.1J: Manhattan Regional Airport

Leverage transportation and economic-development potential of the Manhattan Regional Airport (MHK) by providing convenient and economical commercial air service and promote general aviation growth, and by providing access and intermodal connections to MHK for all passenger modes. Ensure compatible land uses within 5 miles of the airport, and support use of MHK as Fort Riley's official Aerial Port of Embarkation (APOE).

MATS-1.1K: Regional Coordination

Participate in regional transportation decision-making by providing active, meaningful membership and leadership in the Flint Hills Metropolitan Planning Organization and Flint Hills Regional Transit Administration; and by coordinating Kansas State University and Fort Riley transportation planning efforts with those of the City and Counties.

HN-1.1E: Balance Housing Supply with Employment/Student Base

Ensure that the Manhattan Urban Area housing supply reflects to the extent possible, existing and planned employment concentrations, projected industrial/commercial development sites, KSU student population projections and spin-off research projections, Fort Riley troop levels, and the demand such uses bring for housing.

EC 1.1F: Regional Partnerships

Continue to coordinate with Fort Riley, Kansas State University, and other major institutions and employers to plan for future growth and population fluctuations and collaborate on joint planning initiatives.

EC-2.1B: Specialized Industry

Promote land uses in the manufacturing, scientific, professional, specialized industrial service, and education and specialized training sectors that can take advantage of the unique opportunities offered by the presence of Fort Riley, Kansas State University and its Global Food Systems Initiative, the Animal Health Corridor, and NBAF, to attract new capital and promote the creation of primary sector market wage jobs.



Special Planning Area Policies:

Blue Township/East US-24 Corridor (BT/US-24)

Background and Intent

The Blue Township/East US-24 Corridor will be planned and developed in a coordinated fashion, in accordance with this Comprehensive Plan, the US-24 Corridor Management Plan, and other area-specific plans, as adopted. The area is expected to serve as a significant growth area for the Manhattan Urban Area over the next ten to twenty years and beyond, providing opportunities for a mix of housing and support services located within close proximity to major employment centers in the City of Manhattan, at Kansas State University and Fort Riley, and in neighboring communities. Urban development is intended to be focused within the Blue Township Urban Growth Area, where it may be connected to public water and sanitary sewer systems. Outside of the Blue Township Urban Growth Area, residential development is presumed to remain at rural densities. Maximizing the long-term potential of the area and its sustainability over time is contingent upon a shared commitment on behalf of Pottawatomie County, the City of Manhattan, and other regional stakeholders to conduct the more detailed planning needed to identify and determine the most effective means of implementing the full spectrum of improvements needed to serve both existing and future residents. The policies below are intended to serve as a foundation for ongoing coordination and planning for the area.

WUS-24-7: Regional Coordination

Continue collaborative efforts between Riley County, Riley County Rural Water District #1, Riley County Fire District #1, the City of Manhattan, Flint Hills Metropolitan Planning Organization (FHMPPO), Fort Riley, and other stakeholders and service providers to plan and develop the West US-24 Corridor in a coordinated fashion.

5.3.8 Manhattan Zoning Regulations (October 2016)

The City of Manhattan adopted zoning regulations with the intent to provide for the health, safety, morale, comfort and general welfare of the community by regulating and restricting the location, type, and character of development within the city. The adopted zoning regulations include several zoning categories for specific types of uses including residential, commercial, and industrial. Each category includes multiple districts with separate restrictions on permitted uses, lot area, height, etc.

Application to Fort Riley Joint Land Use Study

The northeastern portion of Manhattan is located within the Fort Riley 115dB Peak Noise Level Contour. This area is zoned for residential uses and is primarily developed with single-family and multi-family dwelling units and a golf course.

The land development regulations include an Airport Overlay District (Article XI) which provides for specific protections for the Manhattan Regional Airport. The overlay is intended to promote the use and development of land in a manner that is compatible with the continued operation and utility of the



Manhattan Regional Airport so as to protect the public investment in, and benefit provided by the facility to the region. The overlay includes regulations to prohibit new uses or structures within the overlay which may be incompatible with the existing or planned operations at Manhattan Regional Airport. The overlay includes protections to minimize incompatible uses related to the noise generated from Manhattan Regional Airport.

