

**MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
January 19, 2012
7:00 p.m.**

MEMBERS PRESENT: Jerry Reynard, Chairperson; Phil Anderson; Linda Morse; Stephanie Rolley; Gary Stith; Mike Hill; and, Mike Kratochvil.

MEMBERS ABSENT: None.

STAFF PRESENT: Eric Cattell, Assistant Director for Planning; Steve Zilkie, Senior Planner; Lance Evans, Senior Planner; Chad Bunger, Planner II; Monty Wedel, Riley County Planning and Special Projects Director; Bob Isaac, Riley County Planner

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

APPROVE THE MINUTES OF THE DECEMBER 5, 2011, DECEMBER 19, 2011, AND REVISED MINUTES OF THE JANUARY 5, 2012, MANHATTAN URBAN AREA PLANNING BOARD MEETINGS.

APPROVE THE FINAL PLAT OF LOT 1 & 2, BRENT BOWMAN RESIDENCE ADDITION, GENERALLY LOCATED TO THE NORTHWEST OF THE INTERSECTION OF POYNTZ AVENUE AND N 14TH STREET; BETWEEN THE ALLEY AND POYNTZ AVENUE (APPLICANT: JEFF HANCOCK, SMH CONSULTANTS/OWNERS: BRENT BOWMAN AND LORI A. DOOLITTLE BOWMAN AND JULIE KAY HAYNES TRUST – JULIE KAY HAYNES, TRUSTEE).

Stith moved that the Board approve the Consent Agenda. Anderson seconded the motion, which passed on a vote of 7-0.

GENERAL AGENDA

REVIEW THE PUBLIC MEETING DRAFT OF THE VISION 2025 REGULATION AMENDMENTS AS REVIEWED AND APPROVED BY THE RILEY COUNTY PLANNING BOARD AND BOARD OF COUNTY COMMISSIONERS OF RILEY COUNTY (RILEY COUNTY PLANNING & DEVELOPMENT)

Wedel presented an overview of the draft amendments to the Riley County Zoning and Subdivision Regulations and answered questions for the Board.

Kratochvil asked if Potawatomie County was working on similar issues.

Morse said she was on the Vision 2025 Steering Committee and that the draft amendments did a good job of implementing the recommendations. She asked about how the WeStar Energy substation would be addressed. Wedel said it will be a special use.

Anderson said the draft was a good document and noted the importance of preserving agricultural land, asking where the draft concepts had come from and if they were setting a precedent. He also asked what constitutes large scale agriculture and wanted more clarification on the agricultural protection easement.

Wedel indicated they looked at various options that made sense for Riley County and that ideas had come from the committee. He explained the definition of large scale agriculture and expanded on the agricultural protection easement.

Stith said he has had experience with agricultural preservation and that it can get very complicated. He said the County's approach was very elegant work towards preserving the environment. He asked how large wind farms were addressed.

Wedel indicated they are in the special use category.

Kratochvil asked about addressing agricultural drainage issues in Wildcat Creek, such as using buffers along creeks for non-tillable areas.

Wedel indicated that zoning cannot be used to restrict agricultural operations; however there may be other programs and tools that could apply such as through soil conservation programs.

Wedel noted the upcoming meetings for public input on the draft document.

WORK SESSION AGENDA

CONTINUATION OF THE ANNUAL REVIEW OF COMPREHENSIVE PLAN: PLANNING BOARD REVIEW AND DISCUSSION OF THE COMPREHENSIVE PLAN AND COMMENTS RECEIVED DURING THE PUBLIC INPUT SESSION

Evans explained that this is an opportunity for the Planning Board to discuss comments received during the public input phase of the Annual Review process, and for the Board to identify and discuss additional issues related to the Comprehensive Plan. He presented background information showing expansion of the City from 1925 in fifteen year increments, as well as the number of acres annexed each year since 1989. He also presented a study showing the amount of land identified for future residential growth in the 2003 Comprehensive Plan, compared to the amount of land that has been absorbed by residential development through 2011, and the remaining vacant acres identified in the Plan for future residential growth. Based on the current average absorption rate of approximately 96.9 acres per year, there are potentially sixteen (16) years of land still remaining in the identified residential growth areas, not counting the areas shown in Pottawatomie County east of the Blue River.

Evans provided data on the number of dwelling units built per year from 1990 through 2011, as well as the number of vacant residentially zoned parcels in the city

(approximately 1,149) as of December 2011. It was recognized that not all of the remaining growth area land or the vacant residential parcels may be available for development. He summarized development of new student oriented housing in the Multiple-Family Redevelopment Overlay District (M-FRO), located east of Kansas State University and Aggieville, with approximately forty (40) buildings and 396 dwelling units being built since its implementation in 2003.

