



**PLANNING COMMISSION MEETING**  
**May 20 & 22, 2019**  
**Meeting Action Summary**

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May 20, 2019 – 6:30 p.m.

Commissioners present: Ashworth, Butler, Carpenter, Carttar, Paden, Sands, Sinclair, Struckhoff, Weaver, Willey

Staff present: McCullough, Crick, Ewert

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**GENERAL BUSINESS**  
**PLANNING COMMISSION ACTION SUMMARY**

Receive and amend or approve the action summary (minutes) from the Planning Commission meeting of March 25 & 27, 2019.

Motioned by Commissioner Carttar, seconded by Commissioner Ashworth, to approve the March 25 & 27, 2019 Planning Commission action summary minutes.

Motion carried 9-0. Commissioners Ashworth, Butler, Carpenter, Carttar, Paden, Sinclair, Struckhoff, Weaver, Willey voted in favor. Commissioner Sands was not present for the vote.

Receive and amend or approve the action summary (minutes) from the Planning Commission meeting of April 22 & 24, 2019.

Motioned by Commissioner Ashworth, seconded by Commissioner Carttar, to approve the April 22 & 24, 2019 Planning Commission action summary minutes.

Motion carried 9-0. Commissioners Ashworth, Butler, Carpenter, Carttar, Paden, Sinclair, Struckhoff, Weaver, Willey voted in favor. Commissioner Sands was not present for the vote.

**COMMITTEE REPORTS**

No reports to receive from committees.

**COMMUNICATIONS/ EX PARTE / ABSTENTIONS / DEFERRAL REQUEST**

- Receive written communications from staff, Planning Commissioners, or other commissioners. Receive staff memo to Affordable Housing Advisory Board regarding *Plan 2040*
- Ex parte:  
Commissioner Ashworth said she spoke with Rebecca Buford, Tenants to Homeowners, and would provide details of their conversation when the text amendment for affordable housing was before Planning Commission.
- No abstentions.

*Complete audio & video from this meeting can be found online:*

<https://lawrenceks.org/boards/lawrence-douglas-county-metropolitan-planning-commission/>

**GENERAL PUBLIC COMMENT**

No general public comment.

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## ITEM NO. 1      COMPREHENSIVE PLAN 2040

Continue discussion regarding the Comprehensive Plan 2040 for unincorporated Douglas County and the city of Lawrence. Topic discussion will include Community Resources & Appendix, and final work and consideration.

### STAFF PRESENTATION

Jeff Crick presented the item.

### PUBLIC COMMENT

Danielle Davey, Lawrence Board of Realtors, said there was a gap in housing availability in the community. She expressed concern about the community benefit policy in Chapter 2 and felt it would exacerbate the gap in the availability of housing. She referenced the historic resources language in *Plan 2040* that uses the word 'incentivize' multiple times. She felt it could be a driving force in meeting community goals. She would like to see that language in Chapter 2 instead of the restrictive 'shall' language.

Kim Criner, Douglas County Food Policy Council, referenced the letter she sent with suggested edits to Chapter 7 E. Food Systems Development.

Courtney Shipley discussed cemeteries and green practices for burials.

### COMMISSION DISCUSSION

Commissioner Willey expressed concern about goal 2 not providing context for future governing bodies to work things out. She said the language only supported what was historic.

Commissioner Willey suggested the following change to Chapter 7:

2.4 *'Support property owners who want to list eligible properties to the local, state, and/or national registers of historic places.'*

Commissioner Ashworth wondered if the language change could put them in a position of taking sides.

Commissioner Carttar said the language states 'eligible properties' so the section advocates for historic resources. He said he would support Commissioner Willey's suggested changes.

Commissioner Willey suggested a sidebar definition of conservation in Chapter 7, Goal 3.

Commissioner Carttar suggested language changes for Chapter 7:

3.3 *'Evaluate community owned buildings for significance to the historic registers and promote appropriate repairs and maintenance to ensure compatibility with listings.'*

Commissioner Carttar felt the language in Goal 4 was redundant, such as 4.4 and 4.9.

Crick said there was some duplication in language but that they reach for different items at the end of the goal.

