



CITY OF HAYSVILLE, KANSAS

200 W. GRAND AVENUE - P.O. BOX 404 - HAYSVILLE, KS 67060
(316) 529-5900 - FAX (316) 529-5925 - WWW.HAYSVILLE-KS.COM

To Whom It May Concern:

As administrators of the City of Haysville, Mayor Bruce Armstrong, Chief Administrative Officer Will Black, and Planning Coordinator Zach McHatton recognize the importance of the Planning Commission and Board of Zoning Appeals. The members of these groups, who work on a volunteer basis, are essential to positive community development. These members bring years of experience in traffic and civil engineering, planning, and utility expertise, as well as knowledge about the community and culture affected by development in and around the cities they serve. Their recommendations are paramount in providing our Governing Body with the information necessary to make informed decisions in regard to development both within the city and throughout our area of influence.


To remove individual cities' rights to contribute guidance regarding development of their respective areas of influence would effectively hamper those cities' future expansion and upward mobility, which is why the City of Haysville urges MAPC to reject the request to eliminate zoning area of influence jurisdiction. Rejecting this request will allow cities, and the citizens contained therein, to maintain control of their own destinies.

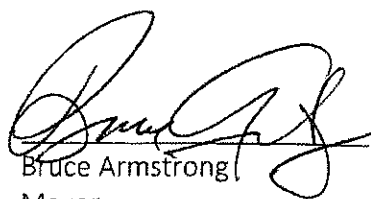
It seems that the main reason the BoCC is considering this action is for the convenience of developers, who may, under current protocol, be required to attend Planning Commission meetings in both the city and county. To put it bluntly, this seems a small price to pay for the opportunity to develop within a city's area of influence.


It has also been said that the ZAOs create too much restriction of citizens in unincorporated areas. Whether or not this is the case, less than 35,000 citizens of Sedgwick County reside in unincorporated areas, which is less than 10% of the county's population. It would seem that, with this proposed elimination of ZAOs, the BoCC is attempting to cater to the needs of the few.

If the BoCC feels the current procedure is ineffective, we would encourage the idea of compromise. Consider bringing ZAOs in line with the City of Wichita's 2035 projected growth areas, and reduce the voting requirement to overturn by the BoCC to a super majority. This way, cities of all sizes would still maintain a protected perimeter, while those without much future growth potential would not maintain an area larger than what is likely to be utilized.

Again, the City of Haysville urges the MAPC to reject the request to eliminate zoning area of influence jurisdiction. Thank you in advance for your consideration in this matter.


Will Black
Chief Administrative Officer


Bruce Armstrong
Mayor


Zach McHatton
Planning Coordinator

To: Metropolitan Planning Commission
Sedgwick County Board of County Commissioners

From: The City of Clearwater Governing Body
The City of Clearwater Planning Commission
Justin S. Givens, City Administrator

Date: July 14, 2015

Re: Elimination of Zoning Areas of Influence

On June 12, 2015, the Sedgwick County Board of County Commissioners directed County staff to process an amendment to the Wichita-Sedgwick County Unified Zoning Code that would eliminate Zoning Areas of Influence (ZAOI) review authority. Ironically, this action was taken almost three years to the day that the Metropolitan Planning Commission faced an audience full of representatives from those cities that are protected by the Zoning Areas of Influence.

Since that day in 2012 and since its inception in 1985 and until today, the ZAOI's have worked and will continue to work in protecting growth patterns for cities that are not represented by the Wichita – Sedgwick County Unified Zoning Code. These areas have been established to help protect not hinder development in the present and future. If, as Commissioner Ranzau stated, that he wants to streamline the development process, perhaps it is the County that should forgo its zoning in the Zoning Areas of Influence and allow the cities to have complete extra territorial zoning as allowed by Kansas law. And if, as Commissioner Peterjohn has stated, that he has heard that residents wonder how a nearby city could tell property owners what they can and cannot do on their properties, perhaps it would be better for those property owners to work closely with the members of their own community as opposed to those members of the MAPC.

