

**JANUARY 9, 2020 UNIFIED GOVERNMENT BOARD OF
COMMISSIONERS MEETING
ORDER OF BUSINESS
MEETING TO CONVENE AT 7:00 PM**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. INVOCATION GIVEN BY REVEREND AL HENAGER, UNIVERSITY OF KANSAS HOSPITAL CLINICAL PASTORAL EDUCATION SUPERVISOR**
- IV. PLEDGE OF ALLEGIANCE**
- V. REVISIONS TO THURSDAY, JANUARY 9, 2020 AGENDA**
- VI. CLERK'S STATEMENT**
(Anyone wishing to speak about a particular item on the Planning and Zoning Consent Agenda must notify the Mayor when he asks if there are any "set-asides" on the Consent Agenda. Your item will then be discussed and voted on separately. All remaining items on the Consent Agenda are viewed as a single group and voted on with one vote.)
- VII. PLANNING AND ZONING CONSENT AGENDA**
- VIII. PLANNING AND ZONING NON-CONSENT AGENDA**
- IX. MAYOR'S AGENDA**
- X. REGULAR CONSENT AGENDA**
- XI. PUBLIC HEARING AGENDA**
- XII. STANDING COMMITTEES' AGENDA**
- XIII. ADMINISTRATOR'S AGENDA**
- XIV. COMMISSIONERS' AGENDA**
- XV. LAND BANK BOARD OF TRUSTEES' AGENDA**
- XVI. PUBLIC ANNOUNCEMENTS**
- XVII. ADJOURN**

SERGEANT-AT-ARMS: CAPTAIN RONALD SCHUMAKER

PLANNING AGENDA

VII. PLANNING AND ZONING CONSENT AGENDA

A. CHANGE OF ZONE APPLICATION

1. **#3210 - KORB MAXWELL WITH POLSINELLI PC**

Synopsis: Change of Zone from A-G Agriculture District to CP-2 Planned General Business District for the American Royal Hotel at 11704 State Avenue, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

Tracking #: 192

B. SPECIAL USE PERMIT APPLICATIONS

1. **#SP-2019-76 - WATHIQ KASSIM**

Synopsis: Renewal of a Special Use Permit (#SP-2016-92 - expired 1/5/2019) for vehicle repair/body shop at 744 Kansas Avenue, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL FOR 1 YEAR)**

Tracking #: 191

2. **#SP-2019-113 - EDWARD J. BAIN**

Synopsis: Home Occupation Special Use Permit for a short-term rental/AIRBNB at 1324 North 75th Drive, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 194

3. **#SP-2019-114 - BILL DUCKWORTH WITH BRICK ROAD MOTORSPORTS**

Synopsis: Special Use Permit for a used car lot at 2820 Roe Lane, Unit U, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 195

4. **#SP-2019-116 - KORB MAXWELL WITH POLSINELLI PC**

Synopsis: Special Use Permit for American Royal events and amenities at 11704 State Avenue, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

Tracking #: 196

C. VACATION APPLICATION

1. **#U/E-2019-14 - MICHAEL CALLAHAN**

Synopsis: Vacation of utility easements at 5125 and 5205 North 130th Terrace, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

Tracking #: 197

D. PLAN REVIEW APPLICATIONS

1. #PR-2019-28 - KORB MAXWELL WITH POLSINELLI PC

Synopsis: Preliminary Plan Review for American Royal events and amenities at 11704 State Avenue, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774
(RECOMMENDED FOR APPROVAL)

Tracking #: 198

2. #PR-2019-30 - KURT WINTERS WITH UG WATER POLLUTION CONTROL DEPARTMENT

Synopsis: Preliminary and Final Plan Review for upgrades to the existing Wolcott Wastewater Treatment Plant influent pump station at 5425 North 99th Street, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

Tracking #: 199

E. MASTER PLAN AMENDMENT

1. #MP-2019-6 - KORB MAXWELL WITH POLSINELLI PC, Master Plan Amendment from Planned Commercial/Business Park to Commercial/Entertainment at 11704 State Avenue, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 (RECOMMENDED FOR APPROVAL)

Tracking #: 1910

VIII. PLANNING AND ZONING NON-CONSENT AGENDA

A. SPECIAL USE PERMIT APPLICATION

1. #SP-2019-112 - PETE DAVIS JR. WITH KZK PROPERTIES

Synopsis: Special Use Permit for a car dealership with auto repair at 1830 Quindaro Boulevard, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774
(RECOMMENDED FOR APPROVAL FOR 2 YEARS - 4/1 VOTE)

Tracking #: 193

TAX STATUS REPORT

BOARD OF COMMISSIONERS AGENDA FOR JANUARY 9, 2020

None of the properties included in applications to be considered on the Planning & Zoning agenda have delinquent taxes prior to 2019.

NOTE: This information cannot serve as the basis for approval or denial of an application. It is not among the factors to be considered as set by ordinance or among accepted zoning factors and criteria. However, such information in certain cases might be relevant to evaluating accepted factors or as an accompaniment to other valid purposes and/or factors.

REGULAR AGENDA

IX. MAYOR'S AGENDA

X. REGULAR CONSENT AGENDA

1. RESOLUTION: HOMELAND SECURITY REGION L 2019 HAZARD MITIGATION PLAN

Synopsis: A resolution adopting the Homeland Security Region L 2019 Hazard Mitigation Plan, submitted by Matt May, Emergency Management Director.

*On December 9, 2019, the **Public Works and Safety Standing Committee**, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.*

Tracking #: 191086

2. **ORDINANCE: REVISIONS TO LOW PRESSURE SEWER SYSTEM FEES**

Synopsis: An ordinance relating to the maintenance fee assessed to persons with building sewers connected to a low pressure sewer system; amending Sections 30-1 and 30-72, submitted by Jeff Fisher, Executive Director of Public Works.

*On December 9, 2019, the **Public Works and Safety Standing Committee**, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.*

Tracking #: 191087

3. **PLAT: TURNER DAC**

Synopsis: Plat of Turner DAC located at 55th Street and Douglas Avenue, being developed by Turner School District #202, submitted by Brent Thompson, County Surveyor; and Troy Shaw, County Engineer.

Tracking #: 191139

4. **PLAT: HIGHLANDS AT PIPER FOURTH PLAT**

Synopsis: Plat of Highlands at Piper Fourth Plat located at 105th Street and Clubhouse Drive, being developed by Pinnacle Piper LLC, submitted by Brent Thompson, County Surveyor; and Troy Shaw, County Engineer.

Tracking #: 191140

5. **PLAT: HIGHLANDS AT PIPER FIFTH PLAT**

Synopsis: Plat of Highlands at Piper Fifth Plat located at Clubhouse Drive and 105th Street, being developed by Pinnacle Piper LLC, submitted by Brent Thompson, County Surveyor; and Troy Shaw, County Engineer.

Tracking #: 191141

6. **PLAT: HIGHLANDS AT PIPER SIXTH PLAT**

Synopsis: Plat of Highlands at Piper Sixth Plat located at Kane Drive and 105th Street, being developed by Pinnacle Piper LLC, submitted by Brent Thompson, County Surveyor; and Troy Shaw, County Engineer.

Tracking #: 191142

7. **PLAT: HIGHLANDS AT PIPER SEVENTH PLAT**

Synopsis: Plat of Highlands at Piper Seventh Plat located at 106th Terrace and Augusta Drive, being developed by Pinnacle Piper LLC, submitted by Brent Thompson, County Surveyor; and Troy Shaw, County Engineer.

Tracking #: 191143

8. **MINUTES**

Synopsis: Minutes from regular sessions of November 14, November 21, and December 5, 2019; and special sessions of December 5 and 12, 2019.

Tracking #: MINUTES

9. **WEEKLY BUSINESS MATERIAL**

Synopsis: Weekly business material dated December 12, 19, and 26, 2019; and January 2, 2020.

Tracking #: WEEKLY BUSINESS MATERIAL

XI. PUBLIC HEARING AGENDA

1. **PRESENTATION/PUBLIC HEARING: PROPOSED STORMWATER RATE TRANSITION**

Synopsis: Presentation and public hearing on recommendations to the current stormwater fee, which would fairly and adequately fund the maintenance and enhancement of stormwater infrastructure like inlets, culverts, underground pipes, and roadside ditches, submitted by Jeff Fisher, Executive Director of Public Works.

Action to be taken at a later Commission meeting.

Tracking #: 1911

XII. STANDING COMMITTEES' AGENDA

XIII. ADMINISTRATOR'S AGENDA

XIV. COMMISSIONERS' AGENDA

XV. LAND BANK BOARD OF TRUSTEES' AGENDA

XVI. PUBLIC ANNOUNCEMENTS

XVII. ADJOURN



Urban Planning and Land Use

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To: Unified Government Board of Commissioners

From: City Staff

Date: January 9, 2020

Re: **Change of Zone Petition #3210, #SP-2019-116, #PR-2019-28 and #MP-2019-6**

GENERAL INFORMATION

Applicant:
Korb Maxwell

Status of Applicant:
Representative
Polsinelli PC
900 West 48th Place, Suite 900
Kansas City, MO 64112

Requested Actions:
Change of Zone from
A-G Agriculture District to CP-2 Planned
General Business District

Special Use Permit for an indoor and
outdoor multi-use complex and
associated ancillary uses



Preliminary Plan Review for an indoor and outdoor multi-use complex

Master Plan Amendment from Business Park and Planned Commercial (Prairie Delaware Piper Master Plan) to Planned Commercial and Entertainment (Prairie Delaware Piper Master Plan)

Date of Application: October 25, 2019

Purpose: To plat three (3) lots, build and operate a 1,100,025 square foot indoor and outdoor multi-use complex, two (2) 30,000 square foot storage buildings, parking lot for trailers and RVs and rezone to build a 353,637 square foot hotel

Property Location: 1620 North 118th Street, 11704 State Avenue and 11602 State Avenue

Commission Districts: 1. Commissioner At-Large: Tom Burroughs
2. District Commissioner: Jim Walters

Existing Zoning: A-G Agriculture District

Surrounding Zoning:	North:	A-G Agriculture District
	South:	A-G Agriculture District
	East:	A-G Agriculture District
	West:	A-G Agriculture District

Existing Uses:	North:	Undeveloped land, farmland
	South:	Kansas Speedway
	East:	Undeveloped land
	West:	Undeveloped land

Total Tract Size: 128.55 acres

Master Plan Designation: The Prairie Delaware Piper Master Plan designates these properties as Business Park and Planned Commercial (seeking an amendment to Planned Commercial and Entertainment).

Major Street Plan: The Major Street Plan classifies State Avenue as a Class A Thoroughfare and 118th Street as a Parkway.

Advertisement: Wyandotte Echo – Change of Zone – November 14, 2019; Special Use Permit – November 14, 2019 and Master Plan Amendment – November 14, 2019
Letters to Property Owners – November 13, 2019 and December 26, 2019

Public Hearings: December 9, 2019 and January 9, 2020

Public Opposition: No one appeared in opposition at the December 9, 2019 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Korb Maxwell with Polsinelli has filed a change of zone, preliminary plat, special use permit, preliminary plan review and Change of Zone Petition #3210, #SP-2019-116, #PR-2019-28 and #MP-2019-6

master plan amendment to subdivide the properties into three (3) lots to build a 353,637 square foot hotel, a 1,100,025 square foot indoor and outdoor multi-use complex and associated trailer and RV parking and two (2) 30,000 square foot storage buildings on 128.55 acres located at 1620 North 118th Street, 11704 State Avenue and 11602 State Avenue.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765, Article VII Sections 27-245 – 27-339 and Article XXI Sections 27-502 – 27-709

FACTORS TO BE CONSIDERED

1. Neighborhood character

The area is bounded by the Kansas Speedway to the south and undeveloped land to the north, east and west. The site is on the peripheral edge of the Legends and Village West area.

2. The zoning and uses of properties nearby and the proposed use's expected compatibility with them.

The zoning and their uses are set out above. The proposed uses are compatible with them. The increase in traffic on 118th Street and access from the north could be a concern to the residences who live north of Lot 3, the parking lot for RVs and trailers depends on how traffic ends up working.

3. The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property?

Removal of the restrictions should not detrimentally affect nearby property if improvements are done properly.

4. The length of time the property has remained vacant as zoned.

The property has been vacant since at least 2004.

5. The extent to which the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality or marketability of nearby property.

The proposed use is reasonably necessary for the convenience and welfare of the public. If designed to comply with the guidelines and regulations, the proposed uses will not substantially injure the appropriate use, visual quality or marketability of nearby property.

We do not want a substantially long and tall and retaining wall along the street.

6. *The extent to which the proposed use would increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems.*

With coordination with the Public Works Department, traffic and parking demand will be reviewed to determine if the proposed uses will adversely affect road capacity, safety or create parking problems. A key will be how access to the north and east are addressed.

7. *The degree of conformance of the proposed use to the Master Plan.*

The proposed use will comply with the proposed master plan amendment from Planned Commercial and Business Park to Planned Commercial and Entertainment.

8. *The extent to which the proposed use could cause environmental harm or enhance the environment.*

The proposed use should not cause environmental harm.

9. *The extent to which utilities and public services are available and adequate to serve the proposed use.*

a. *Water service*

Available

b. *Sanitary sewer service*

Available by extension from point near Parallel

c. *Storm water control*

To be designed to meet City Code

d. *Police*

Police service is provided by West Patrol, Districts #224 and #225

e. *Fire*

Fire service is provided by Fire Station #6

f. *Transit*

Kansas City ATA does not provide transit service near this property. The closest stop is along Village West Parkway, Route #101.

g. *Schools*

h. Streets

See item #6 above

10. The economic impact of the proposed use on the community.

The proposed use will have a positive economic impact on the community.

11. The capability of the proposed use to meet applicable ordinance requirements.

With revisions, the proposed uses are capable of meeting applicable ordinance requirements.

12. Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.

The noise, dust and illumination associated with RVs, trucks and trailers moving through the area in addition to parking lot lighting must be controlled in a manner that should not create problems for near-by property.

13. Whether the proposed use will pollute the air, land or water.

The proposed use will not pollute the air, land or water provided on-site waste is disposed of properly.

14. Whether the use would damage or destroy an irreplaceable natural resource.

The proposed use will not damage or destroy an irreplaceable natural resource.

15. The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.

The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the landowners is minimal.

13. Development of such character that it can be used safely without danger to health, or peril from fire, flood, erosion, excessive noise or other adversity.

Development is of such character that it can be used safely without danger to health, or peril from fire, flood erosion, excessive noise or other adversity.

14. Streets are designed so as to provide a safe, convenient and functional system for vehicular traffic, and having such width, gradient, location and

structural quality as to accommodate prospective traffic as determined by existing and probable future land and building uses.

With coordination with the Public Works Department, streets will be designed so as to provide a safe, convenient and functional system for vehicular traffic, and having such width, gradient, location and structural quality as to accommodate prospective traffic as determined by existing and probable future land and building uses.

15. Assurance that buildings, lots, blocks, parcels and streets are so arranged as to afford adequate light, open space or air, to facilitate fire protection, and to provide for long-term sustained real estate values.

Lots and buildings appear to be arranged as to afford adequate light, open space or air, to facilitate fire protection and to provide for long-term sustained real estate values. The issues related to this are:

- A. How will this site connect to (and when) Parallel and Delaware Parkway?
- B. How is the site graded to continue planned future development on adjacent sites?

The land elevations on both sides of American Royal Way need to benefit both owners.

16. Development patterns are designed with due regard to topography, so that the natural features of the land and vegetation shall be protected and enhanced.

Development will be designed with due regard to topography, so that any remaining natural features of the land are protected and enhanced.

17. Adequate sites are provided for schools, parks, playgrounds, and other community services so that residents of all neighborhoods shall have convenient access to such facilities.

This is not applicable.

PREVIOUS ACTIONS

None

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on November 20, 2019. According to the applicant, those in attendance did not oppose the development.

KEY ISSUES

Compliance with the Commercial Design Guidelines
Street connections
Grading

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 5 to 0 to recommend **APPROVAL** of Master Plan Amendment #MP-2019-6, Change of Zone Application #3210, Special Use Permit Application #SP-2019-116 and Plan Review Application #PR-2019-28 subject to:

Urban Planning and Land Use Comments:

NOTE: While the proposed use is not entirely commercial in nature, some aspects of the Commercial Design Guidelines are necessary to assure compatibility in the area.

General Planning:

1. The applicant is requesting additional flexibility to amend the final plan review in excess of the administrative determination to make such change:
 - a. Sec. 27-210(g)(1)a. Increases in density or residential uses by ~~more than five percent~~ up to ten percent (10%);
 - b. Sec. 27-210(g)(1)b. Increases in total floor area (entire plan) of all nonresidential buildings by ~~more than five percent or 5,000 square feet, whichever is less~~ up to ten percent (10%);
 - c. Sec. 27-210(g)(1)c. Increases of lot coverage by ~~more than five percent~~ by up to ten percent (10%);
 - d. Sec. 27-210(g)(1)g. Decreases of any peripheral setback of ~~more than five percent~~ by up to ten percent (10%); and/or
 - e. Sec. 27-210(g)(1)h. Decreases of areas devoted to open space of ~~more than five percent or the substantial relocation of such areas~~ by up to ten percent (10%).
2. Submit a design criteria manual for the overall development, as there could be expansions or additions in the future.

Applicant Response: We will assemble and document design criteria as we proceed with the design of the facility and submit the Final Development Plan.

3. Any proposed wind turbines must comply with the wind turbine ordinance.

Applicant Response: Understood.

4. Per Sec. 27-314. Within the boundaries of a subdivision, sidewalks shall be installed by the subdivider on one side of all new local residential streets, and all streets that are segments of the major street system shall have

sidewalks on both sides except in industrial areas and except in subdivisions zoned R Rural Residential. Sidewalks shall be not less than four feet wide and be of Portland cement concrete and shall comply with the specifications of the Unified Government. Sidewalks shall be located in the platted street right-of-way abutting the property line. Walks shall be installed in any pedestrian easements as may be required by the Planning Commission. The Unified Government Board of Commissioners may approve exceptions to these requirements after having made a determination that provision of a sidewalk on one or both sides is unnecessary, not feasible, or that a superior alternative is to be provided. State Avenue is classified as Class A Thoroughfare and 118th Street is classified as a Parkway, so sidewalks shall be installed on both sides of the street.

Applicant Response: Revised sheets are showing sidewalks on the north side of State Avenue, east and west sides of 118th Street, south side of American Royal Way and east and west sides of 115th Street.

5. Over the road trucks shall not be parked on the property overnight.

Applicant Response: Traditional over the road commercial trucks will not be using this facility overnight parking. However, there will be instances where livestock trucks will be parking overnight.

6. Minimum 8-foot sidewalk/trail is required to be installed around the perimeter of the property.

Applicant Response: This has been added to the resubmitted sheets.

7. Minimum 4-foot pedestrian path with landscape buffer and pedestrian lighting from parking areas to buildings. Please revise and resubmit.

Applicant Response: This has been added to the resubmitted sheets.

Building Architecture:

1. Please provide a sight line drawing of the south façade. There are seven (7) dock doors that are on the rear of the building, which faces State Avenue. How will these be screened from public view?

Applicant Response: This drawing has been added to Sheet AS100. There is a vegetated berm along State Avenue that limits that views of the dock doors. Additionally, the number of dock doors on the south side of the building has been reduced to three (3).

2. Sec. 27-576(e)(2) Exterior building materials shall not include the following:
 - a. Smooth-faced grey concrete block, painted or stained concrete block, tilt-up concrete panels;

- b. Field painted or prefinished corrugated metal siding;

Corrugated metal panels are not permitted per the Commercial Design Guidelines for the hotel. Standing seam metal paneling may only account for 15% of the exterior building material per façade on the hotel building. Please revise hotel building elevations to comply with the Commercial Design Guidelines and Sec. 27-576(e)(1).

Applicant Response: The building elevations have been revised so that the material designations are in compliance with the Commercial Design Guidelines. It is also noted that the metal paneling on the hotel is not corrugated and is below 15% per façade.

3. Since the buildings have high visibility from every angle, scupper and downspouts can become an eyesore. All scuppers shall be designed so they are reasonably screened, and all downspouts shall be internalized. Overflow drains shall be at grade and hidden by vegetation.

Applicant Response: All roof drains will be internal at the American Royal Complex and at the hotel with the exception of the eastern and western most eaves of the barns. Those will be gutters and downspouts where the downspouts will match the color of the building and be collected underground and connected to the storm water collection system.

4. Downspouts shall be internalized for the hotel building.

Applicant Response: Understood.

5. All concrete shall be integrally colored – no paint.

Applicant Response: Understood.

Landscaping and Screening:

1. Based on the landscaping requirements in the A-G Agriculture District for the indoor and outdoor multi-event center, parking lot, and, CP-2 Planned General Business Districts (one tree per 7,000 square feet of site area) and the Commercial Design Guidelines (at least 75 percent greater than the district requirement), the number of trees are required for the following lots:
 - a. Lot 1 – 281 trees
 - b. Lot 2 – 131 trees
 - c. Lot 3 – 377 trees

In summary, 789 trees are required to be planted for the agricultural and commercial zoned lots based upon staff's calculations. Please revise the landscape plan accordingly. This total does not include trees required for street trees planted along a major street or within parking lot islands.

Lot 2 requires 131 trees, which does not include the requirement for street trees and parking lot islands.

Applicant Response: The landscape plan has been revised to the tree counts above on Lots 1 and 2. The function of Lot 3 for truck and livestock trailer parking does not allow for a lot of trees planted within the parking area. We are showing trees around the perimeter with a lower quantity of approximately 185 trees.

Staff Response: The City Planning Commission cannot give deviations in landscaping below the district requirement. A variance from the Board of Zoning Appeals is required to have less than 377 trees on Lot 3. The stipulation is either meet the code or file for and be granted a variance.

2. Sec. 27-699(a)(6) Non-industrial and non-structure parking lots that have been paved area wider than a double-loaded aisle and more than 20,000 square feet in area shall provide one shade tree for each 20 parking spaces on the interior of the parking lot. Interior tree plantings are in addition to the landscaping requirements.

Applicant Response: Trees are being planned for the interior of parking lots except on the south side of the barns, due to the restrictions they would cause on the operation of the facility and ability for livestock trucks and trailers to navigate safely through the area as they load and unload.

Staff Response: Staff understands the request; however, the City Planning Commission cannot give a deviation in landscaping requirement. A variance from the Board of Zoning Appeals is required in order to reduce the number shade trees in the parking lot. The stipulation is either meet the code or file for and be granted a variance.

3. Per the Commercial Design Guidelines for the hotel:
 - a. The majority of all surface parking and all drive through facilities should be located to the maximum extent possible behind buildings or in the interior of a block.

Applicant Response: Hotel service is located in the back of the building and the parking lots are located with the majority of spots in the back.

- b. Parking located between the front of the building and street right-of-way must provide an additional 20 feet of landscaped area in addition to the required setback.

Applicant Response: This setback has been provided.

- c. Parking must be screened from adjacent streets by walls, shrubs, trees, or other design elements.

Applicant Response: Understood.

4. All landscaping must be irrigated.

Applicant Response: Primary landscaping areas will be irrigated, but it would not be feasible or sustainable to irrigate all areas on a project of this scope and magnitude. Parking lot islands with trees will not be irrigated, for example. That being said, the applicant is committed to sustainably maintaining the property at a high level.

Staff Response: Parking lot islands shall be irrigated.

5. All shade trees shall be at least 2" caliper. All evergreens shall be at least 6' in height. All shrubs shall be 5 gallons, external to the site and 3 gallons internal to the development when planted.

Applicant Response: Understood.

6. All disturbed areas within the development shall be brought to finished grade and seeded or sodded. There shall not be any exposed, bare ground unless the lot has an active building permit for building construction.

Applicant Response: Understood.

7. All lighting, whether mounted on the exterior of parking deck or within the structure shall have 90-degree cutoff fixtures. Light cannot exceed one footcandle as measured from said property line.

Applicant Response: Understood.

8. Only decorative lighting can be used on the exterior of the building(s). No pack lights or flood lights are allowed.

Applicant Response: Understood.

9. The dumpster will need to be screened with an architectural wall that matches the building and heavily landscaped.

Applicant Response: Understood.

10. All roof mounted units must be screened by the parapet of the building.

Applicant Response: Understood.

11. The hotel rooftop elevator equipment shall be screened by the parapet of the building.

Applicant Response: Understood.

12. All utility connections must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building.

Applicant Response: Understood.

13. All BPU transformer pads and/or generators shall be completely screened on three (3) sides with 6-foot Junipers setback 3 feet from the pad and 10 feet from the door opening. Additionally, if the transformer doors open towards the parking lot, the 10-foot setback is established in the parking lot, therefore the gate/enclosure shall be constructed in front of the transformer. If this cannot be accomplished, relocation of the transformer may be necessary.

Applicant Response: We are working with BPU on the locations.

14. Outside storage and/or storage yards are not permitted A-G Agriculture District.

Applicant Response: As noted in the application, (specifically in the description of requested special uses as described therein), there will be covered outside storage yards for dirt and arena flowing materials as part of this project.

Staff Response: Those dirt and arena flooring materials are stored within two enclosed buildings on Lot 3.

Signage:

1. Shall comply with the sign ordinance.

Applicant Response: As discussed at the November 14th meeting, the signage will be developed as the design progresses and we will apply for any signage variances required later in the project.

Street Connections:

1. Please explain the nature of and timing of connections to Parallel and Delaware Parkway.

Applicant Response: As noted above in Section 1(d) under Street Review No. 1, the traffic impact study does not assume or recommend any extension of 115th Street beyond the Applicant's property to Parallel Parkway or any extension of Delaware Parkway. The Applicant recognizes that there may be certain efficiencies to be gained by coordinating the timing of the infrastructure improvements for the proposed complex, and those which may be necessary or desirable for other, future development. The Applicant is engaged in ongoing discussions with the UG regarding

the same, and currently awaiting the UG's proposed alignment for the future 115th Street and Delaware Parkway extensions. However, those future improvements are not part of this application.

Staff Response: The City is working on connecting Parallel Parkway and Delaware Parkway.

Grading:

1. Please explain how this project's grading will facilitate future development on adjacent sites.

Applicant Response: The profile grade of American Royal Way and 115th Street allow (sic) for development to the north and east of this project. The profile of 115th Street generally follows existing grade and the ground to the east drops toward a creek to the east. The profile matches the existing low points of the property to the east. The profile of American Royal Way is generally in cut and allows for better access to the property to the north as this property sits at a lower elevation than the American Royal. The existing ground cannot be matched perfectly due to road design criteria. The low points in both the road and property to the north will need to be filled and the high points cut off to facilitate development of pad sites. The road profile attempts to average these cuts and fills so the property to the north can develop without the need to haul in or haul off excess material. Further discussion can be had with a plan and the adjacent owners and City as we have reviewed this in detail.

Staff Response: To accommodate a better grading plan, we suggest allowing the plan to shift in any direction up to 100 feet while continuing to meet code requirements when presented as a final plan.

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1) None.
- B) Items that are conditions of approval (stipulations):
 - 1) The applicant shall continue to coordinate with UG Public Works and Planning & Zoning on the public street improvements related with the proposed development i.e. 115th Street and 118th Street.
 - 2) The applicant shall continue to coordinate with UG Public Works and Planning & Zoning on the public sanitary sewer improvements related with the proposed development.
 - 3) This project includes public street and storm sewer improvements. The public street and storm sewer improvement plans shall meet the UG standards and criteria and shall be a separate plan set with a separate cover sheet with applicable information, i.e., vicinity map, sheet index, benchmark, utility contacts, floodplain note, etc. The public sanitary sewer improvement plans shall include erosion control. This set of plans is

required and shall be reviewed and approved by UG staff prior to construction permit acquisition.

- 4) This project includes public sanitary sewer improvements. The public sanitary sewer improvement plans shall meet the UG standards and criteria and shall be a separate plan set with a separate cover sheet with applicable information, i.e., vicinity map, sheet index, benchmark, utility contacts, floodplain note, etc. The public sanitary sewer improvement plans shall include erosion control. This set of plans is required and shall be reviewed and approved by UG staff prior to construction permit acquisition.
 - 5) All public sanitary sewer easement documents shall be reviewed and approved by UG staff, then recorded with the Wyandotte County Register of Deeds. A copy of the recorded easements with book and page number shall be submitted to staff prior to final engineering approval and construction permit acquisition
 - 6) Retaining walls greater than 3' 6" shall be designed by a Professional Structural Engineer registered in the State of Kansas. In this regard, plans and profile for the proposed retaining walls shall be provided to UG staff for review and approval prior construction permit acquisition. See UG checklist, standards and criteria.
 - 7) The County Surveyor makes separate technical review of the plat documents and submits comments directly to the preparer of the plat. Provide revised plat documents in accordance with County Surveyor comments.
 - 8) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
- 1) For future reference, final development plans will have to be approved before going to planning commission with approval to obtain permits. This will include final engineering, calculations, and complete drawings with construction notes and details. Final Development Plans shall be in accordance with UG standards and criteria.

Staff Conclusion:

The applicant has continued to work with staff to address Planning and Engineering comments, which we will continue to engage throughout this process. This development will have substantial and positive impact on the community and will be a great asset. Subject to approval, staff stipulates the following:

- 1) A \$50.00 ordinance publication fee shall be submitted to the Urban Planning and Land Use Department immediately following the Unified Government Board of Commissioners meeting.
- 2) Obtain a variance for reducing the total number of trees for Lot 3 parking lot (proposed 185 trees).
- 3) Obtain a variance for reducing the total number of trees for Lot 1 in parking lot adjacent to the small barn.
- 4) Irrigate the parking lot island trees.

- 5) Allow American Royal Way and the site plan as a whole to shift up to 150 feet, as necessary to align and make both parties on either side of the street amenable to its placement.
- 6) Aforementioned stipulations stated in the report.

STAFF COMMENTS AND SUGGESTIONS

The staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition #3210, #SP-2019-116, #PR-2019-28 and #MP-2019-6 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

December 9, 2019 City Planning Commission Minutes
Applicant Response Letter
Neighborhood Meeting Minutes
List of Proposed Uses
Request to amend Final Development Plan
Justification for Master Plan Amendment
Regional Trail Standards and Cross Section (Sidewalk and Trails Master Plan)
Preliminary Plat
Site Plan
Grading Plan
Utility Plan
Landscape Plan
Building Elevations

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Board of Commissioners
Public Hearing	December 9, 2019	January 9, 2020
Rezoning	Approval	
Public Hearing	December 9, 2019	January 9, 2020
Special Use	Approval	
Public Hearing	December 9, 2019	N/A
Preliminary Plat	Approved	
Public Hearing	December 9, 2019	January 9, 2020
Plan Review	Approval	
Public Hearing	December 9, 2019	January 9, 2020
Master Plan	Approval	

STAFF CONTACT: **Byron Toy, AICP**
 btoy@wycokck.org

MOTIONS

1. _____;
2. _____; And
3. _____.

Master Plan Amendment

I move the Unified Government Board of Commissioners **APPROVE Master Plan Amendment #MP-2019-6**, as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY Master Plan Amendment #MP-2019-6**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

Change of Zone

I move the Unified Government Board of Commissioners **APPROVE Change of Zone Application #3210**, as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY Change of Zone Application #3210**, as it is not in compliance with the City Ordinances and as it will not

promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

Special Use Permit

I move the Unified Government Board of Commissioners **APPROVE Special Use Permit Application #SP-2019-116**, as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY Special Use Permit Application #SP-2019-116**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

Plan Review

I move the Unified Government Board of Commissioners **APPROVE Plan Review Application #PR-2019-28**, as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY Plan Review Application #PR-2019-28**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

December 9, 2019 City Planning Commission Minutes:

Hearing Starts At 11:20:

MASTER PLAN AMENDMENT #MP-2019-6 – KORB MAXWELL WITH POLSINELLI PC – SYNOPSIS: Master Plan Amendment from Planned Commercial/Business Park to Commercial/Entertainment at 1620 North 118th Street and 11602 and 11704 State Avenue.

CHANGE OF ZONE APPLICATION #3210 – KORB MAXWELL WITH POLSINELLI PC - SYNOPSIS: Change of Zone from A-G Agriculture District to CP-2 Planned General Business District for the American Royal Hotel at 11704 State Avenue.

SPECIAL USE PERMIT APPLICATION #SP-2019-116 – KORB MAXWELL WITH POLSINELLI PC – SYNOPSIS: Special Use Permit for American Royal events and amenities at 1620 North 118th Street and 11602 and 11704 State Avenue.

AMERICAN ROYAL, Preliminary Plat for three (3) lots at 1620 North 118th Street and 11602 and 11704 State Avenue.

PLAN REVIEW APPLICATION #PR-2019-28 – KORB MAXWELL WITH POLSINELLI PC – SYNOPSIS: Preliminary Plan Review for American Royal events and amenities at 1620 North 118th Street and 11602 and 11704 State Avenue.

Detailed Outline of Requested Action: The applicant, Korb Maxwell with Polsinelli has filed a change of zone, preliminary plat, special use permit, preliminary plan review and master plan amendment to subdivide the properties into three (3) lots to build a 353,637 square foot hotel, a 1,100,025 square foot indoor and outdoor multi-use complex and associated trailer and RV parking and two (2) 30,000 square foot storage buildings on 128.55 acres located at 1620 North 118th Street, 11704 State Avenue and 11602 State Avenue.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated December 9, 2019
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo dated November 14, 2019 for the Change of Zone, Master Plan Amendment and Special Use Permit;
7. The Notices to property owners dated November 13, 2019; and
8. The testimony from the Board of Zoning Appeals meeting this evening.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

Present in Support:

- ❖ Korb Maxwell, applicant, Polsinelli Law Firm, 900 West 48th Street, Kansas City, Missouri

Present in Opposition:

- ❖ No one appeared

Staff Recommendation Starts 15:40: Planning Director Richardson stated that he agrees with the amendment to stipulation 5 from 100' to 150' and with that change the staff recommends approval of all the applications submitted to the stipulations.

Motion and Vote Starts 16:20:

On motion by Mr. Miller, seconded by Ms. Huey, the Planning Commission voted as follows to recommend **APPROVAL of Master Plan Amendment #MP-2019-6:**

Carson	Chairman
Ernst	Aye
Huey	Aye
Jones	Aye
Miller	Aye
Neal	Aye
Cho	Not Present
Connelly	Not Present
Pauley	Not Present
Reasons	Not Present
Serda	Not Present

Motion to recommend APPROVAL Passed: 5 to 0

On motion by Mr. Miller, seconded by Dr. Neal, the Planning Commission voted as follows to recommend **APPROVAL of Change of Zone Application #3210:**

Carson	Chairman
Ernst	Aye
Huey	Aye
Jones	Aye
Miller	Aye
Neal	Aye
Cho	Not Present
Connelly	Not Present
Pauley	Not Present
Reasons	Not Present
Serda	Not Present

Motion to recommend APPROVAL Passed: 5 to 0

Subject to:

Urban Planning and Land Use Comments:

NOTE: While the proposed use is not entirely commercial in nature, some aspects of the Commercial Design Guidelines are necessary to assure compatibility in the area.

General Planning:

1. The applicant is requesting additional flexibility to amend the final plan review in excess of the administrative determination to make such change:
 - a. Sec. 27-210(g)(1)a. Increases in density or residential uses by ~~more than five percent~~ up to ten percent (10%);
 - b. Sec. 27-210(g)(1)b. Increases in total floor area (entire plan) of all nonresidential buildings by ~~more than five percent or 5,000 square feet, whichever is less~~ up to ten percent (10%);
 - c. Sec. 27-210(g)(1)c. Increases of lot coverage by ~~more than five percent~~ by up to ten percent (10%);
 - d. Sec. 27-210(g)(1)g. Decreases of any peripheral setback of ~~more than five percent~~ by up to ten percent (10%); and/or
 - e. Sec. 27-210(g)(1)h. Decreases of areas devoted to open space of ~~more than five percent or the substantial relocation of such areas~~ by up to ten percent (10%).
2. Submit a design criteria manual for the overall development, as there could be expansions or additions in the future.

Applicant Response: We will assemble and document design criteria as we proceed with the design of the facility and submit the Final Development Plan.

3. Any proposed wind turbines must comply with the wind turbine ordinance.

Applicant Response: Understood.

4. Per Sec. 27-314. Within the boundaries of a subdivision, sidewalks shall be installed by the subdivider on one side of all new local residential streets, and all streets that are segments of the major street system shall have sidewalks on both sides except in industrial areas and except in subdivisions zoned R Rural Residential. Sidewalks shall be not less than four feet wide and be of Portland cement concrete and shall comply with the specifications of the Unified Government. Sidewalks shall be located in the platted street right-of-way abutting the property line. Walks shall be installed in any pedestrian easements as may be required by the Planning Commission. The Unified Government Board of Commissioners may approve exceptions to these requirements after having made a determination that provision of a sidewalk on one or both sides is unnecessary, not feasible, or that a superior alternative is to be provided. State Avenue is classified as Class A Thoroughfare and 118th Street is classified as a Parkway, so sidewalks shall be installed on both sides of the street.

Applicant Response: Revised sheets are showing sidewalks on the north side of State Avenue, east and west sides of 118th Street, south side of American Royal Way and east and west sides of 115th Street.

5. Over the road trucks shall not be parked on the property overnight.

Applicant Response: Traditional over the road commercial trucks will not be using this facility overnight parking. However, there will be instances where livestock trucks will be parking overnight.

6. Minimum 8-foot sidewalk/trail is required to be installed around the perimeter of the property.

Applicant Response: This has been added to the resubmitted sheets.

7. Minimum 4-foot pedestrian path with landscape buffer and pedestrian lighting from parking areas to buildings. Please revise and resubmit.

Applicant Response: This has been added to the resubmitted sheets.

Building Architecture:

1. Please provide a sight line drawing of the south façade. There are seven (7) dock doors that are on the rear of the building, which faces State Avenue. How will these be screened from public view?

Applicant Response: This drawing has been added to Sheet AS100. There is a vegetated berm along State Avenue that limits that views of the dock doors. Additionally, the number of dock doors on the south side of the building has been reduced to three (3).

2. Sec. 27-576(e)(2) Exterior building materials shall not include the following:
 - a. Smooth-faced grey concrete block, painted or stained concrete block, tilt-up concrete panels;
 - b. Field painted or prefinished corrugated metal siding;

Corrugated metal panels are not permitted per the Commercial Design Guidelines for the hotel. Standing seam metal paneling may only account for 15% of the exterior building material per façade on the hotel building. Please revise hotel building elevations to comply with the Commercial Design Guidelines and Sec. 27-576(e)(1).

Applicant Response: The building elevations have been revised so that the material designations are in compliance with the Commercial Design Guidelines. It is also noted that the metal paneling on the hotel is not corrugated and is below 15% per façade.

3. Since the buildings have high visibility from every angle, scupper and downspouts can become an eyesore. All scuppers shall be designed so they are reasonably screened, and all downspouts shall be internalized. Overflow drains shall be at grade and hidden by vegetation.

Applicant Response: All roof drains will be internal at the American Royal Complex and at the hotel with the exception of the eastern and western most eaves of the barns. Those will be gutters and downspouts where the downspouts will match the color of the building and be collected underground and connected to the storm water collection system.

4. Downspouts shall be internalized for the hotel building.

Applicant Response: Understood.

5. All concrete shall be integrally colored – no paint.

Applicant Response: Understood.

Landscaping and Screening:

1. Based on the landscaping requirements in the A-G Agriculture District for the indoor and outdoor multi-event center, parking lot, and, CP-2 Planned General Business Districts (one tree per 7,000 square feet of site area) and the Commercial Design Guidelines (at least 75 percent greater than the district requirement), the number of trees are required for the following lots:
 - a. Lot 1 – 281 trees
 - b. Lot 2 – 131 trees
 - c. Lot 3 – 377 trees

In summary, 789 trees are required to be planted for the agricultural and commercial zoned lots based upon staff's calculations. Please revise the landscape plan accordingly. This total does not include trees required for street trees planted along a major street or within parking lot islands.

Lot 2 requires 131 trees, which does not include the requirement for street trees and parking lot islands.

Applicant Response: The landscape plan has been revised to the tree counts above on Lots 1 and 2. The function of Lot 3 for truck and livestock trailer parking does not allow for a lot of trees planted within the parking area. We are showing trees around the perimeter with a lower quantity of approximately 185 trees.

Staff Response: The City Planning Commission cannot give deviations in landscaping below the district requirement. A variance from the Board of Zoning Appeals is required to have less than 377 trees on Lot 3. The stipulation is either meet the code or file for and be granted a variance.

2. **Sec. 27-699(a)(6) Non-industrial and non-structure parking lots that have been paved area wider than a double-loaded aisle and more than 20,000 square feet in area shall provide one shade tree for each 20 parking spaces on the interior of the parking lot. Interior tree plantings are in addition to the landscaping requirements.**

Applicant Response: Trees are being planned for the interior of parking lots except on the south side of the barns, due to the restrictions they would cause on the operation of the facility and ability for livestock trucks and trailers to navigate safely through the area as they load and unload.

Staff Response: Staff understands the request; however, the City Planning Commission cannot give a deviation in landscaping requirement. A variance from the Board of Zoning Appeals is required in order to reduce the number shade trees in the parking lot. The stipulation is either meet the code or file for and be granted a variance.

3. **Per the Commercial Design Guidelines for the hotel:**
 - a. **The majority of all surface parking and all drive through facilities should be located to the maximum extent possible behind buildings or in the interior of a block.**

Applicant Response: Hotel service is located in the back of the building and the parking lots are located with the majority of spots in the back.

- b. **Parking located between the front of the building and street right-of-way must provide an additional 20 feet of landscaped area in addition to the required setback.**

Applicant Response: This setback has been provided.

- c. **Parking must be screened from adjacent streets by walls, shrubs, trees, or other design elements.**

Applicant Response: Understood.

4. **All landscaping must be irrigated.**

Applicant Response: Primary landscaping areas will be irrigated, but it would not be feasible or sustainable to irrigate all areas on a project of this scope and magnitude. Parking lot islands with trees will not be irrigated, for example. That being said, the applicant is committed to sustainably maintaining the property at a high level.

Staff Response: Parking lot islands shall be irrigated.

5. All shade trees shall be at least 2" caliper. All evergreens shall be at least 6' in height. All shrubs shall be 5 gallons, external to the site and 3 gallons internal to the development when planted.

Applicant Response: Understood.

6. All disturbed areas within the development shall be brought to finished grade and seeded or sodded. There shall not be any exposed, bare ground unless the lot has an active building permit for building construction.

Applicant Response: Understood.

7. All lighting, whether mounted on the exterior of parking deck or within the structure shall have 90-degree cutoff fixtures. Light cannot exceed one footcandle as measured from said property line.

Applicant Response: Understood.

8. Only decorative lighting can be used on the exterior of the building(s). No pack lights or flood lights are allowed.

Applicant Response: Understood.

9. The dumpster will need to be screened with an architectural wall that matches the building and heavily landscaped.

Applicant Response: Understood.

10. All roof mounted units must be screened by the parapet of the building.

Applicant Response: Understood.

11. The hotel rooftop elevator equipment shall be screened by the parapet of the building.

Applicant Response: Understood.

12. All utility connections must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building.

Applicant Response: Understood.

13. All BPU transformer pads and/or generators shall be completely screened on three (3) sides with 6-foot Junipers setback 3 feet from the pad and 10 feet from the door opening. Additionally, if the transformer doors open towards the parking lot, the 10-foot setback is established in the parking lot, therefore the gate/enclosure shall be constructed in front of the

transformer. If this cannot be accomplished, relocation of the transformer may be necessary.

Applicant Response: We are working with BPU on the locations.

14. Outside storage and/or storage yards are not permitted A-G Agriculture District.

Applicant Response: As noted in the application, (specifically in the description of requested special uses as described therein), there will be covered outside storage yards for dirt and arena flowing materials as part of this project.

Staff Response: Those dirt and arena flooring materials are stored within two enclosed buildings on Lot 3.

Signage:

1. Shall comply with the sign ordinance.

Applicant Response: As discussed at the November 14th meeting, the signage will be developed as the design progresses and we will apply for any signage variances required later in the project.

Street Connections:

1. Please explain the nature of and timing of connections to Parallel and Delaware Parkway.

Applicant Response: As noted above in Section 1(d) under Street Review No. 1, the traffic impact study does not assume or recommend any extension of 115th Street beyond the Applicant's property to Parallel Parkway or any extension of Delaware Parkway. The Applicant recognizes that there may be certain efficiencies to be gained by coordinating the timing of the infrastructure improvements for the proposed complex, and those which may be necessary or desirable for other, future development. The Applicant is engaged in ongoing discussions with the UG regarding the same, and currently awaiting the UG's proposed alignment for the future 115th Street and Delaware Parkway extensions. However, those future improvements are not part of this application.

Staff Response: The City is working on connecting Parallel Parkway and Delaware Parkway.

Grading:

1. Please explain how this project's grading will facilitate future development on adjacent sites.

Applicant Response: The profile grade of American Royal Way and 115th Street allow (sic) for development to the north and east of this project. The profile of 115th Street generally follows existing grade and the ground to the east drops toward a creek to the east. The profile matches the existing low points of the property to the east. The profile of American Royal Way is generally in cut and allows for better access to the property to the north as this property sits at a lower elevation than the American Royal. The existing ground cannot be matched perfectly due to road design criteria. The low points in both the road and property to the north will need to be filled and the high points cut off to facilitate development of pad sites. The road profile attempts to average these cuts and fills so the property to the north can develop without the need to haul in or haul off excess material. Further discussion can be had with a plan and the adjacent owners and City as we have reviewed this in detail.

Staff Response: To accommodate a better grading plan, we suggest allowing the plan to shift in any direction up to 100 feet while continuing to meet code requirements when presented as a final plan.

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1) None.
- B) Items that are conditions of approval (stipulations):
 - 1) The applicant shall continue to coordinate with UG Public Works and Planning & Zoning on the public street improvements related with the proposed development i.e. 115th Street and 118th Street.
 - 2) The applicant shall continue to coordinate with UG Public Works and Planning & Zoning on the public sanitary sewer improvements related with the proposed development.
 - 3) This project includes public street and storm sewer improvements. The public street and storm sewer improvement plans shall meet the UG standards and criteria and shall be a separate plan set with a separate cover sheet with applicable information, i.e., vicinity map, sheet index, benchmark, utility contacts, floodplain note, etc. The public sanitary sewer improvement plans shall include erosion control. This set of plans is required and shall be reviewed and approved by UG staff prior to construction permit acquisition.
 - 4) This project includes public sanitary sewer improvements. The public sanitary sewer improvement plans shall meet the UG standards and criteria and shall be a separate plan set with a separate cover sheet with applicable information, i.e., vicinity map, sheet index, benchmark, utility contacts, floodplain note, etc. The public sanitary sewer improvement plans shall include erosion control. This set of plans is required and shall be reviewed and approved by UG staff prior to construction permit acquisition.
 - 5) All public sanitary sewer easement documents shall be reviewed and approved by UG staff, then recorded with the Wyandotte County Register of Deeds. A copy of the recorded easements with book and page number

- shall be submitted to staff prior to final engineering approval and construction permit acquisition
- 6) Retaining walls greater than 3' 6" shall be designed by a Professional Structural Engineer registered in the State of Kansas. In this regard, plans and profile for the proposed retaining walls shall be provided to UG staff for review and approval prior construction permit acquisition. See UG checklist, standards and criteria.
 - 7) The County Surveyor makes separate technical review of the plat documents and submits comments directly to the preparer of the plat. Provide revised plat documents in accordance with County Surveyor comments.
 - 8) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
- 1) For future reference, final development plans will have to be approved before going to planning commission with approval to obtain permits. This will include final engineering, calculations, and complete drawings with construction notes and details. Final Development Plans shall be in accordance with UG standards and criteria.

Staff Conclusion:

The applicant has continued to work with staff to address Planning and Engineering comments, which we will continue to engage throughout this process. This development will have substantial and positive impact on the community and will be a great asset. Subject to approval, staff stipulates the following:

- 1) A \$50.00 ordinance publication fee shall be submitted to the Urban Planning and Land Use Department immediately following the Unified Government Board of Commissioners meeting.
- 2) Obtain a variance for reducing the total number of trees for Lot 3 parking lot (proposed 185 trees).
- 3) Obtain a variance for reducing the total number of trees for Lot 1 in parking lot adjacent to the small barn.
- 4) Irrigate the parking lot island trees.
- 5) Allow American Royal Way and the site plan as a whole to shift up to 150 feet, as necessary to align and make both parties on either side of the street amenable to its placement.
- 6) Aforementioned stipulations stated in the report.

On motion by Mr. Miller, seconded by Dr. Neal, the Planning Commission voted as follows to recommend **APPROVAL of Special Use Permit Application #SP-2019-116:**

Carson	Chairman
Ernst	Aye
Huey	Aye
Jones	Aye
Miller	Aye

Neal	Aye
Cho	Not Present
Connelly	Not Present
Pauley	Not Present
Reasons	Not Present
Serda	Not Present

Motion to recommend APPROVAL Passed: 5 to 0
Subject to the above stipulations

On motion by Mr. Miller, seconded by Ms. Huey, the Planning Commission voted as follows to **APPROVE American Royal Preliminary Plat:**

Carson	Chairman
Ernst	Aye
Huey	Aye
Jones	Aye
Miller	Aye
Neal	Aye
Cho	Not Present
Connelly	Not Present
Pauley	Not Present
Reasons	Not Present
Serda	Not Present

Motion to APPROVE Passed: 5 to 0
Subject to the above stipulations

On motion by Mr. Miller, seconded by Ms. Huey, the Planning Commission voted as follows to recommend **APPROVAL of Preliminary Plan Review Application #PR-2019-28:**

Carson	Chairman
Ernst	Aye
Huey	Aye
Jones	Aye
Miller	Aye
Neal	Aye
Cho	Not Present
Connelly	Not Present
Pauley	Not Present
Reasons	Not Present
Serda	Not Present

Motion to recommend APPROVAL Passed: 6 to 0
Subject to the above stipulations

waste that would accompany having to tear out a sea of pavement in the event of future expansion.

In any case, the main drive aisles must be dust-free.

The main drive aisles on Lot 3 will be chip sealed and the intermediate drives will be asphalt millings.

Public Works Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:

1) None

B) Items that are conditions of approval (stipulations)"

1) None

C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:

1) None

City Staff Report to City Planning Commission Review No. 1

Urban Planning and Land Use Comments:

NOTE: While the proposed use is not entirely commercial in nature, some aspects of the Commercial Design Guidelines are necessary to assure compatibility in the area.

General Planning:

1. The applicant is requesting additional flexibility to amend the final plan review in excess of the administrative determination to make such change:

a. Sec. 27-210(g)(1)a. Increases in density or residential uses by more than five percent up to ten percent (10%);

b. Sec. 27-210(g)(1)b. Increases in total flood area (entire plan) of all nonresidential buildings by more than five percent or 5,000 square feet, whichever is less up to ten percent (10%);

- c. Sec. 27-210(g)(1)c. Increases of lot coverage by more than five percent by up to ten percent (10%);
 - d. Sec. 27-210(g)(1)g. Decreases of any peripheral setback of more than five percent by up to ten percent (10%); and/or
 - e. Sec. 27-210(g)(1)h. Decreases of areas devoted to open space of more than five percent or the substantial relocation of such areas by up to ten percent (10%).
2. Submit a design criteria manual for the overall development, as there could be expansions or additions in the future.

We will assemble and document design criteria as we proceed with the design of the facility and submit with the Final Development Plan.

3. Any proposed wind turbines must comply with the wind turbine ordinance.

Understood.

4. Per Sec. 27-314. Within the boundaries of a subdivision, sidewalks shall be installed by the subdivider on one side of all new local residential streets, and all streets that are segments of the major street system shall have sidewalks on both sides except in industrial areas and except in subdivisions zoned R Rural Residential. Sidewalks shall be not less than four feet wide and be of Portland cement concrete and shall comply with the specifications of the Unified Government. Sidewalks shall be located in the platted street right-of-way abutting the property line. Walks shall be installed in any pedestrian easements as may be required by the Planning Commission. The Unified Government Board of Commissioners may approve exceptions to these requirements after having made a determination that provision of a sidewalk on one or both sides is unnecessary, not feasible, or that a superior alternative is to be provided. State Avenue is classified as Class A Thoroughfare and 118th Street is classified as a Parkway, so sidewalks shall be installed on both sides of the street.

Revised sheets are showing sidewalks on the north side of State Avenue, east and west sides of 118th Street, south side of American Royal Way and east and west sides of 115th Street.

5. Over the road trucks shall not be parked on the property overnight.

Traditional over the road commercial trucks will not be using this facility for overnight parking. However, there will be instances where livestock trucks will be parking overnight.

6. Minimum 8-foot sidewalk/trail is required to be installed around the perimeter of the property. Please revise and resubmit.

This has been added to the resubmitted sheets.

7. Minimum 4-foot pedestrian path with landscape buffer and pedestrian lighting from parking areas to buildings. Please revise and resubmit.

These has been added to the resubmitted sheets.

Building Architecture:

1. Please provide a sight line drawing of the south façade. There are seven (7) dock doors that are on the rear of the building, which faces State Avenue. How will these be screened from public view?

This drawing has been added to Sheet AS100. There is a vegetated berm along State Avenue that limits the views of the dock doors. Additionally, the number of dock doors on the south side of the building has been reduced to three (3).

2. Sec. 27-576(e)(2) Exterior building materials shall not include the following:
 - a. Smooth-faced grey concrete block, painted or stained concrete block, tilt-up concrete panels;
 - b. Field painted or prefinished corrugated metal siding; Corrugated metal panels are not permitted per the Commercial Design Guidelines for the hotel. Standing seam metal paneling may only account for 15% of the exterior building material per façade on the hotel building. Please revise hotel building elevations to comply with the Commercial Design Guidelines and Sec. 27-576(e)(1).

The building elevations have been revised so that the material designations are in compliance with the Commercial Design Guidelines. It is also noted that the metal paneling on the hotel is not corrugated and is below 15% per façade.

3. Since the buildings have high visibility from every angle, scupper and downspouts can become an eyesore. All scuppers shall be designed so they are reasonably screened, and all downspouts shall be internalized. Overflow drains shall be at grade and hidden by vegetation.

All roof drains will be internal at the American Royal Complex and at the hotel with the exception of the eastern and western most eaves of the barns. Those will be gutters and downspouts where the downspouts will match the color of the building and be collected underground and connected to the storm water collection system.

4. Downspouts shall be internalized for the hotel building.

Understood.

5. All concrete shall be integrally colored – no paint.

Understood.

Landscaping and Screening:

1. Based on the landscaping requirements in the A-G Agriculture District for the indoor and outdoor multi-event center, parking lot, and, CP-2 Planned General Business Districts (one tree per 7,000 square feet of site area) and the Commercial Design Guidelines (at least 75 percent greater than the district requirement), the number of trees are required for the following lots:

- a. Lot 1 – 281 trees
- b. Lot 2 – 131 trees
- c. Lot 3 – 377 trees

In summary, 789 trees are required to be planted for the agricultural and commercial zoned lots based upon staff's calculations. Please revise the landscape plan accordingly. This total does not include trees required for street trees planted along a major street or within parking lot islands.

Lot 2 requires 131 trees, which does not include the requirement for street trees and parking lot islands.

The landscape plan has been revised to the tree counts above on Lots 1 and 2. The function of lot 3 for truck and livestock trailer parking does not allow for a lot of trees planted within the parking area. We are showing trees around the perimeter with a lower quantity of approximately 185.

2. Sec. 27-699(a)(6) Non-industrial and non-structure parking lots that have been paved area wider than a double-loaded aisle and more than 20,000 square feet in area shall provide one shade tree for each 20 parking spaces on the interior of the parking lot. Interior tree plantings are in addition to the landscaping requirements.

Trees are being planned for the interior of parking lots except on the south side of the barns, due to the restrictions they would cause on the operation of the facility and ability for livestock trucks and trailers to navigate safely through the area as they load and unload.

3. Per the Commercial Design Guidelines for the hotel:

- a. The majority of all surface parking and all drive through facilities should be located to the maximum extent possible behind buildings or in the interior of a block.

Hotel service is located at the back of the building and the parking lots are located with the majority of spots in the back.

- b. Parking located between the front of the building and street right-of-way must provide an additional 20 feet of landscaped area in addition to the required setback.

This setback has been provided.

- c. Parking must be screened from adjacent streets by walls, shrubs, trees, or other design elements

Understood.

4. All landscaping must be irrigated.

Primary landscaping areas will be irrigated, but it would not be feasible or sustainable to irrigate all areas on a project of this scope and magnitude. Parking lot islands with trees will not be irrigated, for example. That being said, the Applicant is committed to sustainably maintaining the property at a high level.

5. All shade trees shall be at least 2" caliper. All evergreens shall be at least 6' in height. All shrubs shall be 5 gallons, external to the site and 3 gallons internal to the development when planted.

Understood.

6. All disturbed areas within the development shall be brought to finished grade and seeded or sodded. There shall not be any exposed, bare ground unless the lot has an active building permit for building construction.

Understood.

7. All lighting, whether mounted on the exterior of parking deck or within the structure shall have 90-degree cutoff fixtures. Light cannot exceed one footcandle as measured from said property line. Please provide a lighting plan.

Understood.

8. Only decorative lighting can be used on the exterior of the building(s). No pack lights or flood lights are allowed.

Understood.

9. The dumpster will need to be screened with an architectural wall that matches the building and heavily landscaped.

The hotel and any permanent locations for dumpsters for the American Royal Complex will be in compliance. The event based dumpsters for the American Royal Complex require access on the sides to load the material and physical screening material is problematic so landscaping will be employed.

10. All roof mounted units must be screened by the parapet of the building.

Understood.

11. The hotel rooftop elevator equipment shall be screened by the parapet of the building.

Understood.

12. All utility connections must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building.

Understood.

13. All BPU transformer pads and/or generators shall be completely screened on three (3) sides with 6-foot Junipers setback 3 feet from the pad and 10 feet from the door

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opening. Additionally, if the transformer doors open towards the parking lot, the 10-foot setback is established in the parking lot, therefore the gate/enclosure shall be constructed in front of the transformer. If this cannot be accomplished, relocation of the transformer may be necessary.

Understood. We are working with BPU on the locations.

14. Outside storage and/or storage yards are not permitted A-G Agriculture District.

As noted in the Application (specifically, in the description of requested special uses as described therein), there will be covered outside storage yards for dirt and arena flooring materials as part of this project.

Signage:

1. Shall comply with the sign ordinance.

As discussed at the November 14th meeting, the signage will be developed as the design progresses and we will apply for any signage variances required later in the project.

Street Connections:

1. Please explain the nature of and timing of connections to Parallel and Delaware Parkway.

As noted above in Section 1(d) under Street Review No. 1, the traffic impact study does not assume or recommend any extension of 115th Street beyond the Applicant's property to Parallel Parkway or any extension of Delaware. The Applicant recognizes that there may be certain efficiencies to be gained by coordinating the timing of the infrastructure improvements for the proposed complex, and those which may be necessary or desirable for other, future development. The Applicant is engaged in ongoing discussions with the UG regarding the same, and currently awaiting the UG's proposed alignment for the future 115th Street and Delaware extensions. However, those future improvements are not a part of this application.

Grading:

1. Please explain how this project's grading will facilitate future development on adjacent sites.

The profile grade of American Royal Way and 115th Street allow for development to the north and east of this project. The profile of 115th Street generally follows existing grade and the ground to the east drops toward a creek to the east. The profile matches the existing low points of the property to the east. The profile of American Royal Way is generally in cut and allows for better access to the property to the north as this property sits at a lower elevation than the American Royal. The existing ground cannot be matched perfectly due to road design criteria. The low points in both the road and property to the north will need to be filled and the high points cut off to facilitate development of pad sites. The road profile attempts to average these cut and fills so the property to the north can develop without the need to haul in or haul off excess material. Further discussion can be had with a plan and the adjacent owners and City as we have reviewed this in detail.

Public Works Comments:

B) Items that require plan revision or additional documentation before engineering can recommend approval:

- 1) Detailed engineering comments are made by separate technical review of the plans and submitted directly to the applicant. Provide revised plans and responses in accordance with the engineering comments.

Understood.

- 2) The County Surveyor makes separate technical review of the plat documents and submits comments directly to the preparer of the plat. Provide revised plat documents in accordance with County Surveyor comments.

Understood.

- 3) Construction plans shall meet UG standards and criteria and shall be reviewed and approved by UG prior to construction permit acquisition.

Understood.

C) Items that are conditions of approval (stipulations):

- 1) None

D) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:

- 1) None

County Surveyor's Comments:

1. The distance shown on the northwesterly line of proposed Lot 1 calls out 1621.81 on the plat and 1621.82 in the description.

See Revised Sheet.

2. In the description please call out "thence on a non-tangent curve to the left"

See Revised Sheet.

3. In the description please call out "N. 118th Street and parallel to the West line of said section 3"

See Revised Sheet.

Things to make sure that are on the final plat or that are submitted at the time of the final plat.

1. Error of closure on the face of the plat
2. Provide an error of closure printout
3. Please provide LSRR for all section corners shown on the plat
4. Please show and label all section lines called for in the description.

Understood.

Meeting Minutes
American Royal – Neighborhood Meeting

Application Numbers:

1. Appeal #2355 / ZA-19410-00043
2. COZ 3210 / CZ-19401-00032
3. SP-2019-116 / SP-19402-00108
4. American Royal Plat
5. PR-2019-28
6. MP-2019-6

collectively, the “Application”.

Date: Wednesday, November 20, 2019

Location: Country Club Bank Building, Lower Level Community Center, 11006 Parallel Parkway, Kansas City, KS 66109

Meeting called to order at: 6:10 pm

Applicant Representatives in Attendance:

1. Jackie McClaskey, American Royal Association
2. Taylor Fry, American Royal Association
3. Pete Lacy, Lacy & Company
4. Phil Gibbs Jr., Continental Consulting Engineers, Inc.
5. Galen Lif, Gould Evans Associates
6. Adam Sterns, Gould Evans Associates
7. Kevin Lee, Polsinelli PC
8. Taylor Ray, Polsinelli PC

collectively, the “Applicant”.

Others in Attendance:¹

1. Roy Scott
2. Judy Scott
3. Mark Mackey
4. Steve Allison
5. Kent Polfer

¹ County Administrator, Doug Bach, was also in attendance but arrived after the meeting was adjourned.

Introductions:

The Applicant first introduced the Applicant representatives present at the neighborhood meeting, and then provided a general overview and background of the American Royal Association (the “American Royal”) and its goals in developing the proposed complex.

Presentation:

The Applicant then presented a full and accurate description of the proposed development plans, described projected impacts of development and plans to mitigate or off-set the same, and informed the members of the public that the Application is currently scheduled to be before the UG Planning Commission on December 9, 2019. The Applicant encouraged everyone present at the meeting to attend the Planning Commission meeting and then opened the floor for questions.

Questions and answers:

- A member of the public asked if the property to the east of 118th Street was 80 acres of Indian land, and if the American Royal had that property under contract. The Applicant responded in the affirmative to all.
- A member of the public asked if there would be a thoroughfare on the north side of the project and what the traffic requirements were. The Applicant responded that American Royal Way would be constructed and would connect 118th Street to the northeast corner of the project site as depicted in the Application.
- A member of the public asked if there was going to be a connection to 110th street. The Applicant explained that, while the expectation is that 115th Street and Delaware will eventually be extended in connection with future development of the surrounding area, only those road improvements as shown in the Application are contemplated to be built in connection with the American Royal project.
- A member of the public asked how many square feet of building area the project envisions, to which the Applicant responded approximately 1.1 million excluding the hotel.
- A member of the public asked if American Royal would own the land for the hotel and if such land would be sold to a developer. The Applicant responded that the land is under contract and that, while the structure of the hotel transaction is still being developed, the American Royal does not currently anticipate that it will own the hotel site.
- A member of the public asked if a hotel developer had been identified, to which the Applicant responded yes, but stated that the details were not yet finalized or ready to be disclosed publicly.

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- A member of the public asked when construction was expected to commence. The Applicant responded that the goal was to break ground in Spring 2020 with completion targeted in December 2021.
- A member of the public inquired about who is going to build the roads. The Applicant outlined the process for analyzing traffic impacts under the UG code, and explained that—while only those improvements immediately adjacent to the project site are contemplated in connection with the project—discussions are ongoing with respect to any efficiency that may be gained by constructing additional infrastructure at the same time.
- A member of the public asked if the property to the west of 118th street would be all parking. The Applicant explained that the property shown on the plans west of 118th Street is currently contemplated for parking and storage, with the potential for future expansion to include additional improvements.
- A member of the public asked if the parking on the property west of 118th street would be paved. The Applicant responded that the parking would not be paved as this area is contemplated for somewhat limited use, and also being reserved for potential expansion. The Applicant further clarified that the parking on this property is intended for trailers and overflow parking, and not for the bulk of the passenger vehicle parking.
- A member of the public asked if there were any additional renderings available. The Applicant explained that the posted concept renderings are all that is available at this time, but that additional details and elevations would be forthcoming in connection with final development plan review.
- A member of the public asked who the architects were. The Applicant answered Gould Evans.

Conclusion: The Applicant confirmed that there were no further questions or comments and, in closing, thanked everyone again for coming, urged all to attend the December 9, 2019 Planning Commission meeting for additional information, and invited everyone to come forward and have a closer look at the site plans and elevations.

Meeting adjourned at: 6:25 pm

Minutes taken by: Taylor Ray, Polsinelli PC

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EXHIBIT C

What is the proposed use(s) for the applicant's property?

An indoor and outdoor multi-use complex with some or all of the following uses:

- Assembly hall, community center, exhibition hall, convention center, and/or similar uses, including, but not limited to: Auctions, boat shows, car auctions, car shows, celebrations/parties/social gatherings, collegiate athletic events and practices (cheer, dance, basketball, wrestling, volleyball, etc.), equipment auctions, gun shows, home shows, RV/camper shows, sports shows, sporting tournaments events, trade shows, youth athletic events, animal auctions, alpaca shows, barrel racing events, cat shows, dairy shows, dog shows, equine shows, goat shows, livestock shows, llama shows, milking parlor events, petting zoos, swine shows, poultry shows, sheep shows, sheep- and cattle-dog contests and demonstrations, agricultural equipment showcases, youth and professional rodeos, collegiate functions (graduations, celebrations, etc.), community events and luncheons, job fairs, conferences, food related events and activities (including, without limitation, barbeque-related tournaments and events), food marketplace stores, food hub locations, fundraisers, fruit and vegetable auctions, high school functions (proms, graduations, etc.), merchandise stores, political events, restaurants and concessions, ticketing, county fairs, leadership events, and/or weddings;
- Educational, religious, philanthropic and/or eleemosynary nature uses, and/or similar uses, including, but not limited to: live animal educational events, livestock birthing center events, children's learning centers, community tours, cooking lessons and demonstrations, educational classes, field trips, professional trainings, competitive learning activities, leadership challenge courses, school tours, symposiums, and/or wildlife/outdoor educational events;
- Amusement parks, privately owned and operated athletic fields, race tracks, and/or similar uses, including, but not limited to: uses for youth and professional rodeos, football, kickball, soccer, volleyball, wheelchair sports, workout events (yoga, running, etc.), street fairs, small amusement park events (Ferris wheel, assorted rides, carousel, etc.), small and large fairs, parades, carnivals, food festivals and events, food tasting events and celebrations, hot air balloon shows, outdoor concerts, and/or outdoor festivals;
- Bingo parlor, including, but not limited to bingo as a rental activity, and/or similar uses;
- Children's day care and nursery facilities, youth camps, and/or similar uses;
- Concerts halls, discotheques, dance halls, indoor and outdoor concerts, dances held during events (for example, but without limitation, during high school rodeos), and/or similar uses;
- Extraction of raw material, such as rock gravel and sand, and/or similar uses;
- Farm wineries, and/or similar uses;
- Wine, beer and/or other alcoholic beverage tastings, and/or similar uses;
- Golf driving ranges, miniature golf courses, temporary golf-related events and activities, and/or similar uses;
- Keeping of livestock (including, but not limited to, for educational or event-related purposes), and/or similar uses;

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- Microbreweries, and/or similar uses;
- Motels, hotels, motor homes, RV parks, and/or similar uses;
- Nursery sales office, building, greenhouse or area, educational greenhouse and/or growing plots, plant sales, and/or similar uses;
- Off-street parking lots for passenger vehicles, and/or similar uses;
- Outdoor motion picture theaters, temporary setup for outdoor theatre, and/or similar uses;
- Private and/or commercial facilities for tennis, handball, racquet ball or similar recreation, and/or similar uses;
- Riding stables and tracks, including, but not limited to, with trails and riding lessons to be provided, and/or similar uses;
- Veterinary clinics, dog kennels, and/or similar uses;
- Farmer's market , and/or similar uses;
- Campgrounds, including, but not limited to for RV, tractor and trailer parking and camping, and/or similar uses;
- Firing ranges, gun clubs, skeet shoots, and/or similar uses, events and activities;
- Dirt storage, including, but not limited to the bringing in, removal, relocation or other taking of earth material from one place to another, whether titled under the same, common or different ownership, and/or similar uses;
- Equipment storage, including, but not limited to, livestock feed, hay and bedding storage, and/or similar uses;
- Happy hours and/or similar uses;
- Outdoor advertising signs and/or similar uses; and/or
- Maintenance shops, workshops, farm shops, and/or similar uses.

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EXHIBIT E

Significant Changes

At the direction of UG Planning Staff, the Applicant hereby requests that the Planning Commission recommend approval of, and the Board of Commissioners approve, the enclosed Preliminary Development Plan, including with the flexibility for one or more of the following changes to be made at the time of Final Development Plan without triggering rehearing by the Planning Commission or Board of Commissioners:

1. Increases in density or intensity of residential uses by ~~more than five percent~~ up to ten percent (10%);
2. Increases in total floor area (entire plan) of all nonresidential buildings by ~~more than five percent or 5,000 square feet, whichever is less~~ up to ten percent (10%);
3. Increases of lot coverage by ~~more than five percent~~ up to ten percent (10%);
4. Decreases of any peripheral setback ~~of more than five percent~~ by up to ten percent (10%); and/or
5. Decreases of areas devoted to open space ~~of more than five percent or the substantial relocation of such areas~~ by up to ten percent (10%).

notwithstanding anything in the Unified Development Ordinance §§ 27-210(G), 27-211(H), or 27-211(F) to the contrary.

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EXHIBIT F

Information Pertaining to Requested Master Plan Amendment

- **Description of the present use of the property, existing comprehensive plan classification, and the existing zoning classification, along with the same information for surrounding properties.**
 - The subject property is currently vacant land.
 - The current comprehensive plan classification is Planned Commercial/Business Park.
 - The subject property is currently zoned A-G.
 - Neighboring property to the north is classified as a combination of Planned Commission, Business Park, and Mixed Residential.
 - Neighboring property to the east is classified as a combination of Planned Commercial, Entertainment, and Business Park.
 - Neighboring property to the south is classified as Entertainment.
 - Neighboring property to the west is classified as Mixed Residential.
- **Identification of the requested new comprehensive plan classification.**
 - “Planned Commercial /Entertainment”.
- **A description of existing road conditions and new roads to be included in the development and/or the effect of the proposed development on existing roads and traffic conditions.**
 - TBD. The Applicant is working with the UG and other interested stakeholders to determine the scope of new roads to be included in the development and surrounding areas, such that (upon completion) the new development will not have a negative effect on existing roads and traffic conditions.
- **The source/method for providing utility/infrastructure services to the property.**
 - TBD. The Applicant is working with the UG and other interested stakeholders to determine the scope, and source/method, of providing utility/infrastructure services necessary to serve the subject property.
- **A description of the potential density permitted by the land use classification change.**
 - Please refer to the density matrix set forth in Table 5 of the Master Plan.
- **An estimation of future costs and revenues attributable to the unified government as a result of development pursuant to the land use map amendment.**
 - The Applicant is working with the UG and other interested stakeholders to determine an estimation of future costs attributable to the UG as a result of development proposed pursuant to the land use map amendment.

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- The UG is expected to realize a substantial increase in revenues as a result of the development proposed pursuant to the land use map amendment.
- **A written analysis of the differences between the current and proposed designations.**
 - The business park use is described as use for manufacturing, light industrial, distribution warehouses, trucking and other employment activity. The entertainment use is not described in the Master Plan, but will serve as a nice complement to the existing commercial and entertainment uses to the east of the subject property.
- **A description of all items required for all amendments.**
 - Amend Map 11: Future Land Use, to designate the subject property for “Planned Commercial /Entertainment”, as opposed to “Planned Commercial/Business Park” uses.
- **An analysis of the impact of the amendment on surrounding properties and plans.**
 - The proposed classification change will enable the development of a major commercial entertainment and tourism area, and build upon and support the current uses to the east of the property, while also attracting other surrounding and supportive development to the north and west.
- **An analysis of the long term development of the area (20—50 years) incorporating review of land use, transportation, infrastructure, environmental impact, market potential, and fiscal impact to both the unified government and the property owner.**
 - Please refer to the attached Exhibit D.
 - Additional information can be provided upon request.

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Trail Design Guidelines

The following guidelines apply for all recommended trails. Although there are several trail types, there are common minimum design standards necessary to ensure a safe and enjoyable experience for all users. These standards were developed based on input received through the Plan process and a review of the latest common practices, most notably the American Association of State Highway and Transportation Officials (AASHTO) Guide for Planning, Design and Operation of Pedestrian Facilities, AASHTO Guide for the Development of Bicycle Facilities, and KC-APWA standards.