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Commissioner Paden suggested language changes to the sidebar topic of 'What are Open Spaces?' in Section B, Parks, Recreation, & Open Space:

- *Passive: Trails, nature preserves, scenic overlooks, riparian and floodplain areas.*

Commissioner Willey suggested striking floodplain and steep slope from the sidebar on page 69 since they were in other places in the document.

Commissioner Paden said it may be a good place to put the word 'cemeteries.'

- *Passive: Trails, nature preserves, scenic overlooks, cemeteries*

Commissioners Willey and Weaver suggested the following language for the vision statement for Chapter 7, Section B, Parks, Recreation, & Open Space on page 67:

*'Create and maintain a variety of recreational opportunities and open spaces to **protect sensitive lands and** increase options for residents of all ages **and abilities** to lead a healthy and active lifestyle.'*

Commissioner Paden suggested language for Chapter 7, 2.4:

*2.4 'Establish a Douglas County Open Space program to protect sensitive lands, including riparian areas.'*

Commissioner Willey said riparian areas would be in the sensitive land definition and probably didn't need to be in 2.4 too.

Commissioner Willey suggested language for Chapter 7, Section B, Goal 1:

*1.1 'Establish an unincorporated Douglas County open space program.'*

Commissioner Willey suggested language for Chapter 7, Section B, Goal 2:

*2.1 'Incentivize land dedications, conservation easements, and other voluntary mechanisms to protect natural and historic areas of the community for public purposes.'*

Commissioner Sands suggested removing the word 'key' from 2.2 in Section B, Goal 2:

*2.2 'Use easements, landowner agreements, and deed restrictions for multi-use trails and open spaces, especially **key** natural and historic areas.'*

Commissioner Willey suggested the following changes to Chapter 7, Section B, Goal 3:

*3. 'Identify **new** and expand existing park, recreation, and open space systems.'*

*3.2 'Plan and develop park, recreation, and open space locations consistent with the Lawrence Parks and Recreation Master Plan and other Specific Land Use.'*

*3.4 'Co-locate park, recreation, and open space systems **co-locate** with other community facilities, such as schools, when possible to maximize resources and minimize expenses.'*

Commissioner Willey suggested changes to Chapter 7, Section B, Goal 4:

*4.1 'Create connections throughout **the our communities** using existing and unique features to provide connections, such as parkways and boulevards, greenways, riparian corridors and other methods.'*

*4.4 'Connect lands providing continuity for floodplains, watercourses and wildlife **corridors**.'*

Goal 5

Commissioner Willey asked for the words 'sensitive land' to be linked in Chapter 7, Section B, Goal 5:

*5.1 'Promote **sensitive land** retention through programs such as conservation easements.'*

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Commissioner Ashworth suggested the following for Chapter 7, Section B, Goal 5:  
*5.4 'Prioritize inclusion of wild spaces in park, recreation, and open space systems.'*

Commissioner Willey asked staff to look at crafting language for cemeteries and what section to add it to.

McCullough said the Parks & Recreation department maintained cemeteries and staff could ask the director where they would like to see it added to the plan.

*Audience member, Helen Schnoes, requested Planning Commission skip to Section E, Food Systems Development, on page 75. The Food Policy Council submitted a letter with suggested language changes.*

Planning Commission agreed on suggested language from the Food Policy Council letter for Chapter 7, Section E, Food System Development:

*'Create a robust local food system that enriches producers and consumers, and that bolsters our communities' health, **wealth**, and resilience.'*

Chapter 7, Section E, Goal 2:

*'Ensuring agriculture's role in our community helps signify its importance in our local economy and shapes our local identity.'*

Chapter 7, Section E, Goal 4:

*'Consider the goals and policies of the advisory board when creating land use plans and reviewing development applications.'*

*'Plan in accordance with and implement the Douglas County Food Systems Plan.'*

*'Strengthen collaboration among public, private, and community partners to ensure a robust food system.'*

Commissioner Ashworth suggested adding the definition of local food system as a sidebar in Chapter 7, Section E:

***What is a Local Food System?***

*'Our local food system includes how we produce, buy, eat, and dispose of food in Douglas County. Food systems development includes working together to strengthen connections between area producers and consumers to keep food dollars local, and collaborating to promote healthy, local food access.'*

Commissioner Willey asked staff to combine *'What are Local Foods?'* and *'What is a Local Food System?'* into one.