The Clearwater Planning Commission is made up of seven individuals from the community, five from inside the city limits and two that reside with the Zoning Area of Influence. The closest member of the MAPC lives approximately 5 miles from Clearwater and outside of our current ZAOI. Of the 14 members of the Metropolitan Planning Commission only three live in the unincorporated areas of Sedgwick County, and the representative from Clearwater's district lives inside the Haysville city limits.

The Zoning Areas of Influence were created to safeguard communities and the county from development that would hinder the growth patterns of the cities it was initially intended to protect. We the undersigned would concur with Commissioner Howell, who stated, that he would like this action to serve as a dialogue between the communities and the county. It is however unfortunate that the Board of County Commissioners chose to initiate a formal action that created an adversarial situation between the BoCC and the cities this action threatens.

Reviewing boundaries and growth patterns on a regular basis is smart government. To eliminate these Zoning Areas of Influence and the Review Authority they provide would only serve to centralize power and create long term issues affecting the cities and county alike.

We the undersigned would encourage the Metropolitan Planning Commission to table any action on this item until a full and deliberate discussion between the county and those cities affected by this action can be completed and an agreeable arrangement between the parties can be achieved.

Respectfully Submitted,

The Clearwater Governing Body,

Hon. Burt Ussery, Mayor
Laura Papish, Council President
Chris Griffin, Council Member
Paul Clark, Council Member
Austin Wood, Council Member
Ron Marsh, Council Member

The Clearwater Planning Commission,

Mike Cass, Vice Chairman
Mike Marchart, Commissioner
Ron Witt, Commissioner
Jennifer Clark, Commissioner
In Absentia:
Dick Croft, Commissioner
George Rudy, Commissioner
Crystal Luckner, Commissioner



THE CITY of MOUNT HOPE

RECEIVED
SEP 01 2015
BY: _____

316-661-2211
fax: 316-661-2212
112 West Main
Mount Hope, Kansas 67108

Date: August 12, 2015

Wichita-Sedgwick County MAPD

The City of Mount Hope is strongly opposed to the action by the Sedgwick County Commission to eliminate the zoning area of influence jurisdiction that the cities of Sedgwick County now have. We also oppose reduction in the area of influence to the "Area of growth" shown on MAPD maps.

The residents of the cities in the county know their areas of the county and what should and should not be allowed as it relates to zoning and development. The cities have planning and zoning commissions to handle these issues.

Some of the cities, including the City of Mount Hope, have their own fire department and the possibility of an industry or large development could require an increase in our capability to protect our residents. These departments are **not** first responders as stated at the last MAPC meeting, but are in actually responsible for their fire district.

George Dick
Mount Hope City Clerk/Zoning Administrator

Dwayne McCaskill, Council member

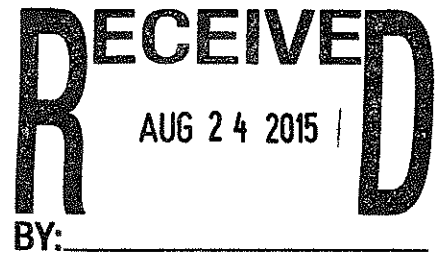
Amanda Buoy, Council member

Terry Somers, Mayor

Rex Reynolds, Council member

Don McCaskill, Council member

Jessica Klingenberg, Council member



August 18, 2015

Wichita – Sedgwick County MAPC
455 N Main, 10th Floor
Wichita, KS 67202

RE: Case # DER2015-00005 – Zoning Area if Influence

Dear Planning Commission:

We sincerely appreciate your deferral of Case # DER2015-00005 which eliminates the zoning area of influence (ZAOI) to your September 17th meeting and requesting Bel Aire to give written response. The Bel Aire City Council reviewed the proposed change at our workshop on August 11th, and subsequently voted unanimously on August 18th that I, as Mayor, send this letter opposing any change in the zoning area of influence.