1. For ease of maintenance, the preferred surface material for most regional and local trails is concrete. However, to accommodate different user needs and unique physical conditions, trails on unimproved levee roads, parks, greenways, or in other natural areas may utilize asphalt or "soft" surfaces such as limestone screenings, or other material approved by the County engineer.
2. Although the standard width is 10-feet, it is recognized that within the developed urban corridors and/or areas with significant physical and environmental constraints, narrower trail segments may be necessary. Within these areas, upon the recommendation of the County Engineer, a minimum of 8-feet may be accepted.
3. A three-foot minimum clear zone on each side of the trail is desirable. All vertical objects including signage, benches, etc. should be located outside of this zone.
4. Grades steeper than 8.33 percent (1:12 slope) should only be considered for very short segments; cross slopes should not exceed two percent.
5. Overhanging branches or obstructions should be higher than 10-feet.
6. For safety, large trees or tall shrubs should be at least 10-feet from the trail.
7. A buffer zone should be maintained to protect natural systems and ecologically sensitive areas.
8. Visual clutter should be limited in the green space between the road and sidewalk or trail.
9. Crossings on bridges should include a barrier and railing to separate traffic and the pedestrian or cyclist.
10. Trail heads provide places for rest, parking, water fountains, and maps of the trail system. Trail heads should be placed at the appropriate termini or junctions of a trail corridor and any place where a large concentration of users is anticipated. At a minimum, trail heads should include vehicular and bicycle parking as well as a system trail map with the specific location within the system. Other preferred features include but are not limited to benches, trash receptacles, lighting, appropriate cultural or historical interpretive signage, restrooms and drinking fountains. All facilities should be designed according to ADA accessibility guidelines.



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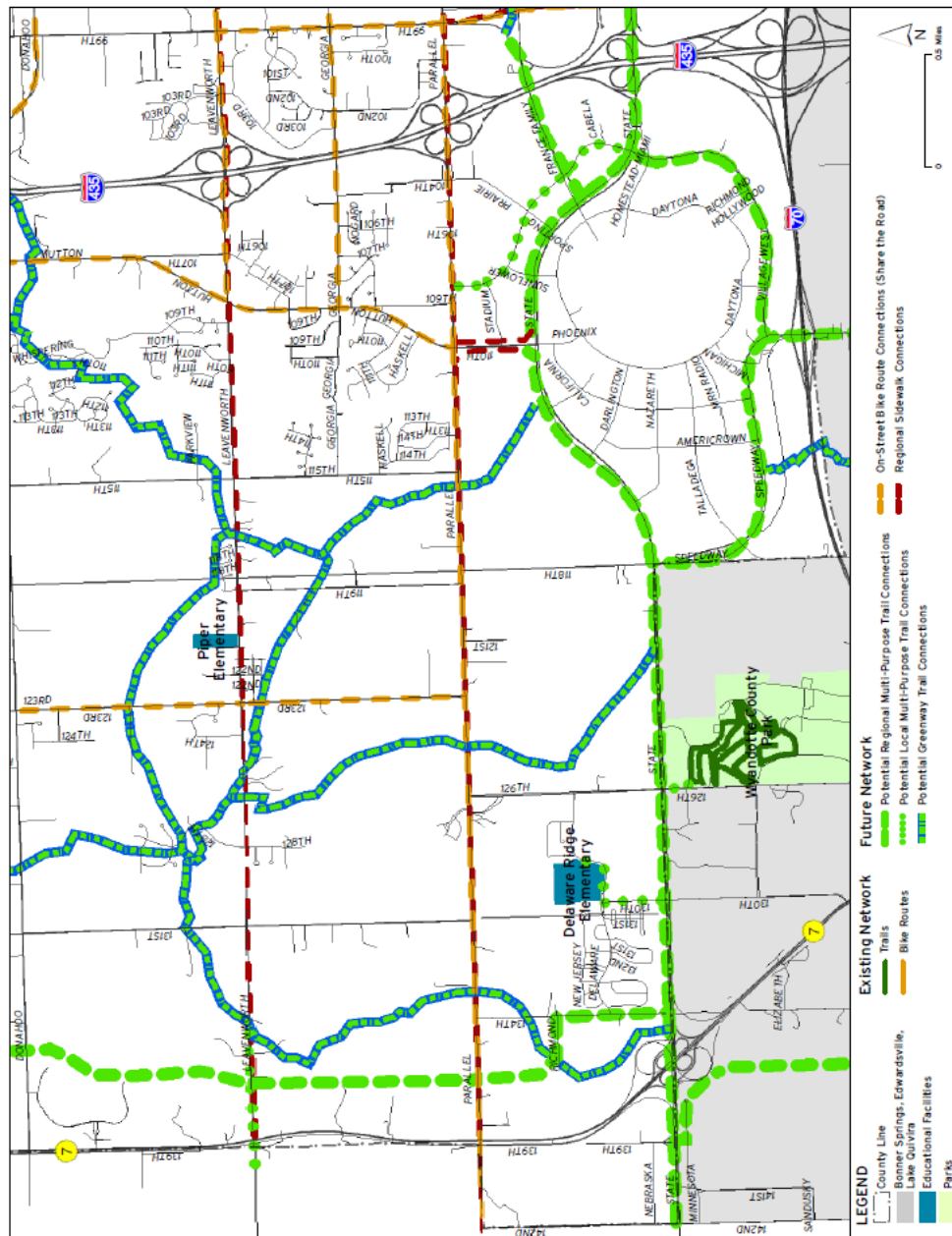
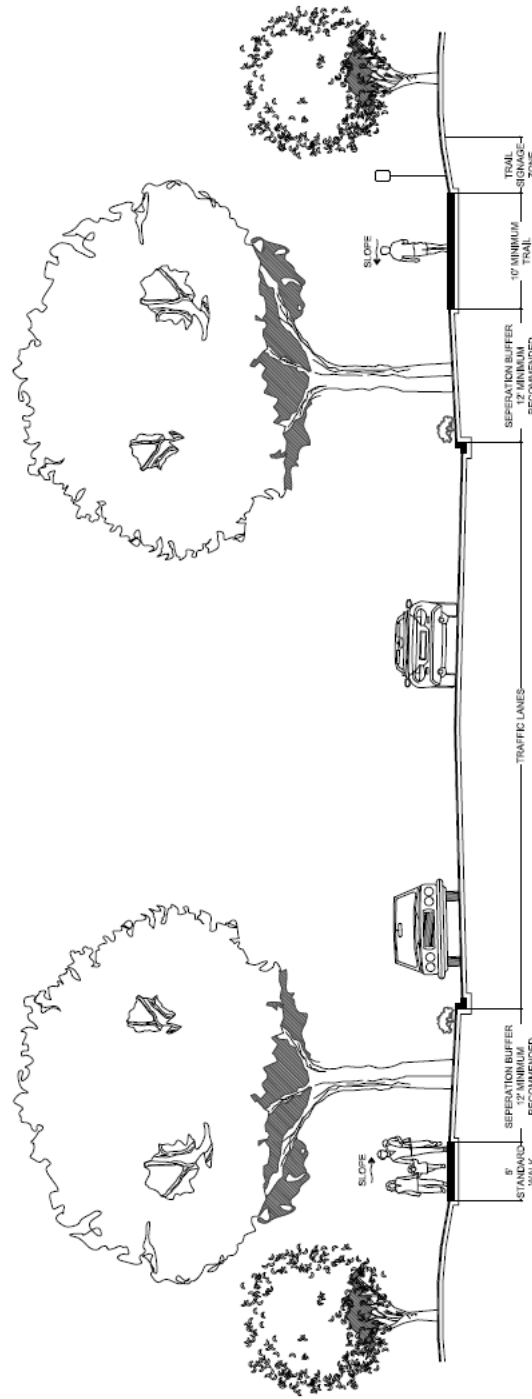


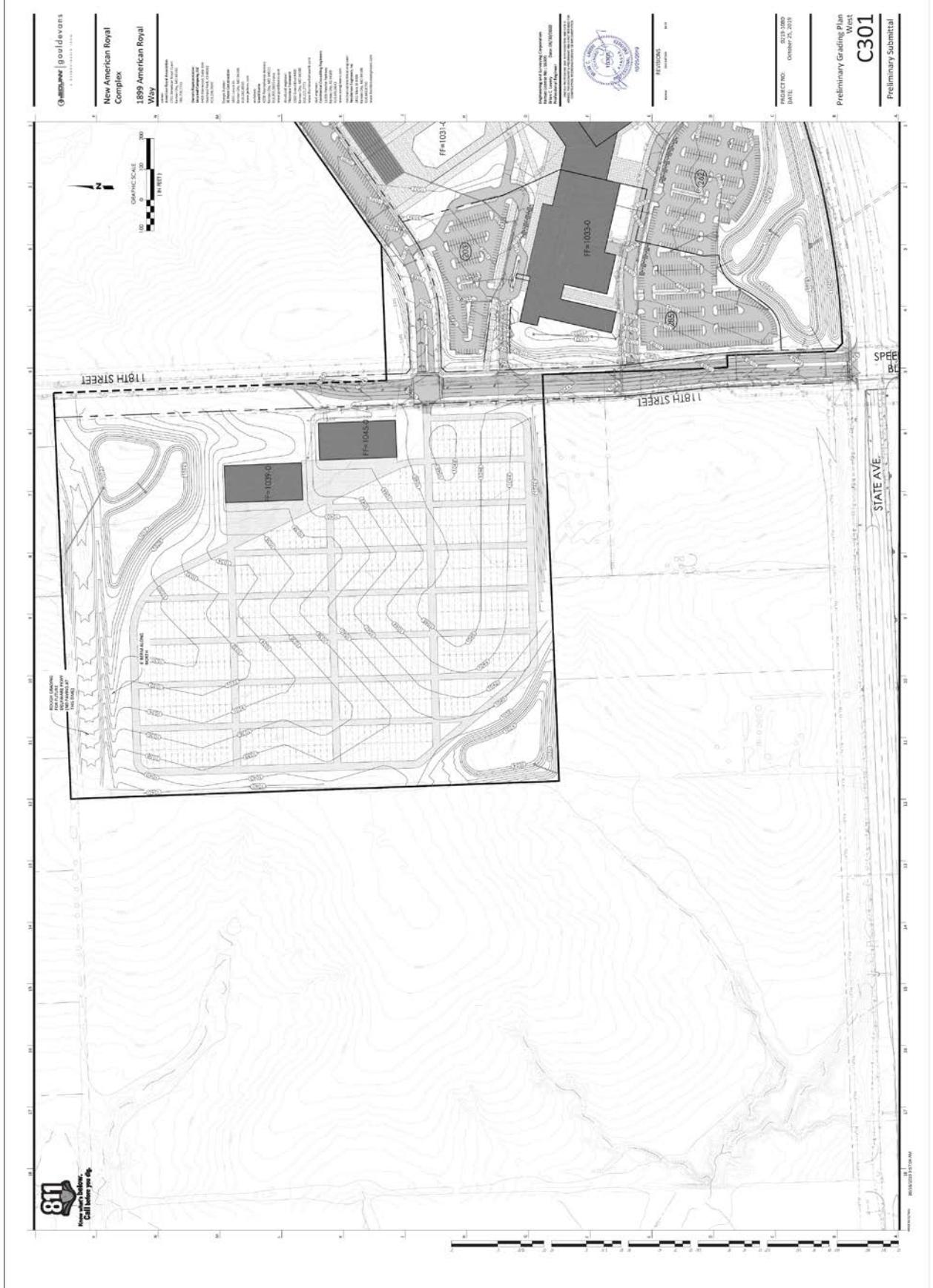
Figure 7.3: Regional Trail
Typical Cross Section

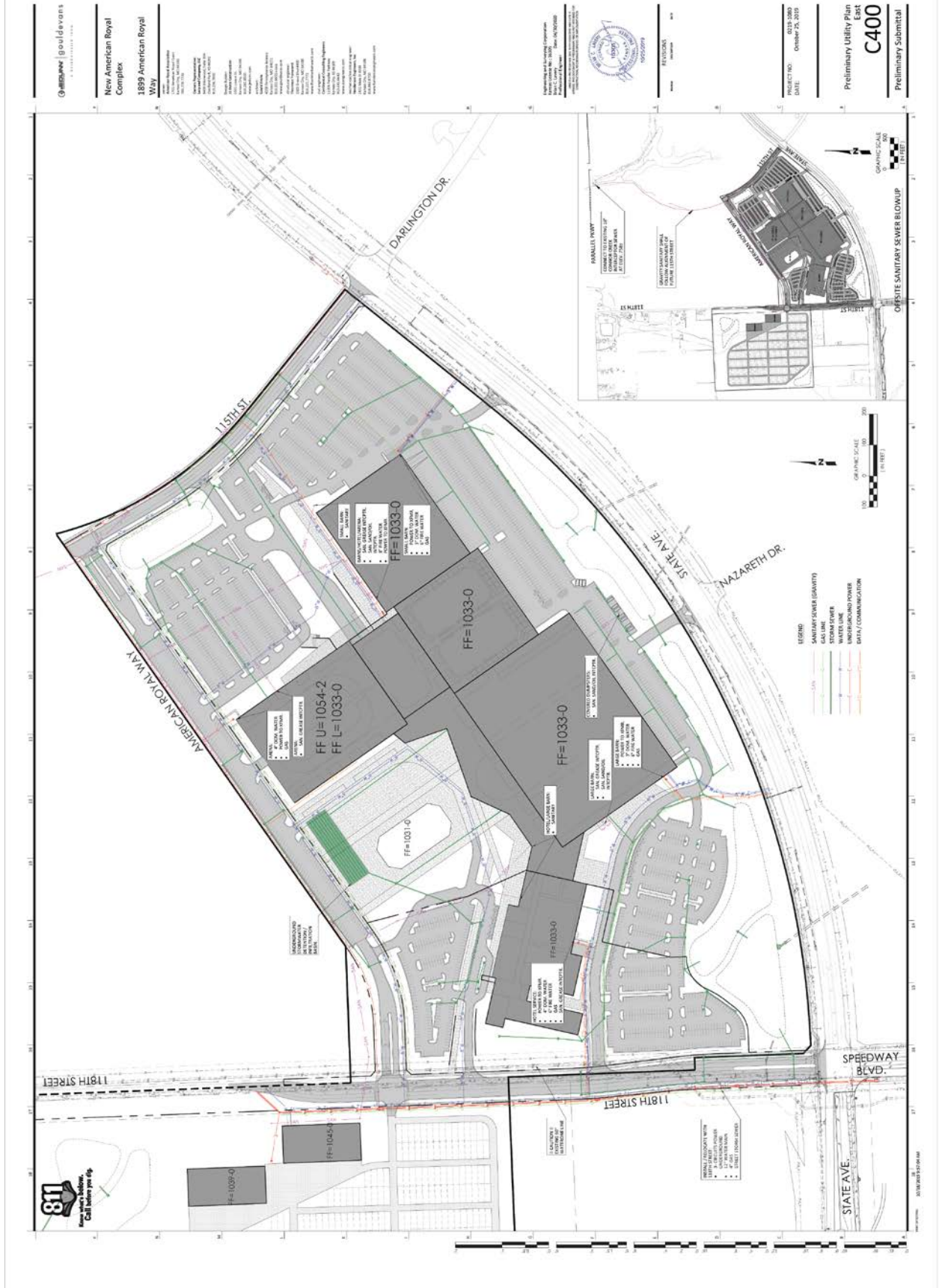


Regional trails provide cross-county connections and linkages to regional trails outside of Wyandotte County. These trails are recommended to be at least 10-feet wide to accommodate pedestrians and less-experienced cyclists who do not feel comfortable riding in the street. More experienced cyclists are likely to ride in the street with vehicular traffic along designated bike routes.



January 9, 2020









Urban Planning and Land Use

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

Phone: (913) 573-5750
Fax: (913) 573-5796
www.wycokck.org/planning

To: Unified Government Board of Commissioners
From: City Staff
Date: January 9, 2020
Re: Petition #SP-2019-76

GENERAL INFORMATION

Applicant:
Wathiq Kassim

Status of Applicant:
Owner
716 Kansas Avenue
Kansas City, KS 66105

Requested Action:
Obtain a Special Use Permit for
automotive repair shop

Date of Application:
May 23, 2019

Purpose:
Obtain a Special Use Permit for automotive repair shop

Property Location:
744 Kansas Avenue

Commission Districts:
1. Commissioner At Large: Tom Burroughs
2. District Commissioner: Brian McKiernan



Existing Zoning: M-2 General Industrial District

Existing Surrounding Zoning: **North:** M-3 Heavy Industrial District
South: M-2 General Industrial District
East: M-2 General Industrial District
West: M-2 General Industrial District

Existing Uses: **North:** Industrial warehouse
South: Automotive business
East: Automotive business
West: Commercial business

Total Tract Size: 0.36 acre

Master Plan Designation: The Armourdale Master Plan designates this property Light Industrial

Major Street Plan: The Major Street Plan designates Kansas Avenue as a Class B thoroughfare, and designates South 7th Street Trafficway as a Class B Thoroughfare

Advertisement: The Wyandotte Echo – June 13, 2019
Letters to Property Owner – June 12, 2019, July 1, 2019, August 5, 2019, September 2, 2019, October 10, 2019, November 25, 2019 and December 26, 2019

Public Hearings: November 12, 2019, December 9, 2019 and January 9, 2020

Public Opposition: No one appeared at the November 12, 2019 or December 9, 2019 City Planning Commission meetings.

PROPOSAL

Detailed Outline of Requested Action: Obtain a Special Use Permit to continue the operation of an automotive repair shop. The automotive repair business had been operating under a previous special use permit issued in January 2017 for two years. While the Special Use Permit the applicant is requesting is for a currently operating automotive repair shop, the previous special use permit is expired as of January 2019.

City Ordinance Requirements: Article VIII Sections 27-592 through 27-606

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The property is on the western end of an industrial stretch along Kansas Avenue. Within this stretch a large proportion on the properties support automotive-related businesses. West of Mill Street the neighborhood becomes more residential with some light commercial businesses.

2. *The zoning and uses of properties nearby and the proposed use's expected compatibility with them.*

The property is surrounded by industrial uses, with a focus on automotive repair, parts, and sales. The property conforms with the surrounding uses.

3. *The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property?*

This use is suitable to the property. There are several other automotive repair shops along Kansas Avenue.

4. *The length of time the property has remained vacant as zoned.*

Property is not vacant. It is currently being used as an automotive repair shop.

5. *The degree of conformance of the proposed use to the Master Plan.*

While Special Use Permits are not anticipated in the Armourdale Area Master Plan, automotive repair is compatible with the Light Industrial designation assigned to the portion of Kansas Avenue that includes the property in question.

6. *Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.*

Kansas Avenue is a Class B Thoroughfare and thus receives heavy daily traffic. Additionally, the automotive repair shop is currently in operation, so ostensibly there should be no additional increase in traffic.

7. *Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.*

As mentioned previously, there are several other automotive repair businesses within the vicinity of Kansas Avenue. There is no additional welfare and little convenience that an additional repair shop would bring to the public.

8. *Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.*

As the automotive repair shop has already been in operation, there is no additional noise, vibration, dust, or illumination that reissuing the Special Use Permit would cause.

9. *Whether the proposed use will pollute the air, land or water.*

Automotive fluids can leak into the ground during repairs. Applicant should take precautions to ensure these fluids do not seep into the ground.

10. Whether the use would damage or destroy an irreplaceable natural resource.

This is not expected to be an issue.

11. The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.

There is little relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner.

12. Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.

There is no overcrowding of the property because of the repair shop at the moment; reissuing a Special Use Permit for an operation that is already happening would hardly cause an undue concentration of population.

PREVIOUS ACTIONS

SP-2016-92, approved for special use permit to operate an automotive repair shop.

This application was held over from the November 12, 2019 City Planning Commission for the applicant to meet with staff (which was accomplished.)

NEIGHBORHOOD MEETING

Applicant held a neighborhood meeting by at 5:30pm on August 26, 2019 at 744 Kansas Avenue. Applicant reported that he was the only attendee.

KEY ISSUES

Landscaping, waste fluids, signage

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 5 to 0 to recommend **APPROVAL** of **Special Use Permit Application #SP-2019-76**, subject to:

Urban Planning and Land Use Comments:

1. Why did the applicant allow the Special Use Permit to lapse?

Applicant Response: In January I had my bookkeeper go to the UG and renew the business licenses for all my businesses including the body shop at 744 Kansas Avenue. Mistakenly I thought that was all I needed to do.

Staff Response: In the future, applicant should take care to reapply on time.

2. Have there been any complaints by neighborhoods about the property, especially related to noise or fluid leakage?

Applicant Response: There have been no complaints from anyone regarding operation of this business.

3. Has the applicant kept compliance with the Commercial Design Guidelines and maintained four (4) trees on the property as required?

Applicant Response: Trees have been planted in accordance with landscape design plan.

Staff Response: Applicant has provided photographs of the recently planted trees, found in the “Attachments” section. Staff is unable to identify the tree species in the photos, but the Landscape Plan lists 2.5” caliper Honey Locust trees as the designated size and species to be planted. Applicant must ensure that Honey Locust trees are planted. Furthermore, staff has deemed the current planting arrangement to be inadequate. Applicant removed just enough concrete and added only enough dirt to allow for the trees to be planted at their current size. However, in order for the trees to grow to full size and provide the necessary aesthetics, shade, and screening required by the zoning code, the trees must be given a larger planting bed in which to grow. Therefore, applicant has until May 15, 2020 to accomplish the following:

- 1) Ensure the trees planted in November 2019 are Honey Locusts and replace them with Honey Locusts if they are not.
- 2) Remove more concrete and expand the planting bed to 6” x 6” in order to accommodate a full-grown Honey Locust tree. According to the Unified Government Parks Department, Honey Locusts can grow over 40’ tall.
- 3) Each tree must be placed at the center of each 6’ x 6’ planting bed, in order to avoid barriers such as walls or concrete stifling the growth of the tree’s trunk, branches, and/or roots in one of more directions.

Failure of the applicant to fulfill this stipulation will result in immediate revocation of Special Use Permit SP-2019-76. Staff would also like to remind applicant that planting the requisite trees was a stipulation of SP-2016-92, and yet for over three (3) years after the Special Use Permit was granted no trees were planted.

4. Has asphalt been removed from the landscaped area?

Applicant Response: The concrete and dirt has been removed.

Staff Response: The amount of concrete applicant removed is inadequate to support a full-grown tree. The abovementioned stipulations have already addressed the issue, but staff reiterates the following stipulation: enough concrete must be removed so that a full-grown Honey Locust tree can adequately spread out its roots and have room for those roots and the trunk of the tree to grow to natural dimensions. At this time, a 6' x 6' square of dirt is considered adequate.

5. Please provide current photos of all four sides of the building, as well as of the parking lot.

Applicant Response: The appearance of the building has not changed but photos are being provided with this submission.

Staff Response: Photographs have been received and can be found in the "Attachments" section.

6. Has trash enclosure been built out of the same material as the primary structure, per the commercial Design Guidelines?

Applicant Response: Trash enclosure has been built in accordance with the commercial guidelines. Photos of trash enclosure are included with this submission.

Staff Response: Photographs of the trash enclosure have been included (and can be found in the "Attachments" section), but the trash enclosure is not compliant with the Commercial Design Guidelines. Unified Government Code of Ordinances Section 27-525(5)c states "Ground-mounted equipment shall be screened from view with year-round landscape coverage or masonry wall enclosure consistent with the main building material." Additionally, one stipulation for approval of SP-2016-92 required that "trash enclosure must be made of same material as the primary structure per the Commercial Design Guidelines". This stipulation is echoed in the Landscape Plan for SP-2016-92 (also found in the "Attachments" section).

Applicant must provide a trash enclosure for the dumpsters made of masonry and in materials consistent with that of the main building. Failure of the applicant to fulfill this stipulation will result in immediate revocation of Special Use Permit SP-2019-76. Staff would also like to remind applicant that providing a trash enclosure made as the same material as the primary structure was a stipulation of SP-2016-92.

7. Does the applicant have proper sign permits for all signs on the property?

Applicant Response: There are no signs on the property.

8. Have County Fire Inspectors inspected the building for its fire safety-worthiness?

Applicant Response: Fire department inspected the building [on] October 12, 2019 and found no issues.

Staff Response: See Fire Department Comments below.

9. Please provide recent photos of the exterior and interior of the property.

Applicant Response: The appearance of the building has not changed but photos are being provided with this submission.

10. This Special Use Permit shall be valid for one (1) year, subject to previous stipulations, due to the past and present issues cited in this report.

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
1) None.
- B) Items that are conditions of approval (stipulations):
1) None.
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
1) None.

Fire Department Comments:

1. Recommend no renewal until compliance is obtained submitting plans for review and approved inspection(s) completed by Fire Department and Building Inspection Department.

Applicant Response: Property is in compliance as of October 11, 2019

Staff Response: Applicant has provided proof of passed inspection.

STAFF COMMENTS AND SUGGESTIONS

The staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition #SP-2019-76 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

November 12, 2019 City Planning Commission Minutes
December 9, 2019 City Planning Commission Minutes
Update Letter
Current Photographs of Property
Recent Violations
Landscape Plan Required by SP-2016-92
Photographs of Trees Planted on the Property
Current Trash Enclosure

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>Board of Commissioners</u>
Public Hearing		
Special Use Permit	November 12, 2019 Held Over December 9, 2019 Approval	January 9, 2020

STAFF CONTACT: **Michael Farley**
 mfarley@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition #**SP-2019-76** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition #**SP-2019-76**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

November 12, 2019 City Planning Commission Minutes:

Hearing Starts At 1:06:29:

SPECIAL USE PERMIT APPLICATION #SP-2019-76 – WATHIQ KASSIM –

SYNOPSIS: Renewal of a Special Use Permit (#SP-2016-92 – expired 1/5/2019) for vehicle repair/body shop at 744 Kansas Avenue. ***Detailed Outline of Requested Action:*** Obtain a Special Use Permit to continue the operation of an automotive repair shop. The automotive repair business had been operating under a previous special use permit issued in January 2017 for two years. While the Special Use Permit the applicant is requesting is for a currently operating automotive repair shop, the previous special use permit is expired as of January 2019.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated November 12, 2019
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo dated June 13, 2019;
7. The Notices to property owners dated June 12, 2019, July 1, 2019, August 5, 2019, September 2, 2019 and October 10, 2019.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. (No one responded in the affirmative.)

Present in Support:

- ❖ Wathiq Kassim, applicant, KCK Automotive, 716 Kansas Avenue, Kansas City, Kansas 66106

Present in Opposition:

- ❖ No one appeared

Staff Recommendation Starts 1:21:25: Planning Director Richardson stated that it appears that the applicant is now ready to work with the staff and he would recommend that this application be held over for 30 days so the applicant can contact staff directly and staff can get the answers to the questions in the staff report.

Motion and Vote Starts 1:21:50:

On motion by Dr. Serda, seconded by Mr. Connelly, the Planning Commission voted as follows to **HOLD OVER Special Use Permit #SP-2019-76 so the applicant can contact staff directly and staff can get the answers to the questions in the staff report:**

**Carson
Connelly**

**Chairman
Aye**

Miller	Aye
Pauley	Aye
Reasons	Aye
Serda	Aye
Cho	Not Present
Ernst	Not Present
Huey	Not Present
Jones	Not Present
Neal	Not Present

Motion to HOLD OVER Passed: 5 to 0

Chairman Carson asked if the applicant can continue to operate until the next meeting and Director Richardson stated yes.

Planning Director Richardson asked if this item can be put on the Consent Agenda for the December meeting if the applicant completes all the tasks in the staff report. Chairman Carson stated that he does not see any objections; it can be removed from the Consent Agenda if there are issues.

December 9, 2019 City Planning Commission Minutes:

SPECIAL USE PERMIT APPLICATION #SP-2019-76 – WATHIQ KASSIM – SYNOPSIS: Renewal of a Special Use Permit (#SP-2016-92 – expired 1/5/2019) for vehicle repair/body shop at 744 Kansas Avenue. *Detailed Outline of Requested Action:* Obtain a Special Use Permit to continue the operation of an automotive repair shop. The automotive repair business had been operating under a previous special use permit issued in January 2017 for two years. While the Special Use Permit the applicant is requesting is for a currently operating automotive repair shop, the previous special use permit is expired as of January 2019.

The items I have just read are on the Consent Agenda. At this time, does any member of the Commission wish to disclose any contact on any of the items?” (No one responded in the affirmative.)

“Please include the following items as part of the record for all of the Items on the Consent Agenda:

1. The City’s currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City’s currently adopted Master Plan for the area in question;
4. The staff report and attachments dated December 9, 2019;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The publication in The ECHO for the Special Use Permit; and,
7. The notices to property owners.

The Commission will vote to approve in one vote these items unless someone comes forward and asks that an item be removed from the Consent Agenda.”

Chairman Carson asked if anyone wished to remove an item from the Consent Agenda. (No one responded in the affirmative.)

On motion by Dr. Neal, seconded by Ms. Huey, the Planning Commission voted as follows to **APPROVE** the items on the Consent Agenda:

Carson	Chairman
Ernst	Aye
Huey	Aye
Jones	Aye
Miller	Aye
Neal	Aye
Cho	Not Present
Connelly	Not Present
Pauley	Not Present
Reasons	Not Present
Serda	Not Present

Motion to APPROVE Passed: 5 to 0
Subject to:

Urban Planning and Land Use Comments:

1. Why did the applicant allow the Special Use Permit to lapse?

Applicant Response: In January I had my bookkeeper go to the UG and renew the business licenses for all my businesses including the body shop at 744 Kansas Avenue. Mistakenly I thought that was all I needed to do.

Staff Response: In the future, applicant should take care to reapply on time.

2. Have there been any complaints by neighborhoods about the property, especially related to noise or fluid leakage?

Applicant Response: There have been no complaints from anyone regarding operation of this business.

3. Has the applicant kept compliance with the Commercial Design Guidelines and maintained four (4) trees on the property as required?

Applicant Response: Trees have been planted in accordance with landscape design plan.

Staff Response: Applicant has provided photographs of the recently planted trees, found in the "Attachments" section. Staff is unable to identify the tree species in the photos, but the Landscape Plan lists 2.5" caliper Honey Locust trees as the designated size and species to be planted. Applicant must ensure that Honey Locust trees are planted. Furthermore, staff has deemed the current planting arrangement to be inadequate. Applicant removed just enough concrete and added only enough dirt to allow for the trees to be planted at their current size.

However, in order for the trees to grow to full size and provide the necessary aesthetics, shade, and screening required by the zoning code, the trees must be given a larger planting bed in which to grow. Therefore, applicant has until May 15, 2020 to accomplish the following:

- 1) Ensure the trees planted in November 2019 are Honey Locusts and replace them with Honey Locusts if they are not.
- 2) Remove more concrete and expand the planting bed to 6" x 6" in order to accommodate a full-grown Honey Locust tree. According to the Unified Government Parks Department, Honey Locusts can grow over 40' tall.
- 3) Each tree must be placed at the center of each 6' x 6' planting bed, in order to avoid barriers such as walls or concrete stifling the growth of the tree's trunk, branches, and/or roots in one of more directions.

Failure of the applicant to fulfill this stipulation will result in immediate revocation of Special Use Permit SP-2019-76. Staff would also like to remind applicant that planting the requisite trees was a stipulation of SP-2016-92, and yet for over three (3) years after the Special Use Permit was granted no trees were planted.

4. Has asphalt been removed from the landscaped area?

Applicant Response: The concrete and dirt has been removed.

Staff Response: The amount of concrete applicant removed is inadequate to support a full-grown tree. The abovementioned stipulations have already addressed the issue, but staff reiterates the following stipulation: enough concrete must be removed so that a full-grown Honey Locust tree can adequately spread out its roots and have room for those roots and the trunk of the tree to grow to natural dimensions. At this time, a 6' x 6' square of dirt is considered adequate.

5. Please provide current photos of all four sides of the building, as well as of the parking lot.

Applicant Response: The appearance of the building has not changed but photos are being provided with this submission.

Staff Response: Photographs have been received and can be found in the "Attachments" section.

6. Has trash enclosure been built out of the same material as the primary structure, per the commercial Design Guidelines?

Applicant Response: Trash enclosure has been built in accordance with the commercial guidelines. Photos of trash enclosure are included with this submission.

Staff Response: Photographs of the trash enclosure have been included (and can be found in the “Attachments” section), but the trash enclosure is not compliant with the Commercial Design Guidelines. Unified Government Code of Ordinances Section 27-525(5)c states “Ground-mounted equipment shall be screened from view with year-round landscape coverage or masonry wall enclosure consistent with the main building material.” Additionally, one stipulation for approval of SP-2016-92 required that “trash enclosure must be made of same material as the primary structure per the Commercial Design Guidelines”. This stipulation is echoed in the Landscape Plan for SP-2016-92 (also found in the “Attachments” section).

Applicant must provide a trash enclosure for the dumpsters made of masonry and in materials consistent with that of the main building. Failure of the applicant to fulfill this stipulation will result in immediate revocation of Special Use Permit SP-2019-76. Staff would also like to remind applicant that providing a trash enclosure made as the same material as the primary structure was a stipulation of SP-2016-92.

- 7. Does the applicant have proper sign permits for all signs on the property?**

Applicant Response: There are no signs on the property.

- 8. Have County Fire Inspectors inspected the building for its fire safety-worthiness?**

Applicant Response: Fire department inspected the building [on] October 12, 2019 and found no issues.

Staff Response: See Fire Department Comments below.

- 9. Please provide recent photos of the exterior and interior of the property.**

Applicant Response: The appearance of the building has not changed but photos are being provided with this submission.

- 10. This Special Use Permit shall be valid for one (1) year, subject to previous stipulations, due to the past and present issues cited in this report.**

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:**
 - 1) None.**
- B) Items that are conditions of approval (stipulations):**
 - 1) None.**
- C) Comments that are not critical to engineering’s recommendations for this specific submittal, but may be helpful in preparing future documents:**
 - 1) None.**

Fire Department Comments:

1. Recommend no renewal until compliance is obtained submitting plans for review and approved inspection(s) completed by Fire Department and Building Inspection Department.

Applicant Response: Property is in compliance as of October 11, 2019

Staff Response: Applicant has provided proof of passed inspection.

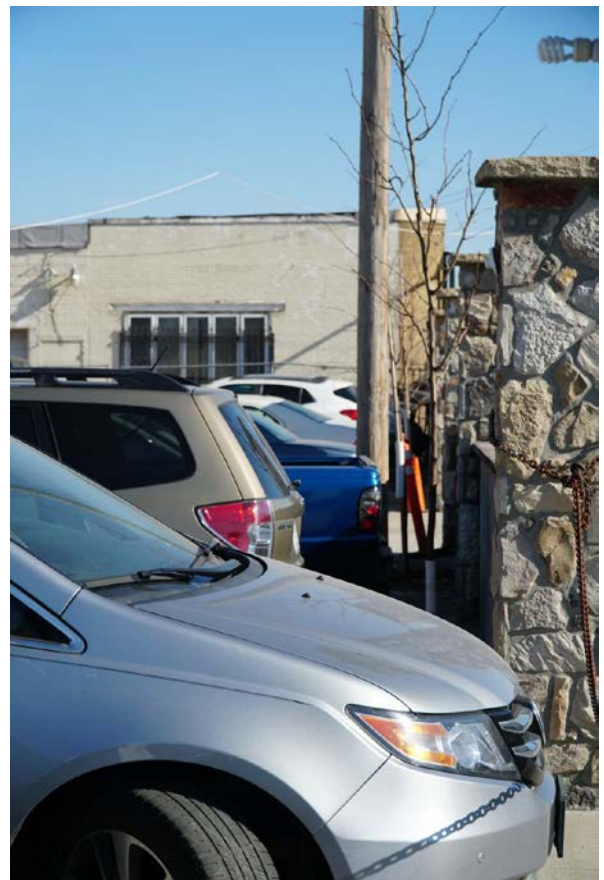
UPDATE LETTER for DEVELOPMENT APPLICATION

In the past 4 years on this location, 744 Kansas Ave. Kansas City, KS 66105, there hasn't been any changes to the building and everything remains the same. There have also been no changes to services provided at this location. The building is used for automotive mechanic work and operated from 8am-6pm from Monday-Friday. Saturday's hours are 8am-4pm and Sunday is closed. We have about 3-4 employees working inside this building during the mentioned hours. The business is ran by Wathiq Kassim. There will be no changes in the building and everything will remain as follows.

CURRENT PHOTOGRAPHS OF PROPERTY



Photos, clockwise, starting in upper left: southwest corner façade of building, southeast corner façade of building, west façade of building, screening fence and trees along south boundary line (lower right and lower left).

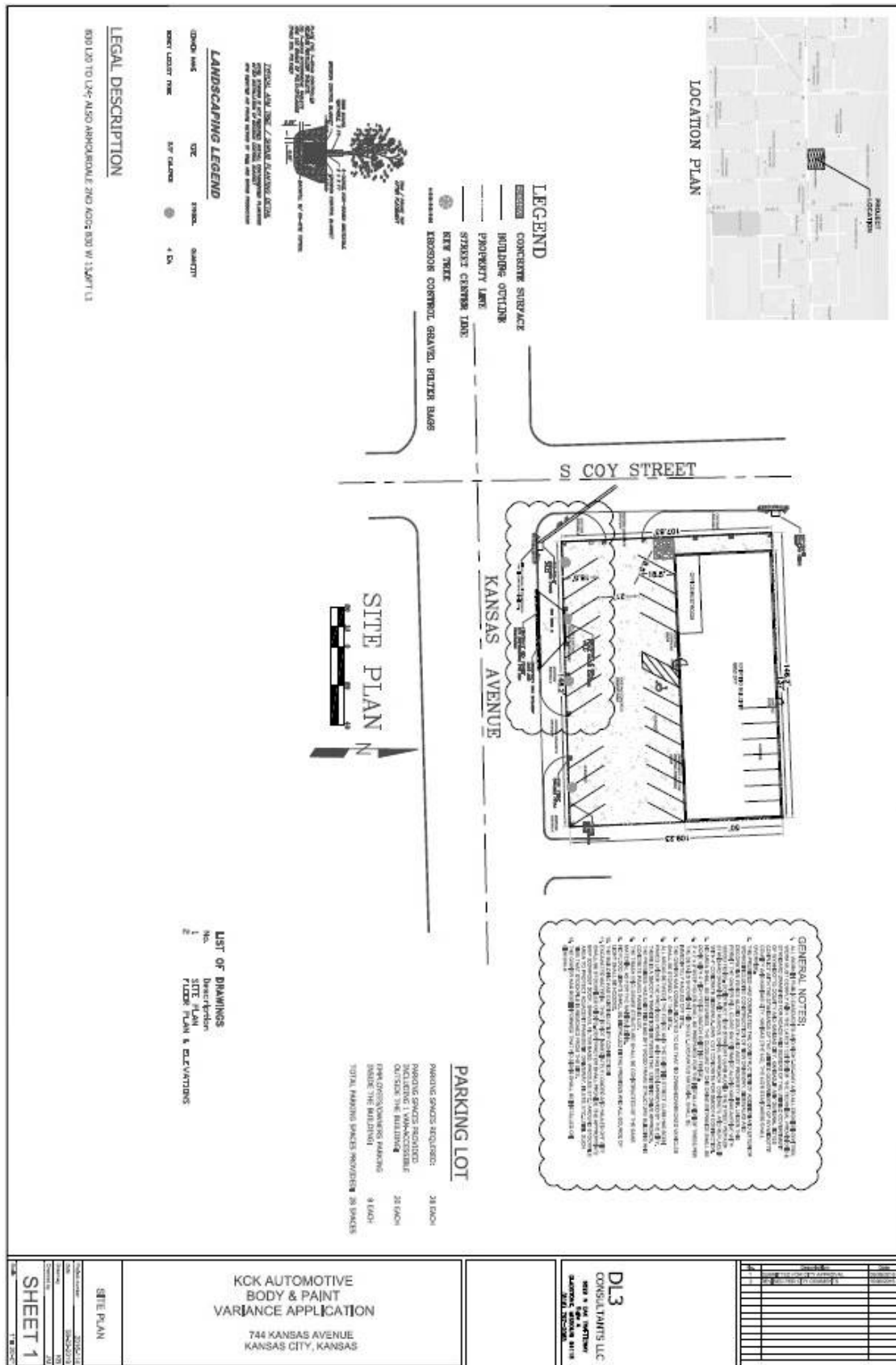


RECENT VIOLATIONS



Pictures taken by a Zoning Code enforcement officer on November 3, 2018 show several undriveable cars being parked outside in violation of UG Code.





PHOTOGRAPHS OF TREES PLANTED ON THE PROPERTY



Above: The four trees planted by the applicant on November 12. It is clear from the photos that the trees do not have sufficient bedding to grow adequately.
Below: View of the trees from Kansas Avenue.



CURRENT TRASH ENCLOSURE



Trash enclosure made of wood slats. Under Section 27-525(5)c, trash enclosures “shall be screened from view with year-round landscape coverage or **masonry wall enclosure consistent with the main building material.**”





Urban Planning and Land Use

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

Phone: (913) 573-5750
Fax: (913) 573-5796
www.wycokck.org/planning

To: Unified Government Board of Commissioners
From: City Staff
Date: January 9, 2020
Re: Petition #SP-2019-113

GENERAL INFORMATION

Applicant:
Edward J. Bain

Status of Applicant:
Property Owner
1324 North 75th Drive
Kansas City, Kansas

Requested Action:
Approval of a
Home Occupation
Special Use Permit

Date of Application:
October 16, 2019

Purpose:
Approval of a Special
Use Permit to Operate
an AirBnB in
applicant's home

Property Location:
1324 North 75th Street



Commission Districts:

1. Commissioner At Large: Melissa Bynum
2. District Commissioner: Mike Kane

Existing Zoning: R-1 Single Family District

Existing Surrounding Zoning: **North:** R-1 Single Family District
South: R-1 Single Family District
East: R-1 Single Family District
West: RP-5 Apartment District

Existing Uses: **North:** Single-Family Residential
South: Single-Family Residential
East: Single-Family Residential
West: Apartment Complex

Total Tract Size: .21 acre

Master Plan Designation: The City-Wide Master Plan designates this area as low-density residential

Major Street Plan: The Major Street Plan designates North 75th Street as a local street

Advertisement: The Wyandotte Echo – November 14, 2019
Letters to Property Owner – November 13, 2019 and December 26, 2019

Public Hearings: December 9, 2019 and January 9, 2020

Public Opposition: No one appeared in opposition at the December 9, 2019 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The applicant is requesting permission to operate an AirBnB in his place of residence. The upstairs of the house has three bedrooms and two full bathrooms. The downstairs has one bedroom and one full bathroom. The applicant intends to live in the downstairs area and rent the upstairs area to guests.

City Ordinance Requirements: 27-592 through 27-606

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The character of the neighborhood is primarily residential in nature, with single family homes to the north, east, and south, and senior apartments to the west.

The property is within proximity to the State Ave, which has commercial businesses.

2. *The zoning and uses of properties nearby and the proposed use's expected compatibility with them.*

The zoning and uses of properties nearby are residential in nature. The proposed use should be compatible with surrounding uses and zoning, so long as the AirBnB unit is managed properly. AirBnB operations have the potential to create issues related to parking and noise, of which the applicant will have to continue to manage.

3. *The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property?*

Removal of restrictions should not detrimentally affect nearby property if the applicant manages the property well.

4. *The length of time the property has remained vacant as zoned.*

The property is not vacant.

5. *The degree of conformance of the proposed use to the Master Plan.*

Special Use Permits are not addressed in the Master Plan.

6. *Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.*

There is potential for an increase in vehicular traffic to the applicant's residence, however, vehicular traffic should not exceed the capacity of the street network to accommodate it. According to the applicant, the property has an off-street parking area, accessible through an alley.

7. *Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.*

The proposed use provides convenience in the form of lodging to the public and will not likely substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.

8. *Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.*

The proposed use should not create excessive noise, vibration, dust, or illumination.

9. *Whether the proposed use will pollute the air, land or water.*

The proposed use will not pollute the air, land, or water.

10. *Whether the use would damage or destroy an irreplaceable natural resource.*

The proposed use would not damage or destroy an irreplaceable natural resource.

11. *The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.*

The relative gain or loss to the public health, safety, and welfare is likely to be minimal. If denied, the applicant will not be able to use his home as an AirBnB unit, however, he will still be able to reside in his home as he has previously done.

12. *Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.*

The proposed use would not result in overcrowding of land or cause undue concentrations of population.

PREVIOUS ACTIONS

No previous actions.

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting **November 25, 2019**. No one was in attendance. An affidavit was provided and is attached below.

KEY ISSUES

None

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 5 to 0 to recommend **APPROVAL** of Special Use Permit Application #SP-2019-113, **for two (2) years** subject to:

Urban Planning and Land Use Comments:

- 1. Describe how you will communicate with the neighbors.**

Applicant: I will primarily use face to face interaction. I have already introduced myself to one neighbor across the street. On moving day, I plan to visit each neighbor and let them know I am planning on having Airbnb.

- 2. Describe how you will pay appropriate lodging taxes. (If you use Airbnb, the platform collects the taxes for you)**

Applicant: I plan to let Airbnb collect taxes for me.

- 3. How many rooms are rented?**

Applicant: Up to three

- 4. What is the maximum number of people that will be staying at any one time?**

Applicant: Six

- 5. What is the maximum number of vehicles and where will they park?**

Applicant: Driveway can fit five vehicles. Additionally, the garage can fit two more.

- 6. How often are guests in the residence?**

Applicant: I would guess a couple times per week.

- 7. Do you have a rental license from the Unified Government for the facility?**

- 8. Provide a detailed description of the area(s) rented for Airbnb/other rental operations. Include bedrooms, bathrooms common areas etc.**

Applicant: Upstairs of the house has three bedrooms and two full baths along with the kitchen and living room. That is the area that is for rent. I would live downstairs where there is a full bath and bedroom. In a typical situation the guest would enter through the front door directly to the upstairs. I would enter through the garage which goes directly to the basement.

- 9. Describe how you will maintain a safe environment including: (See Below)**

10. Working smoke detectors in each bedroom plus each level of the unit/house.

Applicant: Working smoke detectors in each room. Amazon Echo Smart Home fire detection as well on each level.

11. GFCI outlets are required in bathrooms.

Applicant: I believe this is done, but will double check

12. Double keyed locks are not allowed

Applicant: The front door currently has two locks. I intend to only use one.

13. Copper cannot be used for gas supply lines

Applicant: I do not believe copper is used for gas supply lines

14. Windows must be operable, not blocked or boarded

Applicant: Windows are operable

15. Handrails are required at sets of 4 or more stairs/risers

Applicant: Already done

16. Hot water tank and furnace must be vented properly and operational.

Applicant: Already done

17. Electric panel and circuits must be safe

Applicant: Already done

Business License Comments:

If approved, applicant will need to file and maintain a current occupation tax application with this office.

Public Works Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:

1) None

B) Items that are conditions of approval (stipulations):

1) None

C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:

1) None

STAFF COMMENTS AND SUGGESTIONS

The staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition #**SP-2019-113** subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

December 9, 2019 City Planning Commission Minutes
Zoning Map
Site Photos
Neighborhood Meeting Invitation
Neighborhood Meeting Affidavit

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing	December 9, 2019	January 9, 2020
Special Use	Approval	

STAFF CONTACT: Shana Shanteau
 sshanteau@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition #**SP-2019-113** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition #**SP-2019-113**, as it is not in compliance with the City Ordinances and as it will not promote the public

health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

December 9, 2019 City Planning Commission Minutes:

Hearing Starts At 1:04:40:

SPECIAL USE PERMIT APPLICATION #SP-2019-113 – EDWARD J. BAIN –

SYNOPSIS: Home Occupation Special Use Permit for a short-term rental/AIRBNB at 1324 North 75th Drive. ***Detailed Outline of Requested Action:*** The applicant is requesting permission to operate an AirBnB in his place of residence. The upstairs of the house has three bedrooms and two full bathrooms. The downstairs has one bedroom and one full bathroom. The applicant intends to live in the downstairs area and rent the upstairs area to guests.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated December 9, 2019
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo dated November 14, 2019; and
7. The Notices to property owners dated November 13, 2019.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. (No one responded in the affirmative.)

Present in Support:

- ❖ Edward J. Bain, applicant, 1324 North 75th Drive, Kansas City, Kansas

Present in Opposition:

- ❖ No one appeared

Staff Recommendation Starts 1:07:07: Planning Director Richardson stated that the staff recommends approval subject to the stipulations in the staff report

Motion and Vote Starts 1:07:29:

On motion by Ms. Jones, seconded by Mr. Miller, the Planning Commission voted as follows to recommend **APPROVAL of Special Use Permit Application #SP-2019-113 for two (2) years:**

Carson	Chairman
Ernst	Aye
Huey	Aye
Jones	Aye
Miller	Aye

Neal	Aye
Cho	Not Present
Connelly	Not Present
Pauley	Not Present
Reasons	Not Present
Serda	Not Present

Motion to recommend APPROVAL Passed: 5 to 0
Subject to:

Urban Planning and Land Use Comments:

1. Describe how you will communicate with the neighbors.

Applicant: I will primarily use face to face interaction. I have already introduced myself to one neighbor across the street. On moving day, I plan to visit each neighbor and let them know I am planning on having Airbnb.

2. Describe how you will pay appropriate lodging taxes. (If you use Airbnb, the platform collects the taxes for you)

Applicant: I plan to let Airbnb collect taxes for me.

3. How many rooms are rented?

Applicant: Up to three

4. What is the maximum number of people that will be staying at any one time?

Applicant: Six

5. What is the maximum number of vehicles and where will they park?

Applicant: Driveway can fit five vehicles. Additionally, the garage can fit two more.

6. How often are guests in the residence?

Applicant: I would guess a couple times per week.

7. Do you have a rental license from the Unified Government for the facility?

8. Provide a detailed description of the area(s) rented for Airbnb/other rental operations. Include bedrooms, bathrooms common areas etc.

Applicant: Upstairs of the house has three bedrooms and two full baths along with the kitchen and living room. That is the area that is for rent. I would live downstairs where there is a full bath and bedroom. In a typical situation the guest would enter through the front door directly to the upstairs. I would enter through the garage which goes directly to the basement.

9. Describe how you will maintain a safe environment including: (See Below)

10. Working smoke detectors in each bedroom plus each level of the unit/house.

Applicant: Working smoke detectors in each room. Amazon Echo Smart Home fire detection as well on each level.

11. GFCI outlets are required in bathrooms.

Applicant: I believe this is done, but will double check

12. Double keyed locks are not allowed

Applicant: The front door currently has two locks. I intend to only use one.

13. Copper cannot be used for gas supply lines

Applicant: I do not believe copper is used for gas supply lines

14. Windows must be operable, not blocked or boarded

Applicant: Windows are operable

15. Handrails are required at sets of 4 or more stairs/risers

Applicant: Already done

16. Hot water tank and furnace must be vented properly and operational.

Applicant: Already done

17. Electric panel and circuits must be safe

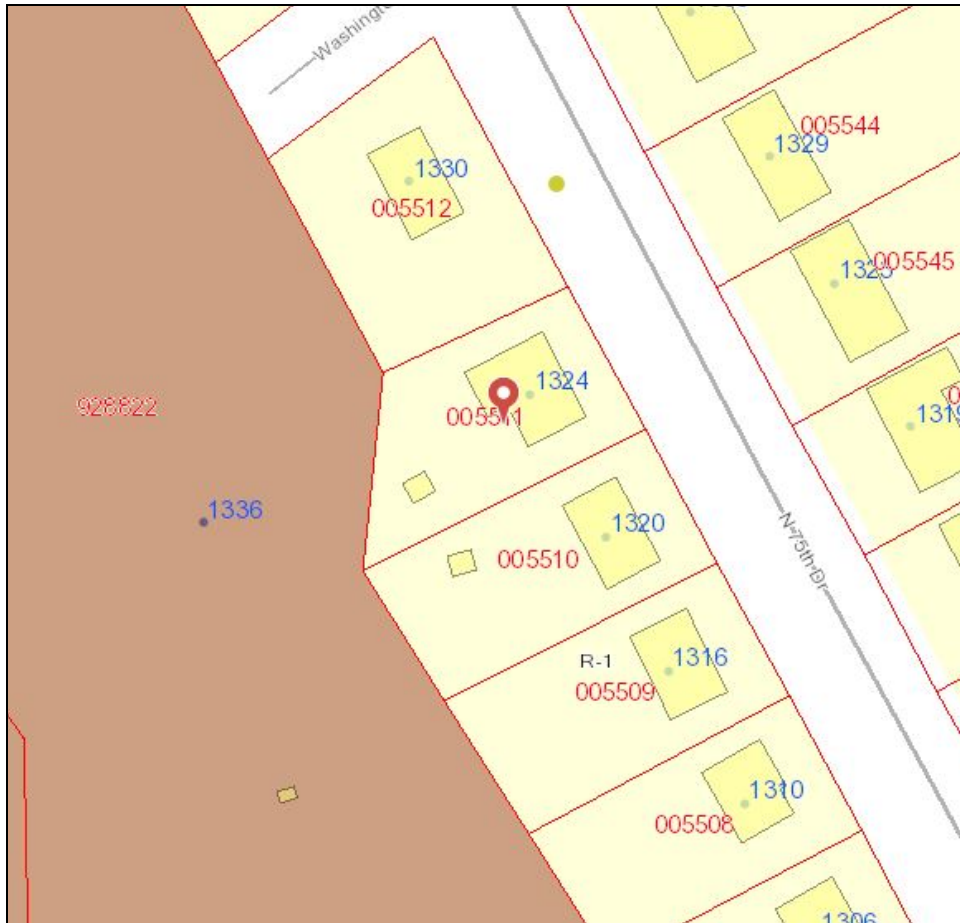
Applicant: Already done

Business License Comments:

If approved, applicant will need to file and maintain a current occupation tax application with this office.

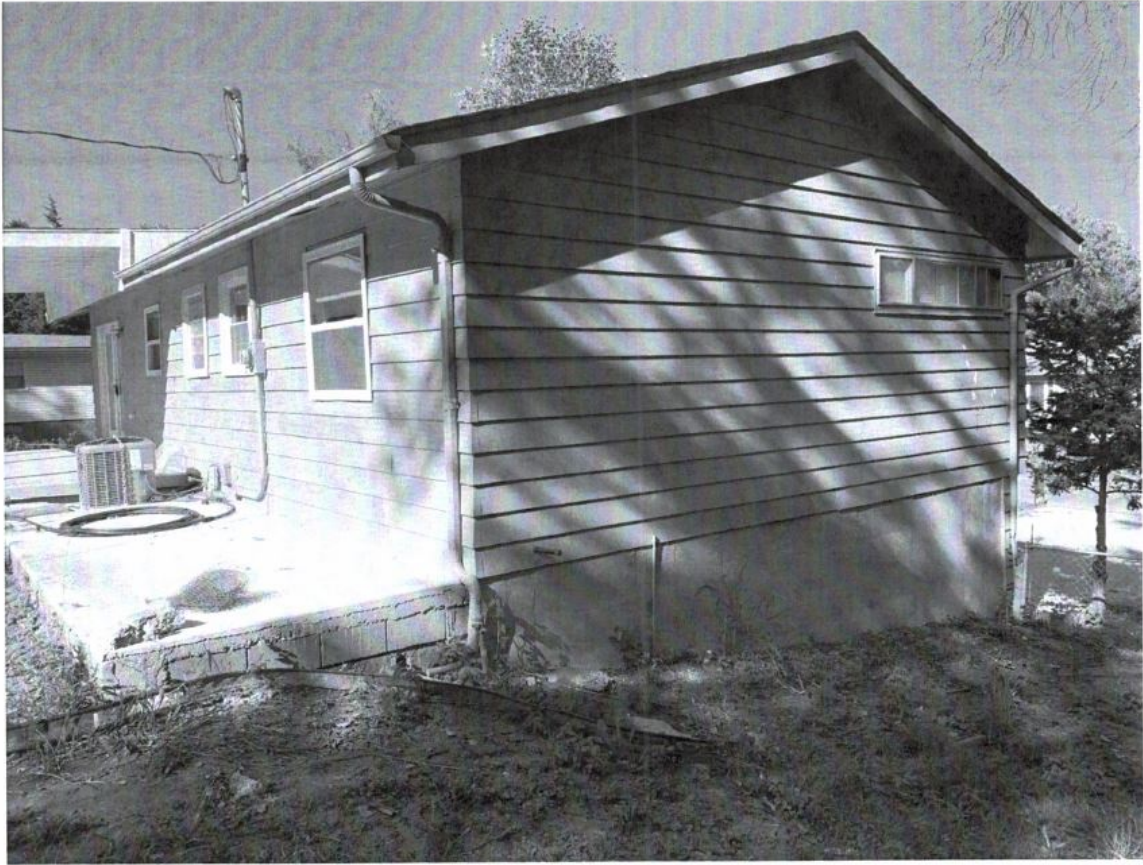
Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1) None
- B) Items that are conditions of approval (stipulations):
 - 1) None
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
 - 1) None

















James Bain <bainlaw1@gmail.com>

Reservation reminder for PARKWAY POINT NEIGHBORHOOD MEETING

1 message

Kansas City, Kansas Public Library <events@kckpl.org>
To: bainlaw1@gmail.com

Sun, Nov 24, 2019 at 6:00 PM

Hello bainlaw1@gmail.com,

Your reservation for PARKWAY POINT NEIGHBORHOOD MEETING is coming up soon on November 25th, 2019 at 6:00pm.

View the full reservation details at <https://kckpl.librarymarket.com/parkway-point-neighborhood-meeting>

DO NOT RESPOND TO THIS EMAIL. If you have questions about your reservation, call 913-295-8250 or email the manager of the branch at which you are reserving a room. Main: llove@kckpl.org Schiagle: jlawrenz@kckpl.org South: dbrown@kckpl.org Turner: afroelich@kckpl.org West: lwolford@kckpl.org

Thank you,
Kansas City, Kansas Public Library

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
COUNTY OF Wyandotte) ss:

Comes now Edward Bain, of lawful age, sound mind and upon his/her oath states as follows:

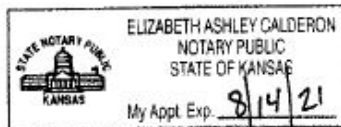
1. That I am the petitioner for Petition # SP-2019-113
2. That I conducted a neighborhood meeting on 11/25/19
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Urban Planning and Land Use Department.

Further affiant saith not.

Edward J. Bain
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 27 day of November, 2019.

My commission expires 14 of August, 2021



Elizabeth A. Calderon
Notary Public

November 11, 2019

Janet Parker
Department of Urban Planning and Land Use
701 N. 7th St., Suite 423.
Kansas City, KS 66101

SUBJECT: Neighborhood Meeting

I have filed an application with the Department of Urban Planning and Land Use #19402-00105. The purpose of this special use permit is for a Short Term Rental/AirBNB license at 1324 N. 75th Dr.

I am having a neighborhood meeting on Monday, November 25 at 6 p.m. at the West Wyandotte Library located at 1737 N. 82nd St.

The purpose of this meeting is to explain the proposal and to answer any questions/concerns you may have.

I look forward to seeing you at the neighborhood meeting. If you are unable to attend, please contact me at the address/phone number listed below.

Sincerely,

James Bain
1324 N. 75th Dr.
Kansas City, KS 66112
605-202-9092
Bainlaw1@gmail.com



Urban Planning and Land Use

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

Phone: (913) 573-5750
Fax: (913) 573-5796
www.wycokck.org/planning

To: Unified Government Board of Commissioners
From: City Staff
Date: January 9, 2020
Re: Petition #SP-2019-114

GENERAL INFORMATION

Applicant:
Bill Duckworth

Status of Applicant:
Representative
Brick Road Motorsports
2820 Roe Lane
Kansas City, KS 66104

Requested Action:
Special Use Permit for a used car dealership

Date of Application:
October 24, 2019

Purpose:
Applicant is applying for a Special Use Permit to operate a used car lot

Property Location:
2820 Roe Lane, Building U



Commission Districts:

1. Commissioner At Large: Tom Burroughs
2. District Commissioner: Ann Brandau-Murguia

Existing Zoning: M-2 General Industrial District

Existing Surrounding Zoning: **North:** C-3 Commercial District
South: M-2 General Industrial District
East: M-2 General Industrial District
West: M-2 General Industrial District

Existing Uses: **North:** Commercial business
South: Industrial business
East: Industrial business
West: Industrial business

Total Tract Size: 2.81 acres

Master Plan Designation: The City-Wide Master Plan designates this property as Medium-Density Residential

Major Street Plan: The Major Street Plan designates Roe Lane as a Class C Thoroughfare

Advertisement: Property Owners Letters – November 13, 2019 and December 26, 2019
Wyandotte Echo – November 14, 2019

Public Hearings: December 9, 2019 and January 9, 2020

Public Opposition: No one appeared in opposition at the December 9, 2019 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: Applicant is requesting a Special Use Permit to operate a used car dealership on the property. Applicant has stated that the property will only be used for car sales and that there will be no auto repair performed on the property.

City Ordinance Requirements: Sections 27-592 through 27-606

FACTORS TO BE CONSIDERED

1. *Neighborhood character*

The neighborhood is made up of industrial and heavy commercial businesses.

2. *The zoning and uses of properties nearby and the proposed use's expected compatibility with them.*

The proposed use is expected to be compatible with the surrounding zoning and uses. If anything, the address in question will feature less intense uses than many of the surrounding industrial businesses.

3. *The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property?*

Removal of the restrictions will not detrimentally affect nearby properties.

4. *The length of time the property has remained vacant as zoned.*

Property is not vacant. Applicant states that it is currently a mailing business.

5. *The degree of conformance of the proposed use to the Master Plan.*

Car dealerships are not explicitly allowed nor discouraged in Medium-Density Residential designations by the City-Wide Master Plan. While industrial uses are discouraged, the actual use of the property will not be industrial in nature.

6. *The extent to which the proposed use would increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems.*

Traffic is likely to increase due to the fact that the property will host a used car lot. However, the level of traffic will still not affect safety or create parking problems.

7. *The extent to which the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality or marketability of nearby property.*

There are several car dealerships and automotive-related businesses in the area. This one additional automotive business is not particularly necessary. However, the location of the property suits its use and it is not likely to cause substantial injury or harm to nearby properties.

8. *Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.*

Applicant will only be selling cars, not conducting repairs. There is little reason to believe that noise, vibrations, or dust would increase beyond normal levels. And

lights should be either kept at a reasonable lumen level and/or directed toward the property and away from other properties, especially residential properties.

9. *Whether the proposed use will pollute the air, land or water.*

Environmental concerns include fluid leakage from any poorly repaired car on site. Applicant should take care to prevent such spills from seeping into the groundwater.

10. *Whether the use would damage or destroy an irreplaceable natural resource.*

Not applicable in this case.

11. *The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.*

The car dealership itself is not too much of a public safety issue, especially with its proposed location among other industrial businesses.

12. *Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.*

There is little chance of overcrowding occurring at the property is question.

PREVIOUS ACTIONS

N/A

NEIGHBORHOOD MEETING

Applicant held a neighborhood meeting at 6:30 PM on November 19, 2019. Applicant stated that no neighbors attended the meeting.

KEY ISSUES

Runoff

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 5 to 0 to recommend **APPROVAL** of **Special Use Permit Application #SP-2019-114**:

Urban Planning and Land Use Comments:

- 1. Provide a site plan that includes designated parking spaces. Commercial uses require paved off-street parking at a ratio of not less than four spaces**

per 1,000 square feet of floor area in the building. Applicant has reported the building as 22,721 square feet. Therefore, Applicant must provide a parking plan identifying 91 parking spaces.*

*Calculation: $(22,721/1000)*4 = 90.884$, which rounds up to 91.

Applicant Response: I have provided a site plan which includes parking spaces. The confusion is about the size of the building which houses several other businesses. Brickroad Motorsports will only use 800 square feet of actual building space. There are over 30 available parking spaces but Brickroad will only access 3 at the most. I have provided a breakdown of the building and its other tenants. There are pictures of Brickroads office to clarify any confusion.

Staff Response: Applicant has submitted documents detailing the office space within the larger building. At 800 square feet, the required parking spaces is calculated to be four (4) spaces.** Applicant has provided a parking plan for the entire building that shows sufficient parking spaces for his cars, customers, and any employees while still providing adequate parking for all other building tenants and their needs. Parking plan and photos of the office space can be found in the "Attachments" section.

**Calculation: $(800/1000)*4 = 3.2$, which rounds up to 4.

2. What steps has or will applicant take to prevent automotive fluids from contaminating the groundwater?

Applicant Response: The types of vehicles to be sold will be in running condition; not salvaged or repairable vehicles. Vehicles requiring any light maintenance will be serviced at an off-site location in Johnson County. Brickroad Motorsports is self-financed and will only sell 2 to 3 cars at a time. It would not be necessary to undertake any additional pollution prevention measures with this low volume of drivable vehicles.

Staff Response: Applicant shall take appropriate measures to reduce the risk of pollution in accordance with UG requirements and the MARC BMP manual, Appendix B requirements.

3. Note that absolutely no cars related to the operation of the business (whether for sale or for repair) may be parked on the public rights-of-way.

Applicant Response: Brickroad Motorsports is self-financed and will only sell 2 to 3 cars at a time.

4. In order to maintain the Special Use Permit, applicant and the business must remain in compliance with all local, State, and Federal business and automotive sales-related laws and regulations.

Applicant Response: Understood.

5. Special Use Permit may be approved for two (2) years.

Applicant Response: Understood.

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
1) None.
- B) Items that are conditions of approval (stipulations):
1) None.
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
1) None

Business License Comments:

- 1) If approved, applicant will need to file and maintain a current occupation tax application with this office.

STAFF COMMENTS AND SUGGESTIONS

The staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of **SP-2019-114**, subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

December 9, 2019 City Planning Commission Minutes
Photographs of Site, Exterior
Photographs of Site, Interior
Parking Plan

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>City Planning Commission</u>	<u>Board of Commissioners</u>
Public Hearing		
Special Use	December 9, 2019 Approval	January 9, 2020

STAFF CONTACT: Michael Farley
mfarley@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition #**SP-2019-114** to the as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition #**SP-2019-114**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

Hearing Starts At 1:09:01:

SPECIAL USE PERMIT APPLICATION #SP-2019-114 – BILL DUCKWORTH WITH BRICK ROAD MOTORSPORTS – SYNOPSIS: Special Use Permit for a used car lot at 2820 Roe Lane #U. ***Detailed Outline of Requested Action:*** Applicant is requesting a Special Use Permit to operate a used car dealership on the property. Applicant has stated that the property will only be used for car sales and that there will be no auto repair performed on the property.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated December 9, 2019
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo dated November 14, 2019; and
7. The Notices to property owners dated November 13, 2019.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. (No one responded in the affirmative.)

Present in Support:

- ❖ Bill Duckworth, Brick Road Motorsports, 2820 Roe Lane, Building U, Kansas City, Kansas 66104

Present in Opposition:

❖ No one appeared

Staff Recommendation Starts 1:10:06: Planning Director Richardson stated that the staff recommends approval subject to the stipulations in the staff report.

Motion and Vote Starts 1:10:15:

On motion by Ms. Huey, seconded by Mr. Miller, the Planning Commission voted as follows to recommend **APPROVAL of Special Use Permit Application #SP-2019-114:**

Carson	Chairman
Ernst	Aye
Huey	Aye
Jones	Aye
Miller	Aye
Neal	Aye
Cho	Not Present
Connelly	Not Present
Pauley	Not Present
Reasons	Not Present
Serda	Not Present

Motion to recommend APPROVAL Passed: 5 to 0

Subject to:

Urban Planning and Land Use Comments:

1. Provide a site plan that includes designated parking spaces. Commercial uses require paved off-street parking at a ratio of not less than four spaces per 1,000 square feet of floor area in the building. Applicant has reported the building as 22,721 square feet. Therefore, Applicant must provide a parking plan identifying 91 parking spaces.*

***Calculation: $(22,721/1000)*4 = 90.884$, which rounds up to 91.**

Applicant Response: I have provided a site plan which includes parking spaces. The confusion is about the size of the building which houses several other businesses. Brickroad Motorsports will only use 800 square feet of actual building space. There are over 30 available parking spaces but Brickroad will only access 3 at the most. I have provided a breakdown of the building and its other tenants. There are pictures of Brickroads office to clarify any confusion.

Staff Response: Applicant has submitted documents detailing the office space within the larger building. At 800 square feet, the required parking spaces is calculated to be four (4) spaces.** Applicant has provided a parking plan for the entire building that shows sufficient parking spaces for his cars, customers, and any employees while still providing adequate

parking for all other building tenants and their needs. Parking plan and photos of the office space can be found in the "Attachments" section.

****Calculation: $(800/1000)*4 = 3.2$, which rounds up to 4.**

2. What steps has or will applicant take to prevent automotive fluids from contaminating the groundwater?

Applicant Response: The types of vehicles to be sold will be in running condition; not salvaged or repairable vehicles. Vehicles requiring any light maintenance will be serviced at an off-site location in Johnson County. Brickroad Motorsports is self-financed and will only sell 2 to 3 cars at a time. It would not be necessary to undertake any additional pollution prevention measures with this low volume of drivable vehicles.

Staff Response: Applicant shall take appropriate measures to reduce the risk of pollution in accordance with UG requirements and the MARC BMP manual, Appendix B requirements.

3. Note that absolutely no cars related to the operation of the business (whether for sale or for repair) may be parked on the public rights-of-way.

Applicant Response: Brickroad Motorsports is self-financed and will only sell 2 to 3 cars at a time.

4. In order to maintain the Special Use Permit, applicant and the business must remain in compliance with all local, State, and Federal business and automotive sales-related laws and regulations.

Applicant Response: Understood.

5. Special Use Permit may be approved for two (2) years.

Applicant Response: Understood.

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:

- 1) None.

- B) Items that are conditions of approval (stipulations):

- 1) None.

- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:

- 1) None

Business License Comments:

- 1) If approved, applicant will need to file and maintain a current occupation tax application with this office.

PHOTOGRAPHS OF SITE, EXTERIOR



East side of building



Left: North side of building. Applicant reports that the north side is not visible from the rest of the property, nor easily accessible.



West side of building



Left and below: South side of building

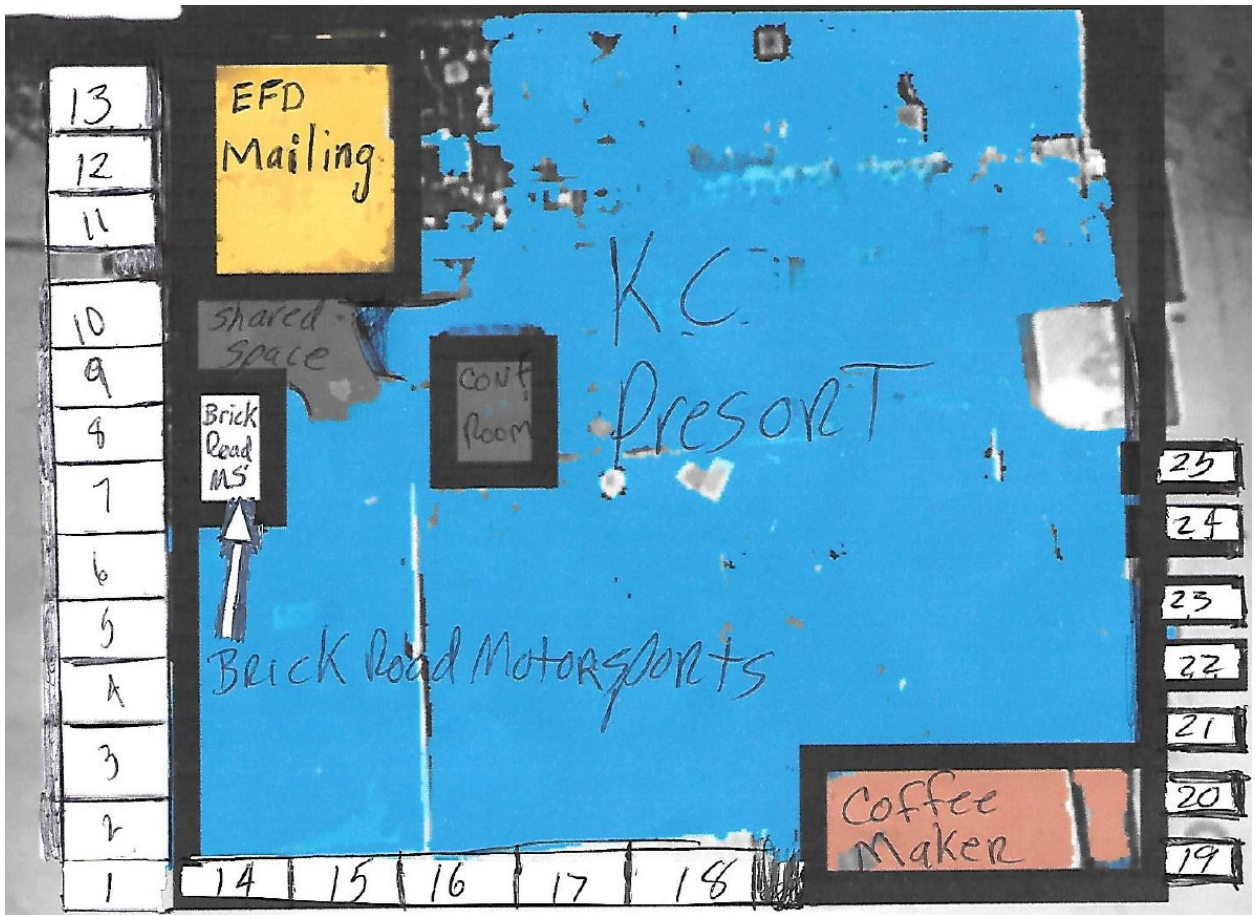


PHOTOGRAPHS OF SITE, INTERIOR



From Applicant: "Brick road Motorsports physical footprint consist of this 8x10 office "800 sq. feet" within the space of [t]he building located at 2820 Roe Lane Bldg. U, Kansas City, KS 66103."

