



# District 3 Citizens Advisory Board Meeting Agenda

May 1, 2023 | 7 p.m.  
Goddard District Conference Center  
315 S. Main, Goddard

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**Board Members in Attendance:** Sharon Ailslieger, Rhian Collins, Cameron Dawson, Patrick Gaughan, Carl Losey, Kevin McWhorter, Stephanie Wise, David Wright

**County Representatives:** Commissioner David Dennis, Transportation Planning Manager Ashley Bryers, Philip Zevenbergen – MAPC.

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## **1. ORDER OF BUSINESS**

- a. Call to Order – Chair Kevin McWhorter
  - i. Chair Kevin McWhorter called the meeting to order at 7:00 p.m.
- b. Approval of Meeting Minutes – Chair Kevin McWhorter
  - i. Patrick Gaughan motioned to approve meeting minutes from April 3, 2023, and Carl Losey seconded. **The D3 CAB approved the meeting minutes with a vote of 8-0.**

## **2. PUBLIC AGENDA**

- a. The public agenda allows members of the public to address the District 3 Citizens Advisory Board.
  - i. None

## **3. NEW BUSINESS**

- a. WAMPO – Ashley Bryers, Transportation Planning Manager
  - i. WAMPO is a Federally required Transportation Management Area (TMA)
    1. Populations over 50,000 require a Metropolitan Planning Organization (MPO)
    2. Populations over 200,000 require a Transportation Management Area (TMA)
    3. Receives direct funding from FHWA for select projects
      - a. About \$10-\$12 million per year
    4. Long and short-range planning
  - ii. Upcoming Studies
    1. Comprehensive Safety Action Plan
    2. Economic Development Report
    3. Travel Demand Model Update
    4. Regional Transit Feasibility Study
    5. United Community Transit Coalition/Coordinated Transit Plan Update
    6. Regional Active Transportation Plan
  - iii. Questions
    1. Commissioner Dennis stated that the coalition has helped get Topeka to listen to the needs of Sedgwick County and the area
    2. David Wright stated the K-96 project would be good for the group to hear about.
    3. Patrick Gaughan asked, is passenger rail on WAMPOs radar?
      - a. Ashley Bryers stated that they have had discussions but WAMPO is more about surface transportation rather than rail.
    4. Kevin McWhorter asked, please talk about the Northwest Bypass and the acquisition of land for right of way. I was under the impression that was more of a

- state, city, and county issue. I wasn't sure that WAMPO was involved. Will it be free or a toll?
- a. Ashley Bryers stated, there is currently no WAMPO money going to that project. It is more of a KDOT project.
  - b. Commissioner Dennis stated the County has a 5-year agreement with the state for the project. There is no city money going in except for \$5,000 out of Goddard and Maize. Sedgwick County is putting in \$2 million. The state is matching to purchase land. They have about 33% of the land that is needed. Will be \$1/2 billion to build.
5. Kevin McWhorter asked about 119<sup>th</sup> and 135<sup>th</sup> expansion past Kellogg, under/overpasses
    - a. Ashley Bryers stated I don't know anything about that.
  6. Kevin McWhorter asked, does the City Council consult with WAMPO on bicycle and sidewalk plans?
    - a. Ashley Bryers stated that WAMPO coordinates with them because they don't stop at the city limits and extend through the region
  7. Commissioner Dennis asked, please talk about the Carbon Reduction Program
    - a. Ashley Bryers stated that there is a new Federal funding source called the Carbon Reduction Program for reducing CO2 and WAMPO is getting \$1.3 million for that program.
    - b. Commissioner Dennis stated we need a sidewalk that starts on Maple by 119<sup>th</sup> and goes into Goddard and down 167<sup>th</sup> for the kids walking to school. This is a perfect project for carbon reduction.
  8. Kevin McWhorter asked, are you familiar with the city plan for the expansion of Maple from 151<sup>st</sup> to 167<sup>th</sup>
    - a. Commissioner Dennis and Ashley Bryers stated that is all within the Wichita city limits.
- b. CON2023-00009 – Philip Zevenbergen, MAPC
    - i. APPLICANT: Christopher Sharp
    - ii. REQUEST: Conditional Use to permit an accessory apartment.
    - iii. CURRENT ZONING: RR Rural Residential
    - iv. LOCATION: Generally located on the south side of West 109<sup>th</sup> Street North, west of North 183<sup>rd</sup> Street West (19103 West 109<sup>th</sup> Street)
    - v. PROPOSED USE: Accessory Apartment
    - vi. RECOMMENDATION: Approval with conditions.
    - vii. David Wright asked, how small can that building be and still be considered an individual dwelling unit in Sedgwick County.
      1. Philip Zevenbergen replied that is more of a MABCD question. However, if there is a living quarters, kitchen and bathroom, it is considered a dwelling unit. There is no minimum square footage to be considered a dwelling.
    - viii. Patrick Gaughan commented that you can buy an 800 sqft house.
    - ix. Cameron Dawson motioned to approve with conditions. Carl Losey seconded the motion. **Motion passed with an 8-0 vote.**
  - c. ZON2023-00014 – Philip Zevenbergen, MAPC
    - i. APPLICANT: William and Tammy Pfaff
    - ii. REQUEST: GC General Commercial District
    - iii. CURRENT ZONING: RR Rural Residential District
    - iv. LOCATION: Generally located on the south side of West 23<sup>rd</sup> Street South and 400 feet east of South 167<sup>th</sup> Street West (16625 W. 23<sup>rd</sup> Street South)
    - v. PROPOSED USE: Manufacturing, Limited for existing sign manufacturing
    - vi. RECOMMENDATION: Approve subject to Protective Overlay #409
    - vii. This will bring the existing company into code compliance.
    - viii. Kevin McWhorter asked, what about the storage of cars? Specifically, cars waiting to be repaired.

