

Request for Legislative Action

Ordinance No.: 5646
Date: August 15, 2022

Completed by County Counselor's Office			
Action Requested:	Ordinance	Res.Ord No.:	5646
Sponsor(s):		Legislature Meeting Date:	8/15/2022

Introduction
Action Items: ['Authorize']
Project/Title:
Joshua & Adriana Predmore - CU-2022-239

Request Summary
<p>Requesting a Conditional Use Permit for a period of 5 years for an event facility on 20.00 ± acres within District AG (Agricultural) at 9401 S. Hardsaw Road.</p> <p>Staff recommends approval with conditions because the change in zoning is consistent with the intent and purpose of the County Plan and complies with the Unified Development Code requirements. The Jackson County Plan Commission held a public hearing on July 21, 2022, and accepted testimony pertaining to the rezoning request.</p> <p>The Plan Commission voted 2 to 7 to recommend <u>DISAPPROVAL</u> to the County Legislature.</p>

Contact Information			
Department:	Public Works	Submitted Date:	8/2/2022
Name:	Randy D. Diehl	Email:	RDiehl@jacksongov.org
Title:	Development Division Administrator	Phone:	816-881-4457

Budget Information			
Amount authorized by this legislation this fiscal year:			\$ 0
Amount previously authorized this fiscal year:			\$ 0
Total amount authorized after this legislative action:			\$
Is it transferring fund?			No
Single Source Funding:			
Fund:	Department:	Line Item Account:	Amount:
			!Unexpected End of Formula

Request for Legislative Action

Prior Legislation	
Prior Ordinances	
Ordinance:	Ordinance date:
Prior Resolution	
Resolution:	Resolution date:

Purchasing	
Does this RLA include the purchase or lease of supplies, materials, equipment or services?	No
Chapter 10 Justification:	
Core 4 Tax Clearance Completed:	
Certificate of Foreign Corporation Received:	
Have all required attachments been included in this RLA?	

Compliance	
Certificate of Compliance	
Not Applicable	
Minority, Women and Veteran Owned Business Program	
Goals Not Applicable for following reason: Not spending money	
MBE:	.00%
WBE:	.00%
VBE:	.00%
Prevailing Wage	
Not Applicable	

Fiscal Information	
<ul style="list-style-type: none"> This legislative action does not impact the County financially and does not require Finance/Budget approval. 	

Request for Legislative Action

History

Submitted by Public Works requestor: Randy D. Diehl on 8/2/2022. Comments: Land Use Scheuelded for August 22.

Approved by Department Approver Brian Gaddie on 8/4/2022 1:05:21 PM. Comments:

Not applicable by Purchasing Office Approver Barbara J. Casamento on 8/4/2022 2:12:18 PM. Comments:

Approved by Compliance Office Approver Katie M. Bartle on 8/5/2022 12:37:13 PM. Comments:

Not applicable by Budget Office Approver Mark Lang on 8/5/2022 4:26:36 PM. Comments:

Approved by Executive Office Approver Sylvya Stevenson on 8/8/2022 9:31:49 AM. Comments:

Approved by Counselor's Office Approver Elizabeth Freeland on 8/10/2022 1:47:06 PM. Comments:

CU-2022-239

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

The South 20 acres of the following described tract, to wit:

The South 53 acres of the West 70.80 acres of the East half of the Northwest Quarter of Section 25, Township 48, Range 30, Except a roadway of the east side, being more particularly described as follows, to wit: Beginning 2.32 chains west of the center of Section 25, Township 48, Range 30, and running thence West 17.67 chains; thence North 30 chains; thence East 17.67 chains; thence South 30 chains to the Place of Beginning, all in Jackson County, Missouri, except part in roads, if any.

CU-2022-239

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary from July 21, 2022

Staff Report

Zoning map of surrounding area

Names/Addresses of Surrounding Property Owners

Copy of letter to said property owners

Application

Site Plan

Aerial of Property

Proposed Plan for Events

Letter from Richard Vincent

Letter from Gary Jones II

CU-2022-239

ATTACHMENT 3: LIST OF CONDITIONS

Condition Use Permit for a period of 5 (five) years with the following Conditions:

1. Hours of operation will be 10:00 am to 11:00 pm.
2. The number of guests is limited to 350 or number based on occupancy as determined by the building official.
3. Activities are restricted to the building. Ceremonies may be conducted outdoors.
4. No overnight stay for travel trailers or recreational vehicles will be allowed.

Randy Diehl gave the staff report:

RE: CU-2022-239

Applicant: Joshua & Adriana Predmore

Location: 9401 S. Hardsaw Road

Area: 20.00 ± acres

Request: Conditional Use Permit for Event Venue

Current Land Use and Zoning in the Area:

The applicant is wishing to construct an event venue for weddings over weekends. One proposed plan would be to host wedding celebrations including rehearsals and cleanup that would run from Friday morning to Sunday morning.