PARKING PLAN





Urban Planning and Land Use

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

Phone: (913) 573-5750
Fax: (913) 573-5796
www.wycokck.org/planning

To: Unified Government Board of Commissioners

From: City Staff

Date: January 9, 2020

Re: **Change of Zone Petition #3210, #SP-2019-116, #PR-2019-28 and #MP-2019-6**

GENERAL INFORMATION

Applicant:
Korb Maxwell

Status of Applicant:
Representative
Polsinelli PC
900 West 48th Place, Suite 900
Kansas City, MO 64112

Requested Actions:
Change of Zone from
A-G Agriculture District to CP-2 Planned
General Business District

Special Use Permit for an indoor and
outdoor multi-use complex and
associated ancillary uses



Preliminary Plan Review for an indoor and outdoor multi-use complex

Master Plan Amendment from Business Park and Planned Commercial (Prairie Delaware Piper Master Plan) to Planned Commercial and Entertainment (Prairie Delaware Piper Master Plan)

Date of Application: October 25, 2019

Purpose: To plat three (3) lots, build and operate a 1,100,025 square foot indoor and outdoor multi-use complex, two (2) 30,000 square foot storage buildings, parking lot for trailers and RVs and rezone to build a 353,637 square foot hotel

Property Location: 1620 North 118th Street, 11704 State Avenue and 11602 State Avenue

Commission Districts: 1. Commissioner At-Large: Tom Burroughs
2. District Commissioner: Jim Walters

Existing Zoning: A-G Agriculture District

Surrounding Zoning:	North:	A-G Agriculture District
	South:	A-G Agriculture District
	East:	A-G Agriculture District
	West:	A-G Agriculture District

Existing Uses:	North:	Undeveloped land, farmland
	South:	Kansas Speedway
	East:	Undeveloped land
	West:	Undeveloped land

Total Tract Size: 128.55 acres

Master Plan Designation: The Prairie Delaware Piper Master Plan designates these properties as Business Park and Planned Commercial (seeking an amendment to Planned Commercial and Entertainment).

Major Street Plan: The Major Street Plan classifies State Avenue as a Class A Thoroughfare and 118th Street as a Parkway.

Advertisement: Wyandotte Echo – Change of Zone – November 14, 2019; Special Use Permit – November 14, 2019 and Master Plan Amendment – November 14, 2019
Letters to Property Owners – November 13, 2019 and December 26, 2019

Public Hearings: December 9, 2019 and January 9, 2020

Public Opposition: No one appeared in opposition at the December 9, 2019 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Korb Maxwell with Polsinelli has filed a change of zone, preliminary plat, special use permit, preliminary plan review and Change of Zone Petition #3210, #SP-2019-116, #PR-2019-28 and #MP-2019-6

master plan amendment to subdivide the properties into three (3) lots to build a 353,637 square foot hotel, a 1,100,025 square foot indoor and outdoor multi-use complex and associated trailer and RV parking and two (2) 30,000 square foot storage buildings on 128.55 acres located at 1620 North 118th Street, 11704 State Avenue and 11602 State Avenue.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765, Article VII Sections 27-245 – 27-339 and Article XXI Sections 27-502 – 27-709

FACTORS TO BE CONSIDERED

1. Neighborhood character

The area is bounded by the Kansas Speedway to the south and undeveloped land to the north, east and west. The site is on the peripheral edge of the Legends and Village West area.

2. The zoning and uses of properties nearby and the proposed use's expected compatibility with them.

The zoning and their uses are set out above. The proposed uses are compatible with them. The increase in traffic on 118th Street and access from the north could be a concern to the residences who live north of Lot 3, the parking lot for RVs and trailers depends on how traffic ends up working.

3. The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property?

Removal of the restrictions should not detrimentally affect nearby property if improvements are done properly.

4. The length of time the property has remained vacant as zoned.

The property has been vacant since at least 2004.

5. The extent to which the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality or marketability of nearby property.

The proposed use is reasonably necessary for the convenience and welfare of the public. If designed to comply with the guidelines and regulations, the proposed uses will not substantially injure the appropriate use, visual quality or marketability of nearby property.

We do not want a substantially long and tall and retaining wall along the street.

6. *The extent to which the proposed use would increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems.*

With coordination with the Public Works Department, traffic and parking demand will be reviewed to determine if the proposed uses will adversely affect road capacity, safety or create parking problems. A key will be how access to the north and east are addressed.

7. *The degree of conformance of the proposed use to the Master Plan.*

The proposed use will comply with the proposed master plan amendment from Planned Commercial and Business Park to Planned Commercial and Entertainment.

8. *The extent to which the proposed use could cause environmental harm or enhance the environment.*

The proposed use should not cause environmental harm.

9. *The extent to which utilities and public services are available and adequate to serve the proposed use.*

a. *Water service*

Available

b. *Sanitary sewer service*

Available by extension from point near Parallel

c. *Storm water control*

To be designed to meet City Code

d. *Police*

Police service is provided by West Patrol, Districts #224 and #225

e. *Fire*

Fire service is provided by Fire Station #6

f. *Transit*

Kansas City ATA does not provide transit service near this property. The closest stop is along Village West Parkway, Route #101.

g. *Schools*

h. Streets

See item #6 above

10. The economic impact of the proposed use on the community.

The proposed use will have a positive economic impact on the community.

11. The capability of the proposed use to meet applicable ordinance requirements.

With revisions, the proposed uses are capable of meeting applicable ordinance requirements.

12. Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.

The noise, dust and illumination associated with RVs, trucks and trailers moving through the area in addition to parking lot lighting must be controlled in a manner that should not create problems for near-by property.

13. Whether the proposed use will pollute the air, land or water.

The proposed use will not pollute the air, land or water provided on-site waste is disposed of properly.

14. Whether the use would damage or destroy an irreplaceable natural resource.

The proposed use will not damage or destroy an irreplaceable natural resource.

15. The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.

The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the landowners is minimal.

13. Development of such character that it can be used safely without danger to health, or peril from fire, flood, erosion, excessive noise or other adversity.

Development is of such character that it can be used safely without danger to health, or peril from fire, flood erosion, excessive noise or other adversity.

14. Streets are designed so as to provide a safe, convenient and functional system for vehicular traffic, and having such width, gradient, location and

structural quality as to accommodate prospective traffic as determined by existing and probable future land and building uses.

With coordination with the Public Works Department, streets will be designed so as to provide a safe, convenient and functional system for vehicular traffic, and having such width, gradient, location and structural quality as to accommodate prospective traffic as determined by existing and probable future land and building uses.

15. Assurance that buildings, lots, blocks, parcels and streets are so arranged as to afford adequate light, open space or air, to facilitate fire protection, and to provide for long-term sustained real estate values.

Lots and buildings appear to be arranged as to afford adequate light, open space or air, to facilitate fire protection and to provide for long-term sustained real estate values. The issues related to this are:

- A. How will this site connect to (and when) Parallel and Delaware Parkway?
- B. How is the site graded to continue planned future development on adjacent sites?

The land elevations on both sides of American Royal Way need to benefit both owners.

16. Development patterns are designed with due regard to topography, so that the natural features of the land and vegetation shall be protected and enhanced.

Development will be designed with due regard to topography, so that any remaining natural features of the land are protected and enhanced.

17. Adequate sites are provided for schools, parks, playgrounds, and other community services so that residents of all neighborhoods shall have convenient access to such facilities.

This is not applicable.

PREVIOUS ACTIONS

None

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on November 20, 2019. According to the applicant, those in attendance did not oppose the development.

KEY ISSUES

Compliance with the Commercial Design Guidelines
Street connections
Grading

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 5 to 0 to recommend **APPROVAL** of Master Plan Amendment #MP-2019-6, Change of Zone Application #3210, Special Use Permit Application #SP-2019-116 and Plan Review Application #PR-2019-28 subject to:

Urban Planning and Land Use Comments:

NOTE: While the proposed use is not entirely commercial in nature, some aspects of the Commercial Design Guidelines are necessary to assure compatibility in the area.

General Planning:

1. The applicant is requesting additional flexibility to amend the final plan review in excess of the administrative determination to make such change:
 - a. Sec. 27-210(g)(1)a. Increases in density or residential uses by ~~more than five percent~~ up to ten percent (10%);
 - b. Sec. 27-210(g)(1)b. Increases in total floor area (entire plan) of all nonresidential buildings by ~~more than five percent or 5,000 square feet, whichever is less~~ up to ten percent (10%);
 - c. Sec. 27-210(g)(1)c. Increases of lot coverage by ~~more than five percent~~ by up to ten percent (10%);
 - d. Sec. 27-210(g)(1)g. Decreases of any peripheral setback of ~~more than five percent~~ by up to ten percent (10%); and/or
 - e. Sec. 27-210(g)(1)h. Decreases of areas devoted to open space of ~~more than five percent or the substantial relocation of such areas~~ by up to ten percent (10%).
2. Submit a design criteria manual for the overall development, as there could be expansions or additions in the future.

Applicant Response: We will assemble and document design criteria as we proceed with the design of the facility and submit the Final Development Plan.

3. Any proposed wind turbines must comply with the wind turbine ordinance.

Applicant Response: Understood.

4. Per Sec. 27-314. Within the boundaries of a subdivision, sidewalks shall be installed by the subdivider on one side of all new local residential streets, and all streets that are segments of the major street system shall have

sidewalks on both sides except in industrial areas and except in subdivisions zoned R Rural Residential. Sidewalks shall be not less than four feet wide and be of Portland cement concrete and shall comply with the specifications of the Unified Government. Sidewalks shall be located in the platted street right-of-way abutting the property line. Walks shall be installed in any pedestrian easements as may be required by the Planning Commission. The Unified Government Board of Commissioners may approve exceptions to these requirements after having made a determination that provision of a sidewalk on one or both sides is unnecessary, not feasible, or that a superior alternative is to be provided. State Avenue is classified as Class A Thoroughfare and 118th Street is classified as a Parkway, so sidewalks shall be installed on both sides of the street.

Applicant Response: Revised sheets are showing sidewalks on the north side of State Avenue, east and west sides of 118th Street, south side of American Royal Way and east and west sides of 115th Street.

5. Over the road trucks shall not be parked on the property overnight.

Applicant Response: Traditional over the road commercial trucks will not be using this facility overnight parking. However, there will be instances where livestock trucks will be parking overnight.

6. Minimum 8-foot sidewalk/trail is required to be installed around the perimeter of the property.

Applicant Response: This has been added to the resubmitted sheets.

7. Minimum 4-foot pedestrian path with landscape buffer and pedestrian lighting from parking areas to buildings. Please revise and resubmit.

Applicant Response: This has been added to the resubmitted sheets.

Building Architecture:

1. Please provide a sight line drawing of the south façade. There are seven (7) dock doors that are on the rear of the building, which faces State Avenue. How will these be screened from public view?

Applicant Response: This drawing has been added to Sheet AS100. There is a vegetated berm along State Avenue that limits that views of the dock doors. Additionally, the number of dock doors on the south side of the building has been reduced to three (3).

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 - a. Smooth-faced grey concrete block, painted or stained concrete block, tilt-up concrete panels;

- b. Field painted or prefinished corrugated metal siding;

Corrugated metal panels are not permitted per the Commercial Design Guidelines for the hotel. Standing seam metal paneling may only account for 15% of the exterior building material per façade on the hotel building. Please revise hotel building elevations to comply with the Commercial Design Guidelines and Sec. 27-576(e)(1).

Applicant Response: The building elevations have been revised so that the material designations are in compliance with the Commercial Design Guidelines. It is also noted that the metal paneling on the hotel is not corrugated and is below 15% per façade.

3. Since the buildings have high visibility from every angle, scupper and downspouts can become an eyesore. All scuppers shall be designed so they are reasonably screened, and all downspouts shall be internalized. Overflow drains shall be at grade and hidden by vegetation.

Applicant Response: All roof drains will be internal at the American Royal Complex and at the hotel with the exception of the eastern and western most eaves of the barns. Those will be gutters and downspouts where the downspouts will match the color of the building and be collected underground and connected to the storm water collection system.

4. Downspouts shall be internalized for the hotel building.

Applicant Response: Understood.

5. All concrete shall be integrally colored – no paint.

Applicant Response: Understood.

Landscaping and Screening:

1. Based on the landscaping requirements in the A-G Agriculture District for the indoor and outdoor multi-event center, parking lot, and, CP-2 Planned General Business Districts (one tree per 7,000 square feet of site area) and the Commercial Design Guidelines (at least 75 percent greater than the district requirement), the number of trees are required for the following lots:
 - a. Lot 1 – 281 trees
 - b. Lot 2 – 131 trees
 - c. Lot 3 – 377 trees

In summary, 789 trees are required to be planted for the agricultural and commercial zoned lots based upon staff's calculations. Please revise the landscape plan accordingly. This total does not include trees required for street trees planted along a major street or within parking lot islands.

Lot 2 requires 131 trees, which does not include the requirement for street trees and parking lot islands.

Applicant Response: The landscape plan has been revised to the tree counts above on Lots 1 and 2. The function of Lot 3 for truck and livestock trailer parking does not allow for a lot of trees planted within the parking area. We are showing trees around the perimeter with a lower quantity of approximately 185 trees.

Staff Response: The City Planning Commission cannot give deviations in landscaping below the district requirement. A variance from the Board of Zoning Appeals is required to have less than 377 trees on Lot 3. The stipulation is either meet the code or file for and be granted a variance.

2. Sec. 27-699(a)(6) Non-industrial and non-structure parking lots that have been paved area wider than a double-loaded aisle and more than 20,000 square feet in area shall provide one shade tree for each 20 parking spaces on the interior of the parking lot. Interior tree plantings are in addition to the landscaping requirements.

Applicant Response: Trees are being planned for the interior of parking lots except on the south side of the barns, due to the restrictions they would cause on the operation of the facility and ability for livestock trucks and trailers to navigate safely through the area as they load and unload.

Staff Response: Staff understands the request; however, the City Planning Commission cannot give a deviation in landscaping requirement. A variance from the Board of Zoning Appeals is required in order to reduce the number shade trees in the parking lot. The stipulation is either meet the code or file for and be granted a variance.

3. Per the Commercial Design Guidelines for the hotel:
 - a. The majority of all surface parking and all drive through facilities should be located to the maximum extent possible behind buildings or in the interior of a block.

Applicant Response: Hotel service is located in the back of the building and the parking lots are located with the majority of spots in the back.

- b. Parking located between the front of the building and street right-of-way must provide an additional 20 feet of landscaped area in addition to the required setback.

Applicant Response: This setback has been provided.

- c. Parking must be screened from adjacent streets by walls, shrubs, trees, or other design elements.

Applicant Response: Understood.

- 4. All landscaping must be irrigated.**

Applicant Response: Primary landscaping areas will be irrigated, but it would not be feasible or sustainable to irrigate all areas on a project of this scope and magnitude. Parking lot islands with trees will not be irrigated, for example. That being said, the applicant is committed to sustainably maintaining the property at a high level.

Staff Response: Parking lot islands shall be irrigated.

- 5. All shade trees shall be at least 2" caliper. All evergreens shall be at least 6' in height. All shrubs shall be 5 gallons, external to the site and 3 gallons internal to the development when planted.**

Applicant Response: Understood.

- 6. All disturbed areas within the development shall be brought to finished grade and seeded or sodded. There shall not be any exposed, bare ground unless the lot has an active building permit for building construction.**

Applicant Response: Understood.

- 7. All lighting, whether mounted on the exterior of parking deck or within the structure shall have 90-degree cutoff fixtures. Light cannot exceed one footcandle as measured from said property line.**

Applicant Response: Understood.

- 8. Only decorative lighting can be used on the exterior of the building(s). No pack lights or flood lights are allowed.**

Applicant Response: Understood.

- 9. The dumpster will need to be screened with an architectural wall that matches the building and heavily landscaped.**

Applicant Response: Understood.

- 10. All roof mounted units must be screened by the parapet of the building.**

Applicant Response: Understood.

- 11. The hotel rooftop elevator equipment shall be screened by the parapet of the building.**

Applicant Response: Understood.

12. All utility connections must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building.

Applicant Response: Understood.

13. All BPU transformer pads and/or generators shall be completely screened on three (3) sides with 6-foot Junipers setback 3 feet from the pad and 10 feet from the door opening. Additionally, if the transformer doors open towards the parking lot, the 10-foot setback is established in the parking lot, therefore the gate/enclosure shall be constructed in front of the transformer. If this cannot be accomplished, relocation of the transformer may be necessary.

Applicant Response: We are working with BPU on the locations.

14. Outside storage and/or storage yards are not permitted A-G Agriculture District.

Applicant Response: As noted in the application, (specifically in the description of requested special uses as described therein), there will be covered outside storage yards for dirt and arena flowing materials as part of this project.

Staff Response: Those dirt and arena flooring materials are stored within two enclosed buildings on Lot 3.

Signage:

1. Shall comply with the sign ordinance.

Applicant Response: As discussed at the November 14th meeting, the signage will be developed as the design progresses and we will apply for any signage variances required later in the project.

Street Connections:

1. Please explain the nature of and timing of connections to Parallel and Delaware Parkway.

Applicant Response: As noted above in Section 1(d) under Street Review No. 1, the traffic impact study does not assume or recommend any extension of 115th Street beyond the Applicant's property to Parallel Parkway or any extension of Delaware Parkway. The Applicant recognizes that there may be certain efficiencies to be gained by coordinating the timing of the infrastructure improvements for the proposed complex, and those which may be necessary or desirable for other, future development. The Applicant is engaged in ongoing discussions with the UG regarding

the same, and currently awaiting the UG's proposed alignment for the future 115th Street and Delaware Parkway extensions. However, those future improvements are not part of this application.

Staff Response: The City is working on connecting Parallel Parkway and Delaware Parkway.

Grading:

1. Please explain how this project's grading will facilitate future development on adjacent sites.

Applicant Response: The profile grade of American Royal Way and 115th Street allow (sic) for development to the north and east of this project. The profile of 115th Street generally follows existing grade and the ground to the east drops toward a creek to the east. The profile matches the existing low points of the property to the east. The profile of American Royal Way is generally in cut and allows for better access to the property to the north as this property sits at a lower elevation than the American Royal. The existing ground cannot be matched perfectly due to road design criteria. The low points in both the road and property to the north will need to be filled and the high points cut off to facilitate development of pad sites. The road profile attempts to average these cuts and fills so the property to the north can develop without the need to haul in or haul off excess material. Further discussion can be had with a plan and the adjacent owners and City as we have reviewed this in detail.

Staff Response: To accommodate a better grading plan, we suggest allowing the plan to shift in any direction up to 100 feet while continuing to meet code requirements when presented as a final plan.

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1) None.
- B) Items that are conditions of approval (stipulations):
 - 1) The applicant shall continue to coordinate with UG Public Works and Planning & Zoning on the public street improvements related with the proposed development i.e. 115th Street and 118th Street.
 - 2) The applicant shall continue to coordinate with UG Public Works and Planning & Zoning on the public sanitary sewer improvements related with the proposed development.
 - 3) This project includes public street and storm sewer improvements. The public street and storm sewer improvement plans shall meet the UG standards and criteria and shall be a separate plan set with a separate cover sheet with applicable information, i.e., vicinity map, sheet index, benchmark, utility contacts, floodplain note, etc. The public sanitary sewer improvement plans shall include erosion control. This set of plans is

required and shall be reviewed and approved by UG staff prior to construction permit acquisition.

- 4) This project includes public sanitary sewer improvements. The public sanitary sewer improvement plans shall meet the UG standards and criteria and shall be a separate plan set with a separate cover sheet with applicable information, i.e., vicinity map, sheet index, benchmark, utility contacts, floodplain note, etc. The public sanitary sewer improvement plans shall include erosion control. This set of plans is required and shall be reviewed and approved by UG staff prior to construction permit acquisition.
 - 5) All public sanitary sewer easement documents shall be reviewed and approved by UG staff, then recorded with the Wyandotte County Register of Deeds. A copy of the recorded easements with book and page number shall be submitted to staff prior to final engineering approval and construction permit acquisition
 - 6) Retaining walls greater than 3' 6" shall be designed by a Professional Structural Engineer registered in the State of Kansas. In this regard, plans and profile for the proposed retaining walls shall be provided to UG staff for review and approval prior construction permit acquisition. See UG checklist, standards and criteria.
 - 7) The County Surveyor makes separate technical review of the plat documents and submits comments directly to the preparer of the plat. Provide revised plat documents in accordance with County Surveyor comments.
 - 8) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
- 1) For future reference, final development plans will have to be approved before going to planning commission with approval to obtain permits. This will include final engineering, calculations, and complete drawings with construction notes and details. Final Development Plans shall be in accordance with UG standards and criteria.

Staff Conclusion:

The applicant has continued to work with staff to address Planning and Engineering comments, which we will continue to engage throughout this process. This development will have substantial and positive impact on the community and will be a great asset. Subject to approval, staff stipulates the following:

- 1) A \$50.00 ordinance publication fee shall be submitted to the Urban Planning and Land Use Department immediately following the Unified Government Board of Commissioners meeting.
- 2) Obtain a variance for reducing the total number of trees for Lot 3 parking lot (proposed 185 trees).
- 3) Obtain a variance for reducing the total number of trees for Lot 1 in parking lot adjacent to the small barn.
- 4) Irrigate the parking lot island trees.

- 5) Allow American Royal Way and the site plan as a whole to shift up to 150 feet, as necessary to align and make both parties on either side of the street amenable to its placement.
- 6) Aforementioned stipulations stated in the report.

STAFF COMMENTS AND SUGGESTIONS

The staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition #3210, #SP-2019-116, #PR-2019-28 and #MP-2019-6 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

December 9, 2019 City Planning Commission Minutes
Applicant Response Letter
Neighborhood Meeting Minutes
List of Proposed Uses
Request to amend Final Development Plan
Justification for Master Plan Amendment
Regional Trail Standards and Cross Section (Sidewalk and Trails Master Plan)
Preliminary Plat
Site Plan
Grading Plan
Utility Plan
Landscape Plan
Building Elevations

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Board of Commissioners
Public Hearing	December 9, 2019	January 9, 2020
Rezoning	Approval	
Public Hearing	December 9, 2019	January 9, 2020
Special Use	Approval	
Public Hearing	December 9, 2019	N/A
Preliminary Plat	Approved	
Public Hearing	December 9, 2019	January 9, 2020
Plan Review	Approval	
Public Hearing	December 9, 2019	January 9, 2020
Master Plan	Approval	

STAFF CONTACT: **Byron Toy, AICP**
 btoy@wycokck.org

MOTIONS

1. _____;
2. _____; And
3. _____.

Master Plan Amendment

I move the Unified Government Board of Commissioners **APPROVE Master Plan Amendment #MP-2019-6**, as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY Master Plan Amendment #MP-2019-6**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

Change of Zone

I move the Unified Government Board of Commissioners **APPROVE Change of Zone Application #3210**, as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY Change of Zone Application #3210**, as it is not in compliance with the City Ordinances and as it will not

promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

Special Use Permit

I move the Unified Government Board of Commissioners **APPROVE Special Use Permit Application #SP-2019-116**, as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY Special Use Permit Application #SP-2019-116**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

Plan Review

I move the Unified Government Board of Commissioners **APPROVE Plan Review Application #PR-2019-28**, as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY Plan Review Application #PR-2019-28**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

December 9, 2019 City Planning Commission Minutes:

Hearing Starts At 11:20:

MASTER PLAN AMENDMENT #MP-2019-6 – KORB MAXWELL WITH POLSINELLI PC – SYNOPSIS: Master Plan Amendment from Planned Commercial/Business Park to Commercial/Entertainment at 1620 North 118th Street and 11602 and 11704 State Avenue.

CHANGE OF ZONE APPLICATION #3210 – KORB MAXWELL WITH POLSINELLI PC - SYNOPSIS: Change of Zone from A-G Agriculture District to CP-2 Planned General Business District for the American Royal Hotel at 11704 State Avenue.

SPECIAL USE PERMIT APPLICATION #SP-2019-116 – KORB MAXWELL WITH POLSINELLI PC – SYNOPSIS: Special Use Permit for American Royal events and amenities at 1620 North 118th Street and 11602 and 11704 State Avenue.

AMERICAN ROYAL, Preliminary Plat for three (3) lots at 1620 North 118th Street and 11602 and 11704 State Avenue.

PLAN REVIEW APPLICATION #PR-2019-28 – KORB MAXWELL WITH POLSINELLI PC – SYNOPSIS: Preliminary Plan Review for American Royal events and amenities at 1620 North 118th Street and 11602 and 11704 State Avenue.

Detailed Outline of Requested Action: The applicant, Korb Maxwell with Polsinelli has filed a change of zone, preliminary plat, special use permit, preliminary plan review and master plan amendment to subdivide the properties into three (3) lots to build a 353,637 square foot hotel, a 1,100,025 square foot indoor and outdoor multi-use complex and associated trailer and RV parking and two (2) 30,000 square foot storage buildings on 128.55 acres located at 1620 North 118th Street, 11704 State Avenue and 11602 State Avenue.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated December 9, 2019
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo dated November 14, 2019 for the Change of Zone, Master Plan Amendment and Special Use Permit;
7. The Notices to property owners dated November 13, 2019; and
8. The testimony from the Board of Zoning Appeals meeting this evening.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

Present in Support:

- ❖ Korb Maxwell, applicant, Polsinelli Law Firm, 900 West 48th Street, Kansas City, Missouri

Present in Opposition:

- ❖ No one appeared

Staff Recommendation Starts 15:40: Planning Director Richardson stated that he agrees with the amendment to stipulation 5 from 100' to 150' and with that change the staff recommends approval of all the applications submitted to the stipulations.

Motion and Vote Starts 16:20:

On motion by Mr. Miller, seconded by Ms. Huey, the Planning Commission voted as follows to recommend **APPROVAL of Master Plan Amendment #MP-2019-6:**

Carson	Chairman
Ernst	Aye
Huey	Aye
Jones	Aye
Miller	Aye
Neal	Aye
Cho	Not Present
Connelly	Not Present
Pauley	Not Present
Reasons	Not Present
Serda	Not Present

Motion to recommend APPROVAL Passed: 5 to 0

On motion by Mr. Miller, seconded by Dr. Neal, the Planning Commission voted as follows to recommend **APPROVAL of Change of Zone Application #3210:**

Carson	Chairman
Ernst	Aye
Huey	Aye
Jones	Aye
Miller	Aye
Neal	Aye
Cho	Not Present
Connelly	Not Present
Pauley	Not Present
Reasons	Not Present
Serda	Not Present

Motion to recommend APPROVAL Passed: 5 to 0

Subject to:

Urban Planning and Land Use Comments:

NOTE: While the proposed use is not entirely commercial in nature, some aspects of the Commercial Design Guidelines are necessary to assure compatibility in the area.

General Planning:

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 - b. Sec. 27-210(g)(1)b. Increases in total floor area (entire plan) of all nonresidential buildings by ~~more than five percent or 5,000 square feet, whichever is less~~ up to ten percent (10%);
 - c. Sec. 27-210(g)(1)c. Increases of lot coverage by ~~more than five percent~~ by up to ten percent (10%);
 - d. Sec. 27-210(g)(1)g. Decreases of any peripheral setback of ~~more than five percent~~ by up to ten percent (10%); and/or
 - e. Sec. 27-210(g)(1)h. Decreases of areas devoted to open space of ~~more than five percent or the substantial relocation of such areas~~ by up to ten percent (10%).
2. Submit a design criteria manual for the overall development, as there could be expansions or additions in the future.

***Applicant Response:** We will assemble and document design criteria as we proceed with the design of the facility and submit the Final Development Plan.*

3. Any proposed wind turbines must comply with the wind turbine ordinance.

***Applicant Response:** Understood.*

4. Per Sec. 27-314. Within the boundaries of a subdivision, sidewalks shall be installed by the subdivider on one side of all new local residential streets, and all streets that are segments of the major street system shall have sidewalks on both sides except in industrial areas and except in subdivisions zoned R Rural Residential. Sidewalks shall be not less than four feet wide and be of Portland cement concrete and shall comply with the specifications of the Unified Government. Sidewalks shall be located in the platted street right-of-way abutting the property line. Walks shall be installed in any pedestrian easements as may be required by the Planning Commission. The Unified Government Board of Commissioners may approve exceptions to these requirements after having made a determination that provision of a sidewalk on one or both sides is unnecessary, not feasible, or that a superior alternative is to be provided. State Avenue is classified as Class A Thoroughfare and 118th Street is classified as a Parkway, so sidewalks shall be installed on both sides of the street.

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6. Minimum 8-foot sidewalk/trail is required to be installed around the perimeter of the property.

Applicant Response: This has been added to the resubmitted sheets.

7. Minimum 4-foot pedestrian path with landscape buffer and pedestrian lighting from parking areas to buildings. Please revise and resubmit.

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Applicant Response: The building elevations have been revised so that the material designations are in compliance with the Commercial Design Guidelines. It is also noted that the metal paneling on the hotel is not corrugated and is below 15% per façade.

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Applicant Response: Understood.

5. All concrete shall be integrally colored – no paint.

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Staff Response: The City Planning Commission cannot give deviations in landscaping below the district requirement. A variance from the Board of Zoning Appeals is required to have less than 377 trees on Lot 3. The stipulation is either meet the code or file for and be granted a variance.

2. **Sec. 27-699(a)(6) Non-industrial and non-structure parking lots that have been paved area wider than a double-loaded aisle and more than 20,000 square feet in area shall provide one shade tree for each 20 parking spaces on the interior of the parking lot. Interior tree plantings are in addition to the landscaping requirements.**

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Staff Response: Staff understands the request; however, the City Planning Commission cannot give a deviation in landscaping requirement. A variance from the Board of Zoning Appeals is required in order to reduce the number shade trees in the parking lot. The stipulation is either meet the code or file for and be granted a variance.

3. **Per the Commercial Design Guidelines for the hotel:**
 - a. **The majority of all surface parking and all drive through facilities should be located to the maximum extent possible behind buildings or in the interior of a block.**

Applicant Response: Hotel service is located in the back of the building and the parking lots are located with the majority of spots in the back.

- b. **Parking located between the front of the building and street right-of-way must provide an additional 20 feet of landscaped area in addition to the required setback.**

Applicant Response: This setback has been provided.

- c. **Parking must be screened from adjacent streets by walls, shrubs, trees, or other design elements.**

Applicant Response: Understood.

4. **All landscaping must be irrigated.**

Applicant Response: Primary landscaping areas will be irrigated, but it would not be feasible or sustainable to irrigate all areas on a project of this scope and magnitude. Parking lot islands with trees will not be irrigated, for example. That being said, the applicant is committed to sustainably maintaining the property at a high level.

Staff Response: Parking lot islands shall be irrigated.

5. All shade trees shall be at least 2" caliper. All evergreens shall be at least 6' in height. All shrubs shall be 5 gallons, external to the site and 3 gallons internal to the development when planted.

Applicant Response: Understood.

6. All disturbed areas within the development shall be brought to finished grade and seeded or sodded. There shall not be any exposed, bare ground unless the lot has an active building permit for building construction.

Applicant Response: Understood.

7. All lighting, whether mounted on the exterior of parking deck or within the structure shall have 90-degree cutoff fixtures. Light cannot exceed one footcandle as measured from said property line.

Applicant Response: Understood.

8. Only decorative lighting can be used on the exterior of the building(s). No pack lights or flood lights are allowed.

Applicant Response: Understood.

9. The dumpster will need to be screened with an architectural wall that matches the building and heavily landscaped.

Applicant Response: Understood.

10. All roof mounted units must be screened by the parapet of the building.

Applicant Response: Understood.

11. The hotel rooftop elevator equipment shall be screened by the parapet of the building.

Applicant Response: Understood.

12. All utility connections must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building.

Applicant Response: Understood.

13. All BPU transformer pads and/or generators shall be completely screened on three (3) sides with 6-foot Junipers setback 3 feet from the pad and 10 feet from the door opening. Additionally, if the transformer doors open towards the parking lot, the 10-foot setback is established in the parking lot, therefore the gate/enclosure shall be constructed in front of the

transformer. If this cannot be accomplished, relocation of the transformer may be necessary.

Applicant Response: We are working with BPU on the locations.

14. Outside storage and/or storage yards are not permitted A-G Agriculture District.

Applicant Response: As noted in the application, (specifically in the description of requested special uses as described therein), there will be covered outside storage yards for dirt and arena flowing materials as part of this project.

Staff Response: Those dirt and area flooring materials are stored within two enclosed buildings on Lot 3.

Signage:

1. Shall comply with the sign ordinance.

Applicant Response: As discussed at the November 14th meeting, the signage will be developed as the design progresses and we will apply for any signage variances required later in the project.

Street Connections:

1. Please explain the nature of and timing of connections to Parallel and Delaware Parkway.

Applicant Response: As noted above in Section 1(d) under Street Review No. 1, the traffic impact study does not assume or recommend any extension of 115th Street beyond the Applicant's property to Parallel Parkway or any extension of Delaware Parkway. The Applicant recognizes that there may be certain efficiencies to be gained by coordinating the timing of the infrastructure improvements for the proposed complex, and those which may be necessary or desirable for other, future development. The Applicant is engaged in ongoing discussions with the UG regarding the same, and currently awaiting the UG's proposed alignment for the future 115th Street and Delaware Parkway extensions. However, those future improvements are not part of this application.

Staff Response: The City is working on connecting Parallel Parkway and Delaware Parkway.

Grading:

1. Please explain how this project's grading will facilitate future development on adjacent sites.

Applicant Response: The profile grade of American Royal Way and 115th Street allow (sic) for development to the north and east of this project. The profile of 115th Street generally follows existing grade and the ground to the east drops toward a creek to the east. The profile matches the existing low points of the property to the east. The profile of American Royal Way is generally in cut and allows for better access to the property to the north as this property sits at a lower elevation than the American Royal. The existing ground cannot be matched perfectly due to road design criteria. The low points in both the road and property to the north will need to be filled and the high points cut off to facilitate development of pad sites. The road profile attempts to average these cuts and fills so the property to the north can develop without the need to haul in or haul off excess material. Further discussion can be had with a plan and the adjacent owners and City as we have reviewed this in detail.

Staff Response: To accommodate a better grading plan, we suggest allowing the plan to shift in any direction up to 100 feet while continuing to meet code requirements when presented as a final plan.

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1) None.
- B) Items that are conditions of approval (stipulations):
 - 1) The applicant shall continue to coordinate with UG Public Works and Planning & Zoning on the public street improvements related with the proposed development i.e. 115th Street and 118th Street.
 - 2) The applicant shall continue to coordinate with UG Public Works and Planning & Zoning on the public sanitary sewer improvements related with the proposed development.
 - 3) This project includes public street and storm sewer improvements. The public street and storm sewer improvement plans shall meet the UG standards and criteria and shall be a separate plan set with a separate cover sheet with applicable information, i.e., vicinity map, sheet index, benchmark, utility contacts, floodplain note, etc. The public sanitary sewer improvement plans shall include erosion control. This set of plans is required and shall be reviewed and approved by UG staff prior to construction permit acquisition.
 - 4) This project includes public sanitary sewer improvements. The public sanitary sewer improvement plans shall meet the UG standards and criteria and shall be a separate plan set with a separate cover sheet with applicable information, i.e., vicinity map, sheet index, benchmark, utility contacts, floodplain note, etc. The public sanitary sewer improvement plans shall include erosion control. This set of plans is required and shall be reviewed and approved by UG staff prior to construction permit acquisition.
 - 5) All public sanitary sewer easement documents shall be reviewed and approved by UG staff, then recorded with the Wyandotte County Register of Deeds. A copy of the recorded easements with book and page number

- shall be submitted to staff prior to final engineering approval and construction permit acquisition
- 6) Retaining walls greater than 3' 6" shall be designed by a Professional Structural Engineer registered in the State of Kansas. In this regard, plans and profile for the proposed retaining walls shall be provided to UG staff for review and approval prior construction permit acquisition. See UG checklist, standards and criteria.
 - 7) The County Surveyor makes separate technical review of the plat documents and submits comments directly to the preparer of the plat. Provide revised plat documents in accordance with County Surveyor comments.
 - 8) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
- 1) For future reference, final development plans will have to be approved before going to planning commission with approval to obtain permits. This will include final engineering, calculations, and complete drawings with construction notes and details. Final Development Plans shall be in accordance with UG standards and criteria.

Staff Conclusion:

The applicant has continued to work with staff to address Planning and Engineering comments, which we will continue to engage throughout this process. This development will have substantial and positive impact on the community and will be a great asset. Subject to approval, staff stipulates the following:

- 1) A \$50.00 ordinance publication fee shall be submitted to the Urban Planning and Land Use Department immediately following the Unified Government Board of Commissioners meeting.
- 2) Obtain a variance for reducing the total number of trees for Lot 3 parking lot (proposed 185 trees).
- 3) Obtain a variance for reducing the total number of trees for Lot 1 in parking lot adjacent to the small barn.
- 4) Irrigate the parking lot island trees.
- 5) Allow American Royal Way and the site plan as a whole to shift up to 150 feet, as necessary to align and make both parties on either side of the street amenable to its placement.
- 6) Aforementioned stipulations stated in the report.

On motion by Mr. Miller, seconded by Dr. Neal, the Planning Commission voted as follows to recommend **APPROVAL of Special Use Permit Application #SP-2019-116:**

Carson	Chairman
Ernst	Aye
Huey	Aye
Jones	Aye
Miller	Aye

Neal	Aye
Cho	Not Present
Connelly	Not Present
Pauley	Not Present
Reasons	Not Present
Serda	Not Present

Motion to recommend APPROVAL Passed: 5 to 0
Subject to the above stipulations

On motion by Mr. Miller, seconded by Ms. Huey, the Planning Commission voted as follows to **APPROVE American Royal Preliminary Plat:**

Carson	Chairman
Ernst	Aye
Huey	Aye
Jones	Aye
Miller	Aye
Neal	Aye
Cho	Not Present
Connelly	Not Present
Pauley	Not Present
Reasons	Not Present
Serda	Not Present

Motion to APPROVE Passed: 5 to 0
Subject to the above stipulations

On motion by Mr. Miller, seconded by Ms. Huey, the Planning Commission voted as follows to recommend **APPROVAL of Preliminary Plan Review Application #PR-2019-28:**

Carson	Chairman
Ernst	Aye
Huey	Aye
Jones	Aye
Miller	Aye
Neal	Aye
Cho	Not Present
Connelly	Not Present
Pauley	Not Present
Reasons	Not Present
Serda	Not Present

Motion to recommend APPROVAL Passed: 6 to 0
Subject to the above stipulations

waste that would accompany having to tear out a sea of pavement in the event of future expansion.

In any case, the main drive aisles must be dust-free.

The main drive aisles on Lot 3 will be chip sealed and the intermediate drives will be asphalt millings.

Public Works Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:

1) None

B) Items that are conditions of approval (stipulations)"

1) None

C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:

1) None

City Staff Report to City Planning Commission Review No. 1

Urban Planning and Land Use Comments:

NOTE: While the proposed use is not entirely commercial in nature, some aspects of the Commercial Design Guidelines are necessary to assure compatibility in the area.

General Planning:

1. The applicant is requesting additional flexibility to amend the final plan review in excess of the administrative determination to make such change:

a. Sec. 27-210(g)(1)a. Increases in density or residential uses by more than five percent up to ten percent (10%);

b. Sec. 27-210(g)(1)b. Increases in total flood area (entire plan) of all nonresidential buildings by more than five percent or 5,000 square feet, whichever is less up to ten percent (10%);

- c. Sec. 27-210(g)(1)c. Increases of lot coverage by more than five percent by up to ten percent (10%);
 - d. Sec. 27-210(g)(1)g. Decreases of any peripheral setback of more than five percent by up to ten percent (10%); and/or
 - e. Sec. 27-210(g)(1)h. Decreases of areas devoted to open space of more than five percent or the substantial relocation of such areas by up to ten percent (10%).
2. Submit a design criteria manual for the overall development, as there could be expansions or additions in the future.

We will assemble and document design criteria as we proceed with the design of the facility and submit with the Final Development Plan.

3. Any proposed wind turbines must comply with the wind turbine ordinance.

Understood.

4. Per Sec. 27-314. Within the boundaries of a subdivision, sidewalks shall be installed by the subdivider on one side of all new local residential streets, and all streets that are segments of the major street system shall have sidewalks on both sides except in industrial areas and except in subdivisions zoned R Rural Residential. Sidewalks shall be not less than four feet wide and be of Portland cement concrete and shall comply with the specifications of the Unified Government. Sidewalks shall be located in the platted street right-of-way abutting the property line. Walks shall be installed in any pedestrian easements as may be required by the Planning Commission. The Unified Government Board of Commissioners may approve exceptions to these requirements after having made a determination that provision of a sidewalk on one or both sides is unnecessary, not feasible, or that a superior alternative is to be provided. State Avenue is classified as Class A Thoroughfare and 118th Street is classified as a Parkway, so sidewalks shall be installed on both sides of the street.

Revised sheets are showing sidewalks on the north side of State Avenue, east and west sides of 118th Street, south side of American Royal Way and east and west sides of 115th Street.

5. Over the road trucks shall not be parked on the property overnight.

Traditional over the road commercial trucks will not be using this facility for overnight parking. However, there will be instances where livestock trucks will be parking overnight.

6. Minimum 8-foot sidewalk/trail is required to be installed around the perimeter of the property. Please revise and resubmit.

This has been added to the resubmitted sheets.

7. Minimum 4-foot pedestrian path with landscape buffer and pedestrian lighting from parking areas to buildings. Please revise and resubmit.

These has been added to the resubmitted sheets.

Building Architecture:

1. Please provide a sight line drawing of the south façade. There are seven (7) dock doors that are on the rear of the building, which faces State Avenue. How will these be screened from public view?

This drawing has been added to Sheet AS100. There is a vegetated berm along State Avenue that limits the views of the dock doors. Additionally, the number of dock doors on the south side of the building has been reduced to three (3).

2. Sec. 27-576(e)(2) Exterior building materials shall not include the following:
 - a. Smooth-faced grey concrete block, painted or stained concrete block, tilt-up concrete panels;
 - b. Field painted or prefinished corrugated metal siding; Corrugated metal panels are not permitted per the Commercial Design Guidelines for the hotel. Standing seam metal paneling may only account for 15% of the exterior building material per façade on the hotel building. Please revise hotel building elevations to comply with the Commercial Design Guidelines and Sec. 27-576(e)(1).

The building elevations have been revised so that the material designations are in compliance with the Commercial Design Guidelines. It is also noted that the metal paneling on the hotel is not corrugated and is below 15% per façade.

3. Since the buildings have high visibility from every angle, scupper and downspouts can become an eyesore. All scuppers shall be designed so they are reasonably screened, and all downspouts shall be internalized. Overflow drains shall be at grade and hidden by vegetation.

All roof drains will be internal at the American Royal Complex and at the hotel with the exception of the eastern and western most eaves of the barns. Those will be gutters and downspouts where the downspouts will match the color of the building and be collected underground and connected to the storm water collection system.

4. Downspouts shall be internalized for the hotel building.

Understood.

5. All concrete shall be integrally colored – no paint.

Understood.

Landscaping and Screening:

1. Based on the landscaping requirements in the A-G Agriculture District for the indoor and outdoor multi-event center, parking lot, and, CP-2 Planned General Business Districts (one tree per 7,000 square feet of site area) and the Commercial Design Guidelines (at least 75 percent greater than the district requirement), the number of trees are required for the following lots:

- a. Lot 1 – 281 trees
- b. Lot 2 – 131 trees
- c. Lot 3 – 377 trees

In summary, 789 trees are required to be planted for the agricultural and commercial zoned lots based upon staff's calculations. Please revise the landscape plan accordingly. This total does not include trees required for street trees planted along a major street or within parking lot islands.

Lot 2 requires 131 trees, which does not include the requirement for street trees and parking lot islands.

The landscape plan has been revised to the tree counts above on Lots 1 and 2. The function of lot 3 for truck and livestock trailer parking does not allow for a lot of trees planted within the parking area. We are showing trees around the perimeter with a lower quantity of approximately 185.

2. Sec. 27-699(a)(6) Non-industrial and non-structure parking lots that have been paved area wider than a double-loaded aisle and more than 20,000 square feet in area shall provide one shade tree for each 20 parking spaces on the interior of the parking lot. Interior tree plantings are in addition to the landscaping requirements.

Trees are being planned for the interior of parking lots except on the south side of the barns, due to the restrictions they would cause on the operation of the facility and ability for livestock trucks and trailers to navigate safely through the area as they load and unload.

3. Per the Commercial Design Guidelines for the hotel:

- a. The majority of all surface parking and all drive through facilities should be located to the maximum extent possible behind buildings or in the interior of a block.

Hotel service is located at the back of the building and the parking lots are located with the majority of spots in the back.

- b. Parking located between the front of the building and street right-of-way must provide an additional 20 feet of landscaped area in addition to the required setback.

This setback has been provided.

- c. Parking must be screened from adjacent streets by walls, shrubs, trees, or other design elements

Understood.

4. All landscaping must be irrigated.

Primary landscaping areas will be irrigated, but it would not be feasible or sustainable to irrigate all areas on a project of this scope and magnitude. Parking lot islands with trees will not be irrigated, for example. That being said, the Applicant is committed to sustainably maintaining the property at a high level.

5. All shade trees shall be at least 2" caliper. All evergreens shall be at least 6' in height. All shrubs shall be 5 gallons, external to the site and 3 gallons internal to the development when planted.

Understood.

6. All disturbed areas within the development shall be brought to finished grade and seeded or sodded. There shall not be any exposed, bare ground unless the lot has an active building permit for building construction.

Understood.

7. All lighting, whether mounted on the exterior of parking deck or within the structure shall have 90-degree cutoff fixtures. Light cannot exceed one footcandle as measured from said property line. Please provide a lighting plan.

Understood.

8. Only decorative lighting can be used on the exterior of the building(s). No pack lights or flood lights are allowed.

Understood.

9. The dumpster will need to be screened with an architectural wall that matches the building and heavily landscaped.

The hotel and any permanent locations for dumpsters for the American Royal Complex will be in compliance. The event based dumpsters for the American Royal Complex require access on the sides to load the material and physical screening material is problematic so landscaping will be employed.

10. All roof mounted units must be screened by the parapet of the building.

Understood.

11. The hotel rooftop elevator equipment shall be screened by the parapet of the building.

Understood.

12. All utility connections must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building.

Understood.

13. All BPU transformer pads and/or generators shall be completely screened on three (3) sides with 6-foot Junipers setback 3 feet from the pad and 10 feet from the door

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opening. Additionally, if the transformer doors open towards the parking lot, the 10-foot setback is established in the parking lot, therefore the gate/enclosure shall be constructed in front of the transformer. If this cannot be accomplished, relocation of the transformer may be necessary.

Understood. We are working with BPU on the locations.

14. Outside storage and/or storage yards are not permitted A-G Agriculture District.

As noted in the Application (specifically, in the description of requested special uses as described therein), there will be covered outside storage yards for dirt and arena flooring materials as part of this project.

Signage:

1. Shall comply with the sign ordinance.

As discussed at the November 14th meeting, the signage will be developed as the design progresses and we will apply for any signage variances required later in the project.

Street Connections:

1. Please explain the nature of and timing of connections to Parallel and Delaware Parkway.

As noted above in Section 1(d) under Street Review No. 1, the traffic impact study does not assume or recommend any extension of 115th Street beyond the Applicant's property to Parallel Parkway or any extension of Delaware. The Applicant recognizes that there may be certain efficiencies to be gained by coordinating the timing of the infrastructure improvements for the proposed complex, and those which may be necessary or desirable for other, future development. The Applicant is engaged in ongoing discussions with the UG regarding the same, and currently awaiting the UG's proposed alignment for the future 115th Street and Delaware extensions. However, those future improvements are not a part of this application.

Grading:

1. Please explain how this project's grading will facilitate future development on adjacent sites.

The profile grade of American Royal Way and 115th Street allow for development to the north and east of this project. The profile of 115th Street generally follows existing grade and the ground to the east drops toward a creek to the east. The profile matches the existing low points of the property to the east. The profile of American Royal Way is generally in cut and allows for better access to the property to the north as this property sits at a lower elevation than the American Royal. The existing ground cannot be matched perfectly due to road design criteria. The low points in both the road and property to the north will need to be filled and the high points cut off to facilitate development of pad sites. The road profile attempts to average these cut and fills so the property to the north can develop without the need to haul in or haul off excess material. Further discussion can be had with a plan and the adjacent owners and City as we have reviewed this in detail.

Public Works Comments:

B) Items that require plan revision or additional documentation before engineering can recommend approval:

- 1) Detailed engineering comments are made by separate technical review of the plans and submitted directly to the applicant. Provide revised plans and responses in accordance with the engineering comments.

Understood.

- 2) The County Surveyor makes separate technical review of the plat documents and submits comments directly to the preparer of the plat. Provide revised plat documents in accordance with County Surveyor comments.

Understood.

- 3) Construction plans shall meet UG standards and criteria and shall be reviewed and approved by UG prior to construction permit acquisition.

Understood.

C) Items that are conditions of approval (stipulations):

- 1) None

D) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:

- 1) None

County Surveyor's Comments:

1. The distance shown on the northwesterly line of proposed Lot 1 calls out 1621.81 on the plat and 1621.82 in the description.

See Revised Sheet.

2. In the description please call out "thence on a non-tangent curve to the left"

See Revised Sheet.

3. In the description please call out "N. 118th Street and parallel to the West line of said section 3"

See Revised Sheet.

Things to make sure that are on the final plat or that are submitted at the time of the final plat.

1. Error of closure on the face of the plat
2. Provide an error of closure printout
3. Please provide LSRR for all section corners shown on the plat
4. Please show and label all section lines called for in the description.

Understood.

Meeting Minutes
American Royal – Neighborhood Meeting

Application Numbers:

1. Appeal #2355 / ZA-19410-00043
2. COZ 3210 / CZ-19401-00032
3. SP-2019-116 / SP-19402-00108
4. American Royal Plat
5. PR-2019-28
6. MP-2019-6

collectively, the “Application”.

Date: Wednesday, November 20, 2019

Location: Country Club Bank Building, Lower Level Community Center, 11006 Parallel Parkway, Kansas City, KS 66109

Meeting called to order at: 6:10 pm

Applicant Representatives in Attendance:

1. Jackie McClaskey, American Royal Association
2. Taylor Fry, American Royal Association
3. Pete Lacy, Lacy & Company
4. Phil Gibbs Jr., Continental Consulting Engineers, Inc.
5. Galen Lif, Gould Evans Associates
6. Adam Sterns, Gould Evans Associates
7. Kevin Lee, Polsinelli PC
8. Taylor Ray, Polsinelli PC

collectively, the “Applicant”.

Others in Attendance:¹

1. Roy Scott
2. Judy Scott
3. Mark Mackey
4. Steve Allison
5. Kent Polfer

¹ County Administrator, Doug Bach, was also in attendance but arrived after the meeting was adjourned.

Introductions:

The Applicant first introduced the Applicant representatives present at the neighborhood meeting, and then provided a general overview and background of the American Royal Association (the “American Royal”) and its goals in developing the proposed complex.

Presentation:

The Applicant then presented a full and accurate description of the proposed development plans, described projected impacts of development and plans to mitigate or off-set the same, and informed the members of the public that the Application is currently scheduled to be before the UG Planning Commission on December 9, 2019. The Applicant encouraged everyone present at the meeting to attend the Planning Commission meeting and then opened the floor for questions.

Questions and answers:

- A member of the public asked if the property to the east of 118th Street was 80 acres of Indian land, and if the American Royal had that property under contract. The Applicant responded in the affirmative to all.
- A member of the public asked if there would be a thoroughfare on the north side of the project and what the traffic requirements were. The Applicant responded that American Royal Way would be constructed and would connect 118th Street to the northeast corner of the project site as depicted in the Application.
- A member of the public asked if there was going to be a connection to 110th street. The Applicant explained that, while the expectation is that 115th Street and Delaware will eventually be extended in connection with future development of the surrounding area, only those road improvements as shown in the Application are contemplated to be built in connection with the American Royal project.
- A member of the public asked how many square feet of building area the project envisions, to which the Applicant responded approximately 1.1 million excluding the hotel.
- A member of the public asked if American Royal would own the land for the hotel and if such land would be sold to a developer. The Applicant responded that the land is under contract and that, while the structure of the hotel transaction is still being developed, the American Royal does not currently anticipate that it will own the hotel site.
- A member of the public asked if a hotel developer had been identified, to which the Applicant responded yes, but stated that the details were not yet finalized or ready to be disclosed publicly.

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- A member of the public asked when construction was expected to commence. The Applicant responded that the goal was to break ground in Spring 2020 with completion targeted in December 2021.
- A member of the public inquired about who is going to build the roads. The Applicant outlined the process for analyzing traffic impacts under the UG code, and explained that—while only those improvements immediately adjacent to the project site are contemplated in connection with the project—discussions are ongoing with respect to any efficiency that may be gained by constructing additional infrastructure at the same time.
- A member of the public asked if the property to the west of 118th street would be all parking. The Applicant explained that the property shown on the plans west of 118th Street is currently contemplated for parking and storage, with the potential for future expansion to include additional improvements.
- A member of the public asked if the parking on the property west of 118th street would be paved. The Applicant responded that the parking would not be paved as this area is contemplated for somewhat limited use, and also being reserved for potential expansion. The Applicant further clarified that the parking on this property is intended for trailers and overflow parking, and not for the bulk of the passenger vehicle parking.
- A member of the public asked if there were any additional renderings available. The Applicant explained that the posted concept renderings are all that is available at this time, but that additional details and elevations would be forthcoming in connection with final development plan review.
- A member of the public asked who the architects were. The Applicant answered Gould Evans.

Conclusion: The Applicant confirmed that there were no further questions or comments and, in closing, thanked everyone again for coming, urged all to attend the December 9, 2019 Planning Commission meeting for additional information, and invited everyone to come forward and have a closer look at the site plans and elevations.

Meeting adjourned at: 6:25 pm

Minutes taken by: Taylor Ray, Polsinelli PC

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EXHIBIT C

What is the proposed use(s) for the applicant's property?

An indoor and outdoor multi-use complex with some or all of the following uses:

- Assembly hall, community center, exhibition hall, convention center, and/or similar uses, including, but not limited to: Auctions, boat shows, car auctions, car shows, celebrations/parties/social gatherings, collegiate athletic events and practices (cheer, dance, basketball, wrestling, volleyball, etc.), equipment auctions, gun shows, home shows, RV/camper shows, sports shows, sporting tournaments events, trade shows, youth athletic events, animal auctions, alpaca shows, barrel racing events, cat shows, dairy shows, dog shows, equine shows, goat shows, livestock shows, llama shows, milking parlor events, petting zoos, swine shows, poultry shows, sheep shows, sheep- and cattle-dog contests and demonstrations, agricultural equipment showcases, youth and professional rodeos, collegiate functions (graduations, celebrations, etc.), community events and luncheons, job fairs, conferences, food related events and activities (including, without limitation, barbeque-related tournaments and events), food marketplace stores, food hub locations, fundraisers, fruit and vegetable auctions, high school functions (proms, graduations, etc.), merchandise stores, political events, restaurants and concessions, ticketing, county fairs, leadership events, and/or weddings;
- Educational, religious, philanthropic and/or eleemosynary nature uses, and/or similar uses, including, but not limited to: live animal educational events, livestock birthing center events, children's learning centers, community tours, cooking lessons and demonstrations, educational classes, field trips, professional trainings, competitive learning activities, leadership challenge courses, school tours, symposiums, and/or wildlife/outdoor educational events;
- Amusement parks, privately owned and operated athletic fields, race tracks, and/or similar uses, including, but not limited to: uses for youth and professional rodeos, football, kickball, soccer, volleyball, wheelchair sports, workout events (yoga, running, etc.), street fairs, small amusement park events (Ferris wheel, assorted rides, carousel, etc.), small and large fairs, parades, carnivals, food festivals and events, food tasting events and celebrations, hot air balloon shows, outdoor concerts, and/or outdoor festivals;
- Bingo parlor, including, but not limited to bingo as a rental activity, and/or similar uses;
- Children's day care and nursery facilities, youth camps, and/or similar uses;
- Concerts halls, discotheques, dance halls, indoor and outdoor concerts, dances held during events (for example, but without limitation, during high school rodeos), and/or similar uses;
- Extraction of raw material, such as rock gravel and sand, and/or similar uses;
- Farm wineries, and/or similar uses;
- Wine, beer and/or other alcoholic beverage tastings, and/or similar uses;
- Golf driving ranges, miniature golf courses, temporary golf-related events and activities, and/or similar uses;
- Keeping of livestock (including, but not limited to, for educational or event-related purposes), and/or similar uses;

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- Microbreweries, and/or similar uses;
- Motels, hotels, motor homes, RV parks, and/or similar uses;
- Nursery sales office, building, greenhouse or area, educational greenhouse and/or growing plots, plant sales, and/or similar uses;
- Off-street parking lots for passenger vehicles, and/or similar uses;
- Outdoor motion picture theaters, temporary setup for outdoor theatre, and/or similar uses;
- Private and/or commercial facilities for tennis, handball, racquet ball or similar recreation, and/or similar uses;
- Riding stables and tracks, including, but not limited to, with trails and riding lessons to be provided, and/or similar uses;
- Veterinary clinics, dog kennels, and/or similar uses;
- Farmer's market , and/or similar uses;
- Campgrounds, including, but not limited to for RV, tractor and trailer parking and camping, and/or similar uses;
- Firing ranges, gun clubs, skeet shoots, and/or similar uses, events and activities;
- Dirt storage, including, but not limited to the bringing in, removal, relocation or other taking of earth material from one place to another, whether titled under the same, common or different ownership, and/or similar uses;
- Equipment storage, including, but not limited to, livestock feed, hay and bedding storage, and/or similar uses;
- Happy hours and/or similar uses;
- Outdoor advertising signs and/or similar uses; and/or
- Maintenance shops, workshops, farm shops, and/or similar uses.

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EXHIBIT E

Significant Changes

At the direction of UG Planning Staff, the Applicant hereby requests that the Planning Commission recommend approval of, and the Board of Commissioners approve, the enclosed Preliminary Development Plan, including with the flexibility for one or more of the following changes to be made at the time of Final Development Plan without triggering rehearing by the Planning Commission or Board of Commissioners:

1. Increases in density or intensity of residential uses by ~~more than five percent~~ up to ten percent (10%);
2. Increases in total floor area (entire plan) of all nonresidential buildings by ~~more than five percent or 5,000 square feet, whichever is less~~ up to ten percent (10%);
3. Increases of lot coverage by ~~more than five percent~~ up to ten percent (10%);
4. Decreases of any peripheral setback ~~of more than five percent~~ by up to ten percent (10%); and/or
5. Decreases of areas devoted to open space ~~of more than five percent or the substantial relocation of such areas~~ by up to ten percent (10%).

notwithstanding anything in the Unified Development Ordinance §§ 27-210(G), 27-211(H), or 27-211(F) to the contrary.

70958123.1

EXHIBIT F

Information Pertaining to Requested Master Plan Amendment

- **Description of the present use of the property, existing comprehensive plan classification, and the existing zoning classification, along with the same information for surrounding properties.**
 - The subject property is currently vacant land.
 - The current comprehensive plan classification is Planned Commercial/Business Park.
 - The subject property is currently zoned A-G.
 - Neighboring property to the north is classified as a combination of Planned Commission, Business Park, and Mixed Residential.
 - Neighboring property to the east is classified as a combination of Planned Commercial, Entertainment, and Business Park.
 - Neighboring property to the south is classified as Entertainment.
 - Neighboring property to the west is classified as Mixed Residential.
- **Identification of the requested new comprehensive plan classification.**
 - “Planned Commercial /Entertainment”.
- **A description of existing road conditions and new roads to be included in the development and/or the effect of the proposed development on existing roads and traffic conditions.**
 - TBD. The Applicant is working with the UG and other interested stakeholders to determine the scope of new roads to be included in the development and surrounding areas, such that (upon completion) the new development will not have a negative effect on existing roads and traffic conditions.
- **The source/method for providing utility/infrastructure services to the property.**
 - TBD. The Applicant is working with the UG and other interested stakeholders to determine the scope, and source/method, of providing utility/infrastructure services necessary to serve the subject property.
- **A description of the potential density permitted by the land use classification change.**
 - Please refer to the density matrix set forth in Table 5 of the Master Plan.
- **An estimation of future costs and revenues attributable to the unified government as a result of development pursuant to the land use map amendment.**
 - The Applicant is working with the UG and other interested stakeholders to determine an estimation of future costs attributable to the UG as a result of development proposed pursuant to the land use map amendment.

70940201.2

- The UG is expected to realize a substantial increase in revenues as a result of the development proposed pursuant to the land use map amendment.
- **A written analysis of the differences between the current and proposed designations.**
 - The business park use is described as use for manufacturing, light industrial, distribution warehouses, trucking and other employment activity. The entertainment use is not described in the Master Plan, but will serve as a nice complement to the existing commercial and entertainment uses to the east of the subject property.
- **A description of all items required for all amendments.**
 - Amend Map 11: Future Land Use, to designate the subject property for “Planned Commercial /Entertainment”, as opposed to “Planned Commercial/Business Park” uses.
- **An analysis of the impact of the amendment on surrounding properties and plans.**
 - The proposed classification change will enable the development of a major commercial entertainment and tourism area, and build upon and support the current uses to the east of the property, while also attracting other surrounding and supportive development to the north and west.
- **An analysis of the long term development of the area (20—50 years) incorporating review of land use, transportation, infrastructure, environmental impact, market potential, and fiscal impact to both the unified government and the property owner.**
 - Please refer to the attached Exhibit D.
 - Additional information can be provided upon request.

70940201.2

Trail Design Guidelines

The following guidelines apply for all recommended trails. Although there are several trail types, there are common minimum design standards necessary to ensure a safe and enjoyable experience for all users. These standards were developed based on input received through the Plan process and a review of the latest common practices, most notably the American Association of State Highway and Transportation Officials (AASHTO) Guide for Planning, Design and Operation of Pedestrian Facilities, AASHTO Guide for the Development of Bicycle Facilities, and KC-APWA standards.

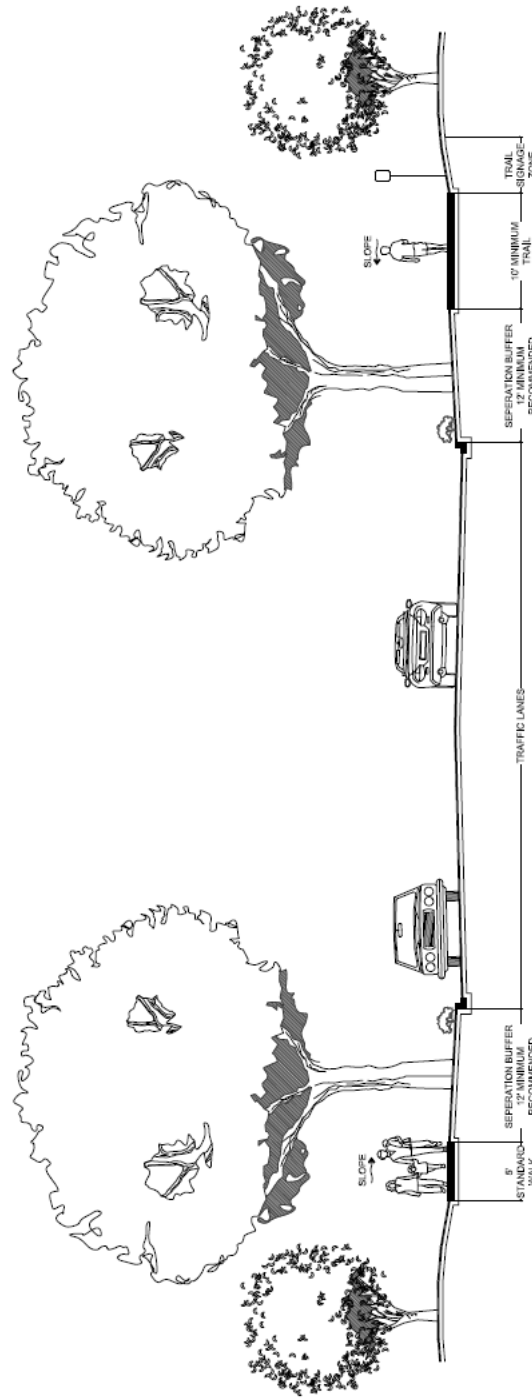
1. For ease of maintenance, the preferred surface material for most regional and local trails is concrete. However, to accommodate different user needs and unique physical conditions, trails on unimproved levee roads, parks, greenways, or in other natural areas may utilize asphalt or "soft" surfaces such as limestone screenings, or other material approved by the County engineer.
2. Although the standard width is 10-feet, it is recognized that within the developed urban corridors and/or areas with significant physical and environmental constraints, narrower trail segments may be necessary. Within these areas, upon the recommendation of the County Engineer, a minimum of 8-feet may be accepted.
3. A three-foot minimum clear zone on each side of the trail is desirable. All vertical objects including signage, benches, etc. should be located outside of this zone.
4. Grades steeper than 8.33 percent (1:12 slope) should only be considered for very short segments; cross slopes should not exceed two percent.
5. Overhanging branches or obstructions should be higher than 10-feet.
6. For safety, large trees or tall shrubs should be at least 10-feet from the trail.
7. A buffer zone should be maintained to protect natural systems and ecologically sensitive areas.
8. Visual clutter should be limited in the green space between the road and sidewalk or trail.
9. Crossings on bridges should include a barrier and railing to separate traffic and the pedestrian or cyclist.
10. Trail heads provide places for rest, parking, water fountains, and maps of the trail system. Trail heads should be placed at the appropriate termini or junctions of a trail corridor and any place where a large concentration of users is anticipated. At a minimum, trail heads should include vehicular and bicycle parking as well as a system trail map with the specific location within the system. Other preferred features include but are not limited to benches, trash receptacles, lighting, appropriate cultural or historical interpretive signage, restrooms and drinking fountains. All facilities should be designed according to ADA accessibility guidelines.



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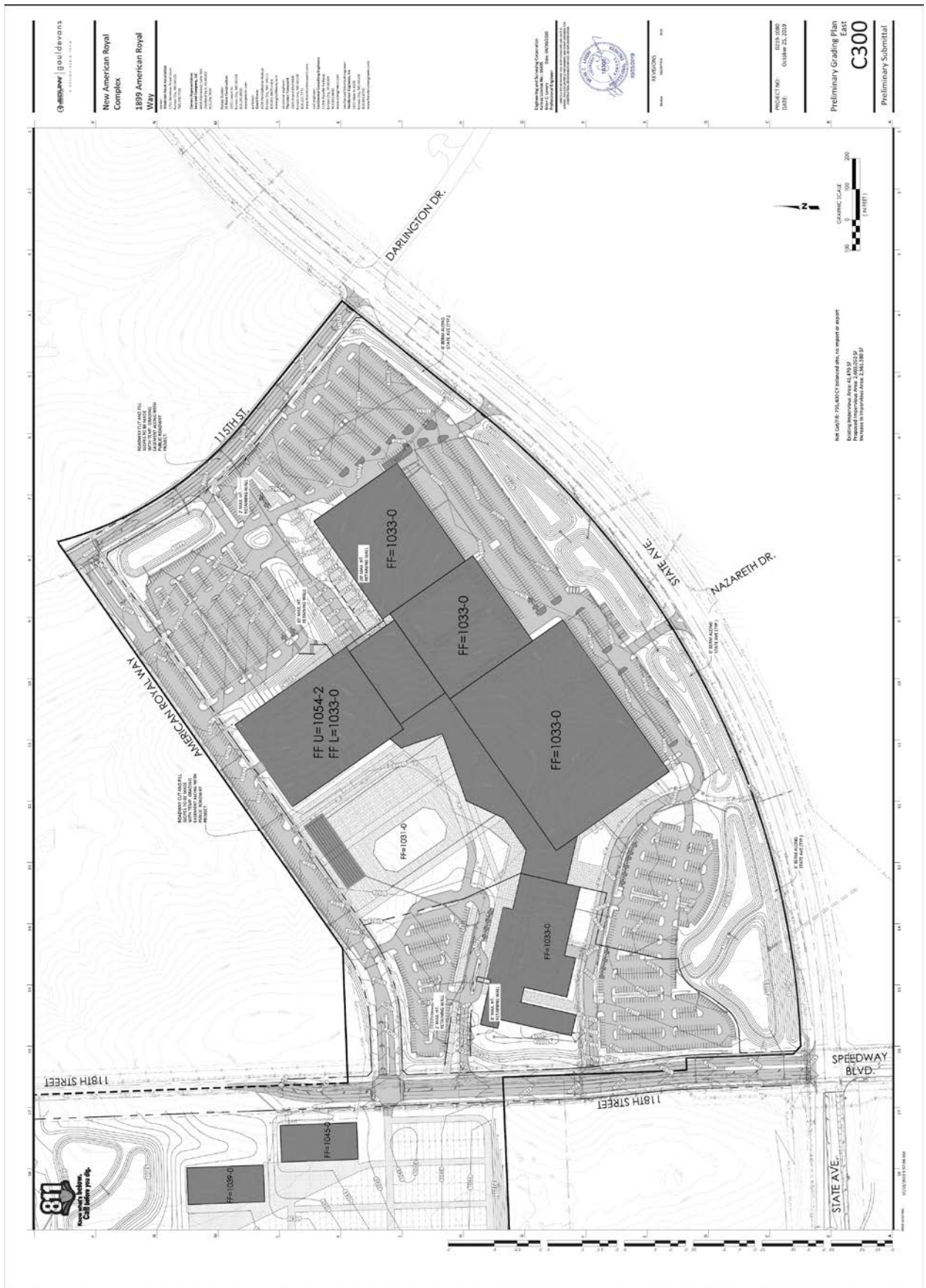


Figure 7.3: Regional Trail
Typical Cross Section

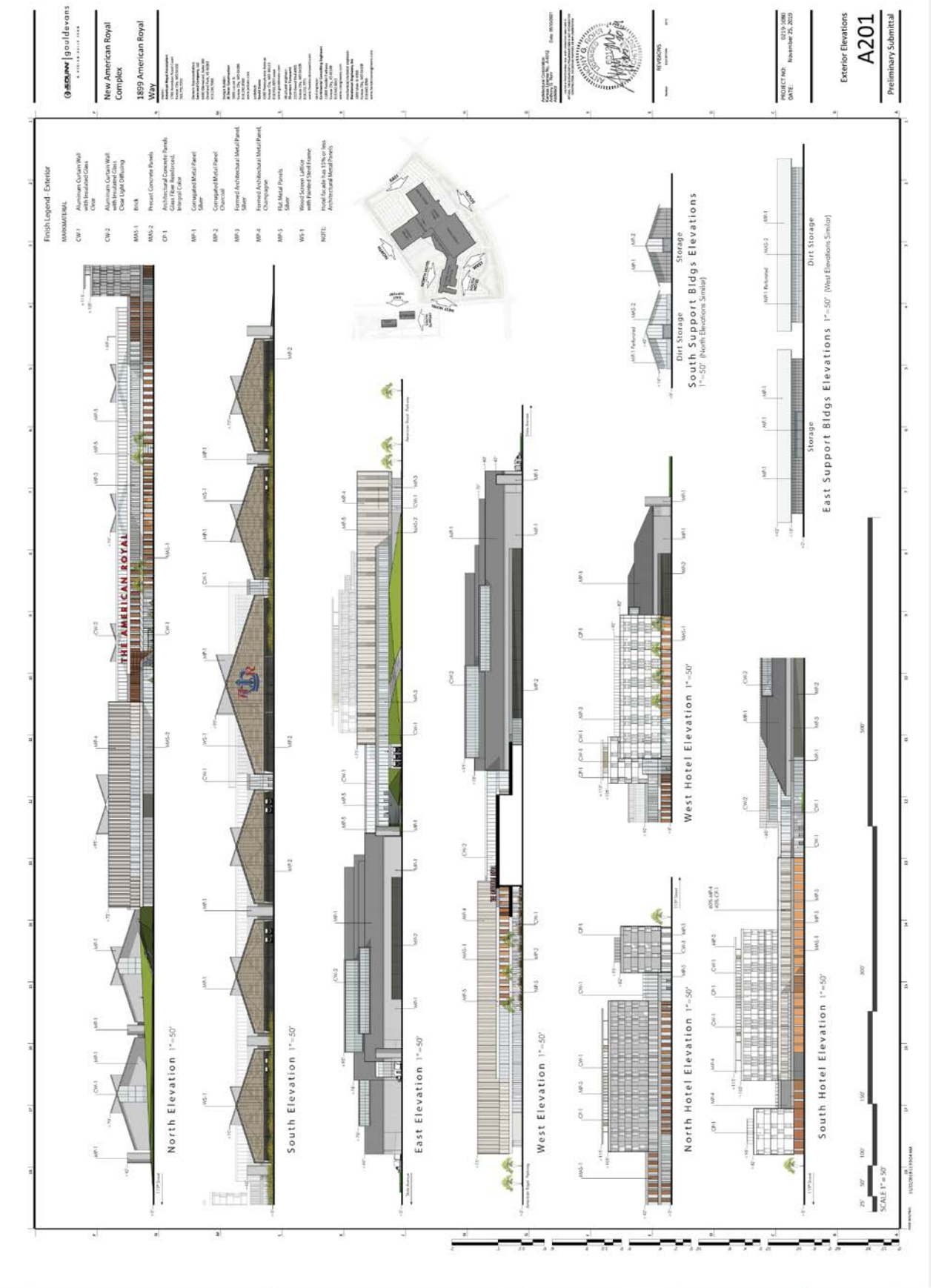


Regional trails provide cross-county connections and linkages to regional trails outside of Wyandotte County. These trails are recommended to be at least 10-feet wide to accommodate pedestrians and less-experienced cyclists who do not feel comfortable riding in the street. More experienced cyclists are likely to ride in the street with vehicular traffic along designated bike routes.











