

**APPLICATION
FOR
CONDITIONAL USE PERMIT**

Parcel ID# 086-14-0-00-00-009.00-0 086-14-0-00-00-010-00-0 S 14 T 16 R 23

Name of Development: KC Watersports

Vicinity of Development (address): 25825 Edgemore Rd. Paola, KS 66071

Proposed Use: Recreational Facility

PROPERTY OWNER	APPLICANT (if different than owner)
NAME: <u>Summersville Meadows, LLC</u>	NAME: <u>Sean Hollonbeck</u>
ADDRESS: <u>25825 Edgemore Rd Paola, KS 66071</u>	ADDRESS: <u>25825 Edgemore Rd. Paola, KS 66071</u>
PHONE: <u>303-915-3535</u>	PHONE: <u>303-915-3535</u>
EMAIL: <u>Sean@kcwatersports.com</u>	EMAIL: <u>Sean@kcwatersports.com</u>

SURVEYOR / ENGINEER	CONTACT PERSON
NAME: <u>David Baldrige</u>	NAME: <u>Sean Hollonbeck</u>
ADDRESS: <u>308 S. Silver Paola, KS 66071</u>	ADDRESS: <u>25825 Edgemore Rd Paola, KS 66071</u>
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EMAIL: <u>baldrige.engineering@gmail.com</u>	EMAIL: <u>Sean@kcwatersports.com</u>

I/we, the (owner(s)/duly authorized agent), do hereby make application for a Conditional Use Permit described with this application.

Owner's Signature (all owners must sign): [Signature] Date: 2/20/23

Owner's Signature: _____ Date: _____

OFFICE USE ONLY

Date application filed: 3-7-23 PC Hearing Date: May 2, 2023

Fees:
 Application amount: \$ 947.10 Application # 23003 - CUP
 Stormwater Review: ** \$ NA Parcel ID # 086-14-0-00-00-0
 Receipt # 509552 S 14 T 16 R 23 Twp. Marysville

** The applicant is responsible for all costs associated with a 3rd party review of a Stormwater Plan/Report. The amount collected at the time of the application is an estimated cost for the Stormwater review. Additional amounts above this amount are still the responsibility of the applicant. All excess fees above the actual cost of the review will be refunded. **

MAR - 7 2023

General Description of Proposed Use:

KC Watersports is an Outdoor Recreational facility that has been in operation since 2004. We are located at 25825 Edgemore Rd. Our intention is to continue the operations with a renewal of the existing CUP already in place.

Currently we are operating the facility for a variety of watersports related activities highlighted by our cable systems. These cable systems allow us to pull multiple watersports riders over smooth water with opportunities to ride over unique features, ramps and rails. We offer access to the cables through a variety of passes as well as numerous camps and learning opportunities. We host a variety of events and competitions.

Along side of the cable operations we have a small Surf Shop where we sell products related to watersports including but not limited to life jackets, helmets, sun screen, boards, and apparel. We also offer boat repair services (mainly winterization service) and a small number of storage opportunities' for our boat customers. We store boats at an off site location and in the future we plan to build an indoor boat storage building.

We also offer drinks and snacks as well. Currently we have a full liquor license with the State of Kansas. We host a variety of events that are not always watersports related like our Movie on the Water, family reunions, Boy Scout groups, Church retreats, weddings and other gatherings. These events are small events with an average of 200- 300 people in attendance.

We are mainly a seasonal business with our main operations running from Memorial Day to Labor Day. During the time frame we are open 7 days a week with the cable operating from 9am – 8pm Mon – Sat and 10am – 6pm on Sundays. During the shoulder months of April, May, Sept, & Oct we will operate on weekends depending on weather.

We employ roughly 20 seasonal workers every summer and 2 full time year round positions. We have an average of 75 car visits per day.

Utilities and Infrastructure

Currently we are operating with water supplied from Rural Water County District 2. We are supplied Electricity from Evergy. There is one main access gate to the property accessing Edgemore Rd. We have hard surfacing parking (compacted gravel) and handicap parking on a concrete pad. Our facility is ADA accessible.

We have yearly inspections of our facility performed including a fire inspection by Fire District #1 Johnson County, an engineer inspection on the cable systems performed by a certified engineer, a state health inspection for our food license, a state ABC inspection for the liquor license, and we require all of staff to be CPR and First Aid certified.

Impacts to Surrounding Properties

Our Impacts to surrounding properties is very minimal. We have a couple of lights in the parking lot that have cut off fixtures. We do not let events go past midnight and notify our neighbors when we think they may see an impact from our operations. We talk to the fire department and EMS annually to ensure we have safety plans in place in case of emergency.

Other information:

We are looking towards the future and working through finalizing a couple of improvements and expansions to the facility here.

One of the projects is to upgrade our septic system and increase our bathrooms. We are hoping to be able to add bathrooms to our large building that is currently in place. Along side of the bathrooms we are also wanting to change the capacity on the building. We have this plans drawn up and attached to this application. We are needing to do some core samples to ensure the location of the septic lagoon or leach field depending on outcome of the soil samples.

Another future project as mentioned earlier is the addition of an indoor storage building for winter boat storage. This building will primarily be used to store boats over the winter months and will not offer access to the customer.

We are also working on adding short term rental cabins to the facility. These cabins will offer nightly rentals. We foresee these cabins being in use during spring, summer and fall. The cabins will have water, electricity and septic services. The other future project we are working on is the addition of a 2 tower cable system directly next to the one that is currently installed. It will sit on the south side of the smaller pond.

All of these future projects are shown on our site plans expect for the location of the septic services. We will add that location once it is finalized after the soil samples. We look forward to continuing and growing our operations here in Miami County.



3.01
19.53 Ac

3.02
19.41 Ac

2
20.09 Ac

1.01
19.51 Ac

1
19.86 Ac

086-14

3
40.41 Ac

2
118.42 Ac

086-13

10
32.93 Ac

9
32.75 Ac

3.01
40.68 Ac

8
132.84 Ac

255TH TO SB US169 RAMP

EDGEMORE RD

S US169 HWY
N US169 HWY

W 259TH ST

LONE ELM RD

7
19.2 Ac

7.07
19.25 Ac