

DR 81-7 - Possible amendment to
the Sedgwick County Zoning Resolu-
tion - Re: Family Day Care Homes.

File number

DR 81-7 was empty

when microfilmed.

Map No. 5746
 Sec. 26
 Twp. 27S
 Range 1E

DATA SHEET

DR - 81-8
 Filed 2-10-81

APPLICATION REQUEST: Special Permit for a Governmental Building - Wichita-Sedgwick County (Emergency Medical Service) on property zoned "A" Two Family

APPLICATION DATA:

- Applicant: St. Joseph Medical Center % Mother Mary Anne
 Address 3600 E. Harry St., 67218 Phone 685-1111
- Agent: Robert L. Heath, Blaes & Heath
 Address 450 Century Plaza Bldg., 67202 Phone 264-0301
- General Location: At the southeast corner of Grail and Yale Address _____
- Proposed Use: Emergency Medical Service

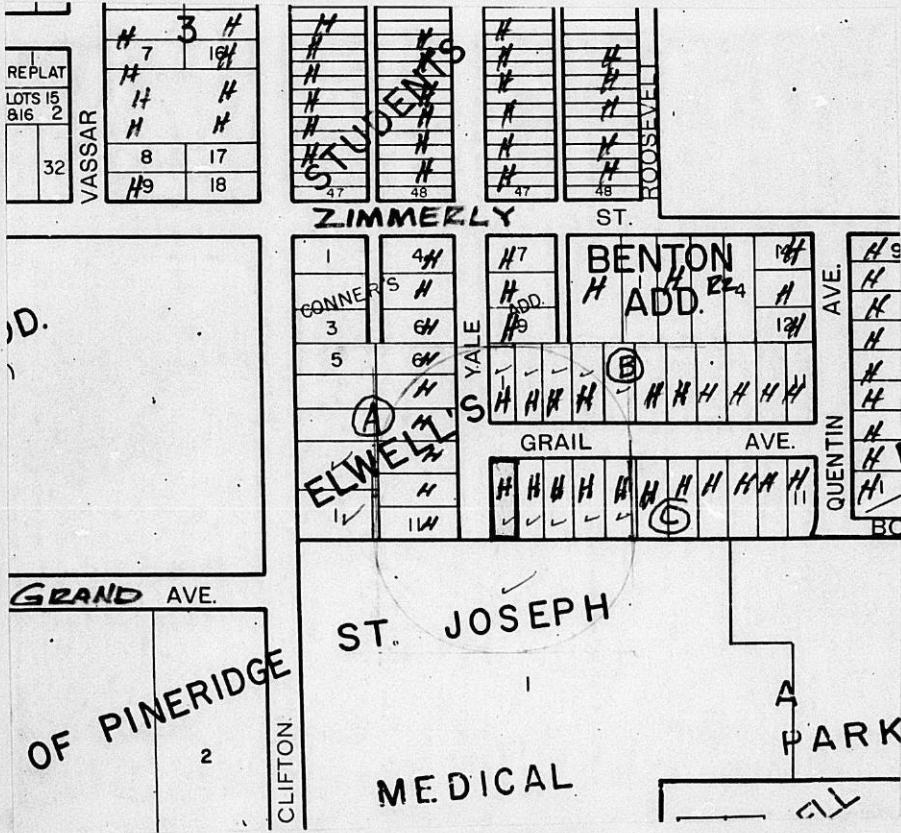
AREA DATA:

- Acres: _____ (52 ft. by 141 ft.)
- Adjoining Zoning: E A S BB W A N A
- Land Use: East SINGLE FAM South ST. JOSEPH MED. CENTER
 West UNDEVELOPED North SINGLE FAM
- Sketch Plan Land Use is for: _____
- Present Land Use is for: SINGLE FAM
- Area (is) (is not) platted.

DR 81-8

PHOTO DATA:

Taken by _____ Date _____ Time _____



PICTURE SHEET

3/10

DR 81-8 - REQUEST FOR A SPECIAL PERMIT FOR GOVERNMENTAL BUILDING (EMERGENCY MEDICAL SERVICE)
GENERALLY LOCATED ON THE SOUTHEAST CORNER OF GRAIL AND YALE.

The Planning Commission recommends ~~approve~~ that the special permit be granted
subject to conditions outlined in information provided the Commission.

ACTION:

See Below.

Deny / Return to MAR

Vocational Specialist, Follow Up Counselor, and Service Coordinators for men and women (replacing this year's Assistant Manager positions for Hope House and Fairmount House).

Because this will be accomplished with existing resources, no request is being made for money to buy equipment. However, during the first year of operation of any new service, client load, and therefore income, take time to reach their eventual level. We estimate an average shortfall of 8 clients per month for the coming year. At \$200 average income per client month, this will require a "start up" Liquor Tax grant of \$19,200.

CONCLUSION

This proposal has a number of advantages: Treatment will be made more efficient by eliminating duplication of effort. Easier coordination will allow us to furnish a better-integrated treatment program. Current overcrowding and lack of privacy will be overcome. And clients who complete treatment at our own and other treatment centers will have an opportunity to use the tools for living that they have learned about during treatment, while in a supportive and structured environment. We think the net result will be a definite increase in the number of persons who continue in sober, productive lives, while taking full account of the limited resources available for alcoholism in the community.

Hal Fiedel

THE CITY OF WICHITA
OFFICE OF FIRE DEPARTMENT

DATE March 9, 1981

Copies of the City Manager	
<input checked="" type="checkbox"/> 3	<input type="checkbox"/> SH
<input checked="" type="checkbox"/> 1	<input type="checkbox"/> DF
	<input type="checkbox"/> NEC
MAR 9 1981	
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<input type="checkbox"/> Special Tip	
<input type="checkbox"/> File	

TO E. H. Denton, City Manager

FROM Jim E. Sparr, Fire Chief

SUBJECT Special Permit for EMS Housing

This morning I was contacted by Mr. Alvin Goetz, 3707 Grail. Mr. Goetz queried me relative to the possibility of utilizing the existing public facilities for the housing of EMS units; most specifically, the fire station at George Washington and Skinner and the possibility of using that station for housing of the proposed St. Joseph Hospital unit. I conveyed to Mr. Goetz that at previous meetings I have offered the utilization of existing fire stations to house the EMS units. Two primary reasons for offering these facilities are: (1) utilization of these facilities would negate the necessity of dual response from fire and EMS at that particular station, and (2) housing of the units together would allow for more time both formally and informally that could be utilized for cross-training purposes. Also there would be a tendency to plan cooperatively the future delivery of emergency medical services.

For these and other reasons, the fire department is most interested in working out a cooperative arrangement to the satisfaction of the community, offering optimum service.

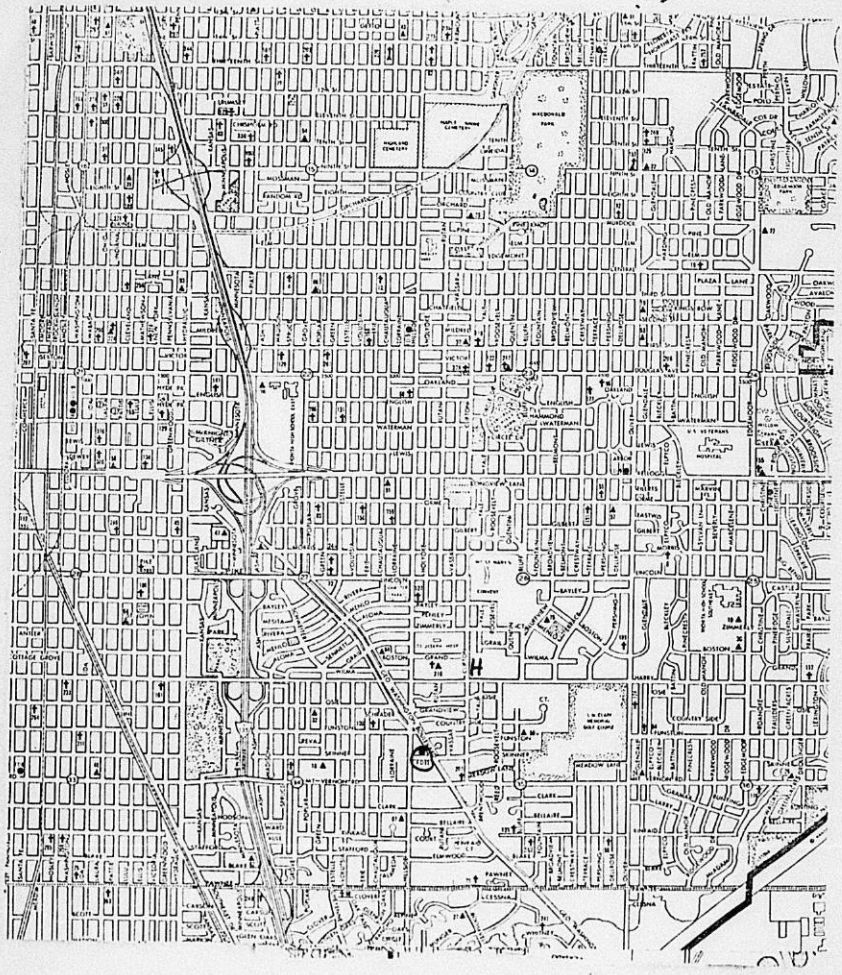
Jim E. Sparr

Jim E. Sparr
Fire Chief

rr

cc: Lawrence Shannon, Dir. EMS

REFERENCE: ITEM #2- PLANNING
AGENDA FOR: MAR 10 1981



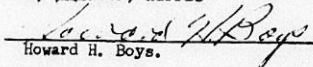
HOWARD H. BOYS
3415 E. SKINNER
WICHITA, KANSAS 67218
February 24, 1981.

31

MINORITY REPORT to NAPC

The following was submitted to the AREA "F" C.P.C. at a Special Meeting on Monday 7:00pm, February 23, 1981. It failed to pass by a vote of 4-2 with Boys and Harris voting in the affirmative.


W.C. (Chuck) Harris


Howard H. Boys.

* * * * *

February 23, 1981

REPORT AND RECOMMENDATION

TO: THE METROPOLITAN AREA PLANNING COMMISSION

COPIES TO: BOARD OF CITY COMMISSIONERS,
CITY MANAGER.

SUBJECT: Planning Department CASE NO. Dr 81 - 8, requesting a "Special Permit" for a Governmental Building to be owned by St. Joseph Hospital and used to house a unit of the Wichita/Sedgwick County Emergency Medical Service Vehicle/s and Personnel.

Area F CPO Council reviewed this request at length at its regular meeting Monday Feb. 16, 1981 and again at a Specially Called meeting Monday Feb. 23, 1981 and makes the following three part recommendation for the reasons outlined herein.

1. Recommend that the request be denied.
2. Recommend that the old Fire Station at the corner of George Washington Blvd. and Harry, still owned by the City of Wichita and located approximately four to five blocks West on Harry Street from the hospital, be established as the Emergency Medical Service base for the S -E Area.
3. Recommend that the Planning Department pursue the matter of the possible use of the former Fire Station, as noted in item 2 above, to the highest level of City Government.

REASONING

A. Not all neighbors were given any more than a day or a few hours notice that this matter was to be reviewed at the CPO meeting Feb. 16th. Some nearby residents received no notice.

B. The representation by the applicant that the request was for a "GOVERNMENT BUILDING" is inappropriate and unfactual, for neither the St. Joseph Hospital or the Emergency Medical Service are Governmental bodies.

C. The use of the residence, understood to be or to become the property of St. Joseph Hospital and to providing these plush facilities, rent free to E.M.S., thereby indenting them, could be considered a conflict of interest on the part of the hospital.

D. Large trucks and semi-trailers backing down into and coming up out of the loading docks and onto the hospital service road are just bound to create delays for the emergency vehicles. This will be particularly true under ice and snow conditions and this is just when there are apt to be more emergency calls.

E. The presence of the large electrical control boxes on the north side of the service drive and near Clifton Street, plus the buildings close to the north side of this drive in addition to the level of the ground being higher on the north side, all are bound to create snow drifting. The south end of Yale deadending at the service drive will add to the drifting problem. Even if equipment is constantly available to clear snow, its very presence will reduce traction that the vehicles will need.

REFERENCE: ITEM #8-PLANNING
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CASE NO... DR 81-8 (Cont)

F. Also the presence of the above large electrical boxes on the north side of the service drive and almost at the sidewalk at Clifton would block good visibility of the EMS driver to the North and the visibility of the EMS vehicle to the driver approaching from the North.

G. C.P.O. Area F finds no assurance that the possibility of the use of the former Fire Station has been fully explored.

* * * * *

The above was submitted as a motion by Boys, seconded by Harris but failed to pass -- 2 to 4. During the discussion no amendments or substitute motions were made. Harris and Boys feel that other acceptable sight could have been found but that the one proposed is the worst possible.

Respectfully submitted,

W.C.H/H.H.B.

W.C.H.

March 2, 1981

City Commission of Wichita
455 North Main
Wichita, Kansas 67202

ATTN: City Manager and City Clerk

Re: Letter of Protest - Special Permit for
Emergency Medical Service - Southeast
Corner of Yale and Grail

Case No. DR 81-8

Gentlemen:

We, the undersigned, do hereby request that the City Commission of Wichita reject the application of St. Joseph Hospital for a special governmental use permit for an Emergency Medical Service facility to be located on the southeast corner of Yale and Grail. The undersigned request such action for the following reasons:

1. The use of the residence as an emergency medical facility is totally incompatible with the residential nature of the area.
2. Property values will be detrimentally affected by the inclusion of a basically commercial enterprise in a strictly residential area.
3. The addition of a 26' x 28' garage will be incompatible with the existing structure. In fact, a four car garage is totally inconsistent with a neighborhood of houses consisting of one car garages. Further, should the residence cease to be used as an Emergency Medical Service facility, the structure would not be consistent with the residential nature of the area.
4. The noise and inconvenience inflicted upon the residents will greatly outweigh the value of the service.
5. Area residents were not given sufficient time to effectively oppose the Application, in fact, a question exists as to whether adequate notice was given to all residents entitled to the same. The Area-CPO was also given insufficient time to evaluate the application and, in spite of a special emergency meeting, was not able to make, in our opinion, an informed recommendation to the MAPC. This is evidenced by the letter forwarded to the MAPC by certain CPO members, a copy of which is attached hereto.
6. Seventy-five percent of the residents have lived in this area from 25 to 30 years and approximately 75% are either retired or approaching retirement within five to six years and are or will be on fixed income. Placement of the EMS facility in their neighborhood will be an

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March 2, 1981
City Commission of Wichita
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inconvenience and result in the debilitation of the area and property values. Taking into consideration the residents' ages and financial condition, there is no way they could relocate and start over financially or physically.