The current zoning area of influence was adopted by the Sedgwick County Commission in 1985 as part of county-wide zoning. This three mile area was given to cities to ensure growth would not be detrimental to a city and that should the parcel be annexed, it would then become an issue of the cities to deal with. The Governing Body believes this is a vital piece of county-wide zoning which protects the residents of a city from uses that could reduce property values, create a nuisance or become unsightly thereby inhibiting the growth and economic development of cities. We believe the current system has worked very well for thirty years and should continue.

Bel Aire utilizes its own Planning Commission consisting of seven appointed members. Two of those members must live outside the city limits but within the three mile ZAOI. This ensures property owners who are not Bel Aire residents, but live close by, have input in zoning matters not just of Bel Aire but also within that three mile area. Bel Aire works closely with our county neighbors by including them in our zoning issues making the current system effective and it should continue as it is.

Thank you for your willingness to serve on the Wichita-Sedgwick County MAPC. We understand the commitment it takes from residents and have council members who've served in such capacities. Feel free to contact myself or our City Manager, Ty Lasher, if we can be of further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "David Austin".

David Austin
Mayor



July 8, 2015

Sedgwick County/City of Wichita
Metropolitan Area Planning Commission
455 N. Main St., 10th Floor
Wichita, KS 67202
ATTN: Matt Goulsby, Chairman

RE: Case No. DER 2015-00005 - Proposed Amendment to Unified Zoning Code
to Eliminate Zoning Area of Influence Authority

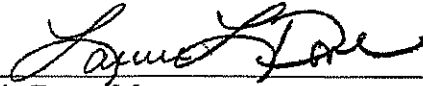
Dear Chairman Goulsby:

The Valley Center, Kansas City Council discussed on July 7, 2015, the proposed change to the zoning ordinance of the Uniform Code proposed by the Sedgwick County Commission eliminating the Zoning Area of Influence Authority currently provided for in the Code since 1985. It is the belief of a majority of the Council, determined by a vote, that the Code should not be amended to delete this protection.

The current system of a public hearing before a City's Planning Commission and one before the MAPC insures local, affected citizens are given a chance to be heard on a proposed development. In addition, it promotes enhanced communication between the local Planning Commissions and the MAPC as a means of understanding local customs, development patterns and economies facilitating more informed planning decisions. .

As the County memo also notes, the MAPC sees "little value to be gained by its elimination." The Valley Center, Kansas, Council sees the value to an affected city, as also noted in the County's memo, of "an early notice to a city that development is planned in an area that the City may currently serve or is likely to serve, and may serve to facilitate the planning for and the delivery of services . . . "

Again, the City Council of Valley Center, Kansas, recommends denial of this proposed amendment.

A handwritten signature in black ink, appearing to read "Laurie Dove", written over a horizontal line.

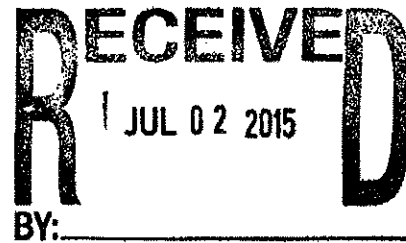
Laurie Dove, Mayor
Valley Center, Kansas

Cc: VC City Council
VC Planning Commission



For a day, a week, a lifetime.

6110 North Hydraulic
Park City, KS 67219-2499
Tel 316-744-2026
Fax 316-744-3865



July 1, 2015

Mr. Matt Goolsby, Chairman
Wichita-Sedgwick County
Planning Commission
455 N. Main, 10th Floor
Wichita, KS 67202

Re: Zoning Area of Influence

Dear Mr. Goolsby:

It has been brought to our attention there has been a movement towards doing away with the *Zoning Area of Influence* for Cities in Sedgwick County. We also understand you will be holding a hearing to discuss this matter later next month.

The City of Park City Governing Body unanimously opposes getting rid of the Zoning Area of Influence for the following reasons:

- It provides a means for cooperation between County and City planners.
- It allows other cities to view areas that another city might view as an area that they feel might be in their natural growth area.
- It protects property owners against poor zoning on either side of a city limit.
- It gives a city an opportunity to let their views to be known adjacent to its city limits, both to MAPC, and the Board of County Commissioners.
- The Board of County Commissioners still have the final say on zoning.