Commissioner Ashworth suggested adding some sort of language to Chapter 7, Section C, Goal 1, regarding incorporating LEED elements into facility planning and design.

McCullough said there was language in Chapter 6.

Commissioner Paden said there was nothing directing infill opportunities. She suggested language for Chapter 7, Section C, Goal 2:

*'Consider infill opportunities and reuse options for new community facilities.'*

Commissioner Carpenter suggested striking 2.3 from Chapter 7, Section C, Goal 2.

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Commissioner Carttar suggested language for Chapter 7, Section D, Goal 2:

*'With a well-developed community of artists, ~~and activities~~, performers, building on these existing assets helps create a stronger vision and place for the arts in our community.'*

Commissioner Sands suggested language changes for Chapter 7, Section D, Goal 2:

2.1 *'Develop strategies for public-private partnerships for arts and culture programming.'*

Commissioner Willey suggested language for Chapter 7, Section D, Goal 2:

2.1 *'Develop strategies for public-private partnerships for the arts ~~and culture programming~~.'*

2.2 *'Prioritize cultural programming in civic life.'*

Commissioner Struckhoff suggested language for Chapter 7, Section D, Goal 2:

*'With a well-developed community of artists, performers, and patrons of the arts, building on these existing assets helps create a stronger vision and place for the arts in our community.'*

Commissioner Carttar suggested language for Chapter 7, Section D, Goal 3:

3.3 *'Design, maintain, and complement infrastructure for creative, cultural, and performance celebratory activities throughout the community.'*

Commissioner Carpenter asked staff to add a sentence to Chapter 8, Appendix, Section D:

*'The following represents action items that have been discussed. No items have set and this is the portion of the plan that will be modified on a yearly basis.'*

**MISCELLANEOUS NEW OR OLD BUSINESS**

Consideration of any other business to come before the Commission.

**MISC NO. 1      RESIDENTIAL LOT INVENTORY REPORT**

Receive 2018 Residential Lot Inventory Report.

**MISC NO. 2      AFFORDABLE HOUSING ARTICLE**

The Lincoln Institute of Land Policy published an article authored by Anthony Flint, in their Land Lines Magazine, that puts forth the notion that a “new way of looking at the relationship between builders, government, and neighborhoods... could be one more step toward building cities that are livable for all.” The article reviews a few different methods of addressing the housing affordability issue confronting the nation and appears to advocate for sharing in the value provided to property through zoning entitlements by requiring that affordable units be part of the development discussion

**MISCELLANEOUS NEW OR OLD BUSINESS**

Consideration of any other business to come before the Commission.

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**Recess at 9:53pm until 6:30pm on May 22, 2019**

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Reconvene May 22, 2019 – 6:30 p.m.

Commissioners present: Ashworth, Carpenter, Carttar, Paden, Sands, Sinclair, Struckhoff, Weaver, Willey

Staff present: McCullough, Crick, Day, Ewert, Weik

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**BEGIN PUBLIC HEARING (MAY 22, 2019):**

**GENERAL BUSINESS:**

**PLANNING COMMISSION ACTION SUMMARY**

Receive and amend or approve the action summary (minutes) from the Planning Commission meeting of February 25 & 27, 2019.

Motioned by Commissioner Struckhoff, seconded by Commissioner Carttar, to approve the February 25 & 27, 2019 Planning Commission action summary minutes.

Motion carried 9-0. Ashworth, Carpenter, Carttar, Paden, Sands, Sinclair, Struckhoff, Weaver, and Willey voted in favor.

**EX PARTE / ABSTENTIONS / DEFERRAL REQUEST**

- No ex parte.
- No abstentions.

**GENERAL PUBLIC COMMENT**

No general public comment.