Urban Planning and Land Use

701 North 7th Street, Room 423
Kansas City, Kansas 66101
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Phone: (913) 573-5750
Fax: (913) 573-5796
www.wycokck.org/planning

To: Unified Government Board of Commissioners
From: City Staff
Date: January 9, 2020
Re: Vacation Petition #U/E-2019-14

GENERAL INFORMATION

Applicant:

Michael Callahan

Status of Applicant:

Property Owner
5205 and 5125
North 130th Terrace
Kansas City, Kansas

Requested Action:

Vacation of a Utility Easement

Date of Application:

October 30, 2019

Purpose:

The vacation of a utility easement in order to combine lots for new construction

Property Location:

5205 and 5125 North 130th
Terrace



Existing Zoning: R-1 Single Family District

Existing Surrounding Zoning: **North:** R-1 Single Family District
South: R-1 Single Family District
East: R-1 Single Family District
West: R-1 Single Family District

Existing Uses: **North:** Single Family District
South: Single Family District
East: Single Family District
West: Single Family District

Neighborhood Characteristics: The neighborhood consists of single-family residential homes on all four sides

Total Tract Size: .72 acre

Master Plan Designation: The City-Wide Master Plan designates this area as low-density residential

Major Street Plan: The Major Street Plan designates 130th Terrace as a local street

Advertisement: Wyandotte Echo – November 14, 2019
Letters to Property Owners – November 13, 2019 and December 26, 2019

Public Hearings: December 9, 2019 and January 9, 2020

Public Opposition: No one appeared in opposition at the December 9, 2019 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The applicant is requesting the vacation of a utility easement. The applicant intends to combine the two parcels for the purpose of new construction. He states that combining the two parcels is more consistent with the surrounding parcels

City Ordinance Requirements: Article XXI Sections 27-502 – 27-709 and K.S.A. 12-504 to 12-506 and 12-512b.

FACTORS TO BE CONSIDERED

1. ***Development of such character that it can be used safely without danger to health, or peril from fire, flood, erosion, excessive noise or other adversity.***

This action will not create these issues.

2. *The extent to which utilities and public services are available and adequate to serve the proposed use.*

a. *Water service*

Available

b. *Sanitary sewer service*

Available

c. *Storm water control*

Designed to meet city code.

d. *Police*

Police service provided by the West Patrol, District #224

e. *Fire*

Fire service provided by Station #8

f. *Transit*

The KCATA does not provide service near this area

g. *Schools*

Piper USD 203

3. *Streets are designed so as to provide a safe, convenient and functional system for vehicular traffic, and having such width, gradient, location and structural quality as to accommodate prospective traffic as determined by existing and probable future land and building uses.*

Streets are already designed as to provide a safe, convenient and functional system for vehicular traffic as to accommodate prospective traffic as determined by existing and probable future land and building uses.

4. *Assurance that buildings, lots, blocks, parcels and streets are so arranged as to afford adequate light, open space or air, to facilitate fire protection, and to provide for long-term sustained real estate values.*

This action will not affect these issues.

5. *Development patterns are designed with due regard to topography, so*

that the natural features of the land and vegetation shall be protected and enhanced.

This action will not affect these issues.

- 6. *Adequate sites are provided for schools, parks, playgrounds, and other community services so that residents of all neighborhoods shall have convenient access to such facilities.***

This action will not affect these issues.

- 7. *Vacation will not create utility conflicts.***

This response is pending comments from the utility departments.

KEY ISSUES

None

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 5 to 0 to recommend **APPROVAL** of **Utility Easement Vacation Application #U/E-2019-14**, subject to:

Urban Planning and Land Use Comments:

No Comments

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
- 1) None.
- B) Items that are conditions of approval (stipulations):
- 1) Construction plans shall meet UG standards and criteria and shall be reviewed and approved by UG prior to construction permit acquisition.
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
- 1) None

STAFF COMMENTS AND SUGGESTIONS

The staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **Approval** of Vacation Petition #U/E-2019-14 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

December 9, 2019 City Planning Commission Minutes
Zoning Map
Survey Exhibit

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing	December 9, 2019	January 9, 2020
Vacation	Approval	

STAFF CONTACT: Shana Shanteau
 sshanteau@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition #U/E-2019-14 as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition #U/E-2019-14, as they are not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

December 9, 2019 City Planning Commission Minutes:

Hearing Starts 1:23:37:

UTILITY EASEMENT VACATION APPLICATION #U/E-2019-14 – MICHAEL

CALLAHAN – SYNOPSIS: Vacation of utility easements at 5205 North 130th Terrace.

Detailed Outline of Requested Action: The applicant is requesting the vacation of a utility easement. The applicant intends to combine the two parcels for the purpose of new construction. He states that combining the two parcels is more consistent with the surrounding parcels.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated December 9, 2019
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The publication in The Echo dated November 14, 2019, and
7. The Notices to property owners dated November 13, 2019.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. Chairman Carson stated that he sold both lots to Mr. and Mrs. Callahan. Normally, he would recuse himself from the hearing but after speaking with legal counsel he will not need to as it would leave the Commission without a quorum. Director Richardson stated that the staff will verify and if it was an error will ask the Board of Commissioners to return the application to the Planning Commission.

Present in Support:

- ❖ Matt Watkins, representing the applicants, as they are out of town

Present in Opposition:

- ❖ No one appeared

Staff Recommendation Starts 1:26:34: Planning Director Richardson stated that the staff recommends approval subject to the stipulations in the staff report.

Motion and Vote Starts 1:26:40:

On motion by Ms. Huey, seconded by Ms. Jones, the Planning Commission voted as follows to recommend **APPROVAL of Utility Easement Vacation Application #U/E-2019-14:**

Carson	Chairman
Ernst	Aye
Huey	Aye
Jones	Aye

Miller	Aye
Neal	Aye
Cho	Not Present
Connelly	Aye
Pauley	Not Present
Reasons	Not Present
Serda	Not Present

Motion to recommend APPROVAL Passed: 5 to 0

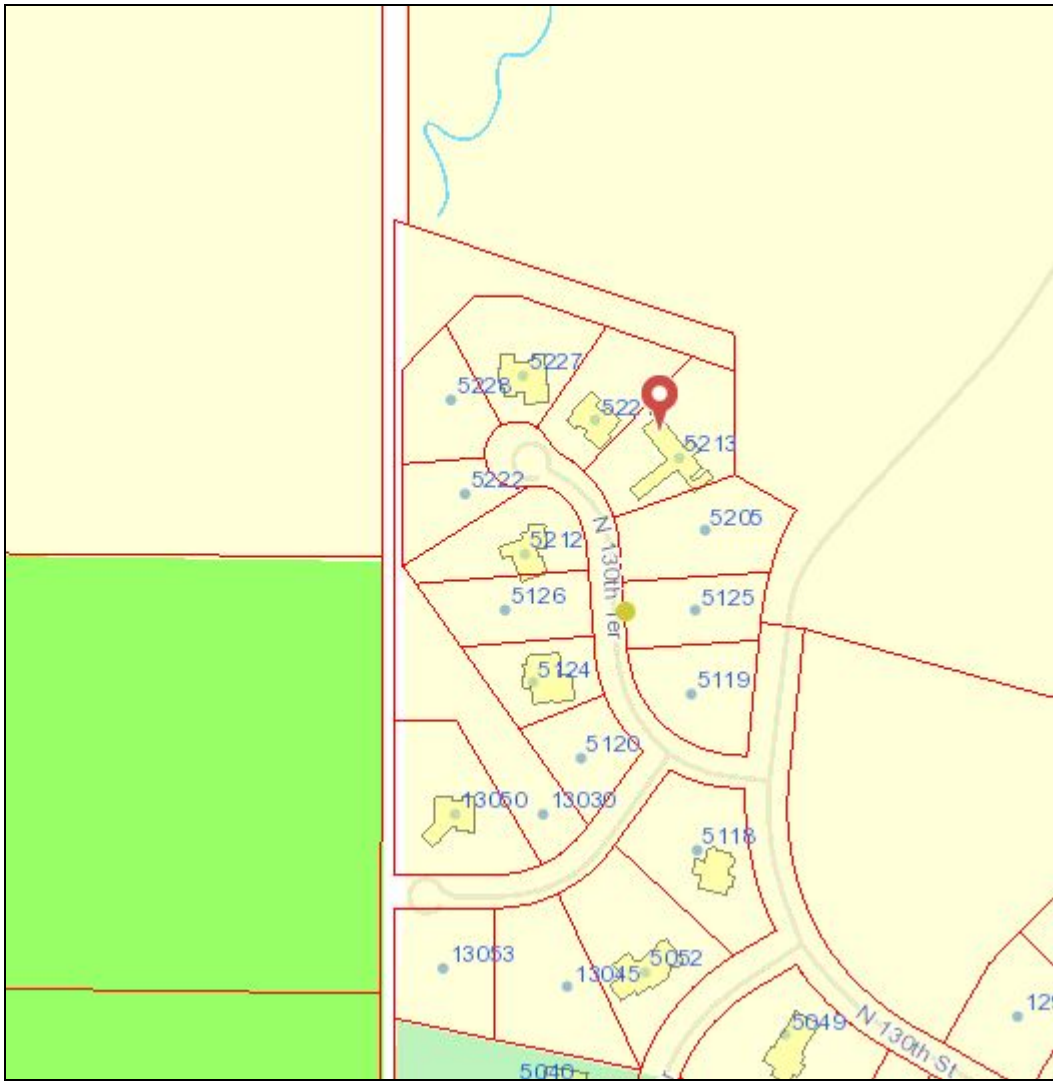
Subject to:

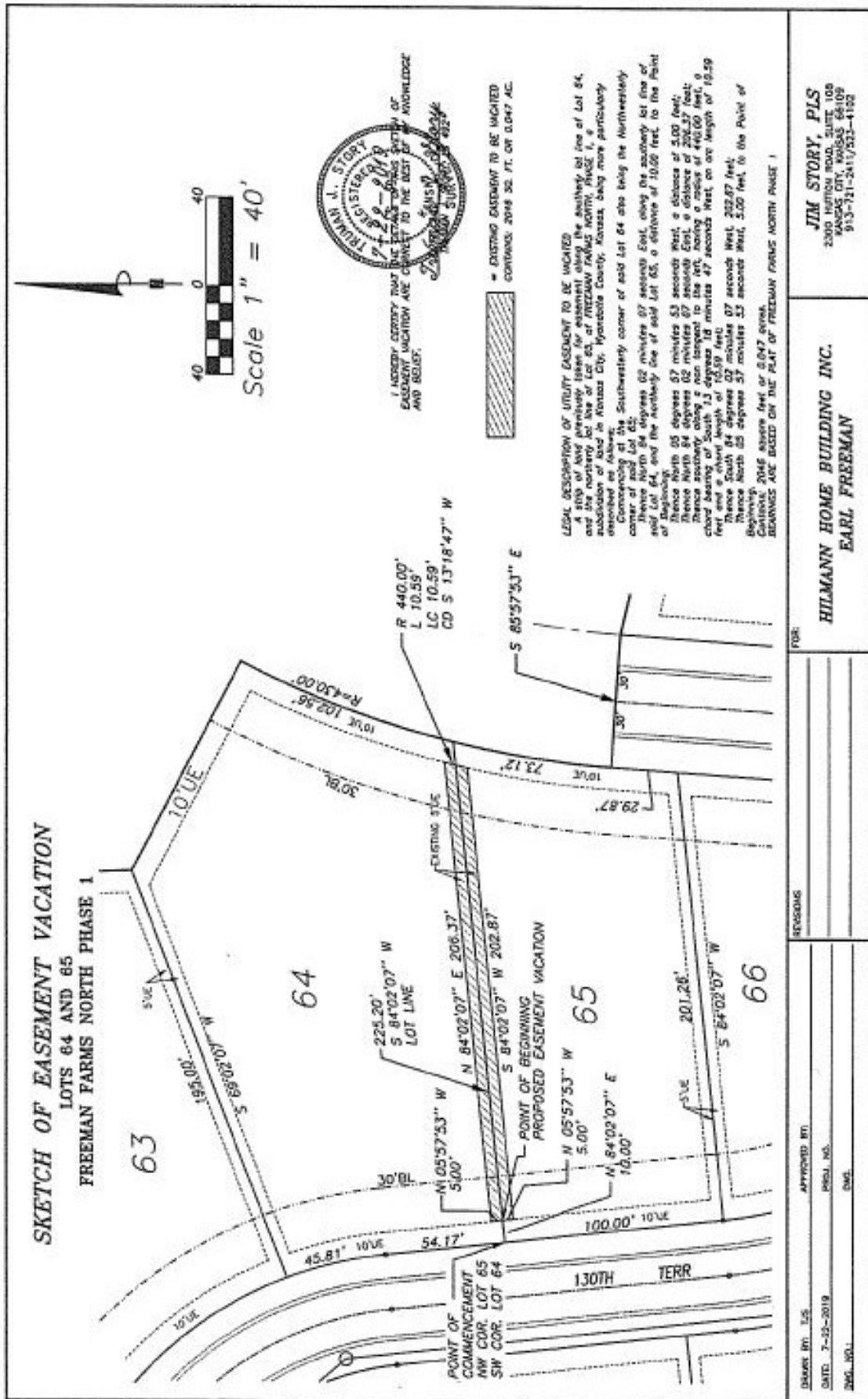
Urban Planning and Land Use Comments:

No Comments

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1) None.
- B) Items that are conditions of approval (stipulations):
 - 1) Construction plans shall meet UG standards and criteria and shall be reviewed and approved by UG prior to construction permit acquisition.
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
 - 1) None







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To: Unified Government Board of Commissioners

From: City Staff

Date: January 9, 2020

Re: **Change of Zone Petition #3210, #SP-2019-116, #PR-2019-28 and #MP-2019-6**

GENERAL INFORMATION

Applicant:
Korb Maxwell

Status of Applicant:
Representative
Polsinelli PC
900 West 48th Place, Suite 900
Kansas City, MO 64112

Requested Actions:
Change of Zone from
A-G Agriculture District to CP-2 Planned
General Business District

Special Use Permit for an indoor and
outdoor multi-use complex and
associated ancillary uses



Preliminary Plan Review for an indoor and outdoor multi-use complex

Master Plan Amendment from Business Park and Planned Commercial (Prairie Delaware Piper Master Plan) to Planned Commercial and Entertainment (Prairie Delaware Piper Master Plan)

Date of Application: October 25, 2019

Purpose: To plat three (3) lots, build and operate a 1,100,025 square foot indoor and outdoor multi-use complex, two (2) 30,000 square foot storage buildings, parking lot for trailers and RVs and rezone to build a 353,637 square foot hotel

Property Location: 1620 North 118th Street, 11704 State Avenue and 11602 State Avenue

Commission Districts: 1. Commissioner At-Large: Tom Burroughs
2. District Commissioner: Jim Walters

Existing Zoning: A-G Agriculture District

Surrounding Zoning:	North:	A-G Agriculture District
	South:	A-G Agriculture District
	East:	A-G Agriculture District
	West:	A-G Agriculture District

Existing Uses:	North:	Undeveloped land, farmland
	South:	Kansas Speedway
	East:	Undeveloped land
	West:	Undeveloped land

Total Tract Size: 128.55 acres

Master Plan Designation: The Prairie Delaware Piper Master Plan designates these properties as Business Park and Planned Commercial (seeking an amendment to Planned Commercial and Entertainment).

Major Street Plan: The Major Street Plan classifies State Avenue as a Class A Thoroughfare and 118th Street as a Parkway.

Advertisement: Wyandotte Echo – Change of Zone – November 14, 2019; Special Use Permit – November 14, 2019 and Master Plan Amendment – November 14, 2019
Letters to Property Owners – November 13, 2019 and December 26, 2019

Public Hearings: December 9, 2019 and January 9, 2020

Public Opposition: No one appeared in opposition at the December 9, 2019 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Korb Maxwell with Polsinelli has filed a change of zone, preliminary plat, special use permit, preliminary plan review and Change of Zone Petition #3210, #SP-2019-116, #PR-2019-28 and #MP-2019-6

master plan amendment to subdivide the properties into three (3) lots to build a 353,637 square foot hotel, a 1,100,025 square foot indoor and outdoor multi-use complex and associated trailer and RV parking and two (2) 30,000 square foot storage buildings on 128.55 acres located at 1620 North 118th Street, 11704 State Avenue and 11602 State Avenue.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765, Article VII Sections 27-245 – 27-339 and Article XXI Sections 27-502 – 27-709

FACTORS TO BE CONSIDERED

1. Neighborhood character

The area is bounded by the Kansas Speedway to the south and undeveloped land to the north, east and west. The site is on the peripheral edge of the Legends and Village West area.

2. The zoning and uses of properties nearby and the proposed use's expected compatibility with them.

The zoning and their uses are set out above. The proposed uses are compatible with them. The increase in traffic on 118th Street and access from the north could be a concern to the residences who live north of Lot 3, the parking lot for RVs and trailers depends on how traffic ends up working.

3. The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property?

Removal of the restrictions should not detrimentally affect nearby property if improvements are done properly.

4. The length of time the property has remained vacant as zoned.

The property has been vacant since at least 2004.

5. The extent to which the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality or marketability of nearby property.

The proposed use is reasonably necessary for the convenience and welfare of the public. If designed to comply with the guidelines and regulations, the proposed uses will not substantially injure the appropriate use, visual quality or marketability of nearby property.

We do not want a substantially long and tall and retaining wall along the street.

6. *The extent to which the proposed use would increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems.*

With coordination with the Public Works Department, traffic and parking demand will be reviewed to determine if the proposed uses will adversely affect road capacity, safety or create parking problems. A key will be how access to the north and east are addressed.

7. *The degree of conformance of the proposed use to the Master Plan.*

The proposed use will comply with the proposed master plan amendment from Planned Commercial and Business Park to Planned Commercial and Entertainment.

8. *The extent to which the proposed use could cause environmental harm or enhance the environment.*

The proposed use should not cause environmental harm.

9. *The extent to which utilities and public services are available and adequate to serve the proposed use.*

a. *Water service*

Available

b. *Sanitary sewer service*

Available by extension from point near Parallel

c. *Storm water control*

To be designed to meet City Code

d. *Police*

Police service is provided by West Patrol, Districts #224 and #225

e. *Fire*

Fire service is provided by Fire Station #6

f. *Transit*

Kansas City ATA does not provide transit service near this property. The closest stop is along Village West Parkway, Route #101.

g. *Schools*

h. Streets

See item #6 above

10. The economic impact of the proposed use on the community.

The proposed use will have a positive economic impact on the community.

11. The capability of the proposed use to meet applicable ordinance requirements.

With revisions, the proposed uses are capable of meeting applicable ordinance requirements.

12. Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.

The noise, dust and illumination associated with RVs, trucks and trailers moving through the area in addition to parking lot lighting must be controlled in a manner that should not create problems for near-by property.

13. Whether the proposed use will pollute the air, land or water.

The proposed use will not pollute the air, land or water provided on-site waste is disposed of properly.

14. Whether the use would damage or destroy an irreplaceable natural resource.

The proposed use will not damage or destroy an irreplaceable natural resource.

15. The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.

The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the landowners is minimal.

13. Development of such character that it can be used safely without danger to health, or peril from fire, flood, erosion, excessive noise or other adversity.

Development is of such character that it can be used safely without danger to health, or peril from fire, flood erosion, excessive noise or other adversity.

14. Streets are designed so as to provide a safe, convenient and functional system for vehicular traffic, and having such width, gradient, location and

structural quality as to accommodate prospective traffic as determined by existing and probable future land and building uses.

With coordination with the Public Works Department, streets will be designed so as to provide a safe, convenient and functional system for vehicular traffic, and having such width, gradient, location and structural quality as to accommodate prospective traffic as determined by existing and probable future land and building uses.

15. Assurance that buildings, lots, blocks, parcels and streets are so arranged as to afford adequate light, open space or air, to facilitate fire protection, and to provide for long-term sustained real estate values.

Lots and buildings appear to be arranged as to afford adequate light, open space or air, to facilitate fire protection and to provide for long-term sustained real estate values. The issues related to this are:

- A. How will this site connect to (and when) Parallel and Delaware Parkway?
- B. How is the site graded to continue planned future development on adjacent sites?

The land elevations on both sides of American Royal Way need to benefit both owners.

16. Development patterns are designed with due regard to topography, so that the natural features of the land and vegetation shall be protected and enhanced.

Development will be designed with due regard to topography, so that any remaining natural features of the land are protected and enhanced.

17. Adequate sites are provided for schools, parks, playgrounds, and other community services so that residents of all neighborhoods shall have convenient access to such facilities.

This is not applicable.

PREVIOUS ACTIONS

None

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on November 20, 2019. According to the applicant, those in attendance did not oppose the development.

KEY ISSUES

Compliance with the Commercial Design Guidelines
Street connections
Grading

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 5 to 0 to recommend **APPROVAL** of Master Plan Amendment #MP-2019-6, Change of Zone Application #3210, Special Use Permit Application #SP-2019-116 and Plan Review Application #PR-2019-28 subject to:

Urban Planning and Land Use Comments:

NOTE: While the proposed use is not entirely commercial in nature, some aspects of the Commercial Design Guidelines are necessary to assure compatibility in the area.

General Planning:

1. The applicant is requesting additional flexibility to amend the final plan review in excess of the administrative determination to make such change:
 - a. Sec. 27-210(g)(1)a. Increases in density or residential uses by ~~more than five percent~~ up to ten percent (10%);
 - b. Sec. 27-210(g)(1)b. Increases in total floor area (entire plan) of all nonresidential buildings by ~~more than five percent or 5,000 square feet, whichever is less~~ up to ten percent (10%);
 - c. Sec. 27-210(g)(1)c. Increases of lot coverage by ~~more than five percent~~ by up to ten percent (10%);
 - d. Sec. 27-210(g)(1)g. Decreases of any peripheral setback of ~~more than five percent~~ by up to ten percent (10%); and/or
 - e. Sec. 27-210(g)(1)h. Decreases of areas devoted to open space of ~~more than five percent or the substantial relocation of such areas~~ by up to ten percent (10%).
2. Submit a design criteria manual for the overall development, as there could be expansions or additions in the future.

Applicant Response: We will assemble and document design criteria as we proceed with the design of the facility and submit the Final Development Plan.

3. Any proposed wind turbines must comply with the wind turbine ordinance.

Applicant Response: Understood.

4. Per Sec. 27-314. Within the boundaries of a subdivision, sidewalks shall be installed by the subdivider on one side of all new local residential streets, and all streets that are segments of the major street system shall have

sidewalks on both sides except in industrial areas and except in subdivisions zoned R Rural Residential. Sidewalks shall be not less than four feet wide and be of Portland cement concrete and shall comply with the specifications of the Unified Government. Sidewalks shall be located in the platted street right-of-way abutting the property line. Walks shall be installed in any pedestrian easements as may be required by the Planning Commission. The Unified Government Board of Commissioners may approve exceptions to these requirements after having made a determination that provision of a sidewalk on one or both sides is unnecessary, not feasible, or that a superior alternative is to be provided. State Avenue is classified as Class A Thoroughfare and 118th Street is classified as a Parkway, so sidewalks shall be installed on both sides of the street.

Applicant Response: Revised sheets are showing sidewalks on the north side of State Avenue, east and west sides of 118th Street, south side of American Royal Way and east and west sides of 115th Street.

5. Over the road trucks shall not be parked on the property overnight.

Applicant Response: Traditional over the road commercial trucks will not be using this facility overnight parking. However, there will be instances where livestock trucks will be parking overnight.

6. Minimum 8-foot sidewalk/trail is required to be installed around the perimeter of the property.

Applicant Response: This has been added to the resubmitted sheets.

7. Minimum 4-foot pedestrian path with landscape buffer and pedestrian lighting from parking areas to buildings. Please revise and resubmit.

Applicant Response: This has been added to the resubmitted sheets.

Building Architecture:

1. Please provide a sight line drawing of the south façade. There are seven (7) dock doors that are on the rear of the building, which faces State Avenue. How will these be screened from public view?

Applicant Response: This drawing has been added to Sheet AS100. There is a vegetated berm along State Avenue that limits that views of the dock doors. Additionally, the number of dock doors on the south side of the building has been reduced to three (3).

2. Sec. 27-576(e)(2) Exterior building materials shall not include the following:
 - a. Smooth-faced grey concrete block, painted or stained concrete block, tilt-up concrete panels;

- b. Field painted or prefinished corrugated metal siding;

Corrugated metal panels are not permitted per the Commercial Design Guidelines for the hotel. Standing seam metal paneling may only account for 15% of the exterior building material per façade on the hotel building. Please revise hotel building elevations to comply with the Commercial Design Guidelines and Sec. 27-576(e)(1).

Applicant Response: The building elevations have been revised so that the material designations are in compliance with the Commercial Design Guidelines. It is also noted that the metal paneling on the hotel is not corrugated and is below 15% per façade.

3. Since the buildings have high visibility from every angle, scupper and downspouts can become an eyesore. All scuppers shall be designed so they are reasonably screened, and all downspouts shall be internalized. Overflow drains shall be at grade and hidden by vegetation.

Applicant Response: All roof drains will be internal at the American Royal Complex and at the hotel with the exception of the eastern and western most eaves of the barns. Those will be gutters and downspouts where the downspouts will match the color of the building and be collected underground and connected to the storm water collection system.

4. Downspouts shall be internalized for the hotel building.

Applicant Response: Understood.

5. All concrete shall be integrally colored – no paint.

Applicant Response: Understood.

Landscaping and Screening:

1. Based on the landscaping requirements in the A-G Agriculture District for the indoor and outdoor multi-event center, parking lot, and, CP-2 Planned General Business Districts (one tree per 7,000 square feet of site area) and the Commercial Design Guidelines (at least 75 percent greater than the district requirement), the number of trees are required for the following lots:
 - a. Lot 1 – 281 trees
 - b. Lot 2 – 131 trees
 - c. Lot 3 – 377 trees

In summary, 789 trees are required to be planted for the agricultural and commercial zoned lots based upon staff's calculations. Please revise the landscape plan accordingly. This total does not include trees required for street trees planted along a major street or within parking lot islands.

Lot 2 requires 131 trees, which does not include the requirement for street trees and parking lot islands.

Applicant Response: The landscape plan has been revised to the tree counts above on Lots 1 and 2. The function of Lot 3 for truck and livestock trailer parking does not allow for a lot of trees planted within the parking area. We are showing trees around the perimeter with a lower quantity of approximately 185 trees.

Staff Response: The City Planning Commission cannot give deviations in landscaping below the district requirement. A variance from the Board of Zoning Appeals is required to have less than 377 trees on Lot 3. The stipulation is either meet the code or file for and be granted a variance.

2. Sec. 27-699(a)(6) Non-industrial and non-structure parking lots that have been paved area wider than a double-loaded aisle and more than 20,000 square feet in area shall provide one shade tree for each 20 parking spaces on the interior of the parking lot. Interior tree plantings are in addition to the landscaping requirements.

Applicant Response: Trees are being planned for the interior of parking lots except on the south side of the barns, due to the restrictions they would cause on the operation of the facility and ability for livestock trucks and trailers to navigate safely through the area as they load and unload.

Staff Response: Staff understands the request; however, the City Planning Commission cannot give a deviation in landscaping requirement. A variance from the Board of Zoning Appeals is required in order to reduce the number shade trees in the parking lot. The stipulation is either meet the code or file for and be granted a variance.

3. Per the Commercial Design Guidelines for the hotel:
 - a. The majority of all surface parking and all drive through facilities should be located to the maximum extent possible behind buildings or in the interior of a block.

Applicant Response: Hotel service is located in the back of the building and the parking lots are located with the majority of spots in the back.

- b. Parking located between the front of the building and street right-of-way must provide an additional 20 feet of landscaped area in addition to the required setback.

Applicant Response: This setback has been provided.

- c. Parking must be screened from adjacent streets by walls, shrubs, trees, or other design elements.

Applicant Response: Understood.

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Applicant Response: Primary landscaping areas will be irrigated, but it would not be feasible or sustainable to irrigate all areas on a project of this scope and magnitude. Parking lot islands with trees will not be irrigated, for example. That being said, the applicant is committed to sustainably maintaining the property at a high level.

Staff Response: Parking lot islands shall be irrigated.

- 5. All shade trees shall be at least 2" caliper. All evergreens shall be at least 6' in height. All shrubs shall be 5 gallons, external to the site and 3 gallons internal to the development when planted.**

Applicant Response: Understood.

- 6. All disturbed areas within the development shall be brought to finished grade and seeded or sodded. There shall not be any exposed, bare ground unless the lot has an active building permit for building construction.**

Applicant Response: Understood.

- 7. All lighting, whether mounted on the exterior of parking deck or within the structure shall have 90-degree cutoff fixtures. Light cannot exceed one footcandle as measured from said property line.**

Applicant Response: Understood.

- 8. Only decorative lighting can be used on the exterior of the building(s). No pack lights or flood lights are allowed.**

Applicant Response: Understood.

- 9. The dumpster will need to be screened with an architectural wall that matches the building and heavily landscaped.**

Applicant Response: Understood.

- 10. All roof mounted units must be screened by the parapet of the building.**

Applicant Response: Understood.

- 11. The hotel rooftop elevator equipment shall be screened by the parapet of the building.**

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12. All utility connections must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building.

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13. All BPU transformer pads and/or generators shall be completely screened on three (3) sides with 6-foot Junipers setback 3 feet from the pad and 10 feet from the door opening. Additionally, if the transformer doors open towards the parking lot, the 10-foot setback is established in the parking lot, therefore the gate/enclosure shall be constructed in front of the transformer. If this cannot be accomplished, relocation of the transformer may be necessary.

Applicant Response: We are working with BPU on the locations.

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Applicant Response: As noted in the application, (specifically in the description of requested special uses as described therein), there will be covered outside storage yards for dirt and arena flowing materials as part of this project.

Staff Response: Those dirt and arena flooring materials are stored within two enclosed buildings on Lot 3.

Signage:

1. Shall comply with the sign ordinance.

Applicant Response: As discussed at the November 14th meeting, the signage will be developed as the design progresses and we will apply for any signage variances required later in the project.

Street Connections:

1. Please explain the nature of and timing of connections to Parallel and Delaware Parkway.

Applicant Response: As noted above in Section 1(d) under Street Review No. 1, the traffic impact study does not assume or recommend any extension of 115th Street beyond the Applicant's property to Parallel Parkway or any extension of Delaware Parkway. The Applicant recognizes that there may be certain efficiencies to be gained by coordinating the timing of the infrastructure improvements for the proposed complex, and those which may be necessary or desirable for other, future development. The Applicant is engaged in ongoing discussions with the UG regarding

the same, and currently awaiting the UG's proposed alignment for the future 115th Street and Delaware Parkway extensions. However, those future improvements are not part of this application.

Staff Response: The City is working on connecting Parallel Parkway and Delaware Parkway.

Grading:

1. Please explain how this project's grading will facilitate future development on adjacent sites.

Applicant Response: The profile grade of American Royal Way and 115th Street allow (sic) for development to the north and east of this project. The profile of 115th Street generally follows existing grade and the ground to the east drops toward a creek to the east. The profile matches the existing low points of the property to the east. The profile of American Royal Way is generally in cut and allows for better access to the property to the north as this property sits at a lower elevation than the American Royal. The existing ground cannot be matched perfectly due to road design criteria. The low points in both the road and property to the north will need to be filled and the high points cut off to facilitate development of pad sites. The road profile attempts to average these cuts and fills so the property to the north can develop without the need to haul in or haul off excess material. Further discussion can be had with a plan and the adjacent owners and City as we have reviewed this in detail.

Staff Response: To accommodate a better grading plan, we suggest allowing the plan to shift in any direction up to 100 feet while continuing to meet code requirements when presented as a final plan.

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1) None.
- B) Items that are conditions of approval (stipulations):
 - 1) The applicant shall continue to coordinate with UG Public Works and Planning & Zoning on the public street improvements related with the proposed development i.e. 115th Street and 118th Street.
 - 2) The applicant shall continue to coordinate with UG Public Works and Planning & Zoning on the public sanitary sewer improvements related with the proposed development.
 - 3) This project includes public street and storm sewer improvements. The public street and storm sewer improvement plans shall meet the UG standards and criteria and shall be a separate plan set with a separate cover sheet with applicable information, i.e., vicinity map, sheet index, benchmark, utility contacts, floodplain note, etc. The public sanitary sewer improvement plans shall include erosion control. This set of plans is

required and shall be reviewed and approved by UG staff prior to construction permit acquisition.

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 - 5) All public sanitary sewer easement documents shall be reviewed and approved by UG staff, then recorded with the Wyandotte County Register of Deeds. A copy of the recorded easements with book and page number shall be submitted to staff prior to final engineering approval and construction permit acquisition
 - 6) Retaining walls greater than 3' 6" shall be designed by a Professional Structural Engineer registered in the State of Kansas. In this regard, plans and profile for the proposed retaining walls shall be provided to UG staff for review and approval prior construction permit acquisition. See UG checklist, standards and criteria.
 - 7) The County Surveyor makes separate technical review of the plat documents and submits comments directly to the preparer of the plat. Provide revised plat documents in accordance with County Surveyor comments.
 - 8) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
- 1) For future reference, final development plans will have to be approved before going to planning commission with approval to obtain permits. This will include final engineering, calculations, and complete drawings with construction notes and details. Final Development Plans shall be in accordance with UG standards and criteria.

Staff Conclusion:

The applicant has continued to work with staff to address Planning and Engineering comments, which we will continue to engage throughout this process. This development will have substantial and positive impact on the community and will be a great asset. Subject to approval, staff stipulates the following:

- 1) A \$50.00 ordinance publication fee shall be submitted to the Urban Planning and Land Use Department immediately following the Unified Government Board of Commissioners meeting.
- 2) Obtain a variance for reducing the total number of trees for Lot 3 parking lot (proposed 185 trees).
- 3) Obtain a variance for reducing the total number of trees for Lot 1 in parking lot adjacent to the small barn.
- 4) Irrigate the parking lot island trees.

- 5) Allow American Royal Way and the site plan as a whole to shift up to 150 feet, as necessary to align and make both parties on either side of the street amenable to its placement.
- 6) Aforementioned stipulations stated in the report.

STAFF COMMENTS AND SUGGESTIONS

The staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition #3210, #SP-2019-116, #PR-2019-28 and #MP-2019-6 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

December 9, 2019 City Planning Commission Minutes
Applicant Response Letter
Neighborhood Meeting Minutes
List of Proposed Uses
Request to amend Final Development Plan
Justification for Master Plan Amendment
Regional Trail Standards and Cross Section (Sidewalk and Trails Master Plan)
Preliminary Plat
Site Plan
Grading Plan
Utility Plan
Landscape Plan
Building Elevations

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Board of Commissioners
Public Hearing	December 9, 2019	January 9, 2020
Rezoning	Approval	
Public Hearing	December 9, 2019	January 9, 2020
Special Use	Approval	
Public Hearing	December 9, 2019	N/A
Preliminary Plat	Approved	
Public Hearing	December 9, 2019	January 9, 2020
Plan Review	Approval	
Public Hearing	December 9, 2019	January 9, 2020
Master Plan	Approval	

STAFF CONTACT: **Byron Toy, AICP**
 btoy@wycokck.org

MOTIONS

1. _____;
2. _____; And
3. _____.

Master Plan Amendment

I move the Unified Government Board of Commissioners **APPROVE Master Plan Amendment #MP-2019-6**, as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY Master Plan Amendment #MP-2019-6**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

Change of Zone

I move the Unified Government Board of Commissioners **APPROVE Change of Zone Application #3210**, as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY Change of Zone Application #3210**, as it is not in compliance with the City Ordinances and as it will not

promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

Special Use Permit

I move the Unified Government Board of Commissioners **APPROVE Special Use Permit Application #SP-2019-116**, as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY Special Use Permit Application #SP-2019-116**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

Plan Review

I move the Unified Government Board of Commissioners **APPROVE Plan Review Application #PR-2019-28**, as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY Plan Review Application #PR-2019-28**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

December 9, 2019 City Planning Commission Minutes:

Hearing Starts At 11:20:

MASTER PLAN AMENDMENT #MP-2019-6 – KORB MAXWELL WITH POLSINELLI PC – SYNOPSIS: Master Plan Amendment from Planned Commercial/Business Park to Commercial/Entertainment at 1620 North 118th Street and 11602 and 11704 State Avenue.

CHANGE OF ZONE APPLICATION #3210 – KORB MAXWELL WITH POLSINELLI PC - SYNOPSIS: Change of Zone from A-G Agriculture District to CP-2 Planned General Business District for the American Royal Hotel at 11704 State Avenue.

SPECIAL USE PERMIT APPLICATION #SP-2019-116 – KORB MAXWELL WITH POLSINELLI PC – SYNOPSIS: Special Use Permit for American Royal events and amenities at 1620 North 118th Street and 11602 and 11704 State Avenue.

AMERICAN ROYAL, Preliminary Plat for three (3) lots at 1620 North 118th Street and 11602 and 11704 State Avenue.

PLAN REVIEW APPLICATION #PR-2019-28 – KORB MAXWELL WITH POLSINELLI PC – SYNOPSIS: Preliminary Plan Review for American Royal events and amenities at 1620 North 118th Street and 11602 and 11704 State Avenue.

Detailed Outline of Requested Action: The applicant, Korb Maxwell with Polsinelli has filed a change of zone, preliminary plat, special use permit, preliminary plan review and master plan amendment to subdivide the properties into three (3) lots to build a 353,637 square foot hotel, a 1,100,025 square foot indoor and outdoor multi-use complex and associated trailer and RV parking and two (2) 30,000 square foot storage buildings on 128.55 acres located at 1620 North 118th Street, 11704 State Avenue and 11602 State Avenue.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated December 9, 2019
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo dated November 14, 2019 for the Change of Zone, Master Plan Amendment and Special Use Permit;
7. The Notices to property owners dated November 13, 2019; and
8. The testimony from the Board of Zoning Appeals meeting this evening.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

Present in Support:

- ❖ Korb Maxwell, applicant, Polsinelli Law Firm, 900 West 48th Street, Kansas City, Missouri

Present in Opposition:

- ❖ No one appeared

Staff Recommendation Starts 15:40: Planning Director Richardson stated that he agrees with the amendment to stipulation 5 from 100' to 150' and with that change the staff recommends approval of all the applications submitted to the stipulations.

Motion and Vote Starts 16:20:

On motion by Mr. Miller, seconded by Ms. Huey, the Planning Commission voted as follows to recommend **APPROVAL of Master Plan Amendment #MP-2019-6:**

Carson	Chairman
Ernst	Aye
Huey	Aye
Jones	Aye
Miller	Aye
Neal	Aye
Cho	Not Present
Connelly	Not Present
Pauley	Not Present
Reasons	Not Present
Serda	Not Present

Motion to recommend APPROVAL Passed: 5 to 0

On motion by Mr. Miller, seconded by Dr. Neal, the Planning Commission voted as follows to recommend **APPROVAL of Change of Zone Application #3210:**

Carson	Chairman
Ernst	Aye
Huey	Aye
Jones	Aye
Miller	Aye
Neal	Aye
Cho	Not Present
Connelly	Not Present
Pauley	Not Present
Reasons	Not Present
Serda	Not Present

Motion to recommend APPROVAL Passed: 5 to 0

Subject to:

Urban Planning and Land Use Comments:

NOTE: While the proposed use is not entirely commercial in nature, some aspects of the Commercial Design Guidelines are necessary to assure compatibility in the area.

General Planning:

1. The applicant is requesting additional flexibility to amend the final plan review in excess of the administrative determination to make such change:
 - a. Sec. 27-210(g)(1)a. Increases in density or residential uses by ~~more than five percent~~ up to ten percent (10%);
 - b. Sec. 27-210(g)(1)b. Increases in total floor area (entire plan) of all nonresidential buildings by ~~more than five percent or 5,000 square feet, whichever is less~~ up to ten percent (10%);
 - c. Sec. 27-210(g)(1)c. Increases of lot coverage by ~~more than five percent~~ by up to ten percent (10%);
 - d. Sec. 27-210(g)(1)g. Decreases of any peripheral setback of ~~more than five percent~~ by up to ten percent (10%); and/or
 - e. Sec. 27-210(g)(1)h. Decreases of areas devoted to open space of ~~more than five percent or the substantial relocation of such areas~~ by up to ten percent (10%).
2. Submit a design criteria manual for the overall development, as there could be expansions or additions in the future.

Applicant Response: We will assemble and document design criteria as we proceed with the design of the facility and submit the Final Development Plan.

3. Any proposed wind turbines must comply with the wind turbine ordinance.

Applicant Response: Understood.

4. Per Sec. 27-314. Within the boundaries of a subdivision, sidewalks shall be installed by the subdivider on one side of all new local residential streets, and all streets that are segments of the major street system shall have sidewalks on both sides except in industrial areas and except in subdivisions zoned R Rural Residential. Sidewalks shall be not less than four feet wide and be of Portland cement concrete and shall comply with the specifications of the Unified Government. Sidewalks shall be located in the platted street right-of-way abutting the property line. Walks shall be installed in any pedestrian easements as may be required by the Planning Commission. The Unified Government Board of Commissioners may approve exceptions to these requirements after having made a determination that provision of a sidewalk on one or both sides is unnecessary, not feasible, or that a superior alternative is to be provided. State Avenue is classified as Class A Thoroughfare and 118th Street is classified as a Parkway, so sidewalks shall be installed on both sides of the street.

Applicant Response: Revised sheets are showing sidewalks on the north side of State Avenue, east and west sides of 118th Street, south side of American Royal Way and east and west sides of 115th Street.

5. Over the road trucks shall not be parked on the property overnight.

Applicant Response: Traditional over the road commercial trucks will not be using this facility overnight parking. However, there will be instances where livestock trucks will be parking overnight.

6. Minimum 8-foot sidewalk/trail is required to be installed around the perimeter of the property.

Applicant Response: This has been added to the resubmitted sheets.

7. Minimum 4-foot pedestrian path with landscape buffer and pedestrian lighting from parking areas to buildings. Please revise and resubmit.

Applicant Response: This has been added to the resubmitted sheets.

Building Architecture:

1. Please provide a sight line drawing of the south façade. There are seven (7) dock doors that are on the rear of the building, which faces State Avenue. How will these be screened from public view?

Applicant Response: This drawing has been added to Sheet AS100. There is a vegetated berm along State Avenue that limits that views of the dock doors. Additionally, the number of dock doors on the south side of the building has been reduced to three (3).

2. Sec. 27-576(e)(2) Exterior building materials shall not include the following:
 - a. Smooth-faced grey concrete block, painted or stained concrete block, tilt-up concrete panels;
 - b. Field painted or prefinished corrugated metal siding;

Corrugated metal panels are not permitted per the Commercial Design Guidelines for the hotel. Standing seam metal paneling may only account for 15% of the exterior building material per façade on the hotel building. Please revise hotel building elevations to comply with the Commercial Design Guidelines and Sec. 27-576(e)(1).

Applicant Response: The building elevations have been revised so that the material designations are in compliance with the Commercial Design Guidelines. It is also noted that the metal paneling on the hotel is not corrugated and is below 15% per façade.

3. Since the buildings have high visibility from every angle, scupper and downspouts can become an eyesore. All scuppers shall be designed so they are reasonably screened, and all downspouts shall be internalized. Overflow drains shall be at grade and hidden by vegetation.

Applicant Response: All roof drains will be internal at the American Royal Complex and at the hotel with the exception of the eastern and western most eaves of the barns. Those will be gutters and downspouts where the downspouts will match the color of the building and be collected underground and connected to the storm water collection system.

4. Downspouts shall be internalized for the hotel building.

Applicant Response: Understood.

5. All concrete shall be integrally colored – no paint.

Applicant Response: Understood.

Landscaping and Screening:

1. Based on the landscaping requirements in the A-G Agriculture District for the indoor and outdoor multi-event center, parking lot, and, CP-2 Planned General Business Districts (one tree per 7,000 square feet of site area) and the Commercial Design Guidelines (at least 75 percent greater than the district requirement), the number of trees are required for the following lots:
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 - 2) The applicant shall continue to coordinate with UG Public Works and Planning & Zoning on the public sanitary sewer improvements related with the proposed development.
 - 3) This project includes public street and storm sewer improvements. The public street and storm sewer improvement plans shall meet the UG standards and criteria and shall be a separate plan set with a separate cover sheet with applicable information, i.e., vicinity map, sheet index, benchmark, utility contacts, floodplain note, etc. The public sanitary sewer improvement plans shall include erosion control. This set of plans is required and shall be reviewed and approved by UG staff prior to construction permit acquisition.
 - 4) This project includes public sanitary sewer improvements. The public sanitary sewer improvement plans shall meet the UG standards and criteria and shall be a separate plan set with a separate cover sheet with applicable information, i.e., vicinity map, sheet index, benchmark, utility contacts, floodplain note, etc. The public sanitary sewer improvement plans shall include erosion control. This set of plans is required and shall be reviewed and approved by UG staff prior to construction permit acquisition.
 - 5) All public sanitary sewer easement documents shall be reviewed and approved by UG staff, then recorded with the Wyandotte County Register of Deeds. A copy of the recorded easements with book and page number

- shall be submitted to staff prior to final engineering approval and construction permit acquisition
- 6) Retaining walls greater than 3' 6" shall be designed by a Professional Structural Engineer registered in the State of Kansas. In this regard, plans and profile for the proposed retaining walls shall be provided to UG staff for review and approval prior construction permit acquisition. See UG checklist, standards and criteria.
 - 7) The County Surveyor makes separate technical review of the plat documents and submits comments directly to the preparer of the plat. Provide revised plat documents in accordance with County Surveyor comments.
 - 8) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
- 1) For future reference, final development plans will have to be approved before going to planning commission with approval to obtain permits. This will include final engineering, calculations, and complete drawings with construction notes and details. Final Development Plans shall be in accordance with UG standards and criteria.

Staff Conclusion:

The applicant has continued to work with staff to address Planning and Engineering comments, which we will continue to engage throughout this process. This development will have substantial and positive impact on the community and will be a great asset. Subject to approval, staff stipulates the following:

- 1) A \$50.00 ordinance publication fee shall be submitted to the Urban Planning and Land Use Department immediately following the Unified Government Board of Commissioners meeting.
- 2) Obtain a variance for reducing the total number of trees for Lot 3 parking lot (proposed 185 trees).
- 3) Obtain a variance for reducing the total number of trees for Lot 1 in parking lot adjacent to the small barn.
- 4) Irrigate the parking lot island trees.
- 5) Allow American Royal Way and the site plan as a whole to shift up to 150 feet, as necessary to align and make both parties on either side of the street amenable to its placement.
- 6) Aforementioned stipulations stated in the report.

On motion by Mr. Miller, seconded by Dr. Neal, the Planning Commission voted as follows to recommend **APPROVAL of Special Use Permit Application #SP-2019-116:**

Carson	Chairman
Ernst	Aye
Huey	Aye
Jones	Aye
Miller	Aye

Neal	Aye
Cho	Not Present
Connelly	Not Present
Pauley	Not Present
Reasons	Not Present
Serda	Not Present

Motion to recommend APPROVAL Passed: 5 to 0
Subject to the above stipulations

On motion by Mr. Miller, seconded by Ms. Huey, the Planning Commission voted as follows to **APPROVE American Royal Preliminary Plat:**

Carson	Chairman
Ernst	Aye
Huey	Aye
Jones	Aye
Miller	Aye
Neal	Aye
Cho	Not Present
Connelly	Not Present
Pauley	Not Present
Reasons	Not Present
Serda	Not Present

Motion to APPROVE Passed: 5 to 0
Subject to the above stipulations

On motion by Mr. Miller, seconded by Ms. Huey, the Planning Commission voted as follows to recommend **APPROVAL of Preliminary Plan Review Application #PR-2019-28:**

Carson	Chairman
Ernst	Aye
Huey	Aye
Jones	Aye
Miller	Aye
Neal	Aye
Cho	Not Present
Connelly	Not Present
Pauley	Not Present
Reasons	Not Present
Serda	Not Present

Motion to recommend APPROVAL Passed: 6 to 0
Subject to the above stipulations

waste that would accompany having to tear out a sea of pavement in the event of future expansion.

In any case, the main drive aisles must be dust-free.

The main drive aisles on Lot 3 will be chip sealed and the intermediate drives will be asphalt millings.

Public Works Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:

1) None

B) Items that are conditions of approval (stipulations)"

1) None

C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:

1) None

City Staff Report to City Planning Commission Review No. 1

Urban Planning and Land Use Comments:

NOTE: While the proposed use is not entirely commercial in nature, some aspects of the Commercial Design Guidelines are necessary to assure compatibility in the area.

General Planning:

1. The applicant is requesting additional flexibility to amend the final plan review in excess of the administrative determination to make such change:

a. Sec. 27-210(g)(1)a. Increases in density or residential uses by more than five percent up to ten percent (10%);

b. Sec. 27-210(g)(1)b. Increases in total flood area (entire plan) of all nonresidential buildings by more than five percent or 5,000 square feet, whichever is less up to ten percent (10%);

- c. Sec. 27-210(g)(1)c. Increases of lot coverage by more than five percent by up to ten percent (10%);
 - d. Sec. 27-210(g)(1)g. Decreases of any peripheral setback of more than five percent by up to ten percent (10%); and/or
 - e. Sec. 27-210(g)(1)h. Decreases of areas devoted to open space of more than five percent or the substantial relocation of such areas by up to ten percent (10%).
2. Submit a design criteria manual for the overall development, as there could be expansions or additions in the future.

We will assemble and document design criteria as we proceed with the design of the facility and submit with the Final Development Plan.

3. Any proposed wind turbines must comply with the wind turbine ordinance.

Understood.

4. Per Sec. 27-314. Within the boundaries of a subdivision, sidewalks shall be installed by the subdivider on one side of all new local residential streets, and all streets that are segments of the major street system shall have sidewalks on both sides except in industrial areas and except in subdivisions zoned R Rural Residential. Sidewalks shall be not less than four feet wide and be of Portland cement concrete and shall comply with the specifications of the Unified Government. Sidewalks shall be located in the platted street right-of-way abutting the property line. Walks shall be installed in any pedestrian easements as may be required by the Planning Commission. The Unified Government Board of Commissioners may approve exceptions to these requirements after having made a determination that provision of a sidewalk on one or both sides is unnecessary, not feasible, or that a superior alternative is to be provided. State Avenue is classified as Class A Thoroughfare and 118th Street is classified as a Parkway, so sidewalks shall be installed on both sides of the street.

Revised sheets are showing sidewalks on the north side of State Avenue, east and west sides of 118th Street, south side of American Royal Way and east and west sides of 115th Street.

5. Over the road trucks shall not be parked on the property overnight.

Traditional over the road commercial trucks will not be using this facility for overnight parking. However, there will be instances where livestock trucks will be parking overnight.

6. Minimum 8-foot sidewalk/trail is required to be installed around the perimeter of the property. Please revise and resubmit.

This has been added to the resubmitted sheets.

7. Minimum 4-foot pedestrian path with landscape buffer and pedestrian lighting from parking areas to buildings. Please revise and resubmit.

These has been added to the resubmitted sheets.

Building Architecture:

1. Please provide a sight line drawing of the south façade. There are seven (7) dock doors that are on the rear of the building, which faces State Avenue. How will these be screened from public view?

This drawing has been added to Sheet AS100. There is a vegetated berm along State Avenue that limits the views of the dock doors. Additionally, the number of dock doors on the south side of the building has been reduced to three (3).

2. Sec. 27-576(e)(2) Exterior building materials shall not include the following:
 - a. Smooth-faced grey concrete block, painted or stained concrete block, tilt-up concrete panels;
 - b. Field painted or prefinished corrugated metal siding; Corrugated metal panels are not permitted per the Commercial Design Guidelines for the hotel. Standing seam metal paneling may only account for 15% of the exterior building material per façade on the hotel building. Please revise hotel building elevations to comply with the Commercial Design Guidelines and Sec. 27-576(e)(1).

The building elevations have been revised so that the material designations are in compliance with the Commercial Design Guidelines. It is also noted that the metal paneling on the hotel is not corrugated and is below 15% per façade.

3. Since the buildings have high visibility from every angle, scupper and downspouts can become an eyesore. All scuppers shall be designed so they are reasonably screened, and all downspouts shall be internalized. Overflow drains shall be at grade and hidden by vegetation.

All roof drains will be internal at the American Royal Complex and at the hotel with the exception of the eastern and western most eaves of the barns. Those will be gutters and downspouts where the downspouts will match the color of the building and be collected underground and connected to the storm water collection system.

4. Downspouts shall be internalized for the hotel building.

Understood.

5. All concrete shall be integrally colored – no paint.

Understood.

Landscaping and Screening:

1. Based on the landscaping requirements in the A-G Agriculture District for the indoor and outdoor multi-event center, parking lot, and, CP-2 Planned General Business Districts (one tree per 7,000 square feet of site area) and the Commercial Design Guidelines (at least 75 percent greater than the district requirement), the number of trees are required for the following lots:

- a. Lot 1 – 281 trees
- b. Lot 2 – 131 trees
- c. Lot 3 – 377 trees

In summary, 789 trees are required to be planted for the agricultural and commercial zoned lots based upon staff's calculations. Please revise the landscape plan accordingly. This total does not include trees required for street trees planted along a major street or within parking lot islands.

Lot 2 requires 131 trees, which does not include the requirement for street trees and parking lot islands.

The landscape plan has been revised to the tree counts above on Lots 1 and 2. The function of lot 3 for truck and livestock trailer parking does not allow for a lot of trees planted within the parking area. We are showing trees around the perimeter with a lower quantity of approximately 185.

2. Sec. 27-699(a)(6) Non-industrial and non-structure parking lots that have been paved area wider than a double-loaded aisle and more than 20,000 square feet in area shall provide one shade tree for each 20 parking spaces on the interior of the parking lot. Interior tree plantings are in addition to the landscaping requirements.

Trees are being planned for the interior of parking lots except on the south side of the barns, due to the restrictions they would cause on the operation of the facility and ability for livestock trucks and trailers to navigate safely through the area as they load and unload.

3. Per the Commercial Design Guidelines for the hotel:

- a. The majority of all surface parking and all drive through facilities should be located to the maximum extent possible behind buildings or in the interior of a block.

Hotel service is located at the back of the building and the parking lots are located with the majority of spots in the back.

- b. Parking located between the front of the building and street right-of-way must provide an additional 20 feet of landscaped area in addition to the required setback.

This setback has been provided.

- c. Parking must be screened from adjacent streets by walls, shrubs, trees, or other design elements

Understood.

4. All landscaping must be irrigated.

Primary landscaping areas will be irrigated, but it would not be feasible or sustainable to irrigate all areas on a project of this scope and magnitude. Parking lot islands with trees will not be irrigated, for example. That being said, the Applicant is committed to sustainably maintaining the property at a high level.

5. All shade trees shall be at least 2" caliper. All evergreens shall be at least 6' in height. All shrubs shall be 5 gallons, external to the site and 3 gallons internal to the development when planted.

Understood.

6. All disturbed areas within the development shall be brought to finished grade and seeded or sodded. There shall not be any exposed, bare ground unless the lot has an active building permit for building construction.

Understood.

7. All lighting, whether mounted on the exterior of parking deck or within the structure shall have 90-degree cutoff fixtures. Light cannot exceed one footcandle as measured from said property line. Please provide a lighting plan.

Understood.

8. Only decorative lighting can be used on the exterior of the building(s). No pack lights or flood lights are allowed.

Understood.

9. The dumpster will need to be screened with an architectural wall that matches the building and heavily landscaped.

The hotel and any permanent locations for dumpsters for the American Royal Complex will be in compliance. The event based dumpsters for the American Royal Complex require access on the sides to load the material and physical screening material is problematic so landscaping will be employed.

10. All roof mounted units must be screened by the parapet of the building.

Understood.

11. The hotel rooftop elevator equipment shall be screened by the parapet of the building.

Understood.

12. All utility connections must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building.

Understood.

13. All BPU transformer pads and/or generators shall be completely screened on three (3) sides with 6-foot Junipers setback 3 feet from the pad and 10 feet from the door

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opening. Additionally, if the transformer doors open towards the parking lot, the 10-foot setback is established in the parking lot, therefore the gate/enclosure shall be constructed in front of the transformer. If this cannot be accomplished, relocation of the transformer may be necessary.

Understood. We are working with BPU on the locations.

14. Outside storage and/or storage yards are not permitted A-G Agriculture District.

As noted in the Application (specifically, in the description of requested special uses as described therein), there will be covered outside storage yards for dirt and arena flooring materials as part of this project.

Signage:

1. Shall comply with the sign ordinance.

As discussed at the November 14th meeting, the signage will be developed as the design progresses and we will apply for any signage variances required later in the project.

Street Connections:

1. Please explain the nature of and timing of connections to Parallel and Delaware Parkway.

As noted above in Section 1(d) under Street Review No. 1, the traffic impact study does not assume or recommend any extension of 115th Street beyond the Applicant's property to Parallel Parkway or any extension of Delaware. The Applicant recognizes that there may be certain efficiencies to be gained by coordinating the timing of the infrastructure improvements for the proposed complex, and those which may be necessary or desirable for other, future development. The Applicant is engaged in ongoing discussions with the UG regarding the same, and currently awaiting the UG's proposed alignment for the future 115th Street and Delaware extensions. However, those future improvements are not a part of this application.

Grading:

1. Please explain how this project's grading will facilitate future development on adjacent sites.

The profile grade of American Royal Way and 115th Street allow for development to the north and east of this project. The profile of 115th Street generally follows existing grade and the ground to the east drops toward a creek to the east. The profile matches the existing low points of the property to the east. The profile of American Royal Way is generally in cut and allows for better access to the property to the north as this property sits at a lower elevation than the American Royal. The existing ground cannot be matched perfectly due to road design criteria. The low points in both the road and property to the north will need to be filled and the high points cut off to facilitate development of pad sites. The road profile attempts to average these cut and fills so the property to the north can develop without the need to haul in or haul off excess material. Further discussion can be had with a plan and the adjacent owners and City as we have reviewed this in detail.

Public Works Comments:

B) Items that require plan revision or additional documentation before engineering can recommend approval:

- 1) Detailed engineering comments are made by separate technical review of the plans and submitted directly to the applicant. Provide revised plans and responses in accordance with the engineering comments.

Understood.

- 2) The County Surveyor makes separate technical review of the plat documents and submits comments directly to the preparer of the plat. Provide revised plat documents in accordance with County Surveyor comments.

Understood.

- 3) Construction plans shall meet UG standards and criteria and shall be reviewed and approved by UG prior to construction permit acquisition.

Understood.

C) Items that are conditions of approval (stipulations):

- 1) None

D) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:

- 1) None

County Surveyor's Comments:

1. The distance shown on the northwesterly line of proposed Lot 1 calls out 1621.81 on the plat and 1621.82 in the description.

See Revised Sheet.

2. In the description please call out "thence on a non-tangent curve to the left"

See Revised Sheet.

3. In the description please call out "N. 118th Street and parallel to the West line of said section 3"

See Revised Sheet.

Things to make sure that are on the final plat or that are submitted at the time of the final plat.

1. Error of closure on the face of the plat
2. Provide an error of closure printout
3. Please provide LSRR for all section corners shown on the plat
4. Please show and label all section lines called for in the description.

Understood.

Meeting Minutes
American Royal – Neighborhood Meeting

Application Numbers:

1. Appeal #2355 / ZA-19410-00043
2. COZ 3210 / CZ-19401-00032
3. SP-2019-116 / SP-19402-00108
4. American Royal Plat
5. PR-2019-28
6. MP-2019-6

collectively, the “Application”.

Date: Wednesday, November 20, 2019

Location: Country Club Bank Building, Lower Level Community Center, 11006 Parallel Parkway, Kansas City, KS 66109

Meeting called to order at: 6:10 pm

Applicant Representatives in Attendance:

1. Jackie McClaskey, American Royal Association
2. Taylor Fry, American Royal Association
3. Pete Lacy, Lacy & Company
4. Phil Gibbs Jr., Continental Consulting Engineers, Inc.
5. Galen Lif, Gould Evans Associates
6. Adam Sterns, Gould Evans Associates
7. Kevin Lee, Polsinelli PC
8. Taylor Ray, Polsinelli PC

collectively, the “Applicant”.

Others in Attendance:¹

1. Roy Scott
2. Judy Scott
3. Mark Mackey
4. Steve Allison
5. Kent Polfer

¹ County Administrator, Doug Bach, was also in attendance but arrived after the meeting was adjourned.

Introductions:

The Applicant first introduced the Applicant representatives present at the neighborhood meeting, and then provided a general overview and background of the American Royal Association (the “American Royal”) and its goals in developing the proposed complex.

Presentation:

The Applicant then presented a full and accurate description of the proposed development plans, described projected impacts of development and plans to mitigate or off-set the same, and informed the members of the public that the Application is currently scheduled to be before the UG Planning Commission on December 9, 2019. The Applicant encouraged everyone present at the meeting to attend the Planning Commission meeting and then opened the floor for questions.

Questions and answers:

- A member of the public asked if the property to the east of 118th Street was 80 acres of Indian land, and if the American Royal had that property under contract. The Applicant responded in the affirmative to all.
- A member of the public asked if there would be a thoroughfare on the north side of the project and what the traffic requirements were. The Applicant responded that American Royal Way would be constructed and would connect 118th Street to the northeast corner of the project site as depicted in the Application.
- A member of the public asked if there was going to be a connection to 110th street. The Applicant explained that, while the expectation is that 115th Street and Delaware will eventually be extended in connection with future development of the surrounding area, only those road improvements as shown in the Application are contemplated to be built in connection with the American Royal project.
- A member of the public asked how many square feet of building area the project envisions, to which the Applicant responded approximately 1.1 million excluding the hotel.
- A member of the public asked if American Royal would own the land for the hotel and if such land would be sold to a developer. The Applicant responded that the land is under contract and that, while the structure of the hotel transaction is still being developed, the American Royal does not currently anticipate that it will own the hotel site.
- A member of the public asked if a hotel developer had been identified, to which the Applicant responded yes, but stated that the details were not yet finalized or ready to be disclosed publicly.

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- A member of the public asked when construction was expected to commence. The Applicant responded that the goal was to break ground in Spring 2020 with completion targeted in December 2021.
- A member of the public inquired about who is going to build the roads. The Applicant outlined the process for analyzing traffic impacts under the UG code, and explained that—while only those improvements immediately adjacent to the project site are contemplated in connection with the project—discussions are ongoing with respect to any efficiency that may be gained by constructing additional infrastructure at the same time.
- A member of the public asked if the property to the west of 118th street would be all parking. The Applicant explained that the property shown on the plans west of 118th Street is currently contemplated for parking and storage, with the potential for future expansion to include additional improvements.
- A member of the public asked if the parking on the property west of 118th street would be paved. The Applicant responded that the parking would not be paved as this area is contemplated for somewhat limited use, and also being reserved for potential expansion. The Applicant further clarified that the parking on this property is intended for trailers and overflow parking, and not for the bulk of the passenger vehicle parking.
- A member of the public asked if there were any additional renderings available. The Applicant explained that the posted concept renderings are all that is available at this time, but that additional details and elevations would be forthcoming in connection with final development plan review.
- A member of the public asked who the architects were. The Applicant answered Gould Evans.

Conclusion: The Applicant confirmed that there were no further questions or comments and, in closing, thanked everyone again for coming, urged all to attend the December 9, 2019 Planning Commission meeting for additional information, and invited everyone to come forward and have a closer look at the site plans and elevations.

Meeting adjourned at: 6:25 pm

Minutes taken by: Taylor Ray, Polsinelli PC

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EXHIBIT C

What is the proposed use(s) for the applicant's property?

An indoor and outdoor multi-use complex with some or all of the following uses:

- Assembly hall, community center, exhibition hall, convention center, and/or similar uses, including, but not limited to: Auctions, boat shows, car auctions, car shows, celebrations/parties/social gatherings, collegiate athletic events and practices (cheer, dance, basketball, wrestling, volleyball, etc.), equipment auctions, gun shows, home shows, RV/camper shows, sports shows, sporting tournaments events, trade shows, youth athletic events, animal auctions, alpaca shows, barrel racing events, cat shows, dairy shows, dog shows, equine shows, goat shows, livestock shows, llama shows, milking parlor events, petting zoos, swine shows, poultry shows, sheep shows, sheep- and cattle-dog contests and demonstrations, agricultural equipment showcases, youth and professional rodeos, collegiate functions (graduations, celebrations, etc.), community events and luncheons, job fairs, conferences, food related events and activities (including, without limitation, barbeque-related tournaments and events), food marketplace stores, food hub locations, fundraisers, fruit and vegetable auctions, high school functions (proms, graduations, etc.), merchandise stores, political events, restaurants and concessions, ticketing, county fairs, leadership events, and/or weddings;
- Educational, religious, philanthropic and/or eleemosynary nature uses, and/or similar uses, including, but not limited to: live animal educational events, livestock birthing center events, children's learning centers, community tours, cooking lessons and demonstrations, educational classes, field trips, professional trainings, competitive learning activities, leadership challenge courses, school tours, symposiums, and/or wildlife/outdoor educational events;
- Amusement parks, privately owned and operated athletic fields, race tracks, and/or similar uses, including, but not limited to: uses for youth and professional rodeos, football, kickball, soccer, volleyball, wheelchair sports, workout events (yoga, running, etc.), street fairs, small amusement park events (Ferris wheel, assorted rides, carousel, etc.), small and large fairs, parades, carnivals, food festivals and events, food tasting events and celebrations, hot air balloon shows, outdoor concerts, and/or outdoor festivals;
- Bingo parlor, including, but not limited to bingo as a rental activity, and/or similar uses;
- Children's day care and nursery facilities, youth camps, and/or similar uses;
- Concerts halls, discotheques, dance halls, indoor and outdoor concerts, dances held during events (for example, but without limitation, during high school rodeos), and/or similar uses;
- Extraction of raw material, such as rock gravel and sand, and/or similar uses;
- Farm wineries, and/or similar uses;
- Wine, beer and/or other alcoholic beverage tastings, and/or similar uses;
- Golf driving ranges, miniature golf courses, temporary golf-related events and activities, and/or similar uses;
- Keeping of livestock (including, but not limited to, for educational or event-related purposes), and/or similar uses;

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- Microbreweries, and/or similar uses;
- Motels, hotels, motor homes, RV parks, and/or similar uses;
- Nursery sales office, building, greenhouse or area, educational greenhouse and/or growing plots, plant sales, and/or similar uses;
- Off-street parking lots for passenger vehicles, and/or similar uses;
- Outdoor motion picture theaters, temporary setup for outdoor theatre, and/or similar uses;
- Private and/or commercial facilities for tennis, handball, racquet ball or similar recreation, and/or similar uses;
- Riding stables and tracks, including, but not limited to, with trails and riding lessons to be provided, and/or similar uses;
- Veterinary clinics, dog kennels, and/or similar uses;
- Farmer's market , and/or similar uses;
- Campgrounds, including, but not limited to for RV, tractor and trailer parking and camping, and/or similar uses;
- Firing ranges, gun clubs, skeet shoots, and/or similar uses, events and activities;
- Dirt storage, including, but not limited to the bringing in, removal, relocation or other taking of earth material from one place to another, whether titled under the same, common or different ownership, and/or similar uses;
- Equipment storage, including, but not limited to, livestock feed, hay and bedding storage, and/or similar uses;
- Happy hours and/or similar uses;
- Outdoor advertising signs and/or similar uses; and/or
- Maintenance shops, workshops, farm shops, and/or similar uses.

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EXHIBIT E

Significant Changes

At the direction of UG Planning Staff, the Applicant hereby requests that the Planning Commission recommend approval of, and the Board of Commissioners approve, the enclosed Preliminary Development Plan, including with the flexibility for one or more of the following changes to be made at the time of Final Development Plan without triggering rehearing by the Planning Commission or Board of Commissioners:

1. Increases in density or intensity of residential uses by ~~more than five percent~~ up to ten percent (10%);
2. Increases in total floor area (entire plan) of all nonresidential buildings by ~~more than five percent or 5,000 square feet, whichever is less~~ up to ten percent (10%);
3. Increases of lot coverage by ~~more than five percent~~ up to ten percent (10%);
4. Decreases of any peripheral setback ~~of more than five percent~~ by up to ten percent (10%); and/or
5. Decreases of areas devoted to open space ~~of more than five percent or the substantial relocation of such areas~~ by up to ten percent (10%).

notwithstanding anything in the Unified Development Ordinance §§ 27-210(G), 27-211(H), or 27-211(F) to the contrary.

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EXHIBIT F

Information Pertaining to Requested Master Plan Amendment

- **Description of the present use of the property, existing comprehensive plan classification, and the existing zoning classification, along with the same information for surrounding properties.**
 - The subject property is currently vacant land.
 - The current comprehensive plan classification is Planned Commercial/Business Park.
 - The subject property is currently zoned A-G.
 - Neighboring property to the north is classified as a combination of Planned Commission, Business Park, and Mixed Residential.
 - Neighboring property to the east is classified as a combination of Planned Commercial, Entertainment, and Business Park.
 - Neighboring property to the south is classified as Entertainment.
 - Neighboring property to the west is classified as Mixed Residential.
- **Identification of the requested new comprehensive plan classification.**
 - “Planned Commercial /Entertainment”.
- **A description of existing road conditions and new roads to be included in the development and/or the effect of the proposed development on existing roads and traffic conditions.**
 - TBD. The Applicant is working with the UG and other interested stakeholders to determine the scope of new roads to be included in the development and surrounding areas, such that (upon completion) the new development will not have a negative effect on existing roads and traffic conditions.
- **The source/method for providing utility/infrastructure services to the property.**
 - TBD. The Applicant is working with the UG and other interested stakeholders to determine the scope, and source/method, of providing utility/infrastructure services necessary to serve the subject property.
- **A description of the potential density permitted by the land use classification change.**
 - Please refer to the density matrix set forth in Table 5 of the Master Plan.
- **An estimation of future costs and revenues attributable to the unified government as a result of development pursuant to the land use map amendment.**
 - The Applicant is working with the UG and other interested stakeholders to determine an estimation of future costs attributable to the UG as a result of development proposed pursuant to the land use map amendment.

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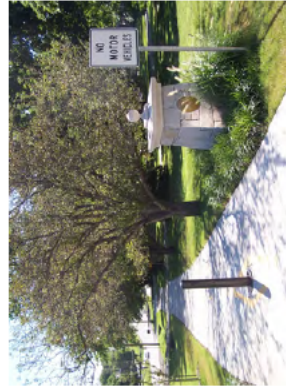
- The UG is expected to realize a substantial increase in revenues as a result of the development proposed pursuant to the land use map amendment.
- **A written analysis of the differences between the current and proposed designations.**
 - The business park use is described as use for manufacturing, light industrial, distribution warehouses, trucking and other employment activity. The entertainment use is not described in the Master Plan, but will serve as a nice complement to the existing commercial and entertainment uses to the east of the subject property.
- **A description of all items required for all amendments.**
 - Amend Map 11: Future Land Use, to designate the subject property for “Planned Commercial /Entertainment”, as opposed to “Planned Commercial/Business Park” uses.
- **An analysis of the impact of the amendment on surrounding properties and plans.**
 - The proposed classification change will enable the development of a major commercial entertainment and tourism area, and build upon and support the current uses to the east of the property, while also attracting other surrounding and supportive development to the north and west.
- **An analysis of the long term development of the area (20—50 years) incorporating review of land use, transportation, infrastructure, environmental impact, market potential, and fiscal impact to both the unified government and the property owner.**
 - Please refer to the attached Exhibit D.
 - Additional information can be provided upon request.

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Trail Design Guidelines

The following guidelines apply for all recommended trails. Although there are several trail types, there are common minimum design standards necessary to ensure a safe and enjoyable experience for all users. These standards were developed based on input received through the Plan process and a review of the latest common practices, most notably the American Association of State Highway and Transportation Officials (AASHTO) Guide for Planning, Design and Operation of Pedestrian Facilities, AASHTO Guide for the Development of Bicycle Facilities, and KC-APWA standards.

