

District III Advisory Board Minutes
August 6, 2014
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The District III Advisory Board meeting was held at 6:30 p.m. at the Wichita WATER Center, 101 E. Pawnee, Wichita, KS 67211; Council Member Clendenin, Five District Advisory Board members; three City staff and 20 signed in members of the public were present.

Members Present

Paul Davis
Elena Ingle
Eric Bell
David Robbins
Connie White
Jody Bennett
Council Member James Clendenin

Staff Present

Case Bell, Community Liaison
Bill Longnecker, Planning
Zach Edwardson, Planning

Guests

Listed on last page

Members Absent

Terry Brewster
Marjorie Griffith
Wendy Ratliff

ORDER OF BUSINESS

At 6:30 p.m. **Council Member Clendenin** called the meeting to order. Minutes from the July 2, 2014, meeting were approved. The agenda for the current meeting was approved.

PUBLIC AGENDA

Scheduled Items

None

Off-agenda items

John Stevens spoke about an August 2nd newspaper article that talked about elderly citizens losing their postal service due to aggressive dogs in their neighborhoods. **Mr. Stevens** said that he thinks that the city should do more to educate dog owners. **Councilmember Clendenin** replied that he had spoken to Senator Moran's office about the issue and their staff is looking into it.

George Theoharris spoke on city ordinance regarding stray cats. **Mr. Theoharris** disagrees with the wording of the ordinance that reads "A cat that has no collar is said to be abandoned". He would like dog catchers to put tranquilizers in ground meat instead of using darts. **Mr. Theoharris** also said that he was in support of line of sight triangles.

Mike Hundley spoke about Friends of OJ Watson Park. They currently are made up of 12 citizens and six staff members. They are looking for volunteers to help the City save money by using volunteers instead of paid staff for some activities at OJ Watson Park. They are committed to getting OJ Watson Park to 100% cost recovery.

Hoyt Hillman, Bill Morton, and Sydney Renard spoke about the Park Board's discussion to accept bids for a corner portion of Clapp Golf Course to pay for improvements to the course. **Mr. Morton** said that he does not think people are considering the consequences of making changes to Clapp Golf Course. He said that Clapp is not actually in crisis. He said that he was concerned about the influences that a QuikTrip would bring into the area. **Ms. Renard** reported that she had looked at the financials for Clapp Golf Course and that it was not operating at a loss. She said that she feels like the loss in playership is not less than the other City courses. She said that the financials showed that revenue was up for 2014 and that she feels like they want to sell part of Clapp Golf Course to funnel money to the courses on the west side of town.

DAB? Exactly what kind of response will it take for them to leave Clapp alone? **A:** Need to get a majority vote.

A **DAB** member suggested that if a QuikTrip is put in, it will eventually go out of fashion and close and then it's dead space.

DAB: Does not think the City or park board has any business selling any public property to a commercial interest. Feels that there are properties that are over there that might meet the same commercial prospects, that would take away detrimental properties.

Public? What is the debt that's referred to and who is liable? **Councilmember Clendenin:** The debt was incurred by Auburn Hills. Tax payers do not subsidize the golf course, the enterprise fund is self-sustaining. All debt incurred is liable to the Enterprise fund.

Public? Would the park board have to come before the council to rezone if the property is sold? **A:** That is correct.

Public? How much of clap is in a flood plain? **A:** About 40%.

Motion: At this point the advisory board wants to take a position on this issue. Motion passed 5-0.

Motion: That the DAB take the position that property that is now part of Clapp golf course should not be sold. Motion passed 5-0.

NEW BUSINESS

Scheduled Items

CUP2014-00019

Dale Miller, Planning, presented on the proposed amendment to the Funston Addition Community Unit Plan (CUP) DP-315 to change the number of parcels, redistribute development standards and define permitted uses. The applicant is seeking to amend the 8.23-acre GC General Commercial (GC) zoned Funston Addition Community Unit Plan (CUP) DP-315 located at southwest corner of East 47th Street South and South Hydraulic Avenue. The request has been filed to facilitate the relocation of a convenience store from the southeast corner of South Hydraulic Avenue and East 47th Street South to the southwest corner of the same intersection. The site is currently vacant except for an unused off-site sign. The proposed amendments would reduce the number of CUP parcels from five to four, establish a Reserve A, redistribute development standards within the remaining four parcels and the reserve and define permitted uses as being those permitted by right in the GC district except for: correctional placement residences, nightclub in the city and cemetery.

