

District III Advisory Board Minutes
August 1, 2007
www.wichita.gov

The District III Advisory Board meeting was held at 7 p.m. at the Wichita Water Center at 101 E Pawnee. Eight District Advisory Board members were in attendance; five City staff and 16 members of the public were present.

Members Present

Teresa Cook
Judy Dillard
Charlotte Foster
Jim Gulick
John Kemp
Georgia Lambke
Bill Ward
Council Member Jim Skelton

DeWayne Kitchen

Staff Present

Officer Dan Oblinger, Patrol East
Janet Johnson, City Manager's Office
Kay Johnson, Environmental Services
Bill Hoffman, Environmental Services
Scott Knebel, Planning Department

Members Absent

Joann Hartig
Paula Hearn

Guests

Listed on the last page

ORDER OF BUSINESS

At 7:02 p.m. **Council Member Skelton** called the meeting to order. The meeting minutes from July 18, 2007, were approved as submitted.

PUBLIC AGENDA

Scheduled items

No scheduled items

Non-Scheduled items

No items

STAFF REPORTS

Community Police Report

Officer Dan Oblinger, Patrol East Beat 36, reported there have been several robberies on his beat, but they have primarily been on the District 2 side. He said Officers have been busy with Safe Communities 3, which involves the police reaction to violent crime trends. He reminded everyone that with school starting, parking issues and other related issues would surface again. He also reported that the Planeview Activity Camp for Kids had another successful summer. Officer Oblinger said it has been a very difficult summer for the Police Department between the violent crime and two officers getting shot, and he expressed appreciation for the community support.

John Kemp expressed appreciation for the police officers and for the PACK program.

Action: Receive and file.

NEW BUSINESS

Harcros/Tristate Site Source Control Remediation Project

Kay Johnson and Bill Hoffman, Environmental Services, and Brian Meier, Burns and McDonald, presented information on Harcros Chemicals Inc. and Tri-State Laundry and Dry Cleaners Supply Inc. located at 727 E Osie and 724 E Osie respectively, which are two identified source areas within the Gilbert and Mosley remediation project area. Through source investigation (sampling and analysis) by the City under the guidance of the Kansas Department of Health and Environment (KDHE), it was determined that elevated concentrations of solvents were present in the soils surrounding these two sites. In 2006, Council approved a technical services contract with Burns and McDonnell (B&M) for technical services to design, build, and operate the remediation system required for source control at the Harcros/TriState site. To date, B&M have completed the pilot testing and remedial design work for an air sparge/soil vapor extraction (AS/SVE) system.

The next step in the project is to begin site work for the AS/SVE system that includes the installation of wells, air pumps, blowers, and a piping network. Site activities will include well drilling and trenching equipment for the purpose of installing the wells and piping. This activity is planned to start the week of August 13th. The pumps and blowers are powered by electricity and they will be housed in a small fully enclosed utility trailer. Construction activities are estimated to last two months followed by startup and operation of the AS/SVE system. The estimated time the AS/SVE system will be operated is approximately two years.

The vapors extracted from the contaminated soils will be filtered so that no health risks will be created by the discharge of air from the AS/SVE system. The air that is discharged will also be monitored as required by KDHE.

Johnson reported there are six hot spots that her Department will be addressing that will speed up the overall Gilbert and Mosley cleanup.

Charlotte Foster wanted to know what kind of vapors are in the soil. **Johnson** said they are common solvents and dry cleaning chemicals – TZE and PCE.

Jim Gulick inquired about the Water Walk area. **Johnson** said that area is also a part of the Gilbert and Mosley project and that her Department is working closely with the Water Walk developers. She said they have already removed a lot of old tanks that were discovered in that area.

On other subject, **Judy Dillard** asked if Animal Control had their computer software programs yet. **Johnson** said they had just met today with the City's IT Department and Environmental Services is going to go wireless very soon. She said the software has been purchased and once they go wireless, it will be implemented.

Recommended Action: Receive and file.

