

Dan Warner

From: Robert Brown [conchuirbrown@gmail.com]
Sent: Monday, November 16, 2009 3:33 PM
To: Dan Warner
Subject: Comments on the North East Sector Plan

Mr. Warner,

As a resident of Lawrence living in the East Lawrence Neighborhood concerned with the well-being of this area in the future, certain aspects of the North East Sector Plan Draft Goals and Policies are very disconcerting to me. Particularly, I find the policies aiming for future industrial and commercial development in between I-70 and the airport to be very shortsighted and in direct contradiction with the draft policies on Environmental Resources, especially in regards to the Class 1 and 2 soils. Having lived in the area for around 18 years, I have seen an "if you build it they will come" attitude towards development create situations where only developers, contractors, and land owners benefit from city-subsidized development while Lawrence is left with vast amounts of empty and underused light industrial and commercial space. North Lawrence has been the sight of probably the majority of this type of planning, but its effects can be seen throughout our city, notably in the 31st and Iowa area.

In addition, as movements towards local food production and markets grow, it should be a priority for the city to do what it can to preserve the great farmland found in the Kaw River Valley, especially when this is supported by the people living in the vicinity of this land (as seems to be the case in the situation of North Lawrence). Also, as the future of fossil fuel energy supplies seems less and less secure, it seems to make little sense to destroy farmland that might someday be needed to grow food for our area.

The conversion of large parts of the North Lawrence floodplain to industrial or commercial use, especially for projects such as the sand dredging operation that is being discussed, in eliminating some of the greatest farmland in the state to make way for projects which could be located elsewhere, would be poor, sort-sighted, urban planning at its worst.

Please keep this in mind as the decisions as Planning and Development services helps decide the future of this area,

Conor Brown
(785) 979-6036

Chestnut Charlie's

**P.O. Box 1166, 945 Ohio St., Lawrence, KS 66044
785-841-8505, nuts2sell@aol.com
www.chestnutcharlie.com,**

November 16, 2009

Dan Warner and associated staff
Planning and Development Services
6 East 6th Street
Lawrence, KS 66044

by email to: dwarner@ci.lawrence.ks.us

Re: Northeast Sector Plan, Draft Goals and Policies

Dear Mr. Warner and Planning Staff:

My wife and I support your planning initiative for all lands north of Lawrence within the so-called Urban Growth Area, and specifically for the agricultural lands within the historic floodplain (area flooded in 1951).

Development pressures, long sleeping in the floodplain, are now awakening. With apparent confidence in our levees, our neighbor/farmers, multigenerational family farms of unimpeachable credentials, who till the best soils of the State of Kansas, are becoming businessmen. These farmers are now pressing for development. In addition, there is a high number of retired farm owners and absentee owners who no longer farm themselves who are not adverse to cashing out.

In order to avoid more piecemeal, tawdry, small-scale and short-term development sprawling across the Kaw bottoms, and to avoid long-term burdens upon taxpayers and innocent neighbors in the aftermath, the present planning initiative is timely.

And we, at least, recognize that if we farmers are going to embrace the City of Lawrence, and profit from its expansion, we farmers must submit to the governance by that community for the common good. For ourselves, we recognize our land which is currently outside the bounds of the City, is now and always has been zoned "Agriculture". We disagree with the extension of the Urban Growth Area to the Jefferson County line—that was an arbitrary and ill-thought-out action which was never adequately aired in public. But for the zoning of the County, we depend upon the environment to remain agricultural in order to recover our investment upon our property.

We give below some specific criticisms and suggestions related to the *Draft* Goals and Policies, as well as some criticisms of the process.