7. Alternate sites which would place a less significant burden on the residents have not been considered, i.e.:
 - a. Fire station at George Washington Boulevard and Harry. A perfect place both for housing ambulance and personnel with ready access to thru streets - Harry, east and west; Hillside, north and south; and George Washington Boulevard, southeast to northwest.
 - b. Owners of St. Joseph Hospital have a house with a garage on the east end of the mound. EMS would be readily available to helicopter pad located on premises.
 - c. St. Joseph Hospital is planning an expansion to the present Emergency Room which would be an ideal place to locate the EMS.
8. The concessions made in the special use permit and agreed to by the Applicant were never discussed with the residents. Further, the residents were not advised at the MAPC meeting that they could request additional restrictions be imposed on the special use.

In the event the Commission decides to approve the special use, petitioners request the following restrictions be imposed:

1. A six foot sound barrier fence should be installed at the hospital's expense between the facility and the residence directly to the east.
2. A six foot sound barrier fence should be installed at the hospital's expense on the west side of the facility.

IN WITNESS WHEREOF, the undersigned do so state this 2nd day of March, 1981.

<u>Name</u>	<u>Petitioner's Address</u>
<u>Clair A. Hoyt</u>	<u>3707 Hroi</u>
<u>Edna A. Hoyt</u>	<u>3707 Hroi</u>
<u>John J. Kouba</u>	<u>1145 S. Yale</u>
<u>Betty J. Kouba</u>	<u>1145 S. Yale</u>
<u>Bruce J. Kouba</u>	<u>1145 South Yale</u>

3724 Grail
Wichita, Kansas
March 2, 1981

Mayor Bob Knight and City Commissioners
455 North Main
Wichita, Kansas 67202

Re: DR 81-8 - Special Permit for Emergency
Medical Service Facility - Southeast
Corner of Yale and Grail

Gentlemen:

My wife and I have lived on Grail for about 18 years. We know this small neighborhood very well. We have been feeling uneasy the past few years. Each time a house goes up for sale a Real-Estate Broker has tried to buy the house. He has bought 5 or 6 houses on our block. When asked if he was buying for St. Joseph he said, "No" but would not say who for. The 13th of February (dated the 12th) we received notice of a MAPC meeting to be held on the 26th of Feb. I happened to be home for lunch, asked my wife to call about the CPO meeting. She got the information BUT no one could have received information on Sat. or Mon. as the office was closed for Washington's birthday. We attended the CPO meeting Monday night at 7:00 PM. About 25 of the neighbors were present. The CPO board members had just found out about the meeting that afternoon. (Case Dr 81-8). Many of the neighbors (those within 200 feet---directly across the street) never did get the notice.

The hospital representation gave their plea that evening telling us:

- 1) Best spot - they don't have room on the St. Joseph grounds -- they are crowded - (that scares us more)
- 2) Since they owned that property (we couldn't believe it) all they had to do was add on the garage. They don't have enough money to build housing and a garage, (but they seem to be able to buy our neighborhood houses when they come on the market).
- 3) Because of high emotions from the the neighborhood - and short notice- they decided they couldn't make a recommendation to the MAPC.

On February 18 the CPO called a special meeting to reconsider a recommendation prior to the Feb 26th MAPC meeting. This meeting was held Feb. 23rd at 7:00 PM. Again about 25 neighbors showed up - with only one rep from St. Joseph - and again the CPO made no recommendations.

At the MAPC meeting, the neighbors were well represented again. Many (including myself) took off work to participate. We were welcomed with a rapid reading of an "emotional" statement. The St. Joseph representative then presented how they wanted to "provide" the EMS this facility to meet state requirements (true) and that EMS is a wonderful service (we agree) BUT - the MAPC really let us know we were wasting their time - and it was approved 6 to 1.

REFERENCE: ITEM #8-PLANNING

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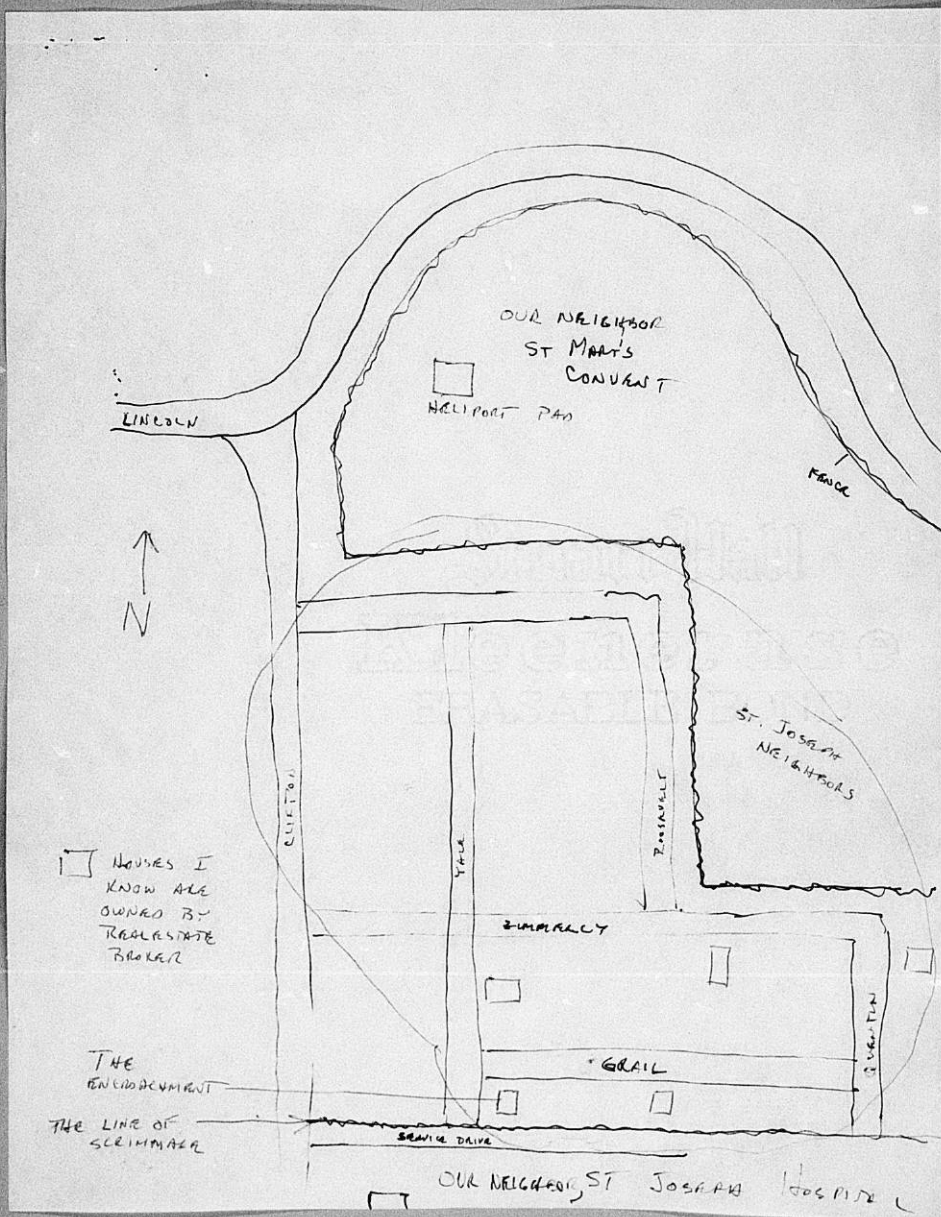
All this - Then here's my message-----

- We are all for EMS, and St. Joseph, but we are more for our neighborhood and the people. Don't "just people" count anymore.
- St. Joseph is building a 3 million dollar expansion to their emergency room facilities, but have no plans to include a garage and facility for EMS. (Case DR 81-8, Temporary or special permit for Governmental building).
- St. Joseph seemed to have a deaf ear to their neighbors. They don't need to meet the requirement until Jan. 1, '82 but they have pushed this early to the City Commission, (March 10). Why, we don't know.
- We'd like to know how to communicate with our neighbor - St. Joseph - which seems like a Mobster to the South who won't listen or talk - just take. Can you help us? the CPO can't. The MAPC wouldn't. Can you ask St. Joseph to communicate their plans about us and our neighborhood to us? Is this bad business to be good neighbors?
- I think there are many good locations for such a facility. there is no need for it to be by the hospital to start. It just has to end up there. (like anywhere off of the St. Mary Convent grounds, where they just put in a Heliport Pad).
- My main point - Why do neighborhoods have to feel like we have no voice. Do we have one here-----

Mayor Knight
City Commissioners???

I hope and pray that we do.

Lil Borkland
Lilly Borkland



HOUSES I
 KNOW ARE
 OWNED BY
 REAL ESTATE
 BROKER

THE
 ENCLOSUREMENT

THE LINE OF
 SCRIMPAGE

OUR NEIGHBOR
 ST MARY'S
 CONVENT
 HELIPORT PAD

ST. JOSEPH
 NEIGHBORS

OUR NEIGHBOR, ST JOSEPH HOUSING

3707 Grail
Wichita, Kansas
March 2, 1981

RECEIVED	
OFFICE OF CITY CLERK	
MAR 3 1981	
<input type="checkbox"/> DC _____	<input type="checkbox"/> DR _____
<input type="checkbox"/> Agenda _____	<input type="checkbox"/> JE _____
<input type="checkbox"/> File _____	

Mr. Mayor and City Commissioners
455 North Main
Wichita, Kansas 67202

Re: DR 81-8 - Special Permit for Emergency
Medical Service Facility - Southeast
Corner of Yale and Grail

Gentlemen:

My wife and I own the property directly east and adjacent to said proposed activity. We strongly object to the activity for the same reasons stated in the Letter of Protest signed by the neighborhood.

However, if you deem it necessary to approve the activity, we ask that approval be made subject to the following conditions in addition to those already listed, namely:

A solid 6' fence, either wood or masonry, be placed between the EMS activity and our yard, which would act as a sound barrier. As we understand it, the ambulance makes an average of three to four runs each night. Our bedroom window is within 50 feet of the proposed ambulance garage, and the opening of the garage door and starting of the engines of the ambulance will certainly interrupt our sleep.

Thank you.

Mr. and Mrs. Alvin A. Goetz

Alvin A. Goetz
Edna A. Goetz

REFERENCE: ITEM #8-PLANNING
AGENDA FOR: MAR 10 1981

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

REQUEST FOR SPECIAL PERMIT

CASE NO. DR 81-8

CONSIDERED BY MAPC: 2-26-81

REQUEST FOR: Special Permit for Governmental Building
(Emergency Medical Service)

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"Provide living quarters for personnel and garage for
ambulance for the Wichita-Sedgwick County Emergency Medical
Service."

GENERAL LOCATION: Southeast corner of Grail and Yale.

LEGAL DESCRIPTION:

Lot 1, Block C, Elwell's Addition to Wichita, Sedgwick
County, Kansas.

APPLICANT: St. Joseph Medical Center, 3600 E. Harry Street.

AGENT FOR APPLICANT: Stephen Blaes, attorney, 450 Century Plaza Bldg.

PROTESTORS (LIST AGENT) IF ANY: Howard Boys, 3415 E. Skinner; Alvin A.
Goetz, 3707 Grail; W. C. Harris, 2025 S. Elpyco; C. R. Barsby, 1143 S. Yale.

SURROUNDING ZONING: North, East and West, "A"; South, "BB".

LAND USE: Existing, North, East and West, Single-family; South,
St. Joseph Medical Center.

CPO RECOMMENDATION: CPO Council Area "F" voted 2-4 that the application
be denied.

PLANNING COMMISSION RECOMMENDATION:

That this special use permit be granted subject to the conditions as
shown in excerpt from Planning Commission minutes of February 26, 1981.
Bayouth moved, Gardner seconded and it carried with a vote of 6 in favor
(Bayouth, Gardner, Goebel, Hennessy, Martens and Shook), and 1 opposed
(Wright).

ACTION: 1. Concur with the findings of fact of the Metropolitan Area
Planning Commission and approve the application subject to the recommended
conditions of approval; or
2. Take such action as the City Commission deems appropriate.

EXCERPT FROM PLANNING COMMISSION MINUTES OF FEBRUARY 26, 1981

5. Case No. DR 81-8 - St. Joseph Medical Center requests Special Permit for Governmental Building (Emergency Medical Service) for Lot 1, Block C, Elwell's Addition to Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of Grail and Yale.

GALBRAITH pointed out adjacent land use, zoning, and showed slides of the general area. He reviewed the following staff report:

COMMENTS:

1. The following items should be considered by the Planning Commission in making findings of fact:

The applicant is requesting a special permit under Section 28.04.180.4 of the City Zoning Ordinance in order to utilize existing housing at 1144 South Yale for ambulance technicians quarters and to construct a heated garage on subject property for an Emergency Medical Service Ambulance. The permit may be granted subject to whatever protective restrictions are deemed appropriate.

A site plan has been submitted with the application indicating the location of the existing house and proposed garage which will be constructed (26 x 28 feet) and attached to the south end of the existing house.

The Director of EMS indicates that the maximum number of employees that would be in the quarters during any one shift would be three under their current concept--one Team Leader and two technicians manning the unit at this location. He further indicates that in any event, considering future expansion, the maximum number of employees would not exceed four.

It is proposed that the ambulance will exit the new garage facility onto the service drive directly north of the St. Joseph Medical Center and that sirens would not be activated until such time as the unit clears the hospital area in order to cut down on potential noise. In no instance will the sirens be activated while the unit is traveling on the service drive.

2. Approval of this special use request should be subject to the following:
- a. The maximum number of employees during any shift shall not exceed four.
 - b. The house proper shall be used for living quarters only and in no instance shall it be used for office purposes.
 - c. The ambulance shall exit directly onto the service drive north of the St. Joseph Medical Center with no access to Yale.

MARTENS returned to the meeting.

GALBRAITH stated that St. Joseph Hospital has applied for this special permit because it is their intent to lease this property to the EMS (Emergency Medical Service), which is a County operation. The stated intent by the applicants is to let an ambulance technician or team use the house between runs for cooking and sleeping. Their desire is to install a heated garage at the south side of the existing house for an ambulance.

The ambulance would not have access to the residential streets, but would have direct access to the service drive north of St. Joseph Hospital.

