

Hello, and thank you for having me here today. My name is Jordan Mullen and I am the owner of the TH. I would like to give a quick background of myself.

- I have always lived in this community
- 2 times in my life have I lived else where.
 - My time spent at Friends University getting my degree
 - Also, the year I was 11 years old.

My parents had purchased 80 acres and had designed and built their forever home, like many of you in this room. But on my 11th birthday this home was completely lost as it burnt to the ground in a horrible house fire. It was after this fire; We lived a couple different before purchasing their home they still live in today. This house sits only 2 miles east of our original house we lost.

The only reason I am telling you this is today is because I believe it is ONE of the reasons I have a desire to live tiny.

Today, I value my family and my relationships far more then any item I can buy and even create with my two hands. BUT that doesn't mean I am unable to take pride in what I own. My parents and family members all have very beautiful and highly desirable homes and properties. I will never speak ill of such things. But for now, personally I look forward to experiencing the minimalistic lifestyle ☺

We started this journey a few months ago. My aunt and uncle started making calls to the appropriate people knowing we would need water, electrical and what not... The water meter went in smoothly and Westar drop in a transformer. But when it came time to drop in the meter Westar Energy requested that we bring the TH out. See the actual unit out to the property so they could see what was being hooked in...

We moved the TH out on the property. Once the unit was on the property Westar said how bout you call the county and look into rezoning. It was at this moment we were super frustrated as you can imagine because we felt like they could of told us this the week prior.

So moving on to some concerns that were brought up in the last meeting, We have been able to discuss my future plans of disposal with the county. This includes my composting toilet and grey water system. At no time has there been or will be sewage exiting from my toilet thru this system it will be grey water only.

Now I want to address the concern on the TH effecting property value...

1st - As far as I understand it The tiny home its self is private property, it will move as landowners and or myself moves. That being said, the TH cannot devalue my aunt and uncles house or land, let alone the surrounding homes. It would be like any other flat bed trailer you might keep on your property, it does not effect house much the land is worth.

2nd – the terminology of “RV Park”. I know we do not have actual TH laws set in place because of how new they are. I tried to get a variance on this property very first thing but we were instructed to just apply for a CUP (Conditional Use Permit) ... I understand Sedgwick County is working with what they legally do have. The RV laws set in place that are already legally safe for individuals who live in and around them. As I agree to live by this CUP we are discussing today, I am agreeing to follow the rules of electricity, sewer disposal, water intake, and paying my taxes. I appreciate the opportunity for a Conditional Use because I know it allows me to live within specific codes and laws set in place to protect myself and everyone around me.

Another concern was my lack of respect. I want you all to know I respect my neighbors and their properties. By no means was this tiny home snuck out there. As soon as we were told the next step is to get a CUP, I immediately contacted all the neighbors because I thought it was important to personally start the discussion with you them before the county did. The Staff gave me the list of addresses on whom to notify within the 1000 feet of the property and I did so.

I know We have been accused of being heartless, disrespecting, intentional lawbreakers. A website was even referenced, trying to show how tiny home owners

should avoid the laws and live illegally. I just hope, now that you know the steps we took, and why we went about doing it the way we did, that this by no means the truth.

If anyone had any concerns and would have liked to know more information I was hoping by sending my own personal letter and contact info out that would've allowed these conversations take place the first go around.

NOW, AND SINCE THE LAST MEETING I have been able to have those conversations because I went door-to-door and even outside the 1000 feet mark to hear what you all had to say. It was during this time I informed them of the Restrictive Covenant we had drawn up by a title company to help protect the property from swaying away from what we are in fact intending it to be.

In conclusion I want to have the freedom to go where my career takes me, but for the time being this is my home, I want to be in this community. I jumped on the opportunity not only am I safer for being near my family but I am excited to take care of my uncle's property. Before this land had no use but tall grass and burn piles. I look forward to making this property a beautiful addition to the neighborhood. I am asking you all today to understand this conditional use is the only way at this moment in time to let me live in my home on our private property. I wish the verbiage was different I honestly believe this is the biggest concern... We called yesterday to clarify and the Sedgwick County Zoning Department has said the property usage title will NOT change from rural residential but instead have a Special Statement attached to it. Maybe like an *CUP attached to it? And last but not least I would like to continue to work with the county in anyway possible to help address the Tiny home laws and terminology for the future. Thank you for your time and listening to me today. I will now do my best to answer any questions you may have.