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**ITEM NO. 2A REZONING 3.27 ACRES FROM UR TO RS5; 3131 W 31<sup>ST</sup> ST (KEW)**

**Z-19-00140:** Consider rezoning approximately 3.27 acres from UR (Urban Reserve) District to RS5 (Single-Dwelling Residential) District, located at 3131 W 31<sup>ST</sup> St. Submitted by Grob Engineering Services LLC on behalf of Peggy L. Burnett, property owner of record.

**ITEM NO. 2B PRELIMINARY PLAT FOR BURNETT ADDITION; 3131 W 31<sup>ST</sup> ST (KEW)**

**PP-19-00141:** Consider a Preliminary Plat for Burnett Addition, located at 3131 W 31<sup>ST</sup> St. Submitted by Grob Engineering Services LLC on behalf of Peggy L. Burnett, property owner of record.

**STAFF PRESENTATION**

Katherine Weik presented the item.

**APPLICANT PRESENTATION**

Dean Grob, Grob Engineering Services LLC, was present for questioning.

**PUBLIC HEARING**

No public comment.

**COMMISSION DISCUSSION**

Commissioner Willey asked if the variance was granted by the Board of Zoning Appeals.

Weik said yes, the variance was approved by the Board of Zoning Appeals in April.

Commissioner Willey asked if the issue was the accessory buildings existing without a residence.

Weik said yes, the accessory structures would exist on the parcel without a primary structure so the applicant needed a variance to proceed with the plat.

**ACTION TAKEN ON Item 2A**

Motioned by Commissioner Sands, seconded by Commissioner Sinclair, to approve the request to rezone approximately 3.27 acres from UR (Urban Reserve) District to RS5 (Single-Dwelling Residential) District, located at 3131 W 31<sup>ST</sup> St, and forwarding it to the City Commission with a recommendation for approval based on the findings of fact found in the body of the staff report.

Unanimously approved 9-0. Commissioners Ashworth, Carpenter, Carttar, Paden, Sands, Sinclair, Struckhoff, Weaver, and Willey voting in favor.

**ACTION TAKEN ON Item 2B**

Motioned by Commissioner Sands, seconded by Commissioner Carttar, to approve the Preliminary Plat for Burnett Addition, located at 3131 W. 31<sup>ST</sup> St.

Unanimously approved 9-0. Commissioners Ashworth, Carpenter, Carttar, Paden, Sands, Sinclair, Struckhoff, Weaver, and Willey voting in favor.

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**ITEM NO. 3 PRELIMINARY DEVELOPMENT PLAN FOR CASEY'S; 3111 NIEDER RD (SLD)**

**PDP-19-00139:** Consider a Preliminary Development Plan for Casey's General Store, located at 3111 Nieder Rd. Submitted by Casey's Retail Company on behalf of Stonebridge Lawrence LLC, property owner of record.

**STAFF PRESENTATION**

Sandra Day presented the item.

**APPLICANT PRESENTATION**

Jeff Laubach, SBB Engineering, was present for questioning.

**PUBLIC HEARING**

No public comment.

**ACTION TAKEN**

Motioned by Commissioner Sinclair, seconded by Commissioner Paden, to approve the Preliminary Development Plan, PDP-18-00139, for Casey's General Store, located at 3111 Nieder Road, based upon the findings of fact presented in the body of the staff report and forwarding a recommendation for approval to the City Commission.

Unanimously approved 9-0. Commissioners Ashworth, Carpenter, Carttar, Paden, Sands, Sinclair, Struckhoff, Weaver, and Willey voting in favor.

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#### **ITEM NO. 4 CAPITAL IMPROVEMENT PLAN**

Receive the City of Lawrence 2020-2024 Capital Improvement Plan and consider making a finding that the projects presented for inclusion in the Capital Improvement Plan are in conformance with the City's comprehensive plan Horizon 2020.

#### **STAFF PRESENTATION**

Jeff Crick presented the item.

#### **PUBLIC HEARING**

No public comment.

#### **COMMISSION DISCUSSION**

Commissioner Ashworth asked if Planning Commission would see any of the projects.