1. Philip Zevenbergen replied that can happen. Gray area when it comes to the number of days they are there before they are processed. There is a balance between wrecking and salvage or storage for waiting to repair. Must provide some solid screening around commercial use areas.
- ix. Kevin McWhorter asked if this is in the County.
  1. Philip Zevenbergen replied, yes. 167<sup>th</sup> is the dividing line between Goddard and Wichita growth areas.
- x. David Wright motioned to approve the recommendations. Carl Losey seconded the motion. **Motion passed with an 8-0 vote.**
- d. Discussion of future meeting agenda items
  - i. Nicole Gibbs went over who is scheduled to present.

#### **4. BOARD AGENDA**

- a. David Wright stated he is excited that UW is coming to speak to the board about homelessness. Wants to know the square footage necessary for dwelling units. Like to see what would be the process to entertain tiny homes in this community.
  - i. Commissioner Dennis stated the Appraiser says 20,000 more homes are needed in the community. Will require adjustments to the zoning code for tiny homes. Homelessness Taskforce is still in the fact-finding phase. Not opposed to tiny homes but has to fall within codes.
- b. Kevin McWhorter stated regarding the North Junction, it looks like the main bridge is about done.
  - i. Commissioner Dennis stated they are hoping to open partly next month.
  - ii. Patrick Gaughan stated the K-96 to I-235 interchange is a mess
- c. Kevin McWhorter stated the Westlink Library is closing temporarily for renovations. Temporary location opening on May 22<sup>nd</sup>.
- d. Commissioner Dennis shared updates
  - i. Sedgwick County Zoo received the Chamber Spirit of Wichita award.
  - ii. WAMPO, the last meeting received a tutorial on artificial intelligence.
  - iii. Communications has put together several videos
    1. 40 Under 40
    2. DD214
  - iv. Army National Guard Black Hawk Helicopter
  - v. JROTC Cadets Core Commanders presented at Heights High
  - vi. Life-Saving Award Presentation at Wind Surge game
  - vii. Expanded air service from Wichita to Washington DC into Reagan
  - viii. Exploration Place Future attractions, building an amphitheater
  - ix. Budget
    1. Kevin McWhorter commented that the City of Wichita 2025 budget is discussing cuts. Is the County having the same discussions?
    2. Commissioner Dennis replied that we have not talked at all about any cuts. But we have looked at future budgets and there is a deficit.
    3. Kevin McWhorter asked, because of Federal money drying up?
    4. Commissioner Dennis replied, no, it is because of pay raises. The bulk of the money is going to employees.
  - x. Electric Vehicle Planning – a bunch of money coming from the Federal Government for infrastructure
  - xi. Kansas Association of County Commissioners Meeting – discussed open meeting laws, taxes, leadership, etc.
  - xii. Legislature – local sales tax, State not sending back money we give to the state that they are obligated to give back
    1. Sharon Ailslieger asked, what are the funds called?
    2. Commissioner Dennis replied, LAVTR and CCRS
  - xiii. Odyssey Discussion with BOCC, the software program that runs the Courts
    1. Sharon Ailslieger asked, is this a State purchase but for all counties?

2. Commissioner Dennis replied, yes.
3. Patrick Gaughan asked, when is the Veteran's Court coming?
4. Commissioner Dennis replied, should be July or August this year.

## **5. ADJOURNMENT**

- a. The meeting was adjourned at 8:15 p.m.

*The next Citizens Advisory Board Meeting will be **Monday, June 5, 2023, 7 p.m.**,  
at Goddard School Conference Center, 315 S. Main, Goddard, KS.*