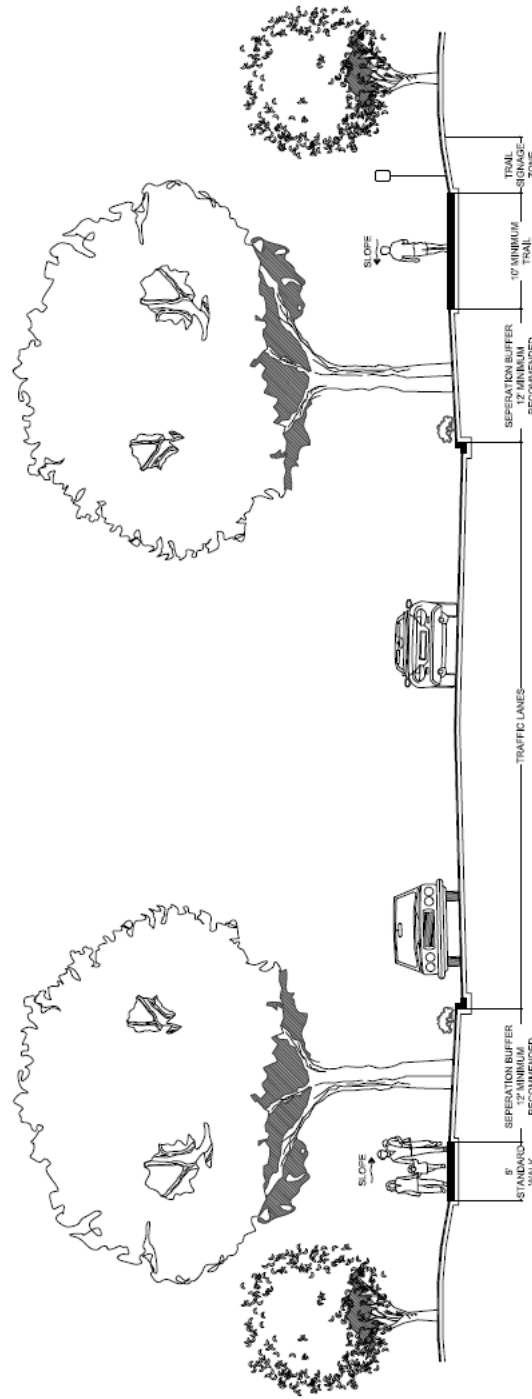
1. For ease of maintenance, the preferred surface material for most regional and local trails is concrete. However, to accommodate different user needs and unique physical conditions, trails on unimproved levee roads, parks, greenways, or in other natural areas may utilize asphalt or "soft" surfaces such as limestone screenings, or other material approved by the County engineer.
2. Although the standard width is 10-feet, it is recognized that within the developed urban corridors and/or areas with significant physical and environmental constraints, narrower trail segments may be necessary. Within these areas, upon the recommendation of the County Engineer, a minimum of 8-feet may be accepted.
3. A three-foot minimum clear zone on each side of the trail is desirable. All vertical objects including signage, benches, etc. should be located outside of this zone.
4. Grades steeper than 8.33 percent (1:12 slope) should only be considered for very short segments; cross slopes should not exceed two percent.
5. Overhanging branches or obstructions should be higher than 10-feet.
6. For safety, large trees or tall shrubs should be at least 10-feet from the trail.
7. A buffer zone should be maintained to protect natural systems and ecologically sensitive areas.
8. Visual clutter should be limited in the green space between the road and sidewalk or trail.
9. Crossings on bridges should include a barrier and railing to separate traffic and the pedestrian or cyclist.
10. Trail heads provide places for rest, parking, water fountains, and maps of the trail system. Trail heads should be placed at the appropriate termini or junctions of a trail corridor and any place where a large concentration of users is anticipated. At a minimum, trail heads should include vehicular and bicycle parking as well as a system trail map with the specific location within the system. Other preferred features include but are not limited to benches, trash receptacles, lighting, appropriate cultural or historical interpretive signage, restrooms and drinking fountains. All facilities should be designed according to ADA accessibility guidelines.



52

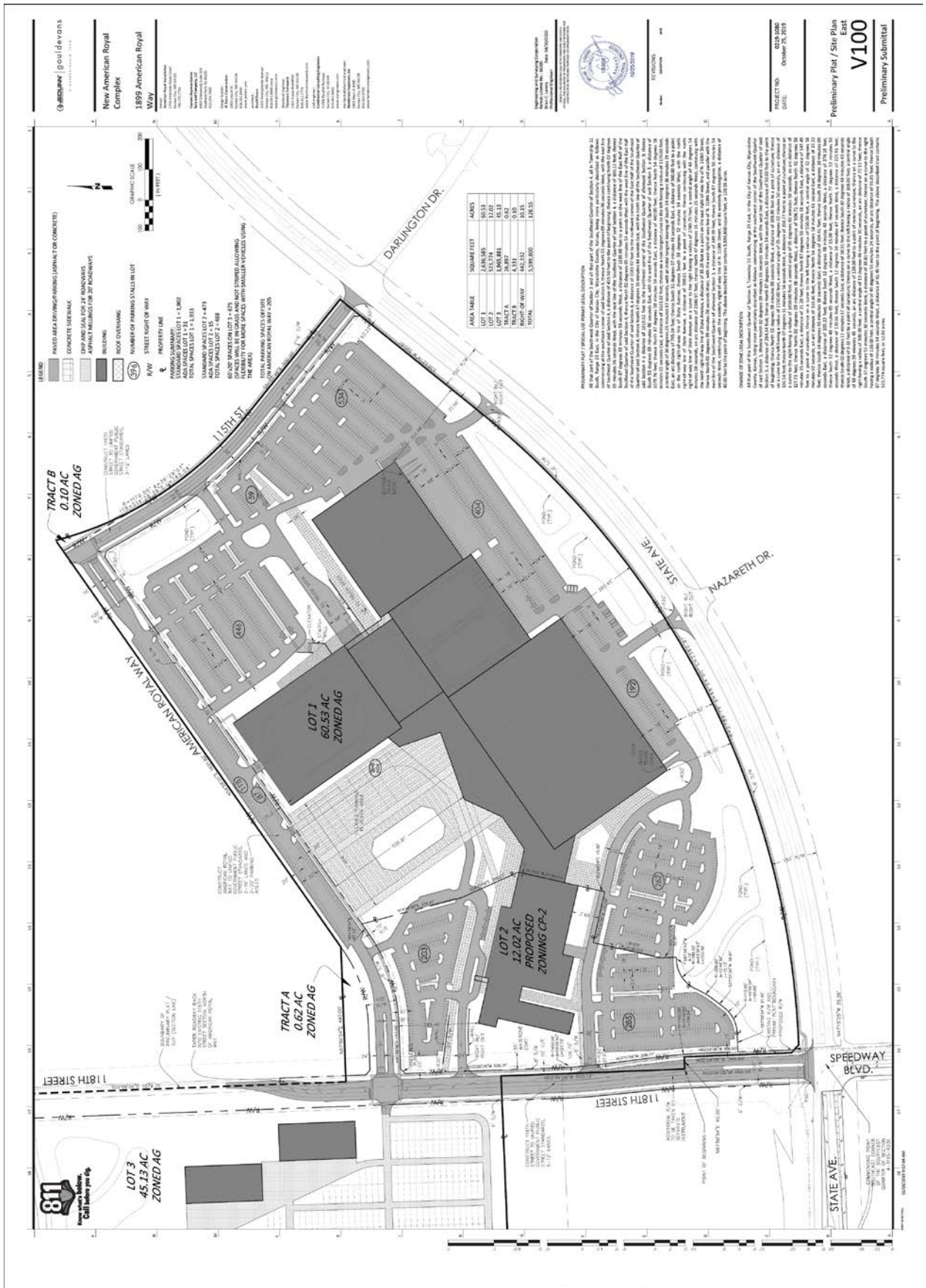


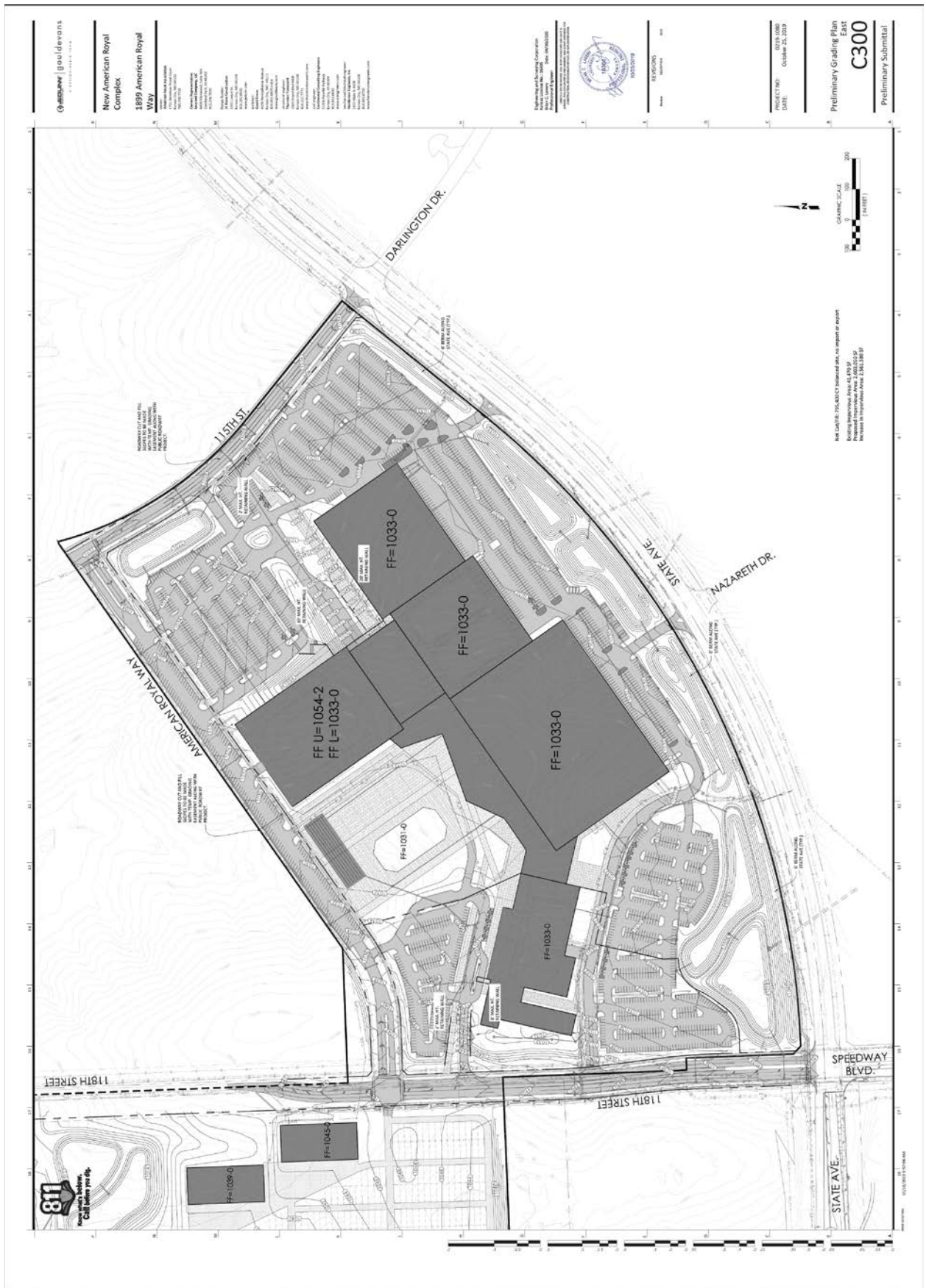
Figure 7.3: Regional Trail
Typical Cross Section

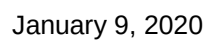


Regional trails provide cross-county connections and linkages to regional trails outside of Wyandotte County. These trails are recommended to be at least 10-feet wide to accommodate pedestrians and less-experienced cyclists who do not feel comfortable riding in the street. More experienced cyclists are likely to ride in the street with vehicular traffic along designated bike routes.

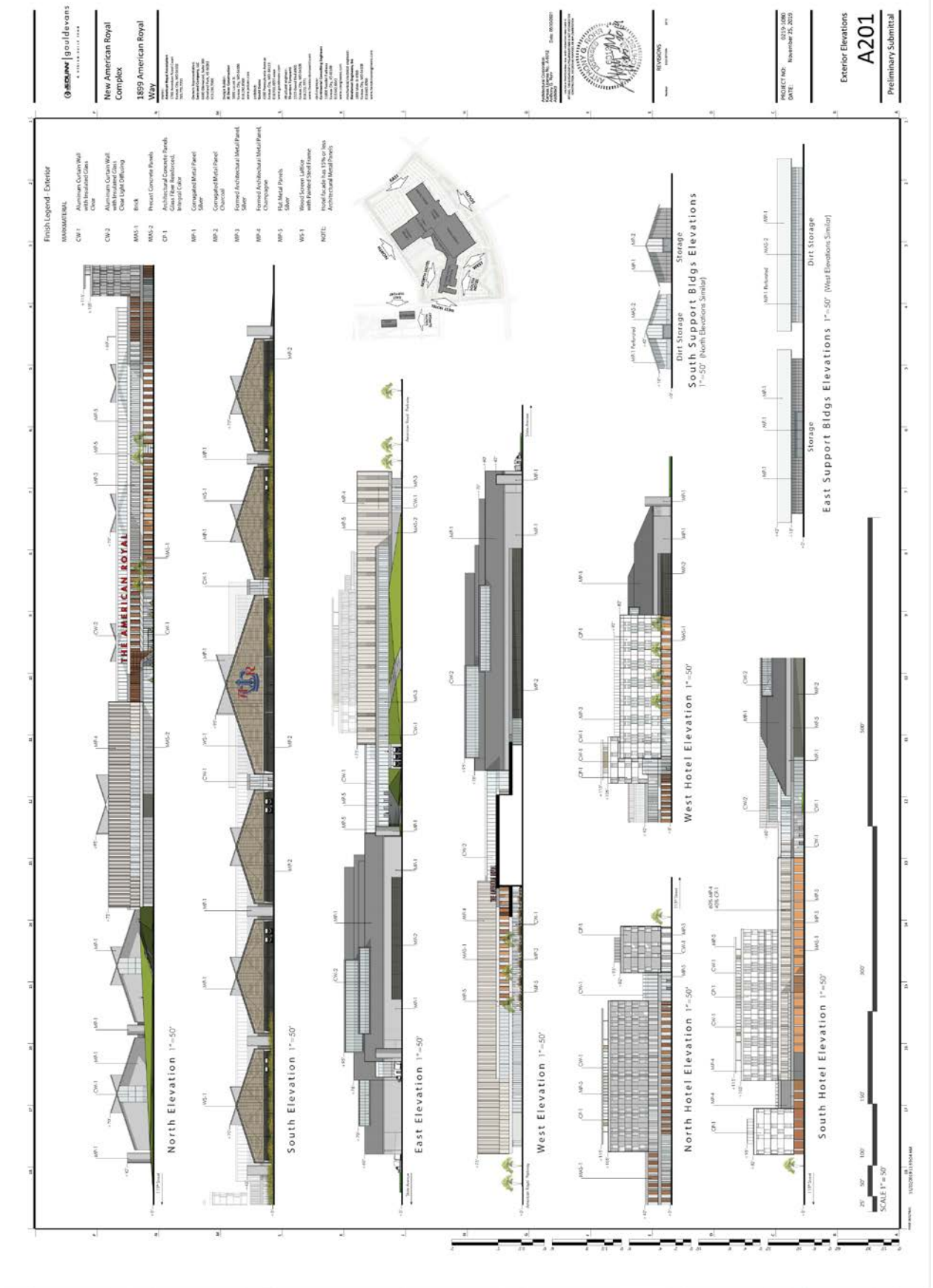














Urban Planning and Land Use

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

Phone: (913) 573-5750
Fax: (913) 573-5796
www.wycokck.org/planning

To: Unified Government Board of Commissioners
From: City Staff
Date: January 9, 2020
Re: Petition #PR-2019-30

GENERAL INFORMATION

Applicant:
Kurt Winters

Status of Applicant:
Representative
Unified Government
Water Pollution Control
50 Market Street
Kansas City, KS 66118

Requested Action:
Preliminary and final development
plan

Date of Application:
October 25, 2019

Purpose:
Upgrades for an existing Wastewater pump station, new generator and new electrical building.

Property Location:
5424 North 99th Street

Existing Zoning: R-1 Single Family District



Surrounding Zoning: **North:** R-1 Single Family District
 South: A-G Agriculture District
 East: A-G Agriculture District
 West: R-1 Single Family District

Existing Uses: **North:** Undeveloped Residential Lot
 South: Wooded Lot
 East: Family Tree Nursery
 West: Large Lot Single Family Home

Total Tract Size: 2.89 acres

Master Plan Designation: The Prairie Delaware Piper Master Plan designates this property as Planned Low Density Residential.

Major Street Plan: The Major Street Plan classifies North 99th Street as a local street.

Advertisement: Property Owner Letters – November 13, 2019 and December 26, 2019
 Wyandotte Echo – Not Required

Public Hearings: December 9, 2019 and January 9, 2020

Public Opposition: No one appeared in opposition at the December 9, 2019 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Kurt Winters with Unified Government Water Pollution Control, has submitted an application for plan review of upgrades to the existing Wolcott Wastewater Treatment Plant influent pump station as well as construction of a new electrical building and generator at 5425 North 99th Street.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765

FACTORS TO BE CONSIDERED

1. Neighborhood character.

This neighborhood is rural residential, with an adjacent nursery, agricultural uses, and large lot residence.

2. The extent to which the proposed use would increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems.

The proposed use would not increase parking or traffic demand in ways that would adversely affect road capacity, safety, or create parking problems.

3. The degree of conformance of the proposed use to the Master Plan.

Public and semi-public facilities are allowed within the residential categories of the Prairie Delaware Piper Master Plan.

4. The extent to which utilities and public services are available and adequate to serve the proposed use.

a. Water service

Available

b. Sanitary sewer service

Available

c. Storm water control

To meet code

d. Police

Police service is provided by the West Patrol, District #223

e. Fire

Fire service is provided by Station #4

f. Transit

KCATA does not provide service in this area

g. Schools

Piper USD 203

5. The capability of the proposed use to meet applicable ordinance and other requirements.

The proposed use is capable of meeting applicable ordinance requirements.

PREVIOUS ACTIONS

None

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on November 25, 2019. A copy of the meeting minutes, sign-in sheet and affidavit are attached.

KEY ISSUES

None

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 5 to 0 to recommend **APPROVAL** of **Plan Review Application #PR-2019-30**, subject to:

Urban Planning and Land Use Comments:

1. Review and respond to the attached comments from the Conservation District

Applicants Response: Understood. The Conservation District had no comments.

2. Update the site plan to include FEMA FIRM panel number and effective date, floodway and floodplain boundaries, and base flood elevations.

Applicants Response: Understood, this information has been added to the site plan.

3. A floodplain development permit is required prior to start of construction; to include disturbance of land in the floodplain.

Applicants Response: Understood. This will be a part of the building permit submittal.

4. Any mechanical, electrical, or other utility equipment location within the Special Flood Hazard Area (SFHA)/100-year flood zone, must be located 18 inches above the base flood elevation.

Applicants Response: Understood. The current design provides a minimum of 18 inches above the base flood elevation for all mechanical, electrical, and other utility equipment.

5. Submit elevations and materials for generator and electrical building.

Applicants Response: Elevations are attached as requested. Please note the final dimensions of these facilities may change depending on the selected vendor, but the dimensions noted should be relative to all acceptable suppliers.

6. Update elevation certificates to identify which structure they are for.

Applicants Response: The certificates have been updated noting which piece of equipment/structure the certificate is for.

7. Sheet 15C110 states that Phase 2 will include fuel and material storage containers. Provide location of storage; they cannot be stored within the Special Flood Hazard Area (SFHA) floodplain. Sec. 27-552(a)5 states that the storage or processing of materials within the special flood hazard area that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal, or plant life is prohibited.

Applicants Response: Understood, a note has been added requiring all fuel and material storage containers to be stored and placed above the SFHA floodplain per Sec. 27-552(a)5

8. Barbed wire fencing is not permitted in the R-1 Single Family District. Section 8-225 states that barbed wire fences, sharp pointed fences, electrically charged fences, or fences constructed of any materials which are liable to snag, tear, cut or otherwise injure anyone coming into contact with them shall not be permitted in residential districts.

Applicants Response: A variance request will be submitted requesting permission for the installation of a barbed wire fence pointed inwards towards the site. The proposed barbed wire fence will be similar to what is existing on site currently.

Staff Comment: As a stipulation of approval, the applicant must apply for a variance and be approved by the Board of Zoning Appeals prior to permit and installation of barbed wire.

9. Transformer pad must be screened.

Applicants Response: We are of the opinion that existing trees and vegetation provide ample screening from adjacent properties and 99th Street. Refer to Sheet 15C100 for site photos.

10. Provide landscaping and screening details. Surrounding properties on all four sides are either residential or agricultural and require year-round screening.

Applicants Response: We are of the opinion that existing trees and vegetation provide ample screening from adjacent properties and 99th Street. Refer to Sheet 15C100 for site photos.

11. Provide details on noise projection created by the generator. This has potential to become a nuisance to nearby businesses and residents.

Applicants Response: No Response

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1) None.
- B) Items that are conditions of approval (stipulations):
 - 1) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
 - 1) None.

STAFF COMMENTS AND SUGGESTIONS

The staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition #PR-2019-30 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

December 9, 2019 City Planning Commission Minutes
Conservation District Comments
Site Plan
Neighborhood Meeting minutes, sign-in and affidavit
Building elevations

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>Board of Commissioners</u>
Public Hearing	December 9, 2019	January 9, 2020
Final Plan	Approval	

STAFF CONTACT: **Kimberly Portillo**
 kportillo@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition #PR-2019-30 to the as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to

resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition #**PR-2019-30** as it is not in compliance with the City Ordinances and as it will not promote the health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

December 9, 2019 City Planning Commission Minutes

Hearing Starts 1:30:15:

PLAN REVIEW APPLICATION #PR-2019-30 – KURT WINTERS WITH UG WATER POLLUTION CONTROL DEPARTMENT – SYNOPSIS: Preliminary and Final Plan Review for upgrades to the existing Wolcott Wastewater Treatment Plant influent pump station at 5425 North 99th Street. Detailed Outline of Requested Action: The applicant, Kurt Winters with Unified Government Water Pollution Control, has submitted an application for plan review of upgrades to the existing Wolcott Wastewater Treatment Plant influent pump station as well as construction of a new electrical building and generator at 5425 North 99th Street.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated December 9, 2019
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file; and
6. The Notices to property owners dated November 13, 2019.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. (No one responded in the affirmative.)

Present in Support:

- ❖ David Lotz, representing the applicant, Continental Consulting Engineers, 11006 Parallel Parkway, Kansas City, Kansas 66109

Present in Opposition:

❖ No one appeared

Staff Recommendation Starts 1:32:44: Planning Director Richardson stated that the staff recommends approval subject to the stipulations in the staff report.

Motion and Vote Starts 1:33:02:

On motion by Mr. Miller, seconded by Ms. Jones, the Planning Commission voted as follows to recommend **APPROVAL of Plan Review Application #PR-2019-30**

Carson	Chairman
Ernst	Aye
Huey	Aye
Jones	Aye
Miller	Aye
Neal	Aye
Cho	Not Present
Connelly	Aye
Pauley	Not Present
Reasons	Not Present
Serda	Not Present

Motion to recommend APPROVAL Passed: 5 to 0
Subject to:

Urban Planning and Land Use Comments:

1. Review and respond to the attached comments from the Conservation District

Applicants Response: Understood. The Conservation District had no comments.

2. Update the site plan to include FEMA FIRM panel number and effective date, floodway and floodplain boundaries, and base flood elevations.

Applicants Response: Understood, this information has been added to the site plan.

3. A floodplain development permit is required prior to start of construction; to include disturbance of land in the floodplain.

Applicants Response: Understood. This will be a part of the building permit submittal.

4. Any mechanical, electrical, or other utility equipment location within the Special Flood Hazard Area (SFHA)/100-year flood zone, must be located 18 inches above the base flood elevation.

Applicants Response: Understood. The current design provides a minimum of 18 inches above the base flood elevation for all mechanical, electrical, and other utility equipment.

5. Submit elevations and materials for generator and electrical building.

Applicants Response: Elevations are attached as requested. Please note the final dimensions of these facilities may change depending on the selected vendor, but the dimensions noted should be relative to all acceptable suppliers.

6. Update elevation certificates to identify which structure they are for.

Applicants Response: The certificates have been updated noting which piece of equipment/structure the certificate is for.

7. Sheet 15C110 states that Phase 2 will include fuel and material storage containers. Provide location of storage; they cannot be stored within the Special Flood Hazard Area (SFHA) floodplain. Sec. 27-552(a)5 states that the storage or processing of materials within the special flood hazard area that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal, or plant life is prohibited.

Applicants Response: Understood, a note has been added requiring all fuel and material storage containers to be stored and placed above the SFHA floodplain per Sec. 27-552(a)5

8. Barbed wire fencing is not permitted in the R-1 Single Family District. Section 8-225 states that barbed wire fences, sharp pointed fences, electrically charged fences, or fences constructed of any materials which are liable to snag, tear, cut or otherwise injure anyone coming into contact with them shall not be permitted in residential districts.

Applicants Response: A variance request will be submitted requesting permission for the installation of a barbed wire fence pointed inwards towards the site. The proposed barbed wire fence will be similar to what is existing on site currently.

Staff Comment: As a stipulation of approval, the applicant must apply for a variance and be approved by the Board of Zoning Appeals prior to permit and installation of barbed wire.

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10. Provide landscaping and screening details. Surrounding properties on all four sides are either residential or agricultural and require year-round screening.

Applicants Response: We are of the opinion that existing trees and vegetation provide ample screening from adjacent properties and 99th Street. Refer to Sheet 15C100 for site photos.

11. Provide details on noise projection created by the generator. This has potential to become a nuisance to nearby businesses and residents.

Applicants Response: No Response

Public Works Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:

1) None.

B) Items that are conditions of approval (stipulations):

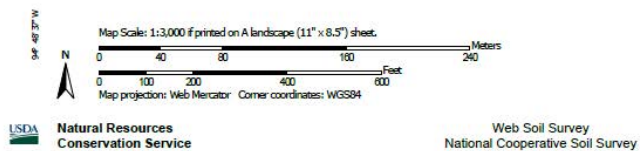
1) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.

C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:

1) None



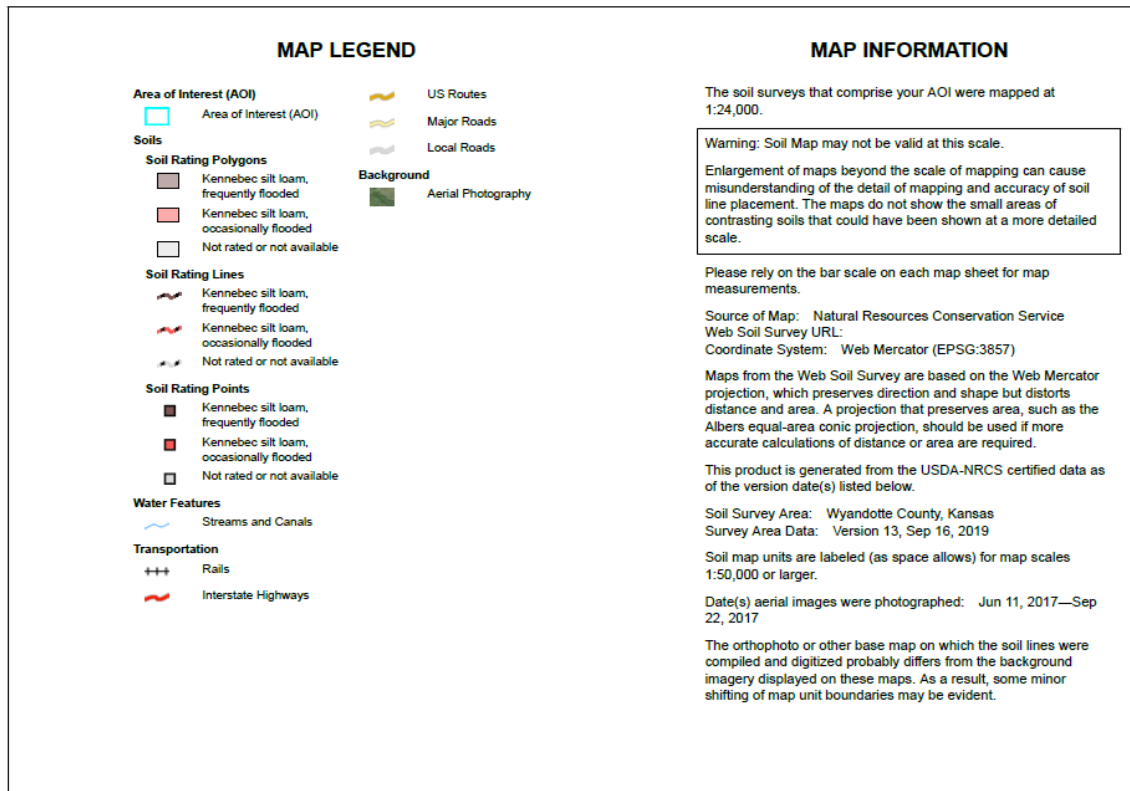
Soil Map may not be valid at this scale.



USDA
Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

11/7/2019
Page 1 of 3



Map Unit Name

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
7050	Kennebec silt loam, occasionally flooded	Kennebec silt loam, occasionally flooded	3.1	100.0%
7051	Kennebec silt loam, frequently flooded	Kennebec silt loam, frequently flooded	0.0	0.0%
Totals for Area of Interest			3.1	100.0%

Description

A soil map unit is a collection of soil areas or nonsoil areas (miscellaneous areas) delineated in a soil survey. Each map unit is given a name that uniquely identifies the unit in a particular soil survey area.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower



Wolcott Raw Wastewater Lift Station Neighborhood Meeting
#PR-2019-30
November 25, 2019
11006 Parallel Parkway Kansas City, Kansas 66109
Country Club Bank, Downstairs Conference Room

Meeting called to order at: 5:30 P.M.

Names of people in attendance:

Design Team:

Ron Hardee – HDR
Dave Lotz – Continental Consulting Engineers
Andrew Talkin – Continental Consulting Engineers

Unified Government Water Pollution Control Department:

Kurt Winters – UG Water Pollution Control
Trenton Fogelsong – UG Water Pollution Control
Joe Barnes – UG Water Pollution Control
Kris Finger – UG Water Pollution Control
Steve Leiker – UG Water Pollution Control

Neighbors:

Stan and Grace Troeh – 5414 N. 99th Street, Kansas City, Kansas 66109
Jason Saragusa – 12443 Pine Valley Drive, Kansas City, Kansas 66109
Roger Bohl – 5445 N. 99th Street, Kansas City, Kansas 66109
Jim Knetter – 11624 Hollingsworth Road, Kansas City, Kansas 66109
Steve Knetter – 12039 Hollingsworth Road, Kansas City, Kansas 66109
David Knetter – 13301 Hollingsworth Road, Kansas City, Kansas 66109
Don Marrs – 14025 W. 51st Street, Kansas City, Kansas 66109
Jason Young – 5201 N. 99th Street, Kansas City, Kansas 66109

Summary:

General information was presented about the site, site access, proposed structure elevations and plant operations. The purpose of the meeting was for the review of Preliminary/Final Development Plans for the Wolcott Raw Wastewater Lift Station improvements.

Questions and Answers:

Grace Troeh: The existing pavement section is 3-4" of asphalt. Will the proposed expansion increase traffic? Will the contractor be required to fix any damage that is created as part of the construction of this project?

Ron Hardee: There will be documentation of existing conditions that will be compared to conditions after construction is complete. The contractor will be responsible for any damage that is created as part of this project. The project should not increase traffic permanently.

General discussion on odors. Residents reported no current issues with odors.

Ron Hardee: The expansion should not create additional odors.

Kurt Winters: We cannot guarantee that there will be no odors, but we are taking precautions upstream of this lift station to try to limit any odors that may come about. There are plans for future expansion of this lift station, and at that time, we will look at installing on site odor control.

General discussion on future phases of expansion:

Kurt Winters: Future phases of expansion for the raw wastewater lift station are not anticipated for 30-40 years but ultimately depend on the growth within the watershed. When required, future expansion will occur south of this proposed expansion.

Jason Saragusa: When I build a home on my property, the UG is going to require me to install 40' of pavement off of 99th Street, why is this not required for this project?

Dave Lotz: We are still in the process of receiving comments from the Unified Government and this may be something that comes up but at this time there has been no such discussion. However, we do plan to add asphalt paving around the proposed lift station infrastructure.

Jason Saragusa: Will the lift station tap into public water?

Dave Lotz: The existing plant is already tapped into the public water main but the site will use very minimal water.

Kurt Winters: The only reason we should have a need for water is to wash down a pump if it is pulled for repairs.

Jason Saragusa: If there are any screening issues down the road, can I request that trees be planted to help screen the site?

Dave Lotz: We will be disturbing as little of existing trees and vegetation as possible. The site also sits 10-12 feet below ground elevation of the adjacent property to the northwest. The proposed wet well and valve vault will be approximately two feet above proposed grade.

Kurt Winters: That is something you can ask for if it becomes a problem down the road.

General discussion on construction traffic and schedule:

Kurt Winters: We would expect construction to begin sometime in the spring of 2020 and last about three months depending on weather.

Ron Hardee: Construction traffic will be coordinated with the neighbors by a representative of Garney. Contact information will be provided to the neighbors.

Grace Troeh: Will all utilities remain in service during construction, telephone in particular is buried rather shallow through our property?

Dave Lotz: The contractor will be responsible for contacting Dig Safe to ensure no utilities are affected by the proposed construction. We will emphasize this to the contractor.

INFLUENT PUMP STATION #70 IMPROVEMENTS - NEIGHBORHOOD MEETING

Meeting Date: November 25, 2019

Name	Address	Phone	E-Mail
Don Troeh	5414 N 99th St	913-334-5752	sttroeh@gmail.com
Grace Troeh	"	"	gtroeh@gmail.com
Jason Savagosa	5435 N. 99th	913 710 4653	jsavagosa@yahoo.com
Roger Boni	5445 N 99th	400 7281	Roger Boni
Jim Knetter	116 24 Hallingsworth Rd KCK 66109	816-769-8464	
Steve Knetter	12039 Hallingsworth Rd KCK 66109	816-223-9283	
David Knetter	13301 Hallingsworth Rd KCK 66109	816-289-9187	djknetter@gmail.com
Don Zaars	14025 W. 57th	913-888-0539	
Jason Van,	5201 N 99th		

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
COUNTY OF Wichita) SS:



Comes now Trenton Eaglesong of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # PR-2019-30
2. That I conducted a neighborhood meeting on 11/25/19.
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Urban Planning and Land Use Department.

Further affiant saith not.

Trenton Eaglesong
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 25th day of November 200, 2019

My commission expires 12 of 14, 2002020

Carol A. Monslow
Notary Public



Urban Planning and Land Use

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

Phone: (913) 573-5750
Fax: (913) 573-5796
www.wycokck.org/planning

To: Unified Government Board of Commissioners

From: City Staff

Date: January 9, 2020

Re: **Change of Zone Petition #3210, #SP-2019-116, #PR-2019-28 and #MP-2019-6**

GENERAL INFORMATION

Applicant:
Korb Maxwell

Status of Applicant:
Representative
Polsinelli PC
900 West 48th Place, Suite 900
Kansas City, MO 64112

Requested Actions:
Change of Zone from
A-G Agriculture District to CP-2 Planned
General Business District

Special Use Permit for an indoor and
outdoor multi-use complex and
associated ancillary uses



Preliminary Plan Review for an indoor and outdoor multi-use complex

Master Plan Amendment from Business Park and Planned Commercial (Prairie Delaware Piper Master Plan) to Planned Commercial and Entertainment (Prairie Delaware Piper Master Plan)

Date of Application: October 25, 2019

Purpose: To plat three (3) lots, build and operate a 1,100,025 square foot indoor and outdoor multi-use complex, two (2) 30,000 square foot storage buildings, parking lot for trailers and RVs and rezone to build a 353,637 square foot hotel

Property Location: 1620 North 118th Street, 11704 State Avenue and 11602 State Avenue

Commission Districts: 1. Commissioner At-Large: Tom Burroughs
2. District Commissioner: Jim Walters

Existing Zoning: A-G Agriculture District

Surrounding Zoning:	North:	A-G Agriculture District
	South:	A-G Agriculture District
	East:	A-G Agriculture District
	West:	A-G Agriculture District

Existing Uses:	North:	Undeveloped land, farmland
	South:	Kansas Speedway
	East:	Undeveloped land
	West:	Undeveloped land

Total Tract Size: 128.55 acres

Master Plan Designation: The Prairie Delaware Piper Master Plan designates these properties as Business Park and Planned Commercial (seeking an amendment to Planned Commercial and Entertainment).

Major Street Plan: The Major Street Plan classifies State Avenue as a Class A Thoroughfare and 118th Street as a Parkway.

Advertisement: Wyandotte Echo – Change of Zone – November 14, 2019; Special Use Permit – November 14, 2019 and Master Plan Amendment – November 14, 2019
Letters to Property Owners – November 13, 2019 and December 26, 2019

Public Hearings: December 9, 2019 and January 9, 2020

Public Opposition: No one appeared in opposition at the December 9, 2019 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Korb Maxwell with Polsinelli has filed a change of zone, preliminary plat, special use permit, preliminary plan review and Change of Zone Petition #3210, #SP-2019-116, #PR-2019-28 and #MP-2019-6

master plan amendment to subdivide the properties into three (3) lots to build a 353,637 square foot hotel, a 1,100,025 square foot indoor and outdoor multi-use complex and associated trailer and RV parking and two (2) 30,000 square foot storage buildings on 128.55 acres located at 1620 North 118th Street, 11704 State Avenue and 11602 State Avenue.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765, Article VII Sections 27-245 – 27-339 and Article XXI Sections 27-502 – 27-709

FACTORS TO BE CONSIDERED

1. Neighborhood character

The area is bounded by the Kansas Speedway to the south and undeveloped land to the north, east and west. The site is on the peripheral edge of the Legends and Village West area.

2. The zoning and uses of properties nearby and the proposed use's expected compatibility with them.

The zoning and their uses are set out above. The proposed uses are compatible with them. The increase in traffic on 118th Street and access from the north could be a concern to the residences who live north of Lot 3, the parking lot for RVs and trailers depends on how traffic ends up working.

3. The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property?

Removal of the restrictions should not detrimentally affect nearby property if improvements are done properly.

4. The length of time the property has remained vacant as zoned.

The property has been vacant since at least 2004.

5. The extent to which the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality or marketability of nearby property.

The proposed use is reasonably necessary for the convenience and welfare of the public. If designed to comply with the guidelines and regulations, the proposed uses will not substantially injure the appropriate use, visual quality or marketability of nearby property.

We do not want a substantially long and tall and retaining wall along the street.

6. *The extent to which the proposed use would increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems.*

With coordination with the Public Works Department, traffic and parking demand will be reviewed to determine if the proposed uses will adversely affect road capacity, safety or create parking problems. A key will be how access to the north and east are addressed.

7. *The degree of conformance of the proposed use to the Master Plan.*

The proposed use will comply with the proposed master plan amendment from Planned Commercial and Business Park to Planned Commercial and Entertainment.

8. *The extent to which the proposed use could cause environmental harm or enhance the environment.*

The proposed use should not cause environmental harm.

9. *The extent to which utilities and public services are available and adequate to serve the proposed use.*

a. *Water service*

Available

b. *Sanitary sewer service*

Available by extension from point near Parallel

c. *Storm water control*

To be designed to meet City Code

d. *Police*

Police service is provided by West Patrol, Districts #224 and #225

e. *Fire*

Fire service is provided by Fire Station #6

f. *Transit*

Kansas City ATA does not provide transit service near this property. The closest stop is along Village West Parkway, Route #101.

g. *Schools*

h. Streets

See item #6 above

10. The economic impact of the proposed use on the community.

The proposed use will have a positive economic impact on the community.

11. The capability of the proposed use to meet applicable ordinance requirements.

With revisions, the proposed uses are capable of meeting applicable ordinance requirements.

12. Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.

The noise, dust and illumination associated with RVs, trucks and trailers moving through the area in addition to parking lot lighting must be controlled in a manner that should not create problems for near-by property.

13. Whether the proposed use will pollute the air, land or water.

The proposed use will not pollute the air, land or water provided on-site waste is disposed of properly.

14. Whether the use would damage or destroy an irreplaceable natural resource.

The proposed use will not damage or destroy an irreplaceable natural resource.

15. The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.

The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the landowners is minimal.

13. Development of such character that it can be used safely without danger to health, or peril from fire, flood, erosion, excessive noise or other adversity.

Development is of such character that it can be used safely without danger to health, or peril from fire, flood erosion, excessive noise or other adversity.

14. Streets are designed so as to provide a safe, convenient and functional system for vehicular traffic, and having such width, gradient, location and

structural quality as to accommodate prospective traffic as determined by existing and probable future land and building uses.

With coordination with the Public Works Department, streets will be designed so as to provide a safe, convenient and functional system for vehicular traffic, and having such width, gradient, location and structural quality as to accommodate prospective traffic as determined by existing and probable future land and building uses.

15. Assurance that buildings, lots, blocks, parcels and streets are so arranged as to afford adequate light, open space or air, to facilitate fire protection, and to provide for long-term sustained real estate values.

Lots and buildings appear to be arranged as to afford adequate light, open space or air, to facilitate fire protection and to provide for long-term sustained real estate values. The issues related to this are:

- A. How will this site connect to (and when) Parallel and Delaware Parkway?
- B. How is the site graded to continue planned future development on adjacent sites?

The land elevations on both sides of American Royal Way need to benefit both owners.

16. Development patterns are designed with due regard to topography, so that the natural features of the land and vegetation shall be protected and enhanced.

Development will be designed with due regard to topography, so that any remaining natural features of the land are protected and enhanced.

17. Adequate sites are provided for schools, parks, playgrounds, and other community services so that residents of all neighborhoods shall have convenient access to such facilities.

This is not applicable.

PREVIOUS ACTIONS

None

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on November 20, 2019. According to the applicant, those in attendance did not oppose the development.

KEY ISSUES

Compliance with the Commercial Design Guidelines
Street connections
Grading

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 5 to 0 to recommend **APPROVAL** of Master Plan Amendment #MP-2019-6, Change of Zone Application #3210, Special Use Permit Application #SP-2019-116 and Plan Review Application #PR-2019-28 subject to:

Urban Planning and Land Use Comments:

NOTE: While the proposed use is not entirely commercial in nature, some aspects of the Commercial Design Guidelines are necessary to assure compatibility in the area.

General Planning:

1. The applicant is requesting additional flexibility to amend the final plan review in excess of the administrative determination to make such change:
 - a. Sec. 27-210(g)(1)a. Increases in density or residential uses by ~~more than five percent~~ up to ten percent (10%);
 - b. Sec. 27-210(g)(1)b. Increases in total floor area (entire plan) of all nonresidential buildings by ~~more than five percent or 5,000 square feet, whichever is less~~ up to ten percent (10%);
 - c. Sec. 27-210(g)(1)c. Increases of lot coverage by ~~more than five percent~~ by up to ten percent (10%);
 - d. Sec. 27-210(g)(1)g. Decreases of any peripheral setback of ~~more than five percent~~ by up to ten percent (10%); and/or
 - e. Sec. 27-210(g)(1)h. Decreases of areas devoted to open space of ~~more than five percent or the substantial relocation of such areas~~ by up to ten percent (10%).
2. Submit a design criteria manual for the overall development, as there could be expansions or additions in the future.

Applicant Response: We will assemble and document design criteria as we proceed with the design of the facility and submit the Final Development Plan.

3. Any proposed wind turbines must comply with the wind turbine ordinance.

Applicant Response: Understood.

4. Per Sec. 27-314. Within the boundaries of a subdivision, sidewalks shall be installed by the subdivider on one side of all new local residential streets, and all streets that are segments of the major street system shall have

sidewalks on both sides except in industrial areas and except in subdivisions zoned R Rural Residential. Sidewalks shall be not less than four feet wide and be of Portland cement concrete and shall comply with the specifications of the Unified Government. Sidewalks shall be located in the platted street right-of-way abutting the property line. Walks shall be installed in any pedestrian easements as may be required by the Planning Commission. The Unified Government Board of Commissioners may approve exceptions to these requirements after having made a determination that provision of a sidewalk on one or both sides is unnecessary, not feasible, or that a superior alternative is to be provided. State Avenue is classified as Class A Thoroughfare and 118th Street is classified as a Parkway, so sidewalks shall be installed on both sides of the street.

Applicant Response: Revised sheets are showing sidewalks on the north side of State Avenue, east and west sides of 118th Street, south side of American Royal Way and east and west sides of 115th Street.

5. Over the road trucks shall not be parked on the property overnight.

Applicant Response: Traditional over the road commercial trucks will not be using this facility overnight parking. However, there will be instances where livestock trucks will be parking overnight.

6. Minimum 8-foot sidewalk/trail is required to be installed around the perimeter of the property.

Applicant Response: This has been added to the resubmitted sheets.

7. Minimum 4-foot pedestrian path with landscape buffer and pedestrian lighting from parking areas to buildings. Please revise and resubmit.

Applicant Response: This has been added to the resubmitted sheets.

Building Architecture:

1. Please provide a sight line drawing of the south façade. There are seven (7) dock doors that are on the rear of the building, which faces State Avenue. How will these be screened from public view?

Applicant Response: This drawing has been added to Sheet AS100. There is a vegetated berm along State Avenue that limits that views of the dock doors. Additionally, the number of dock doors on the south side of the building has been reduced to three (3).

2. Sec. 27-576(e)(2) Exterior building materials shall not include the following:
 - a. Smooth-faced grey concrete block, painted or stained concrete block, tilt-up concrete panels;

- b. Field painted or prefinished corrugated metal siding;

Corrugated metal panels are not permitted per the Commercial Design Guidelines for the hotel. Standing seam metal paneling may only account for 15% of the exterior building material per façade on the hotel building. Please revise hotel building elevations to comply with the Commercial Design Guidelines and Sec. 27-576(e)(1).

Applicant Response: The building elevations have been revised so that the material designations are in compliance with the Commercial Design Guidelines. It is also noted that the metal paneling on the hotel is not corrugated and is below 15% per façade.

3. Since the buildings have high visibility from every angle, scupper and downspouts can become an eyesore. All scuppers shall be designed so they are reasonably screened, and all downspouts shall be internalized. Overflow drains shall be at grade and hidden by vegetation.

Applicant Response: All roof drains will be internal at the American Royal Complex and at the hotel with the exception of the eastern and western most eaves of the barns. Those will be gutters and downspouts where the downspouts will match the color of the building and be collected underground and connected to the storm water collection system.

4. Downspouts shall be internalized for the hotel building.

Applicant Response: Understood.

5. All concrete shall be integrally colored – no paint.

Applicant Response: Understood.

Landscaping and Screening:

1. Based on the landscaping requirements in the A-G Agriculture District for the indoor and outdoor multi-event center, parking lot, and, CP-2 Planned General Business Districts (one tree per 7,000 square feet of site area) and the Commercial Design Guidelines (at least 75 percent greater than the district requirement), the number of trees are required for the following lots:
 - a. Lot 1 – 281 trees
 - b. Lot 2 – 131 trees
 - c. Lot 3 – 377 trees

In summary, 789 trees are required to be planted for the agricultural and commercial zoned lots based upon staff's calculations. Please revise the landscape plan accordingly. This total does not include trees required for street trees planted along a major street or within parking lot islands.

Lot 2 requires 131 trees, which does not include the requirement for street trees and parking lot islands.

Applicant Response: The landscape plan has been revised to the tree counts above on Lots 1 and 2. The function of Lot 3 for truck and livestock trailer parking does not allow for a lot of trees planted within the parking area. We are showing trees around the perimeter with a lower quantity of approximately 185 trees.

Staff Response: The City Planning Commission cannot give deviations in landscaping below the district requirement. A variance from the Board of Zoning Appeals is required to have less than 377 trees on Lot 3. The stipulation is either meet the code or file for and be granted a variance.

2. Sec. 27-699(a)(6) Non-industrial and non-structure parking lots that have been paved area wider than a double-loaded aisle and more than 20,000 square feet in area shall provide one shade tree for each 20 parking spaces on the interior of the parking lot. Interior tree plantings are in addition to the landscaping requirements.

Applicant Response: Trees are being planned for the interior of parking lots except on the south side of the barns, due to the restrictions they would cause on the operation of the facility and ability for livestock trucks and trailers to navigate safely through the area as they load and unload.

Staff Response: Staff understands the request; however, the City Planning Commission cannot give a deviation in landscaping requirement. A variance from the Board of Zoning Appeals is required in order to reduce the number shade trees in the parking lot. The stipulation is either meet the code or file for and be granted a variance.

3. Per the Commercial Design Guidelines for the hotel:
 - a. The majority of all surface parking and all drive through facilities should be located to the maximum extent possible behind buildings or in the interior of a block.

Applicant Response: Hotel service is located in the back of the building and the parking lots are located with the majority of spots in the back.

- b. Parking located between the front of the building and street right-of-way must provide an additional 20 feet of landscaped area in addition to the required setback.

Applicant Response: This setback has been provided.

- c. Parking must be screened from adjacent streets by walls, shrubs, trees, or other design elements.

Applicant Response: Understood.

- 4. All landscaping must be irrigated.**

Applicant Response: Primary landscaping areas will be irrigated, but it would not be feasible or sustainable to irrigate all areas on a project of this scope and magnitude. Parking lot islands with trees will not be irrigated, for example. That being said, the applicant is committed to sustainably maintaining the property at a high level.

Staff Response: Parking lot islands shall be irrigated.

- 5. All shade trees shall be at least 2" caliper. All evergreens shall be at least 6' in height. All shrubs shall be 5 gallons, external to the site and 3 gallons internal to the development when planted.**

Applicant Response: Understood.

- 6. All disturbed areas within the development shall be brought to finished grade and seeded or sodded. There shall not be any exposed, bare ground unless the lot has an active building permit for building construction.**

Applicant Response: Understood.

- 7. All lighting, whether mounted on the exterior of parking deck or within the structure shall have 90-degree cutoff fixtures. Light cannot exceed one footcandle as measured from said property line.**

Applicant Response: Understood.

- 8. Only decorative lighting can be used on the exterior of the building(s). No pack lights or flood lights are allowed.**

Applicant Response: Understood.

- 9. The dumpster will need to be screened with an architectural wall that matches the building and heavily landscaped.**

Applicant Response: Understood.

- 10. All roof mounted units must be screened by the parapet of the building.**

Applicant Response: Understood.

- 11. The hotel rooftop elevator equipment shall be screened by the parapet of the building.**

Applicant Response: Understood.

12. All utility connections must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building.

Applicant Response: Understood.

13. All BPU transformer pads and/or generators shall be completely screened on three (3) sides with 6-foot Junipers setback 3 feet from the pad and 10 feet from the door opening. Additionally, if the transformer doors open towards the parking lot, the 10-foot setback is established in the parking lot, therefore the gate/enclosure shall be constructed in front of the transformer. If this cannot be accomplished, relocation of the transformer may be necessary.

Applicant Response: We are working with BPU on the locations.

14. Outside storage and/or storage yards are not permitted A-G Agriculture District.

Applicant Response: As noted in the application, (specifically in the description of requested special uses as described therein), there will be covered outside storage yards for dirt and arena flowing materials as part of this project.

Staff Response: Those dirt and arena flooring materials are stored within two enclosed buildings on Lot 3.

Signage:

1. Shall comply with the sign ordinance.

Applicant Response: As discussed at the November 14th meeting, the signage will be developed as the design progresses and we will apply for any signage variances required later in the project.

Street Connections:

1. Please explain the nature of and timing of connections to Parallel and Delaware Parkway.

Applicant Response: As noted above in Section 1(d) under Street Review No. 1, the traffic impact study does not assume or recommend any extension of 115th Street beyond the Applicant's property to Parallel Parkway or any extension of Delaware Parkway. The Applicant recognizes that there may be certain efficiencies to be gained by coordinating the timing of the infrastructure improvements for the proposed complex, and those which may be necessary or desirable for other, future development. The Applicant is engaged in ongoing discussions with the UG regarding

the same, and currently awaiting the UG's proposed alignment for the future 115th Street and Delaware Parkway extensions. However, those future improvements are not part of this application.

Staff Response: The City is working on connecting Parallel Parkway and Delaware Parkway.

Grading:

1. Please explain how this project's grading will facilitate future development on adjacent sites.

Applicant Response: The profile grade of American Royal Way and 115th Street allow (sic) for development to the north and east of this project. The profile of 115th Street generally follows existing grade and the ground to the east drops toward a creek to the east. The profile matches the existing low points of the property to the east. The profile of American Royal Way is generally in cut and allows for better access to the property to the north as this property sits at a lower elevation than the American Royal. The existing ground cannot be matched perfectly due to road design criteria. The low points in both the road and property to the north will need to be filled and the high points cut off to facilitate development of pad sites. The road profile attempts to average these cuts and fills so the property to the north can develop without the need to haul in or haul off excess material. Further discussion can be had with a plan and the adjacent owners and City as we have reviewed this in detail.

Staff Response: To accommodate a better grading plan, we suggest allowing the plan to shift in any direction up to 100 feet while continuing to meet code requirements when presented as a final plan.

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1) None.
- B) Items that are conditions of approval (stipulations):
 - 1) The applicant shall continue to coordinate with UG Public Works and Planning & Zoning on the public street improvements related with the proposed development i.e. 115th Street and 118th Street.
 - 2) The applicant shall continue to coordinate with UG Public Works and Planning & Zoning on the public sanitary sewer improvements related with the proposed development.
 - 3) This project includes public street and storm sewer improvements. The public street and storm sewer improvement plans shall meet the UG standards and criteria and shall be a separate plan set with a separate cover sheet with applicable information, i.e., vicinity map, sheet index, benchmark, utility contacts, floodplain note, etc. The public sanitary sewer improvement plans shall include erosion control. This set of plans is

required and shall be reviewed and approved by UG staff prior to construction permit acquisition.

- 4) This project includes public sanitary sewer improvements. The public sanitary sewer improvement plans shall meet the UG standards and criteria and shall be a separate plan set with a separate cover sheet with applicable information, i.e., vicinity map, sheet index, benchmark, utility contacts, floodplain note, etc. The public sanitary sewer improvement plans shall include erosion control. This set of plans is required and shall be reviewed and approved by UG staff prior to construction permit acquisition.
 - 5) All public sanitary sewer easement documents shall be reviewed and approved by UG staff, then recorded with the Wyandotte County Register of Deeds. A copy of the recorded easements with book and page number shall be submitted to staff prior to final engineering approval and construction permit acquisition
 - 6) Retaining walls greater than 3' 6" shall be designed by a Professional Structural Engineer registered in the State of Kansas. In this regard, plans and profile for the proposed retaining walls shall be provided to UG staff for review and approval prior construction permit acquisition. See UG checklist, standards and criteria.
 - 7) The County Surveyor makes separate technical review of the plat documents and submits comments directly to the preparer of the plat. Provide revised plat documents in accordance with County Surveyor comments.
 - 8) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
- 1) For future reference, final development plans will have to be approved before going to planning commission with approval to obtain permits. This will include final engineering, calculations, and complete drawings with construction notes and details. Final Development Plans shall be in accordance with UG standards and criteria.

Staff Conclusion:

The applicant has continued to work with staff to address Planning and Engineering comments, which we will continue to engage throughout this process. This development will have substantial and positive impact on the community and will be a great asset. Subject to approval, staff stipulates the following:

- 1) A \$50.00 ordinance publication fee shall be submitted to the Urban Planning and Land Use Department immediately following the Unified Government Board of Commissioners meeting.
- 2) Obtain a variance for reducing the total number of trees for Lot 3 parking lot (proposed 185 trees).
- 3) Obtain a variance for reducing the total number of trees for Lot 1 in parking lot adjacent to the small barn.
- 4) Irrigate the parking lot island trees.

- 5) Allow American Royal Way and the site plan as a whole to shift up to 150 feet, as necessary to align and make both parties on either side of the street amenable to its placement.
- 6) Aforementioned stipulations stated in the report.

STAFF COMMENTS AND SUGGESTIONS

The staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition #3210, #SP-2019-116, #PR-2019-28 and #MP-2019-6 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

December 9, 2019 City Planning Commission Minutes
Applicant Response Letter
Neighborhood Meeting Minutes
List of Proposed Uses
Request to amend Final Development Plan
Justification for Master Plan Amendment
Regional Trail Standards and Cross Section (Sidewalk and Trails Master Plan)
Preliminary Plat
Site Plan
Grading Plan
Utility Plan
Landscape Plan
Building Elevations

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Board of Commissioners
Public Hearing	December 9, 2019	January 9, 2020
Rezoning	Approval	
Public Hearing	December 9, 2019	January 9, 2020
Special Use	Approval	
Public Hearing	December 9, 2019	N/A
Preliminary Plat	Approved	
Public Hearing	December 9, 2019	January 9, 2020
Plan Review	Approval	
Public Hearing	December 9, 2019	January 9, 2020
Master Plan	Approval	

STAFF CONTACT: **Byron Toy, AICP**
 btoy@wycokck.org

MOTIONS

1. _____;
2. _____; And
3. _____.

Master Plan Amendment

I move the Unified Government Board of Commissioners **APPROVE Master Plan Amendment #MP-2019-6**, as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY Master Plan Amendment #MP-2019-6**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

Change of Zone

I move the Unified Government Board of Commissioners **APPROVE Change of Zone Application #3210**, as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY Change of Zone Application #3210**, as it is not in compliance with the City Ordinances and as it will not

promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

Special Use Permit

I move the Unified Government Board of Commissioners **APPROVE Special Use Permit Application #SP-2019-116**, as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY Special Use Permit Application #SP-2019-116**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

Plan Review

I move the Unified Government Board of Commissioners **APPROVE Plan Review Application #PR-2019-28**, as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY Plan Review Application #PR-2019-28**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

December 9, 2019 City Planning Commission Minutes:

Hearing Starts At 11:20:

MASTER PLAN AMENDMENT #MP-2019-6 – KORB MAXWELL WITH POLSINELLI PC – SYNOPSIS: Master Plan Amendment from Planned Commercial/Business Park to Commercial/Entertainment at 1620 North 118th Street and 11602 and 11704 State Avenue.

CHANGE OF ZONE APPLICATION #3210 – KORB MAXWELL WITH POLSINELLI PC - SYNOPSIS: Change of Zone from A-G Agriculture District to CP-2 Planned General Business District for the American Royal Hotel at 11704 State Avenue.

SPECIAL USE PERMIT APPLICATION #SP-2019-116 – KORB MAXWELL WITH POLSINELLI PC – SYNOPSIS: Special Use Permit for American Royal events and amenities at 1620 North 118th Street and 11602 and 11704 State Avenue.

AMERICAN ROYAL, Preliminary Plat for three (3) lots at 1620 North 118th Street and 11602 and 11704 State Avenue.

PLAN REVIEW APPLICATION #PR-2019-28 – KORB MAXWELL WITH POLSINELLI PC – SYNOPSIS: Preliminary Plan Review for American Royal events and amenities at 1620 North 118th Street and 11602 and 11704 State Avenue.

Detailed Outline of Requested Action: The applicant, Korb Maxwell with Polsinelli has filed a change of zone, preliminary plat, special use permit, preliminary plan review and master plan amendment to subdivide the properties into three (3) lots to build a 353,637 square foot hotel, a 1,100,025 square foot indoor and outdoor multi-use complex and associated trailer and RV parking and two (2) 30,000 square foot storage buildings on 128.55 acres located at 1620 North 118th Street, 11704 State Avenue and 11602 State Avenue.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated December 9, 2019
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo dated November 14, 2019 for the Change of Zone, Master Plan Amendment and Special Use Permit;
7. The Notices to property owners dated November 13, 2019; and
8. The testimony from the Board of Zoning Appeals meeting this evening.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. No one responded in the affirmative.

Present in Support:

- ❖ Korb Maxwell, applicant, Polsinelli Law Firm, 900 West 48th Street, Kansas City, Missouri

Present in Opposition:

- ❖ No one appeared

Staff Recommendation Starts 15:40: Planning Director Richardson stated that he agrees with the amendment to stipulation 5 from 100' to 150' and with that change the staff recommends approval of all the applications submitted to the stipulations.

Motion and Vote Starts 16:20:

On motion by Mr. Miller, seconded by Ms. Huey, the Planning Commission voted as follows to recommend **APPROVAL of Master Plan Amendment #MP-2019-6:**

Carson	Chairman
Ernst	Aye
Huey	Aye
Jones	Aye
Miller	Aye
Neal	Aye
Cho	Not Present
Connelly	Not Present
Pauley	Not Present
Reasons	Not Present
Serda	Not Present

Motion to recommend APPROVAL Passed: 5 to 0

On motion by Mr. Miller, seconded by Dr. Neal, the Planning Commission voted as follows to recommend **APPROVAL of Change of Zone Application #3210:**

Carson	Chairman
Ernst	Aye
Huey	Aye
Jones	Aye
Miller	Aye
Neal	Aye
Cho	Not Present
Connelly	Not Present
Pauley	Not Present
Reasons	Not Present
Serda	Not Present

Motion to recommend APPROVAL Passed: 5 to 0

Subject to:

Urban Planning and Land Use Comments:

NOTE: While the proposed use is not entirely commercial in nature, some aspects of the Commercial Design Guidelines are necessary to assure compatibility in the area.

General Planning:

1. The applicant is requesting additional flexibility to amend the final plan review in excess of the administrative determination to make such change:
 - a. Sec. 27-210(g)(1)a. Increases in density or residential uses by ~~more than five percent~~ up to ten percent (10%);
 - b. Sec. 27-210(g)(1)b. Increases in total floor area (entire plan) of all nonresidential buildings by ~~more than five percent or 5,000 square feet, whichever is less~~ up to ten percent (10%);
 - c. Sec. 27-210(g)(1)c. Increases of lot coverage by ~~more than five percent~~ by up to ten percent (10%);
 - d. Sec. 27-210(g)(1)g. Decreases of any peripheral setback of ~~more than five percent~~ by up to ten percent (10%); and/or
 - e. Sec. 27-210(g)(1)h. Decreases of areas devoted to open space of ~~more than five percent or the substantial relocation of such areas~~ by up to ten percent (10%).
2. Submit a design criteria manual for the overall development, as there could be expansions or additions in the future.

Applicant Response: We will assemble and document design criteria as we proceed with the design of the facility and submit the Final Development Plan.

3. Any proposed wind turbines must comply with the wind turbine ordinance.

Applicant Response: Understood.

4. Per Sec. 27-314. Within the boundaries of a subdivision, sidewalks shall be installed by the subdivider on one side of all new local residential streets, and all streets that are segments of the major street system shall have sidewalks on both sides except in industrial areas and except in subdivisions zoned R Rural Residential. Sidewalks shall be not less than four feet wide and be of Portland cement concrete and shall comply with the specifications of the Unified Government. Sidewalks shall be located in the platted street right-of-way abutting the property line. Walks shall be installed in any pedestrian easements as may be required by the Planning Commission. The Unified Government Board of Commissioners may approve exceptions to these requirements after having made a determination that provision of a sidewalk on one or both sides is unnecessary, not feasible, or that a superior alternative is to be provided. State Avenue is classified as Class A Thoroughfare and 118th Street is classified as a Parkway, so sidewalks shall be installed on both sides of the street.

Applicant Response: Revised sheets are showing sidewalks on the north side of State Avenue, east and west sides of 118th Street, south side of American Royal Way and east and west sides of 115th Street.

5. Over the road trucks shall not be parked on the property overnight.

Applicant Response: Traditional over the road commercial trucks will not be using this facility overnight parking. However, there will be instances where livestock trucks will be parking overnight.

6. Minimum 8-foot sidewalk/trail is required to be installed around the perimeter of the property.

Applicant Response: This has been added to the resubmitted sheets.

7. Minimum 4-foot pedestrian path with landscape buffer and pedestrian lighting from parking areas to buildings. Please revise and resubmit.

Applicant Response: This has been added to the resubmitted sheets.

Building Architecture:

1. Please provide a sight line drawing of the south façade. There are seven (7) dock doors that are on the rear of the building, which faces State Avenue. How will these be screened from public view?

Applicant Response: This drawing has been added to Sheet AS100. There is a vegetated berm along State Avenue that limits that views of the dock doors. Additionally, the number of dock doors on the south side of the building has been reduced to three (3).

2. Sec. 27-576(e)(2) Exterior building materials shall not include the following:
 - a. Smooth-faced grey concrete block, painted or stained concrete block, tilt-up concrete panels;
 - b. Field painted or prefinished corrugated metal siding;

Corrugated metal panels are not permitted per the Commercial Design Guidelines for the hotel. Standing seam metal paneling may only account for 15% of the exterior building material per façade on the hotel building. Please revise hotel building elevations to comply with the Commercial Design Guidelines and Sec. 27-576(e)(1).

Applicant Response: The building elevations have been revised so that the material designations are in compliance with the Commercial Design Guidelines. It is also noted that the metal paneling on the hotel is not corrugated and is below 15% per façade.

3. Since the buildings have high visibility from every angle, scupper and downspouts can become an eyesore. All scuppers shall be designed so they are reasonably screened, and all downspouts shall be internalized. Overflow drains shall be at grade and hidden by vegetation.

Applicant Response: All roof drains will be internal at the American Royal Complex and at the hotel with the exception of the eastern and western most eaves of the barns. Those will be gutters and downspouts where the downspouts will match the color of the building and be collected underground and connected to the storm water collection system.

4. Downspouts shall be internalized for the hotel building.

Applicant Response: Understood.

5. All concrete shall be integrally colored – no paint.

Applicant Response: Understood.

Landscaping and Screening:

1. Based on the landscaping requirements in the A-G Agriculture District for the indoor and outdoor multi-event center, parking lot, and, CP-2 Planned General Business Districts (one tree per 7,000 square feet of site area) and the Commercial Design Guidelines (at least 75 percent greater than the district requirement), the number of trees are required for the following lots:
 - a. Lot 1 – 281 trees
 - b. Lot 2 – 131 trees
 - c. Lot 3 – 377 trees

In summary, 789 trees are required to be planted for the agricultural and commercial zoned lots based upon staff's calculations. Please revise the landscape plan accordingly. This total does not include trees required for street trees planted along a major street or within parking lot islands.

Lot 2 requires 131 trees, which does not include the requirement for street trees and parking lot islands.

Applicant Response: The landscape plan has been revised to the tree counts above on Lots 1 and 2. The function of Lot 3 for truck and livestock trailer parking does not allow for a lot of trees planted within the parking area. We are showing trees around the perimeter with a lower quantity of approximately 185 trees.

Staff Response: The City Planning Commission cannot give deviations in landscaping below the district requirement. A variance from the Board of Zoning Appeals is required to have less than 377 trees on Lot 3. The stipulation is either meet the code or file for and be granted a variance.

2. **Sec. 27-699(a)(6) Non-industrial and non-structure parking lots that have been paved area wider than a double-loaded aisle and more than 20,000 square feet in area shall provide one shade tree for each 20 parking spaces on the interior of the parking lot. Interior tree plantings are in addition to the landscaping requirements.**

Applicant Response: Trees are being planned for the interior of parking lots except on the south side of the barns, due to the restrictions they would cause on the operation of the facility and ability for livestock trucks and trailers to navigate safely through the area as they load and unload.

Staff Response: Staff understands the request; however, the City Planning Commission cannot give a deviation in landscaping requirement. A variance from the Board of Zoning Appeals is required in order to reduce the number shade trees in the parking lot. The stipulation is either meet the code or file for and be granted a variance.

3. **Per the Commercial Design Guidelines for the hotel:**
 - a. **The majority of all surface parking and all drive through facilities should be located to the maximum extent possible behind buildings or in the interior of a block.**

Applicant Response: Hotel service is located in the back of the building and the parking lots are located with the majority of spots in the back.

- b. **Parking located between the front of the building and street right-of-way must provide an additional 20 feet of landscaped area in addition to the required setback.**

Applicant Response: This setback has been provided.

- c. **Parking must be screened from adjacent streets by walls, shrubs, trees, or other design elements.**

Applicant Response: Understood.

4. **All landscaping must be irrigated.**

Applicant Response: Primary landscaping areas will be irrigated, but it would not be feasible or sustainable to irrigate all areas on a project of this scope and magnitude. Parking lot islands with trees will not be irrigated, for example. That being said, the applicant is committed to sustainably maintaining the property at a high level.

Staff Response: Parking lot islands shall be irrigated.

5. All shade trees shall be at least 2" caliper. All evergreens shall be at least 6' in height. All shrubs shall be 5 gallons, external to the site and 3 gallons internal to the development when planted.

Applicant Response: Understood.

6. All disturbed areas within the development shall be brought to finished grade and seeded or sodded. There shall not be any exposed, bare ground unless the lot has an active building permit for building construction.

Applicant Response: Understood.

7. All lighting, whether mounted on the exterior of parking deck or within the structure shall have 90-degree cutoff fixtures. Light cannot exceed one footcandle as measured from said property line.

Applicant Response: Understood.

8. Only decorative lighting can be used on the exterior of the building(s). No pack lights or flood lights are allowed.

Applicant Response: Understood.

9. The dumpster will need to be screened with an architectural wall that matches the building and heavily landscaped.

Applicant Response: Understood.

10. All roof mounted units must be screened by the parapet of the building.

Applicant Response: Understood.

11. The hotel rooftop elevator equipment shall be screened by the parapet of the building.

Applicant Response: Understood.

12. All utility connections must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building.

Applicant Response: Understood.

13. All BPU transformer pads and/or generators shall be completely screened on three (3) sides with 6-foot Junipers setback 3 feet from the pad and 10 feet from the door opening. Additionally, if the transformer doors open towards the parking lot, the 10-foot setback is established in the parking lot, therefore the gate/enclosure shall be constructed in front of the

transformer. If this cannot be accomplished, relocation of the transformer may be necessary.

Applicant Response: We are working with BPU on the locations.

14. Outside storage and/or storage yards are not permitted A-G Agriculture District.

Applicant Response: As noted in the application, (specifically in the description of requested special uses as described therein), there will be covered outside storage yards for dirt and arena flowing materials as part of this project.

Staff Response: Those dirt and area flooring materials are stored within two enclosed buildings on Lot 3.

Signage:

1. Shall comply with the sign ordinance.

Applicant Response: As discussed at the November 14th meeting, the signage will be developed as the design progresses and we will apply for any signage variances required later in the project.

Street Connections:

1. Please explain the nature of and timing of connections to Parallel and Delaware Parkway.

Applicant Response: As noted above in Section 1(d) under Street Review No. 1, the traffic impact study does not assume or recommend any extension of 115th Street beyond the Applicant's property to Parallel Parkway or any extension of Delaware Parkway. The Applicant recognizes that there may be certain efficiencies to be gained by coordinating the timing of the infrastructure improvements for the proposed complex, and those which may be necessary or desirable for other, future development. The Applicant is engaged in ongoing discussions with the UG regarding the same, and currently awaiting the UG's proposed alignment for the future 115th Street and Delaware Parkway extensions. However, those future improvements are not part of this application.

Staff Response: The City is working on connecting Parallel Parkway and Delaware Parkway.

Grading:

1. Please explain how this project's grading will facilitate future development on adjacent sites.

Applicant Response: The profile grade of American Royal Way and 115th Street allow (sic) for development to the north and east of this project. The profile of 115th Street generally follows existing grade and the ground to the east drops toward a creek to the east. The profile matches the existing low points of the property to the east. The profile of American Royal Way is generally in cut and allows for better access to the property to the north as this property sits at a lower elevation than the American Royal. The existing ground cannot be matched perfectly due to road design criteria. The low points in both the road and property to the north will need to be filled and the high points cut off to facilitate development of pad sites. The road profile attempts to average these cuts and fills so the property to the north can develop without the need to haul in or haul off excess material. Further discussion can be had with a plan and the adjacent owners and City as we have reviewed this in detail.

Staff Response: To accommodate a better grading plan, we suggest allowing the plan to shift in any direction up to 100 feet while continuing to meet code requirements when presented as a final plan.