Please share my letter with other Board members.

Yours truly;

PARK CITY, KANSAS

Ray Mann, Mayor

CC: Chairman Bill Johnson of the Advance Plans Committee
John Schlegel, Director of MAPD
Commissioner Richard Ranzau



CITY OF MULVANE

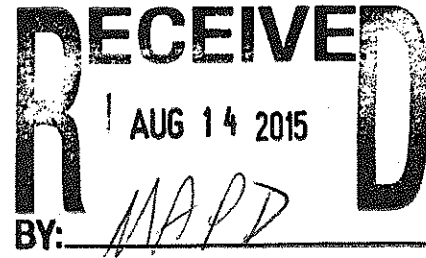
211 NORTH SECOND STREET

MULVANE, KANSAS 67110

(316) 777-1143

(316) 777-4081 (Fax)

8/6/15



Metropolitan Area Planning Commission
Attn. Dale Miller
455 N. Main Wichita, Ks. 67202-1688

RE: Zoning Area of Influence

Thank you for the opportunity to respond to the proposal of changing the regulations concerning the Zoning Area of Influence (ZAOI).

It has been said to plan for the future you should look at the past. Before the County adopted Countywide zoning regulations cities of Sedgwick County could have had Extraterritorial jurisdiction (ETJ). This gave cities complete zoning authority in a specific area outside of their city boundaries. The majority of the 55 counties in Kansas that have adopted County wide Zoning still grant cities within their counties Extraterritorial jurisdiction. In the 1980's when Sedgwick County established County wide zoning they created the ZAOI. This is unique to Sedgwick County and is a less than optimal way for a city to control its growth. The need for cities to have control of the area around them is almost universally recognized thru various studies and numerous court hearings. It would now appear the ability for a city to plan beyond its boundaries in Sedgwick county are going to be reduced or eliminated. Small cities struggle to expand when development happens outside their borders even when they have a say in what happens around them. An action that severely limits or eliminates planning outside of its borders could cause the city to change its growth direction perhaps at times even going around a problem development leaving the development without the ability to gain the advantage of city services.

One of the arguments submitted as a reason for the suggested change can work both ways. Representation for the County is supposed to be county wide when in effect some areas of the county are not represented on the MAPC at all and clearly half of the members on the MAPC are appointed by Wichita. At least with the current ZAOI each City has to have representatives on their planning commission who live in the County, giving a more accurate statement of representation. Even though the number of cases submitted under the ZAOI each year is small, the process has worked to the benefit of the small cities and ultimately to the County in general and worked well. While the City of Mulvane does not want the ZAOI eliminated because it has served everyone well for several years, it is felt that changing the voting requirements for the County Commission to a super majority instead of a unanimous vote would be fair.

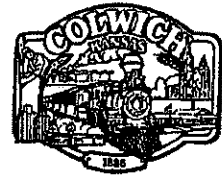
Lastly, if the MAPC and the BOCC want to streamline this process and reduce the counties involvement then they should follow the lead of other counties in the state and grant EJT authority to the small cities that make up the majority their neighbors and associates . Approximately only seven percent of the people residing in Sedgwick County reside in the unincorporated area.

Regards,

A handwritten signature in black ink that reads "Jay Patterson". The signature is stylized with a large, sweeping "J" and "P".

Jay Patterson
Chairman , Mulvane Planning Commission

City of Colwich



City Administrative Center
310 S. Second Street
Colwich, Kansas 67030
(316) 796-1025

September 8, 2015

Wichita Metropolitan Area Planning Commission
435 N. Main
Wichita, KS 67202

Dear Commissioners:

The Colwich Planning Commission met on August 25, 2015 and reviewed the Sedgwick County Commissioners request to remove the Zoning Area of Influence for the communities throughout Sedgwick County. After careful review of the information provided in your packets, the correspondence from MAPC staff, and Colwich city staff's report, the Colwich Planning Commission respectfully requests that the issue of removing the area of zoning influence be dismissed and no changes made to the current practices as the current practices have served the area as a whole quite well.