McCullough said it was possible. He said the plan was born out of State Statute. He said it was intended to make sure capital planning aligned with comprehensive planning so that the city didn't propose a new street boulevard in an area the comprehensive plan says will remain rural in nature. He said most of the projects were routine reviews and that staff was involved with the development of the capital improvement plan.

Ashworth expressed concern about 19<sup>th</sup> Street from O'Connell to Harper and how it would impact neighborhoods.

Paden said the Loop didn't make it in the plan even though the goals were geared toward transportation and movement of people.

#### **ACTION TAKEN**

Motioned by Commissioner Struckhoff, seconded by Commissioner Weaver, find that the projects presented in the 2020 – 2024 capital improvement plan are in conformance with the City's comprehensive plan and forward a recommendation to the City Commission for approval.

Motion carried 9-0. Commissioners Ashworth, Carpenter, Carttar, Paden, Sands, Sinclair, Struckhoff, Weaver, and Willey voting in favor.

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**MISC NO. 1 VARIANCE FOR GREENTOUCH ADDITION; 508 MICHIGAN ST (SLD)**

Consider a variance associated with Minor Subdivision, MS-19-00217, Greentouch Addition, located at 508 Michigan Street. Submitted by Grob Engineering Services LLC, for Jesson S. and Season I.S. Ross, property owners of record.

**STAFF PRESENTATION**

Sandra Day presented the item.

**APPLICANT PRESENTATION**

Dean Grob, Grob Engineering Services LLC, was present for questioning.

**PUBLIC HEARING**

No public comment.

**COMMISSION DISCUSSION**

Commissioner Willey asked if there was a change in the use.

Grob said no, it was contractor sales and service.

Commissioner Willey inquired about buffering.

Day said there was a bufferyard required and would be part of the review.

**ACTION TAKEN**

Motioned by Commissioner Paden, seconded by Commissioner Carttar, to approve the variance associated with Minor Subdivision, MS-19-00216, for Greentouch Addition, located at 508 Michigan, to allow a reduced frontage/ lot width from 100 feet to 49.95 feet.

Motion carried 9-0. Commissioners Ashworth, Carpenter, Carttar, Paden, Sands, Sinclair, Struckhoff, Weaver, and Willey voting in favor.

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## **ITEM NO. 5 COMPREHENSIVE PLAN 2040**

Continue discussion regarding the Comprehensive Plan 2040 for unincorporated Douglas County and the city of Lawrence. Topic discussion will include final work and consideration.

### **PUBLIC HEARING**

Thad Holcombe, Lawrence Ecology Teams United in Sustainability (LETUS), explained that LETUS was an interfaith network in the Lawrence community, educating and advocating eco-justice and environmental sustainability. He expressed concern about the rights of nature.

Sarah Talley Alfaro, Justice Matters Affordable Housing Research Team, expressed concern about the affordable housing stock in the community. She asked more time be spent on the issue and more stakeholders be involved. She thanked Planning Commission for including language on climate change.

Bobbie Flory, Lawrence Home Builders Association, expressed concern about the community benefit cost being passed on to homeowners. She felt incentives should be included in the language.

Paul Newsome said the community benefit language could drive up costs.

### **COMMISSION DISCUSSION**

Commissioner Ashworth said on page 75 Goals 1.1 and 2.1 were identical.

Commissioner Willey suggested removing Goal 2.1.

Commissioner Willey suggested language changes in Chapter 7, Community Resources, Section E, Goal 2.2 (which would now be 2.1):

*'Create economic development and business support services tailored to a diversified agricultural system, including infrastructure and value-added agricultural production.'*

Commissioner Struckhoff suggested using the word 'support' instead of 'create.'

*'Support economic development and business support services tailored to a diversified agricultural system, including infrastructure and value-added agricultural production.'*

Commissioner Willey agreed with that suggestion.

Commissioner Willey suggested language changes in Chapter 7, Community Resources, Section E, Goal 3:

*'Enhance connectivity in the built environment to promote healthy food access through the planning process.'*

Commissioner Willey suggested language for Chapter 7, Community Resources, Section E, Goal 4:

*'Ensure resilience of our agriculture future.'*

Commissioner Willey suggested language for Chapter 7, Community Resources, Section E, Goal 4:

*4.2 'Incentivize conservation and preservation practices for agricultural landscapes, pollinator habitats, and connected waterways.'*

Commissioner Willey asked staff to speak about cemeteries.

