

Wichita-Sedgwick County Comprehensive Plan Steering Committee Meeting

MAPC Large Conference Room, 10th Floor, City Hall

3:45-5:30 p.m., November 6, 2013

Discussion Highlights & Points of Agreement:

Attendance - Plan Steering Committee:

David Foster, Susan Estes, Bryan Frye, Joe Johnson, Ken Lee, John McKay, Mitch Mitchell, Richard Ranzau, James Roseboro, George Sherman, Debra Miller Stevens

Attendance - Project Staff:

Stephen Banks, Dave Barber, Scott Knebel, Jess McNeely, John Schlegel

1. Welcome -

The meeting was called to order by Susan Estes in the absence of Peggy Elliott who was ill.

2. Committee Workshop Session: Continued Discussion on Different Wichita Growth Scenarios -

Dave Barber briefly reviewed four different Wichita growth scenarios that have emerged based upon prior Committee meeting discussions and agreement. Staff will be refining these further for Committee review and discussion. Stephen Banks presented statistics on dwelling unit construction in the central statistical development area from 2000 to 2009 and from 2010 to 2012.

Wess Galyon, CEO of the Wichita Area Builders Association briefed the Committee on the major impact that rural water districts in Sedgwick County will have on future Wichita urban growth patterns over the next 22 years. All future Wichita growth scenarios will be impacted by rural water district compensatory issues associated with any new urban growth and development within the various rural water district areas surrounding Wichita. Rural water districts were established under Federal legislation decades ago in order to provide and deliver potable water to rural areas of the nation. Their water lines are small and cannot handle flows associated with urban residential density fire service or industrial/commercial water demands. These districts are not obligated to give up service area as urbanized development and city annexation encroach into their district boundaries.

In the Wichita area, local rural water districts have recently demanded extremely expensive (hundreds of thousands of dollars) negotiated, compensatory agreements with urban-scale land developers on a case-by-case basis in exchange for the loss of rural water district service area. Unless existing federal legislation is amended or reasonable compensatory agreements are negotiated with the rural water districts on an area-wide basis for/by the development industry, most future urban density residential and employment growth within the rural water districts surrounding Wichita will be cost-prohibitive from a land developer's perspective.

Committee members agreed that all Wichita growth scenarios need to have rural water district areas superimposed upon future population and employment areas where applicable.

The Committee continued its discussion of possible elements of different Wichita growth and community investment scenarios. The Committee agreed upon the following modifications to *Scenario #4* (Continued residential and employment growth at the suburban fringes of Wichita and in the downtown, but also increased levels of redevelopment and infill development throughout the established central city area):

- Simplify terms – use redevelopment rather than greyfield
- Conceptually show on the scenario map, the central city area with a shaded tone
- Conceptually show on the scenario map, the potential infill areas (suburban and central city area) along with redevelopment areas in/near downtown ... keep the # of d.u.'s on the map until the map is ready for public display, and then remove them

Additional staff follow-up items:

- Staff will audio record all future Committee meetings and post the recordings on the Planning Department website to allow Committee members who miss meetings to keep current on Committee discussions.
- Staff will provide Committee members with a copy of the dwelling unit statistics presented by Stephen Banks for the central statistical development area.
- Dave Barber will work with Ken Lee, Gary Schmitt, George Sherman and Wess Galyon to identify and contact local developers who would be willing to meet with them to provide their experience and insight on infill housing redevelopment opportunities/issues over the next 20 years in Wichita's established central city area.

3. Committee Open Discussion -

None

4. Set Next Steering Committee Meeting -

November 20, 2013, 3:45-5:30 p.m. in the MAPC Large Conference Room, 10th Floor, City Hall

5. Comments from Public Attendees -

The City of Wichita may be selling water to some of the surrounding rural water districts, possibly enabling their ability to demand higher compensation from new urban development proposals.

6. Adjourned - 5:30 p.m.