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District 4 Citizens Advisory Board Meeting
Minutes

Monday, September 14, 2020
6 p.m.

WebEx Online Meeting
Virtually

Board members in attendance: Sara Dixon, Nalini Fraser, Philip Fraser, Madison Shriner

1. Call to Order

Chairperson Fraser called the meeting to order at 6:01 p.m.

2. Meeting Minutes from August 17

After reviewing the August minutes, Sara Dixon would like to clarify that she did not mean that the D4 CAB should not set a budget, instead Ms. Dixon meant that the D4 CAB should be careful with making budget decisions. Nalini Fraser mentioned that Philip Fraser's name was misspelled. With the two errors noted Nalini Fraser made a motion to approve the August minutes. The motion passed unanimously.

3. Consideration of PUD2020-00005 – Phillip Zevenbergen, Associate Planner

Phillip Zevenbergen prefaces the discussion by stating that a PUD is a zone change and gives the location of the zone change. A PUD allows the applicant to set a custom set of rules that does not necessarily fit within the established zoning classifications in the City of Wichita and Sedgwick County.

The applicant is Youth Horizons and they are looking to rezone the property so that it can be classified as a group resident general. Youth Horizons currently has a group resident facility that houses at risk male children and the discussion today is in regards to starting another group resident facility, but for the at risk girls.

Zevenbergen defines a group residence as a residential facility that provides sleeping, cooking, and sanitary conditions for a group who are not defined as a family. The idea of this residence aligns with a children's home. It is important to note that a group residence facility is not a group home, which are set by state statutes for individuals with

disabilities. A group home also does not include correctional placement – anyone who will be attending the group residence has not been convicted as a felon.

What Youth Horizons would like to do on the site is build five additional residential properties for a total capacity of 48 individuals. Each house would have six girls with two staff or care attendants per house. This is where the PUD comes into action, if Youth Horizons would have followed the guidelines already put into place there would be a maximum of 15 occupants and there would only be one building allowed. Zevenbergen mentioned that the boys' ranch is already set up in this manner and also went through zone change as well.

Zevenbergen mentions that PUD document will become a governing document and will be used for zoning classification. Should Youth Horizons change anything on the document they will have to amend the PUD which includes a public hearing with the planning commission, the City, and the Board of County Commissioners.

The applicant is requesting to build one additional property without having to plat the property. The subdivision regulations state if there is an unplatted piece of property that has already been developed it needs to be platted. There is a condition that states that if the house is built on 20 acres of land – the house does not have to be platted.

Zevenbergen states that planning staff recommendation is to have platting on all residence. The reason that the planning staff recommend this is because this aligns with the subdivision regulations. Overall planning staff recommends approval. Planning staff find that everything listed in the PUD document will have negative impact on surrounding residences. This PUD will go before the BOCC October 21, 2020.

Philip Fraser states that protesting would be considered a formality – because there is a 4-5 vote that is required for approval. A unanimous vote is not required.

Sara Dixon poses two questions: can the difference between the six residences and the one unplatted residence be explained? Zevenbergen explains that one out of the five residential areas would have to be platted.

Dixon also asks for an explanation on why the Kechi Planning Commission voted no. Zevenbergen states that a lot of the testimonials had to do with safety and situations that have occurred at the boys' ranch.

Philip Fraser asked Zevenbergen for comparison of size between the boys' ranch and the new potential group residential facility? Zevenbergen states that he believes the boys' ranch was 80 acres. Fraser follows up his question by asking how many occupants are allowed at the boys' ranch. Zevenbergen defers the question to a Youth Horizon representative – and they answer by stating there are currently 26 occupants with the capacity of 32 and there are roughly 87 acres of land at the boys' ranch.

Robert Garner, Youth Horizon Representative gives a detailed background on the history of Youth Horizons, and what Youth Horizons is hoping to accomplish with the group residential home and Youth Horizons is prepared to plat the properties if warranted.

Commissioner asked Garner what the difference is between what Youth Horizons is attempting to do and the Carpenter house? Garner answers by stating that the Carpenter house is a private facility for parents who want the service and most of the girls who obtain Youth Horizon services are in State Custody or foster care.

Commissioner asked Garner – if Youth Horizons does not provide the space for these young girls, then where will they go? Garner answers by stating currently girls are placed into a foster home and they receive respite care, which is essentially a 24 hour placement and then the providers have to provide day coverage for the children.

Commissioner asks where the new truck stop will be in relation to the potential residential facility. Zevenbergen shows everyone in attendance through share screen.

Commissioner asks Garner if he has any stats on girls ages 10-18, and how many of them are needing placement. Garner does not have that data – but states there are roughly 1,200 kids in the state of Kansas needing placement.

Garner states that Youth Horizons plan is to start with two residential homes and plat upfront and over the next few years secure funding to build additional homes.

Commissioner asks Youth Horizons representative how much platting cost and he stated platting would cost \$20,000.00

Chairperson Fraser asked what the age range would be for the girls who will be at the group residential home. Garner states that the age range will be past the age of 18 if Youth Horizons felt that some residents aren't ready to be out on their own.

Fraser asks if there is a length of time the children are allowed. Garner answers by stating that essentially each case is different, but they are very careful when they release children.

Philip Fraser has a question in regards to platting. Once platting is completed when will the properties need to be re-platted? A representative with Youth Horizons states that it is unlikely that there will be replatting unless the PUD has been amended.

In closing Garner mentions that he does not want there to be any confusion that Youth Horizons plan is to create a group home. Mr. Garner mentions that their plan is to strictly create a residential facility that will house at risk female youth.

Philip Frasers asks if everything goes as planned, when this plan will be executed. Garner states that their plan is to be up and running in January of 2022.

Chairperson asks the board if there is anything else they need to take into consideration.

Philip Fraser moved to approve based of off staff recommendation. The motion was seconded by Madison Shriner, motion passes unanimously.

4. ICT-1 Update – Malachi Winters, Program Manager, Emergency Medical Services

Malachi Winters prefaces the discussion with the history of ICT-1 and shares a slideshow of the services and all parties involved that ICT-1 services.

Winters states that the qualified mental health professional (QMHP) is the person who determines if a person is in danger to themselves or others and law enforcement is there to support the QMHP and enforce any laws or orders that may take place. The paramedic is there to provide the medical perspective of each situation.

Winters explains where the referral for ICT-1 services come from and it is usually police radio and fire and EMS services. ICT-1 also does scheduled visits and has regular clients that they see.

Currently ICT-1 is 50% treat in place during the summer and that the ICT-1 staff took a lot of patients to hospitals.

ICT-1 has taken 485 calls in the past year and has freed up over 300 officers who were on duty within the past year. There was also a total of 230 ambulances freed during the year with the help of ICT-1. There is a potential cost of \$2.8 million dollars saved in hospital expenses.

There are no questions at the conclusion of the ICT-1 update.

5. Other

Chairperson Fraser adjourns the meeting.

Next Meeting

- October 12- Details to be determined