

University Park Board Special Meeting Agenda March 22, 2025

7:00 at the clubhouse and on ZOOM

NOTICE: All attendants will need to state their first and last name on the sign-in sheet or have their first and last name displayed on the Zoom meetings. This is for proper recordkeeping of the UP public meetings. If your first and last name is not displayed properly on Zoom, you can provide it in the chat, or speak it aloud at the start of the meeting. If your first and last name has not been recorded by 5 minutes after the start of the meeting, you will be removed from the Zoom. This meeting is being recorded, including both the live and Zoom audiences, for future reference. Viewer Discretion is advised. To adhere to proper record keeping, the audio and visual recordings will stay active throughout all Zoom meetings.

Call to Order: Board Members present: Sarah Dahl, Jo Ann Zahner, James Slaymaker

This is a special meeting dedicated to discussing the covenants. **If you are not a resident or land owner in University Park you will not be allowed to speak during this discussion because the Covenants only applies to those people.** If you are not a resident or landowner or are unable to attend the meeting but have comments for the board to consider please email universityparkboard@gmail.com.

Thank you to everyone who has given input through surveys and conversations. First, we need to make sure we all understand what we are discussing. University Park is required to follow the regulations put forth by Riley County through the Land Development Regulation 2022 plus building requirements and other ordinances that are in place. University Park has covenants which run with the land with the current covenants in place since 2001. In the last 10 years, there have been attempts to update the covenants which were unsuccessful for various reasons. Saturday, March 22 at 7pm, we will have a discussion at the pavilion and on ZOOM about how we, as a community want to move forward with this process. There will be no final decisions made until the community has had multiple opportunities to give input and the board will vote on a decision at a future UPID Board meeting at or before the June monthly meeting.

Over the years there has been much discussion as to what enforcement power the University Park Board has to enforce the covenants with building codes and mowing requirements being consistently enforced by the Boards with the support of the county. In addition there was a recent civil court case which was unsuccessful. We need to be aware of what Riley County policy is, because its not discretionary and they are going to enforce it rather we want them to or not. We have attached a Word document with the covenants and some of the Riley County policies to aid with our discussion on Saturday. Please continue this research and share with the community to assist in the process.

Below is an update received this week from the county concerning our covenants: Board Member, Jo Ann Zahner asked Bob Isaac, Riley County Planning and Development, "Are land owners required to get University Park approval before a building permit is issued?" This is his response:

On Mon, Mar 17, 2025, at 9:23 AM Bob Isaac <risaac@rileycountyks.gov> wrote: Good morning, Jo Ann and thank you for your inquiry. When someone applies for a building permit for property located in University Park, staff, as a courtesy, encourages applicants to check with the UPID Board to see if there would be any objections to their building plans. Please note that building permit approval through the County is not predicated upon UPID Board approval. If a building proposal meets the County's standards and specifications, we must issue the permit regardless of the UPID Board's determination. Similar to an HOA, enforcement of UPID standards and requirements are privately enforced by the UPID Board. Hope this helps. If you have any questions or need additional information, I suggest contacting the Planning Compliance Specialist Darrin Hobbs (cc'd in this email). Have a great week! Thanks, Bob Isaac, Planner, Riley County Planning & Development, 785-537-6332, risaac@rileycountyks.gov
This email indicates to us that Riley County no longer supports our covenant building requirements.

As we see it we have three options and we will discuss each one. During the discussion of the covenants only residents and property owners will be allowed to give input. Please stand and state your full name and where you live or own property in University Park. Comments should be less than 3 minutes.

1. Leave Covenants in place - After reviewing the online comments and having conversations with community members it is clear to me that almost all community members are not interested in keeping the covenants as they are.

Board comments?

Community Comments from residents and property owners please stating name and address?

Additional Board comments?

2. Edit the covenants - Making changes is a complicated process which is one reason it has only been done a few times since 1980. Our goal is to find out what the community wants to do and then we will determine the best path forward.

Board comments?

Community Comments from residents and property owners please stating name and address?

Additional Board comments?

3. Eliminate the Covenants completely – relying solely on Riley County Policies including Riley County Land Development Regulations, building requirements and other ordinances.

Board Comments?

Community Comments from residents and property owners please stating name and address?

Additional Board Comments?

This meeting is an information gathering opportunity for residents and property owners to give input and hear input from others as we determine how we want to proceed. If you feel strongly about an individual covenant, please let us know now either at this meeting or by emailing the board.

Adjourn