

**MINUTES**  
**MANHATTAN URBAN AREA PLANNING BOARD**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**August 20, 2012**  
**7:00 p.m.**

**MEMBERS PRESENT:** Gary Stith Chairperson; Phil Anderson; John Ball; Jerry Reynard.

**MEMBERS ABSENT:** Linda Morse; Mike Hill; and, Mike Kratochvil.

**STAFF PRESENT:** Eric Cattell, Assistant Director for Planning; Steve Zilkie, Senior Planner; Lance Evans, Senior Planner and Kevin Credit Planner.

**OPEN PUBLIC COMMENTS**

NONE

**CONSENT AGENDA**

**APPROVE THE MINUTES OF THE MINUTES OF THE AUGUST 6, 2012, MANHATTAN URBAN AREA PLANNING BOARD MEETINGS.**

Anderson moved that the Board approve the Consent Agenda. Reynard seconded the motion, which passed on a vote of 4-0.

**WORK SESSION AGENDA**

**EUREKA VALLEY/ K-18 CORRIDOR STUDY.**

Evans presented the draft goals and objectives for the Eureka Valley K-18 Corridor Plan as developed by the City and County staffs, citizen steering committee and two open house meetings.

Planning board comments and recommendations:

- Include other advisory boards such as the Airport Advisory Board and Parks Board to gather their input on the plan,
- Focus design guidelines on the K-18 corridor,
- Landscaping is a critical factor in any design guidelines for development near K-18,
- Policies should be put in place to limit any damage to the Kansas River especially with its new designation as a Kansas River Water Trail in the National Water Trail system.
- Jurisdictional issues should be addressed, identify areas for city annexation,
- Airport needs strong protect reword Objective B under the Airport Future Land Use Goal stronger than “discourage”,

- Retail and commercial uses should be well described in the plan document and need written clarification as to what types of retail commercial scales, and what type of zoning is needed for each,
- Further analyze the amount of needed and useable commercial acreage,
- Landscaping is a critical factor along the highway,
- Don't discourage industrial farther off highway corridor,
- Address what is the development capacity that is being shown by the future land use designations on the map,
- Place some controls on billboards in the valley.

Public comments:

Questions regarding the land use designation at Stonehaven development near Davis Drive, access concerns for commercial uses in the valley, access to conceptual park and Kansas River Trail Designation.

Credit then presented the Eureka Valley Economic Analysis for the Eureka Valley.

The Board then recommended checking the KDOT traffic projections and suggested staff analyzes commercial zoning and not assume unlimited demand for regional retail uses in the report. Anderson observed that Ogden would be a key beneficiary as development moves toward Ogden and Fort Riley. Stith cautioned that the amount of retail development should have some limitations to prevent overdevelopment in the valley and the region.

**GATEWAY TO MANHATTAN PLAN – VISUAL ANALYSIS.**

Credit presented the Gateway Plan Visual Analysis report.

The Board discussed the elevation of water service in the area, the proximity of the Gateway area to Manhattan and the next steps for development of the overlay districts for the potential design controls on the area.

**REPORTS AND COMMENTS BY BOARD MEMBERS AND STAFF.**

NONE

Respectfully submitted,

Lance Evans, AICP, Senior Planner