They would cap events at 50 per year.

A second plan would be to host weddings on Saturdays as well as host weddings and corporate events throughout the week.

There would be a cap of 80 events per year.

Staff feels these types of uses (events center) should meet certain criteria:

Area for the facility should be a tract of land at least 10 acres in size.
The applicant has 20 acres.

The facility must be on a road classified no less than a Collector as to functionality.
Hardsaw Road is classified as a Collector.

Hard surface parking shall be provided for normal everyday business activity including the appropriate number of required ADA parking spaces.

No outside activities permitted other than wedding ceremonies.

Doors to remain closed during events.

No overnight stay for travel trailers or recreational vehicles.

A food handlers permit is not required as each client is responsible for their own catering needs.

Recommendation:

Staff recommends APPROVAL of CU-2022-239 for a period of 5 (five) years, provided the following conditions are met:

1. Hours of operation will be 10:00 am to 11:00 pm.
2. The number of guests is limited to 350 or number based on occupancy as determined by the building official.
3. Activities are restricted to the building. Ceremonies may be conducted outdoors.
4. No overnight stay for travel trailers or recreational vehicles will be allowed.

We basically mirrored the same conditions of the event center that was approved April 11, 2022.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Antey: *Are there any questions for Randy?*

Mr. Crawford: The hard surface for everyday business activity. Explain.

Mr. Diehl: It's not for the entire parking area. Ag zoning is exempt from certain paving requirements. They can use gravel or similar material. Around the building for staff and to meet ADA requirements. The appropriate number of spaces would be determined at construction plan review. The size of the building and occupancy will determine the number.

Mr. Antey: *Is the applicant here?*

Josh Predmore, 9401 S. Hardsaw Road, Lone Jack

Mr. Antey: *Do you have anything to add to the report?*

Mr. Predmore: The current plan is 20 acres. We would install a separate driveway from the house to access the building. We would like to do Friday through Sunday. Friday for rehearsals, Saturday for the wedding and Sunday for cleanup. Staff is me, my wife and maybe one other person.

Ceremonies will be on the north side of the building. Stillhouse Farms is about 2 miles from here. Lone Summit Ranch is on 50 Highway just east of 7 Highway. We're not wanting to interfere with their market. We are trying to keep it more boutique type venue.

Mr. Tarpley: What will be the size of the new building?

Mr. Predmore: Around 5,000 square feet for about 200 to 250 people.

Mr. Lake: Would you have other events other than weddings?

Mr. Predmore: We are not exclusive to weddings.

Mr. Akins: On the drawing there's labeled "property line".

Mr. Diehl: The applicant was originally going to place the facility on 10 acres, but decided to go with the full 20 acres. That shows the division between the two 10 acres pieces.

Mr. Hilliard: With the gravel parking will there a problem with dust?

Mr. Predmore: We don't foresee the being a problem. Traffic will be pretty slow.

Mr. Hilliard: How will alcohol be handled?

Mr. Predmore: We haven't applied for a liquor license yet. We would have our own bartender.

Mr. Johnson: Looks like you could make your own.

Mr. Predmore: In the future we may have a vineyard to help offset costs.

Mr. Hilliard: So, what if they want to bring their own alcohol?

Mr. Predmore: That would be okay, but it would still fall under our guidelines.

Mr. Crawford: The Conditional Use Permit runs with the land, correct?

Mr. Diehl: Yes. If the property sells, it transfers to the new owner.

Mr. Antey: *Is there anyone else who is in favor of this application?*

There were none.

Mr. Antey: *Is there anyone who is opposed or has questions regarding this application?*

Richard Vincent, 9507 S. Hardsaw Road, Lone Jack.

(Mr. Vincent's Testimony is attached is attached)

Mr. Antey: Can you show us on the map where you live.

Mr. Vincent: Here to the south. My master bedroom is on the north side of the house.

Mr. Tarpley: How far is the other place (Stillhouse Farms) from you?

Mr. Diehl: As a crow flies, about a mile and a half. Driving it's about 2 a half miles.

Mr. Lake: How long have you lived out there?

Mr. Vincent: My grandparents built the home in the early 1970's. I purchased from them in 2016.

Gary Jones, 34308 E. Colbern Road.

(Mr. Jones's Testimony is attached is attached)

Mr. Lake: How long have you lived out there?

Mr. Jones: A little over 5 years.

Mr. Lake: I live out there. Hardsaw Road is narrow.

Mr. Predmore recalled.

Mr. Lake: I get what these people are saying.

Motion to take under advisement.

Mr. Lake moved to take under advisement. Mr. Farrar seconded.

Discussion under advisement

Mr. Akins moved to approve. Mr. Crawford seconded.