The Colwich Planning Commission feel cases reviewed in the zoning area of influence provides the opportunity for neighbors to communicate with neighbors on development and growth affecting everyone surrounding the community within the established three mile radius. They also feel it is important that city departments have the opportunity to weigh in on applications that may tap resources of their department in ways the commissioners and neighbors may not be fully aware of.

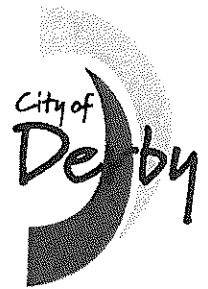
Thank you for the opportunity to express our concerns and wishes. Thank you for serving the entire Sedgwick County area in this important matter.

Sincerely,

THE CITY OF COLWICH, KANSAS

A handwritten signature in cursive script that reads "Greg Tice".

Greg Tice, Chairperson
Colwich Planning Commission



September 8, 2015

Dale Miller
Metropolitan Area Planning Department
via email dmiller@wichita.gov

Dear Dale:

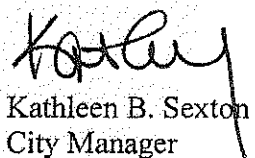
This letter is submitted in response to your memo of July 28 requesting an official written statement of the City of Derby's response to the proposal to eliminate zoning area of influence (ZAOI) jurisdiction. Derby's position remains as stated publicly to the Board of County Commissioners (BOCC) on June 10, the MAPC Advance Plans Committee on July 9, and the MAPC on July 23.

The City of Derby opposes elimination of this long-standing policy of having a city planning commission meeting occur for zoning cases in the county that are just outside our city limits. The City agrees with the Wichita Area Builders Association that informing area residents about development projects is good for the community and for the developer, and the ZAOI policy generally promotes healthy communication.

We understand the concerns raised with use of the ZAOI policy in certain areas of the county and believe some tweaking now might be in order. Changing the ZAOI boundaries to match the future growth areas would be a reasonable change, as would changing from a unanimous BOCC vote to a supermajority (4/5).

Thank you for the opportunity to participate in this discussion.

Very truly yours,


Kathleen B. Sexton
City Manager

City of Derby
City Manager's Office

611 N. Mulberry • Derby, KS 67037-3533 • 316-788-3132
CityManager@derbyweb.com

9-17-15 MAPC

HAND OUT

ITEM# 10



CITY OF GODDARD

www.goddardks.gov

P.O. Box 667 • 118 N Main • Goddard, Kansas 67052 • 316-794-2441 • FAX: 316-794-2401

September 10, 2015

Metropolitan Area Planning Commission
455 N. Main, 10th Floor
Wichita KS 67202

Dear Members of the Metropolitan Area Planning Commission,

The Metropolitan Area Planning Commission and Sedgwick County Board of County Commissioners recently discussed changes to the Wichita-Sedgwick County Unified Zoning Code that would eliminate Zoning Areas of Influence (ZAOI). The Goddard City Council and Goddard Planning Commission wish to convey their sincerest concerns about the lessening or elimination of the ZAOI.

Since adoption in 1985, the ZAOI has been a valuable tool for Cities of the Second and Third Class in Sedgwick County for long and short term planning purposes, economic development and growth. ZAOIs help, not hurt or hinder, in the development process, allowing property owners adjoining the communities to voice their thoughts and opinions directly to the city governing body.

The Goddard Planning Commission consists of seven members from the community. Five members reside within the City, and two members reside in the surrounding unincorporated area included within Godard's Zoning Area of Influence. The membership composition provides valuable professional expertise and guidance to the planning, zoning and development processes of the city. They are invested in the Community because it is their home. No members of the MAPC live within the Goddard Zoning Area of Influence.