But first, to establish our standing to comment upon this planning process, and stake in the outcome: my wife and I are owners and operators of Chestnut Charlie's, a trial and demonstration plantation of nut trees. Our project land is located on Class 1 and 2 soils in the center of the initial proposed area for the Northeast Sector plan. Our project is easy on the eyes and environmentally friendly yet provides employment and contributes to the economy. We are in part an agro-tourism business, attracting visitors from Kansas City and as far away as St. Louis. Our commitment to the future is evidenced by over 1500 nut trees in the ground. This investment

cannot be moved should the soil moisture or other environmental conditions be degraded due to neighboring land uses, whether that be wet soils or industrial noise and smells.

We will not pretend to have no personal interest in the planning process. Our production is expected to increase in the future and we will need larger and better cleaning, packing and refrigeration facilities. Before we make these additional investments, we need confidence that our area is likely to continue under its existing and longstanding agricultural zoning, or whether, as some of our farmer neighbors seem to advocate, industry will come in.

Comments on the Northeast Sector Plan *Draft* Goals and Policies

We concur and join in the comments of the Citizens for Responsible Planning. We add these further comments.

Under *Agriculture Use*: we support these policies.

Under *Industrial/Employment use*,

Here you are entering a dispute involving a pending application for rezoning. Any recommendation by staff in this area will be interference with a process already subject to a valid protest petition by neighboring landowners. One of the criteria for reasonableness of rezoning under the "Golden" rule is consistency with the master plan. Any change in the master plan, including this sector plan, which facilitates the petitioner's contested application will suggest a bias in the process.

Furthermore, if this proposed industrial area is indeed to be on the table in this discussion, we would disagree with this provision. It is impossible to reconcile any protection for Class 1 soils with this provision. The property described is mostly Class 1 soils of the type, Rossville silt loam. The Rossville soil is the best agricultural soil of the area by most criteria. And more than half of the Rossville soils underlie the Municipal airport, and have, therefore, already been lost to industrial uses. If the additional area of this soil lying southwest of the Airport is to become agricultural, I would estimate that 80-90% of this soil type will have been already sacrificed for development. If any kind of balance between industrial and agricultural uses is to be struck, it is necessary to preserve the small fraction of the best soils which still remain.

Under *Commercial Use*:

We find it difficult to reconcile commercial development for the same reasons as stated above.

Under *Lawrence Urban Growth Area (UGA)*

The extension of the Urban Growth Area to the Jefferson County line was done without our knowledge and comment, and was perhaps done without effective public notice but undoubtedly without much public debate. Correct or not, the extended UGA has been used as an argument by developers that the City has already decided that urban-type developments should be allowed throughout the UGA, across the farm land. If so, then this action should be subject to reconsideration. We believe it was improvidently adopted.

However, being within the UGA has substantive and material consequences under our zoning and development codes. We ask that in the upcoming meetings you explain to the community in detail these consequences of being within, and without, the UGA as part of this ongoing discussion.

Under 2, *Environmental Resources; Sand, gravel, topsoil, etc.*,

Dan Warner, Northeast Sector Plan
November 16, 2009, Page 3

We were puzzled to see this language as this appears to contradict the consensus aims and goals after discussion at the public meetings. Insertion of this language suggests the staff has succumbed to lobbying by special interests on pending applications. This is not unlawful, so far as I know, but it certainly undermines the public confidence in the planning process.

From our experience, almost the entire alluvial plain within the Northeast Sector area is underlain with sand. This is based on our own digging and also upon a review of published well drilling records. Certainly, in an area of Class 1 and 2 soils, there is a great deal of topsoil that may be mined. A provision to “support the extraction of . . . sand, gravel, topsoil, etc.” simply cannot be reconciled in the same document with the provisions for preservation of Class 1 and 2 soils. Neither can extraction through a strip mine as deep as my water well be compatible with language under Groundwater, ie., “...limit the potential for negative groundwater impacts.” You cannot have your cake and eat it too.

Under Economic Development, Agriculture Economy,

We think that the first sentence of the fourth bullet, beginning, “Per Horizon 2020 Chapter 7, should be deleted for the reasons stated above under the section *Industrial/Employment use*. The second sentence is fine. The first sentence is a self reference, a redundancy. As to the substance, it would be our position that industrial uses should be limited to within the properties currently owned by the City for the Municipal Airport.