Mr. Akins	Disapprove
Mr. Tarpley	Approve
Mr. Johnson	Disapprove
Mr. Crawford	Disapprove
Mr. Hilliard	Disapprove
Ms. Ryerkerk	Disapprove
Mr. Farrar	Disapprove
Mr. Lake	Disapprove
Chairman Antey	Approve

Disapproved - Motion Carried 2 – 7

STAFF REPORT

PLAN COMMISSION

July 21, 2022

RE: CU-2022-239

Applicant: Joshua & Adriana Predmore

Location: 9401 S. Hardsaw Road

Area: 20.00 ± acres

Request: Conditional Use Permit for Event Venue

Current Land Use and Zoning in the Area:

The applicant is wishing to construct an event venue for weddings over weekends. One proposed plan would be to host wedding celebrations including rehearsals and cleanup that would run from Friday morning to Sunday morning.

They would cap events at 50 per year.

A second plan would be to host weddings on Saturdays as well as host weddings and corporate events throughout the week.

There would be a cap of 80 events per year.

Staff feels these types of uses (events center) should meet certain criteria:

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The applicant has 20 acres.

The facility must be on a road classified no less than a Collector as to functionality.
Hardsaw Road is classified as a Collector.

Hard surface parking shall be provided for normal everyday business activity including the appropriate number of required ADA parking spaces.

No outside activities permitted other than wedding ceremonies.

Doors to remain closed during events.

No overnight stay for travel trailers or recreational vehicles.

A food handlers permit is not required as each client is responsible for their own catering needs.

Recommendation:

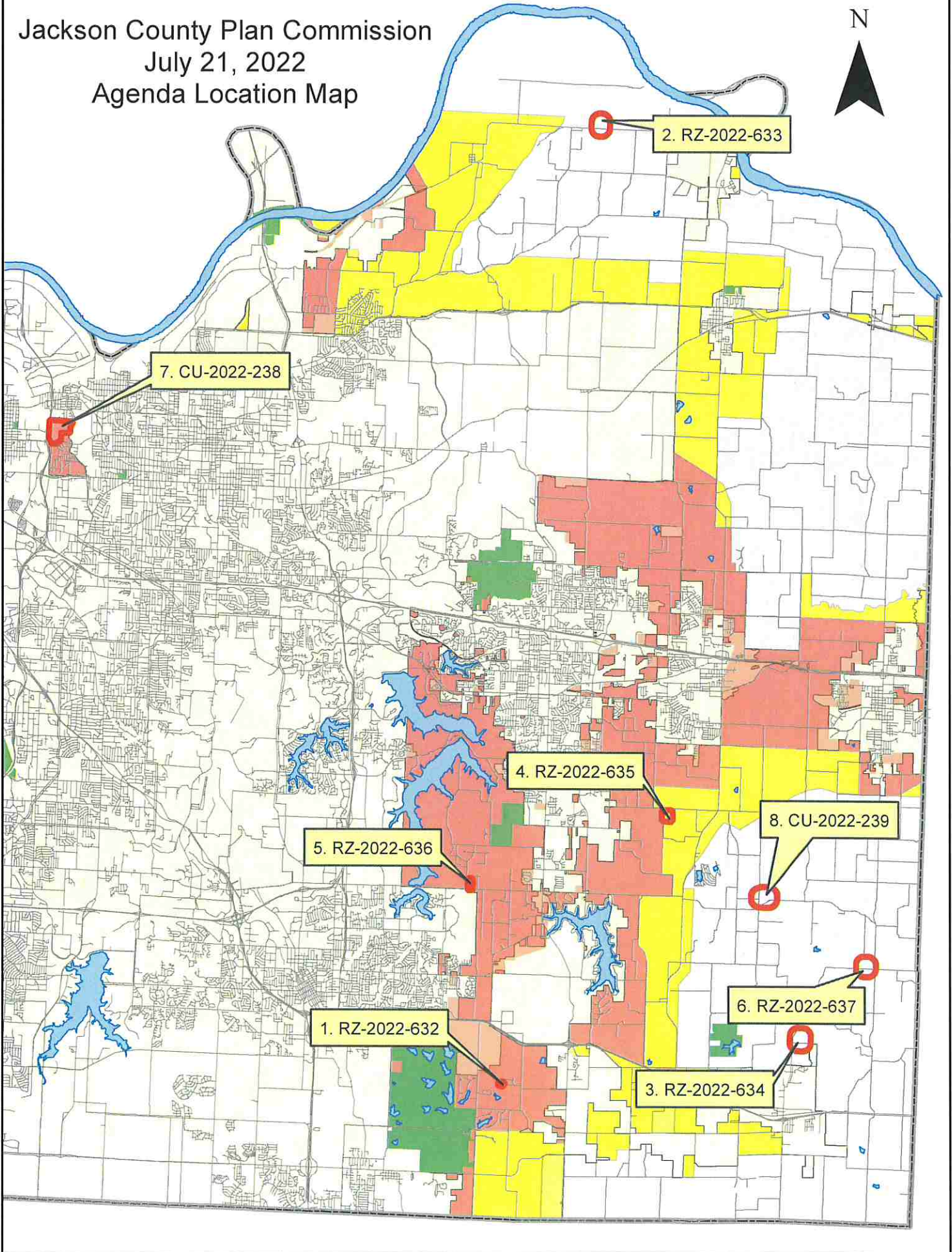
Staff recommends APPROVAL of CU-2022-239 for a period of 5 (five) years, provided the following conditions are met:

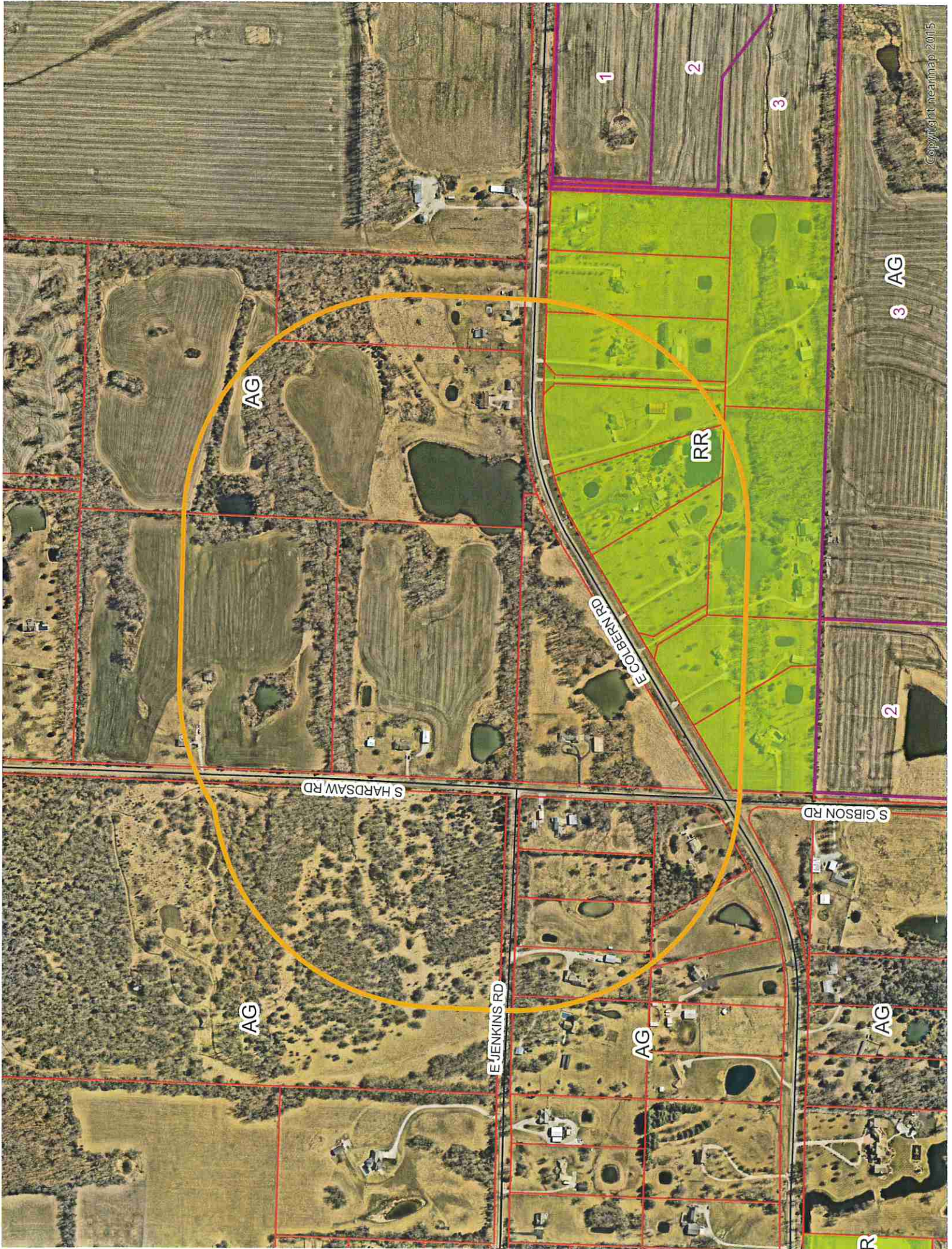
1. Hours of operation will be 10:00 am to 11:00 pm.
2. The number of guests is limited to 350 or number based on occupancy as determined by the building official.
3. Activities are restricted to the building. Ceremonies may be conducted outdoors.
4. No overnight stay for travel trailers or recreational vehicles will be allowed.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Jackson County Plan Commission
July 21, 2022
Agenda Location Map