Evans reviewed comments received from the public and the City Commission and indicated to what extent the Comprehensive Plan addressed each issue. Issues identified by the public included considering historic preservation and historic neighborhoods when developing or modifying the Comprehensive Plan; and, maintaining the Overlay Districts in the Traditional Neighborhoods. City Commission comments included: four-lane Marlatt Avenue, from Casement Road eastward over the Blue River to Pottawatomie County and westward to connect Marlatt Avenue to Anderson Avenue; continue to identify new residential and commercial growth areas; consider annexing and zoning the Gateway Corridor along K-177; and consider commercial zoning along Bluemont Avenue from N. 3rd Street west to N. 6th Street.

Evans noted that the Community Development Department and Riley County Planning Department identified the need to continue planning for National Bio and Agro Defense Facility (NBAF) related land uses and impacts, in addition to the current joint planning efforts on the Eureka Valley ~ K-18 Corridor study. He said there are approximately forty (40) vacant industrially zoned lots available for spinoff research firms that might be looking at Manhattan as a result of the NBAF, and that the city had initiated research to identify the types of firms that might come and what their needs might be regarding location and zoning. Ideally, Kansas State University should determine if there are any locations on campus near NBAF to accommodate spinoff research activities. He said the best approach towards considering additional commercial development at the east end of Bluemont Avenue would be to incorporate it with a study of the McCall Road extension to North Fourth Street.

Rolley suggested that some portions of the growth areas identified in the Comprehensive Plan are not really buildable and that analysis should utilize a prototypical development pattern that identifies where and how to develop.

Cattell reminded the Board that the Comprehensive Plan includes a land capacity and development constraints analysis that has already taken into account undevelopable portions of growth areas, which have been identified as areas of steep slope, flood plains, and other environmentally constrained areas. He acknowledged that there may be other portions of growth areas that are undevelopable, due to other issues as well.

Evans indicated the overall density of development city-wide was only around 4.8 dwellings per acre and if densities were greater in appropriate areas, there could be more land available for future growth.

Stith suggested there may be a need to increase the overall rate of growth when analyzing land absorption and future build-out, and a need to identify what type and density of residential development is being considered. He said lower cost and more affordable housing is an important issue to address.

Cattell said there are unknowns involving upcoming Department of Defense budget impacts on Fort Riley, which could impact growth rates in the area.

Kratochvil said knowing the impact of NBAF is important in determining the number of years of remaining available land for residential growth, as well as determining how many research firms might be coming and what their needs are for utilities. He said the city is running out of land to the north and west, and that growing east into Potawatomie County is the only way to go.

Morse said if Fort Riley is downsized, Manhattan won't develop as quickly. She identified the importance of historic preservation activities, planning for NBAF, as well as neighborhood plans to stabilize existing areas. She identified the need to plan for better sidewalk access to the Northeast Park in the upcoming Capital Improvements Program (CIP) process. She said she supported most of the issues identified by the City Commission.

Anderson said one way to help stabilize neighborhoods is to reinstitute some level of the rental inspection program, given that 60% of dwellings in Manhattan are rented. He said public transit is also an important issue that still needs to be addressed, given the dramatic growth of the community.

Stith recommended not being too conservative on the growth rate and that growing eastward is a good option, even if there are political hurdles to overcome. He said the city and county commissions need to work together and use that potential growth area and not miss that opportunity. Stith agreed with the importance of studying neighborhood land use issues surrounding the McCall Road extension to N. 4th Street. He said KSU needs to be planning for NBAF related uses and include the city in that effort.

Rolley said determining a realistic growth rate is important, as well as identifying where and how growth should occur. She said maintaining the quality of life, such as tree-lined streets throughout the community and planning for civic issues such as public transit, will all help shape the future of the growth areas identified in the Comprehensive Plan, and that this needs to be more than a token effort. She said there needs to be proactive planning coordination between Kansas State University and the city and county to avoid issues like the recent WeStar substation site on KSU land.

Hill said that addressing residential growth issues is important; however commercial growth needs are also important to keep in mind and not just for smaller neighborhood level commercial areas.

There being no further comments, Reynard closed the item.

