

Eudora Planning Commission Meeting Minutes

July 10, 2019

Grant Martin, Chair	Present
Danielle Young	Present
Johnny Stewart, Vice Chair	Present
Jason Hoover	Present
Tim Pringle	Present
Dr. Ryan Rock	Present
Josh Harger	Absent

Additional Attendees:

Curt Baumann, Codes Administrator
Barack Matite, City Manager
Leslie Herring, Assistant City Manager
Branden Boyd, Public Works Director
Mary Miller, Douglas County Planner
Tonya Voigt, Douglas County Planning and Zoning Coordinator

Quorum for Planning Commission noted and posted.

Meeting called to order at 7:00 PM by Chairman Martin.

The pledge of allegiance was recited.

General Business:

- a. Consider the minutes of the last regularly scheduled meeting. (05 June 19)- **Commissioner Hoover made a motion to approve the June 5, 2019 meeting minutes as distributed, Commissioner Pringle seconded, all ayes, motion carried, 6-0**
- b. Reports:
 - i. Codes Administrator
 - a. Curt Baumann- Codes Administrator Baumann stated that the city has issued 155 permits to date and issued one new housing start, bringing them to seven this year.
 - ii. City Manager
 - a. Barack Matite- City Manager Matite stated that interviews for the Parks and Recreation Director position took place and the City is in final talks with Sally Pennington and a formal press release will follow.

Matite stated that staff is in the final stages of the budget and it will be presented to the Commission on July 29, 2019.

Matite stated that Governor, Laura Kelly will be in Eudora on July 16th for an 11:30am bill signing of SB59 at the library.

Commissioner Stewart asked for the back story on SB59. Matite stated before the City became a city of the second class it was part of the township, but once we became a city of the second class the issue of how do we tax the citizens of Eudora for a township asset. He added to address the issue the township and the City agreed to sign an agreement to address the issue of funding, but not all the other issues of governance.

Public Comment Period: None Heard

Public Hearing: None Heard

New Business: None Heard

Old Business:

- a. **Urban Growth Area Map:** Matite stated that at the June Planning Commission meeting the Commission discussed the potential UGA boundary for the City of Eudora and made several adjustments to the County proposal per Planning Commission direction. The revised boundary was provided to the County and staff from Eudora and Douglas County met to review / refine the proposed UGA boundary. The attached maps reflect the resulting UGA boundary proposed for Eudora to-date.

Additionally, staff discussed the use of a tier system to manage development within the identified UGA boundary. This system would consist of three tiers and are geographically depicted on the maps as well.

The tiers that were presented to the Commission were:

Tier 1 land is prioritized for development at any time.

- Area within Eudora City Limits or islands of unincorporated area surrounded by the City
- Readily serviceable with utilities (water, sewer, storm water) with minor system enhancements
- Serviceable by fire with current infrastructure
- Develop to suburban and urban standards per adopted plans and policies

Tier 2 land shall be annexed when the need to accommodate demand is established.

- Within the UGA, adjacent to or near existing City Limits requiring annexation or annexation agreement and acceptance of future benefit district implementation (as needed)

- Readily serviceable with utilities with minor system enhancements necessary for development
- Readily serviceable by fire with current infrastructure and/or minor adjustments
- Develop to suburban and urban standards per adopted plans and policies

Tier 3 land is not designated to be annexed within this plan's time horizon.

- Develop to rural standards (20-acre parcels or larger) while planning for future urban growth at a point beyond the time horizon of the comprehensive plan
- Major utility system enhancements, expansions, extensions necessary for development (e.g. treatment plant, water tower, major distribution or collection line)
- Requires investment in fire infrastructure and personnel

Matite added the tiers within the Eudora UGA are based on the current infrastructure / utility availability or future provision of infrastructure and utilities in an efficient and cost-effective manner.

Tonya Voigt stated that her office had recently lost a leadership role and that they are in talks with the County Commissioners to try and absorb the position, allowing them to hire two employees to help ease the workload in the office allowing them to process requests more efficiently.

Commissioner Pringle asked if the City was operating currently under a 3-mile radius of review. Mary Miller stated that for anything that requires a Public Hearing within 3 miles of city limits, there is a joint meeting between the City and County Planning Commissions. Commissioner Pringle asked if the reduction of the UGA would eliminate the 3-mile influence. Miller stated, no, the 3-mile radius would stay.

Commissioner Stewart asked if the City went with the proposed UGA why would the City care what was happening outside the UGA.

Matite stated that it was in state statute that if cities want to regulate the unincorporated areas, they must have commissioners from outside the city limits, and the City of Eudora has two. Mary Miller added that it allows the city to have input on projects that could impact the City later even if it is currently outside the UGA.

Chairman Martin asked the Commission if there were any questions about the tiers that were presented on the maps. None were heard.

Chairman Martin asked the Commission if there was any objection to the proposed UGA boundaries. No issues were heard.

Commissioner Stewart asked if in Lawrence, in the rural area, do parcels have to be 20-acres or greater? Mary Miller stated that is outside the UGA area. Miller added in the UGA parcels of 20 acres or less can be split up to only one time unless your land is already broken into parcels. Tonya Voigt added that the County is having a conversation about tier 3 and if

cluster developments will be allowed in tier 3, or only be allowed in the tier 2 area. She added it could affect Eudora depending on how the conversation plays out.

Voigt stated as the County becomes more stringent in the unincorporated area with protecting agricultural land it should help push developments closer to the city where it should be.

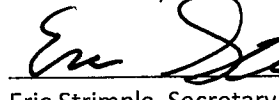
Consensus by the Planning Commissioners was to not make any changes to the proposed maps or tiers that were presented and have the items brought back for a vote at the next meeting.

Commissioner Rock made a motion to adjourn the meeting, Commissioner Young seconded, all ayes, motion carried, 6-0.

Meeting adjourned 7:34 PM.



Grant Martin, Chairman



Eric Strimple, Secretary

Planning Commissioner