

1-22-15

HAND OUT

ITEM # 17

OPPOSITION TO PLANNED UNIT DEVELOPMENT
CASE NUMBER PUD2014-00003

THE SURROUNDING PROPERTIES OF THE PROPOSED DEVELOPMENT ARE RURAL RESIDENTIAL AND AGRICULTURAL. ALL PROPERTIES ARE IN GOOD CONDITION.

THE PROPERTY FOR THE PROPOSED EVENT CENTER, PUD2014-00003, IS CURRENTLY RURAL RESIDENTIAL AND IS SUITABLE WITH THE SURROUNDING NEIGHBORHOOD. THE PROPOSED EVENT CENTER IS NOT COMPATIBLE WITH THE SURROUNDING NEIGHBORHOOD PROPERTIES.

THE PROPERTY FOR THE PROPOSED DEVELOPMENT, IT IS NOT SUITABLE FOR ANY DEVELOPMENT. THE PUD CONCEPT PLAN SHOWS THE LAND IS REMOVED FROM THE FLOOD PLAIN. THIS SHOULD NOT BE ALLOWED. THIS LAND FLOODS DURING HEAVY RAIN CONDITIONS. (SEE ATTACHED PHOTO (1)). THESE FLOOD CONDITIONS HAVE OCCURED NUMEROUS TIMES OVER THE LAST 38 YEARS THAT WE ARE AWARE OF, HAVING LIVED HERE FOR THAT PERIOD OF TIME. AT TIMES THE WATER HAS BEEN DEEPER THAN INDICATED BY THE PHOTO. THE ADJACENT PROPERTY EAST, WHERE THE CATTLE ARE PICTURED, HAS BEEN FLOODED AS WELL.

THE PROPOSED DEVELOPMENT IS NOT A GOOD NEIGHBOR TO ADJOINING PROPERTIES. THE ACCESS ROAD, WEST 63RD ST SOUTH, TO THIS PROPERTY IS NOT SUITABLE FOR INCREASED TRAFFIC. 63RD STREET IS NOT GRAVEL AS STATED ON THE CONCEPT DEVELOPMENT

PLAN, IT IS SAND WITH AREAS OF BARE SURFACE AND HAS WASHBOARD CONDITIONS BETWEEN THE PROPOSED DEVELOPMENT SITE WEST TO THE BLACKTOP ROAD, 263RD ST WEST. THE 63RD STS. ROAD FLOODS DURING HIGH WATER CONDITIONS, IT BECOMES MUDDY AND SLIPPERY WITH RUTS DEVELOPING ON IT WITH ABOUT ANY WET OR RAIN CONDITIONS. ANY HIGHER VOLUME OF TRAFFIC CAUSES INCREASED DAMAGE TO THE ROAD SURFACE. (SEE ATTACHED PHOTO (2)) THE PHOTO VIEW IS LOOKING WEST FROM THE ENTRANCE DRIVE OF THE PROPOSED DEVELOPMENT AREA TOWARD 263RD ST. WEST WATER DEPTH IN THIS PHOTO IS APPROXIMATELY 3 FEET ABOVE THE BRIDGE SURFACE THE SIDE RAILS ARE ALSO SUBMERGED.

SAFETY IN THE AREA IS COMPROMISED BY INCREASED TRAFFIC. ALCOHOL CONSUMPTION AT THE PROPOSED DEVELOPMENT EVENTS ENCOURAGES DRINKING AND DRIVING AND ROWDY BEHAVIOR IN THE NEIGHBORHOOD AREA.

IT IS IMPOSSIBLE TO KEEP SOUND FROM THE EVENTS FROM BEING HEARD AT ADJACENT PROPERTIES AND RESIDENTIAL HOMES. SOUND CARRIES LONG DISTANCES IN RURAL ~~AREAS~~ ^{AREAS} THE TALKING YELLING AND MUSIC ARE A NUISANCE AS IS PROPOSED EXTERIOR LIGHTING. THE NOISE AND LIGHTING ALSO DRIVES AWAY THE NATURAL WILDLIFE IN THE AREA, DEER, WILD TURKEY, BIRDS, RABBITS, ETC.

RESALE VALUES OF THE SURROUNDING PROPERTIES ARE DRIVEN DOWN BY THIS TYPE OF DEVELOPMENT IN THE AREA.

NO ONE WANTS TO LIVE NEXT TO THIS TYPE OF DEVELOPMENT. WE ALL LIVE HERE TO GET AWAY FROM THESE TYPES OF DEVELOPMENTS.

AS ADJACENT PROPERTY OWNERS WE ARE OPPOSED TO THE PROPOSED DEVELOPMENT. CASE NUMBER PUD2014-00003