Plan Commission July 21, 2022

CU-2022-239

Property Owners Within 1000 feet

Parcel	owner	address	city	state	zip
55-600-02-02-00-0-00-000	DEVANEY MICHAEL J & SUSAN A TR	7535 E SPIVA CROSSING RD	HALLSVILLE	MO	65255
55-600-03-11-00-0-00-000	WILCOX JIMMIE D & MARY F	O BOX 224	GRAIN VALLEY	MO	64029
55-600-01-03-00-0-00-000	RENDE JACQUELINE TRUST	320 E RANCHO DR	HENDERSON	NV	89015
55-600-03-19-00-0-00-000	HAMILTON ROGER N & BONNIE S	34110 E COLBERN RD	LONE JACK	MO	64070
55-600-03-20-00-0-00-000	JONES GARY & GWENDOLYNN	34308 E COLBERN RD	LONE JACK	MO	64070
55-600-03-13-00-0-00-000	WILCOX JIMMIE D & MARY F	O BOX 224	GRAIN VALLEY	MO	64029
55-600-03-01-00-0-00-000	VINCENT RICHARD ALLEN III	9507 S HARDSAW RD	LONE JACK	MO	64070
55-600-03-10-00-0-00-000	SKINNER BRADLEY O & KELLY K	9504 S HARDSAW RD	LONE JACK	MO	64070
55-600-02-03-00-0-00-000	RENDE TONY	PO BOX 1771	LEES SUMMIT	MO	64063
55-600-03-12-00-0-00-000	LUCHEL REX & MARY ANN-TR	10320 S PERDUE RD	GRAIN VALLEY	MO	64029
55-600-03-26-00-0-00-000	WHITE PAUL F & LISA L	34101 E JENKINS RD	LONE JACK	MO	64070
55-600-01-04-00-0-00-000	QUEEN LAGENA	35004 E COLBERN RD	LONE JACK	MO	64070
55-600-03-25-00-0-00-000	CHILDERS BRADLEY W & KENDA A	9611 S GIBSON RD	LONE JACK	MO	64070
55-600-03-24-00-0-00-000	GRAVES THOMAS M & CHERYL R	34601 E COLBERN RD	LONE JACK	MO	64070
55-600-03-23-00-0-00-000	SWEENEY BENJAMIN J	34607 E COLBERN Rd	LONE JACK	MO	64070
55-600-03-22-00-0-00-000	CAMPBELL RONALD L & DEBORAH D	34703 E COLBERN RD	LONE JACK	MO	64070
55-600-04-05-01-2-00-000	SWEENEY BENJAMIN J	34607 E COLBERN Rd	LONE JACK	MO	64070
55-600-04-09-00-0-00-000	CARTER KARL D & DARALENE G	34915 E COLBERN RD	LONE JACK	MO	64070
55-600-04-08-00-0-00-000	CARTER KEITH DOUGLAS & DANA	34915 E COLBERN RD	LONE JACK	MO	64070
55-600-04-11-00-0-00-000	MCKENZIE ROBERT C	34805 E COLBERN RD	LONE JACK	MO	64070
55-600-04-10-00-0-00-000	STAHL MICHAEL A & TERRI K-TR	34909 E COLBERN RD	LONE JACK	MO	64070
55-600-02-04-00-0-00-000	PREDMORE ADRIANA & JOSH	9401 S HARDSAW RD	LONE JACK	MO	64070



JACKSON COUNTY Public Works Department

Jackson County Technology Center
303 West Walnut Street
Independence, Missouri 64050
jacksongov.org

(816) 881-4530
Fax: (816) 881-4448

July 6, 2022

RE: Public Hearing: RZ-2022-239
Adriana & Josh Predmore

Dear Property Owner:

You are hereby invited to participate in a public hearing to be held by the Jackson County Plan Commission on a request by Adriana & Josh Predmore for a Conditional Use Permit for a period of 5 years for an event facility on 20.00 ± acres at 9401 S. Hardsaw Road.

Please note that this request for a change of zoning affects only the property mentioned above. Adjacent properties will not be affected by the change of zoning. Taxes are based on the land use of a property not the zoning.

You are being notified pursuant to 24003.5 Chapter 240 (Unified Development Code) of the Jackson County Code, as being an adjacent property within 1000' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, July 21, 2022, at 8:30 a.m. in the Large Conference Room, 2nd Floor, Historic Truman Courthouse, 112 W. Lexington, Independence, MO.

If you know of any interested party who may not have received a copy of this letter, it would be appreciated if you would inform them of the time and place of the hearing.

If you have any questions concerning this matter, please contact the Development Division at 881-4577.

