

December 5, 2012 Planning Commission Meeting Minutes

The Eudora Planning Commission met in regular session on Wednesday evening, December 5, 2012 in the Eudora Municipal Building. All members were present: Chairman Kurt von Achen, Vice Chairman Richard Campbell, Glenn Bartlett, Jason Hoover, Grant Martin, Tim Pringle and Johnny Stewart.

Also present were City Administrator John Harrenstein, Economic Development Director Collin Bielser, Codes Administrator Curt Baumann, Consultant Scott Michie of Scott A. Michie Planning Services, Intern Barack Matite, Reporter John Schulz, and Doug Pickert.

Chairman von Achen called the meeting to order at 7:00 pm, the pledge of allegiance was recited and the minutes of the November 7, 2012 meeting were approved with one correction. Grant Martin said that on page 1, Paragraph 5, the question he asked was not about caution lights on County Road 1061 being installed at the Meadowlark Development, but whether a turning lane similar to that at the high school could be placed at Meadowlark to mimic the turning lane at the high school. **Johnny Stewart moved to approve the corrected minutes**, seconded by Richard Campbell and the vote was unanimous in favor, 7-0.

The building inspector's report showed 17 building permits issued with an estimated value of \$73,620 in November and permit fee revenue of \$707. Codes Administrator Baumann said the city is only one or two permits shy of where they were in 2011.

The Chairman recognized Economic Development Director Bielser who requested the addition of a subject to the agenda ahead of New Business: A discussion of the number of parking spaces needed on the preliminary site plan for a new Catholic Church at 8th and Birch Streets.

There was no one present to make any public comment so Chairman von Achen invited Pickert, Chairman of the church building committee, to speak.

Pickert explained that this was not a formal presentation of the preliminary site plan, but that there is a question of whether the number of planned parking spaces meets the city's ordinance, which requires one stall for every three seats in the building. With a planned occupancy of 514 that would call for 171 spaces, and Pickert said the site plan shows only 145 at the present time, though it might be possible to add five more. He said he wanted to resolve the issue before the plans progress any further. Johnny Stewart remarked that the church would probably only have every seat taken at Easter and Christmas. Pickert said the present church filled to capacity holds a few more than 300.

von Achen noted that at the present time during services many cars are parked on Birch Street. Pickert said that is partly because there are two entrances to the present church and some people prefer to enter from Birch Street. Once the church main entrance is on the north the street parking should be diminished, he said.

Richard Campbell asked if the empty lot on the west side of Birch is included in the count? He said a contract has been signed to purchase the vacant property and that could add 20 more parking spots. Pickert said it was not included and von Achen said adding the lot would make the shortage of spaces a moot point.

Stewart asked if there is any provision for parking motorcycles and bicycles, and Glenn Bartlett asked if the city's regulations included both the church sanctuary and the social hall or just the new building?

The chairman said the parish hall is judged an accessory to the sanctuary. He told Pickert the Planning Commission would like to see a new church built.

Chairman von Achen asked City Administrator Harrenstein for his report. Harrenstein told the commission that Bill Edwards has accepted the position of Eudora Police Chief. He said Edwards had been 30 years with the Kansas City, Kansas Police Department, and reached the rank of Major before he retired. He comes to Eudora from Park City, and wanted to relocate to be closer to his family.

von Achen asked Harrenstein about the sand pit hearing before the Douglas County Commission on November 28. Harrenstein said the meeting lasted five hours, but he was pleased that the County Commission decided to defer a decision until they receive an independent study seriously addressing the issue of Eudora's water wells.

The first item under New Business was "Discuss renaming the Eudora Planning Area to the Eudora Urban Growth Area in the city Comprehensive Plan, and setting a public hearing for the required plan text amendment."

The memorandum of explanation stated that staff has found the Lawrence/Douglas County Comprehensive Plan, Horizon 20-20, does not have Eudora's planning area correctly represented and it appears that there is confusion regarding the terms "planning area" and "urban growth area."

Lawrence/Douglas County defines "Urban Growth Area" in six lines of type; briefly an area contiguous to an existing urbanized area which appears reasonable to become urbanized within the bounds of the long-range plan.

Eudora, on the other hand, does not have an established urban growth area according to our comprehensive plan. Eudora uses the term "planning area" defined as all land within the incorporated areas of the city, as well as that within the three-mile radius around the city, and currently exercises limited extra-territorial zoning and subdivisions regulation control over this area, requiring joint city-county review of all development proposals within the three mile limit.

One immediate problem pointed out by Chairman von Achen was the fact that Eudora is hampered in any development in one portion of the three mile area because of a lawsuit with the adjacent rural water district over who has the right to supply water for housing developments on a tract south of Highway 10. The lawsuit is on-going, and Administrator Harrenstein said it may be another year before it is settled. As it is now the rural district supplies water for household uses, but they cannot provide enough for fire protection. The Lawrence Memorial Hospital clinic is south of the highway and they have water provided by both the city and rural district. von Achen said the cost of the double water lines has to be borne by the developer, and that comes at a high cost. I don't think we want half our city on Eudora water and half on rural water, he said. I am not okay with it.