GALBRAITH said that the staff has indicated to the Commission three possible conditions of approval. He stated that he had three more conditions that might be applicable, which had been discussed with adjacent property owners. He said that the neighborhood was strongly in opposition to this case. CPO Council Area "F" advised that a motion was made to deny the request. GALBRAITH mentioned that the CPO Council motion failed by a vote of 2-4 and they did not make a reverse motion to recommend that the application be approved. They suggested that EMS contact the City to use an abandoned fire station at Harry and George Washington Boulevard. GALBRAITH said that it was his understanding that the fire station was still owned by the City but is proposed to be sold. He said that the fire station was offered to various governmental agencies, but there was no takers at that time. GALBRAITH referred to the three conditions listed on the staff report, suggesting the Commission establish the maximum number of employees that could utilize the premises in one shift. He said that the EMS submitted material saying that the employee maximum would most likely be three, potentially four. He said that the house should not be used for any other office category other than living quarters. The third condition was that the ambulance would only have direct access to the St. Joseph Medical Center's private driveway, and not have access to the residential streets in the neighborhood.

GALBRAITH mentioned three other conditions that the Commission may want to discuss. One would be in the nature of constructing the garage of a material that would be compatible with the facing of the home, which is brick. Another condition is fencing the property in such a way that employees of the hospital would not park on residential streets and walk through the yard to get to the hospital. He said the other condition is that no physical change shall occur on the home to cause it to appear other than a residence.

GALBRAITH said that when staff was first contacted about whether this might be an appropriate use for that area, they felt that the use would not be inappropriate and they saw the need for a structure to house an ambulance. Obviously that is not agreed upon by the adjacent property owners.

HENNESSY stated that in the past any zoning cases in this area have become very emotional and he would appreciate it if the speakers would contain their remarks to the special use permit.

BAYOUTH mentioned that in the past the Planning Commission approved special permits for the County to use single family houses for mini-fire stations. The mini-fire stations were designed to look like single family homes. The reason for that was to conserve and save dollars so that big fire stations would not have to be built until the subdivision was completed.

STEPHEN BLAES, attorney, representing St. Joseph Medical Center, stated that he wanted the neighbors of St. Joseph Medical Center to know that they have absolutely no objections to any of the recommendations or conditions that Galbraith pointed out. He said that in fact they believed those conditions would enhance the facility. BLAES felt it would be helpful to the Commission to understand what has brought them to this situation. He outlined the history of State regulations that now require ambulances to be housed in heated garages.

OLIN TAPLEY, Assistant Director for the Wichita-Sedgwick County Medical Service, stated that it had been mentioned that there are State regulations requiring the housing of all State licensed ambulance units. This regulation will come into effect January 1, 1982, where all ambulance vehicles must be garaged in a heated facility. At the current time that is not the case with the unit that is located in the area servicing the residents in and around the St. Joseph Hospital area. The present condition of their quarters in that area is very much of a concern to them, and in fact the people that live in the area are denied immediate access of the Emergency Medical Service unit. St. Joseph Hospital has agreed to provide them with very fine quarters that would be in direct compliance with the State regulations.

TAPLEY stated that currently the time that the sirens would be turned on would be the same where the ambulance is located now or in the new place. It is a policy of their Department that they do not operate a siren in a hospital zone.

BLAES said that they have attempted to comply with regulations that were imposed on them by the Kansas State Department of Health and Environment, and they believe that they have come up with the most efficient and the least expensive way of complying with those regulations. They will do their best to design a facility which will meet the needs of the Emergency Medical Service without affecting traffic flow adversely from the neighborhood to the north, and without having any other environmental impact in the neighborhood. He felt that it was most important for all of them to recognize that their emergency services take care of life and death situations for the citizens of Wichita, the citizens of south central Kansas, and in particular, those that they serve in the southern part of Sedgwick County. He said that the ready availability of an emergency ambulance service is an essential part of that activity, and they believe that they can minimize the expense to the patients and can provide the best quality of emergency services through effective delivery of emergency care with the ambulance service located in this facility.

WRIGHT commented that it was recommended that the EMS consider the fire station at the corner of George Washington Boulevard and Harry, and she was wondering if they had looked into that possibility at all and to what extent.

TAPLEY said yes they had looked into that specific location as well as three other locations and their staff has done extensive studies for both the most cost effective way and most desirable way. The fire station was the least desirable location of any that they had viewed. The fire station was built in 1943, was in very poor condition and would be very expensive to reconvert into adequate quarters. One of the reasons it was abandoned as a fire station was that it had very poor access to the street. Harry is a very busy street and George Washington Boulevard is a very busy intersection, and many times an emergency vehicle could not access rapidly from that location. He said that the access to the south has been modified to the point that it is no longer direct access onto Harry. The only access would be out onto the service road which would be very undesirable and would make a very poor access route for an emergency vehicle. He said the station did not have the space required to meet their needs.

HOWARD BOYS, 3415 East Skinner, speaking in opposition, stated that the CPO Council received a notice only shortly before the CPO meeting. He pointed out the service road on the screen. He said that their primary concern was first that the Emergency Service crews have the best and not the worst possible point of take-off for their emergency runs. The neighbors felt that there had been scare tactics used when the words "governmental building" were put on the application. BOYS pointed out that the CPO Council deferred action in order that all members of the CPO

could better examine this proposal. They had a special meeting where a number of neighborhood people were present. They made a recommendation to deny the application and recommended the fire station at the corner of George Washington and Harry. He pointed out that County property was made available to the EMS at no charge, and there was no reason why the City property should not likewise be made available. BOYS said that the fire station was in good condition.

MOTION: That four additional minutes be extended to Mr. Boys to finish his presentation. Bayouth moved, Gardner seconded and it carried unanimously. Jones and Lofton were absent. One vacancy.

BOYS pointed out that neither the hospital or EMS are governmental bodies. He said that providing such plush facilities for EMS was certainly a conflict of interest and would make EMS indebted to the hospital. BOYS showed slides of the area. He said that this area was subject to the drifting of snow which would cause obstruction of the site. He mentioned that to build a structure that would house the ambulances the roof would be higher than the existing house and the appearances would not be too good.

BAYOUTH said that he was familiar with the traffic on Harry and George Washington Boulevard. He has seen the intersection tied up for three or four minutes and the only way that one could get out of the fire station would be with a "Patton tank". He said that the City has gone to great lengths to sell the fire station and has been unable to do so, so it could not be worth too much.

LAKIN said that he understood that there was a question being raised as to whether or not this is a governmental use. He said that St. Joseph owns the building and is leasing it to EMS. In his judgment the EMS is a unit directly under the Board of County Commissioners, is totally funded by them, and there was no question in his mind, or staffs, that this property lies in the area of a special permit request for a governmental use.

ALVIN A. GOETZ, 3707 Grail, speaking in opposition, said that he was speaking for himself and in behalf of all of the residents. He asked the neighbors to stand. About 35 people stood as being opposed to the application. GOETZ said that this proposed structure is noncompatible with the residential area. He said that this was an intrusion into the residential area. They all lived in single family homes, and they would like to keep it that way. He felt that this would cause a devaluation of their property. GOETZ said that they have no objections to a hospital or ambulance service, but questioned why it was in a residential area when there are so many alternatives. He felt the fire station was an ideal place.

WRIGHT asked if the garage would be attached to the house, and what were the dimensions of the garage.

BERNIE KEEGAN, Director of Material & Plant Services, St. Joseph Medical Center, stated that the garage itself would be attached directly to the south side of the house. It would be a brick structure. The roof structure would continue on the same height with no abrupt upward or downward trend and the garage would be approximately 28 feet by 24 feet.

SHOOK said that a comment was made by Mr. Goetz that St. Joseph Hospital was planning to build an emergency center. KEEGAN said that St. Joseph was going to extend the emergency

room from where it is now, to the north. SHOOK asked if there were plans to include the housing of EMS. KEEGAN said no.

BAYOUTH asked if this location would improve the services of the EMS. KEEGAN said that there was no doubt about it. The time would be about a minute or so less than from the present location.

SHOOK said the comment was also made by Mr. Goetz that there is a special permit for the helicopter pad and that there was a garage there. He asked if that was owned by St. Joseph Hospital. KEEGAN said no, it was a different property altogether.

W. C. HARRIS, 2025 South Elpyco, speaking in opposition, stated that he came as a concerned citizen. He was concerned that the action taken by this body would present something to the City Commission without providing adequate and timely information to the citizens who are concerned. The citizens could not take any proper action because they could not get together in time and they did not know that this subject matter was going to be discussed at the CPO that night. He said that he was complaining that these citizens were not given adequate information to get together to confront something that concerns them. He said that as a member of the CPO Council, the Council was not informed.

SHOOK asked Galbraith what were the requirements on notification on special use permits. GALBRAITH said that notices are mailed out to property owners within a 200 foot distance just like a zoning change. The request does not have to be advertised for a public hearing, but notices were mailed. The notices advised the people receiving them to contact the CPO office and determine from them the time and date of any CPO meetings. GALBRAITH said that it was his understanding that the CPO had discussed this matter twice.

HAROLD BARSBY, 1143 South Yale, speaking in opposition, said that he received no notice and he lives within 200 feet of the application area. He said that St. Joseph does not own this property, and if they rezoned the property it would have to be spot zoning and the Planning Commission does not believe in spot zoning.

GOETZ said that Mr. Keegan made a statement about the garage, but there is no way a garage could be built with the roof at the same level as the house and still be able to get an ambulance in. He said that St. Joseph was donating this property to the EMS at the expense of the taxpaying citizens.

HENNESSY asked if it was in the Planning Commission's jurisdiction to limit the height of buildings. GALBRAITH said it could be made a condition of approval.

MOTION: Having considered the factors as contained in Policy Statement No. 10, taking into consideration the residential character of the neighborhood to the north; the hospital and institutional use to the south; the relative gain to the public health, safety and welfare; and considering the recommendations of staff; I move that we recommend to the governing body that this special use permit be granted subject to the following conditions:

- a. The maximum number of employees during any shift shall not exceed four.
- b. The house proper shall be used for living quarters only and in no instance shall it be used for office purposes.

- c. The ambulance shall exit directly onto the service drive north of the St. Joseph Medical Center with no access to Yale.
- d. Construction of the garage will be of brick compatible with the house.
- e. The height of the garage shall not exceed the height of the house.
- f. No physical change shall occur to the house to cause it to appear other than a residence.
- g. Fencing shall be provided to prohibit pedestrian traffic from the neighborhood to the St. Joseph Medical Center.

Bayouth moved, Gardner seconded and it carried with a vote of 6 in favor (Bayouth, Gardner, Goebel, Gardner, Hennessy and Shook), and 1 opposed (Wright). Jones and Lofton were absent. One vacancy.

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE February 24, 1981

TO Jack Galbraith, Chief Planner, Current Plans

FROM Dean Kruthof, Administrative Aide III

SUBJECT DR 81-8: Special Permit For A
Governmental Building, Southeast
Corner Of Grail And Yale

At its February 16 meeting, Area "F" CPO Council considered the captioned case. Robert Heath and Bernie Keegan were present representing St. Joseph Medical Center and Lary Shannon was present representing the Sedgwick County Emergency Medical Service. Twenty-Four area residents were in attendance to protest the special permit request. Due to the short notice of the case and the high citizen interest, the Council called a special meeting for February 23 to allow more time for the members to study the case.

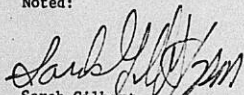
At the special meeting Robert Heath was present representing St. Joseph Medical Center and Eric Allison represented the Sedgwick County Emergency Medical Service (EMS). Twenty-Three area residents expressed their concerns about the effects the proposed EMS facility would have on their neighborhood and requested that the special permit be denied.

A motion to recommend denial of the permit failed by a vote of 2-4. Members Harris and Boys will express the minority opinion of the Council at the MAPC meeting. Please inform the MAPC of the Council's action and the citizen opposition when the case is considered on February 26. Thank you.


Dean Kruthof
Administrative Aide III

DK:dm

Noted:

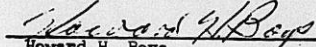

Sarah Gilbert
Assistant CP Coordinator

HOWARD H. BOYS
3415 E. SKINNER
WICHITA, KANSAS 67218
February 24, 1981.

MINORITY REPORT to MAPC

The following was submitted to the AREA "F" C.P.O. at a Special Meeting on Monday 7:00pm, February 23, 1981. It failed to pass by a vote of 4-2 with Boys and Harris voting in the affirmative.


W.C. (Chuck) Harris


Howard H. Boys.

* * * * *

February 23, 1981

REPORT AND RECOMMENDATION

TO: THE METROPOLITAN AREA PLANNING COMMISSION

COPIES TO: BOARD OF CITY COMMISSIONERS.
CITY MANAGER.

SUBJECT: Planning Department CASE NO. DR 81 - 8, requesting a "Special Permit" for a Governmental Building to be owned by St. Joseph Hospital and used to house a unit of the Wichita/Sedgwick County Emergency Medical Service Vehicle/s and Personnel.

Area F CPO Council reviewed this request at length at its regular meeting Monday Feb. 16, 1981 and again at a Specially Called meeting Monday Feb. 23, 1981 and makes the following three part recommendation for the reasons outlined herein.

1. Recommend that the request be denied.
2. Recommend that the old Fire Station at the corner of George Washington Blvd. and Harry, still owned by the City of Wichita and located approximately four to five blocks West on Harry Street from the hospital, be established as the Emergency Medical Service base for the S - E Area.
3. Recommend that the Planning Department pursue the matter of the possible use of the former Fire Station, as noted in item 2 above, to the highest level of City Government.

REASONING

A. Not all neighbors were given any more than a day or a few hours notice that this matter was to be reviewed at the CPO meeting Feb. 16th. Some nearby residents received no notice.

B. The representation by the applicant that the request was for a "GOVERNMENT BUILDING" is inappropriate and unfactual, for neither the St. Joseph Hospital or the Emergency Medical Service are Governmental bodies.

C. The use of the residence, understood to be or to become the property of St. Joseph Hospital and to providing these plush facilities, rent free to E.M.S., thereby indebting them, could be considered a conflict of interest on the part of the hospital.

D. Large trucks and semi-trailers backing down into and coming up out of the loading docks and onto the hospital service road are just bound to create delays for the emergency vehicles. This will be particularly true under ice and snow conditions and this is just when there are apt to be more emergency calls.

E. The presence of the large electrical control boxes on the north side of the service drive and near Clifton Street, plus the buildings close to the north side of this drive in addition to the level of the ground being higher on the north side, all are bound to create snow drifting. The south end of Yale deadending at the service drive will add to the drifting problem. Even if equipment is constantly available to clear snow, its very presence will reduce traction that the vehicles will need,

CASE NO. DR 81-8 (Cont)

F. Also the presence of the above large electrical boxes on the north side of the service drive and almost at the sidewalk at Clifton would block good visibility of the EMS driver to the North and the visibility of the EMS vehicle to the driver approaching from the North.

