

Eudora Planning Commission Meeting Minutes

August 7, 2019

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

Additional Attendees:

Curt Baumann, Codes Administrator
Dave Knopick, City Planner Consultant
Barack Matite, City Manager
Leslie Herring, Assistant City Manager

Quorum for Planning Commission noted and posted.

Meeting called to order at 7:02 PM by Secretary Eric Strimple.

The pledge of allegiance was recited.

General Business:

- a. Consider the minutes of the last regularly scheduled meeting. (10 July 19)- Commissioner Pringle noted the absence of Tonya Voigt's comments about staffing and how long reviews were taking and wanted it noted in the minutes. **Commissioner Rock made a motion to approve the July 10, 2019 meeting minutes with the noted addition**, Commissioner Young seconded, all ayes, motion carried, 4-0
- b. Reports:
 - i. Codes Administrator
 - a. Curt Baumann- Baumann stated that there was one new single-family residential permit pulled in July. He added that Roger Johnson has dropped off plans for the fifth and final phase of the Shadow Ridge neighborhood. Commissioner Rock asked how many homes were planned for the phase. Baumann stated he didn't have an exact count. Commissioner Harger asked if the phase was going to be on the south side of 28th Street. Baumann stated no.

- ii. City Manager
 - a. Barack Matite- City Manager Matite stated that the new Parks and Recreation Director, Sally Pennington, started on Monday, August 5th. He added that staff is excited to have her.

Commissioner Rock asked if there was an update on the Nottingham property. Matite said that the updated information he had available was not ready to be made public, but progress is being made. He added that staff is working on a demolition bid.

Public Comment Period: None Heard

Public Hearing: None Heard

New Business: None Heard

Old Business:

- a. **Urban Growth Area Map:** Dave Knopick, Planning Consultant stated that the item has been presented over the previous two meetings and presented a draft to the Planning Commission including the tier system at the July meeting where Douglas County staff was present to answer questions.

Knopick stated that the item being presented to the Commission is the same map, based on Commissioner comments in July, along with the tier system. Knopick stated the purpose of the meeting was to take action recommending approval of the UGA map / tier system for use in Douglas County planning efforts and the Eudora Comprehensive Plan. Knopick stated if the item receives approval that it will be presented to the City Commission on Monday, August 12th and then will go before the County Commission on August 21st for a work session and then adoption at a later meeting.

Commissioner Pringle stated that the comments by Ms. Voigt last month concerned him because it was perceived that the County was implementing the UGA plan because of being understaffed. He added if it is an understaffing issue at the County level, why is the city doing the UGA changes? Pringle added that he did some research to see if Baldwin City was in the process of updating their UGA map and they were not, so why is only Eudora doing it. Knopick stated that Eudora is ahead of Baldwin City in the process, but Baldwin City and Lawrence will be doing the same process. Knopick added that each city is just in a different stage of the process.

Knopick added that he was not present to hear Ms. Voigt's comments at the July meeting but added that the purpose of this update from a professional planner is not about staffing at any level, but a logical approach to growth for the community from the standpoint of coordinating the city's infrastructure.

Knopick stated that it gives the city more control as to what happens close to the city with a formal document stating the parameters in which items will be approved or disapproved. Commissioner Pringle asked if the new UGA would give the city more authority than the 3-mile radius currently being used, which Mary Miller stated will continue being used. Knopick stated that it will give the city the ability to ensure that the development hits the goals of the city. He added that there will still be joint decision making since it is outside the city limits, but because it would be adopted in a county planning policy along with a city planning policy, the county commission will be looking at the UGA when they look at recommendations for the land use approvals.

Commissioner Pringle asked how this change would affect the Planning and Zoning Coordinator and their ability to approve zoning or review matters as opposed to how it is now. City Manager Matite stated why this conversation is needed and the rationale to have a more defining line closer to the city limits is because the county wants to push developments in the unincorporated areas closer to towns. Matite added that having cluster developments in the county changes the nature of what living in the unincorporated area is supposed to be. He added by doing this it will increase the density closer to towns which is what the county wants to see occur.

Commissioner Pringle asked if there would be any issues with RWD #4 as the town grows. Matite stated that the city would have to work with them to come up with a fair price to purchase the assets from them.

Commissioner Rock asked how the hierarchy would work if someone wanted to develop in the 3-mile radius. Knopick stated that it would still go to the county and then sent to the city for review and suggestions using the policy's guidance created by the UGA. Knopick added that if someone built in the tier 2 area, annexation into the city would be part of that application and would push the application to the city level. Knopick added that this UGA can flex as things change if needed as well and feels that it is a good approach for the city.

Assistant City Manager, Leslie Herring stated one important thing to note is that the UGA is not necessarily a city control item, but added the benefit to the tax payers if a development comes in and a new neighborhood is added in the unincorporated area and then years down the road they want annexed into the city, the city will have to bring services, like roads, to city standards. By having them build closer, or actually in the City through annexation, from the beginning will help alleviate some of that.

Matite added that the UGA will help the city annex some properties into the city because they are surrounded by city limits. Commissioner Pringle asked if the city still worked under the proposition that people are not to be annexed unless they ask to be, or will the city just incorporate them. Matite stated the City Commission's approach is we wouldn't annex them without the property owner wanting to. Knopick stated that cities do not currently annex under the state laws without homeowners requesting it because it is virtually impossible to do so.

Secretary Strimple brought the meeting back to the commission for discussion. Commissioner Pringle stated that overall it is a good idea and it makes sense, but he was disappointed in the comments and lack of comments by county staff at last month's meeting. He added he feels that he may not be told the full story.

Commissioner Young stated that she felt county staffs comments last month were frustration based and not so much that they were pushing for the UGA to be passed.

Commissioner Rock stated he felt that the UGA was pretty cut and dry and thinks it is a good idea.

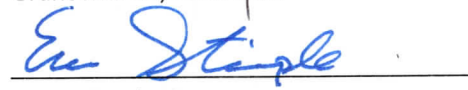
Commissioner Rock made a motion to recommend the Urban Growth Area (UGA) Map and the associated tier system, as presented, be approved by the Eudora City Commission and forwarded to the Douglas County Commission for incorporation into the current update of the Douglas County Comprehensive Plan noting that the UGA map and tier system will also be incorporated into the updated Eudora Comprehensive Plan.

Commissioner Harger seconded, all ayes, motion carried, 4-0.

Commissioner Young made a motion to adjourn the meeting, Commissioner Pringle seconded, all ayes, motion carried, 4-0.

Meeting adjourned 7:41 PM.


Grant Martin, Chairman


Eric Strimple, Secretary