

Memorandum
City of Lawrence
Douglas County
Planning & Development Services

TO: David L. Corliss, City Manager

FROM: Amy Miller Brown, Long-Range Planner

**CC: Scott McCullough, Planning and Development Services Director
Cynthia Boecker, Assistant City Manager
Diane Stoddard, Assistant City Manager**

Date: May 14, 2009

**RE: CPA-2004-02; Comprehensive Plan Amendment to Horizon 2020,
Chapter 7: Industrial and Employment Related Land Use**

This item, CPA-2004-02, is an amendment to Horizon 2020, Chapter 7: Industrial and Employment Related Land use that was previously approved by the Planning Commission at their May 21, 2008 meeting (7-2 vote). Since that time, the City Commission and Board of County Commissioners have held numerous meetings regarding this amendment to Horizon 2020 and the majority of the discussions have centered around how to handle possible protections for high-quality agricultural land. The Board of County Commissioners approved a version of the amendment that added the words "soil conserving" when referencing agri-industry businesses. (March 4, 2009, 3-0 vote) At the March 24, 2009 City Commission hearing, the Commission referred this item back to the Planning Commission to define "soil conserving agri-industry businesses" and how such definition works with the protections of Class 1 and 2 soils.

The Planning Commission held a meeting on April 22, 2009 where they forwarded a recommendation for approval (8-0 vote) of the comprehensive plan amendment with the following changes to the second sentence of the last paragraph on page 7-8 that references high-quality agricultural land: (added language is in ***bold italics*** while language to be removed is in ~~strikethrough~~)

"The preservation of high-quality agricultural land, which has been recognized as a finite resource that is important to the regional economy, is of important value to the community. High-quality agricultural land is generally defined as available land that has good soil quality and an produces high yields of crops. Within Douglas

County these are *capability class* (non-irrigated) 1 and 2, as identified by the National Resources Conservation Service.

At least one of the sites identified above (Airport) has some amount of high-quality agricultural land. Soil conserving agri-industry businesses that ***will protect the*** ~~would benefit from high-~~ quality ***of existing high quality*** agricultural land by ***either through*** ~~utilizing it for~~ ***agricultural use*** production or preserving ***preservation*** ~~it~~ ***for future agricultural use*** should be encouraged to locate in these areas. Future Industrial and Employment land use sites not included on Map 7-2, Potential Locations for Future Industrial and Employment Related Development, should balance the agricultural significance on the site against the need for industrial and employment related development."

This language encourages utilization and protection of high-quality agricultural land, which is defined as capability class 1 and 2 soils, as defined by National Resources Conservation Service.

Recommendation:

Staff recommends that the City Commission consider adopting Joint Ordinance 8402/County Resolution No. _____ approving CPA-2004-02, a Comprehensive Plan Amendment to Horizon 2020, Chapter 7: Industrial and Employment Related Land Use as recommended by the Planning Commission at their April 22, 2009 meeting. If the Commission chooses to adopt this joint Ordinance/Resolution after a second reading, it will then be forwarded to the Board of County Commissioners for their consideration.