G. C.P.O. Area F finds no assurance that the possibility of the use of the former Fire Station has been fully explored.

* * * * *

The above was submitted as a motion by Boys, seconded by Harris but failed to pass -- 2 to 4. During the discussion no amendments or substitute motions were made. Harris and Boys feel that other acceptable sight could have been found but that the one proposed is the worst possible.

Respectfully submitted,

W.C.H/H.H.B.

W.C.H.

RECEIVED

FEB 25 1981

METROPOLITAN PLANNING

ROUTE

Wichita, Kansas
Feb. 24, 1981

Mr. Robert A. Lakin, Sec.
Metropolitan Area Planning Commission
Wichita, Kansas 67202

Dear Sir:

I am writing in regard to Case #DR 81-8. Special Permit for a Governmental Building (Wichita - Sedgewick County Emergency Medical Service) on Property zoned "A" Two Family Dwelling District. Lot 1, Block C, Ellwell's Addition to Wichita, Sedgewick County, Kansas. Generally located at the southeast corner of Grail and Yale.

I am writing as a private citizen, not as Chair-lady of the Area F Neighborhood CPO Council. While looking at the site I felt it was an excellent idea because it is located close to the hospital and because it will make it

so the staff will be in close proximity to the ambulances. This will speed up their response time. Also, it will be a tremendous saving to the county for rental of a garage which I feel is necessary. I understand a heated garage is to be a requirement by January of 1982. I feel this special permit should be approved.

Sincerely yours,
Wilma Baker
717 S. Poplar
Wichita, Kansas.

THE CITY OF WICHITA

OFFICE OF CITY CLERK

DATE March 3, 1981

TO E. H. Denton, City Manager

FROM Donald C. Gisick, City Clerk

SUBJECT DR 80-8, Protest Petition
and associated Letters

Attached please find a protest petition and two letters regarding DR81-8, Special Permit for Emergency Medical Service Facility - Southeast Corner of Yale & Grail, which were submitted to this office today. It is our understanding that this item is scheduled to come before the City Commission on March 10, 1981.


Donald C. Gisick
City Clerk

DCG/ddf

attachments

cc Robert Lakin, Director of Planning

Office of the City Manager	
<input type="checkbox"/> EHD	<input type="checkbox"/> SH
<input checked="" type="checkbox"/> RGP	<input type="checkbox"/> DF
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MAR 3 1981	
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March 2, 1981

City Commission of Wichita
455 North Main
Wichita, Kansas 67202

ATTN: City Manager and City Clerk

Re: Letter of Protest - Special Permit for
Emergency Medical Service - Southeast
Corner of Yale and Grail

Case No. DR 81-8

Gentlemen:

We, the undersigned, do hereby request that the City Commission of Wichita reject the application of St. Joseph Hospital for a special governmental use permit for an Emergency Medical Service facility to be located on the southeast corner of Yale and Grail. The undersigned request such action for the following reasons:

1. The use of the residence as an emergency medical facility is totally incompatible with the residential nature of the area.
2. Property values will be detrimentally affected by the inclusion of a basically commercial enterprise in a strictly residential area.
3. The addition of a 26' x 28' garage will be incompatible with the existing structure. In fact, a four car garage is totally inconsistent with a neighborhood of houses consisting of one car garages. Further, should the residence cease to be used as an Emergency Medical Service facility, the structure would not be consistent with the residential nature of the area.
4. The noise and inconvenience inflicted upon the residents will greatly outweigh the value of the service.
5. Area residents were not given sufficient time to effectively oppose the Application, in fact, a question exists as to whether adequate notice was given to all residents entitled to the same. The Area-CPO was also given insufficient time to evaluate the application and, in spite of a special emergency meeting, was not able to make, in our opinion, an informed recommendation to the MAPC. This is evidenced by the letter forwarded to the MAPC by certain CPO members, a copy of which is attached hereto.
6. Seventy-five percent of the residents have lived in this area from 25 to 30 years and approximately 75% are either retired or approaching retirement within five to six years and are or will be on fixed income. Placement of the EMS facility in their neighborhood will be an

Office of the City Manager	
<input type="checkbox"/> EHD	<input checked="" type="checkbox"/> SH
<input type="checkbox"/> RC	<input type="checkbox"/> DF
<input type="checkbox"/> RT	<input type="checkbox"/> MEC
MAR 3 1981	
<input type="checkbox"/> Copies	3
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<input type="checkbox"/> File	

March 2, 1981
City Commission of Wichita
Page Two

inconvenience and result in the debilitation of the area and property values. Taking into consideration the residents' ages and financial condition, there is no way they could relocate and start over financially or physically.

7. Alternate sites which would place a less significant burden on the residents have not been considered, i.e.:
 - a. Fire station at George Washington Boulevard and Harry. A perfect place both for housing ambulance and personnel with ready access to thru streets - Harry, east and west; Hillside, north and south; and George Washington Boulevard, southeast to northwest.
 - b. Owners of St. Joseph Hospital have a house with a garage on the east end of the mound. EMS would be readily available to helicopter pad located on premises.
 - c. St. Joseph Hospital is planning an expansion to the present Emergency Room which would be an ideal place to locate the EMS.
8. The concessions made in the special use permit and agreed to by the Applicant were never discussed with the residents. Further, the residents were not advised at the MAPC meeting that they could request additional restrictions be imposed on the special use.

In the event the Commission decides to approve the special use, petitioners request the following restrictions be imposed:

1. A six foot sound barrier fence should be installed at the hospital's expense between the facility and the residence directly to the east.
2. A six foot sound barrier fence should be installed at the hospital's expense on the west side of the facility.

IN WITNESS WHEREOF, the undersigned do so state this 2nd day of March, 1981.

Name

Petitioner's Address

<u>Alvin A. Goetz</u>	<u>3707 Grail</u>
<u>Edna A. Goetz</u>	<u>3707 Grail</u>
<u>John J. Korba</u>	<u>1145 S. Yale</u>
<u>Betty J. Korba</u>	<u>1145 S. Yale</u>
<u>Beverly J. Korba</u>	<u>1145 South Yale</u>

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE February 24, 1981

TO Jack Galbraith, Chief Planner, Current Plans

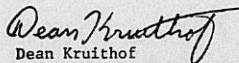
FROM Dean Kruthof, Administrative Aide III

SUBJECT DR 81-8: Special Permit For A
Governmental Building, Southeast
Corner Of Grail And Yale

At its February 16 meeting, Area "F" CPO Council considered the captioned case. Robert Heath and Bernie Keegan were present representing St. Joseph Medical Center and Lary Shannon was present representing the Sedgwick County Emergency Medical Service. Twenty-Four area residents were in attendance to protest the special permit request. Due to the short notice of the case and the high citizen interest, the Council called a special meeting for February 23 to allow more time for the members to study the case.


At the special meeting Robert Heath was present representing St. Joseph Medical Center and Eric Allison represented the Sedgwick County Emergency Medical Service (EMS). Twenty-Three area residents expressed their concerns about the effects the proposed EMS facility would have on their neighborhood and requested that the special permit be denied.

A motion to recommend denial of the permit failed by a vote of 2-4. Members Harris and Boys will express the minority opinion of the Council at the MAPC meeting. Please inform the MAPC of the Council's action and the citizen opposition when the case is considered on February 26. Thank you.


Dean Kruthof
Administrative Aide III

DK:dm

Noted:

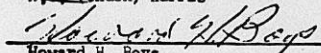

Sarah Gilbert
Assistant CP Coordinator

HOWARD H. BOYS
3415 E. SKINNER
WICHITA, KANSAS 67218
February 24, 1981.

MINORITY REPORT to MAPC

The following was submitted to the AREA "F" C.P.O. at a Special Meeting on Monday 7:00pm, February 23, 1981. It failed to pass by a vote of 4-2 with Boys and Harris voting in the affirmative.


W.C. (Chuck) Harris


Howard H. Boys.

* * * * *

February 23, 1981

REPORT AND RECOMMENDATION

TO: THE METROPOLITAN AREA PLANNING COMMISSION

COPIES TO: BOARD OF CITY COMMISSIONERS.
CITY MANAGER.

SUBJECT: Planning Department CASE NO. DR 81 - 8, requesting a "Special Permit" for a Governmental Building to be owned by St. Joseph Hospital and used to house a unit of the Wichita/Sedgwick County Emergency Medical Service Vehicle/s and Personnel.

Area F CPO Council reviewed this request at length at its regular meeting Monday Feb. 16, 1981 and again at a Specially Called meeting Monday Feb. 23, 1981 and makes the following three part recommendation for the reasons outlined herein.

1. Recommend that the request be denied.
2. Recommend that the old Fire Station at the corner of George Washington Blvd. and Harry, still owned by the City of Wichita and located approximately four to five blocks West on Harry Street from the hospital, be established as the Emergency Medical Service base for the S -E Area.
3. Recommend that the Planning Department pursue the matter of the possible use of the former Fire Station, as noted in item 2 above, to the highest level of City Government.

REASONING

A. Not all neighbors were given any more than a day or a few hours notice that this matter was to be reviewed at the CPO meeting Feb. 16th. Some nearby residents received no notice.

B. The representation by the applicant that the request was for a "GOVERNMENT BUILDING" is inappropriate and unfactual, for neither the St. Joseph Hospital or the Emergency Medical Service are Governmental bodies.

C. The use of the residence, understood to be or to become the property of St. Joseph Hospital and to providing these plush facilities, rent free to E.M.S., thereby indebting them, could be considered a conflict of interest on the part of the hospital.

D. Large trucks and semi-trailers backing down into and coming up out of the loading docks and onto the hospital service road are just bound to create delays for the emergency vehicles. This will be particularly true under ice and snow conditions and this is just when there are apt to be more emergency calls.

E. The presence of the large electrical control boxes on the north side of the service drive and near Clifton Street, plus the buildings close to the north side of this drive in addition to the level of the ground being higher on the north side, all are bound to create snow drifting. The south end of Yale deadending at the service drive will add to the drifting problem. Even if equipment is constantly available to clear snow, its very presence will reduce traction that the vehicles will need,

CASE NO. DR 81-8 (Cont)

F. Also the presence of the above large electrical boxes on the north side of the service drive and almost at the sidewalk at Clifton would block good visibility of the EMS driver to the North and the visibility of the EMS vehicle to the driver approaching from the North.

G. C.P.O. Area F finds no assurance that the possibility of the use of the former Fire Station has been fully explored.

* * * * *

The above was submitted as a motion by Boys, seconded by Harris but failed to pass -- 2 to 4. During the discussion no amendments or substitute motions were made. Harris and Boys feel that other acceptable sight could have been found but that the one proposed is the worst possible.

Respectfully submitted.

W.C.H/H.H.B.

W.C.H.

RECEIVED

FEB 25 1981

METROPOLITAN PLANNING

ROUTE

Wichita, Kansas

Feb. 24, 1981

Mr. Robert A. Lakin, Sec.
Metropolitan Area Planning Commission
Wichita, Kansas 67202

Dear Sir:

I am writing in regard to Case #DP 81-8. Special Permit for a Governmental Building (Wichita - Sedgwick County Emergency Medical Service) on Property zoned "A" Two Family Dwelling District. Lot 1, Block C, Elwell's Addition to Wichita Sedgwick County, Kansas. Generally located at the southeast corner of Grail and Gale

I am writing as a private citizen, as chair-lady of the Area F Neighborhood CPO Council. While looking at the site I feel it was an excellent idea because it is located close to the hospital and because it will make it

so the staff will be in close proximity to the ambulances. This will speed up their response time. Also, it will be a tremendous saving to the county for rental of a garage which I feel is necessary. I understand a heated garage is to be a requirement by January of 1982. I feel this special permit should be approved.

Sincerely yours,
Wilma Baker
717 S. Poplar
Wichita, Kansas.

JACK:

I agree that the siren condition would probably not be needed, however I would suggest the following:

1. Set maximum no. of employees -
2. Require — # of D.S. Parking spaces
3. Require surfacing of driveway
4. Remove existing curb cut to Yale.
5. Require that access to garage only be permitted from the St Joseph Hosp. property.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET
WICHITA, KANSAS 67202

February 12, 1981.

NOTICE TO ADJOINING PROPERTY OWNERS:

This is a notice of a request for a special permit for a Governmental Building in your area. As an area property owner, you have the right to appear before the Metropolitan Area Planning Commission (MAPC) meeting in support or in opposition to this request for a special permit. The MAPC will consider the following case in the City Commission Meeting Room, City Hall, First Floor, 455 North Main, Wichita, Kansas, at its meeting on February 26, 1981, which will commence at 1:30 p.m. You may appear either in person or by agent or attorney if you so desire.

CASE NO. DR 81-8

Special Permit for a Governmental Building
(Wichita-Sedgwick County Emergency Medical Service)
on Property Zoned "A" Two Family Dwelling District

Lot 1, Block C, Elwell's Addition to Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of Grail and Yale.

The Citizens Participation Organization (CPO) neighborhood council will consider this case in the immediate future for the purpose of making a formal recommendation to the MAPC and BCC. If you have an interest in this case, you are encouraged to express your opinions at your CPO Council meeting. The date, time and location of the CPO meeting may be obtained by calling 268-4516.

Additional information concerning this case may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

Robert A. Lakin
Secretary

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET
WICHITA, KANSAS 67202

February 12, 1981

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CASE NO. DR 81-8

Special Permit for a Governmental Building
(Wichita-Sedgwick County Emergency Medical Service)
on Property Zoned "A" Two Family Dwelling District

Lot 1, Block C, Elwell's Addition to Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of Grail and Yale.

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Robert A. Lakin
Secretary

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET
WICHITA, KANSAS 67202

February 12, 1981

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CASE NO. DR 81-8

Special Permit for a Governmental Building
(Wichita-Sedgwick County Emergency Medical Service)
on Property Zoned "A" Two Family Dwelling District

Lot 1, Block C, Elwell's Addition to Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of Grail and Yale.

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Robert A. Lakin
Secretary

COMMISSIONERS PROCEEDINGS

JOURNAL 127

MARCH 10, 1981

PAGE 9968

DR 81-8 - REQUEST FOR PERMIT FOR GOVERNMENTAL BUILDING
MENTAL BUILDING AND YALE, presented.

The Planning Commission recommended that the special permit be granted subject to conditions outlined in information provided the Commission.

Bob Lakin

Bob Lakin presented slides of the area and answered questions of the Commission. Mr. Lakin explained the conversion of the house to the emergency medical service housing that the addition of a garage and driveway would have access from the St. Joseph parking lot and that would be the ingress and egress of the ambulances.

Mayor Knight

Mayor Knight asked if there was anyone present who wished to speak on this item.

The following members of the public spoke in opposition to the requested change:

Alvin Getts, nextdoor neighbor to the applicant area
Howard Boys, CPO Area "F" representative

Robert Heath, attorney representing the applicant, spoke in favor of granting the permit.