Under Policies, Floodplain/Stormwater/Flat terrain,

We have no specific language suggestions but flooding and stormwater management is of paramount concern, probably an insurmountable challenge, and a serious limitation upon development potential. Agricultural lands will be negatively impacted by the impermeable surfaces and fill earth that typically accompanies development.

From our experience and observations, and from listening to other farmers’ experiences with wet crop diseases, we think the man-made solutions, swales, pumps, retention basins, and so forth will be simply incapable of absorbing the load of storm water shed by warehouse roofs and parking lots without hurting farms as well as North Lawrence homes. We are deeply concerned that the City will allow development to march out into this area with misplaced confidence in engineering solutions that do not work. Farmers, like us, will suffer for other’s mistakes.

This past year, with rains regular and accumulated precipitation levels some inches above normal, we have witnessed more flooding on our farm that concerned us than ever before. Knowing that the dry land is floating an alluvial aquifer, a lake in coarse sand, just a few feet down, it is certain that more water moves underground than is apparent from the surface. What we are doing in the North Bottoms is farming a recently drained swamp. In our case, having land that lies low, we are as much threatened by saturated soil as by surface runoff.

We suggest rewriting and strengthening this section after re-reading the North Lawrence Drainage Study and its cautions, and consulting engineers and residents familiar with the area. With all due respect, the present articulation does not reflect the depth of understanding in proportion to the problem.

Thank you for this opportunity to comment.

Yours truly,
/s/
Charles NovoGradac

Citizens for Responsible Planning

November 9, 2009

Dan Warner, Long-Range Planner

Lawrence-Douglas County Planning Office

6 E. 6th Street

Lawrence, Kansas 66044

Dear Dan,

We are writing to comment on the Northeast Sector Plan draft that has been proposed by the Planning Department.

Citizens for Responsible Planning is grateful for the public meetings and the continued ability to question and comment on the process that is being undertaken to create this sector plan. As expressed by planning staff this area possesses a unique set of opportunities and challenges to long-range land use planning. It has also become obvious that there are diverse opinions on what the long-range planning goals and objectives should be for this study area. We believe it would be most prudent to slow the process to allow more time for these divergent public positions to find some common ground. We would ask for sufficient time to make this very important attempt at unity for the future of our community. We request the planning process follow the time guidelines recommended in Horizon 2020.

Our first concern focuses on the roll-back of the Urban Growth Area. We have made a request to re-visit the 2003 process and reasoning for the extension of the UGA to the Jefferson County line. We consider clarification and definition of the UGA boundary imperative before reasonable decisions for long-range land use planning can be addressed. This review process should be explored and finalized prior to the completion of the Northeast Sector Plan.

We would once again like to make the point that, in an accurate description of "multi-modal" transportation systems, railroad access should not be

listed. There are not rail spurs available for new industrial use. We request that "railroad" be eliminated from the multi-modal listing. Prior in-depth discussion of this took place within the Airport Business Park application process. At that time, it was determined that access to rail was not factual.

CRP strongly believes that preservation of Capability Class 1 and 2 Soils is vital to the agricultural sustainability of our community and region. We appreciate this emphasis within the plan draft. In addition, we request that the "Policies" statement concerning Class 1 and 2 Soils as listed under Land Use in the Northeast Sector Plan Draft read as "Support the continued agriculture use for the majority of the planning area, especially in areas with Class 1 and 2 soils and in the regulatory floodplain areas". We are strongly in support of economic incentives that will allow these important, finite resources to be maintained in agriculture in perpetuity. CRP concludes that Horizon 2020 solidly supports this view within its General Goal statement in the introduction pg. 1-3. "It is the goal of the planning process to achieve a maximum of individual freedom, but public welfare must prevail." Horizon 2020 also addresses under its statement on Sustainability - "We will strive to ensure the sustainability of our physical environment, both natural and built, the health of our economy and the efficient and effective functioning of our community." CRP would also like to reference the recommendation memo from the Sustainability Advisory Board dated October 14, 2009. This document is included as an attachment.