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1) None.
- B) Items that are conditions of approval (stipulations):
 - 1) The applicant shall continue to coordinate with UG Public Works and Planning & Zoning on the public street improvements related with the proposed development i.e. 115th Street and 118th Street.
 - 2) The applicant shall continue to coordinate with UG Public Works and Planning & Zoning on the public sanitary sewer improvements related with the proposed development.
 - 3) This project includes public street and storm sewer improvements. The public street and storm sewer improvement plans shall meet the UG standards and criteria and shall be a separate plan set with a separate cover sheet with applicable information, i.e., vicinity map, sheet index, benchmark, utility contacts, floodplain note, etc. The public sanitary sewer improvement plans shall include erosion control. This set of plans is required and shall be reviewed and approved by UG staff prior to construction permit acquisition.
 - 4) This project includes public sanitary sewer improvements. The public sanitary sewer improvement plans shall meet the UG standards and criteria and shall be a separate plan set with a separate cover sheet with applicable information, i.e., vicinity map, sheet index, benchmark, utility contacts, floodplain note, etc. The public sanitary sewer improvement plans shall include erosion control. This set of plans is required and shall be reviewed and approved by UG staff prior to construction permit acquisition.
 - 5) All public sanitary sewer easement documents shall be reviewed and approved by UG staff, then recorded with the Wyandotte County Register of Deeds. A copy of the recorded easements with book and page number

- shall be submitted to staff prior to final engineering approval and construction permit acquisition
- 6) Retaining walls greater than 3' 6" shall be designed by a Professional Structural Engineer registered in the State of Kansas. In this regard, plans and profile for the proposed retaining walls shall be provided to UG staff for review and approval prior construction permit acquisition. See UG checklist, standards and criteria.
 - 7) The County Surveyor makes separate technical review of the plat documents and submits comments directly to the preparer of the plat. Provide revised plat documents in accordance with County Surveyor comments.
 - 8) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
- 1) For future reference, final development plans will have to be approved before going to planning commission with approval to obtain permits. This will include final engineering, calculations, and complete drawings with construction notes and details. Final Development Plans shall be in accordance with UG standards and criteria.

Staff Conclusion:

The applicant has continued to work with staff to address Planning and Engineering comments, which we will continue to engage throughout this process. This development will have substantial and positive impact on the community and will be a great asset. Subject to approval, staff stipulates the following:

- 1) A \$50.00 ordinance publication fee shall be submitted to the Urban Planning and Land Use Department immediately following the Unified Government Board of Commissioners meeting.
- 2) Obtain a variance for reducing the total number of trees for Lot 3 parking lot (proposed 185 trees).
- 3) Obtain a variance for reducing the total number of trees for Lot 1 in parking lot adjacent to the small barn.
- 4) Irrigate the parking lot island trees.
- 5) Allow American Royal Way and the site plan as a whole to shift up to 150 feet, as necessary to align and make both parties on either side of the street amenable to its placement.
- 6) Aforementioned stipulations stated in the report.

On motion by Mr. Miller, seconded by Dr. Neal, the Planning Commission voted as follows to recommend **APPROVAL of Special Use Permit Application #SP-2019-116:**

Carson	Chairman
Ernst	Aye
Huey	Aye
Jones	Aye
Miller	Aye

Neal	Aye
Cho	Not Present
Connelly	Not Present
Pauley	Not Present
Reasons	Not Present
Serda	Not Present

Motion to recommend APPROVAL Passed: 5 to 0
Subject to the above stipulations

On motion by Mr. Miller, seconded by Ms. Huey, the Planning Commission voted as follows to **APPROVE American Royal Preliminary Plat:**

Carson	Chairman
Ernst	Aye
Huey	Aye
Jones	Aye
Miller	Aye
Neal	Aye
Cho	Not Present
Connelly	Not Present
Pauley	Not Present
Reasons	Not Present
Serda	Not Present

Motion to APPROVE Passed: 5 to 0
Subject to the above stipulations

On motion by Mr. Miller, seconded by Ms. Huey, the Planning Commission voted as follows to recommend **APPROVAL of Preliminary Plan Review Application #PR-2019-28:**

Carson	Chairman
Ernst	Aye
Huey	Aye
Jones	Aye
Miller	Aye
Neal	Aye
Cho	Not Present
Connelly	Not Present
Pauley	Not Present
Reasons	Not Present
Serda	Not Present

Motion to recommend APPROVAL Passed: 6 to 0
Subject to the above stipulations

waste that would accompany having to tear out a sea of pavement in the event of future expansion.

In any case, the main drive aisles must be dust-free.

The main drive aisles on Lot 3 will be chip sealed and the intermediate drives will be asphalt millings.

Public Works Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:

1) None

B) Items that are conditions of approval (stipulations)"

1) None

C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:

1) None

City Staff Report to City Planning Commission Review No. 1

Urban Planning and Land Use Comments:

NOTE: While the proposed use is not entirely commercial in nature, some aspects of the Commercial Design Guidelines are necessary to assure compatibility in the area.

General Planning:

1. The applicant is requesting additional flexibility to amend the final plan review in excess of the administrative determination to make such change:

a. Sec. 27-210(g)(1)a. Increases in density or residential uses by more than five percent up to ten percent (10%);

b. Sec. 27-210(g)(1)b. Increases in total flood area (entire plan) of all nonresidential buildings by more than five percent or 5,000 square feet, whichever is less up to ten percent (10%);

- c. Sec. 27-210(g)(1)c. Increases of lot coverage by more than five percent by up to ten percent (10%);
 - d. Sec. 27-210(g)(1)g. Decreases of any peripheral setback of more than five percent by up to ten percent (10%); and/or
 - e. Sec. 27-210(g)(1)h. Decreases of areas devoted to open space of more than five percent or the substantial relocation of such areas by up to ten percent (10%).
2. Submit a design criteria manual for the overall development, as there could be expansions or additions in the future.

We will assemble and document design criteria as we proceed with the design of the facility and submit with the Final Development Plan.

3. Any proposed wind turbines must comply with the wind turbine ordinance.

Understood.

4. Per Sec. 27-314. Within the boundaries of a subdivision, sidewalks shall be installed by the subdivider on one side of all new local residential streets, and all streets that are segments of the major street system shall have sidewalks on both sides except in industrial areas and except in subdivisions zoned R Rural Residential. Sidewalks shall be not less than four feet wide and be of Portland cement concrete and shall comply with the specifications of the Unified Government. Sidewalks shall be located in the platted street right-of-way abutting the property line. Walks shall be installed in any pedestrian easements as may be required by the Planning Commission. The Unified Government Board of Commissioners may approve exceptions to these requirements after having made a determination that provision of a sidewalk on one or both sides is unnecessary, not feasible, or that a superior alternative is to be provided. State Avenue is classified as Class A Thoroughfare and 118th Street is classified as a Parkway, so sidewalks shall be installed on both sides of the street.

Revised sheets are showing sidewalks on the north side of State Avenue, east and west sides of 118th Street, south side of American Royal Way and east and west sides of 115th Street.

5. Over the road trucks shall not be parked on the property overnight.

Traditional over the road commercial trucks will not be using this facility for overnight parking. However, there will be instances where livestock trucks will be parking overnight.

6. Minimum 8-foot sidewalk/trail is required to be installed around the perimeter of the property. Please revise and resubmit.

This has been added to the resubmitted sheets.

7. Minimum 4-foot pedestrian path with landscape buffer and pedestrian lighting from parking areas to buildings. Please revise and resubmit.

These has been added to the resubmitted sheets.

Building Architecture:

1. Please provide a sight line drawing of the south façade. There are seven (7) dock doors that are on the rear of the building, which faces State Avenue. How will these be screened from public view?

This drawing has been added to Sheet AS100. There is a vegetated berm along State Avenue that limits the views of the dock doors. Additionally, the number of dock doors on the south side of the building has been reduced to three (3).

2. Sec. 27-576(e)(2) Exterior building materials shall not include the following:
 - a. Smooth-faced grey concrete block, painted or stained concrete block, tilt-up concrete panels;
 - b. Field painted or prefinished corrugated metal siding; Corrugated metal panels are not permitted per the Commercial Design Guidelines for the hotel. Standing seam metal paneling may only account for 15% of the exterior building material per façade on the hotel building. Please revise hotel building elevations to comply with the Commercial Design Guidelines and Sec. 27-576(e)(1).

The building elevations have been revised so that the material designations are in compliance with the Commercial Design Guidelines. It is also noted that the metal paneling on the hotel is not corrugated and is below 15% per façade.

3. Since the buildings have high visibility from every angle, scupper and downspouts can become an eyesore. All scuppers shall be designed so they are reasonably screened, and all downspouts shall be internalized. Overflow drains shall be at grade and hidden by vegetation.

All roof drains will be internal at the American Royal Complex and at the hotel with the exception of the eastern and western most eaves of the barns. Those will be gutters and downspouts where the downspouts will match the color of the building and be collected underground and connected to the storm water collection system.

4. Downspouts shall be internalized for the hotel building.

Understood.

5. All concrete shall be integrally colored – no paint.

Understood.

Landscaping and Screening:

1. Based on the landscaping requirements in the A-G Agriculture District for the indoor and outdoor multi-event center, parking lot, and, CP-2 Planned General Business Districts (one tree per 7,000 square feet of site area) and the Commercial Design Guidelines (at least 75 percent greater than the district requirement), the number of trees are required for the following lots:

- a. Lot 1 – 281 trees
- b. Lot 2 – 131 trees
- c. Lot 3 – 377 trees

In summary, 789 trees are required to be planted for the agricultural and commercial zoned lots based upon staff's calculations. Please revise the landscape plan accordingly. This total does not include trees required for street trees planted along a major street or within parking lot islands.

Lot 2 requires 131 trees, which does not include the requirement for street trees and parking lot islands.

The landscape plan has been revised to the tree counts above on Lots 1 and 2. The function of lot 3 for truck and livestock trailer parking does not allow for a lot of trees planted within the parking area. We are showing trees around the perimeter with a lower quantity of approximately 185.

2. Sec. 27-699(a)(6) Non-industrial and non-structure parking lots that have been paved area wider than a double-loaded aisle and more than 20,000 square feet in area shall provide one shade tree for each 20 parking spaces on the interior of the parking lot. Interior tree plantings are in addition to the landscaping requirements.

Trees are being planned for the interior of parking lots except on the south side of the barns, due to the restrictions they would cause on the operation of the facility and ability for livestock trucks and trailers to navigate safely through the area as they load and unload.

3. Per the Commercial Design Guidelines for the hotel:

- a. The majority of all surface parking and all drive through facilities should be located to the maximum extent possible behind buildings or in the interior of a block.

Hotel service is located at the back of the building and the parking lots are located with the majority of spots in the back.

- b. Parking located between the front of the building and street right-of-way must provide an additional 20 feet of landscaped area in addition to the required setback.

This setback has been provided.

- c. Parking must be screened from adjacent streets by walls, shrubs, trees, or other design elements

Understood.

4. All landscaping must be irrigated.

Primary landscaping areas will be irrigated, but it would not be feasible or sustainable to irrigate all areas on a project of this scope and magnitude. Parking lot islands with trees will not be irrigated, for example. That being said, the Applicant is committed to sustainably maintaining the property at a high level.

5. All shade trees shall be at least 2" caliper. All evergreens shall be at least 6' in height. All shrubs shall be 5 gallons, external to the site and 3 gallons internal to the development when planted.

Understood.

6. All disturbed areas within the development shall be brought to finished grade and seeded or sodded. There shall not be any exposed, bare ground unless the lot has an active building permit for building construction.

Understood.

7. All lighting, whether mounted on the exterior of parking deck or within the structure shall have 90-degree cutoff fixtures. Light cannot exceed one footcandle as measured from said property line. Please provide a lighting plan.

Understood.

8. Only decorative lighting can be used on the exterior of the building(s). No pack lights or flood lights are allowed.

Understood.

9. The dumpster will need to be screened with an architectural wall that matches the building and heavily landscaped.

The hotel and any permanent locations for dumpsters for the American Royal Complex will be in compliance. The event based dumpsters for the American Royal Complex require access on the sides to load the material and physical screening material is problematic so landscaping will be employed.

10. All roof mounted units must be screened by the parapet of the building.

Understood.

11. The hotel rooftop elevator equipment shall be screened by the parapet of the building.

Understood.

12. All utility connections must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building.

Understood.

13. All BPU transformer pads and/or generators shall be completely screened on three (3) sides with 6-foot Junipers setback 3 feet from the pad and 10 feet from the door

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opening. Additionally, if the transformer doors open towards the parking lot, the 10-foot setback is established in the parking lot, therefore the gate/enclosure shall be constructed in front of the transformer. If this cannot be accomplished, relocation of the transformer may be necessary.

Understood. We are working with BPU on the locations.

14. Outside storage and/or storage yards are not permitted A-G Agriculture District.

As noted in the Application (specifically, in the description of requested special uses as described therein), there will be covered outside storage yards for dirt and arena flooring materials as part of this project.

Signage:

1. Shall comply with the sign ordinance.

As discussed at the November 14th meeting, the signage will be developed as the design progresses and we will apply for any signage variances required later in the project.

Street Connections:

1. Please explain the nature of and timing of connections to Parallel and Delaware Parkway.

As noted above in Section 1(d) under Street Review No. 1, the traffic impact study does not assume or recommend any extension of 115th Street beyond the Applicant's property to Parallel Parkway or any extension of Delaware. The Applicant recognizes that there may be certain efficiencies to be gained by coordinating the timing of the infrastructure improvements for the proposed complex, and those which may be necessary or desirable for other, future development. The Applicant is engaged in ongoing discussions with the UG regarding the same, and currently awaiting the UG's proposed alignment for the future 115th Street and Delaware extensions. However, those future improvements are not a part of this application.

Grading:

1. Please explain how this project's grading will facilitate future development on adjacent sites.

The profile grade of American Royal Way and 115th Street allow for development to the north and east of this project. The profile of 115th Street generally follows existing grade and the ground to the east drops toward a creek to the east. The profile matches the existing low points of the property to the east. The profile of American Royal Way is generally in cut and allows for better access to the property to the north as this property sits at a lower elevation than the American Royal. The existing ground cannot be matched perfectly due to road design criteria. The low points in both the road and property to the north will need to be filled and the high points cut off to facilitate development of pad sites. The road profile attempts to average these cut and fills so the property to the north can develop without the need to haul in or haul off excess material. Further discussion can be had with a plan and the adjacent owners and City as we have reviewed this in detail.

Public Works Comments:

B) Items that require plan revision or additional documentation before engineering can recommend approval:

- 1) Detailed engineering comments are made by separate technical review of the plans and submitted directly to the applicant. Provide revised plans and responses in accordance with the engineering comments.

Understood.

- 2) The County Surveyor makes separate technical review of the plat documents and submits comments directly to the preparer of the plat. Provide revised plat documents in accordance with County Surveyor comments.

Understood.

- 3) Construction plans shall meet UG standards and criteria and shall be reviewed and approved by UG prior to construction permit acquisition.

Understood.

C) Items that are conditions of approval (stipulations):

- 1) None

D) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:

- 1) None

County Surveyor's Comments:

1. The distance shown on the northwesterly line of proposed Lot 1 calls out 1621.81 on the plat and 1621.82 in the description.

See Revised Sheet.

2. In the description please call out "thence on a non-tangent curve to the left"

See Revised Sheet.

3. In the description please call out "N. 118th Street and parallel to the West line of said section 3"

See Revised Sheet.

Things to make sure that are on the final plat or that are submitted at the time of the final plat.

1. Error of closure on the face of the plat
2. Provide an error of closure printout
3. Please provide LSRR for all section corners shown on the plat
4. Please show and label all section lines called for in the description.

Understood.

Meeting Minutes
American Royal – Neighborhood Meeting

Application Numbers:

1. Appeal #2355 / ZA-19410-00043
2. COZ 3210 / CZ-19401-00032
3. SP-2019-116 / SP-19402-00108
4. American Royal Plat
5. PR-2019-28
6. MP-2019-6

collectively, the “Application”.

Date: Wednesday, November 20, 2019

Location: Country Club Bank Building, Lower Level Community Center, 11006 Parallel Parkway, Kansas City, KS 66109

Meeting called to order at: 6:10 pm

Applicant Representatives in Attendance:

1. Jackie McClaskey, American Royal Association
2. Taylor Fry, American Royal Association
3. Pete Lacy, Lacy & Company
4. Phil Gibbs Jr., Continental Consulting Engineers, Inc.
5. Galen Lif, Gould Evans Associates
6. Adam Sterns, Gould Evans Associates
7. Kevin Lee, Polsinelli PC
8. Taylor Ray, Polsinelli PC

collectively, the “Applicant”.

Others in Attendance:¹

1. Roy Scott
2. Judy Scott
3. Mark Mackey
4. Steve Allison
5. Kent Polfer

¹ County Administrator, Doug Bach, was also in attendance but arrived after the meeting was adjourned.

Introductions:

The Applicant first introduced the Applicant representatives present at the neighborhood meeting, and then provided a general overview and background of the American Royal Association (the “American Royal”) and its goals in developing the proposed complex.

Presentation:

The Applicant then presented a full and accurate description of the proposed development plans, described projected impacts of development and plans to mitigate or off-set the same, and informed the members of the public that the Application is currently scheduled to be before the UG Planning Commission on December 9, 2019. The Applicant encouraged everyone present at the meeting to attend the Planning Commission meeting and then opened the floor for questions.

Questions and answers:

- A member of the public asked if the property to the east of 118th Street was 80 acres of Indian land, and if the American Royal had that property under contract. The Applicant responded in the affirmative to all.
- A member of the public asked if there would be a thoroughfare on the north side of the project and what the traffic requirements were. The Applicant responded that American Royal Way would be constructed and would connect 118th Street to the northeast corner of the project site as depicted in the Application.
- A member of the public asked if there was going to be a connection to 110th street. The Applicant explained that, while the expectation is that 115th Street and Delaware will eventually be extended in connection with future development of the surrounding area, only those road improvements as shown in the Application are contemplated to be built in connection with the American Royal project.
- A member of the public asked how many square feet of building area the project envisions, to which the Applicant responded approximately 1.1 million excluding the hotel.
- A member of the public asked if American Royal would own the land for the hotel and if such land would be sold to a developer. The Applicant responded that the land is under contract and that, while the structure of the hotel transaction is still being developed, the American Royal does not currently anticipate that it will own the hotel site.
- A member of the public asked if a hotel developer had been identified, to which the Applicant responded yes, but stated that the details were not yet finalized or ready to be disclosed publicly.

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- A member of the public asked when construction was expected to commence. The Applicant responded that the goal was to break ground in Spring 2020 with completion targeted in December 2021.
- A member of the public inquired about who is going to build the roads. The Applicant outlined the process for analyzing traffic impacts under the UG code, and explained that—while only those improvements immediately adjacent to the project site are contemplated in connection with the project—discussions are ongoing with respect to any efficiency that may be gained by constructing additional infrastructure at the same time.
- A member of the public asked if the property to the west of 118th street would be all parking. The Applicant explained that the property shown on the plans west of 118th Street is currently contemplated for parking and storage, with the potential for future expansion to include additional improvements.
- A member of the public asked if the parking on the property west of 118th street would be paved. The Applicant responded that the parking would not be paved as this area is contemplated for somewhat limited use, and also being reserved for potential expansion. The Applicant further clarified that the parking on this property is intended for trailers and overflow parking, and not for the bulk of the passenger vehicle parking.
- A member of the public asked if there were any additional renderings available. The Applicant explained that the posted concept renderings are all that is available at this time, but that additional details and elevations would be forthcoming in connection with final development plan review.
- A member of the public asked who the architects were. The Applicant answered Gould Evans.

Conclusion: The Applicant confirmed that there were no further questions or comments and, in closing, thanked everyone again for coming, urged all to attend the December 9, 2019 Planning Commission meeting for additional information, and invited everyone to come forward and have a closer look at the site plans and elevations.

Meeting adjourned at: 6:25 pm

Minutes taken by: Taylor Ray, Polsinelli PC

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EXHIBIT C

What is the proposed use(s) for the applicant's property?

An indoor and outdoor multi-use complex with some or all of the following uses:

- Assembly hall, community center, exhibition hall, convention center, and/or similar uses, including, but not limited to: Auctions, boat shows, car auctions, car shows, celebrations/parties/social gatherings, collegiate athletic events and practices (cheer, dance, basketball, wrestling, volleyball, etc.), equipment auctions, gun shows, home shows, RV/camper shows, sports shows, sporting tournaments events, trade shows, youth athletic events, animal auctions, alpaca shows, barrel racing events, cat shows, dairy shows, dog shows, equine shows, goat shows, livestock shows, llama shows, milking parlor events, petting zoos, swine shows, poultry shows, sheep shows, sheep- and cattle-dog contests and demonstrations, agricultural equipment showcases, youth and professional rodeos, collegiate functions (graduations, celebrations, etc.), community events and luncheons, job fairs, conferences, food related events and activities (including, without limitation, barbeque-related tournaments and events), food marketplace stores, food hub locations, fundraisers, fruit and vegetable auctions, high school functions (proms, graduations, etc.), merchandise stores, political events, restaurants and concessions, ticketing, county fairs, leadership events, and/or weddings;
- Educational, religious, philanthropic and/or eleemosynary nature uses, and/or similar uses, including, but not limited to: live animal educational events, livestock birthing center events, children's learning centers, community tours, cooking lessons and demonstrations, educational classes, field trips, professional trainings, competitive learning activities, leadership challenge courses, school tours, symposiums, and/or wildlife/outdoor educational events;
- Amusement parks, privately owned and operated athletic fields, race tracks, and/or similar uses, including, but not limited to: uses for youth and professional rodeos, football, kickball, soccer, volleyball, wheelchair sports, workout events (yoga, running, etc.), street fairs, small amusement park events (Ferris wheel, assorted rides, carousel, etc.), small and large fairs, parades, carnivals, food festivals and events, food tasting events and celebrations, hot air balloon shows, outdoor concerts, and/or outdoor festivals;
- Bingo parlor, including, but not limited to bingo as a rental activity, and/or similar uses;
- Children's day care and nursery facilities, youth camps, and/or similar uses;
- Concerts halls, discotheques, dance halls, indoor and outdoor concerts, dances held during events (for example, but without limitation, during high school rodeos), and/or similar uses;
- Extraction of raw material, such as rock gravel and sand, and/or similar uses;
- Farm wineries, and/or similar uses;
- Wine, beer and/or other alcoholic beverage tastings, and/or similar uses;
- Golf driving ranges, miniature golf courses, temporary golf-related events and activities, and/or similar uses;
- Keeping of livestock (including, but not limited to, for educational or event-related purposes), and/or similar uses;

70938167.3

- Microbreweries, and/or similar uses;
- Motels, hotels, motor homes, RV parks, and/or similar uses;
- Nursery sales office, building, greenhouse or area, educational greenhouse and/or growing plots, plant sales, and/or similar uses;
- Off-street parking lots for passenger vehicles, and/or similar uses;
- Outdoor motion picture theaters, temporary setup for outdoor theatre, and/or similar uses;
- Private and/or commercial facilities for tennis, handball, racquet ball or similar recreation, and/or similar uses;
- Riding stables and tracks, including, but not limited to, with trails and riding lessons to be provided, and/or similar uses;
- Veterinary clinics, dog kennels, and/or similar uses;
- Farmer's market , and/or similar uses;
- Campgrounds, including, but not limited to for RV, tractor and trailer parking and camping, and/or similar uses;
- Firing ranges, gun clubs, skeet shoots, and/or similar uses, events and activities;
- Dirt storage, including, but not limited to the bringing in, removal, relocation or other taking of earth material from one place to another, whether titled under the same, common or different ownership, and/or similar uses;
- Equipment storage, including, but not limited to, livestock feed, hay and bedding storage, and/or similar uses;
- Happy hours and/or similar uses;
- Outdoor advertising signs and/or similar uses; and/or
- Maintenance shops, workshops, farm shops, and/or similar uses.

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EXHIBIT E

Significant Changes

At the direction of UG Planning Staff, the Applicant hereby requests that the Planning Commission recommend approval of, and the Board of Commissioners approve, the enclosed Preliminary Development Plan, including with the flexibility for one or more of the following changes to be made at the time of Final Development Plan without triggering rehearing by the Planning Commission or Board of Commissioners:

1. Increases in density or intensity of residential uses by ~~more than five percent~~ up to ten percent (10%);
2. Increases in total floor area (entire plan) of all nonresidential buildings by ~~more than five percent or 5,000 square feet, whichever is less~~ up to ten percent (10%);
3. Increases of lot coverage by ~~more than five percent~~ up to ten percent (10%);
4. Decreases of any peripheral setback ~~of more than five percent~~ by up to ten percent (10%); and/or
5. Decreases of areas devoted to open space ~~of more than five percent or the substantial relocation of such areas~~ by up to ten percent (10%).

notwithstanding anything in the Unified Development Ordinance §§ 27-210(G), 27-211(H), or 27-211(F) to the contrary.

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EXHIBIT F

Information Pertaining to Requested Master Plan Amendment

- **Description of the present use of the property, existing comprehensive plan classification, and the existing zoning classification, along with the same information for surrounding properties.**
 - The subject property is currently vacant land.
 - The current comprehensive plan classification is Planned Commercial/Business Park.
 - The subject property is currently zoned A-G.
 - Neighboring property to the north is classified as a combination of Planned Commission, Business Park, and Mixed Residential.
 - Neighboring property to the east is classified as a combination of Planned Commercial, Entertainment, and Business Park.
 - Neighboring property to the south is classified as Entertainment.
 - Neighboring property to the west is classified as Mixed Residential.
- **Identification of the requested new comprehensive plan classification.**
 - “Planned Commercial /Entertainment”.
- **A description of existing road conditions and new roads to be included in the development and/or the effect of the proposed development on existing roads and traffic conditions.**
 - TBD. The Applicant is working with the UG and other interested stakeholders to determine the scope of new roads to be included in the development and surrounding areas, such that (upon completion) the new development will not have a negative effect on existing roads and traffic conditions.
- **The source/method for providing utility/infrastructure services to the property.**
 - TBD. The Applicant is working with the UG and other interested stakeholders to determine the scope, and source/method, of providing utility/infrastructure services necessary to serve the subject property.
- **A description of the potential density permitted by the land use classification change.**
 - Please refer to the density matrix set forth in Table 5 of the Master Plan.
- **An estimation of future costs and revenues attributable to the unified government as a result of development pursuant to the land use map amendment.**
 - The Applicant is working with the UG and other interested stakeholders to determine an estimation of future costs attributable to the UG as a result of development proposed pursuant to the land use map amendment.

70940201.2

- The UG is expected to realize a substantial increase in revenues as a result of the development proposed pursuant to the land use map amendment.
- **A written analysis of the differences between the current and proposed designations.**
 - The business park use is described as use for manufacturing, light industrial, distribution warehouses, trucking and other employment activity. The entertainment use is not described in the Master Plan, but will serve as a nice complement to the existing commercial and entertainment uses to the east of the subject property.
- **A description of all items required for all amendments.**
 - Amend Map 11: Future Land Use, to designate the subject property for “Planned Commercial /Entertainment”, as opposed to “Planned Commercial/Business Park” uses.
- **An analysis of the impact of the amendment on surrounding properties and plans.**
 - The proposed classification change will enable the development of a major commercial entertainment and tourism area, and build upon and support the current uses to the east of the property, while also attracting other surrounding and supportive development to the north and west.
- **An analysis of the long term development of the area (20—50 years) incorporating review of land use, transportation, infrastructure, environmental impact, market potential, and fiscal impact to both the unified government and the property owner.**
 - Please refer to the attached Exhibit D.
 - Additional information can be provided upon request.

70940201.2

Trail Design Guidelines

The following guidelines apply for all recommended trails. Although there are several trail types, there are common minimum design standards necessary to ensure a safe and enjoyable experience for all users. These standards were developed based on input received through the Plan process and a review of the latest common practices, most notably the American Association of State Highway and Transportation Officials (AASHTO) Guide for Planning, Design and Operation of Pedestrian Facilities, AASHTO Guide for the Development of Bicycle Facilities, and KC-APWA standards.

1. For ease of maintenance, the preferred surface material for most regional and local trails is concrete. However, to accommodate different user needs and unique physical conditions, trails on unimproved levee roads, parks, greenways, or in other natural areas may utilize asphalt or "soft" surfaces such as limestone screenings, or other material approved by the County engineer.
2. Although the standard width is 10-feet, it is recognized that within the developed urban corridors and/or areas with significant physical and environmental constraints, narrower trail segments may be necessary. Within these areas, upon the recommendation of the County Engineer, a minimum of 8-feet may be accepted.
3. A three-foot minimum clear zone on each side of the trail is desirable. All vertical objects including signage, benches, etc. should be located outside of this zone.
4. Grades steeper than 8.33 percent (1:12 slope) should only be considered for very short segments; cross slopes should not exceed two percent.
5. Overhanging branches or obstructions should be higher than 10-feet.
6. For safety, large trees or tall shrubs should be at least 10-feet from the trail.
7. A buffer zone should be maintained to protect natural systems and ecologically sensitive areas.
8. Visual clutter should be limited in the green space between the road and sidewalk or trail.
9. Crossings on bridges should include a barrier and railing to separate traffic and the pedestrian or cyclist.
10. Trail heads provide places for rest, parking, water fountains, and maps of the trail system. Trail heads should be placed at the appropriate termini or junctions of a trail corridor and any place where a large concentration of users is anticipated. At a minimum, trail heads should include vehicular and bicycle parking as well as a system trail map with the specific location within the system. Other preferred features include but are not limited to benches, trash receptacles, lighting, appropriate cultural or historical interpretive signage, restrooms and drinking fountains. All facilities should be designed according to ADA accessibility guidelines.



52



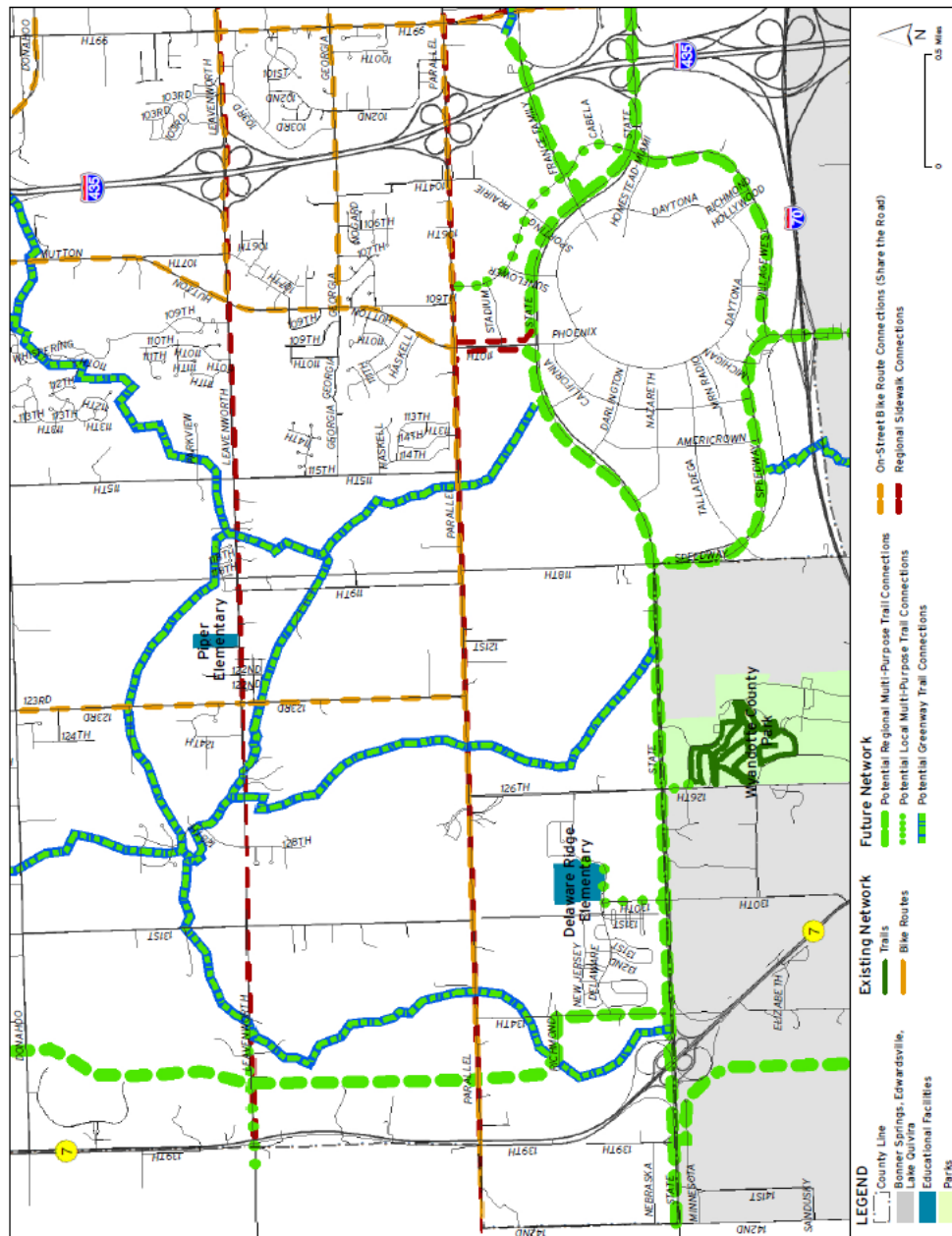
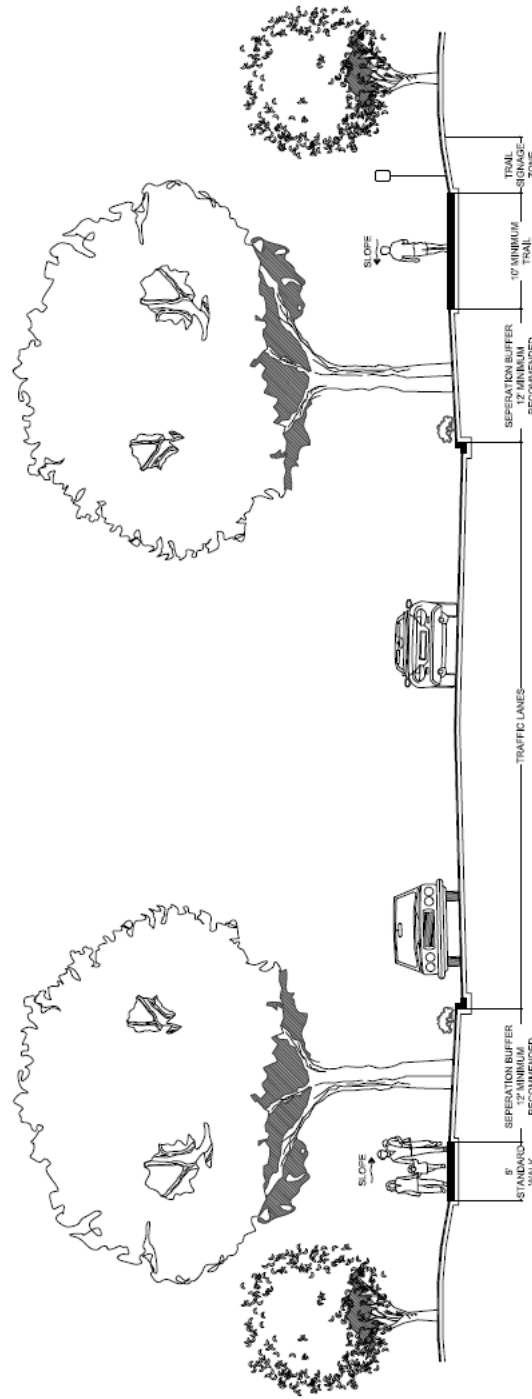


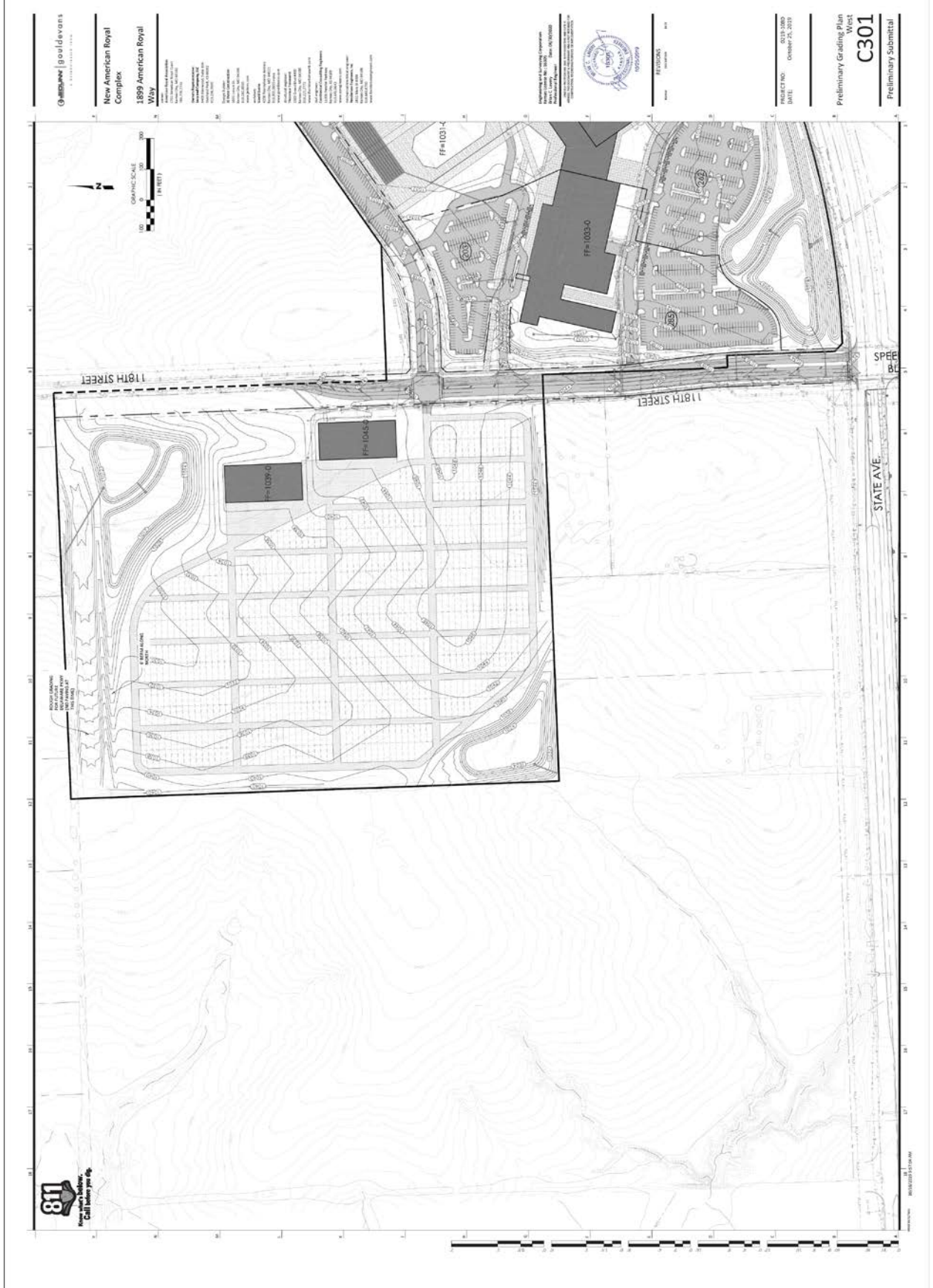
Figure 7.3: Regional Trail
Typical Cross Section



Regional trails provide cross-county connections and linkages to regional trails outside of Wyandotte County. These trails are recommended to be at least 10-feet wide to accommodate pedestrians and less-experienced cyclists who do not feel comfortable riding in the street. More experienced cyclists are likely to ride in the street with vehicular traffic along designated bike routes.

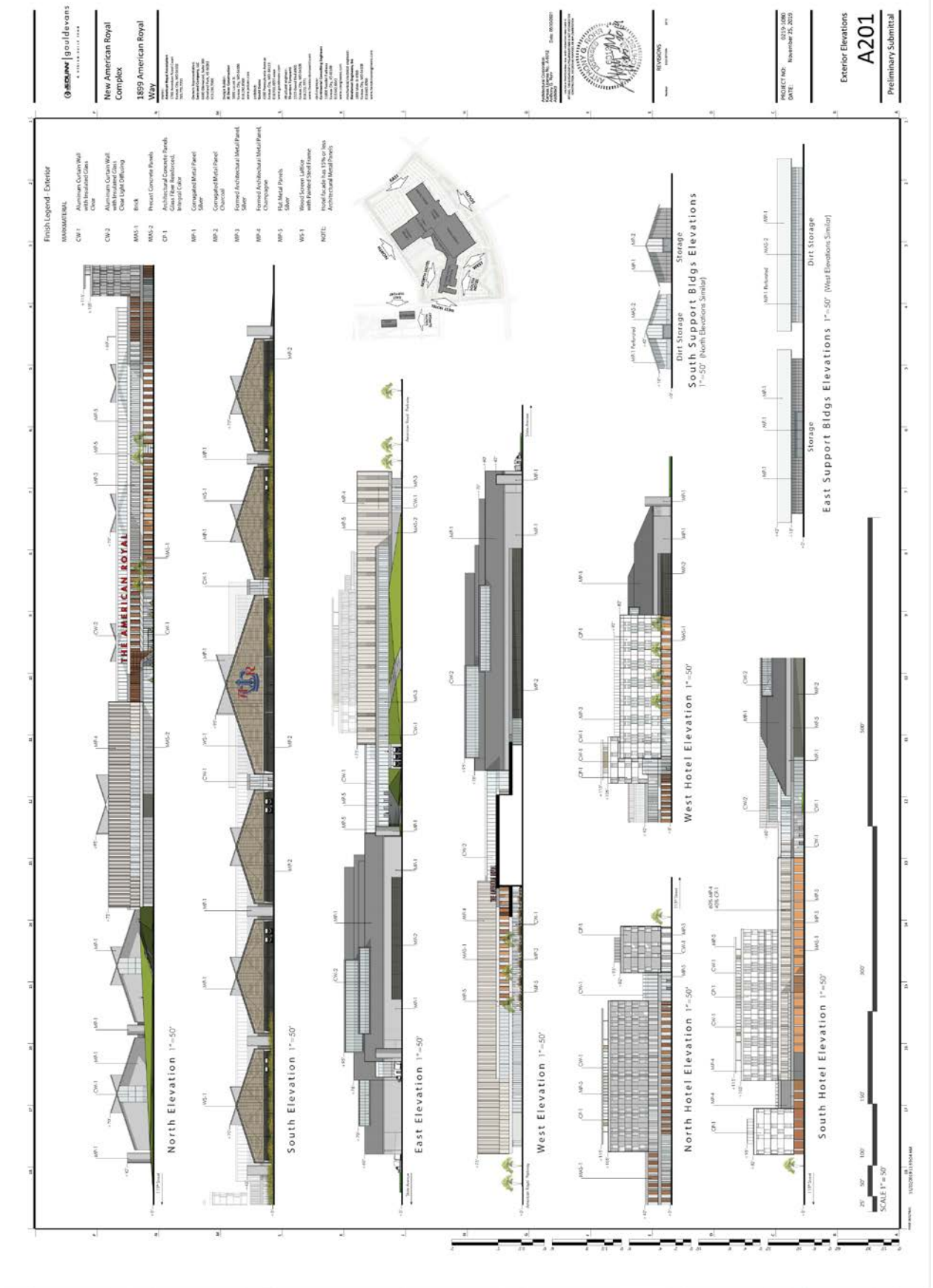


January 9, 2020



January 9, 2020







Urban Planning and Land Use

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

Phone: (913) 573-5750
Fax: (913) 573-5796
www.wycokck.org/planning

To: Unified Government Board of Commissioners
From: City Staff
Date: January 9, 2020
Re: Petition #SP-2019-112

GENERAL INFORMATION

Applicant:
Pete Davis, Jr.

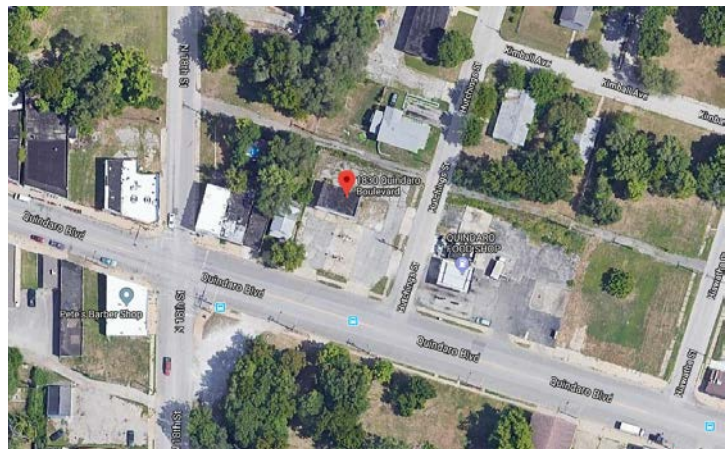
Status of Applicant:
Representative
Auto Plug
1903 Quindaro Boulevard
Kansas City, KS 66104

Requested Action:
Special Use Permit for a car dealership and automotive repair

Date of Application:
October 14, 2019

Purpose:
Applicant is applying for a Special Use Permit to operate a car dealership with automotive repair, auto detailing, and auto stereo installation.

Property Location:
1830 Quindaro Boulevard



Existing Zoning: C-3 Commercial District

Existing Surrounding Zoning: **North:** R-2 Two-Family District
South: C-3 Commercial District
East: C-3 Commercial District
West: C-3 Commercial District

Existing Uses: **North:** Single-family residential
South: Vacant lots
East: Gas station/convenience store
West: Single-family residential

Neighborhood Characteristics: The neighborhood features a commercial strip along Quindaro Boulevard with residential to the blocks north and south of the boulevard.

Total Tract Size: 0.3 acre

Master Plan Designation: The City-Wide Master Plan designates this property as Community Commercial

Major Street Plan: The Major Street Plan designates Quindaro Boulevard as a Class C Thoroughfare

Advertisement: Property Owners Letters – November 13, 2019 and December 26, 2019
Wyandotte Echo – November 14, 2019

Public Hearings: December 9, 2019 and January 9, 2020

Public Opposition: No one appeared in opposition at the December 9, 2019 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: Applicant is requesting a Special Use Permit to operate a car dealership on the property. Besides selling cars, the dealership will also engage in automotive repair, auto detailing, and auto stereo installation.

City Ordinance Requirements: Sections 27-592 through 27-606

FACTORS TO BE CONSIDERED

1. Neighborhood character

The neighborhood features a residential strip along Quindaro Boulevard with residential to the blocks north and south of Quindaro. The neighborhood is over

100 years old, featuring traditional street layouts and residential and commercial spaces within close proximity of each other.

2. *The zoning and uses of properties nearby and the proposed use's expected compatibility with them.*

The proposed use is expected to be compatible with the surrounding zoning and uses, especially with the properties to the east and south.

3. *The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property?*

Quindaro Boulevard is a commercial area, and a car dealership and auto-related business is technically suitable for this area.

4. *The length of time the property has remained vacant as zoned.*

Applicant has stated that the property was operating without the required permits when he bought it, but it was certainly not vacant.

5. *The degree of conformance of the proposed use to the Master Plan.*

Car dealerships and auto repair shops are allowed in Community Commercial designations by the City-Wide Master Plan.

6. *The extent to which the proposed use would increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems.*

Traffic is likely to increase at the corner of 18th Street and Quindaro Boulevard because of the proposed business. This arouses safety concerns such as a compromised sight distance triangle.

7. *The extent to which the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality or marketability of nearby property.*

There are several car dealerships and automotive-related businesses in the area. This one additional automotive business is not particularly necessary. However, it is not likely to cause substantial injury or harm to nearby properties, so long as it is well-maintained and complies with Commercial District Design and Landscape Guidelines.

8. *Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.*

Car repair can cause some noise. Therefore, all work on serviced automobiles must be done inside the building.

9. *Whether the proposed use will pollute the air, land or water.*

Environmental concerns include fluid leakage from automotive parts and the repair process. Gases from the detailing process may also be a concern.

10. *Whether the use would damage or destroy an irreplaceable natural resource.*

Not applicable in this case.

11. *The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.*

The car dealership itself is not a public safety issue.

12. *Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.*

There is little chance of overcrowding occurring at the property in question. The only concern is traffic at the corner of Quindaro Boulevard and Hutchings Street trying to enter and exit the property. However, this concern should be allayed by keeping closed the gated entrances closest to the corner.

PREVIOUS ACTIONS

Both BOZA-2341 and SP-2019-87 were obtained for the property same purpose at the in question, but by a different applicant

NEIGHBORHOOD MEETING

Applicant held a neighborhood meeting at 6:00 PM on November 25, 2019 at Sanctuary of Hope, 2601 Ridge Avenue. There was a miscommunication between Applicant and Sanctuary of Hope staff, and all the outside doors were locked when Applicant arrived. However, Applicant states that none of the invited neighbors showed up, and so the meeting as adjourned at 6:30 PM after waiting around outside for 30 minutes.

KEY ISSUES

Intellectual property rights, parking

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 4 to 1 to recommend **APPROVAL** of **Special Use Permit Application #SP-2019-112**, subject to:

Urban Planning and Land Use Comments:

1. Applicant provided photographs of the interior of the commercial building and the exterior of the property. However, these photos were copied directly from the staff report for SP-2019-87. Due to previous concerns of intellectual property issues stemming from the address in question, staff requests that applicant either verify that it was he who took the photos or provide written permission from the photographer certifying that they are allowing applicant to submit their photographs for use in the staff report.

Applicant Response: The photographs of the interior of the commercial building and the exterior of the property was taken myself, the owner of the establishment Pete Davis.

2. What steps has or will applicant take to prevent automotive fluids from contaminating the groundwater?

Applicant Response: Auto Plug is to remove the waste which will be reflected in the final scope of work. As promised the areas shall be appropriately related to both below connections and the open area above. Will use resources such as Earth911.com The link provides a list of recycling centers in the area? Also including all spill responsibilities shall be performed in accordance with the Kansas City Chapter of the American Public Works Association Standards Specifications, Section 2150.

Staff Response: In addition to the steps listed above by applicant, a specific spill prevention plan should be developed, and all shop staff should be trained to engage in daily preventative maintenance and address larger spills. The oil/water separator on the property should be identified. Oil pans/mats should also be used at location with proper waste disposal procedures in place to contain hazardous, flammable, and nonflammable materials.

3. What steps has or will applicant take to mitigate any potential ill effects of the gases from detailing paint?

Applicant Response: There will be no detailing paint involved to cause any ill effects.

4. Provide a rendering or drawing of the fence as it is proposed.

Applicant Response: I shall provide a rendering or drawing of the fence as it is proposed and included in the blueprint copy.

Staff Response: Fence drawings have been provided and can be found in the “Attachments” section.

5. Note that absolutely no cars related to the operation of the business (whether for sale or for repair) may be parked on the public rights-of-way.

Applicant Response: There will absolutely be no cars related to the operation of the business (whether for sale or for repair) may be parked on the public rights-of-way.

6. In order to maintain the Special Use Permit, applicant and the business must remain in compliance with all local, State, and Federal business and automotive sales- and repair-related laws and regulations.

Applicant Response: Understood.

7. Special Use Permit may be approved for two (2) years

Applicant Response: Understood.

Planning Staff Notes:

A separate applicant applied for and received the following: 1) a variance allowing a proposed carport to have a setback of 19 feet, 1 ¼ inches, 2) a variance allowing the sight distance triangle to be calculated as 15 feet and 140 feet on the legs (clearing up a discrepancy in the zoning code), and 3) a special use permit allowing for operation of a car dealership with automotive repair, auto detailing, and auto stereo installation. All variances still apply to the land, but the special use permit does not have any relevance to this application.

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1) None.
- B) Items that are conditions of approval (stipulations):
 - 1) None
- C) Comments that are not critical to engineering’s recommendations for this specific submittal, but may be helpful in preparing future documents:
 - 1) None

Business License Comments:

- 1) There is no current business registered at this address. It had operated as a service station from 1967 to 2015. If approved, applicant will need to file and maintain a current occupation tax application with this office.

Additional Stipulation from Meeting:

No more than two (2) cars for sale can be on the property at any time.

STAFF COMMENTS AND SUGGESTIONS

The staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of **SP-2019-112**, subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

December 9, 2019 City Planning Commission Minutes
Plot Survey
Proposed Parking and Landscape Site Plan
Drawings of Proposed Carport and Fence
Vision Statement
Neighborhood Meeting Minutes, November 25, 2019

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>City Planning Commission</u>	<u>Board of Commissioners</u>
Public Hearing		
Special Use	December 9, 2019 Approval	January 9, 2020

STAFF CONTACT: **Michael Farley**
 mfarley@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition #**SP-2019-112** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition #**SP-2019-112**, to the as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

December 9, 2019 City Planning Commission Minutes:

Hearing Starts At 57:07:

SPECIAL USE PERMIT APPLICATION #SP-2019-112 – PETE DAVIS JR. WITH KZK PROPERTIES – SYNOPSIS: Special Use Permit for a car dealership with auto repair at 1830 Quindaro Boulevard. ***Detailed Outline of Requested Action:*** Applicant is requesting a Special Use Permit to operate a car dealership on the property. Besides selling cars, the dealership will also engage in automotive repair, auto detailing, and auto stereo installation.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated December 9, 2019
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo dated November 13, 2019; and
7. The Notices to property owners dated November 14, 2019.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. (No one responded in the affirmative.)

Present in Support:

- ❖ Pete Davis, Jr., applicant, Auto Plug, 1903 Quindaro Boulevard, Kansas City, Kansas 66104

Present in Opposition:

- ❖ No one appeared

Staff Recommendation Starts 1:00:40: Planning Director Richardson stated that the applicant only has seven (7) parking spaces on site, plus the two under the canopy for detailing and two inside the facility. There is a certain amount of customer parking required on the site. He stated that the spaces cannot be all for cars for sale. He stated that staff is calculating the number of parking spaces needed for the size of the

building. Director Richardson stated that the applicant can have two cars on site at any time for sale.

Motion and Vote Starts 1:03:42:

On motion by Mr. Miller, seconded by Ms. Jones, the Planning Commission voted as follows to recommend **APPROVAL of Special Use Permit Application #SP-2019-112:**

Carson	Chairman
Ernst	Aye
Huey	Aye
Jones	Aye
Miller	Aye
Neal	No
Cho	Not Present
Connelly	Not Present
Pauley	Not Present
Reasons	Not Present
Serda	Not Present

Motion to recommend APPROVAL Passed: 4 to 1

Subject to:

Urban Planning and Land Use Comments:

1. Applicant provided photographs of the interior of the commercial building and the exterior of the property. However, these photos were copied directly from the staff report for SP-2019-87. Due to previous concerns of intellectual property issues stemming from the address in question, staff requests that applicant either verify that it was he who took the photos or provide written permission from the photographer certifying that they are allowing applicant to submit their photographs for use in the staff report.

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Staff Response: In addition to the steps listed above by applicant, a specific spill prevention plan should be developed, and all shop staff

should be trained to engage in daily preventative maintenance and address larger spills. The oil/water separator on the property should be identified. Oil pans/mats should also be used at location with proper waste disposal procedures in place to contain hazardous, flammable, and nonflammable materials.

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- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
 - 1) None

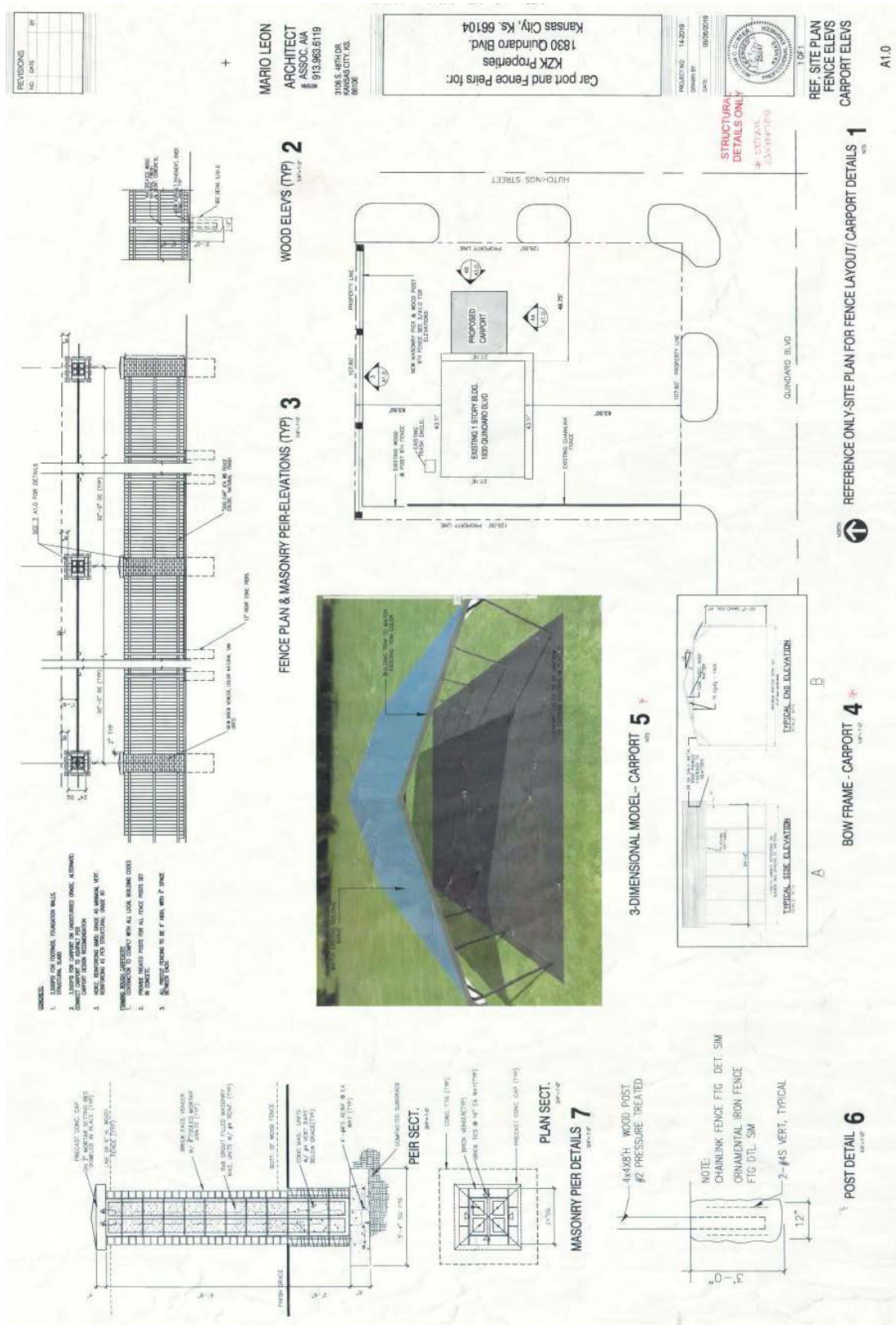
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Additional Stipulation from Meeting:

No more than two (2) cars for sale can be on the property at any time.

DRAWINGS OF PROPOSED CARPORT AND FENCE



VISION STATEMENT

Pete Davis
1903 Quindaro Blvd.
Kansas City, KS 66104
petedavisjrlar@gmail.com

October 13, 2019

Michael B. Farley
Planner
Department of Urban Planning & Land Use
Unified Government of Wyandotte County/Kansas City, Kansas

This inclusive plan envisions a future for Kansas City that welcomes future growth and development. While maintaining the area historic heritage that is over 100 years old on Quindaro Blvd. The goal is to develop vibrant and healthy business features that are attractive and functional. To build on existing strengths and promote a successful local economy, while maintaining traditional features along the strip of Quindaro. Which is within the proximity of other residential and commercial spaces that could stimulate growth and investment in the community.

Planning Goal and objectives: Promote the redevelopment of the area.

1. Improve and enhance automotive resources in the community.
2. The use is necessary at the proposed location, to provide a service which will further the public convenience and general welfare.
3. The use will not be damaging to the area property values.
4. The use will comply with the zoning districts regulation.
5. The use will not negatively impact traffic circulation.
6. The use will not have negative impact on public utilities or municipal services.
7. The use will not negatively impact the environment or be unsightly.
8. Shall provide landscaping and architecture, which is pleasant, compatible or complementary to surrounding properties and acceptable by community standards.
9. The use shall meet requirements of all regulating government agencies.
10. The use will conform to any conditions approved as part of the issued Special Use Permit.

Pete Davis

1830 Quindaro Boulevard. Kansas City, KS 66104 | 913-291-0425 | petedavisjrlar@gmail.com

Application Number: SP-2019-112

November 25, 2019

Sanctuary Of Hope

2601 Ridge Ave. KCKS 66102

Meeting called to order at: 6:00 p.m.

Names of people in attendance:

We were locked out and no one showed up.

Introductions:

Presentation was going to be given by Pete Davis and assistant, for the Auto Plug.

Questions and Answers:

None. No one showed up to the neighborhood meeting.

Meeting adjourned at: 6:30 p.m.

Minutes taken by: Pete Davis and Assistant.

Pete Davis, JR



Staff Request for Commission Action

Tracking No. 191086

Full Commission Meeting Date: 1/9/20

Committee: Public Works & Safety

Date of Standing Committee Action: 12/9/19

(If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
12/26/2019	Matt May	x6337	mmay@wycokck.org	Emergency Management

Item Description:

Mitigation is commonly defined as sustained action taken to reduce or eliminate long-term risk to people and their property from hazards and their effects. This Hazard Mitigation Plan (HMP), in which participation is voluntary, was prepared to provide sustained actions to eliminate or reduce risk to people and property from the effects of natural and man-made hazards. This plan documents the State of Kansas Homeland Security Region L (hereafter referred to as Kansas Region L and includes Johnson, Leavenworth and Wyandotte counties) and its participating jurisdictions planning process and identifies applicable hazards, vulnerabilities, and hazard mitigation strategies. This plan has been designed to be a living document, a document that will evolve to reflect changes, correct any omissions, and constantly strive to ensure the safety of Kansas Region L.

As stipulated in the Disaster Mitigation Act of 2000 (DMA 2000) Section 322, federally approved mitigation plans are a prerequisite for mitigation project grants. Development and Federal Emergency Management Agency (FEMA) approval this plan will ensure future eligibility for federal disaster mitigation funds through the Hazard Mitigation Grant Program (HMPG), Pre-Disaster Mitigation Grant Program (PDM), Repetitive Flood Claims, and a variety of other state and federal programs. This Plan was prepared to meet the requirements of the DMA 2000, as defined in regulations set forth by the Interim Final Rule (44 CFR Part 201.6).

PLAN IS AVAILABLE ONLINE: <https://www.wycokck.org/Clerk/Agendas.aspx>.

COMMISSION COPY AVAILABLE UPON REQUEST TO UG CLERK'S OFFICE: 573-5260.

Action Requested:

Recommended Action: Submit to the County Administrator for signature.

Alternate Action: Move forward for consideration by the Commission

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

Resolution (002), 10.04.2019 REDACTED Kansas Homeland Security Region L Hazard Mitigation Plan

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE ADOPTION OF THE KANSAS HOMELAND SECURITY REGION L HAZARD MITIGATION PLAN AS AN OFFICIAL PLAN OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/ KANSAS CITY, KANSAS.

WHEREAS, the Unified Government of Wyandotte County/ Kansas City, Kansas recognizes the threat that natural hazards pose to people and property within our community; and

WHEREAS, undertaking hazard mitigation actions will reduce the potential for harm to people and property from future hazard occurrences; and

WHEREAS, the U.S. Congress passed the Disaster Mitigation Act of 2000 (“Disaster Mitigation Act”) emphasizing the need for pre-disaster mitigation of potential hazards; and

WHEREAS, the Disaster Mitigation Act made available hazard mitigation grants to state and local governments; and the Unified Government desires to enter into said Agreement; and

WHEREAS, an adopted Hazard Mitigation Plan is required as a condition of future funding for mitigation projects under multiple Federal Emergency Management Agency (FEMA) pre- and post-disaster mitigation grant programs; and

WHEREAS, the Unified Government fully participated in the FEMA prescribed mitigation planning process to prepare this Multi-Hazard Mitigation Plan; and

WHEREAS, the Kansas Division of Emergency Management and FEMA Region VII officials have reviewed the Kansas Homeland Security Region L Hazard Mitigation Plan, and approved it contingent upon this official adoption by the participating governing body; and

WHEREAS, the Unified Government desires to comply with the requirements of the Disaster Mitigation Act and to augment its emergency planning efforts by formally adopting the Kansas Homeland Security Region L Hazard Mitigation Plan; and

WHEREAS, adoption by the governing body for the Unified Government demonstrates the jurisdiction’s commitment to fulfilling the mitigation goals and objectives outlined in this plan; and

WHEREAS, the adoption of the Hazard Mitigation Plan legitimizes the plan and authorizes responsible agencies to carry out their responsibilities under the plan.

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE
UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS
FOLLOWS:**

1. That the that the Unified Government adopts the Kansas Homeland Security Region L Hazard Mitigation Plan as an official plan, and
2. The Unified Government Director of Emergency Management will submit this Adoption Resolution to the Kansas Division of Emergency Management and FEMA Region VII officials to enable the plan's final approval, and
3. The County Administrator and Unified Government staff are hereby authorized to further negotiate, execute, and to take any action required and necessary to implement and satisfy the intent of said Agreement.

**THIS RESOLUTION IS ADOPTED by the Governing Body of the Unified
Government of Wyandotte County/Kansas City, Kansas, this ____ of _____, 20 ____.**

UNIFIED GOVERNMENT OF WYANDOTTE
COUNTY/KANSAS CITY, KANSAS

By:

David Alvey, Mayor/CEO

(SEAL)
ATTEST

Unified Government Clerk

Approved As To Form:

Jeff Conway, Assistant Counsel

Kansas Homeland Security Region L Hazard Mitigation Plan

Prepared for, and developed with,
the jurisdictions within and including:

Johnson County, Leavenworth County, and
Wyandotte County

August 2019

Prepared by:



Blue Umbrella Solutions, LLC

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List of Acronyms

Acronym	Meaning
BER	Bureau of Environmental Remediation
CPRI	Calculated Priority Risk Index
CDC	Centers for Disease Control and Prevention
CWD	Chronic Wasting Disease
CFR	Code of Federal Regulations
CRS	Community Rating System
CWPP	Community Wildfire Protection Plans
EAB	Emerald Ash Borer
EAP	Emergency Action Plan
EMAP	Emergency Management Accreditation Program
EPZ	Emergency Planning Zone
EF	Enhanced Fujita
EPA	Environmental Protection Agency
°F	Fahrenheit
FEMA	Federal Emergency Management Agency
HAZUS	FEMA Loss Estimation Software
FIRM	Flood Insurance Rate Map
GIS	Geographic Information System
GDP	Gross Domestic Product
HMGP	Hazard Mitigation Grant Program
HMP	Hazard Mitigation Planning
HazMat	Hazardous Materials
HD	Hemorrhagic Fever
KDA	Kansas Department of Agriculture
KDHE	Kansas Department of Health and Environment
KDOT	Kansas Department of Transportation
KDEM	Kansas Division of Emergency Management
KFS	Kansas Fire Service
KGS	Kansas Geological Survey
KSFM	Kansas State Fire Marshall
K.S.A	Kansas Statutes Annotated
KWO	Kansas Water Office
LEPC	Local Emergency Planning Committee
MPC	Mitigation Planning Committee
NCEI	National Centers for Environmental Information
NFIP	National Flood Insurance Program
NLCD	National Land Cover Database
NLD	National Levee Database
NLIR	National Levee Inventory Report
NLSP	National Levee Safety Program
NOAA	National Oceanic and Atmospheric Administration
NRCS	National Resource Conservation Service
NWS	National Weather Service



Acronym	Meaning
NSFHA	No Special Flood Hazard Area
NGO	Non-Governmental Organization
NRC	Nuclear Regulatory Commission
OHMS	Office of Hazardous Materials Safety
PDSI	Palmer Drought Severity Index
PHMSA	Pipeline and Hazardous Materials Safety Administration
PDM	Pre-Disaster Mitigation
PAL	Provisionally Accredited Levee
RL	Repetitive Loss
Risk MAP	Risk Mapping, Assessment and Planning
REC	Rural Electric Cooperative
SRL	Severe Repetitive Loss
SFHA	Special Flood Hazard Area
USD	Unified School District
USACE	United States Army Corps of Engineers
USDA	United States Department of Agriculture
USGS	United States Geological Survey
WUI	Wildland Urban Interface



1.0 Introduction, Assurances and Adoption

1.1 – Introduction

Mitigation is commonly defined as sustained action taken to reduce or eliminate long-term risk to people and their property from hazards and their effects. Hazard mitigation planning provides communities with a roadmap to aid in the creation and revision of policies and procedures, and the use of available resources, to provide long-term, tangible benefits to the community. A well-designed hazard mitigation plan provides communities with realistic actions that can be taken to reduce potential vulnerability and exposure to identified hazards.

This Hazard Mitigation Plan (HMP), in which participation is voluntary, was prepared to provide sustained actions to eliminate or reduce risk to people and property from the effects of natural and man-made hazards. This plan documents the State of Kansas Homeland Security Region L (hereafter referred to as Kansas Region L) and its participating jurisdictions planning process and identifies applicable hazards, vulnerabilities, and hazard mitigation strategies. This plan will serve to direct available community and regional resources towards creating policies and actions that provide long-term benefits to the community. Local and regional officials can refer to the plan when making decisions regarding regulations and ordinances, granting permits, and in funding capital improvements and other community initiatives.

Specifically, this hazard mitigation plan was developed to:

- Update the Kansas Region L 2014 Hazard Mitigation Plan
- Build for a safer future for all citizens
- Foster cooperation for planning and resiliency
- Identify, prioritize and mitigate against hazards
- Assist with sensible and effective planning and budgeting
- Educate citizens about hazards, mitigation and preparedness
- Comply with federal requirements

As stipulated in the Disaster Mitigation Act of 2000 (DMA 2000) Section 322, federally approved mitigation plans are a prerequisite for mitigation project grants. Development and Federal Emergency Management Agency (FEMA) approval this plan will ensure future eligibility for federal disaster mitigation funds through the Hazard Mitigation Grant Program (HMPG), Pre-Disaster Mitigation Grant Program (PDM), Repetitive Flood Claims, and a variety of other state and federal programs. This Plan was prepared to meet the requirements of the DMA 2000, as defined in regulations set forth by the Interim Final Rule (44 CFR Part 201.6).

This plan has been designed to be a living document, a document that will evolve to reflect changes, correct any omissions, and constantly strive to ensure the safety of Kansas Region L.



1.2 – Participating Jurisdictions

44 CFR 201.6(a)(4): Multi-jurisdictional plans may be accepted, as appropriate, as long as each jurisdiction has participated in the process and has officially adopted the plan.

All eligible jurisdictions were invited to participate in the organization, drafting, completion and adoption of this plan. Invited jurisdictions included, but were not limited to, elected officials, relevant State of Kansas agencies, counties, cities, school districts, non-profit agencies, and businesses.

In order to have an approved hazard mitigation plan, DMA 2000 requires that each jurisdiction participate in the planning process. Each jurisdiction choosing to participate in the development of the plan were required to meet detailed participation requirements, which included the following:

- When practical and affordable, participation in planning meetings
- Provision of information to support the plan development
- Identification of relevant mitigation actions
- Review and comment on plan drafts
- Formal adoption of the plan

Based on the above criteria, the following jurisdictions participated in the planning process, and will individually as a jurisdiction adopt the approved hazard mitigation plan:

Table 1.1: Johnson County Participating Jurisdictions

Jurisdiction	2014 HMP Participant	2019 HMP Participant
Johnson County	X	X
City of DeSoto	X	X
City of Edgerton	X	X
City of Fairway	X	X
City of Gardner	X	X
City of Lake Quivira	X	X
City of Leawood	X	X
City of Lenexa	X	X
City of Merriam	X	X
City of Mission	X	X
City of Mission Hills	X	X
City of Mission Woods	X	X
City of Olathe	X	X
City of Overland Park	X	X
City of Prairie Village	X	X
City of Roeland Park	X	X
City of Shawnee	X	X
City of Spring Hill	X	X
City of Westwood	X	X
City of Westwood Hills	X	X



Table 1.1: Johnson County Participating Jurisdictions

Jurisdiction	2014 HMP Participant	2019 HMP Participant
Consolidated Fire District No. 2	x	x
Fire District No. 1	x	x
Fire District No. 2	x	x
Fire District No. 3	x	x
Johnson County Community College	x	x
Kansas School for the Deaf	x	x
University of Kansas Edwards Campus	x	x
Unified School District (USD) #229 – Blue Valley	x	x
USD #230 – Spring Hill	x	x
USD #231 – Gardner/Edgerton	x	x
USD #232 – DeSoto	x	x
USD #233 – Olathe	x	x
USD #512 – Shawnee Mission	x	x

Table 1.2: Leavenworth County Participating Jurisdictions

Jurisdiction	2014 HMP Participant	2019 HMP Participant
Leavenworth County	x	x
City of Basehor	x	x
City of Easton	x	x
City of Lansing	x	x
City of Leavenworth	x	x
City of Linwood	x	x
City of Tonganoxie	x	x
Rural Water District (RWD) 7	x	x
USD #207 – Fort Leavenworth	x	x
USD #449 – Easton	x	x
USD #453 – Leavenworth	x	x
USD #458 – Basehor-Linwood	x	x
USD #464 – Tonganoxie	x	x
USD #469 – Lansing	x	x
University of Saint Mary	x	x

Table 1.3: Wyandotte County Participating Jurisdictions

Jurisdiction	2014 HMP Participant	2019 HMP Participant
Unified Government of Wyandotte County and Kansas City, Kansas	x	x
City of Bonner Springs	x	x
City of Edwardsville	x	x
Board of Public Utilities	x	x
Kansas City Community College	x	x
Kansas School for the Deaf and Blind	x	x
Kansas University Medical Center	x	x
University of Kansas Hospital	x	x
USD #202 - Turner		x



Table 1.3: Wyandotte County Participating Jurisdictions

Jurisdiction	2014 HMP Participant	2019 HMP Participant
USD #203 - Piper		x
USD #204 – Bonner-Edwardsville	x	x
USD #500 – Kansas City, Kansas		x
Boys Scouts of America	x	x
Fairfax Drainage District		x
Kaw Valley Drainage District		x

Any Kansas Region L jurisdiction not covered in this HMP is either covered under another plan or declined to participate.