The Zoning Areas of Influence exists to ensure that cities and the County are protected from development that may negatively impact or hinder future growth. The Goddard City Council and Goddard Planning Commission firmly believe in the continuation of the ZAOIs and protest their removal or reduction.

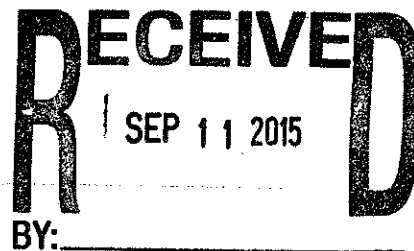
Monitoring the growth patterns of areas surrounding our city is vital to successful, long-term planning in our community and the region. The restriction or elimination of the ZAOI centralizes power and creates the potential for adversarial relationships between the County and cities.

Respectfully Submitted,

A handwritten signature in cursive script, reading 'Marcey Gregory'.

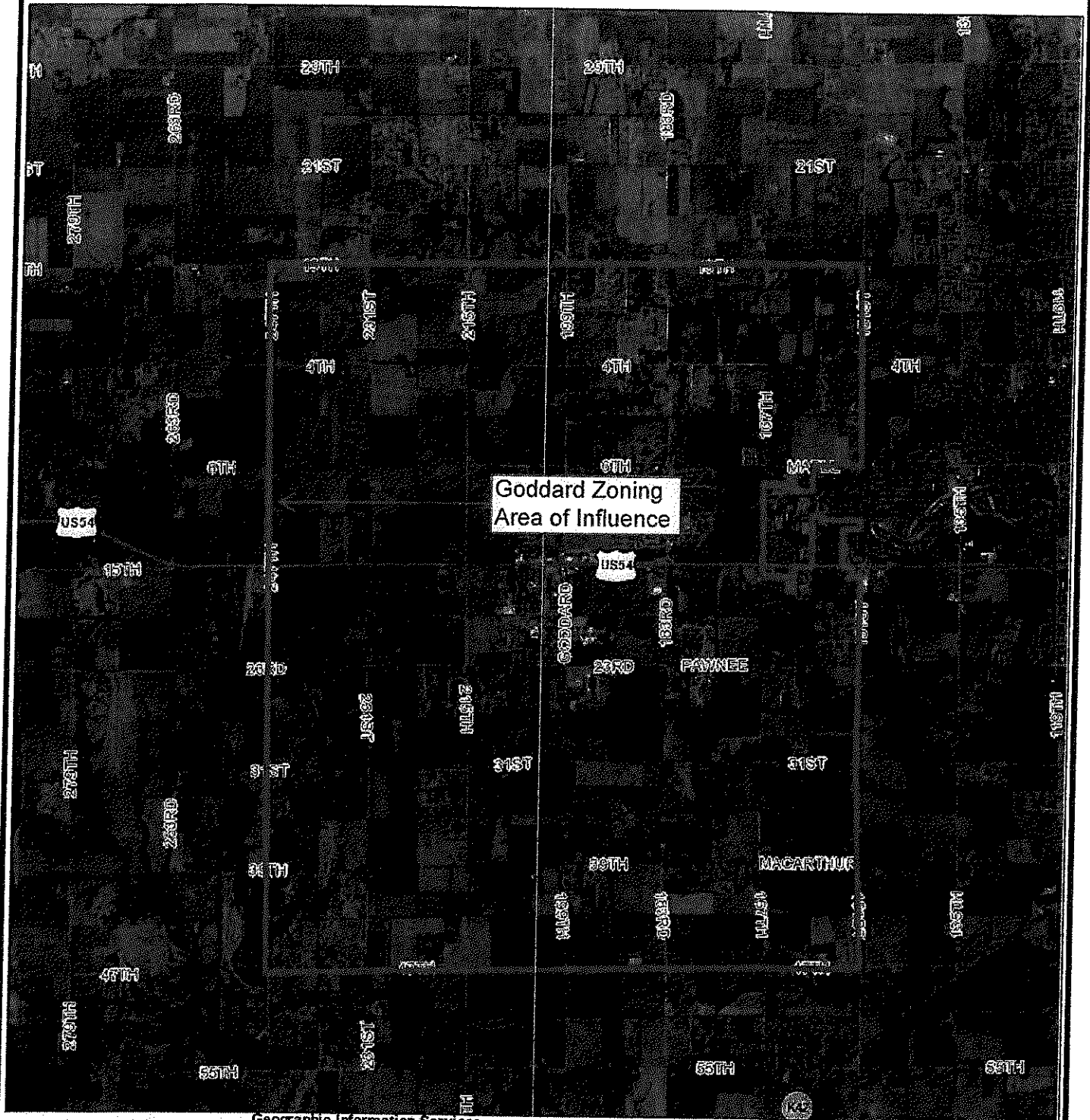
Mayor Marcey Gregory, City of Goddard
On behalf of the Goddard City Council and Goddard Planning Commission