Motion --

Casado moved that the permit be denied and the request be returned to the Planning Commission to look into different location for housing the EMS and return to the City Commission. Motion carried 4 to 1. Brown "NO".

-- carried

March 11, 1981

Stephen M. Blaes
Century Plaza Building
111 West Douglas
Wichita, Kansas 67202

Re: DR 81-8 - Special Permit for
Governmental Bldg. (for Emergency
Medical Service) - Southeast corner
of Grail and Yale.

Dear Mr. Blaes:

The Board of City Commission at its regular meeting of March 10, 1981 considered the above captioned request. Their action was to deny the special use permit. In addition, they returned the matter to the Planning Commission to seek alternative sites. Bob Lakin advises that he discussed this action with Mr. Shannon and it was agreed that no further scheduling to consider other sites would occur until we heard from him.

If you have any questions concerning this matter, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:el

cc: Lawrence D. Shannon, Director, Wichita-Sedgwick County
Emergency Medical Service, 3830 S. Meridian, 67217
Bernie Keegan, Director of Material & Plant Services
St. Joseph Medical Center, 3600 E. Harry, 67218
Mother Mary Anne, St. Joseph Medical Center, 3600 East
Harry, 67218
Howard Boys, 3415 E. Skinner, 67218
Alvin A. Goetz, 3707 Grail, 67218
W. C. Harris, 2025 S. Elpyco, 67218
C. R. Barsby, 1143 S. Yale, 67218


THE CITY OF WICHITA
OFFICE OF CITY CLERK

DATE March 3, 1981

TO E. H. Denton, City Manager
FROM Donald C. Gisick, City Clerk

SUBJECT DR 81-8, Protest Petition
and associated Letters

Attached please find a protest petition and two letters regarding DR81-8, Special Permit for Emergency Medical Service Facility - Southeast Corner of Yale & Grail, which were submitted to this office today. It is our understanding that this item is scheduled to come before the City Commission on March 10, 1981.


Donald C. Gisick
City Clerk

DCG/ddf

attachments

cc Robert Lakin, Director of Planning

3707 Grail
Wichita, Kansas
March 2, 1981

Mr. Mayor and City Commissioners
455 North Main
Wichita, Kansas 67202

Re: DR 81-8 - Special Permit for Emergency
Medical Service Facility - Southeast
Corner of Yale and Grail

RECEIVED			
OFFICE OF CITY CLERK			
MAR 3 1981			
<input type="checkbox"/> LG	_____	<input type="checkbox"/> DR	_____
<input type="checkbox"/> Agenda	_____	<input type="checkbox"/> JE	_____
<input type="checkbox"/> File	_____		_____

Gentlemen:

My wife and I own the property directly east and adjacent to said proposed activity. We strongly object to the activity for the same reasons stated in the Letter of Protest signed by the neighborhood.

However, if you deem it necessary to approve the activity, we ask that approval be made subject to the following conditions in addition to those already listed, namely:

A solid 6' fence, either wood or masonry, be placed between the EMS activity and our yard, which would act as a sound barrier. As we understand it, the ambulance makes an average of three to four runs each night. Our bedroom window is within 50 feet of the proposed ambulance garage, and the opening of the garage door and starting of the engines of the ambulance will certainly interrupt our sleep.

Thank you.

Mr. and Mrs. Alvin A. Goetz

Alvin A. Goetz
Edna A. Goetz

3724 Grail
Wichita, Kansas
March 2, 1981

Mayor Bob Knight and City Commissioners
455 North Main
Wichita, Kansas 67202

Re: DR 81-8 - Special Permit for Emergency
Medical Service Facility - Southeast
Corner of Yale and Grail

Gentlemen:

My wife and I have lived on Grail for about 18 years. We know this small neighborhood very well. We have been feeling uneasy the past few years. Each time a house goes up for sale a Real-Estate Broker has tried to buy the house. He has bought 5 or 6 houses on our block. When asked if he was buying for St. Joseph he said, "No" but would not say who for. The 13th of February (dated the 12th) we received notice of a MAPC meeting to be held on the 26th of Feb. I happened to be home for lunch, asked my wife to call about the CPO meeting. She got the information BUT no one could have received information on Sat. or Mon. as the office was closed for Washington's birthday. We attended the CPO meeting Monday night at 7:00 PM. About 25 of the neighbors were present. The CPO board members had just found out about the meeting that afternoon. (Case Dr 81-8). Many of the neighbors (those within 200 feet---directly across the street) never did get the notice.

The hospital representation gave their plea that evening telling us:

- 1) Best spot - they don't have room on the St. Joseph grounds -- they are crowded - (that scares us more)
- 2) Since they owned that property (we couldn't believe it) all they had to do was add on the garage. They don't have enough money to build housing and a garage, (but they seem to be able to buy our neighborhood houses when they come on the market).
- 3) Because of high emotions from the the neighborhood - and short notice- they decided they couldn't make a recommendation to the MAPC.

On February 18 the CPO called a special meeting to reconsider a recommendation prior to the Feb 26th MAPC meeting. This meeting was held Feb. 23rd at 7:00 PM. Again about 25 neighbors showed up - with only one rep from St. Joseph - and again the CPO made no recommendations.

At the MAPC meeting, the neighbors were well represented again. Many (including myself) took off work to participate. We were welcomed with a rapid reading of an "emotional" statement. The St. Joseph representative then presented how they wanted to "provide" the EMS this facility to meet state requirements (true) and that EMS is a wonderful service (we agree) BUT - the MAPC really let us know we were wasting their time - and it was approved 6 to 1.

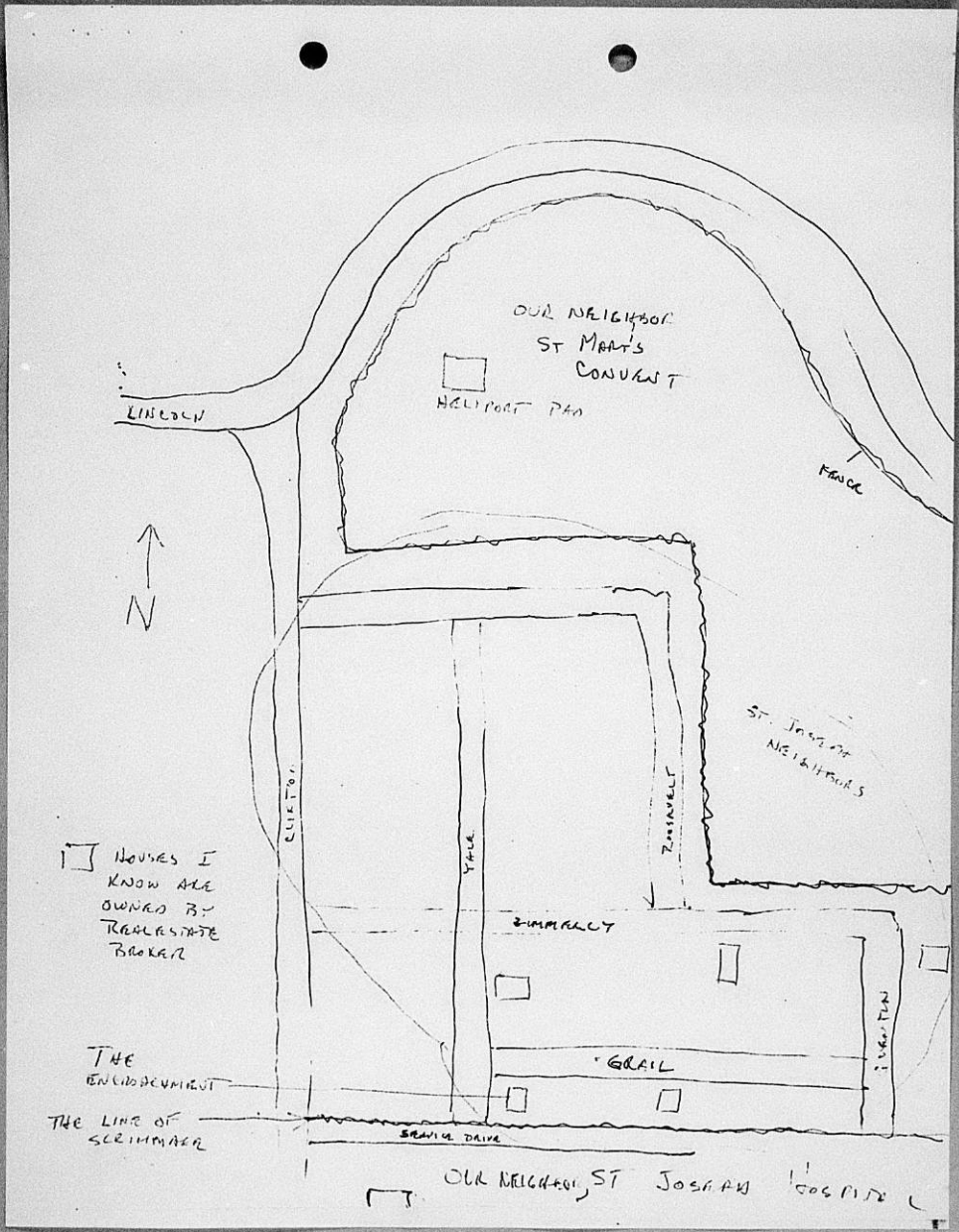
All this - Then here's my message-----

- We are all for EMS, and St. Joseph, but we are more for our neighborhood and the people. Don't "just people" count anymore.
- St. Joseph is building a 3 million dollar expansion to their emergency room facilities, but have no plans to include a garage and facility for EMS. (Case DR 81-8, Temporary or special permit for Governmental building).
- St. Joseph seemed to have a deaf ear to their neighbors. They don't need to meet the requirement until Jan. 1, '82 but they have pushed this early to the City Commission, (March 10). Why, we don't know.
- We'd like to know how to communicate with our neighbor - St. Joseph - which seems like a Mobster to the South who won't listen or talk - just take. Can you help us? the CFO can't. The MAPC wouldn't. Can you ask St. Joseph to communicate their plans about us and our neighborhood to us? Is this bad business to be good neighbors?
- I think there are many good locations for such a facility. there is no need for it to be by the hospital to start. It just has to end up there. (like anywhere off of the St. Mary Convent grounds, where they just put in a Heliport Pad).
- My main point - Why do neighborhoods have to feel like we have no voice. Do we have one here-----

Mayor Knight
City Commissioners???

I hope and pray that we do.

Lil Richard
Lil Richard



March 2, 1981

City Commission of Wichita
455 North Main
Wichita, Kansas 67202

ATTN: City Manager and City Clerk

Re: Letter of Protest - Special Permit for
Emergency Medical Service - Southeast
Corner of Yale and Grail

Case No. DR 81-8

Gentlemen:

We, the undersigned, do hereby request that the City Commission of Wichita reject the application of St. Joseph Hospital for a special governmental use permit for an Emergency Medical Service facility to be located on the southeast corner of Yale and Grail. The undersigned request such action for the following reasons:

1. The use of the residence as an emergency medical facility is totally incompatible with the residential nature of the area.
2. Property values will be detrimentally affected by the inclusion of a basically commercial enterprise in a strictly residential area.
3. The addition of a 26' x 28' garage will be incompatible with the existing structure. In fact, a four car garage is totally inconsistent with a neighborhood of houses consisting of one car garages. Further, should the residence cease to be used as an Emergency Medical Service facility, the structure would not be consistent with the residential nature of the area.
4. The noise and inconvenience inflicted upon the residents will greatly outweigh the value of the service.
5. Area residents were not given sufficient time to effectively oppose the Application, in fact, a question exists as to whether adequate notice was given to all residents entitled to the same. The Area-CPO was also given insufficient time to evaluate the application and, in spite of a special emergency meeting, was not able to make, in our opinion, an informed recommendation to the MAPC. This is evidenced by the letter forwarded to the MAPC by certain CPO members, a copy of which is attached hereto.
6. Seventy-five percent of the residents have lived in this area from 25 to 30 years and approximately 75% are either retired or approaching retirement within five to six years and are or will be on fixed income. Placement of the EMS facility in their neighborhood will be an

March 2, 1981
City Commission of Wichita
Page Two

inconvenience and result in the debilitation of the area and property values. Taking into consideration the residents' ages and financial condition, there is no way they could relocate and start over financially or physically.

7. Alternate sites which would place a less significant burden on the residents have not been considered, i.e.:
 - a. Fire station at George Washington Boulevard and Harry. A perfect place both for housing ambulance and personnel with ready access to thru streets - Harry, east and west; Hillside, north and south; and George Washington Boulevard, southeast to northwest.
 - b. Owners of St. Joseph Hospital have a house with a garage on the east end of the mound. EMS would be readily available to helicopter pad located on premises.
 - c. St. Joseph Hospital is planning an expansion to the present Emergency Room which would be an ideal place to locate the EMS.
8. The concessions made in the special use permit and agreed to by the Applicant were never discussed with the residents. Further, the residents were not advised at the MAPC meeting that they could request additional restrictions be imposed on the special use.

In the event the Commission decides to approve the special use, petitioners request the following restrictions be imposed:

1. A six foot sound barrier fence should be installed at the hospital's expense between the facility and the residence directly to the east.
2. A six foot sound barrier fence should be installed at the hospital's expense on the west side of the facility.

IN WITNESS WHEREOF, the undersigned do so state this 2nd day of March, 1981.

<u>Name</u>	<u>Petitioner's Address</u>
<u>Clellin A. Hartz</u>	<u>3707 Hrci C</u>
<u>Edna W. Hartz</u>	<u>3707 Hrci C</u>
<u>John J. Kouba</u>	<u>1145 S. Yale</u>
<u>Betty J. Kouba</u>	<u>1145 S. Yale</u>
<u>Beverly J. Kouba</u>	<u>1145 South Yale</u>

Name

Petitioner's Address

James H. H. H.	1023 S. Yale
Edna M. H.	1023 S. Yale
John H. H.	1007 S. Yale
Edward H. H.	1007 S. Yale
Mrs. Eliza H.	1047 S. Yale
Ed & Ellen H.	1048 S. Yale
Samuel W. H.	1052 S. Yale
Mary D. H.	1052 S. Yale
Robert E. H.	1058 S. Yale
Rosie Mary H.	1038 S. Yale
Frank H.	1012 S. Yale
Paul F. Cannon	1017 So. Yale
Biraldine W. Cannon	1017 So. Yale
Lucile Chrisman	1028 S. Yale
Calvin Chrisman	1028 S. Yale
Walter H.	1012 S. Yale
Henry H.	1027 S. Yale

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERSREQUEST FOR SPECIAL PERMIT

CASE NO. DR 81-8

CONSIDERED BY MAPC: 2-26-81

REQUEST FOR: Special Permit for Governmental Building
(Emergency Medical Service)

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"Provide living quarters for personnel and garage for ambulance for the Wichita-Sedgwick County Emergency Medical Service."