DR2007-05: Proposed Amendments to the Unified Zoning Code Pertaining to Wireless Communication Facilities

Scott Knebel, Planning Department, presented proposed amendments to the Unified Zoning Code pertaining to wireless communication facilities. The six proposed amendments are:

The eligibility of properties for administrative approval of towers. In order to be administratively approved, a tower would have to be located on a designated property. The properties proposed to be designated as eligible for administrative approval of towers are shown on the attached map entitled “Properties Eligible for an Administrative Permit for a Wireless Communication Facility.”

Adjustments to the height and setback criteria for administratively-approved towers are proposed. Taller towers could be approved administratively in NO, Neighborhood Office; GO, General Office; NR, Neighborhood Retail; and LC, Limited Commercial zoning districts. Administratively-approved towers would be required to comply with a setback requirement from low-density residential properties equal to one foot of setback per foot of tower height. The proposed amendments to the Unified Zoning Code are shown in an attached document entitled “Proposed Amendments to Wireless Communication Facility Regulations.”

Presently, the Unified Zoning Code permits the construction of a new tower if it is less expensive than co-locating on an existing tower. The proposed amendments eliminate this “economic feasibility” test, meaning that a new tower need not be approved simply because it is less expensive than locating on an existing tower.

The proposed amendments include technical clarifications regarding the applicability of the regulations to all wireless communication facilities regardless of a property’s zoning.

The proposed amendments include updates to the aircraft warning light regulations to comply with changes in Federal regulations.

The proposed amendments include technical clarifications regarding the parties responsible for removal of unused towers.

Charlotte Foster wanted to know if these amendments would stop things like the flagpole at Eastborough. **Knebel** said no.

Georgia Lambke asked if the Planning Department had any idea how many towers Wichita can expect to have. **Knebel** said no, but that many of the wireless communication towers are small devices and when mounted aren’t real visible.

Council Member Skelton asked what the industry response has been to the amendments. **Knebel** said their only real concern was that they wanted administrative ability to reduce setbacks.

Ward (Gulick) moved to approve the amendments as recommended by staff.

The motion passed 7:0.

Action: Approved the amendments to move forward to MAPC and City Council.

DR2005-21: Proposed Amendments to the Unified Zoning Code Pertaining to McConnell Air Force Base Airport Overlay Districts and Anti-Terrorism/Force Protection Overlay District

Scott Knebel, Planning Department, reported that in November 2006, the Wichita City Council directed staff of the Wichita-Sedgwick County Metropolitan Area Planning Department to proceed with a number of zoning code text and zoning map amendments in order to implement the recommendations of the Implementation Coordination Committee for the *McConnell Air Force Base Joint Land Use Study, May 2005* (JLUS). One of the initiated zoning code text amendments is to amend the AOD, Airport Overlay Districts to be more consistent with Federal Land Use Compatibility Guidelines (LUCG), which list compatibility of uses with McConnell Air Force Base (AFB) based on proximity to flight paths and noise contours.

Additionally, on June 5, 2007, when the City Council approved the zoning of properties near the AFB to the AT/FP-O, Anti-Terrorism/Force Protection Overlay District, the issue of a negative connotation being generated by the name of the overlay district was discussed. As a result, the City Council initiated a zoning code text amendment to change the name of the overlay district to the AFBP-O, Air Force Base Protection Overlay District.

The proposed amendments to the AOD do not entirely prohibit all the uses discouraged by the LUCG. Rather, many uses would be limited in their intensity through a limitation on floor area ratio. The proposed amendments would prohibit parking, aviation-related facilities, storage uses, cemeteries and certain agricultural uses in AOD I; residential uses in AOD II; and funeral homes and government services in AOD II and III. The density of residential uses would be further restricted in AOD III, and the intensity of auditoriums, stadiums, recreation, and community assembly uses would be limited in AOD II and III. The amendments further clarify that existing uses can continue, be rebuilt, and changed to other permitted uses. The proposed amendments to the AOD are shown in detail in an attached document. An attached map shows the boundaries of the AOD.

Jim Gulick asked if the amendments would have a negative impact on the development occurring in the 63rd and 71st Street South areas, or if it would allow for expansion. **Knebel** said it would not have an impact on development and retailers like Lowe's.