Jason Hoover mentioned the proposed sand pit which touches our three mile radius. Bielser said a UGA would not automatically stop a proposed sand pit but he said he thinks the three mile area is important to keep.

Richard Campbell suggested that the Planning Commission needs up-to-date maps before they attempt a decision. We need more information, more facts, he said.

Consultant Michie said Eudora has a statutory right to define the three-mile radius. He suggested that perhaps the policy should be discussed with the Lawrence/Douglas County staff to clarify matters and become more familiar with how the county plans.

By consensus it was decided to wait for new maps and more information at the January meeting.

The second item under "New Business" was "Consider establishing an Urban Area Boundary for transportation planning purposes and recommending proposed boundary to the Lawrence/Douglas County MPO and KDOT for approval."

The memorandum prepared by Economic Development Analyst Bielser and Consultant Michie explained that due to Eudora reaching a population of over 5,000 between the 2000 and the 2010 census we now need to establish an urban area boundary, per the Federal Highway Administration. An urban area boundary provides increased flexibility to various federally aided highway and transit programs. By federal law the boundary shall encompass the entire urban place as designated by the Bureau of the Census, plus the adjacent area agreed upon by local officials in cooperation with the state.

Because Eudora is a part of the Lawrence/Douglas County Metropolitan area the proposed boundary requires approval by the Lawrence/Douglas County MPO policy board as well as the KDOT. The approval of the proposed boundary by the Eudora Planning Commission is the first step in establishing Eudora's urban boundary.

The commissioners studied the map in their packets and asked Bielser several questions. He said staff had already consulted with the MPO staff and recommends the boundary shown in the map. Bielser said no public hearing was needed on this item so **Richard Campbell moved that the Planning Commission recommend forwarding this proposal on to the Lawrence/Douglas County Metropolitan Planning Organization for their consideration.** Jason Hoover seconded the motion and the vote was all ayes in favor, 7-0.

The final item on the agenda was an item of Old Business: "Discuss adopting the 2012 Eudora Parks and Recreation Master Plan as an Appendix to the City Comprehensive Plan and setting a public hearing for the required text amendment."

Consultant Michie said this is mostly a capital improvement plan. It uses the published AASHTO (American Association of State Highway and Transportation Officials) "Guide for the Development of Bicycle Facilities" for standards in designing and planning "Shared Use Paths."

Michie said the attached "Multimodal Transportation Plan" just adopted by the commission indicates routes for shared paths that are 8 to 12 feet in width, wide enough for both walkers and bicycle riders. These wider shared use paths are more appropriate for Eudora, given that many streets are too narrow to accommodate bike lanes, and given the lack of a complete sidewalk network.

Michie had listed six shared paths and the first one was from 10th Street south across K10 Highway, which he referred to as "the spine of Eudora." He also included the 12th Street corridor, the 10th Street

corridor and he offered two K-10 overpass options for connecting north and south Eudora over the Expressway. One was a cheaper option, to hang a shared use path structure attached to the existing bridge, OR a safer option, to build a stand-alone pedestrian bridge that would avoid conflicts at K-10 on-off ramps.

The fifth suggestion was related sidewalk improvements to the Eudora school district campuses, and finally, Raised-table Crosswalks (for safety and traffic calming) across 10th Street and across Church Street at 12th, 14th, 20th and 24th Streets.

Michie said the Parks and Recreation Master Plan recommendation for "bike routes" is an appropriate addition to the multi-modal mix but they should be designated on collector streets with low travel speeds, like Cedar Street on the west side of town, and not on arterial streets like 10th.

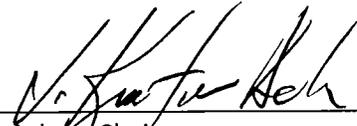
Johnny Stewart asked if the paths will be asphalt or concrete? Michie said concrete is preferable for eventually asphalt will deteriorate.

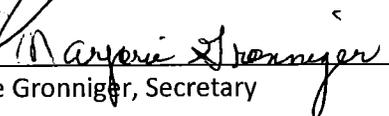
Richard Campbell remarked that the idea of a shared path along 12th Street is nice, but asked if it ever will be done? Harrenstein agreed that there are safety issues on 12th Street that need to be resolved. He said the City Council wants to do 10th Street but not 12th, but we need to plan for the future.

It was agreed the commission would wait with this public hearing until the hearing is set for the Urban Growth Area and have both at the same meeting.

The next Planning Commission meeting is scheduled for January 2, 2013, but because that is the same night the Douglas County Commission set for continuing the sand pit hearing, it was agreed that if the sand pit date is firm, then the Eudora meeting will be the following Wednesday, January 9, and members will be notified. Chairman von Achen reminded the members that it is important for Eudora to be present in Lawrence.

Jason Hoover moved to adjourn, Johnny Stewart seconded the motion and the meeting adjourned at 8:20 pm.

Signed: 
Kurt von Achen, Chairman

Signed: 
Marjorie Gronniger, Secretary