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Crick said staff spoke with Parks & Recreation and they were more comfortable including language in the update of the Parks & Recreation Master Plan. He said Parks & Recreation felt it was too specific and too focused on their operation to include in the comprehensive plan.

Commissioner Willey asked if Planning Commission could make a formal recommendation to Parks & Recreation to have it added to their Master Plan.

McCullough said the Parks & Recreation Master Plan was updated fairly recently but that language could be included in the next update. He said Parks & Recreation indicated they weren't sure what the issue was but that they had plenty of plots available.

Commissioner Sands said he was not sure it was enough to add to a 20 year plan.

Commissioner Carttar said he liked the idea of adding it to active open spaces because it was a good reminder to the community about the significant space the City was responsible for.

Commissioner Carpenter suggested adding a bullet point in the appendix to consider in the next master plan.

Commissioner Struckhoff felt it was worth including in the definitions.

Commissioner Willey suggesting adding cemetery to the definition of open space.

McCullough encouraged the public to go to the Parks & Recreation board and participate in their plan.

Commissioner Willey suggested moving Chapter 6, Environment & Natural Resources, to Chapter 2 because it made sense in terms of definitions.

Planning Commission agreed to move Chapter 6, Environment & Natural Resources, to Chapter 2.

Commissioner Willey suggested language change to the Environment & Natural Resources chapter, Goal 6:

6.3 *'Foster and encourage healthy lifestyle options through **health planning in the development and design of the built environment.**'* She suggested including a definition of health planning in the sidebar.

Commissioner Willey suggested including the concept of environmental justice. She said the definition is in the Transportation chapter. She suggested the following language for the Environment & Natural Resources Chapter, Goal 6:

6.4 *'Develop a sustainable, interconnected multi-modal transportation system **that reflects the values of environmental justice.**'*

Commissioner Ashworth suggested language change in the Environment & Natural Resources chapter, under GOALS:

*'Managing water resources ensures that water quantity and quality are maintained ~~from~~ **as** drinking sources, and **for** ecological and recreational purposes.'*

Commissioner Ashworth suggested a change to the Appendix:

6.1 *'Adopt a climate change adaptation and mitigation plan incorporating potential climate change scenarios and identifying specific actions to reduce greenhouse gases, risk, and exposure to hazards.'*

Commissioner Willey suggested a change to the Appendix:

6.7 *'Consider the goals and policies of the Food Systems Plan in supporting local food programs throughout Douglas County and Lawrence when creating land use plans and reviewing development applications.'*

Planning Commission discussed environmental justice.

Commissioner Carttar suggested in the Transportation chapter that the sidebar of *'What is Environmental Justice?'* begin the second paragraph with *'This definition requires...'*

McCullough said instead of using environmental justice they could use language that gets to the values that they like from the definition instead of taking specific context that's connected to transportation planning. He said the language could be included in the vision statement of the Environment & Natural Resources chapter.

Commissioner Carttar recommended the language not be restricted to suggesting it was just natural resources. He said in an urban context the built environment was part of the environment. He said the environment was everything that people interact with.

Commissioner Willey asked staff to find a home in the beginning of the document for the concepts and values within the idea of environmental justice.

Commissioner Struckhoff suggested adding the language to page 1 or 2 of the document within the community vision, introduction, or purpose of the plan.

Planning Commission discussed the topic of community benefit in the Growth & Development chapter.

Commissioner Willey suggested language for the Growth & Development chapter:

*'Tier 2 land shall be annexed when the need to accommodate demand is established and a community benefit is provided.'*

McCullough said the language change maintained the intent. He said growth needed to be managed by design and this was a policy to do that. He said infrastructure was expensive for the community to perpetually maintain. He said the best time to lay out expectations was at the time of annexation.

Commissioner Weaver said in the Growth & Development chapter, 2.2, the language states 'Tier 2 land...' He suggested the word 'land' be added after 'Tier 1' and 'Tier 3' in 2.1 and 2.3 to be consistent.