Sincerely,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Frank White, Jr., County Executive

JACKSON COUNTY, MISSOURI
CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION:

1. Application must be filed with the Jackson County Planning and Development Division, 303 W. Walnut, Independence, MO 64050 by the deadline on the Plan Commission Calendar.
 2. Application must be typed or printed in a legible manner.
 3. A scaled map of the property, correlating with the legal description, and clearly showing the property's location must accompany application. Refer to Section 24003.22, pertaining to Site Plan Review within the Unified Development Code.
 4. All applicable sections must be completed. If you need more space to provide information, please use separate 8 1/2"x11" paper, reference the application number and attach it to the application. Incomplete applications will not be accepted and will be returned to the applicant.
 5. The filing fee \$350.00 (non-refundable) must accompany application.
(Check payable to: Manager of Finance)
-

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Conditional Use Permit Number CU- 2022 239

Date filed _____ Date of hearing _____

Date advertised _____ Date property owners notified _____

Date signs posted _____

Hearings: Heard by _____ Date _____ Decision _____

 Heard by _____ Date _____ Decision _____

 Heard by _____ Date _____ Decision _____

BEGIN APPLICATION HERE:

1. Data on Applicant(s) and Owner(s):
 - a. Applicant(s) Name: Adriana & Joshua Predmore
Address: 9401 S. Hardsaw Rd.
Lone Jack, MO 64070
Phone: 303-909-6023
 - b. Owner(s) Name: Adriana & Joshua Predmore
Address: 9401 S. Hardsaw Rd., Lone Jack, MO 64070
Phone: 303-909-6023
 - c. Agent(s) Name: Adriana & Joshua Predmore

Address: 9401 S. Hardsaw Rd.

Lone Jack, MO 64070

Phone: 303-909-6023

d. Applicant's interest in Property: Build an event venue

2. A CONDITIONAL USE PERMIT IS HEREBY REQUESTED for the following described use: event venue for

a period of 10+ years; property described as follows: a tract of land 30 ACRES square feet/acres in size located at 9401 S. Hardsaw Rd., Lone Jack, MO 64070 ~~Road.~~

Present Zoning District Agricultural District

3. Legal Description of Property: (Write Below or Attached 9)

SEC 25 TWNSHP 48 RNG 30; TH S 20 AC OF FOL DESC TR,

TH S 53 AC OF W 70.80 AC; OFTH E1/2 OF NW 1/4 SEC 25

(EX RDWY ON TH W SIDE) (Parcel #55-600-02-04-00-0-00-000)

4. Present Use of Property: Agricultural Homesite

5. Proposed Use of Property: Event space and associated improvements (parking lot).

6. Estimated Time Schedule for Development: 10-14 months

7. What effect will your proposed development have on the surrounding properties?
None.
8. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map? No
 If so, will any improvements be made to the property which will increase or decrease the elevation? N/A
9. Describe the source/method which provides the following services, and what effect the development will have on same:
- Water PWSD #17
 - Sewage disposal Option #1: Septic (Pending soil testing) / Option #2: Lagoon
 - Electricity Evergy
 - Heating Electric system: Evergy
 - Fire and Police protection Same as currently provided
10. Describe existing road width and condition: Hardsaw Rd is currently a two lane asphalt paved road located roughly 1.9 miles east of Buckner Tarsney Rd coming off of E. Colbern Rd. Existing width is 20'.
11. What effect will proposed development have on existing road and traffic conditions? Hardsaw Rd is currently exposed to seasonal agricultural traffic and heavy loads. With the construction of an event space, traffic will only increase personal vehicles minimally and it would during isolated timeframes.
12. Are any state, federal, or other public agencies approvals or permits required for the proposed development? No.
 If so, describe giving dates of application and status (include permit numbers and copies of same, if issued): N/A

Verification: I (We) hereby certify that all of the foregoing statements contained in any papers and/or plans submitted herewith are true to the best of my (our) knowledge and belief.

Signature		Date
Property Owner(s)	<u><i>Joshua Predmore</i></u>	<u>5/3/22</u>
	<u><i>Adriana Parker</i></u>	<u>5/3/22</u>
Applicant(s):	<u><i>Joshua C. Predmore</i></u>	<u>5/3/22</u>
	<u><i>Adriana Parker</i></u>	<u>5/3/22</u>
Contract Purchaser(s):	_____	_____
	_____	_____

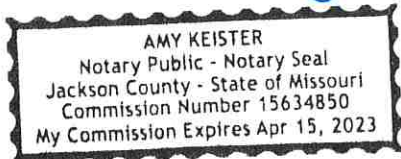
STATE OF Missouri
COUNTY OF Jackson

On this 8th day of July, in the year of 2022, before me the undersigned notary public, personally appeared Joshua Predmore

known to me to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public *Amy Keister* Commission Expires April 15, 2023







AG

RR

E COLBURN RD

S HARDSAW RD

AG

E JENKINS RD

AG

Copyright nearmap 2015

From: Joshua.Predmore
Sent: Thursday, June 23, 2022 8:30 AM
To: Randy D. Diehl
Subject: EXTERNAL Predmore - Conditional Use Permit

WARNING: This email originated outside of Jackson County.
DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Randy,

Sorry I'm just now getting this to you, but I think it should be pretty straight forward. Below you'll see a basic plan of what we anticipate to operate under, but we are also open to some suggestions if the committee has opinions.