1.3 – Assurances

Kansas Region L and all participating jurisdictions certify that they will comply with all applicable Federal statutes and regulations during the periods for which it receives grant funding, in compliance with 44 CFR 13.11(c), and will amend its plan whenever necessary to reflect changes in State or Federal laws and statutes as required in 44 CFR 13.11(d).

This hazard mitigation plan was prepared to comply with all relevant the requirements of the Robert T. Stafford Disaster Relief and Emergency Assistance Act of 1988, as amended by the DMA 2000. This plan complies with all the relevant requirements of:

- Code of Federal Regulation (44 CFR) pertaining to hazard mitigation planning
- FEMA planning directives and guidelines
- Interim final, and final rules pertaining to hazard mitigation planning and grant funding
- Relevant presidential directives
- Office of Management and Budget circulars
- Any additional and relevant federal government documents, guidelines, and rules.

1.4 – Authorities

For all jurisdictions within Kansas Region L all authority is subject to prescribed constraints, as all of Kansas political subdivisions must not act without proper delegation from the State. However, cities and counties in Kansas have broad home rule powers. Local governments in Kansas have a wide range of tools available to them for implementing mitigation programs, policies, and actions. A local jurisdiction may utilize any or all of the following broad authorities granted by the State of Kansas:

- Regulation
- Acquisition
- Taxation
- Spending



In addition, Kansas local governments have been granted broad regulatory authority in their jurisdictions. Kansas Administrative Regulations bestow the general police power on local governments, allowing them to enact and enforce ordinances which define, prohibit, regulate or abate acts, omissions, or conditions detrimental to the health, safety, and welfare of the people, and to define and abate nuisances. Since hazard mitigation can be included under the police power (as protection of public health, safety, and welfare), towns, cities, and counties may include requirements for hazard mitigation in local ordinances. Local governments may also use their ordinance-making power to abate “nuisances”, which could include, by local definition, any activity or condition making people or property more vulnerable to any hazard.

The Kansas Region L HMP relies on the authorities given to it by the State of Kansas and its citizens as encoded in state law. This plan is intended to be consistent with all policies and procedures that govern activities related to the mitigation programming and planning. In all cases of primacy, State of Kansas laws, statutes, and policies will supersede the provisions of the plan. This HMP attempts to be consistent following:

- Kansas Constitution, Article 12 Section 5: Home rule powers
- Kansas Administrative Regulation 56-2: Standards for local disaster agencies
- 2016 Kansas Statutes, Chapter 12, Article 7: Allows cities and municipalities to designate flood zones and restrict the use of land within these zones
- 2016 Kansas Statutes Chapter 24, Article 12: Establishes watershed districts
- 2016 Kansas Statutes, Chapter 48, Article 9: Promulgating the Kansas Emergency Management Act, requiring counties to establish and maintain a disaster agency responsible for emergency management and to prepare a county emergency response plan
- 2016 Kansas Statutes, Chapter 65, Article 57: Promulgating the Kansas Emergency Planning and Community Right-to-Know Act
- The Robert T. Stafford Disaster Relief and Emergency Assistance Act as amended by the Disaster Mitigation Act of 2000 (Public Law 106-390 – October 30, 2000)
- 44 CFR Part 201.6: Local mitigation plans

In addition, this plan will be consistent with all relevant federal authorities as well as Emergency Management Accreditation Program (EMAP) mitigation standards.

1.5 – Adoption Resolutions

44 CFR Requirement 201.6(c)(5): Documentation that the plan has been formally adopted by the governing body of the jurisdiction requesting approval of the plan (e.g., City Council, County Commissioner, Tribal Council). For multi-jurisdictional plans, each jurisdiction requesting approval of the plan must document that it has been formally adopted.

Upon review and approved pending adoption status by FEMA Region VII adoption resolutions will be signed by the participating jurisdictions and added to the Appendix documents. Additionally, the following table will be completed noting adoption date for each participating jurisdiction and, if applicable, resolution or adoption number.



Table 1.4: Jurisdictions of Johnson County Resolutions of Adoption

Jurisdiction	Adoption Date	Resolution or Adoption Number
Johnson County		
City of DeSoto		
City of Edgerton		
City of Fairway		
City of Gardner		
City of Lake Quivira		
City of Leawood		
City of Lenexa		
City of Merriam		
City of Mission		
City of Mission Hills		
City of Mission Woods		
City of Olathe		
City of Overland Park		
City of Prairie Village		
City of Roeland Park		
City of Shawnee		
City of Spring Hill		
City of Westwood		
City of Westwood Hills		
Consolidated Fire District No. 2		
Fire District No. 1		
Fire District No. 2		
Fire District No. 3		
Johnson County Community College		
Kansas School for the Deaf		
University of Kansas Edwards Campus		
USD #229 – Blue Valley		
USD #230 – Spring Hill		
USD #231 – Gardner/Edgerton		
USD #232 – DeSoto		
USD #233 – Olathe		
USD #512 – Shawnee Mission		

Table 1.5: Jurisdictions of Leavenworth County Resolutions of Adoption

Jurisdiction	Adoption Date	Resolution or Adoption Number
Leavenworth County		
City of Basehor		
City of Easton		
City of Lansing		
City of Leavenworth		
City of Linwood		
City of Tonganoxie		
RWD 7		



Table 1.5: Jurisdictions of Leavenworth County Resolutions of Adoption

Jurisdiction	Adoption Date	Resolution or Adoption Number
USD #207 – Fort Leavenworth		
USD #449 – Easton		
USD #453 – Leavenworth		
USD #458 – Basehor-Linwood		
USD #464 – Tonganoxie		
USD #469 – Lansing		
University of Saint Mary		

Table 1.6: Jurisdictions of Wyandotte County Resolutions of Adoption

Jurisdiction	Adoption Date	Resolution or Adoption Number
Unified Government of Wyandotte County and Kansas City, Kansas		
City of Bonner Springs		
City of Edwardsville		
Board of Public Utilities		
Kansas City Community College		
Kansas School for the Deaf and Blind		
University of Kansas Medical Center		
University of Kansas Hospital		
USD #202 - Turner		
USD #203 - Piper		
USD #204 – Bonner-Edwardsville		
USD #500 – Kansas City, Kansas		
Fairfax Drainage District		
Kaw Valley Drainage District		

While not required, private, non-profit and charitable organizations that independently participated in this planning effort are encouraged to adopt the plan.

Completed resolutions of adoption may be found with Kansas Division of Emergency Management (KDEM), the adopting jurisdiction, and in Appendix A.



2.0 Planning Process

2.1 – Documentation of the Planning Process

44 CFR 201.6(c)(1): Documentation of the planning process used to develop the plan, including how it was prepared, who was involved in the process, and how the public was involved.

In September of 2018, Kansas Region L and its participating jurisdictions began the process to update the Kansas Region L 2014 HMP. It was determined that Jeanne Bunting, the State of Kansas Hazard Mitigation Planner would serve as the project manager, directing this plan update, and would act as the primary point-of-contact throughout the project.

The State of Kansas contracted with Blue Umbrella Solutions to assist in updating the 2014 Kansas Region L HMP. Blue Umbrella's roles included:

- Ensure that the hazard mitigation plan meets all regulatory requirements
- Assist with the determination and ranking of hazards
- Assist with the assessment of vulnerabilities to identified hazards
- Assist with capability assessments
- Identify and determine all data needs and solicit the information from relevant sources
- Assist with the revision and development of the mitigation actions
- Development of draft and final planning documents

Kansas Region L and its participating jurisdiction undertook the following steps to update and create a robust HMP:

- Review of the 2014 Kansas Region L HMP
- Review of the 2015 Mid-America Regional Council (MARC) HMP
- Review of the MARC Metropolitan Emergency Managers Committee Regional Coordination Guide
- Review of current related planning documents
- Delivery of organizational and planning meetings
- Solicitation of public input as to plan development
- Assessment of potential risks
- Assessment of vulnerabilities and assets
- Development of the mitigation actions
- Development of a draft multi-hazard mitigation plan
- Implementation, adoption, and maintenance of the plan

The process established for this planning effort is based on DMA 2000 planning and update requirements and the FEMA associated guidance for hazard mitigation plans. The FEMA four step recommended mitigation planning process, as detailed below, was followed:

1. Organize resources
2. Assess risks



3. Develop a mitigation plan
4. Implement plan and monitor progress

To accomplish this, the following planning process methodology was followed:

- Inform, invite, and involve other mitigation plan stakeholders throughout the state, including federal agencies, state agencies, regional groups, businesses, non-profits, and local emergency management organizations.
- Conduct a thorough review of all relevant current and historic planning efforts
- Collect data on all related state and local plans and initiatives. Additionally, all related and relevant local plans were reviewed for integration and incorporation.
- Develop the planning and project management process, including methodology, review procedures, details about plan development changes, interagency coordination, planning integration, and the organization and contribution of stakeholders.
- Develop the profile of the county and participating jurisdictions.
- Complete a risk and vulnerability assessment using a Geographic Information System (GIS) driven approach using data from various local, state and federal agency resources.
- Develop a comprehensive mitigation strategy effectively addressing their hazards and mitigation program objectives. This included identifying capabilities, reviewing pre and post disaster policies and programs, identifying objectives and goals, identifying mitigation actions and projects, and assessing mitigation actions and projects.
- Determination and implementation of a plan maintenance cycle, including a timeline for plan upgrades and improvements.
- Submission of the plan to FEMA Region VII for review and approval and the petition all participating jurisdictional governments for a letter of formal plan adoption.

2.2 – 2019 Plan Changes

44 CFR 201.6(d)(3): A local jurisdiction must review and revise its plan to reflect changes in development, progress in local mitigation efforts, and changes in priorities, and resubmit it for approval within 5 years in order to continue to be eligible for mitigation project grant funding

The Kansas Region L HMP has undergone significant revision and upgrading since its last edition. Not only has the region made significant efforts to improve the functionality and effectiveness of the plan itself but is has significantly improved its hazard mitigation program. This grants the region's improved and robust hazard mitigation program a better base to further mold and improve its mitigation strategy over the next five years.

As part of this planning effort, each section of the previous mitigation plan was reviewed and completely revised. The sections were reviewed and revised against the following elements:

- Compliance with the current regulatory environment
- Completeness of data
- Correctness of data



- Capability differentials
- Current state environment

In addition to data revisions, the format and sequencing of the previous plan was updated for ease of use and plan clarity.

During this process, and after a thorough review and discussion with all participating jurisdictions and stakeholders, it was determined that the priorities of the overall community in relation to hazard mitigation planning have not changed during the five years of the previous planning cycle.

2.3 – Mitigation Planning Committee

Upon project initiation a mitigation planning committee (MPC), generally consisting of participating county emergency managers, was formed. From project inception to completion, the MPC was involved in each major plan development milestone, and fully informed through on-site meetings and electronic communication. Prior to the plan's submission to FEMA, the MPC was invited to review the plan and provide input.

In general, all MPC members were asked to participate in the following ways:

- Provide local engagement with all participating jurisdictions
- Attend and participate in meetings
- Assist with the collection of data and information
- Review planning elements and drafts
- Integrate hazard mitigation planning elements with other planning mechanisms
- Facilitate jurisdictional coordination and cooperation
- Assist with the revision and development of mitigation actions

MPC members who were unable to attend meetings due to budgetary or personnel constraints were contacted via email or phone to discuss hazard mitigation planning, including the process, goals, mitigation actions, local planning concerns and plan review.

Each MPC member was thoroughly interviewed regarding their jurisdiction's and sub-jurisdiction's mitigation related activities. These interviews were invaluable in fully integrating the resources necessary to produce this plan, document mitigation activities, and document the mitigation resources available to better increase resiliency.

Additionally, the MPC was used as a conduit to solicit input from all participating jurisdictions under the county. Where appropriate, the MPC solicited the assistance of technical experts from various agencies and groups. When the MPC updated and improved the plan's mitigation strategy, personnel from strategically selected agencies were interviewed to provide input on their mitigation capabilities.

The following participants were selected for the MPC.



Table 2.1: Kansas Region L Mitigation Planning Committee

Participant	Title	Organization
Cary Gerst	Assistant Director, Planning	Johnson County
Chuck Magaha	Emergency Management Director	Leavenworth County
Matt May	Emergency Management Director	Wyandotte County
Jeanne Bunting	Mitigation Planner	State of Kansas
Matt Eyer	President (Plan Author)	Blue Umbrella Solutions

2.4 – Jurisdictional Representation

Each participating jurisdiction delegated a point of contact to represent that jurisdiction during the planning process. From project inception to completion these representatives were kept fully informed concerning the planning process, milestones, and participation requirements. In general, jurisdictional representatives were asked to participate in the following ways:

- If possible, attend and participate in meetings
- Provide jurisdiction specific data and information
- Review planning elements and drafts
- Integrate hazard mitigation planning elements with jurisdictional planning mechanisms
- Assist with the revision and development of mitigation actions

The following details jurisdictional representation.

Table 2.2: Johnson County Jurisdictional Representatives

Jurisdiction	Representative	Title
City of DeSoto	Steve Chick Jr.	Emergency Manager
City of Edgerton	Trey Whitaker	Public Works Superintendent
City of Fairway	David Brown	Chief of Police
City of Gardner	Lee Krout	Lieutenant of Operations
City of Lake Quivira	Erin Leckey	City Administrator
City of Leawood	Colin Fitzgerald	Deputy Chief
City of Lenexa	Tom Jacobs	Stormwater Engineer
City of Merriam	Todd Allen	Captain (EM Liaison)
City of Mission	Dan Madden	Captain (EM Liaison)
City of Mission Hills	Jennifer Lee	Assistant City Administrator
City of Mission Woods	Dan Madden	Captain (EM Liaison)
City of Olathe	Kevin Weyand	Division Chief
City of Overland Park	Kyle Burns	Emergency Manager
City of Prairie Village	James Carney	Field Superintendent
City of Roeland Park	John Morris	Chief of Police (EM Liaison)
City of Shawnee	Matt Epperson	Emergency Services Chief
City of Spring Hill	Jose Leon	Asst, City Administrator for Public Works
City of Westwood	Greg O'Halloran	Chief of Police
City of Westwood Hills	Beth O'Bryan	City Clerk/Administrator
USD #229 – Blue Valley	Sidney Cumberland	Risk Manager



Table 2.2: Johnson County Jurisdictional Representatives

Jurisdiction	Representative	Title
USD #230 – Spring Hill	Tim Meek	Dir. Construction and Safety
USD #231 – Gardner/Edgerton	Pam Stranatha	Superintendent
USD #232 – DeSoto	Alvie Cater	Assistant Superintendent
USD #233 – Olathe	Ric Castillo	Manager of Safety and Security
USD #512 – Shawnee Mission	Dr. Michael Fulton	Superintendent

Table 2.3: Leavenworth County Jurisdictional Representatives

Jurisdiction	Representative	Title
City of Basehor	Gene Myracle Jr	Superintendent, Public Works
City of Easton	Bobby Watkins	Mayor
City of Lansing	Mike Dickason	Police Lieutenant
City of Leavenworth	Mike McDonald	Director, Public Works
City of Linwood	Brian Christenson	Mayor
City of Tonganoxie	Greg Lawson	Police Chief
USD #207 – Fort Leavenworth	Keith A. Mispagel	Superintendent
USD #449 – Easton	Tim Beying	Superintendent
USD #453 – Leavenworth	Matt Dedekre	Superintendent
USD #458 – Basehor-Linwood	David Howard	Superintendent
USD #464 – Tonganoxie	Loren Feldkamp	Superintendent
USD #469 – Lansing	David Bresser	Emergency Preparedness Coord.

Table 2.4: Wyandotte County Jurisdictional Representatives

Jurisdiction	Representative	Title
City of Bonner Springs	Amber McCullough	Assistant City Manager
City of Edwardsville	Tim Whitham	Fire Chief
USD #202 - Turner	Joe Peterson	Transportation Supervisor
USD #203 - Piper	Jenny Hurley	Dir. HR and Communications
USD #204 – Bonner-Edwardsville	Dan Brungardt	Superintendent
USD #500 – Kansas City, Kansas	Henry Horn	EM Senior Coordinator

2.5 – Local and Regional Stakeholder Participation

44 CFR Requirement 201.6(b)(2): An opportunity for neighboring communities, local and regional agencies involved in hazard mitigation activities, and agencies that have the authority to regulate development, as well as businesses, academia and other private and non-profit interests to be involved in the planning process

Within Kansas Region L there are many jurisdictions and organizations who have a vested interest in participating in the creation and adoption of the hazard mitigation plan. An integral part of the planning process included the identification, development, and coordination of these entities. The Kansas Region L MPC provided the opportunity for neighboring communities, counties, county assessors, and local and regional development agencies to be involved in the planning process. Where applicable, these entities



were kept informed of the hazard mitigation process during state, regional and local emergency management meetings, gatherings and conferences, in person by MPC members, or were solicited for planning information.

It is worth noting that all neighboring Kansas counties are undergoing a similar mitigation planning effort, and as part of this statewide process all county and state planners are working together toward common mitigation goals. During the creation and adoption of this plan communication channels were opened to facilitate the cross pollination of ideas, to incorporate neighboring regions concerns, and to ensure the overall preparedness of the State of Kansas.

In addition, relevant federal, regional, state, local governmental, and private and non-profit entities were also invited to provide input and utilized for information and technical expertise, including, but not limited to:

- American Red Cross
- Center for Disease Control
- FEMA
- Kansas Adjutant General's Office
- Kansas Department of Agriculture, the Kansas Department of Health and Environment
- Kansas Department of Transportation
- Kansas Fire Service, Kansas Water Office
- Kansas Geological Survey
- Kansas State Fire Marshall
- Local and county planning and zoning offices (where available).
- Local business and non-profit entities
- National Oceanic and Atmospheric Administration
- National Weather Service
- Nuclear Regulatory Commission
- Pipeline and Hazardous Materials Safety Administration
- Salvation Army
- United States Army Corp of Engineers, National Resource Conservation Service
- United States Department of Agriculture
- United States Geological Survey

2.6 – Public Participation

44 CFR Requirement 201.6(b): An open public involvement process is essential to the development of an effective plan. In order to develop a more comprehensive approach to reducing the effects of natural disasters, the planning process shall include: (1) An opportunity for the public to comment on the plan during the drafting stage and prior to plan approval

As part of the overall planning process, the public were provided with numerous opportunities to contribute and comment on the creation and adoption of the plan. These opportunities included:



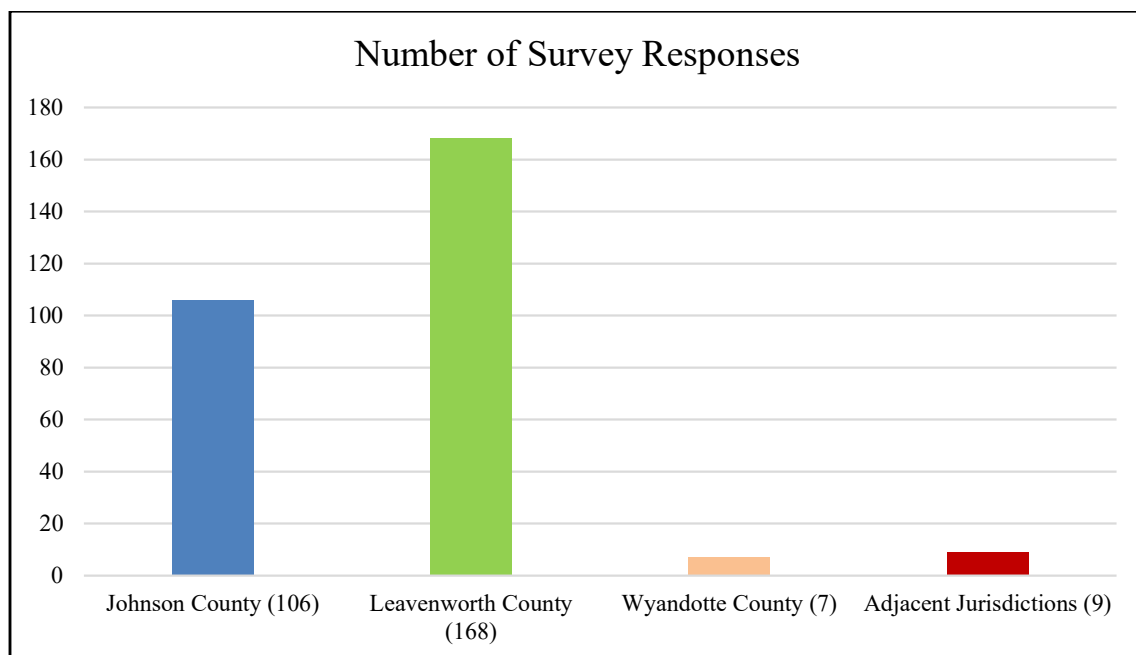
- Advertised meeting invitations on participating jurisdictional websites
- Open meeting opportunities with Kansas Region L MPC members
- Access to an online survey document to provide feedback during the entire planning period
- One-week comment period upon completion of draft plan

Input from the general public provided the MPC with a clearer understanding of local concerns, increased the likelihood of citizen buy-in concerning proposed mitigation actions, and provided elected officials with a guide and tool to set regional ordinances and regulations. This public outreach effort was also an opportunity for adjacent jurisdictions and entities to be involved in the planning process.

Additionally, as citizens were made more aware of potential hazards and the local process to mitigation against their impacts, it was believed that they would take a stronger role in making their homes, neighborhoods, schools, and businesses safer from the potential effects of natural hazards.

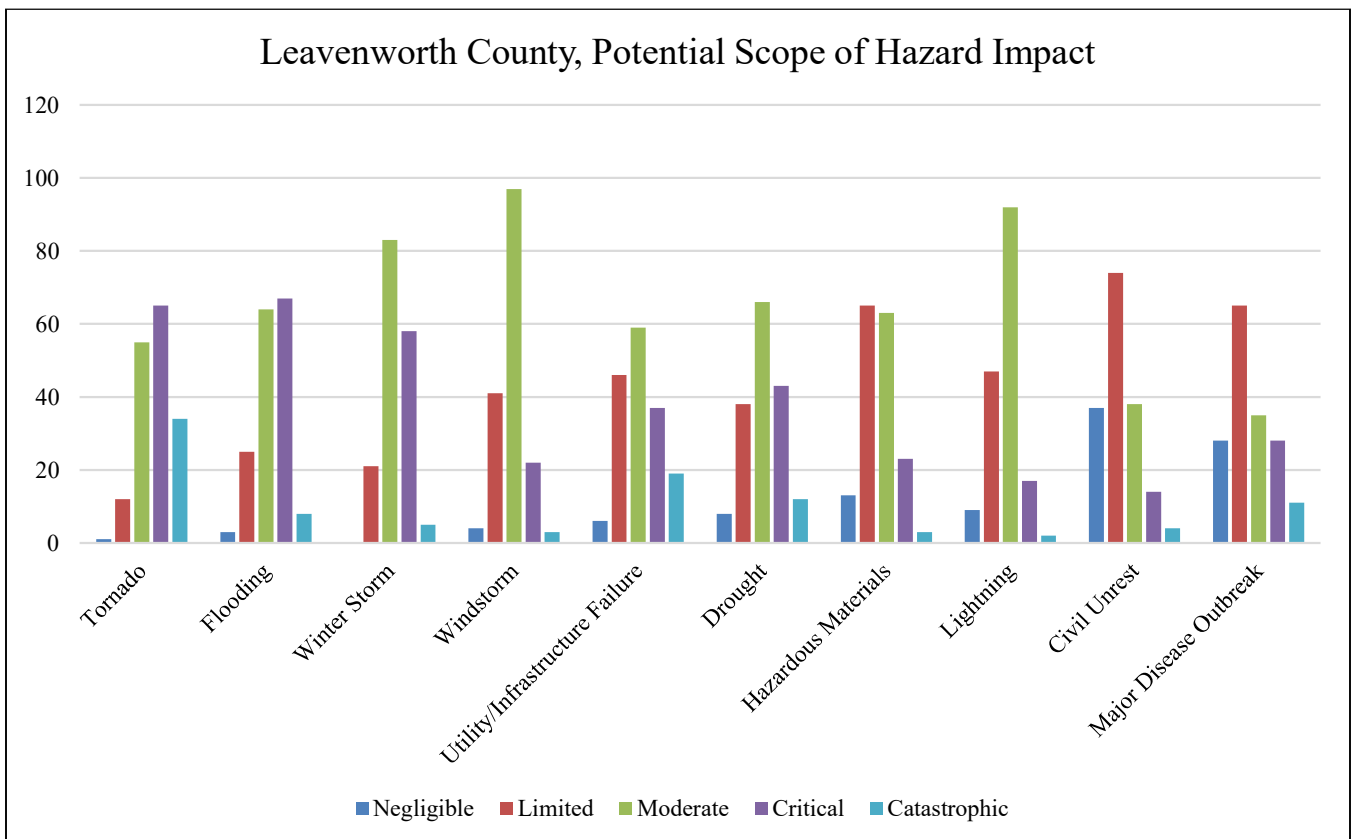
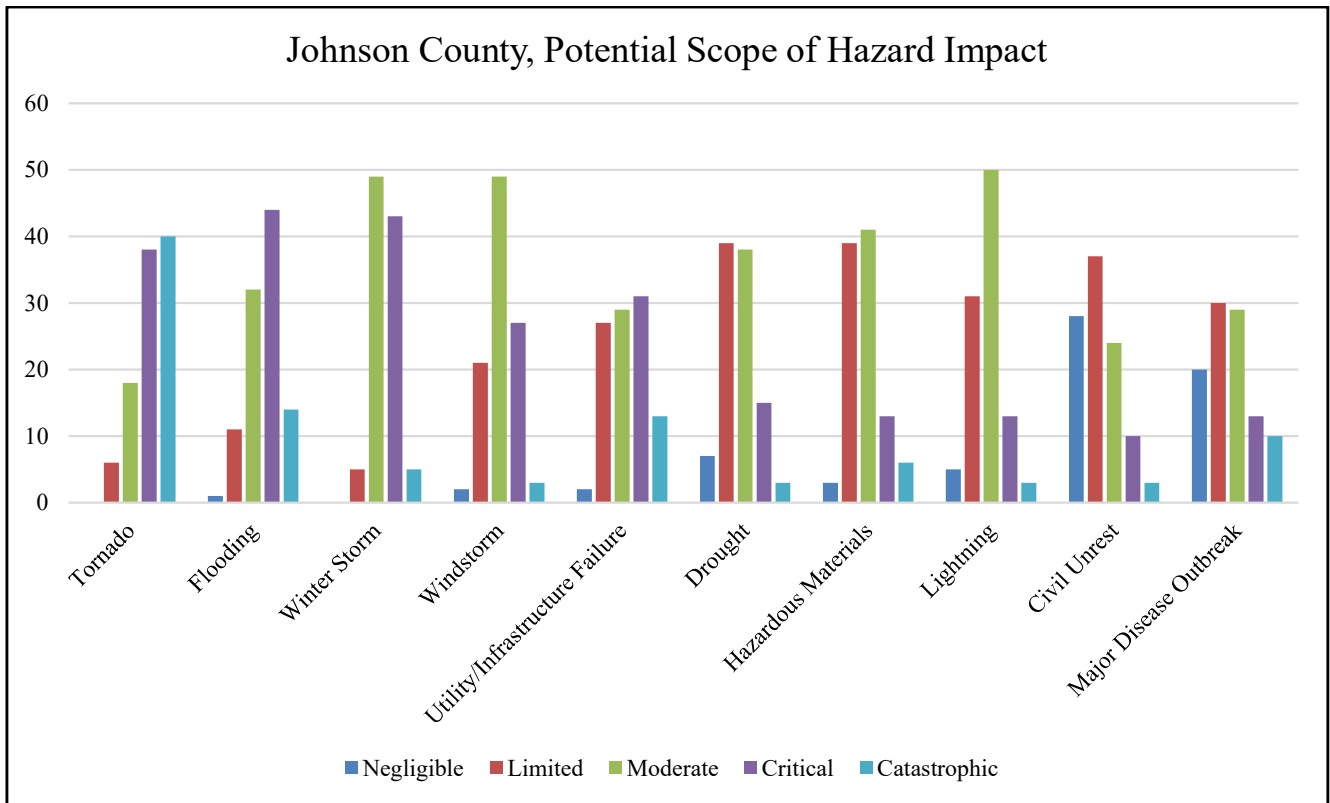
The following graphics represents the feedback received from the public from the online survey document.

Question 1: In which county or jurisdiction do you live?

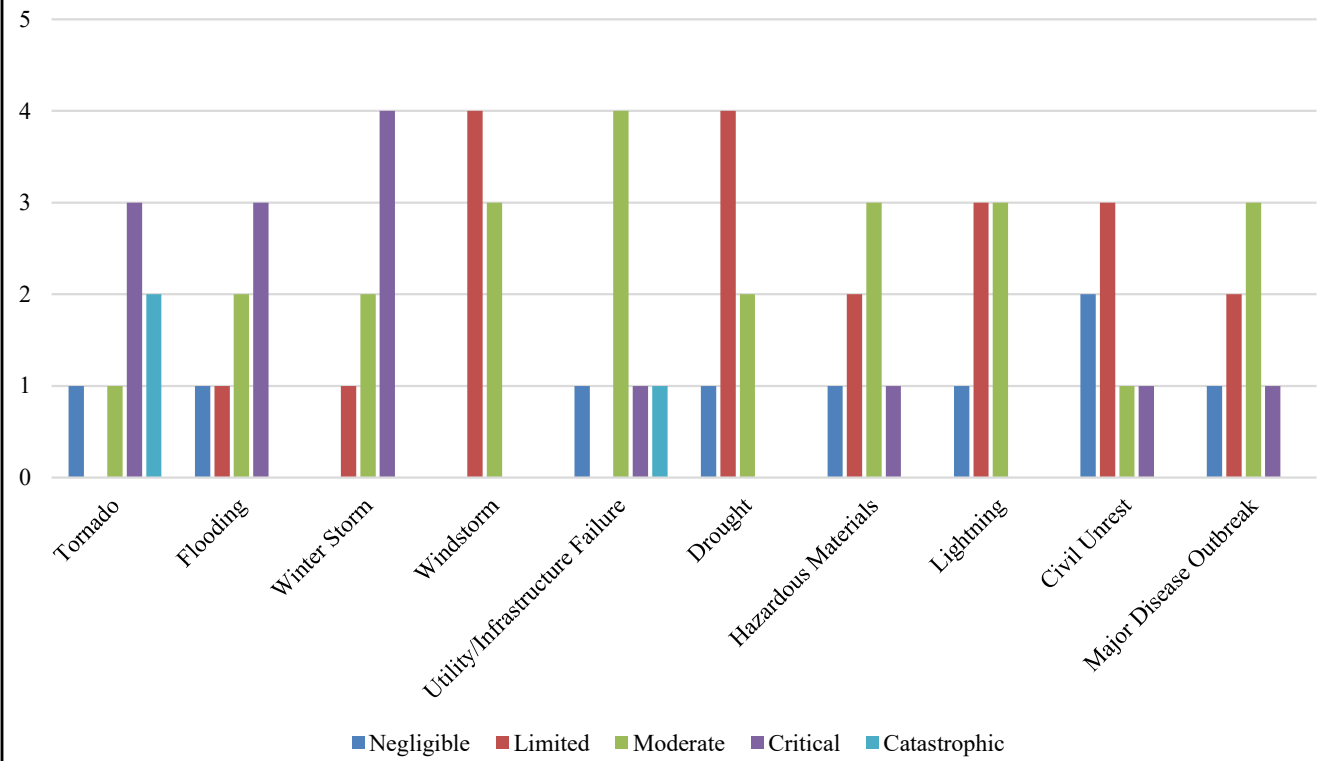


Question 2: In 2014, the Region consisting of Johnson, Leavenworth and Wyandotte counties, the planning committee determined that the hazards listed below are important to the area. Indicate the level of risk, or the scope of potential impacts, in the Region, that you perceive for each hazard:

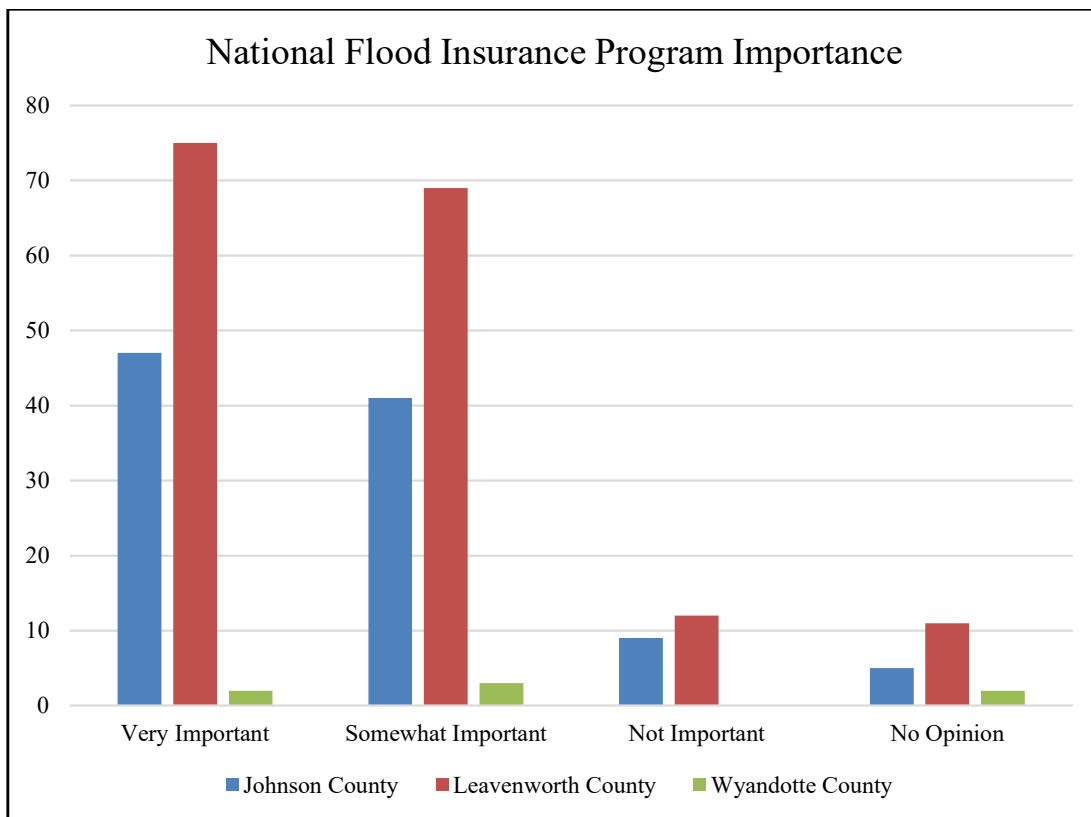




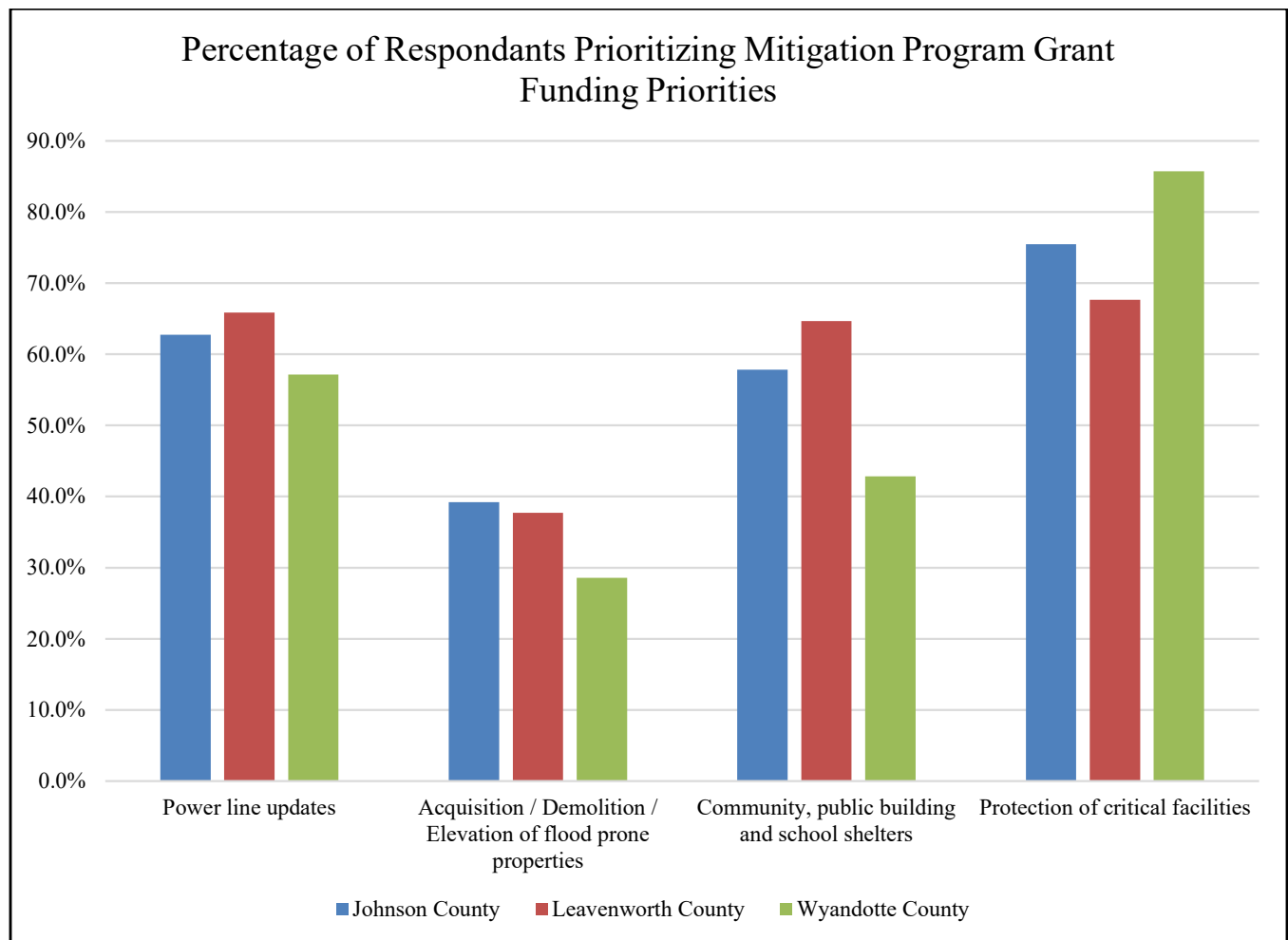
Wyandotte County, Potential Scope of Hazard Impact



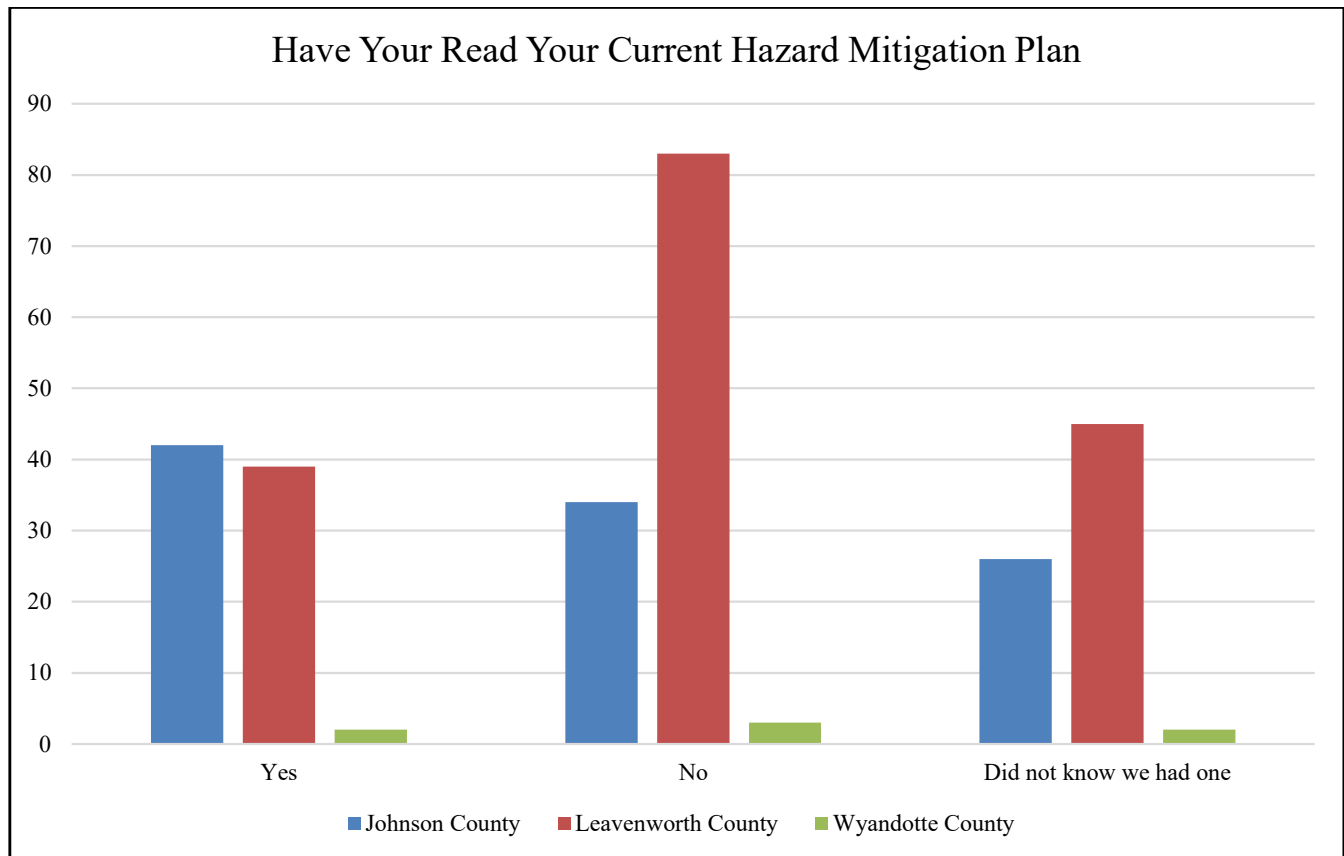
Question 3: In the Region, the planning committee has determined that a flood event is the second most critical hazard. How important is it for you to have your community participate in or continue to participate in the National Flood Insurance Program?



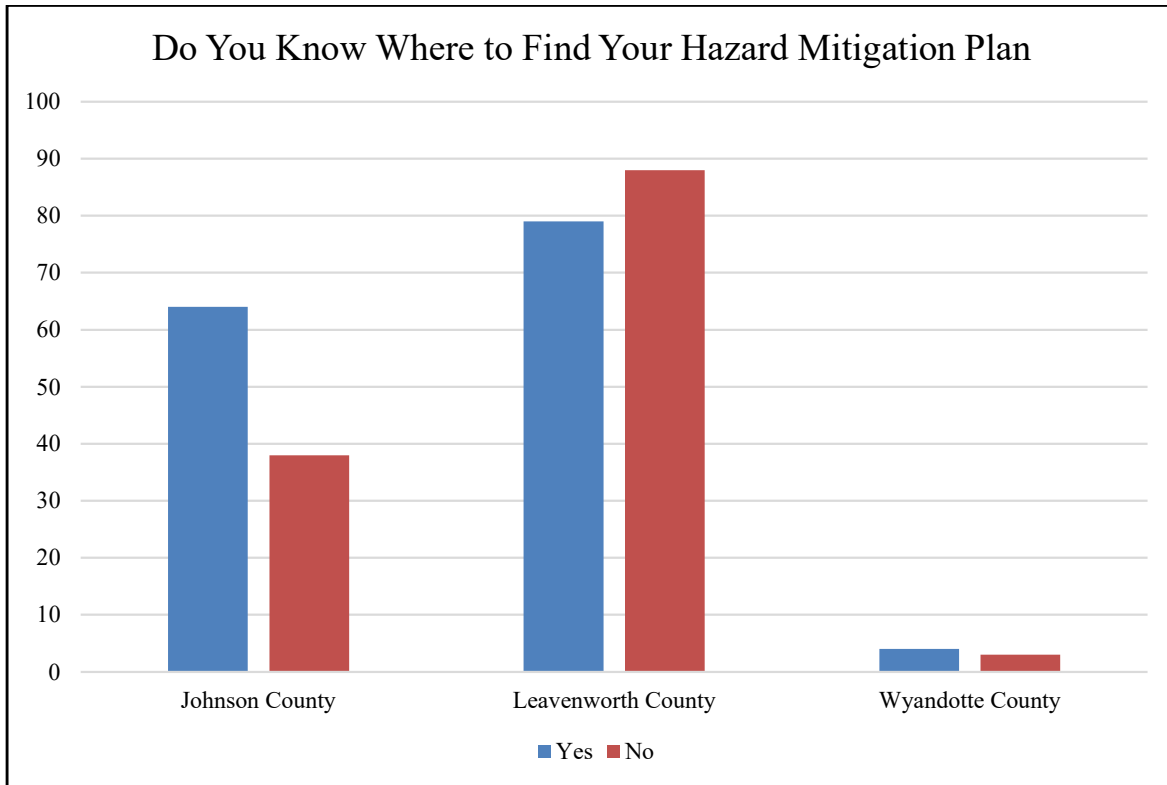
Question 4: The Kansas Division of Emergency Management currently reviews the application for funds for the FEMA Risk Mitigation Grant Program. Your current funding priorities are listed below. Please check those that could benefit your community.



Question 5: Have you had the opportunity to read your current Risk Mitigation Plan?



Question 6: Do you know where you can find the mitigation plan for your county if you would like to see it?



Question 7: Your opinion is valuable to this planning process. Discuss any other problems that the planning committee should consider when developing a strategy to reduce future losses caused by natural hazard events.

Johnson County

- Be aware of older areas of Johnson County with primarily above-ground utility lines and mature trees. Consider special arrangements with public buildings (city halls, libraries, schools) to ensure power at common locations where residents may seek shelter if needed.
- Debris management has always been a huge issue in numerous weather events for every city to handle.
- Electrical and communication infrastructure are both susceptible to wind/tornado/flooding/winter weather and the local power companies have shown that while they can occasionally perform feats of wonder in getting people back on-line, we have seen that they have a difficult time getting past 75-80% restoration in a short time-span. Power problems multiply out to public health problems and a need for shelter (especially in the winter).
- Electrical grid failure, whether through severe storms or EMP.
- Ensuring emergency transportation is included and all applicable area transportation entities.
- Extreme heat (cooling centers & education), wildfires
- I feel all topics were covered.



- I think an abbreviated version of the mitigation plan would be nice. It is difficult to digest the full plan for the layperson.
- I think for many, telecommunications after a major event is a primary concern. With the reliance of cell phones that restoration of cell towers is an early priority so people can find the other resources.
- I think one of the biggest risks is the water/sewer lines and power lines.
- Ice storm
- I'm certain you've covered this but anticipating the effect of climate change on the increased intensity of weather events.
- I'm primarily concerned with the worsening and increasingly random weather events we're experiencing. Things are becoming less predictable and weather events are becoming more severe. I'm not confident we have infrastructure in place to withstand our weather becoming more brutal. I worry about flooding, I worry about tornadoes, but I also worry about our power, water, and heat delivery systems and the beating they're going to take moving into the future.
- Impact climate change has and will continue to have on frequency/severity of weather events. Also, give consideration to how threats/impacts will change because of this.
- Increase coverage outdoor warning devices. Additional electronic signage on interstates and major parkways and boulevards
- Increased public education
- Not everyone in Kansas was born in Kansas. It would be beneficial if communities/apartment complexes/public gathering places had handouts available for folks who know how to protect themselves and their property in an earthquake...but have no clue of what to do in a tornado. (The protection plan is almost the complete opposite of one another in those situations...and I learned that after the EF-1 tornado on May 2 struck our apartment complex...literally right over my head (on the top floor of our complex). I learned the next day of what to do during a tornado. This information should be made WIDELY available to everyone (and yet it isn't). Some people weren't born in the Midwest. Might be nice if new residents could be educated regarding tornado safety, too.
- People without access to a storm shelter. There needs to be a way for people to identify public shelters and those are publicized.
- Permeable sustainable infrastructure. Getting water where it needs to go considering both upstream and downstream users. Cost effective watershed management including combined sewer overflow.
- Please consider how Low income and/or elderly people that have few resources to evacuate or shelter in place.
- The utility/infrastructure system needs to be updated to reduce vulnerability from human and natural interruptions/destruction.
- We just need to realize where we can and can't build homes that will be impacted down the road. We have houses being built in the 500 year flood plans and we have had numerous floods.

Leavenworth County

- Keep the public involvement a priority
- Additional public included emergency exercises. Do one downtown with hundreds of participants to help prepare the community
- Communication is vital in our rural area.



- community participation, education, apathy
- Consider what personnel have overlapping duties between agencies or immediate family members involved in emergency response - could an out of town death have an entire family unavailable for response?
- Cyber attacks
- Due to the location of Leavenworth, evaluation of resources, companies and travel if an event were to impact a major area, how would these services reach the community if a bridge were impacted or railway was offline.
- Eastern Kansas is a major rail hub for the US. Does coordination with the railroads occur to mitigate damage as a result of natural or man-made disasters? What mitigation measures are underway to account for climate change? Fewer, but more severe storms are already being observed. Drinking water supply and security is a concern.
- Embed local weather updates in municipality websites.
- Expand tornado warnings through social media.
- Flash Flooding is underrated as a threat to our Community
- Flooding in Basehor is limited due to geographic advantages. High winds or the tornado threat are an occasional threat.
- flooding This is caused by the bridges that come into are town it was not engineered right it should have been one bride not two. I think this is the big problem to are town flooding problem.
- Food and water emergency distribution plan.
- I believe that the above has covered all issues
- I believe they do a great job. I'm sure there are numerous issues the general public are not even aware of, including myself. I know that electrical service is restored ASAP and emergency services handle an enormous burden at those times and thank God for them.
- I feel we are unprepared for emergencies, both natural and man-made. Historically, our local governing bodies and emergency response departments have built metaphorical "walls" instead of "bridges" throughout the county. We must all work together toward a common goal that is in the public's best interest. Our law enforcement, fire, and EMS agencies are struggling to recruit and retain qualified personnel. Many of our agencies have less-than-spectacular reputations with our KC Metro-area peers and we are often referred to as "training departments," meaning our employees only stay long enough to get a job at higher-paying departments in the KC metro area. Many fire departments are still reliant on volunteers, who in some cases aren't available or interested in acquiring basic certifications and training.
- Information technology infrastructure
- Interoperability and resource outreach
- It's Kansas, we never know what we will have happen here, better to be prepared for it then regret it later. I just think they should look into doing the most they can to help prepare our community. Weather has gotten even more unpredictable lately.
- Keep us informed
- Maybe more attention on providing safe drinking water in relation to a potential biochemical attack.
- More aid to the lower-class municipalities for mitigation actions
- None let them do their job
- Please do not waste taxpayer money.



- Think about earthquakes
- Tornado sirens 2009 Tornado hit my house with NO warning. Since then nothing has been added. When they test you can't hear them. Also, Hemphill Road has turned into a cross road since the I-70 interchange was built. Need to pave Hemphill rd.
- Tornado sirens. There are no audible sirens in the northern part of the county that can be heard in case of emergency
- Water lines located within LV county are not sufficient and need updating. Attempting to build in the county is a nightmare as the current infrastructure cannot handle additional facilities. This needs updating before costs get out of control.
- Weather threat to safe aircraft passage in/out of KCI and over the county.
- Well labeled evacuation routes (for floods, fire)
- what about other hazards such as prison or prisoner-related events or active-shooters? Preparedness activities for health care providers?
- Wide spread uncontrolled fire event.

Wyandotte County

No responses.

Question 8: Do you have any mitigation project that you would like to see implemented and what are they?

Johnson County

- 1)Acquisition of property in flood prone area. 2) Do not allow building of residential or commercial property in flood prone areas.
- A move to underground infrastructure.
- Additional public education
- Being a water sensitive city or identifying the integrative path which may consider identifying becoming a water sensitive city within 20-50 years. Implementing commercial (inviting new businesses in) planning with green initiative to reward businesses for taking a part in the urban water management to slow down the runoff from their paved properties, building's roof tops, etc. and reducing the impact to the combined sewer overload.
- City of De Soto depends on sewer pump stations in a disaster we will need emergency power for up to seven pump stations to prevent sewer backups.
- Continue SMAC funding within Johnson County
- Flooding seems to be a critical problem in our area. Development decisions and decisions related to our transportation infrastructure do not seem to be including design guidelines to prevent flooding. The new development that is taking place and the expansion of the highways and other roadways seems to be adding more and more impervious surface in Johnson County - and then we are surprised that placed like 103rd and State Line flood.
- Indian creek flood plain planning. Ensure storm sewers can handle heavy rains and that creek overflow doesn't back up into nearby homes
- More flood mitigation projects.
- More green space in flood prone areas



- More native grassland to absorb floodwaters in all JoCo watersheds.
- Perhaps adding additional "natural" wetlands or habitats for flood control vs. a grass pit or concrete storm sewers.
- RE: Our utility systems -- It makes sense to me to find ways to make these systems more self-contained and more robust. Every home should have solar and wind power. Furnaces and water heaters should be electric with battery backups. Etc.
- Two issues that come to mind: (1) consideration of storm drainage from highways DURING MAINTENANCE AND UPGRADES (lanes are often rerouted, temporary jersey barriers installed, etc. without sufficient regard to what impact the temporary changes will have on storm water drainage such that temporary flooding of areas not usually flooded can result during high precipitation events) and (2) maintenance of existing storm drainage systems from highways (many water inlet grates become plugged with trash which washes onto them during precipitation events [and some have small trees growing out of them!]) thus causing temporary flooding on highways not usually flooded). These issues can cause sudden hydroplaning and loss of control thus resulting in property damage and potential personal injury.
- What can the region do to reduce environmental impact? Natural hazards are going to happen and we should look at those mitigation tactics too, but can we also look at current practices to ensure we're not contributing to making things worse?
- Wildland risk assessment for JoCo.

Leavenworth County

- Safe rooms in all schools and flood prone property be acquired
- Auto stream gauge on Stranger Creek at Potter in Atchison County. What's happening at Potter will affect Easton in a matter of hours.
- Ensure coms are set up, 2-way battery operated radios as backup. Be aware of local store equipment as forklifts are invaluable in unloading supplies.
- Flooding prevention-work along the Missouri River Banks in some critical areas
- I do not have a mitigation project.
- I would encourage setting the 500-year base flood elevation in place of the 100-year. Native American communities in the Southwest built their pueblos outside of the floodplain because they grew tired of repeatedly losing everything. They learned the consequences of building in the floodplain.
- Improve 3-Mile Creek drainage basin to prevent flooding from Shawnee Street upstream to 20th Street
- More buried power lines
- No. I appreciate the work that Emergency Management does. The responses I have seen to crises has been excellent.
- Paved North/South roads West of Stranger Creek for access during flooding.
- Please push for adequate funding through grants and department consolidations, requirements for training/certifications/credentialing, and unity across governing bodies and emergency response departments. Thank you for seeking feedback from the community.
- Road repair, there are still lots of pot-holes that are deep.
- Safe room for new construction, Leavenworth Public Schools



- Safe shelters
- Stranger Creek flood control.
- The natural gas pipeline in Kickapoo township- perhaps residents need a greater awareness?
- Tornado sirens, Improve gravel roads near I-70 interchange.
- Yes. Backup 911 center

Wyandotte County

No responses.

2.7 – Planning Meetings

Within Kansas Region L there are many jurisdictions and organizations who have a vested interest in participating in the creation and adoption of the hazard mitigation plan. An integral part of the planning process included the identification, development, and coordination of all these entities. As such, a series of three organizational and planning meetings were scheduled and all past and potential future participants were notified by the State of Kansas as to the dates and locations of the meetings. In addition, communities neighboring the region were invited to participate in the planning process.

It is worth noting that all neighboring Kansas counties are undergoing a similar mitigation planning effort, and as part of this statewide process all county and state planners are working together toward common mitigation goals. During the creation and adoption of this plan communication channels were opened to facilitate the cross pollination of ideas, to incorporate neighboring regions concerns, and to ensure the overall preparedness of the State of Kansas.

A series of kick-off meetings were held with MPC members, available representatives from jurisdictions within the planning region, local and regional stakeholders, and the public invited. At the kickoff meeting, the planning process, project coordination, scope, participation requirements, strategies for public involvement, and schedule were discussed in detail. During the meeting, participants were led through a guided discussion concerning hazard data sourced from their previous hazard mitigation plans. Additionally, research was conducted prior to the meeting on recent regional hazard events to further inform the discussion. Participants were encouraged to discuss past hazard events, past impacts, and the future probability for all identified hazards. At the conclusion of the meeting, all participants were provided with a data collection forms to solicit information needed to properly complete the HMP. The forms asked for information concerning data on historic hazard events, at risk populations and properties, and available capabilities. Additionally, participating jurisdictions were provided with their mitigation actions from the previous plans for review and comment and asked to identify any additional mitigation actions.

A mid-term planning meeting was held with MPC members. Based upon the initial research, discussions held during the kickoff meetings, information obtained from the data collection forms, additional research, and subsequent discussion with MPC members, the results of the hazard identification, classification, and delineation were discussed in detail. In addition, sections of the HMP were made available for review and comment. Based on the supplied hazard information, participants were asked to assist in the development and review of mitigation goals and actions.



A final planning meeting was held with MPC members, available representatives from jurisdictions within the planning region, local and regional stakeholders, and the public invited. The completed draft HMP was made available for review and comment.

The following table presents the date and location of each planning meeting.

Table 2.5: HMP Planning Meetings

Meeting Number	Date	Location
1 (Kickoff)	09/10/2018	Johnson County
	09/17/2018	Leavenworth County
	09/17/2018	Wyandotte County
2 (Mid-Term)	12/05/2108	Johnson County
3 (Final)	02/11/2019	Wyandotte County

Both the minutes and sign-in sheets from all meetings may be found in Appendix C.

2.8 – Existing Plan Incorporation

44 CFR 201.6(b)(3): Review and incorporation, if appropriate, of existing plans, studies, reports, and technical information.

The hazard mitigation plan is an overarching document that is both comprised of, and contributes to, various other jurisdictional plans. In creating this plan, all the planning documents identified below were consulted and reviewed, often extensively. In turn, when each of these other plans is updated, they will be measured against the contents of the hazard mitigation plan.

Below is a list of the various planning efforts, sole or jointly administered programs, and documents reviewed and included in this hazard mitigation plan. While each plan can stand alone, their review and functional understanding was pivotal in the development of this plan and further strengthens and improves Kansas Region L’s resilience to disasters.

- All participating jurisdictions Codes and Ordinances
- All participating jurisdictions Comprehensive Plans
- All participating jurisdictions Critical Facilities Plans
- All participating jurisdictions Economic Development Strategic Plans
- All participating jurisdictions Emergency Operations Plans
- All participating jurisdictions Flood Mitigation Assistance Plan
- All participating jurisdiction Land-Use Plans
- Community Wildfire Protection Plans
- Any other newly created or relevant jurisdictional plan

Information from each of these plans and programs is utilized within the applicable hazard sections to provide data and fully inform decision making and prioritization.



State and Federal Level Plan Integration

The following list illustrates local, state and federal programs integrated, where applicable, and referenced in Kansas Region L's mitigation efforts.

- State of Kansas Hazard Mitigation Plan
- Hazard Mitigation Grant Program
- Flood Mitigation Assistance Program
- National Flood Insurance Program
- Pre-Disaster Mitigation Program
- Repetitive Loss & Severe Repetitive Loss Program
- FireWise Communities Program
- Relevant Dam Emergency Action Plans (if document not secured)
- Community Rating System

Regional Level Plan Integration

The MARC Regional Coordination Guide (RCG) is an all-hazard, capabilities-based guide designed to address any of the hazards potentially affecting the metro area. The RCG ensures that a series of formal actions are in place to facilitate communication and cooperation between the many agencies and organizations in the region that might be involved in emergency events that require some degree of regional coordination. Participation in the activities described in the RCG is voluntary and the RCG is not intended to be an operational document. The RCG is organized using a Base Guide and 15 Emergency Support Function annexes. The Base Guide provides the overall organizational structure for regional coordination, while the ESF annexes address the regional issues associated with specific emergency functions. The RCG was developed with oversight from the MEMC Plans Subcommittee and support from planning task forces and workgroups comprised of local government officials, response personnel, voluntary agency representatives and members of the private sector. In addition, the regional coordination protocols described in the RCG have been endorsed by the Regional Homeland Security Coordinating Committee RHSCC, which provides oversight and policy guidance for homeland security issues and funding in the metro area.

Integration Challenges

The 2014 plan update successfully integrated approved Kansas Region L local hazard mitigation plans into one regional HMP. This represents a success of our streamlined program of allowing jurisdictions to participate in multi-jurisdictional regional-level plans. This program not only reduces the cost and the burden to local jurisdictions, it also allows for closer collaboration and integration of local communities in all areas of planning and response. However, and as always, challenges exist due to the day to day demands of the working environment, including scheduling conflicts, budget restrictions, and staffing changes and shortages related to both the utilization and incorporation of the HMP and completion of identified hazard mitigation projects. Additionally, the size and complexity of the Kansas Region L area present additional challenges, including county and local planning integration, regional funding, population diversity and potentially differing growth priorities.



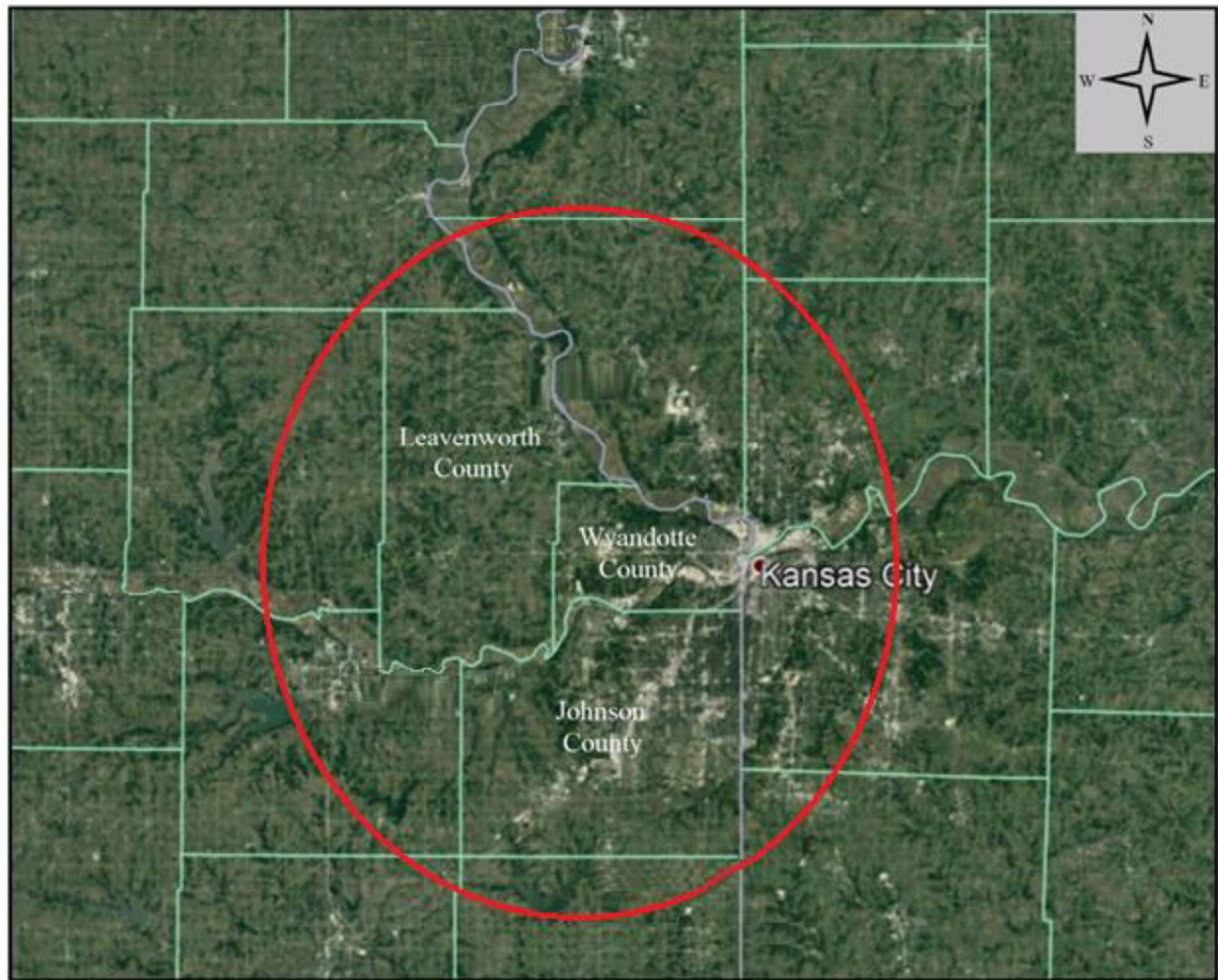
3.0 Planning Area

3.1 – Introduction

Kansas Region L consists of the following three participating counties and their participating jurisdictions:

- Johnson County
- Leavenworth County
- Wyandotte County

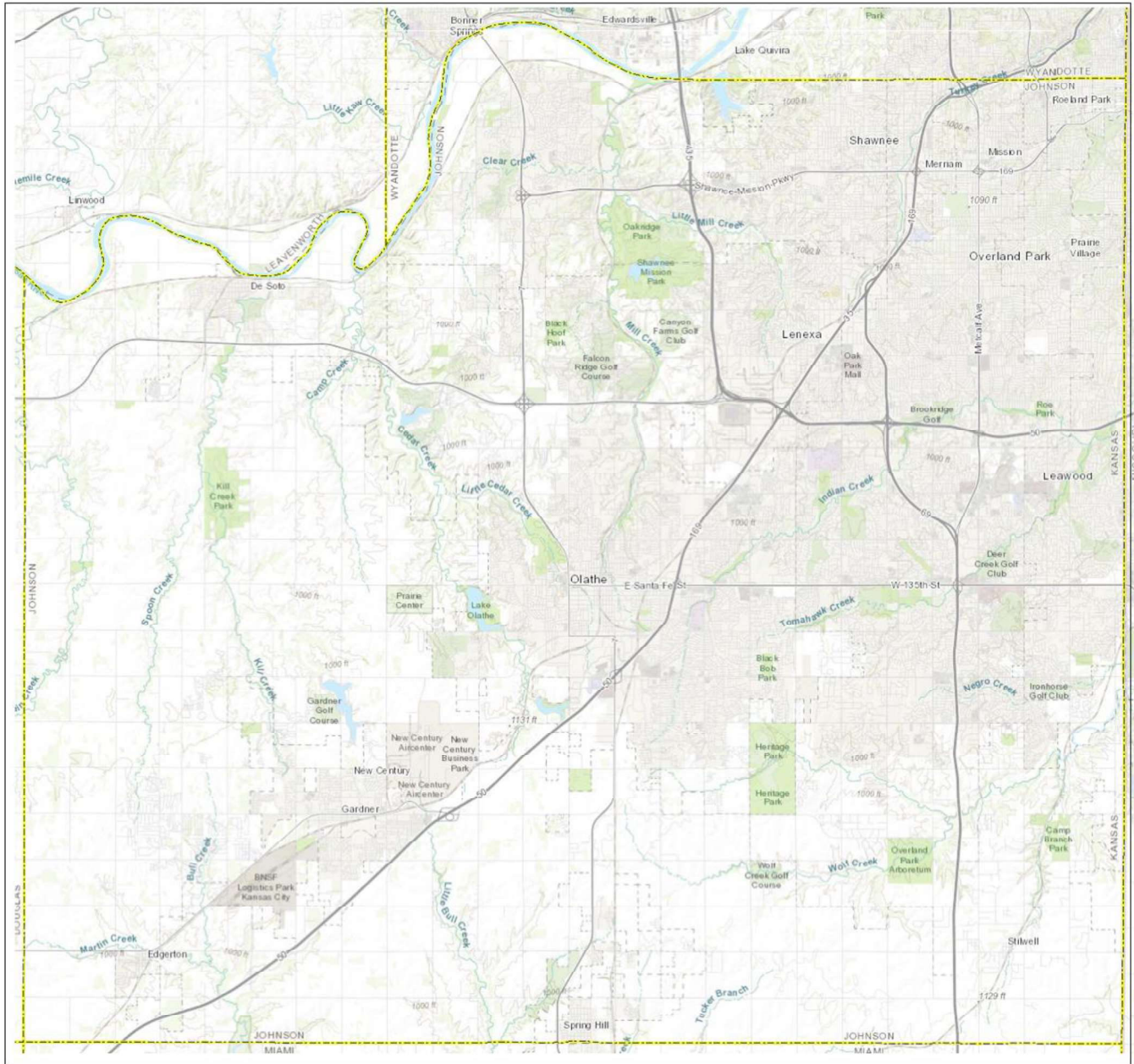
The following map details the locations of these counties.



The following map, provided by the Kansas Department of Transportation (KDOT), details the locations of participating jurisdictions for **Johnson County**:

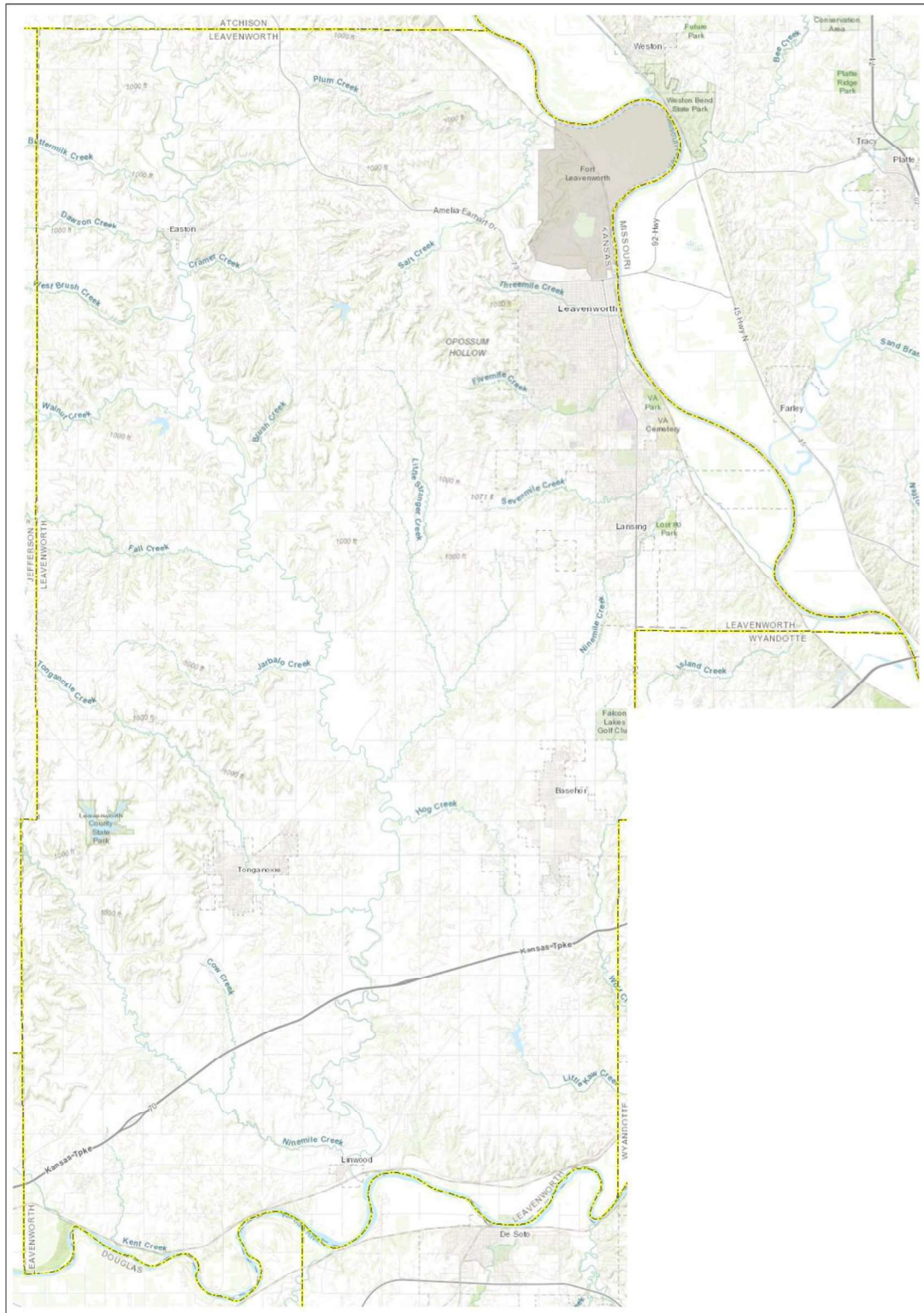


Map of Johnson County



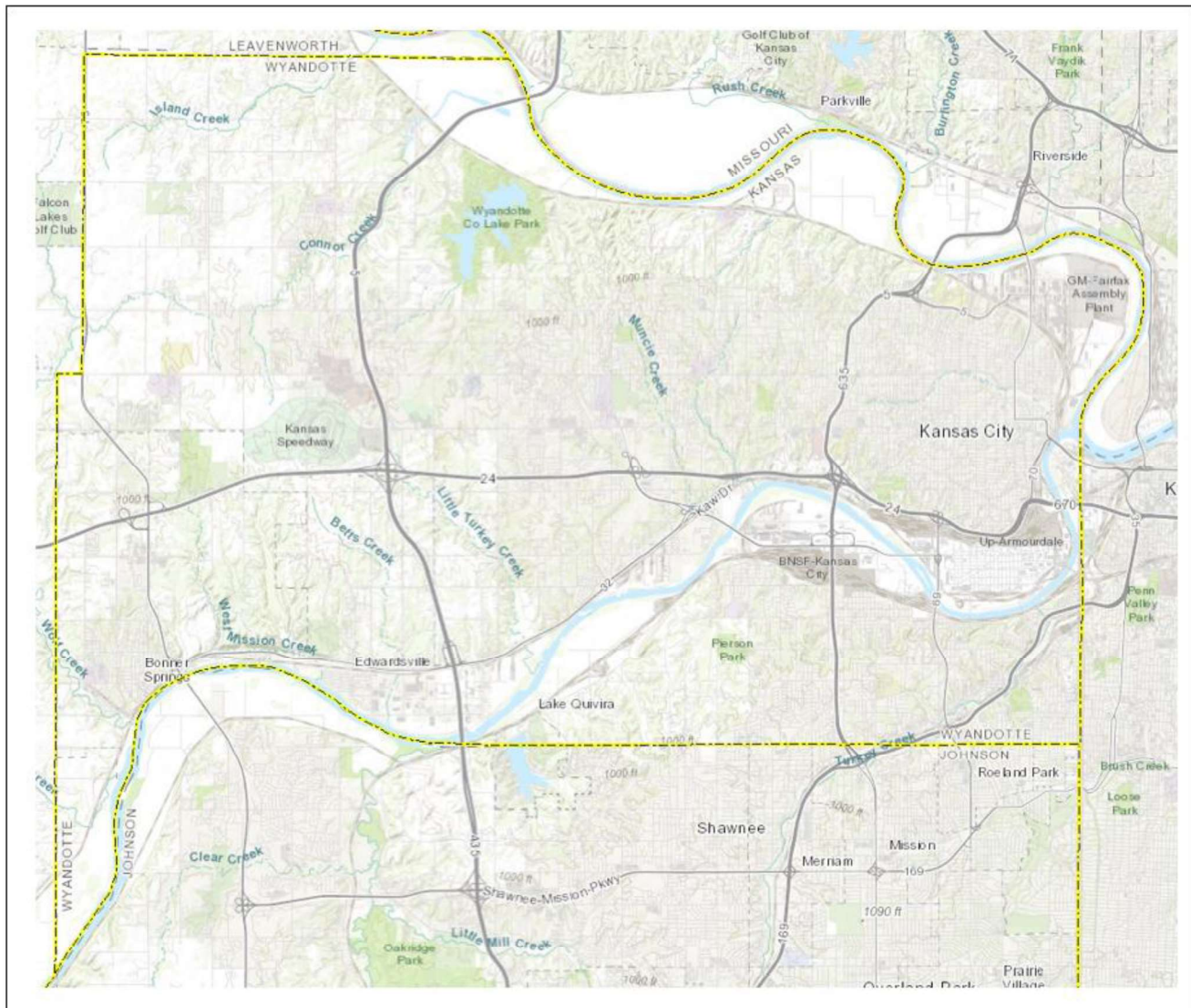
The following map, provided by KDOT, details the locations of participating jurisdictions for Leavenworth County:

Map of Leavenworth County



The map following details the locations of participating jurisdictions for **Wyandotte County**:

Map of Wyandotte County



3.2 – Regional Population Data

The following tables present population data for counties and participating jurisdictions in Kansas Region L. The higher a jurisdiction’s population the greater the potential vulnerability of its citizens to identified hazards.