Article XII Telecom Structures provides regulations of the “placement, construction and modification of telecom structures and antenna support structures in order to protect the health, safety and welfare of the public, while at the same time not unreasonably interfering with the development of the competitive wireless telecommunications marketplace in the City.”

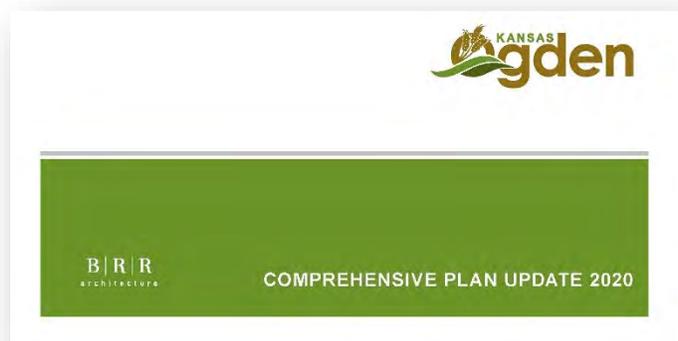
There are no other specific regulations or restrictions in place directly related to Fort Riley.

5.3.9 Milford

The Comprehensive Plan and Zoning Ordinance are out dated and in need of revisions, therefore, the documents were not reviewed

5.3.10 Ogden Comprehensive Plan 2020

The Ogden Comprehensive Plan was created to meet the needs of all those served by the City. The goals, objectives, and strategies described within this plan were based on information gathered from public meetings, a community survey, several meetings with staff and the Comprehensive Plan Advisory Committee. The Ogden Comprehensive Plan describes a future vision of the community and also recommends a method in which this vision can be attained.



Application to Fort Riley Joint Land Use Study

Due to the City’s location, adjacent to Fort Riley, the City is directly impacted by the existing and future operations conducted there. The areas adjacent to Fort Riley are primarily designated for future residential growth, with the exception of the existing Ogden Wastewater Treatment Facility being designated for Government and Public Facilities.

The Future Land Use section of the Comprehensive plan includes language encouraging the collaborative effort of the public, private and military sectors to examine ways to minimize conflicts between the interest of Fort Riley and adjacent residents and land owners. The section includes references to the Flint Hills Joint Land Use Study adopted in 2005 and includes recommendations that future development should comply with the FAA’s guidance on airport compatibility.



5.3.11 Ogden Zoning Regulations (April 2003)

The Ogden zoning regulations are intended to provide for efficiency and economy in the process of development, for the appropriate and best use of land, for convenience of traffic and circulation of people and goods, for the use and occupancy of structures, for healthful and convenient distribution of population, and for adequate public utilities and facilities.

The zoning regulations outline the permitted uses and development regulations for the zoning designations within the City of Ogden. The City has different zoning categories for various uses such as residential, commercial and industrial uses, each of which have individual categories for each sub type.

Application to Fort Riley Joint Land Use Study

The entirety of Ogden is located within the Fort Riley JLUS Study Area. The zoning designations directly adjacent to Fort Riley include Agriculture, Mixed Use, R-2, R-1, and Manufactured Home Park. A portion of Ogden is also within the 115dB Peak Noise Level Contour from Fort Riley and is developed predominantly with residential uses.

The zoning regulations provide protections for the future growth of Manhattan Regional Airport, but stop short of including specific regulations to address compatibility concerns for Fort Riley Military Reservation.

Article 23 of the zoning regulations provides development standards for wireless transmission facilities including wireless communication towers. A monopole tower located in an Agricultural zoning category may be permitted up to 150' in height, but may only be 80' high in a residential zoning category. Other new wireless transmission facilities are required to comply with the height regulations as outlined in the regulations, none of which are above 75' high. Prior to filing a permit for a new communication tower, the applicant must have a meeting with City staff and representatives from Manhattan Regional Airport and Fort Riley Military Reservation. The regulations require any new tower facilities to comply with the FAA airspace standards.