Preservation of these soils for agricultural use will act as a natural flood mitigation mechanism. CRP strongly advocates for the City and County to move towards its stated policy within this sector plan to develop and implement high regulatory standards that promote no adverse impact in flood hazard areas. We further look to the North Lawrence Drainage Study and its implementation should any development take place north of North Lawrence.

In accordance with the strong public input during our planning process identifying ill planned development as a threat to Class 1 and 2 soils, CRP requests that the two "snowflakes" illustrated on Map 7-2 of Horizon 2020 - Chapter 7 - Future Industrial and Employment-Related Chapter be removed. These 'snowflakes' are at Midland Junction and southwest of the Lawrence Municipal Airport. We support development within the Lawrence Municipal

Airport's property and we recommend that a "snowflake" be placed at that location.

We request that the following section in the "Environmental Resources" section be removed from the plan in accordance with the public input during our planning process.

"Sand, gravel, topsoil, etc.

Support the extraction of natural resources such as sand, gravel, topsoil, etc. if compatible with existing land uses and if infrastructure can support the process of extraction."

Finally we request that the City/County Planning Department establish an inventory of acres identified within all sector plans of areas identified for industrial use. This would be an empirical, unbiased inventory that would be invaluable when making long-range land use planning goals.

Respectfully submitted.

Citizens for Responsible Planning

Citizens for Responsible Planning - Signer's List

Ellen Paulsen

David Lambertson

Sacie Lambertson

Nicole Tichenor

Chris Blackstone

Maryam Hjersted

Timothy Hjersted

Mary Ellen Graham

Aaron Claassen

Caroljean Brune

Kim Bellemere

Fred Bellemere

Frank Shopen

Gwen Klingenberg

Hilary Brown

Stuart Shafer

KC Compton

Sally McGee

Richard Backus

Maggie Backus

Steve Stemmerman

Carol Schmitt

Wayne Propst

Gabrielle Holcomb

Ron Seibold

Samantha Snyder

David Baird

Carol Huettner

David Nelson

Jacob LaSorsa

Ingrid Klevmark

Anne Burgess

Mel Smith

Michael Almon

Daniel Poull

Mary Ann Stewart

Bill Crahan

P. Simran Sethi

Jud Bonifield

Brian Lemon

Laurie Ward

Brandon Schoenhofer

Karen Schoenhofer

Judy G. Burch

Lane Williams

Mark Robbins

Kathy Robbins

Jim Smith

Debbie Smith

David Eichler

Monika Eichler

Margaret Shirk

Nancy Yonally

Jim Yonally

Jake Lowen

Charles Seibel

Dickie Heckler

BethAnne Manusr

Jocelyn A. Schimke

Homer J. Van Sant

Charles NovoGradac

Deb Milks

Greg Allen

Jill Allen

Robin Gingerich

Tom Mersmann

Lisa Grossman

Kelly Barth

Pat Kehde

Rick Frydman

Janet Majure

Linda Haskins

Phil Minkin

Paul M. Liechti

Jerry Jost

Barbara Clark

Charles Marsh

Ted Boyle

Julie Trowbridge-Alford

Lori McMinn

Chet Fitch

Deanna Fitch

Deborah Altus

Shannon Buerger

Frederic Brown

Barbara Duke

Edie Kelly

Vicki and Joe Douglas

Mary Coral

Jolene Andersen

October 14, 2009

To: City Commission

CC: City Planning Staff

From: Sustainability Advisory Board

Re: Northeast Sector Plan and Consideration for Capability Class 1 and 2 Soils in Future Land Use Planning