Handout
MAPC 4-6-17
CON2017-00007
#5

McKay Tiny Home Restrictions and Covenants

Terms and Conditions of the McKay Tiny Home Restrictions and Covenants:

One Tiny Home with Personal Property VIN # 1TC2B5768N1000375 – Registered to Jordan Mullen. 4007 E. 85th Street North, Valley Center, Kansas 67147

Insurance and Property Tax based on Recreational Property / Vehicle will be current at all times.

Maximum Occupancy TWO (2)

Term of THREE (3) years from approval or completion date of improvements (utilities) with option to extend no more than TWO (2) additional years. Total maximum FIVE (5) years.

Upon approval and completion of the maximum FIVE (5) years, the Conditional Use for Recreational RV campground will be NULL and VOID.

1. The Conditional Use permits a recreational vehicle campground for one recreational vehicle.
2. The site will have a gray water wetland filtration system and a compostable solid waste system approved by the Sedgwick County Water Manager.
3. Tent Camping is **NOT** permitted.
4. The recreational vehicle campground shall be developed and maintained in general compliance with the approved site plan. All improvements and the operation of the recreational vehicle campground shall be in compliance with applicable regulations and codes.
5. The Conditional Use for a recreational vehicle campground for one recreational vehicle shall be declared null and void: Recreational Vehicle has been removed from the site for a period of 30 days; or, for three (3) years from date of approval or completion of improvements (utilities) with

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I, Aaron Mark, currently work and reside outside of Kansas and am unable to attend in person, My current address is 124 W 69th 42C NY, NY 10023 I am the owner of a house and property located on the Northwest corner of 85th and Oliver, near and with visibility of the subject property.

The proposed rezoning of the subject property to an RV Park presents potential financial harm to the value of my property.

The community and surrounding area is comprised of agricultural land and permanent single family residential homes. The current zoning of the surrounding land, including the subject property, support to the value of my property through the continuation of a community of long term residents with strong ties to the area and each other and a commitment to maintaining peaceful and visually appealing properties. This attracts property buyers which value similar ideals and are willing to pay a premium to live in this type of community.

I am concerned that the rezoning of the subject property to an RV park will detract from these long held tenants of the community which support the value of our properties. If the land is rezoned for RV use, this will invite a transient population to the area who do not hold the same values and commitment to the community. Transient tenants will not hold the same incentives as permanent residence to maintain the high quality of the environment, land and property structures.

This will decrease the value of my property as buyers evaluating the neighborhood will observe the RV park and these associated characteristics and will be deterred from purchasing in the immediate area.

For these reason, I request that you do not approve the proposed rezoning.

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My name is Randy Mark and my wife and I live across the street from the area requesting rezoning. I am opposed to granting a zoning variance for said property on the grounds that an RV park in a rural residential area could not only negatively affect property values in the area, but might also lead to more requests for other zoning variance that don't fit with the character of the neighborhood. Many of the permanent homes in the area have been built on substantial acreage; this combined with ground still used for agriculture has resulted in a neighborhood that has a wonderful rural feel despite our proximity to the Wichita metro area. The potential of this zoning variance opens the door for additional zoning changes which could destroy the tranquility that has attracted the current home owners.

I understand that presently it would be just her tiny home, but once rezoned what assurances do we have that other rezoning requests won't be made in this area because of the precedence set here? If Ms. Mullen should move her home or the property is sold, couldn't someone else park a ratty 40 year-old RV in its place?

In the letter we received from Jordon Mullen when she moved her home on the site she stated that even she would be alarmed if she was notified of an RV park going in down the street from her. Well, I am alarmed. I understand the hardship of the time and money she has spent on her tiny home, but we also have put considerable time and money into developing our home and property.

Finally, I want to state we only have an issue with the potential of a zoning change. We bear no animosity toward Ms. Mullen and have only shared our thoughts on this process with neighbors that have requested our opinions.

Thank you for your time and consideration.

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My name is Diana Mark and along with my husband we own the property directly across from the proposed rezoning. 4120 E 85th N. I have two major concerns with the rezoning. First I feel rezoning the area to an RV park will hurt my property value. The area's surrounding are residential and agricultural. Residence in this area have homes that are valued up to and exceeding \$500,000. I have information from two realtors and a property developer who assured me it would definitely impact current property values as well as resell values. In the letter we received from Jordon Mullen she even states she would be alarmed if she was notified of an RV park going down the street from her. I understand currently it would be just her tiny home, but once rezoned other uses could be made in this area. I understand the hardship of the time and money she has spent on her tiny home, but we also have put lots more time and money into developing our home and property. Since the tiny home is not on a foundation I understand it would only qualify as a RV. The rezoning to an RV park is where my concern lies. Second I feel rezoning opens up the possibility of setting precedence for additional rezoning in the area. The addition of another RV park or trailer park in this area would significantly impact property values.