

MINUTES

MANHATTAN URBAN AREA PLANNING BOARD

Virtual meeting using Zoom application

May 18, 2020

MEMBERS PRESENT

Ken Ebert
Phil Anderson
John Ball
Debbie Nuss

Jerry Reynard, *chair*
Gary Stith, *vice-chair*

MEMBERS ABSENT

Neil Parikh

STAFF PRESENT

Chad Bunger, Asst. Community Development Director; John Adam, Senior Planner

1. CALL TO ORDER

- 1.1. Reynard called the meeting to order at 7:04 p.m. Staff called roll and stated there was a quorum.

2. CONSENT AGENDA

- 2.1 Approve the minutes of the May 4, 2020, Manhattan Urban Area Planning Board meeting, with amendments.

Stith moved that the Board approve the Consent Agenda; Ball seconded. Motion passed 6-0-0.

3. GENERAL AGENDA

- 3.1. UDO Review and Comment. An overview of Article 5 and Article 6 of the proposed Manhattan Development Code. This is the third meeting in the run-up to adoption later in the year.

Adam presented Article 26-6, Subdivision

Stith asked if County staff had reviewed the UDO and if the County would have to approve the ordinance as well. Adam said that the County has reviewed the document and approves. Stith recommended an illustration showing spacing around fire hydrants be amended to better clarify the intent. Stith asked why temporary turnarounds were not required in other districts besides manufactured home parks. Adam said staff would investigate the matter.

Ebert asked for clarity on the maximum curb cut width for a property located in a business commercial district. Bunger said that the regulations intend for a property to have up to five 24-foot-wide curb cuts if their property had 500 feet of frontage. Adam said they would

discuss the matter with Public Works further. Ebert asked about restrictions on the number of curb cuts in single-family residential districts. Bunger said that section of the regulations are the same as the current regulations. He said that single-family districts are limited to one curb cut unless their lot width is at least 120 feet.

Chad Bunger presented Article 6, Environmental Standards

Stith asked if the presented regulations apply only to the city limits or to the urban planning area as well. Bunger said that they only apply to city limits, but Riley County is looking into adopting similar regulations.

Ebert asked how the fair market value of a property is established. Bunger said city staff use the County's appraised value, but they also take into consideration private appraisals. On the section on engineer certification, Ebert asked if that is existing language or new. Bunger said it is existing. Ebert asked if underground utilities are prohibited or discouraged in flood plains. Bunger said that city staff strongly encourage utilities be flood proofed. Their primary focus is on ensuring sewage is built to prevent damage in the occurrence of a flood. Regulations strongly recommend that utilities and HVAC in buildings are installed in a manner that mitigates flood damage. Ebert asked which annual floodplain terminology would be used in the regulations—*100-year* or *1% chance* floodplain. Bunger said that staff intend to use the percentages to clarify to residents that a 100-year floodplain does not happen only once every hundred years.

Anderson asked how many properties the city intends to purchase that are within the 1% floodplain. Bunger said there are approximately 300 properties within the 1% chance floodplain. He said he doesn't believe all 300 need to be bought out. Many properties can undergo modifications to mitigate damage. Staff are waiting for a consulting company to produce a list of modifications that all properties in the floodplain can undergo to mitigate damage.

Stith moved that the Board indicate consensus with Articles 5 and 6; Anderson seconded. Motion carried 6–0–0.

4. REPORTS AND COMMENTS BY BOARD MEMBERS AND STAFF

4.1. Planning updates from staff. Adam said staff will continue to advertise and conduct meetings online through most, if not all, of June.

4.2. Comments from Board members. Stith asked about the Green Valley annexation study. Bunger said due to budget constraints, the study has been postponed. Stith asked if any other studies were being put on hold besides the housing study and the Green Valley study. Bunger said those are the only two directly involved with Community Development that are impacted by budgets, but he is sure other studies in the city are similarly impacted.

4.3. Next meeting. Chair announced the next meeting is June 1, 2020.

5. ADJOURNMENT

Meeting was adjourned at 8:11 p.m.

Submitted by Dre'VeL Taylor, Planning Intern