Mayor Chestnut, Vice-Amyx, and Commissioners Dever, Johnson and Cromwell,

The Sustainability Advisory Board is charged with advising the City Commission on sustainable endeavors and opportunities within the City of Lawrence, including natural resource conservation.¹ To this end, the Sustainability Advisory Board supports the preservation of our most fertile agricultural land. We strongly encourage the City Commission to consider the value of Capability Class 1 and Class 2 soils in Douglas County when planning future land use for any area under consideration in the developing Northeast Sector Plan which is the largest, contiguous placement of these soils. We are concerned that a proposed tenant of the land has a history of inadequate environmental management and was fined by the Environmental Protection Agency for its actions.²

Soils of such quality are rare and, once lost, cannot be restored in our lifetimes. These resources offer a great opportunity for our local and regional food security and economy for future generations to come.

In its Policy Guide on Agricultural Land Preservation, the American Planning Association asserts, "agricultural productivity must be allowed to be a viable economic activity."³ The SAB encourages the City Commission to recognize the value in preserving these soils to profitably produce local food, increase food security and demonstrate our City's articulated commitment to sustainability.

Sincerely,

Daniel Poull

Chair, Sustainability Advisory Board

¹ <http://www.ci.lawrence.ks.us/wrr/envadvisoryboard>

² http://www.kansasriver.org/files/File/wamego_sand.pdf

³ American Planning Association Policy Guide on Agricultural Land Preservation, 4/25/99.

The University of Kansas

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NOV 16 2009

City County Planning Office
Lawrence, Kansas

Kansas Biological Survey

Dan Warner, Long-Range Planner
Lawrence-Douglas County Planning Office
PO Box 708
Lawrence, KS 66044

November 16, 2009

Specific Comments Re: Northeast Sector Plan Draft Goals and Policy

Dean Dan:

Please consider the following comments on the draft of the Northeast Sector Plan. Note that under a separate letter we have sent general comments and background regarding the University of Kansas Field Station (KU Field Station).

1. When referring to the University of Kansas Field Station please use that name, or KU Field Station. Currently the plan refers to the site as the "KU Field Station and ecological reserves." We have just recently formalized the name of the station to avoid confusion.
2. Under the "Policies" section within "Economic Development", please consider changing the language regarding the heading of "KU." Currently the entry in that section reads "Create partnerships with KU that help build the agricultural, aviation, and industrial businesses of the area." We suggest that be changed to read:

"Create partnerships with KU to evaluate and facilitate development in the area that will not adversely affect the ongoing research that occurs in the region."

This is a broader heading that more accurately describes the totality of the "KU Endowment land" by incorporating the research that takes place on the KU Field Station. In the last 25 years or more than 20 million dollars of funding for research projects have involved the KU Field Station. This has had significant economic benefits to KU and the local community.

Please note that Ed Martinko, Director of the Kansas Biological Survey (the unit administering the KU Field Station) and Monte Soukup, Vice President for Property Management at KU Endowment, have been involved in discussions for the ideas above and are copied with this letter.

Sincerely,



W. Dean Kettle, Ph.D.
Associate Director, University of Kansas Field Station
University of Kansas Field Station

cc: Ed Martinko, Director
Monte Soukup, Kansas University Endowment Association

November 15, 2009

Mr. Dan Warner, AICP
Long-Range Planner
Planning and Development Services
Lawrence, KS 66044

Re: Protection of Northeast Sector landowners' rights
and protection of Class I and Class II soils

Dear Mr. Warner:

As a member of the Mayor's Peak Oil Task force, a teacher of ethics at KU, and a resident of Lawrence, I offer the following brief suggestions for the Northeast Sector Plan. Thank you again for leading this open process.

As the Lawrence Mayor's Peak Oil Task Force has studied other communities' plans for an energy-tight and expensive-energy future, we've noticed that among their first actions is the protection of nearby prime farmland. Because the task force's report is not yet complete, I speak only for myself in urging that the Northeast Sector Plan help ensure a healthy future for our children and grandchildren by protecting Class I and Class II soils.

