



# City of Arkansas City

## PLANNING COMMISSION MEETING

### MINUTES

Tuesday, August 09, 2022 at 5:30 PM – 400 W Madison Ave, Arkansas City, KS

#### Call to Order

#### Roll Call

PRESENT: Mary Benton, Lloyd Colston, Ian Kuhn, Kyle Lewis, Cody Richardson, Tom Wheatley

ABSENT: Brandon Jellings

#### Declaration

*At this time, Planning Commission members are asked to make a declaration of any conflict of interest or of any Ex parte or outside communication that might influence their ability to hear all sides on any item on the agenda so they might come to a fair decision.*

No such declarations were made.

#### Public Comments

*Persons who wish to address the Planning Commission regarding items not on the agenda. Speakers will be limited to three (3) minutes. Any presentation is for information purposes only. No action will be taken.*

There were no public comments for items not on the agenda. Colston did note that he found a local tour book that had very little information in it on Ark City. There was a brief discussion on how the City should market itself in tourism guides.

#### Consent Agenda

1. Meeting Minutes, **July 12, 2022 meeting.**

Motion made by Colston, Seconded by Wheatley to approve the minutes as written.

Voting Yea: Benton, Colston, Kuhn, Lewis, Richardson, Wheatley

#### Public Hearings

2. Hold a public hearing to consider the advisability of amendments to Article 28 Floodplain Management Motion made by Colston, Seconded by Wheatley to open the public hearing

Voting Yea: Benton, Colston, Kuhn, Lewis, Richardson, Wheatley

White explained the reasons for the proposed amendments. He noted that the City desires to enter into the Community Rating System that FEMA provides. In exchange for increased regulations and additional tracking information and internal programs, flood insurance policyholders will be eligible for premium discounts. The proposed amendments will allow the City into the program. The last time there were any amendments to the floodplain management ordinance was in 2010. White noted that there would not be any amendments to the maps with this ordinance update. He also introduced Tara Lanzrath and Cheyenne Sun Eagle with the Kansas Department of Agriculture Division of Water Resources. He then went over the proposed changes. Colston asked if a berm could be used as opposed to elevating. White responded that this would be fill and would require a floodplain development permit. Kuhn asked if a floodplain map could be brought up. White said he would bring

one up at the end of the discussion. Kuhn asked if all of these proposed amendments were on the city website. White confirmed that these were on the website. He also asked if all residents in the floodplains had been notified of these changes. White replied he had sent letters to all property owners within the floodplains. Kuhn asked when the flood maps were last updated. White replied in 2010. No changes were made to the maps since then other than individual properties requesting amendments to their properties. Kuhn asked if a survey could be conducted to make the flood maps the most accurate. White replied that FEMA is using some survey information. The City could do its own survey to make them as accurate as possible but that would be very expensive. Kuhn asked about how the fines would work for violations. White clarified the process. Kuhn asked for comments from the public. One citizen asked for clarification on when the regulations would apply. White stated that this only applies to new construction of substantial improvements. Substantial improvements are those improvements valued at more than fifty percent of the fair market value of the structure. She also asked about her air conditioner unit. Would it have to be elevated if it was replaced. White replied that this would not be a substantial improvement so the elevation would not be required. Another citizen asked for clarification on critical facilities. White noted that critical facilities are defined in the ordinance and would also follow the same protocol in that only new construction or substantial improvements would be required to meet the new regulations. Another resident asked if when the improvements are made would the flood insurance premium go down. White said this is a city wide effort. By adopting these regulations and doing a number of other things at staff level, all policyholders should be automatically eligible for the discount. Kuhn suggested visiting with their insurance agent about this as well. Colston read off the list of critical facilities discussed previously. A citizen asked when discounts might happen. White replied this would likely not go into effect until next year. The ordinance changes were only an early step in the process. Sun Eagle noted that once all the checklists were complete, the City could officially apply to the CRS program and that it would indeed likely happen early next year. Colston noted that wildfires can also compound flooding concerns even in areas that are not in a floodplain. He asked if joining the CRS program would aid the city in getting hazard mitigation grants. White replied that it should help. White displayed the flood maps and answered some questions about them. Lanzrath noted that the new draft maps would be available next year and there will be a public comment period and an open house. DWR would then answer any questions about the floodplain map update process. The new maps would likely not go into effect for a few more years.

Motion made by Colston, Seconded by Wheatley to close the public hearing.

Voting Yea: Benton, Colston, Kuhn, Lewis, Richardson, Wheatley

Kuhn expressed his approval because the requirements only apply to substantial improvements or new construction.

Motion made by Kuhn, Seconded by Colston.

Voting Yea: Benton, Colston, Kuhn, Lewis, Richardson, Wheatley

### **Other Items**

Colston brought up the recent main breaks and a brief discussion followed. He noted that 8th Street has become a thoroughfare while part of Summit Street was closed and that could have contributed to the problem. Kuhn noticed that the water line replacements should be a top priority in the Comprehensive Plan. White noted that there were now two vacancies, one city resident and one growth area. White asked for Planning Commissioners to help recruit new members.

### **Adjournment**

Motion made by Colston, Seconded by Richardson to adjourn the meeting

Voting Yea: Benton, Colston, Kuhn, Lewis, Richardson, Wheatley

The meeting was adjourned at 6:25 p.m.