GENERAL LOCATION: Southeast corner of Grail and Yale.

LEGAL DESCRIPTION:

Lot 1, Block C, Elwell's Addition to Wichita, Sedgwick County, Kansas.

APPLICANT: St. Joseph Medical Center, 3600 E. Harry Street.

AGENT FOR APPLICANT: Stephen Blaes, attorney, 450 Century Plaza Bldg.

PROTESTORS (LIST AGENT) IF ANY: Howard Boys, 3415 E. Skinner; Alvin A. Goetz, 3707 Grail; W. C. Harris, 2025 S. Elpyco; C. R. Barsby, 1143 S. Yale.

SURROUNDING ZONING: North, East and West, "A"; South, "BB".

LAND USE: Existing, North, East and West, Single-family; South, St. Joseph Medical Center.

CPO RECOMMENDATION: CPO Council Area "F" voted 2-4 that the application be denied.

PLANNING COMMISSION RECOMMENDATION:

That this special use permit be granted subject to the conditions as shown in excerpt from Planning Commission minutes of February 26, 1981. Bayouth moved, Gardner seconded and it carried with a vote of 6 in favor (Bayouth, Gardner, Goebel, Hennessy, Martens and Shook), and 1 opposed (Wright).

ACTION: 1. Concur with the findings of fact of the Metropolitan Area Planning Commission and approve the application subject to the recommended conditions of approval; or
2. Take such action as the City Commission deems appropriate.

EXCERPT FROM PLANNING COMMISSION MINUTES OF FEBRUARY 26, 1981

5. Case No. DR 81-8 - St. Joseph Medical Center requests Special Permit for Governmental Building (Emergency Medical Service) for Lot 1, Block C, Elwell's Addition to Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of Grail and Yale.

GALBRAITH pointed out adjacent land use, zoning, and showed slides of the general area. He reviewed the following staff report:

COMMENTS:

1. The following items should be considered by the Planning Commission in making findings of fact:

The applicant is requesting a special permit under Section 28.04.180.4 of the City Zoning Ordinance in order to utilize existing housing at 1144 South Yale for ambulance technicians quarters and to construct a heated garage on subject property for an Emergency Medical Service Ambulance. The permit may be granted subject to whatever protective restrictions are deemed appropriate.

A site plan has been submitted with the application indicating the location of the existing house and proposed garage which will be constructed (26 x 28 feet) and attached to the south end of the existing house.

The Director of EMS indicates that the maximum number of employees that would be in the quarters during any one shift would be three under their current concept--one Team Leader and two technicians manning the unit at this location. He further indicates that in any event, considering future expansion, the maximum number of employees would not exceed four.

It is proposed that the ambulance will exit the new garage facility onto the service drive directly north of the St. Joseph Medical Center and that sirens would not be activated until such time as the unit clears the hospital area in order to cut down on potential noise. In no instance will the sirens be activated while the unit is traveling on the service drive.

2. Approval of this special use request should be subject to the following:

- a. The maximum number of employees during any shift shall not exceed four.
- b. The house proper shall be used for living quarters only and in no instance shall it be used for office purposes.
- c. The ambulance shall exit directly onto the service drive north of the St. Joseph Medical Center with no access to Yale.

MARTENS returned to the meeting.

GALBRAITH stated that St. Joseph Hospital has applied for this special permit because it is their intent to lease this property to the EMS (Emergency Medical Service), which is a County operation. The stated intent by the applicants is to let an ambulance technician or team use the house between runs for cooking and sleeping. Their desire is to install a heated garage at the south side of the existing house for an ambulance.

The ambulance would not have access to the residential streets, but would have direct access to the service drive north of St. Joseph Hospital.

GALBRAITH said that the staff has indicated to the Commission three possible conditions of approval. He stated that he had three more conditions that might be applicable, which had been discussed with adjacent property owners. He said that the neighborhood was strongly in opposition to this case. CPO Council Area "F" advised that a motion was made to deny the request. GALBRAITH mentioned that the CPO Council motion failed by a vote of 2-4 and they did not make a reverse motion to recommend that the application be approved. They suggested that EMS contact the City to use an abandoned fire station at Harry and George Washington Boulevard. GALBRAITH said that it was his understanding that the fire station was still owned by the City but is proposed to be sold. He said that the fire station was offered to various governmental agencies, but there was no takers at that time. GALBRAITH referred to the three conditions listed on the staff report, suggesting the Commission establish the maximum number of employees that could utilize the premises in one shift. He said that the EMS submitted material saying that the employee maximum would most likely be three, potentially four. He said that the house should not be used for any other office category other than living quarters. The third condition was that the ambulance would only have direct access to the St. Joseph Medical Center's private driveway, and not have access to the residential streets in the neighborhood.

GALBRAITH mentioned three other conditions that the Commission may want to discuss. One would be in the nature of constructing the garage of a material that would be compatible with the facing of the home, which is brick. Another condition is fencing the property in such a way that employees of the hospital would not park on residential streets and walk through the yard to get to the hospital. He said the other condition is that no physical change shall occur on the home to cause it to appear other than a residence.

GALBRAITH said that when staff was first contacted about whether this might be an appropriate use for that area, they felt that the use would not be inappropriate and they saw the need for a structure to house an ambulance. Obviously that is not agreed upon by the adjacent property owners.

HENNESSY stated that in the past any zoning cases in this area have become very emotional and he would appreciate it if the speakers would contain their remarks to the special use permit.

BAYOUTH mentioned that in the past the Planning Commission approved special permits for the County to use single family houses for mini-fire stations. The mini-fire stations were designed to look like single family homes. The reason for that was to conserve and save dollars so that big fire stations would not have to be built until the subdivision was completed.

STEPHEN BLAES, attorney, representing St. Joseph Medical Center, stated that he wanted the neighbors of St. Joseph Medical Center to know that they have absolutely no objections to any of the recommendations or conditions that Galbraith pointed out. He said that in fact they believed those conditions would enhance the facility. BLAES felt it would be helpful to the Commission to understand what has brought them to this situation. He outlined the history of State regulations that now require ambulances to be housed in heated garages.

OLIN TAPLEY, Assistant Director for the Wichita-Sedgwick County Medical Service, stated that it had been mentioned that there are State regulations requiring the housing of all State licensed ambulance units. This regulation will come into effect January 1, 1982, where all ambulance vehicles must be garaged in a heated facility. At the current time that is not the case with the unit that is located in the area servicing the residents in and around the St. Joseph Hospital area. The present condition of their quarters in that area is very much of a concern to them, and in fact the people that live in the area are denied immediate access of the Emergency Medical Service unit. St. Joseph Hospital has agreed to provide them with very fine quarters that would be in direct compliance with the State regulations.

TAPLEY stated that currently the time that the sirens would be turned on would be the same where the ambulance is located now or in the new place. It is a policy of their Department that they do not operate a siren in a hospital zone.

BLAES said that they have attempted to comply with regulations that were imposed on them by the Kansas State Department of Health and Environment, and they believe that they have come up with the most efficient and the least expensive way of complying with those regulations. They will do their best to design a facility which will meet the needs of the Emergency Medical Service without affecting traffic flow adversely from the neighborhood to the north, and without having any other environmental impact in the neighborhood. He felt that it was most important for all of them to recognize that their emergency services take care of life and death situations for the citizens of Wichita, the citizens of south central Kansas, and in particular, those that they serve in the southern part of Sedgwick County. He said that the ready availability of an emergency ambulance service is an essential part of that activity, and they believe that they can minimize the expense to the patients and can provide the best quality of emergency services through effective delivery of emergency care with the ambulance service located in this facility.

WRIGHT commented that it was recommended that the EMS consider the fire station at the corner of George Washington Boulevard and Harry, and she was wondering if they had looked into that possibility at all and to what extent.

TAPLEY said yes they had looked into that specific location as well as three other locations and their staff has done extensive studies for both the most cost effective way and most desirable way. The fire station was the least desirable location of any that they had viewed. The fire station was built in 1943, was in very poor condition and would be very expensive to reconvert into adequate quarters. One of the reasons it was abandoned as a fire station was that it had very poor access to the street. Harry is a very busy street and George Washington Boulevard is a very busy intersection, and many times an emergency vehicle could not access rapidly from that location. He said that the access to the south has been modified to the point that it is no longer direct access onto Harry. The only access would be out onto the service road which would be very undesirable and would make a very poor access route for an emergency vehicle. He said the station did not have the space required to meet their needs.

HOWARD BOYS, 3415 East Skinner, speaking in opposition, stated that the CPO Council received a notice only shortly before the CPO meeting. He pointed out the service road on the screen. He said that their primary concern was first that the Emergency Service crews have the best and not the worst possible point of take-off for their emergency runs. The neighbors felt that there had been scare tactics used when the words "governmental building" were put on the application. BOYS pointed out that the CPO Council deferred action in order that all members of the CPO

could better examine this proposal. They had a special meeting where a number of neighborhood people were present. They made a recommendation to deny the application and recommended the fire station at the corner of George Washington and Harry. He pointed out that County property was made available to the EMS at no charge, and there was no reason why the City property should not likewise be made available. BOYS said that the fire station was in good condition.

MOTION: That four additional minutes be extended to Mr. Boys to finish his presentation. Bayouth moved, Gardner seconded and it carried unanimously. Jones and Lofton were absent. One vacancy.

BOYS pointed out that neither the hospital or EMS are governmental bodies. He said that providing such plush facilities for EMS was certainly a conflict of interest and would make EMS indebted to the hospital. BOYS showed slides of the area. He said that this area was subject to the drifting of snow which would cause obstruction of the site. He mentioned that to build a structure that would house the ambulances the roof would be higher than the existing house and the appearances would not be too good.

BAYOUTH said that he was familiar with the traffic on Harry and George Washington Boulevard. He has seen the intersection tied up for three or four minutes and the only way that one could get out of the fire station would be with a "Patton tank". He said that the City has gone to great lengths to sell the fire station and has been unable to do so, so it could not be worth too much.

LAKIN said that he understood that there was a question being raised as to whether or not this is a governmental use. He said that St. Joseph owns the building and is leasing it to EMS. In his judgment the EMS is a unit directly under the Board of County Commissioners, is totally funded by them, and there was no question in his mind, or staffs, that this property lies in the area of a special permit request for a governmental use.

ALVIN A. GOETZ, 3707 Grail, speaking in opposition, said that he was speaking for himself and in behalf of all of the residents. He asked the neighbors to stand. About 35 people stood as being opposed to the application. GOETZ said that this proposed structure is noncompatible with the residential area. He said that this was an intrusion into the residential area. They all lived in single family homes, and they would like to keep it that way. He felt that this would cause a devaluation of their property. GOETZ said that they have no objections to a hospital or ambulance service, but questioned why it was in a residential area when there are so many alternatives. He felt the fire station was an ideal place.

WRIGHT asked if the garage would be attached to the house, and what were the dimensions of the garage.

BERNIE KEEGAN, Director of Material & Plant Services, St. Joseph Medical Center, stated that the garage itself would be attached directly to the south side of the house. It would be a brick structure. The roof structure would continue on the same height with no abrupt upward or downward trend and the garage would be approximately 28 feet by 24 feet.

SHOOK said that a comment was made by Mr. Goetz that St. Joseph Hospital was planning to build an emergency center. KEEGAN said that St. Joseph was going to extend the emergency

room from where it is now, to the north. SHOOK asked if there were plans to include the housing of EMS. KEEGAN said no.

BAYOUTH asked if this location would improve the services of the EMS. KEEGAN said that there was no doubt about it. The time would be about a minute or so less than from the present location.

SHOOK said the comment was also made by Mr. Goetz that there is a special permit for the helicopter pad and that there was a garage there. He asked if that was owned by St. Joseph Hospital. KEEGAN said no, it was a different property altogether.

W. C. HARRIS, 2025 South Elpyco, speaking in opposition, stated that he came as a concerned citizen. He was concerned that the action taken by this body would present something to the City Commission without providing adequate and timely information to the citizens who are concerned. The citizens could not take any proper action because they could not get together in time and they did not know that this subject matter was going to be discussed at the CPO that night. He said that he was complaining that these citizens were not given adequate information to get together to confront something that concerns them. He said that as a member of the CPO Council, the Council was not informed.

SHOOK asked Galbraith what were the requirements on notification on special use permits. GALBRAITH said that notices are mailed out to property owners within a 200 foot distance just like a zoning change. The request does not have to be advertised for a public hearing, but notices were mailed. The notices advised the people receiving them to contact the CPO office and determine from them the time and date of any CPO meetings. GALBRAITH said that it was his understanding that the CPO had discussed this matter twice.

HAROLD BARSBY, 1143 South Yale, speaking in opposition, said that he received no notice and he lives within 200 feet of the application area. He said that St. Joseph does not own this property, and if they rezoned the property it would have to be spot zoning and the Planning Commission does not believe in spot zoning.

GOETZ said that Mr. Keegan made a statement about the garage, but there is no way a garage could be built with the roof at the same level as the house and still be able to get an ambulance in. He said that St. Joseph was donating this property to the EMS at the expense of the taxpaying citizens.

HENNESSY asked if it was in the Planning Commission's jurisdiction to limit the height of buildings. GALBRAITH said it could be made a condition of approval.

MOTION: Having considered the factors as contained in Policy Statement No. 10, taking into consideration the residential character of the neighborhood to the north; the hospital and institutional use to the south; the relative gain to the public health, safety and welfare; and considering the recommendations of staff; I move that we recommend to the governing body that this special use permit be granted subject to the following conditions:

- a. The maximum number of employees during any shift shall not exceed four.
- b. The house proper shall be used for living quarters only and in no instance shall it be used for office purposes.

- c. The ambulance shall exit directly onto the service drive north of the St. Joseph Medical Center with no access to Yale.
- d. Construction of the garage will be of brick compatible with the house.
- e. The height of the garage shall not exceed the height of the house.
- f. No physical change shall occur to the house to cause it to appear other than a residence.
- g. Fencing shall be provided to prohibit pedestrian traffic from the neighborhood to the St. Joseph Medical Center.

Bayouth moved, Gardner seconded and it carried with a vote of 6 in favor (Bayouth, Gardner, Goebel, Gardner, Hennessy and Shook), and 1 opposed (Wright). Jones and Lofton were absent. One vacancy.

