

1-22-15 MAPC

HAND OUT

Item #7

James E. Pauly

#7 Agenda Item

Case # PUD2014-00003

Comments on Staff Report Findings

for the

Planned Unit Development #44, the Rustic Acres Complex

The Sedgwick County Fire Code prohibits serving and consumption of drinks inside the events building, unless less than 100 people attend an event. Will this law be enforced? Does this apply to any drink or alcoholic drinks only? Will this provision result in the increase in the presence of Law Enforcement in the area? Does the MAPCD have plans to insure law enforcement on weekends when Code Enforcement is out of the office and unavailable?

Proposal is made that no music be heard on neighboring property by restricting the hours that music is permitted. Our residence is 2 ½ miles south east of PUD #44. Currently, chimes from the church 2 ½ miles east of our home, events at PUD #36 (Camp Hyde) 2 miles west: and in the past, racing car engines from Lake Afton over 4 miles northwest, are audible under the proper conditions. In my opinion, sound will be impossible to control, if the project is approved.

Another issue that cannot be predicted or controlled is the risk of the flooding of Clearwater Creek. After living my entire life (63 years) at 22601 W. 71st S., and farming property in the immediate proximity, the PUD #44 property has been and will again, at some point, be subjected to the flooding of Clearwater Creek. Also, PUD #36 (Camp Hyde) which borders along Clearwater Creek, is built on a hill, not on a flood plain.

Also, the question of sewage raises many questions. Will provisions be made to accommodate the waste materials from 150+ guests? Needless to say, ladies in formal wear are not going to enjoy using portable toilets. With direct flow into the Ninnescah River from this property, will the code requirements be met?

In regards to the roadway, 63rd South, what steps will be taken to handle the increased flow of traffic? Can the sand and gravel road accommodate increased traffic during rain occurrences, not limiting it to just major rain occurrences, but also persistent periods of rain? Prolonged moisture could be quite challenging.

Concerning the comparison of PUD #36 (Camp Hyde) with the proposed PUD #44 (Rustic Acres Complex) could be problematic in the sense that Camp Hyde is primarily a day camp during the summer for youth enrolled thru the Greater Wichita Area YMCA. Also, Camp Hyde hosts field trips and other events during the school year. (Camp Hyde, I don't believe, is a for profit business.) So, is comparing a primarily daytime venue with a daytime, evening/nighttime venue a realistic consideration?

Another major concern from the presence of an event venue would be the increased risks of potentially damaging losses from fires during the year. The wind currents along either side of Clearwater creek are known to be substantial. With the ripening of wheat; crop residues; native grasses; and existing building, in the immediate area; the increased possibility of fire would be greater due to the participation in the planned events.