CC: Sedgwick County Board of County Commissioners
John Schlegel, MAPC
Ron Holt, Interim Sedgwick County Manager



Zoning Area of Influence

Goddard, KS



Geographic Information Services
Division of Information & Operations
www.sedgwickcounty.org/gis
525 N. Main, Suite 212, Wichita, KS 67203
Tel: 316.660.9290 Fax: 316.262.1174
Tue Sep 1 08:09:07 GMT-0500 2015

DISCLAIMER: It is understood that, while Sedgwick County Geographic Information Services (SCGIS), City of Wichita GIS, (for purposes of the road centerline file), participating agencies, and information suppliers, have no indication or reason to believe that there are inaccuracies in information provided, SCGIS, its suppliers make no representations or warranties to be implied with respect to the information, data or service furnished herein. In no event shall the Data Providers become liable to users of these data, or any other party, for any loss or damages, consequential or otherwise, including but not limited to time, money, or goodwill, arising from the use, operation or modification of the data. In using these data, users further agree to indemnify, defend, and hold harmless the Data Providers for any and all liability of any nature arising out of or resulting from the lack of accuracy or correctness of the data, or the use of the data. No person shall sell, give or receive for the purpose of selling or offering for sale, any portion of the information provided herein.

City of Cheney

P.O. Box I • 131 N. Main • Cheney, KS 67025-0997 • (316) 542-3622 • Fax (316) 542-0185

September 4, 2015

Wichita-Sedgwick County
Metropolitan Area Planning Department
455 N Main St, 10th Floor
Wichita, Kansas 67202-1688

Dear MAPC Commissioners:

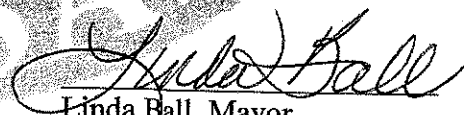
The City of Cheney and the Cheney Planning Commission reject the amendment to the Wichita-Sedgwick County Unified Zoning Code (UZC) that would eliminate the current "zoning area of influence" (ZAOI) review authority.

The (UZC) contains provisions that require certain development applications on properties located within an area surrounding 17 Sedgwick County cities be presented to their Area Planning Commission prior to the application being presented to the (MAPC). Only zoning, conditional use, community unit plan and planned unit development applications fall under ZAOI review requirements.

The current system insures that local citizens are given a chance to be heard on applications that could adversely affect their community. Residents are better informed about the issues and understand local customs, long range plans and development patterns that influence local economy.

The City of Cheney Governing Body unanimously opposes the complete elimination of the Zoning Areas of Influence and offers some alternative action.

- Change the unanimous vote requirements to a Super-Majority (3/4th) vote requirement
- Change the designation of the Zoning Areas of Influence to the same as the City's urban growth areas under the comprehensive plan.
- Limit the application of the Zoning Areas of Influence provisions to specified zoning applications that involve Commercial or Industrial applications.


Linda Ball, Mayor
Cheney, Kansas

Cc: Cheney City Council
Cheney Area Planning Commission