DAB? What's the approximate size of the signs? **Applicant:** Same size as the current new stores.

DAB: She lives at 48th and hydraulic, and says that's QT has been a very good neighbors. They keep the stores clean, well stocked, and pay their people a living wage. Feels that it will be an asset.

Only concern what they will do with the old property. **Applicant Truit Pretty**” Intentions are for the existing store once the new location is built is take everything away that makes it a QT. Make changes to the store to make it viable to potential buyers. They were able to buy the land back of the old QT in exchange for selling the land of the new QT so that they can turn it into a property that’s viable to sell.

DAB? What else to do with the acreage? **A:** Replat the lot for the owner Jay Maxwell to be able to sell other lots. QT will only own the piece that the store is on.

Public? Will all the lots be the same size? **A:** No.

Motion: To approve the amendment to CUP DP-315 subject to the development standards described in the General Provisions and graphics depicted on the face of the proposed CUP and the two listed conditions.

Action: Motion passed 4-1.

ZON2014-10: Request for TF-3 Two-Family Residential zoning

Item was removed from the agenda.

Pedestrian Plan

Bill Longnecker, Planning, reported that since 2000 there have been 37 deaths and 1045 injuries of pedestrians in Wichita. A survey found that people felt that ease of walking was well below other cities of similar size. The City has worked with focus groups and a steering committee with design workshops. One of the barriers that was identified was gaps or missing sidewalk. Overall sidewalk condition was good where we have them. The 10 year plan submitted here address policies, infrastructure, and programs. The goal identified by the community were a safe and welcoming pedestrian network, promote citywide culture of walking, and move away from the lateral stripes in crosswalks to horizontal stripes. The purpose of the plan is to provide consultation on how to proceed with new projects with a focus on pedestrian safety. The plan is funded by local and federal dollars and an endorsement does not indicate an allocation of funds. Individual projects will have to go before council for funding.

DAB? Are you comfortable with the plan? **Councilmember Clendenin:** He is, since there is no money allocated. It just standardizes the pedestrian ways.

Public: Supports the plan. Has grandchildren that she would like for them to be able to walk down and get a popsicle. Supports the city supporting walking due to health benefits.

Public: Concerned that this plan does not addressed the planning commission’s waiving of sidewalks in subdivisions.

DAB? Is there a part in the plan for park benches in walking areas for the elderly to stop and rest when they’re walking? **A:** No, suggests talking to parks about developing a standard for park benches in high traveled areas.

Motion: That the District Advisory Board recommend that the City Council endorse the Plan. Motion passed 5-0.

2014 WAMPO Bike and Pedestrian Count

Zach Edwardson, Planning, presented on the 2014 the Wichita Area Metropolitan Planning Organization (WAMPO) Bike and Pedestrian Count. Each year WAMPO carries out a bicycle and pedestrian count across the metro region. This is to help determine which bicycle and pedestrian

facilities are actively used by the citizens of the region. WAMPO carries this out through the use of trained volunteers. WAMPO is seeking out volunteers to help with this process.

DAB? Are the locations planned? **A:** Yes, already planned.

Action: Receive and file

BOARD AGENDA

Councilmember Clendenin urged people to be involved in the sales tax debate.

Meeting was adjourned.

The next meeting for District Advisory Board III will be held at 6:30 p.m., August 6, 2014, at Wichita WATER Center, 101 E Pawnee.

Respectfully submitted,
Case Bell, Community Liaison – District III

Guests

N. Worthington
Hoyt Hillman
Zach Edwards
Tom and Betty Strickland
Delinda Miller Stevens
Cindy Renard
Bill Morton
Truitt Priddy
John Stevens
Mike Hundley
George Theoharris
Janet Wiele
Candia Smith
Steve Crum
Lonnie Wright
Michael Loop
Sydney Rhodes
Bruce Gass
Janet Byrnes