5.3.12 City of Riley Comprehensive Plan 2030

The plan is an update to the City of Riley's 1977 Comprehensive Plan with a focus on helping the community capitalize on its strengths and opportunities as well as reduce the burden of its weaknesses and mitigate its threats. A number of community elements in the plan including the City's history, population characteristics and trends, housing needs, economic resources, facilities and infrastructure, land uses, business district, and citizen concerns are assessed and provide an overall picture of the current status of the community.

The City of Riley Comprehensive plan divides the city into the following 4 Future Land Use categories: Future Industrial, Future Commercial, Future Residential, and the City of Riley. The primary focus of the comprehensive plan is to set forth policies to encourage responsible growth of residential, commercial, and industrial development to minimize public facilities expenditures while accommodating the growing community.



The Comprehensive Plan outlines the future growth pattern for the City of Riley through the year 2030. The Future Land Use designations promote the future growth of industrial uses to the south of the city adjacent to the Fort Riley boundary. Future Commercial uses are encouraged to locate north of the city limits along Highway 24 / 77, while residential uses are shown along the edges of the existing city limits.

Application to Fort Riley Joint Land Use Study

The City of Riley is located entirely within the Joint Land Use Study study area. It is completely within the Land Use Planning Zone (LUPZ) of the Fort Riley noise contours.

The City's land limitations for growth include Wildcat Creek and its tributaries floodplain, the possession of property to the south of the City by Fort Riley, and the increase in elevation to the north, requiring more costly water and wastewater infrastructure improvements. The policies within the Comprehensive Plan focus primarily on encouraging more diverse development in the city and don't provide specific details on the compatibility issues associated with Fort Riley.

5.3.13 City of Riley Zoning Regulations (1977)

The adopted zoning regulations provide the specific development standards for each of the zoning categories and related sub districts. The categories are generally divided between single-family residential, multi-family residential, commercial, industrial and agricultural designations.

The majority of the property within the Riley City Limits is designated for single-family residential uses. A commercial district is located in the center of the city along South Broadway Street, while industrial uses are located in the southern portion of the City closer to Fort Riley.

Application to Fort Riley Joint Land Use Study

The existing zoning regulations do not provide for specific regulations to address compatibility with the operations at Fort Riley. The zoning regulations could be updated to include requirements to minimize concerns relating to the noise levels generated from Fort Riley.

5.3.14 Vision 2025 A Comprehensive Plan for Riley County (October 2009)

The Riley County Comprehensive plan outlines the future vision for the unincorporated areas of the County by providing a set of goals, objectives, policies and programs to direct future growth in an efficient and compatible manner. The intent and focus of Vision 2025 is not to regulate agricultural land uses, but to support and preserve opportunities for a sustainable farm economy, while ensuring opportunities for industrial, commercial, and residential components of municipal economies to grow and expand.

Application to Fort Riley Joint Land Use Study

The plan places an emphasis on preserving the agricultural activities within Riley County, while balancing the need for a diverse and stable economy for all County citizens. Several of the adopted goals, objectives, and policies provide for the protection of the existing agricultural operations within Riley County and discourage the encroachment of residential uses into agricultural areas. The plan directs new residential uses to develop in areas adjacent to existing residential uses where public services are provided. Objective



A4 of the Comprehensive Plan includes several policies to direct residential growth to existing urban and suburban areas and minimize the conversion of agricultural lands to residential.

The comprehensive Plan includes a background of the critical role Fort Riley plays in the community. The plan includes references to the 2005 Fort Riley Joint Land Use study and includes references to the Noise Zones and Land Use Planning Zone adopted at the time. Although not regulatory in nature, Objective E5 and the related policies provides guidance to ensure future development is consistent with the existing and future operations at Fort Riley.

