

## **Northeast Sector Plan**

### Kick-Off Meeting Notes – 09/17/09

Meeting started at 6:40pm.

Welcome and introductions

Dan Warner, Long-Range Planner with Lawrence-Douglas County Planning and Development Services led the meeting and introduced Sheila Stogsdill, Assistant Director of Planning and Development Services and Scott McCullough, Director of Planning and Development Services.

Discussed outline of meeting

A Sector Plan is a specific plan for a specific area. Plan does not rezone or annex anyone. Policy plan for City and County

Gave directions to find other recently adopted Sector Plans – they won't have the same content but the framework is similar

Discussed schedule for plan process. Vision/SWOT exercise tonight  
2<sup>nd</sup> meeting on 10/8/09 to review outcomes of first meeting  
3<sup>rd</sup> meeting on 10/29/09 to review goals and policies  
1<sup>st</sup> draft target date 11/12/09

Plan is a comprehensive plan amendment that will require approval by both City and County. Highlighted opportunities for public comment.

Three part process: 1)gather data, 2)draft plan/review, 3)approval process

Question from crowd: If not going to annex why do this plan?  
Do these plans where there is development pressure, get ahead instead of reacting.

Is status quo an outcome, if all are happy can it stay that way?  
That could be an option.

Scott McCullough: Development pressure – request from Grant Township Board to analyze info/data to develop guide for long-range future uses.

City doesn't typically do aggressive annexation, need to be prepared for future requests whether CUP or rezoning.

What is timeframe?  
10-20 years or longer

Need to be better about coordinating future utility extensions to guide Lawrence infrastructure growth

Define development pressure?

Market – willing buyer or seller

Is there a different set of rights for present owners vs. others who don't own property here?

When does someone else's choice trump existing owner losing choice to do what he wants with land?

Kansas State Statutes provide process to plan land. Property owners are not the sole voice.

Will Urban Growth Area boundary be part of process?

Yes.

Michael Almon talked about how an issue is framed can affect outcomes. Strengths are Assets, Weaknesses are Liabilities

The plan is one of the factors in the decision making process, not sole factor.

Horizon 2020 is constantly revised.

Planning Commission will review draft and filter differences of opinion and provide recommendation to the governing bodies.

Dan Warner discussed the existing conditions maps:

Existing Land Use comes from County Appraiser information. Process will discuss plan boundary and UGA boundary. Township requested the plan boundary include entire UGA. Rich Bireta, Township Trustee, suggested plan should include all of the UGA. Michael Almon suggested expanding the boundary at least to County line and include as much Class 1 and 2 soils, also to west to reach city limits. Sand dredging proposal west of boundary and new KTA interchange in Tonganoxie are other reasons to expand the boundary.

Existing City and County Zoning Map. Primarily agriculture zoning, but there is industrial and business zoning.

Flood Hazard Map comes from FEMA. City and County only regulate 100 year and floodway. Area has major stormwater issues.

Class 1 and 2 soils map comes from National Resources Conservation Service. Recently adopted Horizon 2020 Industrial chapter include language about these soils. Comment from audience stating there are different capabilities among these same soils.

What does Lawrence UGA mean? Currently designated Urban Growth Area in Horizon 2020.

Strengths, Weaknesses, Opportunities and Threats (SWOT) Analysis Exercise  
Group was asked to provide ideas for each of the SWOT categories.

Visioning Exercise

Group was asked to write newspaper headlines for 4 different categories: land use, transportation, economic development and growth management.

Quick wrap up given. Folks started leaving around 8:15pm.

Approximately 100 in attendance.