OVERVIEW OF THE PROPOSED FUTURE CONDITIONS FLOOD PLAIN MAPPING STUDY FOR THE WILDCAT CREEK AND MARLATT WATERSHEDS

Bunger indicated City Administration had recently become aware of two tools that would assist local efforts to better understand flood risks in individual watersheds and the City

in general. The first is an enhancement of the community's Flood Insurance Rate Maps (FIRMs), known as Future Conditions Mapping, to show the floodplains based on the projected build out of a watershed. The second involves the creation of a mapping tool, called Depth Grids, which not only show the boundaries of flood events, but also graphically represents the depth of the storm water.

Bunger explained that the Future Conditions Mapping will calculate the storm water runoff generated from full development build-out of the Wildcat Creek Watershed and Marlatt Ditch drainage basin, based on the Future Land Use Map in the Manhattan Urban Area Comprehensive Plan. The finished product would show a "Future Condition 1% Annual Chance Flood Plain" (commonly referred to the 100-year flood plain). He said it is possible to have these future conditions reflected on the upcoming revised FEMA Flood Plain maps that are being coordinated by the Kansas Department of Agriculture.

Bunger explained that the Kansas Department of Agriculture, Division of Water Resources, the City of Manhattan, and Riley County are in the initial stages of updating the local flood insurance study and FIRMs. The FIRMs are the FEMA map products that are used to regulate development within the flood plains and to determine if flood insurance is required under the National Flood Insurance Program. The study and FIRMs are planned to be released for preliminary review in the summer of 2012 and adopted in 2013.

He indicated that AMEC Earth & Environmental (AMEC) is currently under contract with the Department of Agriculture to produce the updated FEMA flood study and maps for the City and Riley County. City Administration has discussed the creation of the future conditions modeling with AMEC, because of its current involvement and familiarity with flood plain mapping in the City and Riley County.

Bunger said the future conditions map products can be used in a variety of ways to better inform, educate and protect the public and property. Property owners will be able to review and evaluate the risk of flooding for both current conditions, as well as after the watershed is built out, providing information needed to make informed decisions as to where to purchase property and/or to construct new homes and businesses.

The products will also assist the Wildcat Creek Watershed Working Group to formulate flood plain policy and regulatory recommendations for the Planning Board, City Commission and Board of County Commissioners to consider. The City can use the products to design roads, bridges, storm water facilities and other infrastructure that are better protected from flooding, and Emergency Management can use the depth grids to help plan for evacuations based on storm water depths. Developers can design new developments to ensure that lives and property can be better protected from the dangers of floods.

Bunger explained there is the possibility for the City and County to adopt local flood plain regulations that would regulate development based on the future conditions mapping, if the community so chooses. However, decisions regarding that issue will require a public process to develop regulations, inform affected property owners and stakeholders and then go through the formal adoption process.

Bunger reminded the Board that, as per the National Flood Insurance Program, mandatory flood insurance is only required for federally backed mortgages for structures located within the FEMA mapped floodplain, not the future conditions flood plains. Property owners can always purchase flood insurance, regardless of the structure's location in a floodplain, and lending institutions can require the purchase of flood insurance at their discretion.

Bunger said that City Administration recommends that the Planning Board forward a recommendation to the City Commission to proceed with the Future Conditions Flood Mapping Study.

Bunger addressed questions from the Board.

Board members expressed general support for the project.

Kratochvil asked why the Blue and Kansas Rivers were not included. Bunger explained that the consultant indicated those basins include Corps of Engineer reservoirs and are too large and complex to do this level of modeling.

Hill questioned the need to show the Future Conditions Map on the new FEEM maps.

Bunger explained the value of showing the Future Conditions Map on the FEMA maps is to better educate and inform the public, developers and other stakeholders, so that they can make decisions based on what will most likely happen in the future, instead of based on FEMA maps that are always a number of years out of date with regard to the true level of flood risk. In addition, insurance rates would still be based on the FEMA flood plains and not the Future Conditions flood plain.

Hill said he understood the reasoning, but was concerned that bankers and others might start using them for regulatory purposes.

Following discussion, Morse moved that the Manhattan Urban Area Planning Board recommend that the City Commission proceed with the proposed Future Conditions Flood Mapping Study.

The motion was seconded by Stith and passed on a vote of 7-0.

REPORTS AND COMMENTS BY BOARD MEMBERS AND STAFF

Cattell noted that the next meeting of the Wildcat Creek Working Group was not until April 5, 2012, however the Development and Freeboard Subcommittee was holding weekly meetings to discuss various policy options. He said the Eureka Valley ~ K-18 Corridor study was in the phase of conducting stakeholder interviews leading up to a public open house.

Respectfully submitted,

Eric Cattell, AICP
Assistant Director for Planning