Objective E5:

Promote development that is compatible with the noise zones surrounding Fort Riley.

Policies:

- E5.1 Require noise disclosures in all existing noise zones.
- E5.2 Require noise attenuation building techniques in all noise-sensitive structures within the existing Noise Zone II.
- E5.3 Direct more concentrated development to locations outside of the existing noise zones.

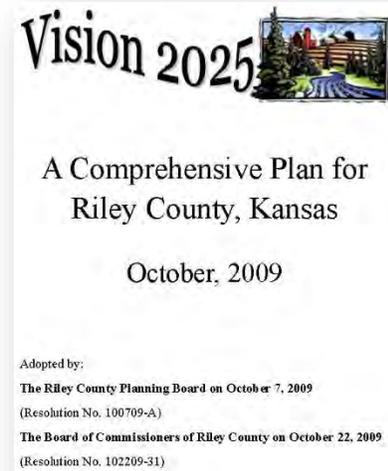
Chapter 12: Development Guidance System

This Chapter describes the Development Guidance System (DGS) for Riley County. The DGS provides a uniform and consistent method of evaluating all development requests. In order to make good decisions regarding developments in the County, the Board of County Commissioners and the Riley County Planning Board members need a tool that is descriptive and definitive. The DGS combines all of the decision-making elements of the Plan into one system for consistent comparative analysis to provide a rational basis for determining the appropriateness of any given development.

Development Guidance System Elements:

- 1. Conformance to all applicable Goals, Objectives and Policies within specific Chapters;
- 2. Conformance with Chapter 11, Future Land Use;
- 3. The score generated by the Land Evaluation/Site Assessment (LESA) system described in this Chapter; and
- 4. The hardship on the landowner by denial of the rezoning as outlined in this Chapter.

The Development Guidance System considers and applies a weighted factor to the location of a rezoning request to Proximity of Site to Fort Riley Noise Zones.



The Comprehensive Plan provides protections to ensure the compatibility of future development with Fort Riley, but could be strengthened by including the most current noise contours to ensure compatibility with the future of Fort Riley and the surrounding community along with a Military Influence Overlay District (MIOD).

5.3.15 Zoning Regulations of Riley County (April 2016)

The purpose of Riley County's zoning regulations is to promote the health, safety, morals, economy and general welfare throughout the unincorporated areas of Riley County, Kansas. Toward that purpose, the regulations divide the County into districts to regulate the height, number of stories, size of buildings and other structures, the parts of a lot that may be occupied, the size of yards, courts and other open spaces, the density of population, the preservation of features of historical significance, the preservation of natural resources, the preservation of agricultural lands, the location and use of buildings, structures and land for trade, industry and residence or other purpose; the erection, construction, reconstruction, alteration, repair or use of buildings, structures or land; and to conserve and protect property values throughout the County.

Riley County is currently undergoing a rewrite to their Land Development Regulations.

Application to Fort Riley Joint Land Use Study

The portion of unincorporated Riley County adjacent to Fort Riley is used primarily for agricultural purposes and is zoned Agricultural. The existing zoning regulations provide protections to limit the intrusion of residential uses in the areas around Fort Riley which may be subject to noise generated by the operations on Post.

The zoning regulations restrict commercial wind energy conversion systems to the Agricultural Zoning district and small wind energy conservation systems to all zoning districts as an allowable use pursuant to specific regulations.

Communication Facilities are regulated through use specific standards and include design standards and a detailed application process. However, height limitations are not identified.

Riley County established an Airport Noise Hazard District (N-1) within the zoning regulations. The N-1 district has a maximum building height of 50 feet and requires no structure to violate the height restrictions established by FAA Regulations Part 77. Uses are limited within the district to municipal airport and related accessory facilities, agricultural uses, specified commercial uses, and industrial uses with some exceptions. Residential uses are prohibited.

5.3.16 Wakefield

The Comprehensive Plan and Zoning Ordinance are out dated and in need of revisions, therefore, the documents were not reviewed.