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE February 24, 1981

TO Jack Galbraith, Chief Planner, Current Plans
FROM Dean Kruihof, Administrative Aide III

SUBJECT DR 81-8: Special Permit For A
Governmental Building, Southeast
Corner Of Grail And Yale

At its February 16 meeting, Area "F" CPO Council considered the captioned case. Robert Heath and Bernie Keegan were present representing St. Joseph Medical Center and Lary Shannon was present representing the Sedgwick County Emergency Medical Service. Twenty-Four area residents were in attendance to protest the special permit request. Due to the short notice of the case and the high citizen interest, the Council called a special meeting for February 23 to allow more time for the members to study the case.

At the special meeting Robert Heath was present representing St. Joseph Medical Center and Eric Allison represented the Sedgwick County Emergency Medical Service (EMS). Twenty-Three area residents expressed their concerns about the effects the proposed EMS facility would have on their neighborhood and requested that the special permit be denied.

A motion to recommend denial of the permit failed by a vote of 2-4. Members Harris and Boys will express the minority opinion of the Council at the MAPC meeting. Please inform the MAPC of the Council's action and the citizen opposition when the case is considered on February 26. Thank you.

Dean Kruihof
Dean Kruihof
Administrative Aide III

DK:dm

Noted:

Sarah Gilbert
Sarah Gilbert
Assistant CP Coordinator

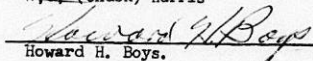


HOWARD H. BOYS
3415 E. SKINNER
WICHITA, KANSAS 67218
February 24, 1981.

MINORITY REPORT to MAPC

The following was submitted to the AREA "F" C.P.O. at a Special Meeting on Monday 7:00pm, February 23, 1981. It failed to pass by a vote of 4-2 with Boys and Harris voting in the affirmative.


W.C. (Chuck) Harris


Howard H. Boys.

* * * * *

February 23, 1981

REPORT AND RECOMMENDATION

TO: THE METROPOLITAN AREA PLANNING COMMISSION

COPIES TO: BOARD OF CITY COMMISSIONERS.
CITY MANAGER.

SUBJECT: Planning Department CASE NO. DR 81 - 8, requesting a "Special Permit" for a Governmental Building to be owned by St. Joseph Hospital and used to house a unit of the Wichita/Sedgwick County Emergency Medical Service Vehicle/s and Personnel.

Area F CPO Council reviewed this request at length at its regular meeting Monday Feb. 16, 1981 and again at a Specially Called meeting Monday Feb. 23, 1981 and makes the following three part recommendation for the reasons outlined herein.

1. Recommend that the request be denied.
2. Recommend that the old Fire Station at the corner of George Washington Blvd. and Harry, still owned by the City of Wichita and located approximately four to five blocks West on Harry Street from the hospital, be established as the Emergency Medical Service base for the S - E Area.
3. Recommend that the Planning Department pursue the matter of the possible use of the former Fire Station, as noted in item 2 above, to the highest level of City Government.

REASONING

A. Not all neighbors were given any more than a day or a few hours notice that this matter was to be reviewed at the CPO meeting Feb. 16th. Some nearby residents received no notice.

B. The representation by the applicant that the request was for a "GOVERNMENT BUILDING" is inappropriate and unfactual, for neither the St. Joseph Hospital or the Emergency Medical Service are Governmental bodies.

C. The use of the residence, understood to be or to become the property of St. Joseph Hospital and to providing these plush facilities, rent free to E.M.S., thereby indebting them, could be considered a conflict of interest on the part of the hospital.

D. Large trucks and semi-trailers backing backing down into and coming up out of the loading docks and onto the hospital service road are just bound to create delays for the emergency vehicles. This will be particularly true under ice and snow conditions and this is just when there are apt to be more emergency calls.

E. The presence of the large electrical control boxes on the north side of the service drive and near Clifton Street, plus the buildings close to the north side of this drive in addition to the level of the ground being higher on the north side, all are bound to create snow drifting. The south end of Yale deadending at the service drive will add to the drifting problem. Even if equipment is constantly available to clear snow, its very presence will reduce traction that the vehicles will need,

CASE NO. DR 81-8 (Cont)

F. Also the presence of the above large electrical boxes on the north side of the service drive and almost at the sidewalk at Clifton would block good visibility of the EMS driver to the North and the visibility of the EMS vehicle to the driver approaching from the North.

G. C.P.O. Area F finds no assurance that the possibility of the use of the former Fire Station has been fully explored.

* * * * *

The above was submitted as a motion by Boys, seconded by Harris but failed to pass -- 2 to 4. During the discussion no amendments or substitute motions were made. Harris and Boys feel that other acceptable sight could have been found but that the one proposed is the worst possible.

Respectfully submitted,

W.C.H/H.H.B.

W.C.H.

RECEIVED

FEB 25 1981

METROPOLITAN PLANNING

ROUTE

Wichita, Kansas
Feb. 24, 1981

Mr. Robert A. Lakin, Sec.
Metropolitan Area Planning Commission
Wichita, Kansas 67202

Dear Sir:

I am writing in regard to Case #DR 81-8. Special Permit for a Governmental Building (Wichita - Sedgwick County Emergency Medical Service) on Property zoned "A" Two-Family Dwelling District. Lot 1, Block C, Ellwell's Addition to Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of Grail and Yale.

I am writing as a private citizen, not as chair-lady of the Area F Neighborhood CPO Council. While looking at the site I felt it was an excellent idea because it is located close to the hospital and because it will make it

so the staff will be in close proximity to the ambulances. This will speed up their response time. Also, it will be a tremendous saving to the county for rental of a garage which I feel is necessary. I understand a heated garage is to be a requirement by January of 1982. I feel this special permit should be approved.

Sincerely yours,
Wilma Baker
717 S. Poplar
Wichita, Kansas.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL - TENTH FLOOR
452 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

February 27, 1981

Stephen M. Blaes
Century Plaza Bldg.
111 West Douglas
Wichita, Kansas 67202

Re: DR 81-8 - Special Permit for
Governmental Bldg. (for Emergency
Medical Service) - Southeast corner
of Grail and Yale

Dear Mr. Blaes:

At its regular meeting on February 26, 1981, the Metropolitan Area Planning Commission considered the above-captioned case. The action of the Planning Commission was to recommend that this special use permit be granted subject to the following conditions:

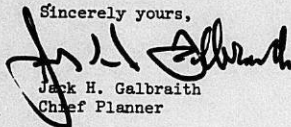
- a. The maximum number of employees during any shift shall not exceed four.
- b. The house proper shall be used for living quarters only and in no instance shall it be used for office purposes.
- c. The ambulance shall exit directly onto the service drive north of the St. Joseph Medical Center with no access to Yale.
- d. Construction of the garage will be of brick compatible with the house.
- e. The height of the garage shall not exceed the height of the house.
- f. No physical change shall occur to the house to cause it to appear other than a residence.
- g. Fencing shall be provided to prohibit pedestrian traffic from the neighborhood to the St. Joseph Medical Center.

WICHITA - SEDGWICK COUNTY

This matter will be forwarded to the Board of City Commissioners for consideration at their regular meeting on March 10, 1981, this meeting to be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas. We would remind you that Planning items are considered after all other matters of business.

If you have any questions concerning this matter, please contact our office.

Sincerely yours,



Jack H. Galbraith
Chief Planner

JHG:sad

cc: Lawrence E. Shannon, Director, Wichita-Sedgwick County Emergency Medical Service, 3830 South Meridian, Wichita 67217
Bernie Keegan, Director of Material & Plant Services, St. Joseph Medical Center, 3600 East Harry, Wichita 67218
Mother Mary Anne, St. Joseph Medical Center, 3600 East Harry, Wichita 67218
Howard Boys, 3415 East Skinner, Wichita 67218
Alvin A. Goetz, 3707 Grail, Wichita 67218
W. C. Harris, 2025 South Elpyco, Wichita 67218
C. R. Barsby, 1143 South Yale, Wichita 67218

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 2-26-81

Case No. DR 31-8

Request: Special Permit for a
Governmental Building

Location: Southeast corner of Grail and Yale

Reason: Provide living quarters for personnel and garage for ambulance
for the Wichita-Sedgwick County Emergency Medical Service

Acres: Size: 52' x 141'

	<u>Land Use</u>	<u>Zoning</u>
Existing	Single-family	"A"
North	Single-family	"A"
East	Single-family	"A"
South	St. Joseph Medical Center	"BB"
West	Single-family	"A"

Platted: Yes

History: None

COMMENTS:

1. The following items should be considered by the Planning Commission in making findings of fact:

The applicant is requesting a special permit under Section 28.04.180.4 of the City Zoning Ordinance in order to utilize existing housing at 1144 South Yale for ambulance technicians quarters and to construct a heated garage on subject property for an Emergency Medical Service Ambulance. The permit may be granted subject to whatever protective restrictions are deemed appropriate.

A site plan has been submitted with the application indicating the location of the existing house and proposed garage which will be constructed (26 x 28 feet) and attached to the south end of the existing house.

The Director of EMS indicates that the maximum number of employees that would be in the quarters during any one shift would be three under their current concept--one Team Leader and two technicians manning the unit at this location. He further indicates that in any event, considering future expansion, the maximum number of employees would not exceed four.

It is proposed that the ambulance will exit the new garage facility onto the service drive directly north of the St. Joseph Medical Center and that sirens would not be activated until such time as the unit clears the hospital area in order to cut down on potential noise. In no instance will the sirens be activated while the unit is traveling on the service drive.

2. Approval of this special use request should be subject to the following:
 - a. The maximum number of employees during any shift shall not exceed four.
 - b. The house proper shall be used for living quarters only and in no instance shall it be used for office purposes.
 - c. The ambulance shall exit directly onto the service drive north of the St. Joseph Medical Center with no access to Yale.

DR 81-8 - 13 "Notice to Adjoining Property Owners" Mailed 2-12-81 for
the MAPC meeting for 2-26-81

1 to CPO Office (map will be forwarded when ready)

1 to Don Schneider, Sanitary Chief Engineer

—
15 TOTAL

WICHITA-SEDCWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET
WICHITA, KANSAS 67202

February 12, 1981

NOTICE TO ADJOINING PROPERTY OWNERS:

This is a notice of a request for a special permit for a Governmental Building in your area. As an area property owner, you have the right to appear before the Metropolitan Area Planning Commission (MAPC) meeting in support or in opposition to this request for a special permit. The MAPC will consider the following case in the City Commission Meeting Room, City Hall, First Floor, 455 North Main, Wichita, Kansas, at its meeting on February 26, 1981, which will commence at 1:30 p.m. You may appear either in person or by agent or attorney if you so desire.

CASE NO. DR 81-8

Special Permit for a Governmental Building
(Wichita-Sedgwick County Emergency Medical Service)
on Property Zoned "A" Two Family Dwelling District

Lot 1, Block C, Elwell's Addition to Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of Grail and Yale.

The Citizens Participation Organization (CPO) neighborhood council will consider this case in the immediate future for the purpose of making a formal recommendation to the MAPC and BCC. If you have an interest in this case, you are encouraged to express your opinions at your CPO Council meeting. The date, time and location of the CPO meeting may be obtained by calling 268-4516.

Additional information concerning this case may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

Robert A. Lakin
Secretary



WICHITA'S
CENTER
FOR
FAMILY HEALTH CARE

St. Joseph Medical Center

February 9th, 1981

Mr. Jack Galbriath
Chief Planner
Metropolitan Area Planning Department
City Hall - Tenth Floor
455 North Main Street
Wichita, Kansas 67202

Re: Special Permit for
Emergency Medical Service

Dear Mr. Galbriath:

In your letter dated December 16th, 1980, you requested the following information in order for the hospital to obtain special permission to utilize existing housing located at 1144 South Yale (owned by the Medical Center) for ambulance driver quarters and to construct a heated garage on this lot for an EMS ambulance.

I am furnishing the following information as you requested:

- Item #1 Legal description of property.
- " #2 A current abstractors certificate for owners within 200 feet of application area.
- " #3 We are enclosing our check in the amount of \$150.00, for filing fee, made out to the City of Wichita.
- " #4 Site plan locating the house and proposed garage.
- " #5 A letter from Lawrence E. Shannon, Director of Emergency Medical Service, advising the number of employees and use of the house and attached garage.

If more information is needed to process this request, please give me a call.

RECEIVED

FEB 10 1981

METROPOLITAN PLANNING
ROUTE

BK/jr

Sincerely,

Bernie Keegan
Bernie Keegan
Director of Material and
Plant Service

cc: Mother Mary Anne, Mr. Joe Heeb, Steve Blaes, Lawrence Shannon

316-685-1111 / 3600 EAST HARRY STREET, WICHITA, KANSAS 67218



Wichita—Sedgwick County

EMERGENCY MEDICAL SERVICE

ITEM # 5 Office of the Director

3830 S. MERIDIAN WICHITA, KS. 67217

TEL (316) 522-2211

January 29, 1981

Bernie Keegan
Director of Material and
Plant Services
St. Joseph Medical Center
3600 East Harry
Wichita, Kansas 67218

Dear Mr. Keegan:

Reference your letter January 28, 1981, specifically commenting on page 2, item 5 of Metropolitan Area Planning Department's letter of December 16, 1980:

The maximum number of employees that would be in the quarters during any one shift would be three under our current concept--one Team Leader and two technicians manning the unit at that location. In any event, considering future expansion, the maximum number of employees would not exceed four. Periodically, we have students and reserves who would ride in a learning capacity with our units.

Reference where will they park? If available, employees would park in the garage attached to the house. If not available, in the street; provided parking is allowed. If this is not allowed, then we would look to alternatives as close as possible to the quarters.

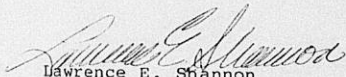
As I understand, the ambulance will exit the proposed garage facility onto the service drive directly North of St. Joseph Medical Center. Sirens would not be activated until such time as the unit clears the hospital area in order to cut down on potential noise. When the siren is activated will depend primarily on the traffic on Clifton Street. In no instance should the sirens be activated while the unit is traveling on the service drive.

Letter to Mr. Keegan
January 29, 1981
Page 2

Be advised the quarters will be considered a place of business at all times and our policy will be that only the most professional conduct will be allowed. It is our fervent hope to totally integrate our technicians into the neighborhood, thereby providing a sense of confidence by the citizens in the professionalism of our people

If you require any further information, please advise. We look forward to collaborating with St. Joseph Medical Center on this vitally important project to the Wichita-Sedgwick County Emergency Medical Service. Once again we express our sincere thanks and appreciation for your cooperative and generous efforts.