There certainly are ethical grounds for asking that Class I and Class II soils be preserved for the good of the community. But after that, traditional ethical thinking prompts another question: Who might be directly hurt by preserving those soils for agricultural use? Such a policy might hurt current landowners by limiting the income from sale of the land. If that is the case, then the community should strive to ensure that landowners receive important economic benefits for preserving that land for agricultural use.

Would it be within the spirit of the Northeast Sector Plan to include language specifying that Class I and Class II soils be preserved -- and preserved in such a way that benefits the current landowners? Honoring the value of those soils could be a way to establish common ground between landowners and others who recognize and appreciate the landowners' stewardship and community leadership.

Thank you very much for considering these ideas.

Sincerely,

Charles Marsh

November 11, 2009

City of Lawrence
Planning and Development Services
Sixth and Massachusetts
P.O. Box 708
Lawrence, KS. 66044-0708

Re: proposed Northeast Sector Draft Plan/goals and policies of Urban Growth Area

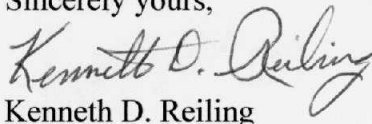
Dan Warner, Long-Range Planner:

Dear Dan,

In reference to the most recent draft of prospective policies for planning and development in the Northeast Sector, where reference is made to no development being allowed within a floodway or 100-year floodplain, I want to say the following:

1. If the above is adopted as a planning policy, in fact, it would result in the effective "downzoning" of approximately ten acres of my land from General Business zoning on the Douglas County zoning map, to a more restrictive regulatory designation.
2. I am absolutely certain that at the first public meeting for the proposed Northeast Sector draft plan, and thereafter, landowners and others were assured there would be no downzoning in the proposed Plan Area, which was subsequently enlarged to include my land at the request of Grant Township officials.
3. Therefore, I respectfully request that the reference to no development in the 100-year floodplain be deleted from the proposed goals and policies draft plan for the Northeast Sector, as it would appear to be a taking of economic value without just compensation as regards my land, if allowed to become official public policy.

Sincerely yours,


Kenneth D. Reiling

Dan Warner

From: mnunross@aol.com
Sent: Monday, November 16, 2009 3:51 PM
To: Dan Warner
Subject: NE Sector draft plant

Dear Mr. Warner,

We have the following comments regarding the draft goals and polices for the Northeast Sector Plan dated 11/4/09.

1. Land Use

Goal-predominate agriculture use with expanded industrial and commercial uses along the highway Industrial/Employment Use

We object to the soil conserving agri-industry business language in Chapter 7 Horizon 2020. A "soil conserving agri-industry business that will protect the quality of existing high-quality agricultural land either through agricultural use or preservation for future agricultural use" would seem to ban most future industrial growth altogether in the areas southwest of the airport and north of I-70.

Policies

Class 1 and 2 Soils

Putting restrictions on class 1 and 2 soils that have been zoned and seemingly slated for industrial development for decades would amount to a taking of property values. If such restrictions are placed on these soils and property values decline as a result, then owners should be substantially compensated.

A consequence of public conservation easements would be loss of taxes for the township and county, and possibly increasing the tax burden for remaining property owners.

2. Environmental Resources

Sand, gravel, topsoil, etc.

We agree that these resources should be recognized as valuable and should be allowed to be extracted.

3. Economic Development

Agriculture Economy

Recognize that there is a vibrant agricultural community in place in the area not dependent on expanding programs that require more tax dollars.

In summary, we object to the limiting language regarding industrial development in Horizon 2020 Chapter 7. In light of the need for job growth in the community, we see a need for expanded industrial and commercial development in the area. Property owners should be well compensated for restrictions put on class 1 and 2 soils. Unintended consequences of private/public partnerships could be decline in property tax dollars. Sand, gravel and topsoil should be recognized as a valuable natural resource and allowed to be extracted.