Commissioner Sands felt the 'shall only' 'and if' language was too strong and set too high of a bar. He felt it would be so difficult to use that it essentially would be a tool that couldn't be used. He said he was more comfortable with language such as, 2.2: *'Tier 2 land shall be annexed if need is recognized. In some cases a community benefit may need to be provided.'*

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Commissioner Paden said she liked the existing language. She said she liked the language added to 3.8 which may include offsetting incentives to the requestor. She liked having incentives as a tool.

Commissioner Carpenter felt they should keep the strong language of 'shall.' He said this was a method for the long-term upkeep of infrastructure.

Commissioner Struckhoff agreed with the language Commissioner Willey proposed.

Commissioner Carpenter suggested changing the title of the sidebar map in the Lawrence Neighborhoods & Housing chapter from Lawrence Association of Neighborhood Map to Lawrence Neighborhood Associations Map.

Commissioner Willey suggested language for the Economic Development chapter:

1.7 *'Encourage and support diversifying local ownership of the agricultural economy.'*

Commissioner Ashworth suggested a change in the Community Resources chapter, Section C, Community Facilities:

1.5 *'Promote green building practices and standards.'*

Commissioner Carttar suggested the word 'performer' be changed to plural 'performers' in the Community Resources chapter, Section D, Arts & Culture:

*'With a well-developed community of artists, performers, and.....'*

Commissioners Willey and Struckhoff had minor changes to the Community Resources chapter, Vision statement:

*'We honor the vibrant history of the county and city by protecting appropriate historical assets, which contribute to our sense of place. Future growth will complement our community's historical assets and enhance our unique character.'*

#### Statements of endorsement of Plan 2040 by Planning Commission

Commissioner Paden said she felt the document covered everything it should. She said it was a strong plan and she was comfortable with it.

Commissioner Weaver said his only reservation was how the action steps were pulled and put in the appendix.

McCullough said they were flexible through the years and could be pulled/pushed into the section as they deem fit. He said all would be available for Planning Commission to monitor and track.

Commissioner Weaver said he was comfortable with the plan and enjoyed the discussion.

Commissioner Sands said it was a good plan overall. He thanked the steering committee, staff, and the public comment. He said he did not love everything about the plan. He felt the annexation conditions had the potential to set too high of a barrier to build affordable housing. He said he would vote in favor of the document.

Commissioner Ashworth endorsed the plan and appreciated the work that had gone into the plan. She felt it was a thoughtful document.

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Commissioner Carpenter said he had doubts when he first read the plan because it could be interpreted in different ways. He felt the plan had turned into a well balanced vision of the community. He felt it contained a good set of goals. He said the governing bodies should take note of the community input of the Environmental chapter and Growth & Development chapter.

Commissioner Struckhoff felt the document was accessible and comprehensive. He appreciated all the discussion that had gone into the plan. He fully endorsed the document.

Commissioner Carttar fully endorsed the document. He said he was pleased with where the document was going.

Commissioner Sinclair said he valued the experience and background Planning Commissioners brought to the discussion. He said the plan did a good job of identifying different values of the community.

Commissioner Willey thanked the steering committee, public, and staff for their work. She said she was proud of a consensus document.

#### **ACTION TAKEN**

Motioned by Commissioner Carpenter, seconded by Commissioner Sands, directing staff to make changes to *Plan 2040* in order for Planning Commission to complete the final review at their June 24, 2019 meeting and direct staff to draft the Planning Commission Resolution providing for the adoption of *Plan 2040* as a joint comprehensive plan of the Unincorporated Douglas County and City of Lawrence.

Motion carried 9-0. Commissioners Ashworth, Carpenter, Carttar, Paden, Sands, Sinclair, Struckhoff, Weaver, and Willey voting in favor.

**MISCELLANEOUS NEW OR OLD BUSINESS**

Consideration of any other business to come before the Commission.

**MISC NO. 2 QUORUM EVENT**

A possible quorum of the Planning Commission may convene after the meeting to socialize at Free State Brewery

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**ADJOURN 9:36pm**