Sincerely,

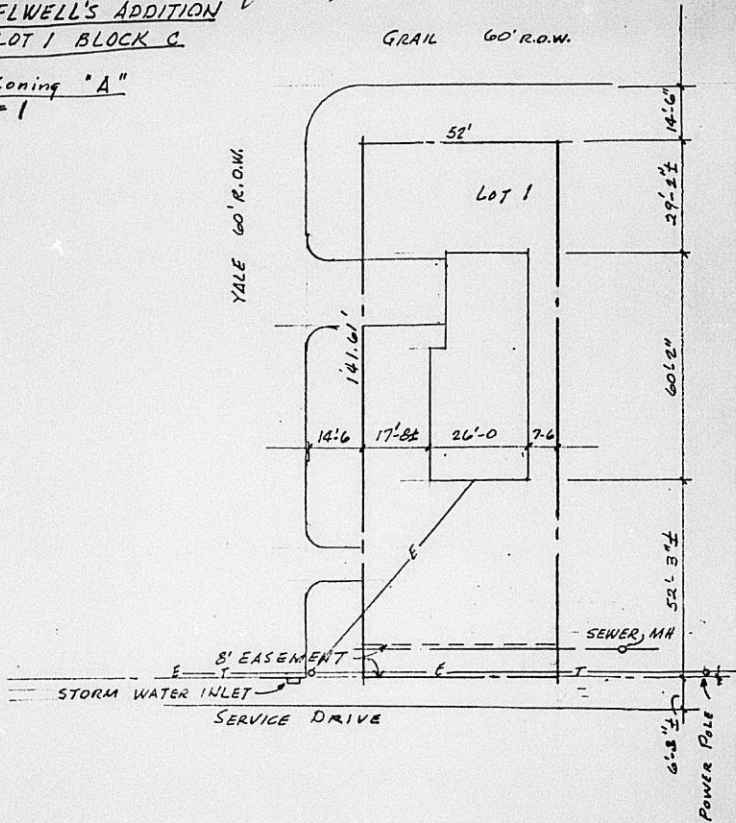

Lawrence E. Shannon
Director
Wichita-Sedgwick County
Emergency Medical Service

LES/sc

ITEM'S NO# 145
 ELWELL'S ADDITION
 LOT 1 BLOCK C

GRAIL 60' R.O.W.

Zoning "A"
 ITEM # 1



NORTH ↑
 1" = 30'-0"

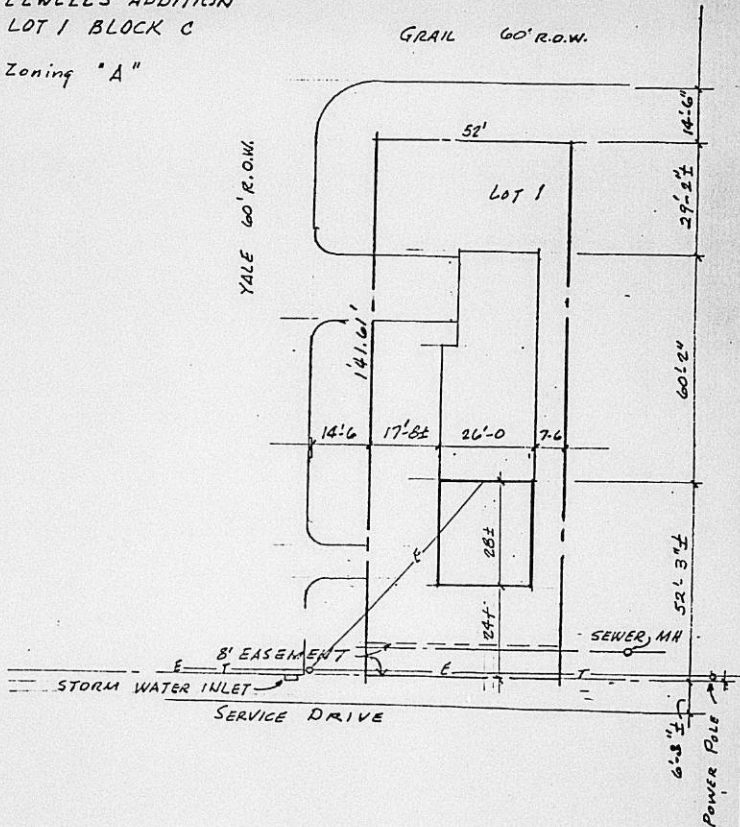
SCHAEFER & ASSOCIATES P.A. 220 SOUTH HILLSIDE WICHITA, KANSAS 67211 316-684-0171	1144 S. YALE SITE PLAN	JOB NO. 01734	PAGE
		DATE 2/3/61	1

ITEM # 4


ELWELL'S ADDITION
LOT 1 BLOCK C

GRAIL 60' R.O.W.

Zoning "A"



ATTACHED

NORTH 
1" = 30'-0"

SCHAEFER & ASSOCIATES P.A.
220 SOUTH HILLSIDE
WICHITA, KANSAS 67211
316-684-0171

1144 S. YALE
SITE PLAN

JOB NO. 01734

DATE 2/3/81

PAGE

16

ITEM # 2

BLAES AND HEATH
ATTORNEYS AT LAW
450 CENTURY PLAZA BUILDING
WICHITA, KANSAS 67202

STEPHEN H. BLAES
ROBERT L. HEATH

(316)264-0301

February 5, 1981

Mr. Bernie Keegan
Director of Material and Plant
Services
St. Joseph Medical Center
3600 East Harry
Wichita, Kansas 67218

RE: Emergency Medical Service

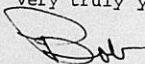
Dear Bernie:

Pursuant to our discussions on Wednesday, I am enclosing the ownership list which we have obtained from Security Abstract Company listing those persons within the two hundred foot radius of the property which should be filed with the application.

As we understand it, you will be processing the request for a permit for county use through the Metropolitan Area Planning Department.

If we can be of further assistance to you, Bernie, please let us hear from.

Very truly yours,


ROBERT L. HEATH

RLH:cr

Enclosure

cc: Mother Mary Anne
Mr. Joseph A. Heeb

ADDENDUM
to
OWNERSHIP LIST

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 6	A	Elwells Addition	Jack H. Cozine 1121 South Yale 67218
Lot 7	A	"	Arlene C. Nighswonger 1127 South Yale 67218
Lot 8	A	"	Ruth Patterson 1135 South Yale 67218
Lot 9	A	"	Alois J. Giebler Mary A. Giebler 1141 South Yale 67218
Lot 10	A	"	Carroll R. Barsby Mildred Frances Barsby 1143 South Yale 67218
Lot 11	A	"	John J. Kouba Betty Jean Kouba 1145 South Yale 67218

Submitted at my request on
2-27-81 as this area
was not included on the
original list. *[Signature]*

We hereby certify the foregoing to be a true and correct list of the property owners of:

Lots 6, 7, 8, 9, 10 and 11,
Block A, Elwell's Addition
to Wichita, Sedgwick County,
Kansas

as shown by the last deeds of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 27th day of February, 1981 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By

Mary Ladd
Vice President

Addendum to
Order No. 295111
AP

OWNERSHIP LIST

Lot	Block	Addition	Property Owner
1	A	Elwell's Addition	✓ Jack E. Moseley 1120 S Clifton Ave 67218
2	A	"	Same as above
1 and the West 1/2 of lot 2	B	"	✓ Joseph A. Uhrich and Albertina Uhrich 1124 Yale 67218
East 1/2 of Lot 2 and lot 3	B	"	✓ Clarence W. Snapp Julia Jane Snapp 3710 Grail 67218
4	B	"	✓ Evelyn M. Stanley 3718 Grail 67218
5 and West 1/2 of lot 6	B	"	✓ Richard L. Borchard Betty B. Borchard 3724 Grail 67218
1	C	"	M. H. B. Co. ✓ Address Unknown 67218 3600 E. Harry
2	C	"	✓ Alvin A. Goetz and Edna A. Goetz 3707 Grail 67218
3	C	"	✓ James E. Flaherty Bernadine Flaherty 3711 Grail 67218
4	C	"	M. H. B. Company D Address Unknown 67218 3600 E. Harry
5	C	"	✓ Frances Allensworth 3723 Grail 67218
1	A	St. Joseph Medical Park	X City of Wichita (leased to St. Joseph Hospital and Rehabilitation Center) 455 North Main 67202

Also send notice to:
agent: Robt E. Heath, Blasco & Heath
450 Century Plaza Bldg, 67202

and
✓ Bernie Keegan, Dir.
4 Material & Plant Svs
1st. Fl. Med. Center
3600 E. Harry, 67218
✓ Lawrence E. Shannon, Dir.
Emergency Medical Service
3830 So. Meridian, 67217

Send notice
and Receipt -

X Mother Maryanne
St. Joseph Hospital
3600 E. Harry ST
67218

We hereby certify the foregoing to be a true and correct list of the property owners within a 200 foot radius of:

Lot 1, Block C, Elwell's Addition
to Wichita, Sedgwick County, Kansas

as shown by the last deeds of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas on the 5th day of January, 1981 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO. INC

By

Mary Lable

Vice-President

Order No. 295111
AP

December 16, 1980

Bernie Keegan
Director of Material and
Plant Services
St. Joseph Medical Center
3600 East Harry
Wichita, Kansas 67218

Dear Mr. Keegan:

In response to your letter of December 5, 1980, the following is the information that we need to process a special permit request for a governmental use. You are correct that under 28.04.180.4, the Board of City Commissioners may, by special permit and subject to such protective restrictions as it deems necessary, authorize the location in any district, any public use structure to be used by any department of the City, County, State or Federal Government. Even though St. Joseph Medical Center is the owner of the property, you may file a request to use the property for a "County use", which is the Emergency Medical Service. We would certainly be concerned when THIS property is no longer used by the County as I understand that the garage will only have access to your property to the south.

To process such a request, we need the following:

1. Legal description of the property.
2. A current abstractors certificate listing the names, mailing addresses of all owners of property, including the property in question, for the area within 200 feet of the application area. We mail out notices advising of the type of permit requested and the date and time of the public hearing.
3. Filing fee of \$150 made out to the City of Wichita.
4. Site plan locating the house and the proposed garage.

Page Two
Bernie Keegan
December 16, 1980

5. Any additional information that you can provide such as the number of employees that will be in the house during any one shift, where they will park, assurance that the ambulance will not have access to adjacent residential streets, etc.

Our next closing date by which an application must be filed is December 31, 1980, in order for the request to be considered by the Planning Commission at their regular meeting of January 29, 1981.

If you have any questions on the items needed to process this type of request, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:el

cc: Lawrence E. Shannon, Director of Emergency Medical Service
3830 South Meridian. 67217

St. Joseph Medical Center



December 5th, 1980

RECEIVED

DEC 11 1980

METROPOLITAN PLANNING

ROUTE

Mr. Jack Galbriath
Current Plans
Metropolitan Area Planning Commission
City Hall, Tenth Floor
455 North Main Street
Wichita, Kansas 67202

Ref: 1 Zoning Ordinance of City
of Wichita, Section 2804-180-
Exceptions Paragraph 4

Dear Mr. Galbriath:

St. Joseph Medical Center requests special permission under Ref: 1 to utilize existing housing at 1144 South Yale (owned by the Medical Center) for ambulance driver quarters and to construct a heated garage on this lot for an EMS ambulance.

Vehicular entrance and exiting from this property will be directly to the south onto an access road that is on hospital property thus eliminating ambulance exiting through the residential street north of the property.

Attachment 1 to this letter describes the Emergency Medical Service garaging requirements in accordance with Kansas Ambulance Service regulations. The Medical Center is trying to assist in the compliance with this regulation (see Attachment 2) and would like to begin garage construction as soon as possible.

Please notify us of any requirements, fees, approvals, etc., that must be obtained before we can proceed with this project.

Yours truly,

Bernie Keegan
Director of Material and
Plant Services

BK/jr

cc: L. Shannon, Director of Emergency Medical Services

Attachment 1 - Letter - EMS Director to Bernie Keegan, dated 11/26/80
Attachment 2 - Letter - Bernie Keegan to EMS Director, dated 12/3/80



Wichita—Sedgwick County
EMERGENCY MEDICAL SERVICE

Office of the Director

3830 S. MERIDIAN WICHITA, KS. 67217

November 26, 1980

TEL. (316) 522-2211

Bernie Keegan
Director of Materials and Services
St. Joseph Medical Center
3600 E. Harry
Wichita, Kansas 67218

Dear Mr. Keegan:

As you are aware, we must by January 1982, in accordance with Kansas Ambulance Service Regulations published by Kansas Department of Health and Environment, provide garaging facilities to completely enclose the vehicle with interior heat to at least 50° F. Additionally, new regulations, effective in 1981 stipulate a response time for Type I services of 2 minutes or less.

At the present time the quarters provided by St. Joseph Medical Center are adequate for our needs but do not allow us to comply with the aforementioned regulations. It is imperative that we seek alternative locations because of the impending non-compliance, and tie this into our budget preparation for subsequent years outside of 1981. Our budget preparation for 1982 and subsequent years will commence during the month of January, 1981. As you can see, we are certainly faced with a planning deadline.

Your proposal, discussed previously, of re-locating the station to a house owned by St. Joseph Medical Center and building a heated garage, would more than satisfy the garaging and response time requirements. It would also provide a work environment second to none with our hospital based units. We certainly appreciate your suggestion and St. Joseph Medical Center's willingness to support the Emergency Medical Service. It is this type of cooperation which raises this community's total medical service to its outstanding level. We heartily accept your proposal and will work closely with you to attain this added capability. However please bear in mind that we urgently need a firm commitment because of the time constraints that we face.

Thank you for your support and cooperation.

Sincerely,


Lawrence E. Shannon
Director

LES/sc



St. Joseph Medical Center

WICHITA'S
CENTER
FOR
FAMILY HEALTH CARE

December 3, 1980

Mr. Lawrence E. Shannon
Director
Emergency Medical Services
3830 S. Meridian
Wichita, Kansas 67217

Dear Mr. Shannon:

Received your letter of November 26th, 1980, regarding the regulations set forth by the Kansas Department of Health and Environment.

As you know we are well aware of your needs and have included them in our budget for this present year, the construction of a garage that would meet these regulations and also provide a home adjacent to the hospital which the hospital presently owns to house your people 24 hours per day and located for a quick response.

As soon as the City approves our request for construction we will start immediately. A March 1981 completion date is scheduled at this time.

The hospital appreciates very much your cooperation and would like to help you with your goal to provide the very best medical services possible for our community.

Sincerely,

Bernie Keegan
Bernie Keegan
Director of Material
and Plant Services

BK/jr

MICROFILMED
FROM THE BEST
AVAILABLE COPY

FORM 29-021

PAYMENT NOTICE
 City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.

Planning

DESCRIPTION		AMOUNT
<i>General Fund</i>		<i>150.00</i>
NAME		
ADDRESS		
FUND		DUE DATE
COMMENTS		
DATE		BY