Thank you.

Patrick D. Ross
Mary P. Ross
Nunemaker-Ross, Inc.
1616 N. 1700 Rd.
Lawrence, KS 66044

Jack W. Skeels, Ph.D.

3005 Oxford Road
Lawrence, KS 66049

Phone 785-841-3799
Cell 785-218-3637
Email jackskeels@yahoo.com

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NOV 16 2009

City County Planning Office
Lawrence, Kansas

Re: Proposed Northeast Sector Plan

Dear Lawrence-Douglas County Planning Commission Members

Nov 16, 2009

I write this letter as a concerned citizen of Lawrence. Prior to my retirement I spent over 40 years teaching economics at the undergraduate and graduate levels as well running an economic consulting service.

Lawrence and Douglas County have a long and honorable history which has emphasized the individual efforts of farmers, workers and business persons to produce growth and progress. The last 50 years have been ones of growth both in agricultural output and the value of farm land as well as strong growth of Lawrence in population and industry. Progress had made it possible for us to raise our incomes and the value of our assets, including farm land. All this made possible through the free operation our local and national markets.

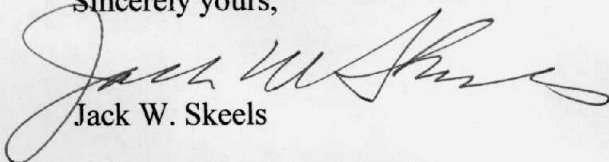
In contrast to this positive history, the Proposed Northeast Sector Plan emphasizes restricting the best use of our resources for no clear reason. Basically it says let us keep a certain soil class of land solely in agriculture. There is no overriding reason for this restriction. We face no shortage of food in Lawrence, Douglas County or even the our nation. Kansas and Douglas County even exports agricultural output internationally. Moreover there is no foreseeable future threat of a food famine here. In fact local farmers leave the Lawrence Farmers' Market each Saturday with left-over produce. Finally the US government spends over \$2 billion dollars to take more than 30 million acres out of farm production;

The Proposal as presently written is a watered down version the locally hated "Right of Eminent Domain." Eminent Domain seizes all property rights including physical ownership of the property itself. We have recently seen local farmers battle the Kansas State's efforts to seize their farm land. This Proposal seizes the farm property owners right to dispose of his or her property for the best economic use. In everyday terms this Proposal is anti-progress and attempts to stymy the free operation of the market. More immediately it constitutes a heavy tax on the owners of farm land within the proposed zoning district by limiting their ability to sell their land for the highest and best economic use.

Additionally the Northeast Section Proposal as now written sounds anti-Lawrence airport and anti-growth of the City of Lawrence itself.

I am greatly surprised to see such an anti-growth and anti-progress proposal being made by a joint Lawrence-Douglas County Planning body when the Lawrence City Commission has repeatedly emphasized the need for population and economic growth by attracting new industry.

Sincerely yours,



Jack W. Skeels

cc: Lawrence City Commissioners

November 16, 2009

Dan Warner, Long-Range Planner
Lawrence-Douglas County Planning Office
6 E. 6th Street
Lawrence, Kansas 66044

Dear Dan,

We are writing to provide an additional comment to our submission on the Northeast Sector Plan draft that has been proposed by the Planning Department.

As it specifically addresses the issue of risk and control measures for development in the floodplain and flood prone areas of North Lawrence and Grant Township, we recommend that the North Lawrence Drainage Study be incorporated into the Northeast Sector Plan.

Sincerely,

Ted Boyle, President, North Lawrence Improvement Association
Barbara Clark, Steering Committee CRP and Grant Township resident
Jerry Jost, Steering Committee CRP and Grant Township resident
Mary Ann Stewart, Steering Committee CRP and North Lawrence resident
Michael Almon, Steering Committee CRP
Jim Smith, Steering Committee CRP and Grant Township resident