Plan 1:

The primary events will be wedding celebrations hosted on Saturdays only. Clients will receive exclusive access to the venue at 9 am on Friday and ending at 10 am on Sunday allowing an area for rehearsal dinners (Friday night), decorating (Saturday morning), and clean-up (Sunday morning). This feels like the perfect balance of property utilization and minimizing excessive amounts of traffic. It also helps provide a more stress-free event and allow showings and maintenance to be accomplished throughout the week. We anticipate hosting 30 events in the first year which is roughly 50% utilization, and we feel as though this is extremely conservative. At full operating expense for a 12 months period, we would only need 11 scheduled events to break even. For year two we plan to increase our number of events to 40 which is a 30% increase. Years three and four would see an additional five events per year and we would cap at 50 events per year assuming holidays or cancellations will take the remaining two weekends.

Year	1	2	3	4	5
#of Events	30	40	45	50	50
Utilization	58%	77%	87%	96%	96%

Utilization is based on 52 weekends available per year.

Plan 2:

The primary events will be wedding celebrations hosted on Saturdays; however we would also host weddings and corporate events throughout the week. Clients will receive exclusive access to the venue at 9 am on the day of the event and ending at 11 pm that same day (14 hour rental). Events would be much more affordable; however, it would obviously increase the number of events at the facility. With this plan, again we anticipate hosting 30 events (all Saturdays) in the first year and increasing to 50 events the second year. Year three would see an additional fifteen events (65 total) and we would hold that number for year four. At year five we would look to again increase our number of events by fifteen to a total of 80 and we would look to hold that number moving forward. Again, we feel this is an extremely conservative outlook.

Year	1	2	3	4	5
#of Events	30	50	65	65	80
Utilization	19%	32%	42%	42%	51%

Utilization is based on 52 each Fridays, Saturdays and Sundays available per year.

I hope this helps answer some questions or address any concerns you might have. Please feel free to give me a call to discuss further if needed.

Stay safe,



Josh Predmore
EPC Sponsor

KIEWIT POWER DELIVERY
8900 Renner Boulevard, Lenexa, KS 66219
303-909-6023 Cell
kiewit.com

Good Morning!

My name is Richard Vincent and I live at 9507 S. Hardsaw Rd. in Lone Jack, Missouri.

When I first heard of the possibility of an event space next door, admittedly I was hesitant. While I undoubtedly have personal ties to the area, today I want to focus on some facts instead of emotions. After reviewing the *Jackson County Unified Development Code* and the permit application in detail, I have some legitimate concerns I would like to bring to your attention. In the interest of time, I am only going to touch on the most important concerns today.

Prompt number two on the application identifies the described use of the proposed development as an "event venue." Section 24004.2 part C of the UDC lists 23 recognized conditional uses, none of which are consistent with an "event venue."

- While each application is subject to individual review, they must meet the appropriateness of the use at a particular location within a given zoning district per Section 24003.21 part A of the UDC. I will expand upon some of these use cases and specifically why I don't think they are appropriate today.

Prompt number nine asks the applicants to describe the source and/or method which provides certain services and what effect the development will have on same. Subsection "E" specifically inquires about fire and police protection. The applicant's response was "Same as currently provided."

- Section 24006.2 of the UDC states the All proposed development shall be connected to a public water system providing adequate supplies for normal usage and **emergency** needs. Exhibit 240.19 requires a 4 inch diameter line providing at least 500 gallons per minute flow with a minimum distance of 2400 feet from the approved emergency water supply to structure. The suggested venue does not comply with this requirement.

Question 11 asks "What effect will proposed development have on existing road and traffic conditions?" Mr. and Mrs. Predmore fail to acknowledge the complete impact traffic will have on Hardsaw Road.

- Section 24003.21 of the UDC notes that as a result of this hearing, the conditional use permit may be granted **IF** the proposed use meets a variety of conditions, including: *The proposed use does not generate pedestrian and vehicular traffic which will be hazardous to the existing and anticipated traffic in the neighborhood (section E).*
- The epitome of this business venture is generating traffic to an otherwise secluded area multiple times per week.
- For a bit of background, there are approximately 32 houses in the nearly 2.2 mile stretch of South Hardsaw Road that runs between Nebgen Road and Colbern Road. Based on 2020 Census data, the average persons per household in Lone Jack, MO is 3.2. Taking both of those numbers into consideration, we can

estimate that approximately 102 people live on South Hardsaw Road. The application does not make reference to capacity of the venue, however the recommendation proposes the number of guests limited to 350 or a different number based on occupancy as determined by the building official. This is well over three times the entire population of the road that encompasses the proposed venue, and Mr. and Mrs. Predmore anticipate congregating this many people on a single 20 acre plot of land up to 80 times per year.

Last but not least, I would like to draw your attention back a bit to question number 7 on the application. Question seven asks "What effect will your proposed development have on the surrounding properties?" The answer given by Mr. and Mrs. Predmore is simply, "None."