Ward (Gulick) moved to approve the amendments as recommended by staff.

The motion passed 7:0.

Action: Approved the amendments to move forward to MAPC and City Council.

BOARD AGENDA

Updates, Issues and Reports

Charlotte Foster said she has tickets for sale for WIN Neighborhood University for \$15 each.

Judy Dillard reported that the South Wichita/Haysville Steering committee received an update on the Home Depot project and that citizens should start seeing activity there in the near future. She also reported that KDOT has approved the funding for the design of the 47th Street Interchange project.

John Kemp reported that their cleanup is slated for Oct. 13.

Bill Ward reported that Meadowlark is still working on the future of the Dry Creek parcels.

Jim Gulick said Grandview Heights would be having a National Night Out event on August 7.

Georgia Lambke reported that South City residents are very happy with the way that Pawnee Street has been shaping up.

Teresa Cook reported that South Central would have a big National Night Out celebration at Lincoln Park. She also reported that she attended a Kansas Citizens Corps Conference in Salina on July 21 that was very informative.

Council Member Skelton reminded Board members that if they weren't sworn in at the last meeting, they need to go to the City Clerk's Office on the 13th floor of City Hall to get sworn in.

He also reported that the new fire station would be built by the end of 2008 and would most likely be located in the vicinity of Wassall and Hydraulic.

Skelton said that he has some tough decisions to make in the coming months, one that involves an increase in water rates, which could potentially double in cost for consumers.

Charlotte Foster said if citizens are interested in learning more about why the increase is needed, they should watch Channel 7 at 6 p.m. Friday.

Jon Pryor, 1633 S. Santa Fe, said he works for the Water Department and that this summer after the rain stopped and people started watering, on one evening they had 20 leaks, six of which needed to be repaired immediately. He said it's important to update the infrastructure.

Elena Ingle, 3608 Meadow Lane, asked if raising the rates in Wichita would relieve some of the cost for other cities that Wichita provides water to, like Derby.

Skelton said he would continue to discuss the issue with his constituency, but that we have to take measures to preserve our future water supply.

Janet Johnson attended a meeting for **Council Member Skelton** regarding the 71st Street park/canoe launch while he was laid up after his surgery. She reported that representatives from the City of Wichita, Sedgwick County, Derby and Haysville met to discuss a joint project in the development of this park. The representatives are to go back to their communities and see if there is political will to move forward on this and will then meet again.

Skelton reported that Joyland is now back in the hands of the Nelsons and that he is working with other Council members to address the issue of trash, specifically bulky waste.

Betty Strickland, 1302 Galena, asked about a left turn lane at Fortuna and Hydraulic. **CM Skelton** said he would follow up on that.

Skelton said the next DAB meeting will be on Sept. 5 and information on the Library Master Plan and prisoner re-integration would be presented at the meeting.

Bill Barnes, 2707 S. Hillside, announced that the Fire Fighters Museum would be open the evening of August 7 as a part of National Night Out and would offer free admission.

Action: Receive and file.

Adjournment

Ward (Kemp) made a motion to adjourn the meeting at 8:50 p.m. Motion passed 7:0.

The next regularly scheduled meeting for District Advisory Board III will be held at 7 p.m., September 5, 2007, at the Water Center at 101 E. Pawnee.

Respectfully submitted,

Janet Johnson,
Neighborhood Assistant – District III

Guests

Elena Ingle	3608 Meadow Lane
Bill Barnes	2707 S. Hillside
Goldie Barnes	2707 S. Hillside
Kathy Manny	1116 Alturas
Larry Manny	1116 Alturas
Betty Strickland	1302 S. Galena
Annette Schoenthale	1314 Galena
Lynette Novotny	1209 Jump
Deloris Pryor	1633 S. Santa Fe
Jon Pryor	1633 S. Santa Fe
Mar Crane	1635 S. Santa Fe
R.C. Church	1704 S. Santa Fe
Claudia Lee	2826 Greenwood
Donna Thorton	2714 Southfork
Brian Meier	14226 Remington Ct
John Preratt	2635 S. Hydraulic