

District 3 Citizens Advisory Board Meeting

Minutes

Monday, January 3, 2022 Goddard School Conf. Center

7 p.m. 315 S. Main, Goddard

**Board members:** Pat Gaughan, Kevin McWhorter, Sharon Ailslieger, Ashlyn Riggs, Nancy Hinten

**County representatives:** Commissioner David Dennis, Kathy Morgan, Corinthian Kelly

**ORDER OF BUSINESS**

1. Call to Order

   Chair Kevin McWhorter called the meeting to order at 7:04 p.m.

* Unanimous Approval of Minutes – November 1, 2021

**PUBLIC AGENDA**

*The public agenda allows members of the public to present issues on the agenda to the Board.*

**NEW BUSINESS**

1. Zoning Cases ZON2021-00055 - Kathy L. Morgan, Senior Planner

ZON2021-00055 (County District 3) REQUEST: MF-18 Multi-Family Residential

CURRENT ZONING: SF-20 Single-Family Residential

The applicant is requesting a zone change in the county from SF-20 Single-Family Residential to MF-18 Multi-family Residential to allow multi-family or duplex development on a single platted lot (Lot 1, Vince Garcia Addition). The subject site is surrounded by the Wichita City Limit and the owner plans to file for annexation.

RECOMMENDATION: Based upon information available prior to the public hearings, Planning Staff recommends that the request be APPROVED.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: Property north of the subject site is zoned LC (R.D. Wood Commercial Community Unit Plan DP-343. The property is developed with mini-storage and office uses. The properties to the east of the subject site are zoned SF-5 and are developed with single family dwellings. Properties to the west are zoned LC and are developed with single-family dwellings.

2. The suitability of the subject property for the uses to which it has been restricted: The SF-20 Single-Family Residential zoned property could remain and be developed as single family residential property.

3. Extent to which removal of the restrictions will detrimentally affect nearby property: The zone change on this parcel would create a buffer between single family residential use and limited commercial zoning. There would be minimal increase in traffic with the development of additional dwelling units.

4. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: This application is in conformance with the adopted Wichita-Sedgwick County Comprehensive Plan, the Community Investments Plan. The plan shows the site to be located in the unincorporated area of Sedgwick County, and the “2035 Wichita Future Growth Map” depicts the site as “new residential and employment mix.” Duplex and Multi-family residential development is in conformance with the Community Investments Plan.

5. Impact of the proposed development on community facilities: The site has access to North 135th Street West, an arterial, paved street with 100-feet right-of-way. The street is one lane in both directions with a center turn lane. Municipal water and sewer are available to the site. Impact to existing facilities will be minimal.

Request APPROVED unanimously: Vote 4-0.

1. Ad Hoc Redistricting Committee Update Commissioner Dennis:

The Sedgwick County Ad Hoc Redistricting Committee is comprised of 15 appointed members:- 1 by each Commissioner, 5 by the Sedgwick County Democratic Party and 5 members by the Sedgwick County Republican Party.

At the first meeting, the committee threw out all the redistricting plans created by Commissioners and kept the 9 plans created by Sedgwick County Staff. They started whittling plans down until just a couple plans remained. During the final meeting, plan 6 was chosen. Discussion centered around the concern that voters would be disenfranchised because they were being moved from one district to another. Finally, there was a motion to adopt plan 6, which really had the least movement of all the plans.

Recommendation to adopt redistricting Plan 6 from the Ad Hoc Committee was submitted to Board of County Commissioners (BoCC). The BoCC voted, unanimously 5-0, to adopt recommended redistricting Plan 6. Commissioner Dennis states that Plan 6 is, now, adopted for the next 10 years, unless something happens and additional BoCC action is taken.

**BOARD AGENDA**

*This is an opportunity for the Commissioner and Citizens Advisory Board members*

*to report activities, events, or concerns throughout their neighborhood.*

1. Citizens Advisory Board Members

* Agenda Setting/Topics for February CAB (5-10 mins)

2022 CAB 3 DATES

Corinthian Kelly, Management Intern

660-9372, Corinthian.Kelly@sedgwick.gov

1st Monday of the Month:

• January 3rd

• February 7th

• March 7th

• April 4th

• May 9th

• June 6th

Tentatively holding same dates from January through June.

• July 4th = Holiday—could be rescheduled.

• August 8th

• September 5th = Holiday—could be rescheduled.

July, August, September dates are up in the air based on department schedules.

* Discussed Potential of moving July CAB date to the end of the month and having a discussion about the Budget before Budget adoption in mid-August and cancelling the August CAB meeting

• October 3rd

• November 7th

• December 5th

And then October November, December, these are the dates, to the way at this time.

1. Commissioner Dennis states COVID – Omicron variant still wreaking havoc. It looks like it’s more contagious, but it's less severe. However, it could still be fatal for those not vaccinated.

* People are dying. Six people were admitted to the hospital over the weekend.
* We have 209 people in the hospital based on COVID with 62 of those in ICU.
* Over the past five weeks, the number of people in the hospital has grown and people that are in ICU has remained pretty steady.

Comm. Dennis states that if we passed a county wide mask mandate, the chances are the county would get sued. The number of lawsuits, against the County, would be in the hundreds. Furthermore, as soon as the mandate affects businesses and impacts their bottom line, they will asked for all their property tax back.

Therefore, Commissioner Dennis doesn’t see the Commission taking a big leap forward on requiring face masks, even though it's probably a good idea.

Update regarding Administration Building move/renovation etc.

* Comm. Dennis: Last year we voted to use our funding in order to be able to renovate an existing building or law offices with the goal of turning that entire building into a courthouse. Since that time, the County has looked at a couple of temporary facilities. But have not signed a contract as of yet

Regarding ARPA

* Comm. Dennis: We received 100 million and have already spent half. We have not allocated the other half. There are a lot of ways to spend the money, but we need to be very smart on how we allocate that other half of the funding
* Comm. Dennis states that the County Commission is letting the staff work and bring them recommendations. Based on those recommendations, the final decision will be made. I can't make a final decision if I’ve already made a decision.
* Behavioral Health continues to be a priority: new mental healthcare facility
* Behavioral health is our number one issue which we're pushing forward on our legislative agenda
* The County Commissioners will meet with our legislators in the middle of February. They have about four chances to meet with our state legislators and get our agenda across.
* Commissioner Dennis also states we are in the process hiring for a new EMS director.
* We applied for $40 million grant from the Federal Government. Currently, it's been approved, by the state, for a dry retention pond to solve flooding problems.

**ADJOURNMENT**

*The next Citizens Advisory Board Meeting will be Monday, February 7th, 2022.*