

CITY OF CLEARWATER, SEDGWICK COUNTY, KANSAS
PLANNING COMMISSION MEETING
MINUTES
August 5, 2014

The regular meeting of the City of Clearwater, Sedgwick County, Kansas, Planning Commission was held on Tuesday, July 1, 2014, at 7:00 p.m., in the Clearwater City Council Chamber, City Hall, 129 E. Ross Avenue, Clearwater, Kansas.

The following members were present: Mike Cass, Mike Machart, George Rudy, Ryan Shackelford, Scott Howell, Dick Croft, and Shawna Perry. The following City staff members were present: Kent Brown, City Administrator; Barbara Salinas, City Clerk; and Austin Parker, City Attorney.

Chairman Shackelford called the meeting to order at 7:00 p.m.

Approval of the Minutes of the Regular Meeting of July 1, 2014

Commissioner Dick Croft made a correction to the minutes of July 1, 2014. He asked for a correction on page 1, Change of Zoning Request by Roy and “Cindy”, rather than *City*. With the correction noted, a motion was made by Commissioner Rudy and seconded by Commissioner Cass to approve the July 1, 2014 minutes with the noted correction. The motion passed unanimously.

Review of Urban Growth Boundaries as Prepared by MAPD.

Administrator Kent Brown provided maps to the Commission. The map provided an outline of expected growth as well as a twenty year projection of growth. The difference between the two maps, 2005 and 2014, was explained by Administrator Brown. Brown explained that the purpose of the maps is to show expected growth in the area. Clearwater is not close to surrounding cities but if development occurred, this is what is expected. He was then open for questions or comments from the Commission.

Commissioner Croft asked if landowners are aware of this vision. Administrator Brown stated, no.

The Commission expressed some concerns about the annexation process and the roll of the Commission in the process. City Administrator Brown stated that at this point, he is seeking input and a consensus from the Commission and that no formal vote is required.

Commissioner Cass expressed his concerns regarding utility services to property owners outside of the current city limits in the event that annexation was requested. Administrator Brown stated there have been no inquires at this time.

Update on 2015 Budget and Capital Projects.

Administrator Kent Brown provided a Budget summary with 2015 proposals. Two proposals on page 2 highlight the Planning Commission, Sewer and Water Rights.

Brown stated that the city is currently developing plans to improve the sewer lagoons to help meet state limits. He stated one of the concerns has been that excessive salt from residential filtration systems affects algae growth and algae growth has not been affected by recent warm winters. He stated that it was better this year. He stated that costs is estimated at \$100,000 to address sewer discharge requirements, and could be higher.

Administrator Brown stated that water rights are not budgeted, but will be considered if there is an opportunity. He stated that this is costly and there are many factors that determine the cost.

Commissioner Perry asked what would be the cost should the sewer project become necessary and asked if we could raise sewer rates. Brown stated that the city would raise sewer rates to meet the costs for the project.

There was some discussion on comprehensive plan update that included goals attained. The Comprehensive Plan may need to be updated. At 5 years it should be minimal updates; after 10 years major updates and then redo the entire Comprehensive Plan at 20 years.

Administrator Brown moved on to water rights. He stated wells location are identified, one is unusable. He stated the one on the north side of the park is not used. There are three wells outside of town. There was discussion on the wells and usage, quality and quantity. It was stated that future rights will not get cheaper.

A sewer engineer handout was provided to the Commission. Administrator Brown stated that sewer discharge into the river rather than into the land. The map provided shows options, including utilizing the golf course.

Commissioner Cass asked about the salt content in the water. Brown stated that there are some restrictions when discharged to land. Salt content was measured up to 300 and needs to be in the 100's to high 100's to discharge to land according to certain officials. There are some limits if discharged to land, crop land. Other land options were discussed. It was noted that there are pumping needs and piping costs to consider.

Brown stated that the State has put the City under an Executive Order. We did not meet permit limits and would need to hire an engineer to determine a solution and provide results. Brown explained the current status of the order and will keep the Commission apprised of the status, but the Council will make the decision.

Administrator Brown moved the discussion to the subject of transportation projects, such as biker and pedestrian connectivity. There was some discussion on ways to keep connected between developments. Commissioner Howell expressed his concerns with the connectivity of subdivisions within Clearwater, specifically Chisolm Ridge. Brown stated that the Commission had good ideas and asked that they keep these thoughts in mind when looking at plats.

City Attorney Parker provided his input on connectivity and long range thoughts he has heard discussed by members of the Wichita Metropolitan Planning board at some of his recent meetings in

the Wichita area.

Administrator Brown stated that there may be a plat brought forward for a gated community. He did not have a time frame, but did state that it was within the city and could be coming before the Commission in the next few months.

Commission Howell stated that there is a lack of housing in the community and this causes residents to move out of the City.

Other Matters or Concerns

The next regular meeting for the Planning Commission is scheduled for Tuesday, September 2, 2014.

Adjournment

With there being no further business to come before the Commission, Rudy made a motion to adjourn the meeting. The motion was seconded by Commissioner Cass. The motion passed unanimously.

The meeting adjourned at 8:10 p.m.

CERTIFICATE

State of Kansas }
County of Sedgwick }
City of Clearwater }

I, Barbara Salinas, City Clerk of the City of Clearwater, Sedgwick County, Kansas, hereby certify that the foregoing is a true and correct copy of the approved minutes of the August 5, 2014 Planning Commission meeting.

Given under my hand and official seal of the City of Clearwater, this 4th day of November, 2014

Barbara Salinas, City Clerk