

**League of Women Voters of Lawrence-Douglas County**

P.O. Box 1072, Lawrence, Kansas 66044

September 20, 2009

Mr. Greg Moore, Chairman  
Members  
Lawrence-Douglas County Planning Commission  
City Hall  
Lawrence, Kansas 66044

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City County Planning Office  
Lawrence, Kansas

RE: ITEM NO 6: TEXT AMENDMENTS TO DEVELOPMENT CODE, SECTION 20-1305, SITE PLANNING  
& SECTION 20-1701, GENERAL TERMS

Dear Chairman Moore and Planning Commissioners:

Our understanding of the objectives in rewriting the development codes following adoption of *Horizon 2020* was primarily to implement the comprehensive plan. It was also intended that the new code would be clear and easy to understand. It was hoped that the requirements would be written in a way that would eliminate the need for judgments on the part of the planning staff so that the new Land Development Code would be fair, predictable, and not subject to arbitrary interpretation.

We understand that the Site Plan provisions became so extensive in order to cover the many varying situations requiring site planning. However, we cannot avoid being concerned that so many of its sections now allow or require judgments by the Planning Director. We counted 17 citations in the Code in the section on Site Planning, 20-1305 together with the applicable section in General Terms, 20-1701, where the Planning Director can determine where the Code will be applied, and under what conditions, or requirements can be waived.

We realize that this modification has been made because it is difficult to write code prescriptions that apply to all situations, especially in Site Planning. However, this makes it difficult to understand the code provisions without consulting the planning staff. If the Code is to be available on the City Planning website, we suggest that it include a forward to mention that prospective developers should consult with the planning staff to determine the feasibility for their development.

Thank you for your interest and concern.

Sincerely yours,

*Kay Hale*  
Kay Hale  
Co-President

*Alan Black*  
Alan Black, Chairman  
Land Use Committee