- Every single action has a reaction, and to assume that the impact of building a commercial venue is simply "None" is, frankly, extremely worrisome.
- Not only do the applicants fail to identify and take responsibility for any impacts whatsoever, they also do not attempt to mitigate any impacts in good faith
- Besides concerns of traffic and safety as mentioned previously, some additional impacts that will come along with this proposal are:
 - Increased noise levels
 - Decreased property value
 - Loss of privacy
- Mr. and Mrs. Predmore have only lived in their residence for a little over a year, so it is not surprising that they may not be familiar with the values of the area
- People move to areas like the very one in discussion today to escape from the hustle and bustle, and to enjoy life in a quiet rural setting
- Taking away key benefits like the ones discussed today leave little to no incentive for people to stay and nurture the land they call home
- This application demonstrates a complete lack of thought, lack of awareness, and lack of respect for the community
- To disrupt the lives of people in the unincorporated area of Jackson County for the sole purpose of personal financial gain is disappointing and wrong
- I will again reference Section 24003.21 of the UDC which says that as a result of this hearing, the conditional use permit may be granted **IF** the proposal meets a variety of conditions including the following from Section D:
- *The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods.*

I know I had a lot to say today, so I appreciate you bearing with me. I wanted to close with an abbreviated version of the purpose of the UDC as it is stated in Section 24001.3. as it is why we are all here today.

*The land development regulations herein established have been made ... for the purpose of promoting the **health, safety, comfort, convenience, morals and general welfare of the unincorporated area of Jackson County.** They have been designed to **lessen congestion in the streets; to secure safety from fire, panic and other dangers...to prevent the overcrowding of land; to avoid undue concentration of population...They have been made with reasonable considerations...of the character of the district and its peculiar suitability for the particular uses and with a view of **conserving and stabilizing the value of property** and encouraging the most appropriate use of land throughout the community.***

While the proposed venue is certainly convenient for Mr. and Mrs. Predmore, it comes at the expense of the rest of the community.

Also, because Stillhouse Farms was brought up in the discussion today I wanted to briefly touch on that for a moment. If you aren't familiar, Stillhouse Farms is an event space in Oak Grove, MO. Based on my speech today, you may think I am anti-event venue, but my wife and I actually got married at Stillhouse Farms about three years ago, and I still help out from time to time. However, I am not affiliated with Stillhouse Farms and I believe that each application should be reviewed and handled independently based on its own merits and impacts on the area in which it wishes to operate. In the spirit of transparency, I wanted to explain one of the reasons why Stillhouse Farms, and other venues of interest, differ from this proposed venue.

- Stillhouse Farms sits on over 150 acres, which is 7.5 times more land than the proposed event space being voted on today. Stillhouse Farms also has 8 different outdoor ceremony sites, which helps disperse guests across a larger area and away from surrounding properties. This helps lessen any impacts such as noise and overcrowding of land.
- Similarly, the diagram of the proposed venue submitted by the applicants includes a direct aerial screenshot of a venue in Aubrey, TX called Bella Cavalli Events copied and pasted onto Mr. and Mrs. Predmore's land. The actual Bella Cavalli Events is situated on 130 acres, which is 6.5 times more land than the proposed event space.

With that, I ask you to please strongly consider voting against approving this permit. Thank you all for your time and consideration.

7-21-22

To: Jackson County Plan Commission

From: Gary Jones II

Resident at 34308 E. Colbern Rd., Lone Jack, MO 64070 (NW Corner of Colbern & Hardsaw Rd.)

To: Jackson County Plan Commission

In regard to a Conditional Use Permit for an event facility at 9401 S. Hardsaw Road, I respectfully request that the Plan Commission deny this permit for the following reasons:

1. **Safety Concerns:** If alcohol sales and/or drinking is permitted for events for up to 350 people, I have serious concerns about the behavior of the attendees at the event. Especially as it relates to driving after the event. If drinking is allowed, it becomes equivalent to living near a large Bar with its associated risks. This may also increase home owners insurance for all nearby residents.
2. **Maintenance Concerns:** Hardsaw Road is one of the worst maintained roads in the County already. The added traffic will no doubt add to the pot holes, the need for repairs and trash cleanup in the ditches of surrounding properties that comes with increased traffic.
3. **Excessive Noise Concerns:** Events with loud speeches or music disrupts the peace for all the neighbors and wildlife nearby.

I moved my family to an area with a few acres in order to enjoy the safety and peace and quiet that comes from a less densely populated area. We enjoy watching deer in our back yard. If we have an event venue nearby with the increased traffic and noise, the safety and tranquility we enjoy now will be greatly diminished as will the abundance of wildlife.

Thank you for your consideration of my family's concerns.

Sincerely,

Gary Jones II

A handwritten signature in black ink, appearing to read "Gary Jones II", written over a white background.