Table 3.1: Johnson County Population Data

Jurisdiction	Population 2000	Population 2010	Population 2017	Numeric Population Change 2000 - 2017	Percent Population Change 2000 to 2017	Population Density, per Square Mile 2017
Johnson County	451,086	544,179	591,178	140,092	31.06%	1,232
DeSoto	5,732	5,720	6,107	375	6.54%	545
Edgerton	1,440	1,671	1,771	331	22.99%	798
Fairway	3,952	3,882	3,957	5	0.13%	3,441
Gardner	9,396	19,123	21,538	12,142	129.23%	2,118
Lake Quivira	932	906	935	3	0.32%	599
Leawood	27,656	31,867	34,659	7,003	25.32%	2,286
Lenexa	40,238	48,190	53,553	13,315	33.09%	1,555
Merriam	11,008	11,003	11,212	204	1.85%	2,595
Mission	9,727	9,323	9,409	-318	-3.27%	3,511
Mission Hills	3,593	3,498	3,573	-20	-0.56%	1,769
Mission Woods	165	178	195	30	18.18%	1,950
Olathe	92,962	125,872	132,472	39,510	42.50%	2,193
Overland Park	149,080	173,372	191,278	42,198	28.31%	2,538
Prairie Village	22,072	21,447	22,368	296	1.34%	3,602
Roeland Park	6,817	6,731	6,772	-45	-0.66%	4,180
Shawnee	47,996	62,209	65,513	17,517	36.50%	1,529
Spring Hill	2,727	5,437	6,618	3,891	142.68%	768
Westwood	1,533	1,506	1,655	122	7.96%	4,037
Westwood Hills	378	359	395	17	4.50%	5,643

Source: US Census Bureau

Of note for Johnson County and its participating jurisdictions:

- A large population gain was noted in Johnson County, 31% as a whole
- Population gains were noted in 16 of the 19 participating cities
- The cities of Gardner and Spring Hill saw triple digit percentage population growth
- The cities of Edgerton, Leawood, Lenexa, Olathe, Overland Park, and Shawnee saw greater than 20% population growth

Table 3.2: Leavenworth County Population Data

Jurisdiction	Population 2000	Population 2010	Population 2017	Numeric Population Change 2000 - 2017	Percent Population Change 2000 to 2017	Population Density, per Square Mile 2017
Leavenworth County	68,691	76,227	81,095	12,404	18.06%	173
Basehor	2,238	4,613	6,015	3,777	168.77%	891
Easton	362	253	260	-102	-28.18%	1,857
Lansing	9,199	11,265	11,947	2,748	29.87%	956
Leavenworth	35,420	35,251	36,210	790	2.23%	1,502
Linwood	374	375	392	18	4.81%	537
Tonganoxie	2,728	4,996	5,444	2,716	99.56%	1,483

Source: US Census Bureau



Of note for Leavenworth County and its participating jurisdictions:

- A large population gain was noted in Leavenworth County, 18% as a whole
- Population gains were noted in five of the six participating cities
- The cities of Basehor and Tonganoxie saw triple digit percentage population growth
- The city of Lansing saw 30% population growth
- Population declines were seen in the city of Easton

Table 3.3: Wyandotte County Population Data

Jurisdiction	Population 2000	Population 2010	Population 2017	Numeric Population Change 2000 - 2017	Percent Population Change 2000 to 2017	Population Density, per Square Mile 2017
Wyandotte County	157,882	157,505	165,288	7,406	4.69%	1,060
Bonner Springs	6,768	7,314	7,784	1,016	15.01%	487
Edwardsville	4,146	4,340	4,498	352	8.49%	481
Kansas City	146,968	145,851	153,006	6,039	0.96%	1,195

Source: US Census Bureau

Of note for Wyandotte County and its participating jurisdictions:

- A population gain was noted in Wyandotte County, 5% as a whole
- Population gains were noted in all participating cities
- The city of Bonner Springs saw double digit percentage population growth

3.3 – At-Risk Population Data

The National Response Framework defines at-risk populations as "populations whose members may have additional needs before, during, and after an incident in functional areas, including but not limited to maintaining independence, communication, transportation, supervision, and medical care."

In general, at risk populations may have difficulty with medical issues, poverty, extremes in age, and communications due to language barriers. Several principles may be considered when discussing potentially at-risk populations, including:

- Not all people who are considered at risk are at risk
- Outward appearance does not necessarily mark a person as at risk
- The hazard event will, in many cases, affect at risk population in differing ways

The following tables present information on select potential at risk populations within each participating Region L jurisdiction, by county. The higher a jurisdiction's at-risk population the greater the potential vulnerability of its at-risk citizens to identified hazards.



Table 3.4: Johnson County Potentially Vulnerable Population Data

Jurisdiction	Percentage of Population 5 and Under (2017)	Percentage of Population 85+ (2017)	Percentage of Population Speaking Language Other Than English (2017)	Percentage of Population Living Below Poverty Level (2017)
Johnson County	6.7%	1.9%	10.0%	6.0%
DeSoto	9.9%	0.7%	12.2%	18.5%
Edgerton	9.9%	0.9%	1.1%	10.7%
Fairway	8.1%	2.6%	5.0%	2.1%
Gardner	11.8%	0.7%	5.4%	4.4%
Lake Quivira	2.5%	1.0%	1.7%	1.0%
Leawood	5.4%	2.1%	6.0%	2.6%
Lenexa	6.6%	2.6%	8.7%	6.0%
Merriam	4.7%	2.2%	8.1%	8.3%
Mission	5.3%	1.6%	6.9%	7.6%
Mission Hills	5.0%	2.2%	2.9%	2.0%
Mission Woods	6.5%	0.0%	5.6%	6.0%
Olathe	7.6%	1.2%	13.8%	6.8%
Overland Park	6.0%	2.3%	12.1%	5.9%
Prairie Village	6.9%	3.0%	3.3%	4.2%
Roeland Park	8.2%	1.7%	10.3%	6.8%
Shawnee	6.4%	1.5%	7.2%	7.4%
Spring Hill	8.3%	2.5%	1.2%	5.2%
Westwood	6.8%	1.8%	5.8%	1.2%
Westwood Hills	6.8%	1.4%	9.4%	4.6%

Source: US Census Bureau

Of note for Johnson County and its participating jurisdictions:

- Population gains in children under five years of age were noted, from 33,641 to 39,609, a 17.7% increase
- Population gains in adults over 85 years of age were noted, from 5,895 to 11,232, a 90.5% increase
- Population gains were noted for person speaking a language other than English, from 34,221 to 59,118, a 72.8% increase
- A gain was noted in the number of people living below the poverty line, from 15,323 to 35,471, a 131.5% increase

Table 3.5: Leavenworth County Potentially Vulnerable Population Data

Jurisdiction	Percentage of Population 5 and Under (2017)	Percentage of Population 85+ (2017)	Percentage of Population Speaking Language Other Than English (2017)	Percentage of Population Living Below Poverty Level (2017)
Leavenworth County	6.4%	1.2%	5.0%	9.9%
Basehor	5.8%	0.3%	3.0%	4.6%
Easton	1.4%	8.1%	3.8%	25.7%
Lansing	3.7%	0.9%	6.4%	7.7%
Leavenworth	8.3%	1.1%	6.5%	14.9%



Table 3.5: Leavenworth County Potentially Vulnerable Population Data

Jurisdiction	Percentage of Population 5 and Under (2017)	Percentage of Population 85+ (2017)	Percentage of Population Speaking Language Other Than English (2017)	Percentage of Population Living Below Poverty Level (2017)
Linwood	6.9%	1.3%	1.3%	20.7%
Tonganoxie	8.2%	2.5%	3.7%	6.2%

Source: US Census Bureau

Of note for Leavenworth County and its participating jurisdictions:

- Population gains in children under five years of age were noted, from 4,775 to 5,190, an 8.7% increase
- Population gains in adults over 85 years of age were noted, from 810 to 973, a 20.1% increase
- Slight population gains were noted for person speaking a language other than English, from 4,029 to 4,055, a 0.6% increase
- A gain was noted in the number of people living below the poverty line, from 4,128 to 8,028, a 94.5% increase

Table 3.6: Wyandotte County Potentially Vulnerable Population Data

Jurisdiction	Percentage of Population 5 and Under (2017)	Percentage of Population 85+ (2017)	Percentage of Population Speaking Language Other Than English (2017)	Percentage of Population Living Below Poverty Level (2017)
Wyandotte County	8.4%	1.5%	23.5%	22.7%
Bonner Springs	8.6%	2.4%	6.8%	9.5%
Edwardsville	7.1%	1.7%	5.1%	11.7%
Kansas City	8.5%	1.5%	28.0%	22.3%

Source: US Census Bureau

Of note for Wyandotte County and its participating jurisdictions:

- Population gains in children under five years of age were noted, from 12,759 to 13,884, an 8.8% increase
- Population gains in adults over 85 years of age were noted, from 2,226 to 2,479, an 11.4% increase
- Population gains were noted for persons speaking a language other than English, from 22,688 to 38,843, a 71.2% increase
- A gain was noted in the number of people living below the poverty line, from 25,773 to 37,520, a 45.6% increase

3.4 – Regional Housing Data

Closely tracking population data, but tending to lag population changes, housing data is a good indicator of changing state demographics and growth. Over the period 2000 to 2017 the Kansas Region L has been experiencing a yearly increase in housing stock. The higher a jurisdiction's housing stock, the higher the hazard vulnerability.



Table 3.7: Johnson County Housing Data

Jurisdiction	Housing Units 2000	Housing Units 2017	Percent Housing Change 2000 - 2017	Housing Density, Per Square Mile, 2017	Percentage Mobile Homes 2017
Johnson County	181,612	233,108	28.4%	479	0.6%
DeSoto	1,730	2,444	41.3%	199	7.2%
Edgerton	500	632	26.4%	295	5.4%
Fairway	1,842	1,799	-2.3%	1,600	0.0%
Gardner	3,533	7,411	109.8%	722	4.4%
Lake Quivira	388	403	3.9%	61	0.8%
Leawood	10,129	12,865	27.0%	822	0.1%
Lenexa	16,378	21,343	30.3%	611	0.1%
Merriam	5,042	5,468	8.4%	1,210	0.0%
Mission	5,329	5,146	-3.4%	2,054	0.5%
Mission Hills	1,318	1,326	0.6%	656	0.0%
Mission Woods	78	84	7.7%	775	0.0%
Olathe	33,343	47,789	43.3%	785	1.0%
Overland Park	62,586	80,324	28.3%	1,019	0.1%
Prairie Village	10,126	10,205	0.8%	1,649	0.1%
Roeland Park	3,115	3,226	3.6%	2,024	0.5%
Shawnee	19,086	24,982	30.9%	596	0.6%
Spring Hill	873	2,016	130.9%	186	0.0%
Westwood	731	772	5.6%	1,797	0.0%
Westwood Hills	173	197	13.9%	2,668	0.0%

Source: US Census Bureau

Of note for Johnson County and its participating jurisdictions:

- Large gains in housing stock were noted for the period 2000 to 2016, with most participating jurisdictions seeing double digit growth

Table 3.8: Leavenworth County Housing Data

Jurisdiction	Housing Units 2000	Housing Units 2017	Percent Housing Change 2000 - 2017	Housing Density, Per Square Mile, 2017	Percentage Mobile Homes 2017
Leavenworth County	24,401	29,106	19.3%	62	2.1%
Basehor	848	1,921	126.5%	282	0.0%
Easton	138	111	-19.6%	727	20.7%
Lansing	2,548	3,405	33.6%	272	4.1%
Leavenworth	12,936	13,643	5.5%	569	1.0%
Linwood	374	155	-58.6%	209	3.3%
Tonganoxie	1,032	2,068	100.4%	539	0.7%

Source: US Census Bureau

Of note for Leavenworth County and its participating jurisdictions:

- Large gains in housing stock were noted for the period 2000 to 2016 for the Cities of Basehor, Lansing and Tonganoxie.



Table 3.9: Wyandotte County Housing Data

Jurisdiction	Housing Units 2000	Housing Units 2017	Percent Housing Change 2000 - 2017	Housing Density, Per Square Mile, 2017	Percentage Mobile Homes 2017
Wyandotte County	68,892	67,297	-2.3%	440	2.3%
Bonner Springs	2,753	3,028	10.0%	201	3.8%
Edwardsville	1,651	1,665	0.8%	190	21.2%
Kansas City	61,446	62,847	2.3%	491	1.8%

Source: US Census Bureau

Of note for Wyandotte County and its participating jurisdictions:

- Housing stock remained relatively static for all jurisdictions, with the City of Bonner Springs experiencing the greatest growth.

3.5 – Regional Property Valuations

This section quantifies the built environment exposed to potential hazards in Kansas Region L. The following tables provide monetary value of structures, by category and where available, for each county in Kansas Region L. In addition to the population information presented above, this information forms the basis of the vulnerability and risk assessment presented in this plan. This information was derived from inventory data associated with FEMA’s loss estimation software HAZUS-4.0. HAZUS classifies building stock types into numerous categories, including residential, commercial, industrial, agriculture, government, and education. Values associated with each of these categories reflect 2010 valuations, the latest available HAZUS data.

Table 3.10: Kansas Region L Property Valuations

County	Residential	Commercial	Industrial	Agriculture	Education	Government
Johnson	\$90,773,843,000	\$24,020,082,000	\$5,789,822,000	\$314,222,000	\$428,280,000	\$1,256,789,000
Leavenworth	\$10,245,715,000	\$1,694,541,000	\$326,902,000	\$74,938,000	\$120,680,000	\$366,724,000
Wyandotte	\$18,318,559,000	\$7,118,770,000	\$2,529,033,000	\$61,974,000	\$192,007,000	\$543,881,000

Table 3.11: Kansas Region L Total Property Valuations

County	Total
Johnson	\$124,279,962,000
Leavenworth	\$13,050,342,000
Wyandotte	\$29,708,946,000

3.6 – Jurisdictional Property Valuations

This section quantifies the built environment exposed to potential hazards in Kansas Region L for each participating jurisdiction. The following tables provide monetary value of structures, by category and where available, for each participating jurisdiction in Kansas Region L. In addition to the population information presented above, this information forms the basis of the vulnerability and risk assessment presented in this plan. This information was derived from county Appraiser’s Offices.



Table 3.12: Johnson County Participating Jurisdiction Property Valuations

Jurisdiction	2018 Property Valuation
DeSoto	\$498,173,210
Edgerton	\$667,813,980
Fairway	\$575,812,500
Gardner	\$1,494,689,920
Lake Quivara	\$139,265,230
Leawood	\$5,908,685,190
Lenexa	\$7,041,813,390
Merriam	\$1,169,142,760
Mission	\$978,800,750
Mission Hills	\$873,438,140
Mission Woods	\$41,154,390
Olathe	\$13,111,756,270
Overland Park	\$23,668,588,700
Prairie Village	\$2,452,561,280
Roeland Park	\$596,995,820
Shawnee	\$6,043,031,600
Spring Hill	\$150,507,370
Westwood	\$219,229,530
Westwood Hills	452,787,270

Source: County Assessor's Office

Note: Values represent appraised improvement value only

Table 3.13: Leavenworth County Participating Jurisdiction Property Valuations

Jurisdiction	2018 Property Valuation
Basehor	\$550,756,690
Easton	\$4,626,910
Lansing	\$662,229,090
City of Leavenworth	\$1,534,977,590
Linwood	\$17,605,830
Tonganoxie	\$339,227,750

Source: Assessor's Office and US Census Bureau

Note: Values represent appraised improvement value only

Table 3.14: Wyandotte County Participating Jurisdiction Property Valuations

Jurisdiction	2018 Property Valuation
Kansas City (Wyandotte County)	\$9,241,738,300
Bonner Springs	\$608,335,200
Edwardsville	\$434,952,180

Source: Wyandotte County Assessor's Office

Note: Values represent appraised improvement value only

3.7 – Critical Facilities

A critical facility is essential in providing utility or direction either during the response to an emergency or during the recovery operation, with facilities determined from jurisdictional feedback. The following are examples of critical facilities and assets:



- Communications facilities
- Emergency operations centers
- Fire stations
- Government buildings
- Hospitals and other medical facilities
- Police stations

Details concerning critical facilities have been deemed as sensitive, and as such their specific information is not contained in the body of this HMP, but rather a restricted view Appendix D. Inquiries concerning critical facilities may submitted to MPC members.

3.8 – Unified School Districts

Each participating county is served by multiple Unified School Districts (USDs), with these USDs providing educational coverage for each participating jurisdiction. The following table presents participating USD enrollment information, the number of school structures, and the insured valuation of these structures and contents within (if information is available).

Table 3.15: Participating USD Information

School District	Estimated Enrollment (2018)	Number of Office and School Buildings (2018)	Total Insured Valuation of Structures (2018)
Johnson County			
USD #229 – Blue Valley	22,392	46	\$590,559,544
USD #230 – Spring Hill	3,000	13	\$106,659,024
USD 231 – Gardner/Edgerton	5,450	19	-
USD 232 – DeSoto	6,977	22	\$329,674,250
USD 233 – Olathe	29,031	74	-
USD 512 – Shawnee Mission	27,500	60	\$976,700,331
Kansas School for the Deaf	130	-	-
Leavenworth County			
USD #207 – Fort Leavenworth	2,224	9	\$3,270,000
USD #449 – Easton	668	8	\$29,607,000
USD #453 – Leavenworth	3,539	19	\$152,069,653
USD #458 – Basehor-Linwood	2,200	14	\$126,400,000
USD #464 – Tonganoxie	2,000	10	\$70,400,000
USD #469 – Lansing	2,650	16	\$95,372,600
Wyandotte County			
Kansas School for the Deaf and Blind		14	\$90,000,000
USD #202 - Turner	4,197	13	-
USD #203 - Piper	2,476	8	\$85,817,719
USD #204 – Bonner-Edwardsville	2,700	10	\$125,000,000
USD #500 – Kansas City, Kansas	22,519	68	\$690,000,000

Source: Kansas State Department of Education



Each participating county is served by at least one institution of higher learning. The following table presents participating college and university enrollment information, the number of school structures, and the insured valuation of these structures and contents within (if information is available).

Table 3.16: Participating College and University Information

School District	Estimated Enrollment (2018)	Number of Offices and Schools (2018)	Total Insured Valuation of Structures (2018)
Johnson County			
Johnson County Community College	34,000	25	-
University of Kansas Edwards Campus	1,500	3	-
Leavenworth County			
University of St. Mary	1,100	12	\$178,495,000
Wyandotte County			
Kansas City, Kansas Community College	7,200	14	\$213,295,000

Source: Kansas State Department of Education

3.9 – Regional Land Use

In general, land use is determined by three major types of regulation, zoning ordinances, floodplain ordinances and building code requirements.

- 2017 Kansas Statutes, KS Stat § 12-741 (2017): This act is enabling legislation for the enactment of planning and zoning laws and regulations by cities and counties for the protection of the public health, safety and welfare, and is not intended to prevent the enactment or enforcement of additional laws and regulations on the same subject which are not in conflict with the provisions of this act.
- 2012 Kansas Statutes, Chapter 19 Counties and County Officers, Article 33 Flood Control: Allows cities and counties to develop stormwater management and flood control projects and programs, provide local funding, and enter into agreements with other agencies to develop and use flood control works.
- The Kansas State Legislature has not implemented a statewide building code, nor does it require comprehensive planning by local governments.

These three types of regulations can assist in preventing the following:

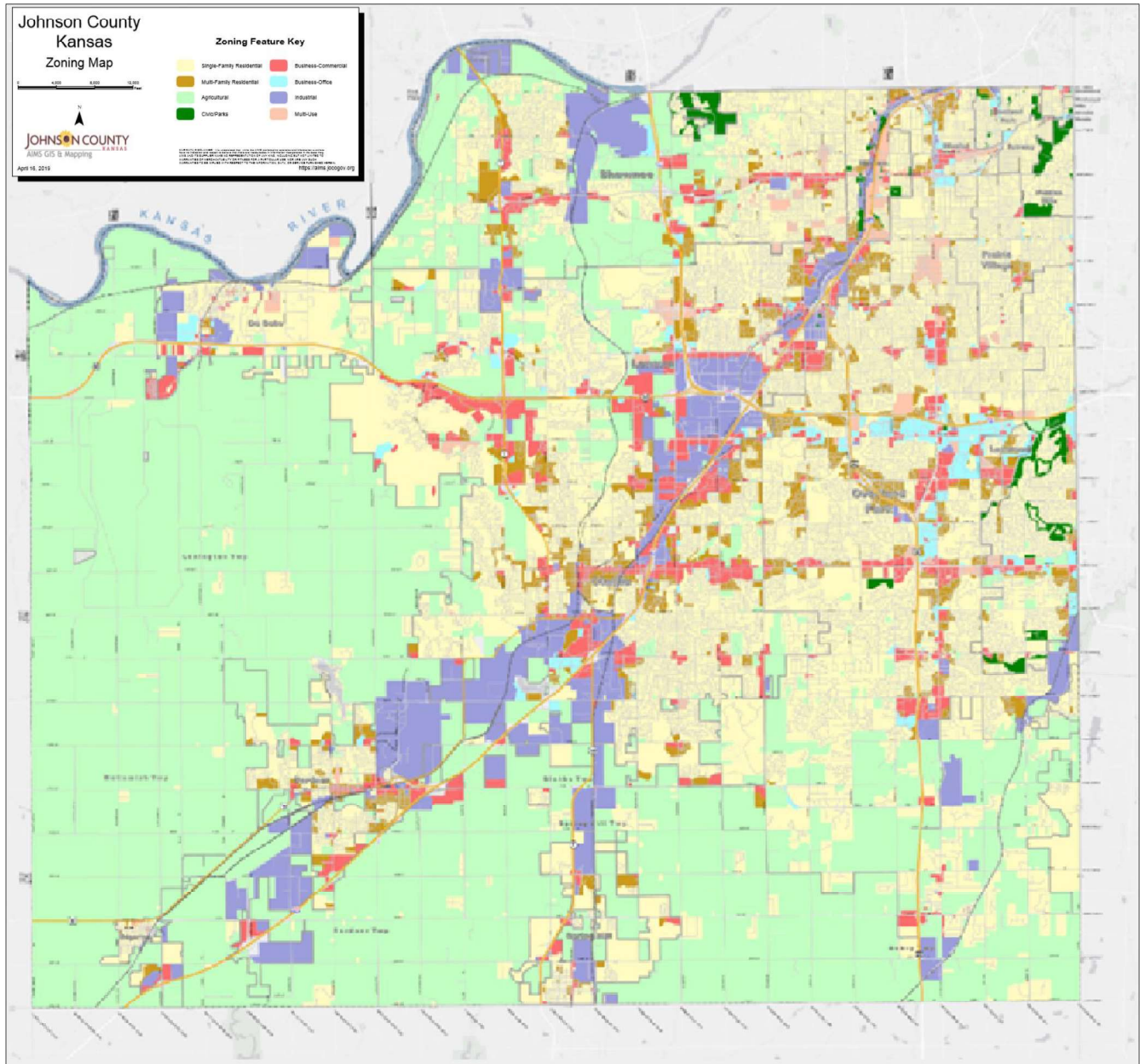
- Unrestricted residential growth which can increase a population's exposure to identified hazard prone areas
- Rapid, unchecked development that can put a strain on a community's vulnerable resources such as its energy infrastructure
- Residential development constructed quickly and inexpensively to meet consumer demand that often lacks long term mitigation measures and resiliency
- Rapid development under pressure to meet consumer demand can alter the landscape in ways affecting urban runoff, drainage, or other environmental considerations which have drastic effects on floodplains



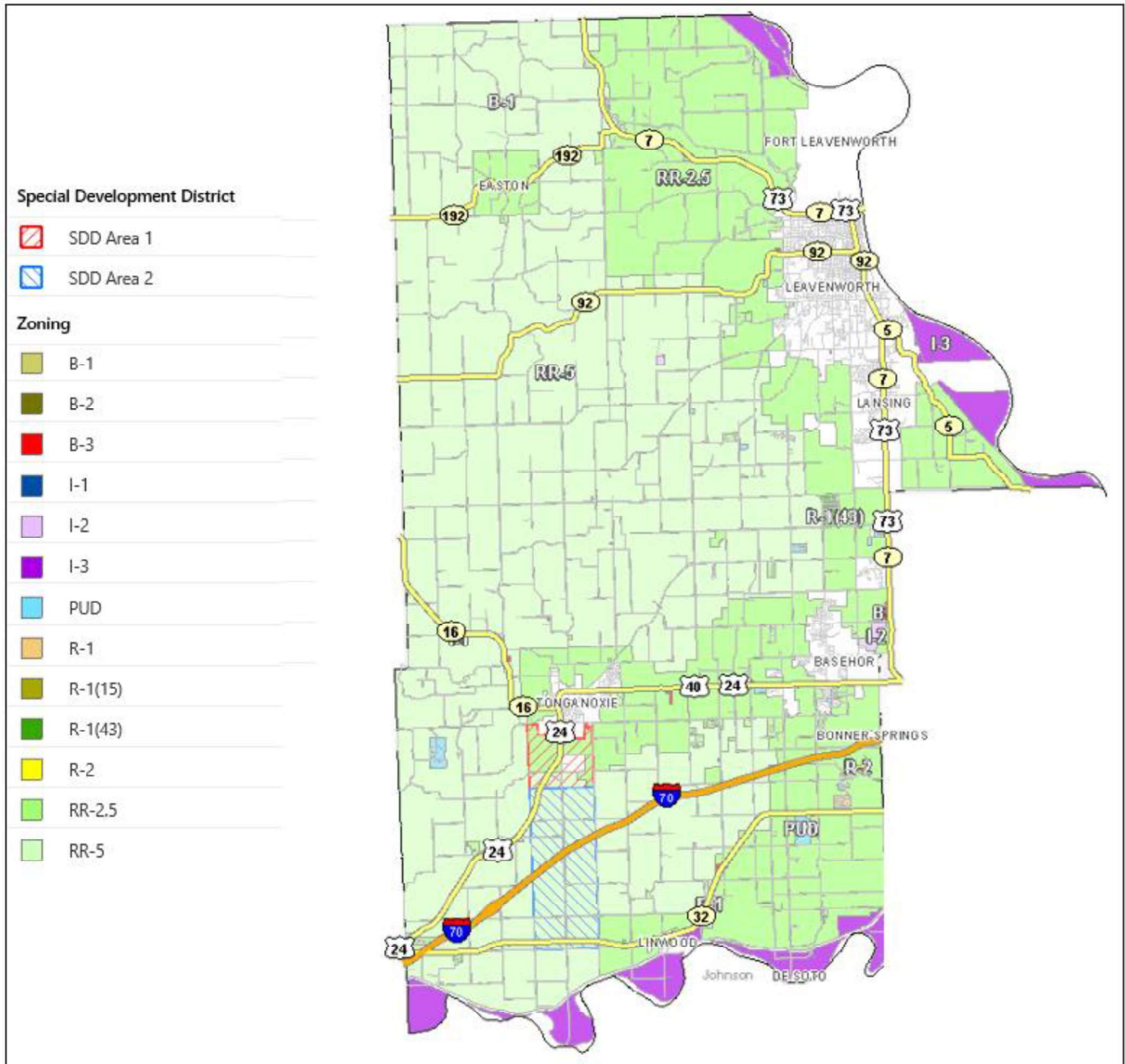
Jurisdictional information on land use regulations is provided in Section 5 – Capability Assessment.

Jurisdictional zoning determines how a landowner can use their land. Zoning restrictions control how property can be developed and what types of activities can occur on that property. The following maps show current zoning conditions for each participating county.

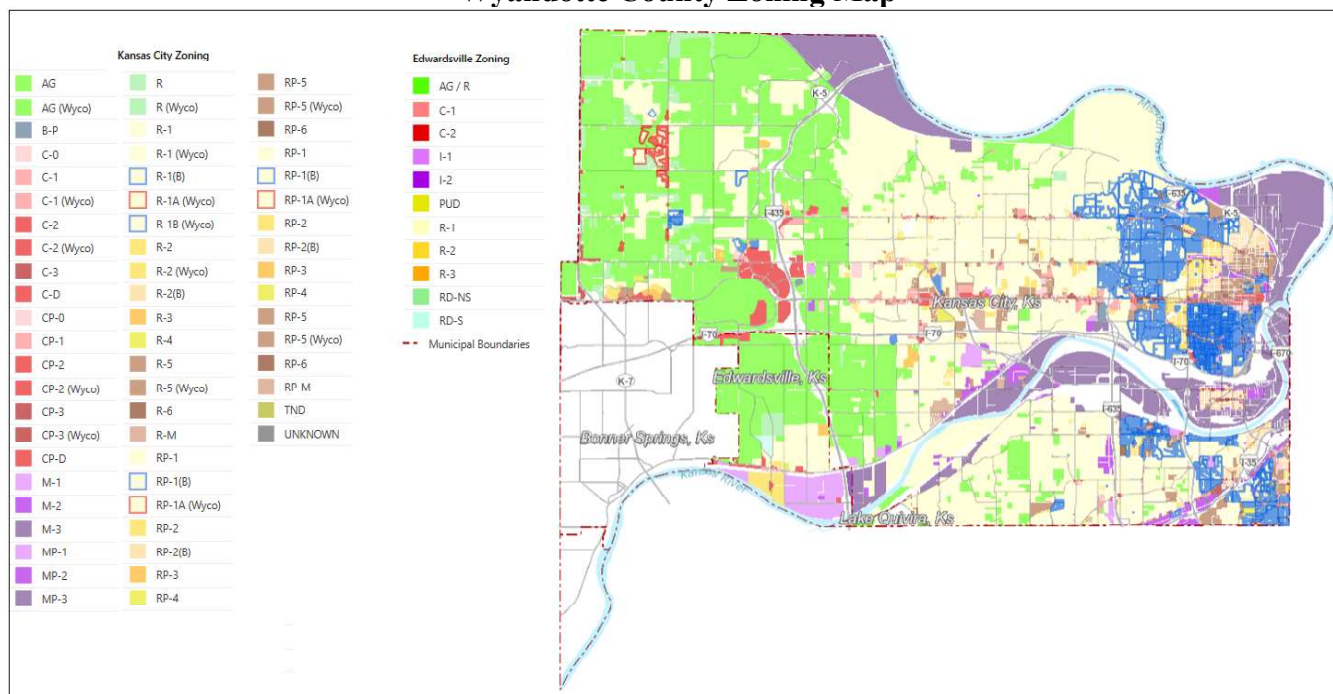
Johnson County Zoning Map



Leavenworth County Zoning Map



Wyandotte County Zoning Map

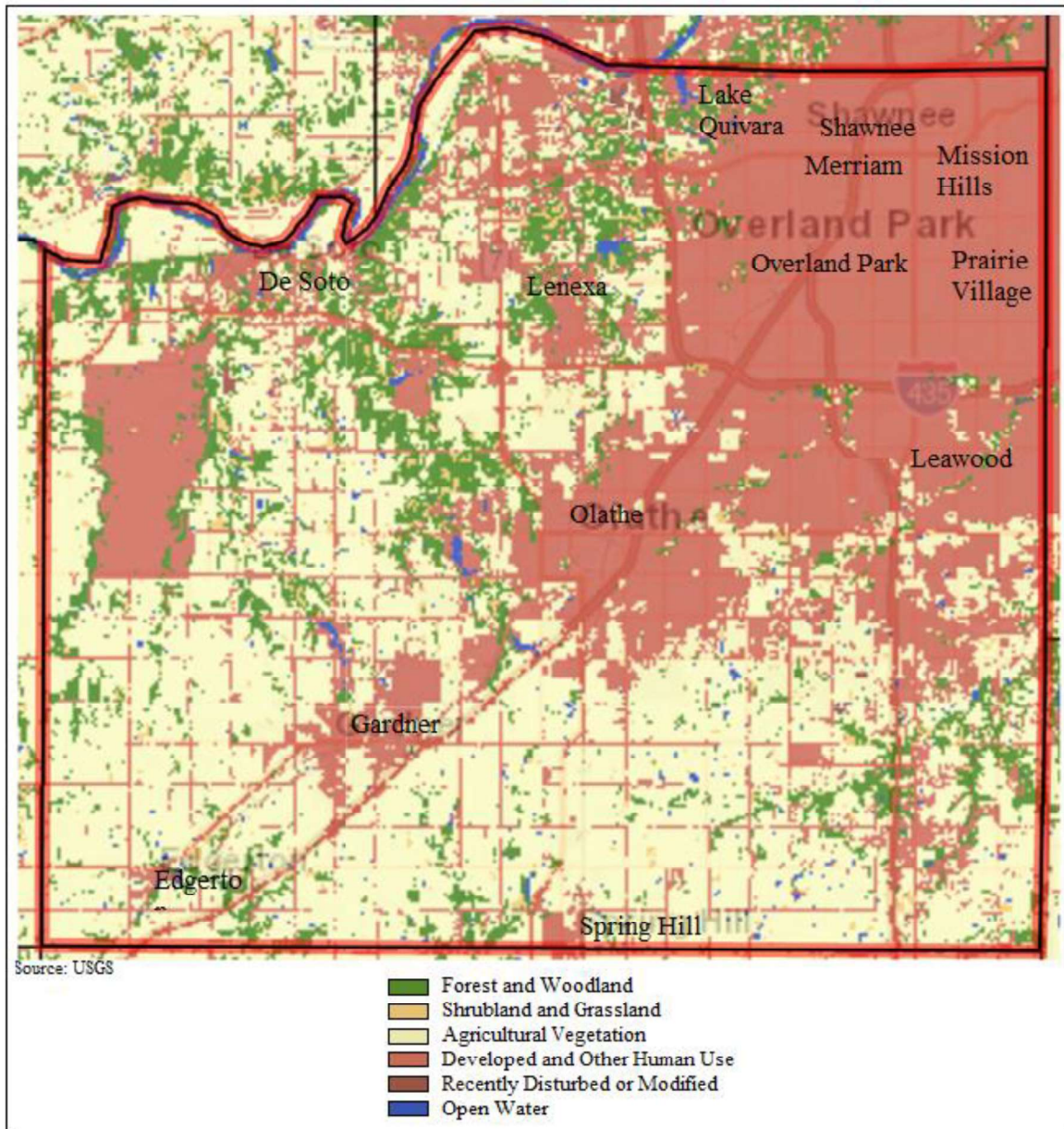


3.10 – Regional Land Cover

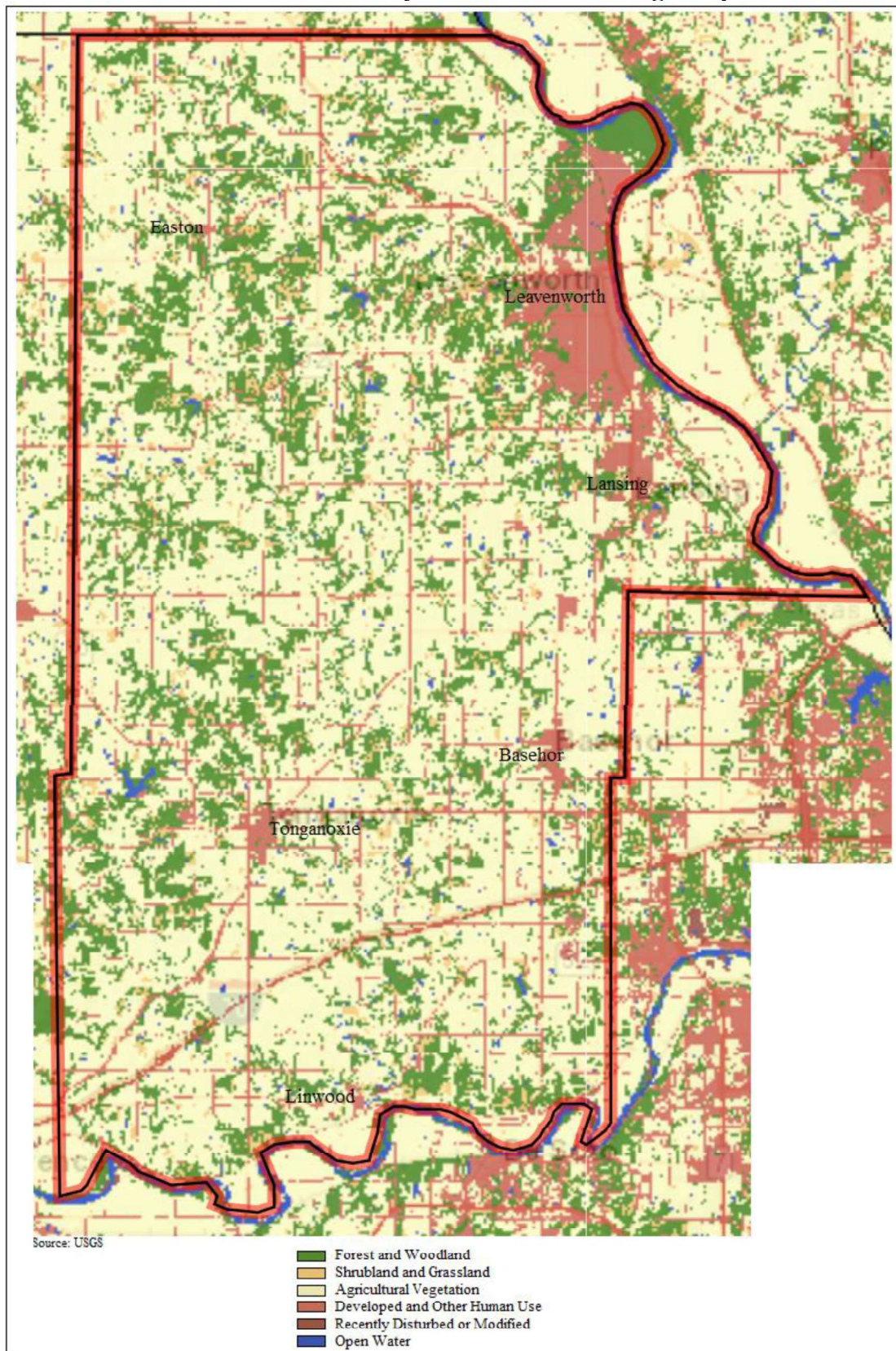
The following county specific maps from the 2016 USGS land cover map illustrate land usage.



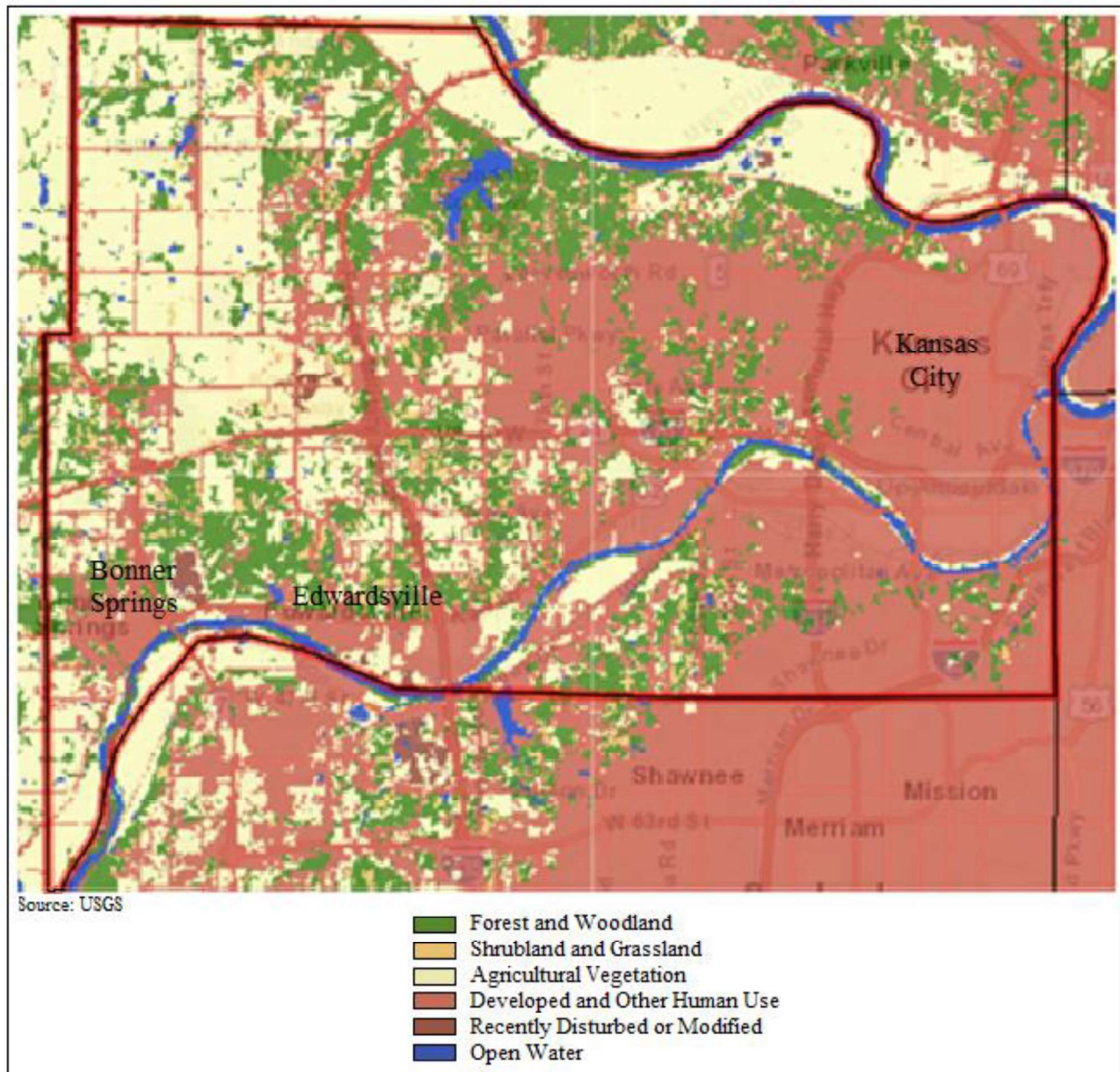
Johnson County Land Coverage Map



Leavenworth County NLDC Land Coverage Map



Wyandotte County NLDC Land Coverage Map



3.11 – Regional Agricultural Data

Agriculture is a major component of the economy of Kansas. According to the Kansas Department of Agriculture, Agriculture is the largest economic driver in Kansas, valued at nearly \$67.5 billion and accounting for 44.5 percent of the state's total economy. In Kansas, there are 46,137,295 acres of farmland, which accounts for 88 percent of all Kansas land.

The following tables present information from the USDA National Agricultural Statistics Service 2012 Census of Agriculture (the latest available data) relating to farm totals, agricultural acreage and livestock (cattle, hogs and pigs) for Kansas Region L.



Table 3.17: Regional Farm Data, 2012 Census of Agriculture

Jurisdiction	Number of Farms	Farm Acreage	Percent of Acreage as Cropland	Percent of Acreage as Pastureland	Percent of Acreage as Other Uses	Market Value of Products Sold (Yearly)
Johnson	571	99,354	59.6%	30.9%	9.5%	\$24,370,000
Leavenworth	1,133	184,471	55.6%	26.1%	18.3%	\$36,367,000
Wyandotte	164	12,009	61.0%	24.3%	14.7%	3,291,000

Source: United States Department of Agriculture National Agricultural Statistics Service

Table 3.18: Regional Livestock Data, 2012 Census of Agriculture

County	Cattle	Hogs and Pigs
Johnson	11,154	-
Leavenworth	21,185	1,516
Wyandotte	1,407	-

Source: United States Department of Agriculture National Agricultural Statistics Service

:- Data not reported due to potential privacy concerns

3.12 – Regional Development Trends

44 CFR 201.6 (c)(2)(ii)(A) The types and numbers of existing and future buildings, infrastructure, and critical facilities located in the identified hazard areas

Future development speaks to the potential impacts of land use and demographic changes in hazard prone areas. Data in this section is based on the best available data but is speculative as future conditions are subject to numerous unpredictable factors. While past trends are used to inform the discussion, previous historical trends are no guarantee of future conditions.

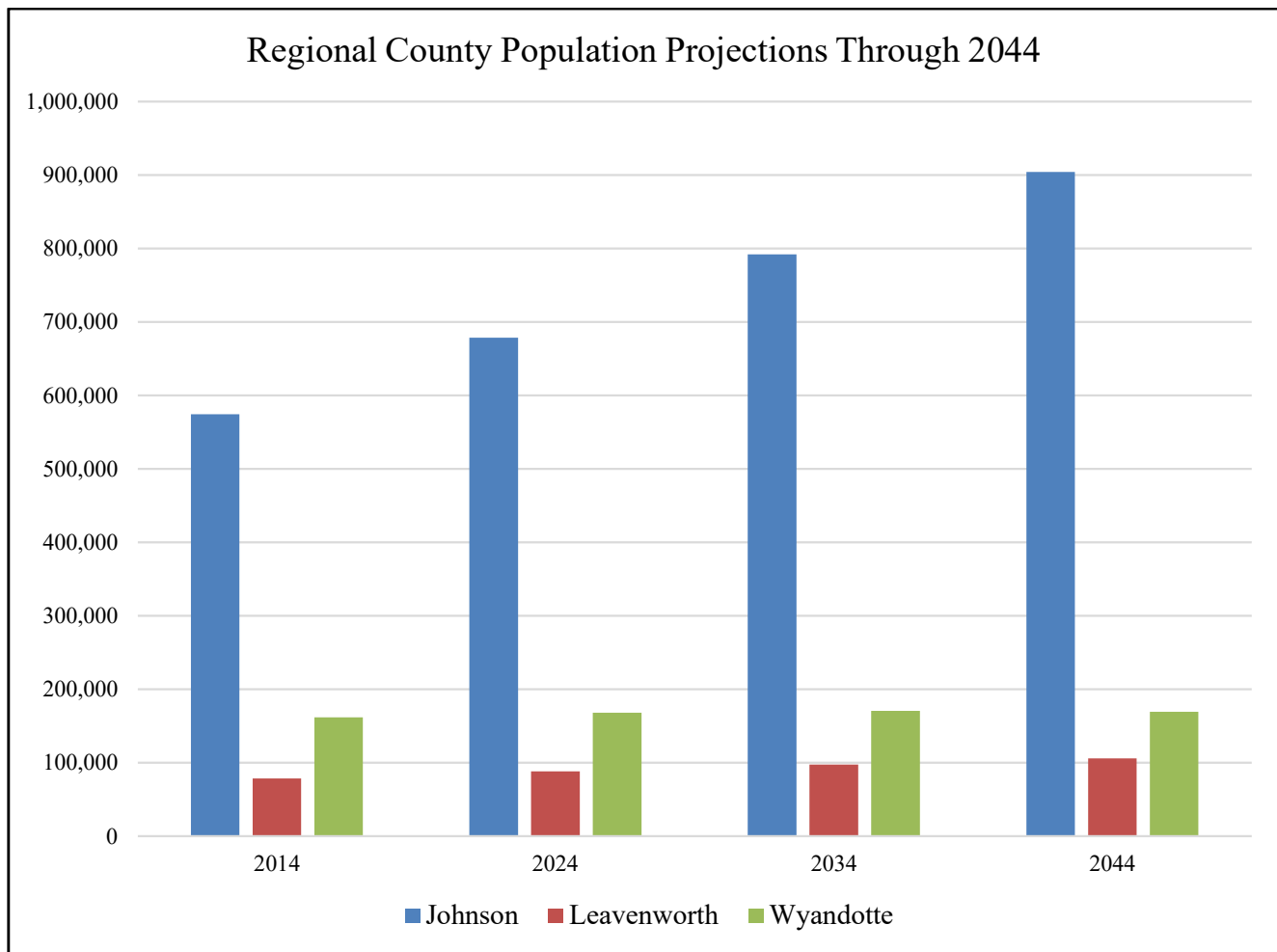
The University of Kansas Institute for Policy and Social Research developed population projections for the region using historical and trend data. Indications are the region will experience a steady increase in the population through the year 2044.

Table 3.19: Kansas Region L Population Projections Through 2044

County	2014	2024	2034	2044	Projected Growth Percentage Through 2044
Johnson	574,272	678,449	792,103	904,305	57.5%
Leavenworth	78,797	88,165	97,500	105,844	34.3%
Wyandotte	161,636	168,226	170,521	169,549	4.9%

Source: University of Kansas Institute for Policy and Social Research





Source: University of Kansas Institute for Policy and Social Research

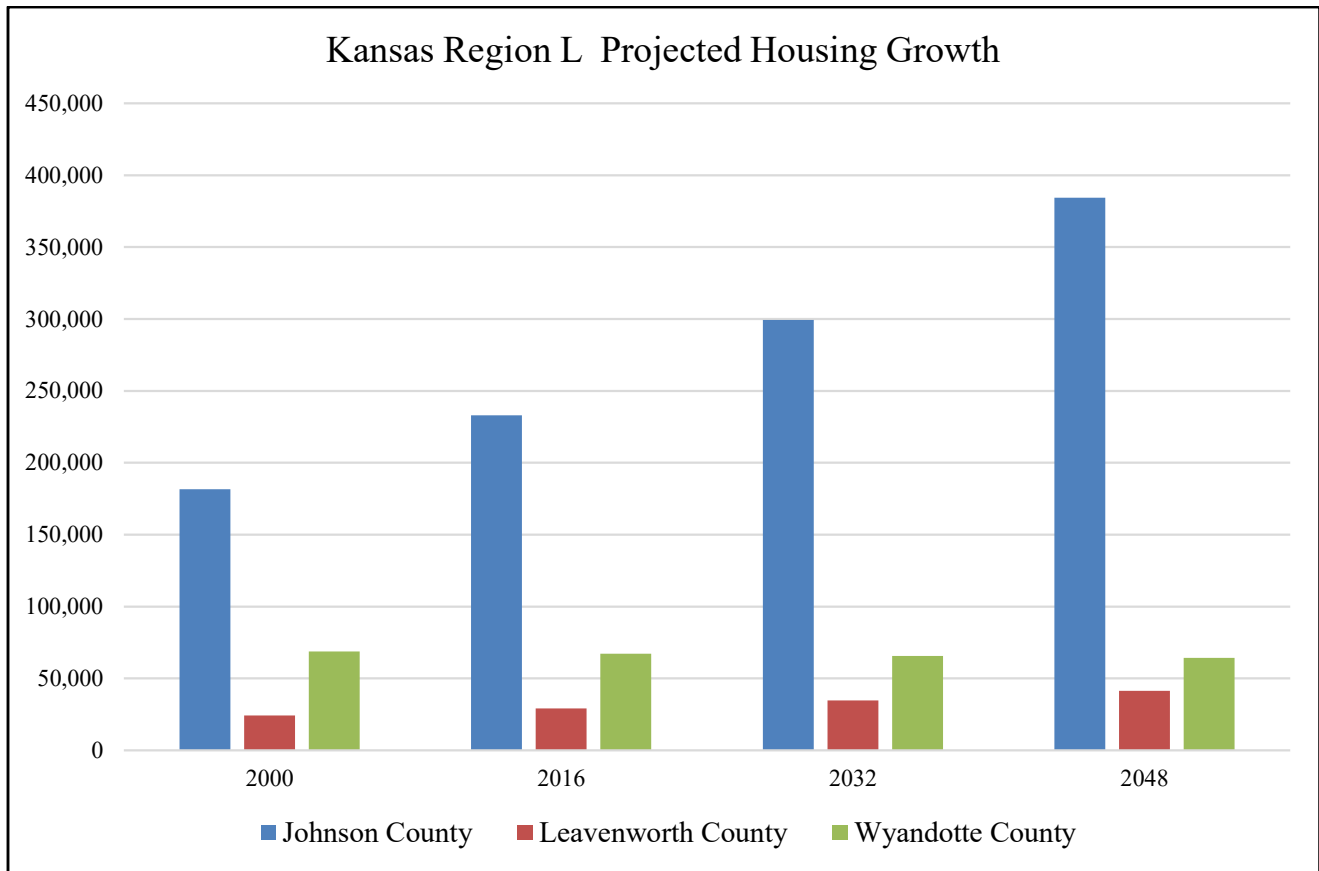
US Census Bureau data was used to develop housing projections for the region using historical and trend data. Indications are the region will experience steady to static growth in housing through the year 2048.

Table 3.20: Kansas Region L Housing Projections Through 2048

County	2000	2016	2032	2048	Estimated 16-Year Percentage Growth Rate
Johnson County	181,612	233,108	299,311	384,315	28.40%
Leavenworth County	24,401	29,106	34,723	41,425	19.30%
Wyandotte County	68,892	67,297	65,749	64,237	-2.30%

Source: US Census Bureau





Source: US Census Bureau

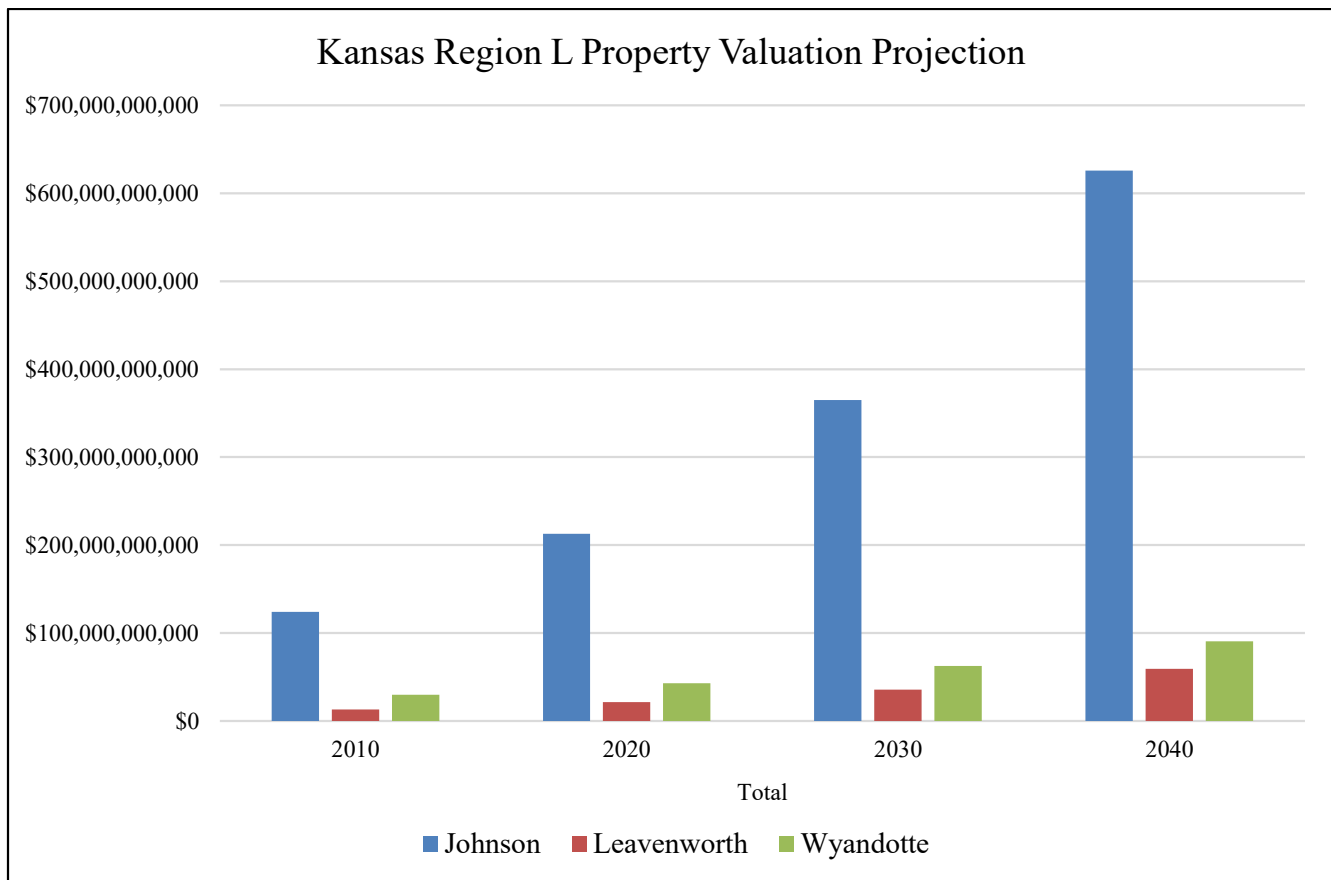
FEMA's loss estimation software HAZUS data was used to develop property valuation projections for the region using historical and trend data. Indications are the region will experience steady growth in the property valuation through the year 2040.

Table 3.21: Kansas Region L Property Valuation Projections Through 2040

County	2010	2020	2030	2040	Estimated 10-Year Percentage Growth Rate
Johnson	\$124,279,962,000	\$212,998,632,80	\$365,050,140,413	\$625,645,353,953	57.50%
Leavenworth	\$13,050,342,000	\$21,638,566,959	\$35,878,567,784	\$59,489,689,343	34.30%
Wyandotte	\$29,708,946,000	\$43,080,304,078	\$62,469,823,047	\$90,586,147,774	4.90%

Source: HAZUS





Source: HAZUS

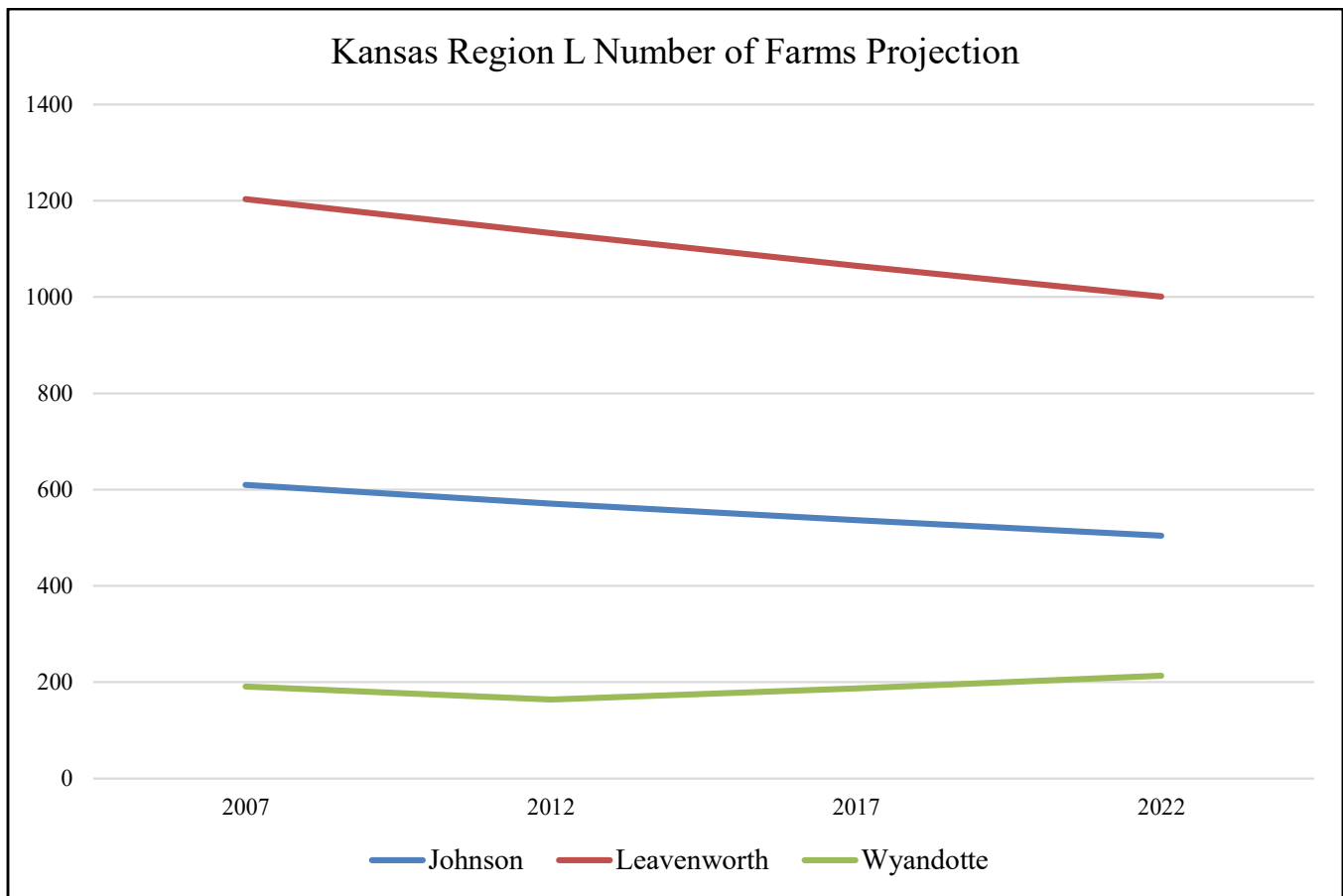
United States Department of Agriculture National Agricultural Statistics Service data was used to develop agricultural projections for the region using historical and trend data. Indications are the region will experience steady decline in the number of farms and the amount of agricultural acreage through the year 2022 (the volatility of the agricultural sector dictates projections beyond this would be not viable).

Table 3.22: Kansas Region L Farm Data Projections Through 2022

County	Number of Farms, 2007	Number of Farms, 2012	Number of Farms, 2017	Number of Farms, 2022	Estimated 5-Year Percentage Growth Rate
Johnson	610	571	537	505	-6%
Leavenworth	1,203	1,133	1,065	1,001	-6%
Wyandotte	191	164	187	213	14%

Source: United States Department of Agriculture National Agricultural Statistics Service





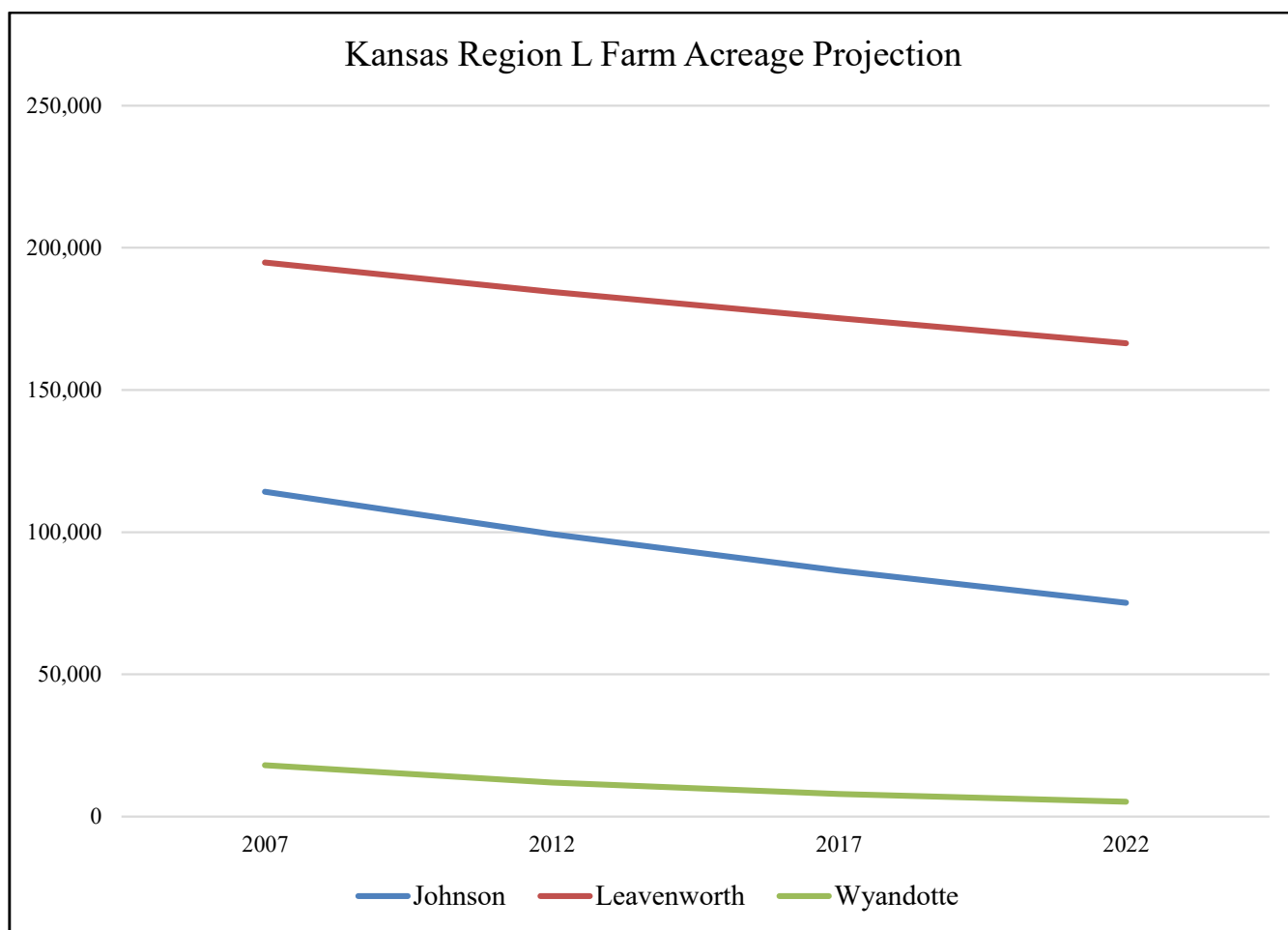
Source: United States Department of Agriculture National Agricultural Statistics Service

Table 3.23: Kansas Region L Farm Acreage Data Projections, 2002 to 2022

County	Farm Acreage, 2007	Farm Acreage, 2012	Farm Acreage, 2017	Farm Acreage, 2022	Estimated 5-Year Percentage Growth Rate
Johnson	114,202	99,354	86,438	75,201	-13%
Leavenworth	194,854	184,471	175,247	166,485	-5%
Wyandotte	18,107	12,009	7,926	5,231	-34%

Source: United States Department of Agriculture National Agricultural Statistics Service





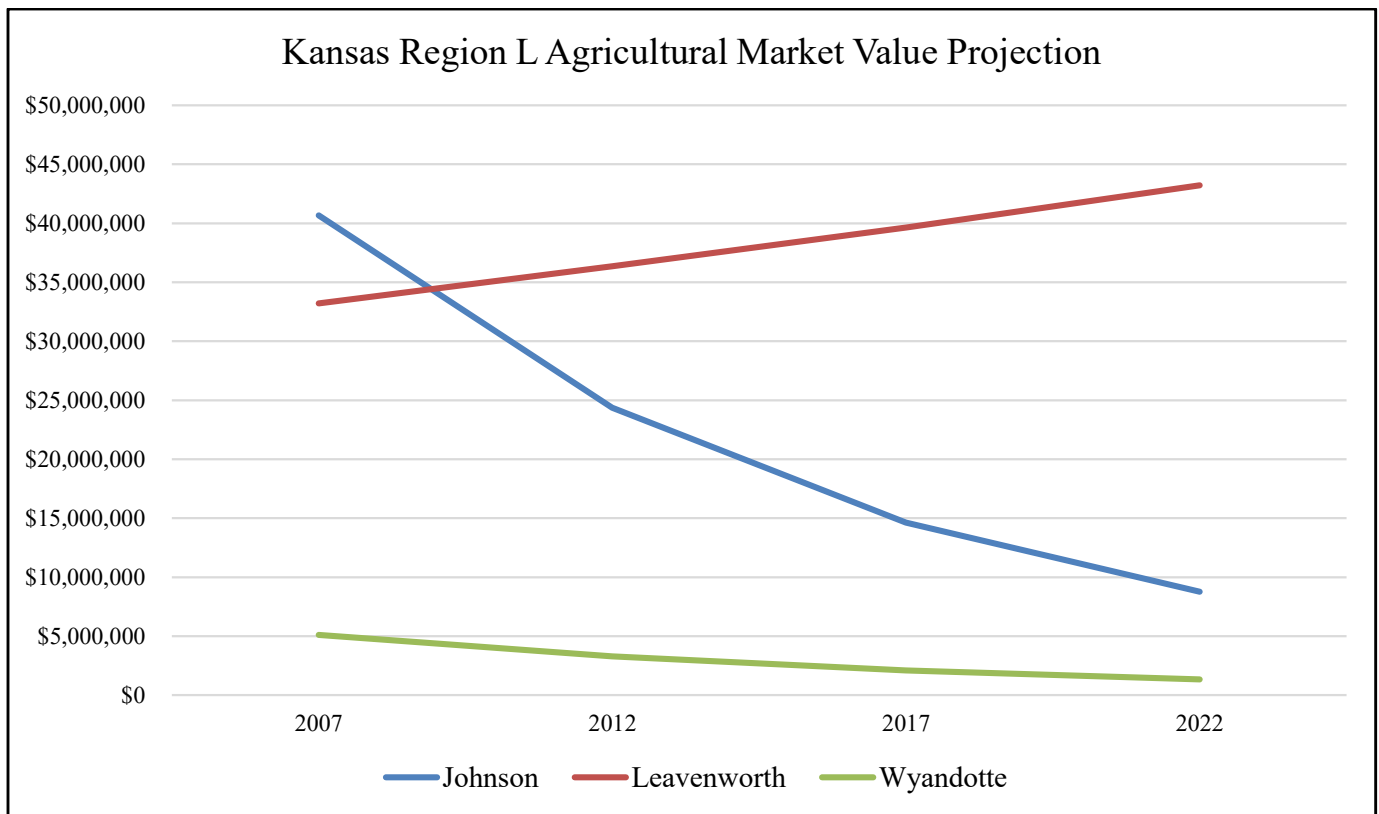
Source: United States Department of Agriculture National Agricultural Statistics Service

Table 3.24: Kansas Region L Farm Data Projections, 2002 to 2022

County	Market Value, 2007	Market Value, 2012	Market Value, 2017	Market Value, 2022	Estimated 5-Year Percentage Growth Rate
Johnson	\$40,659,000	\$24,370,000	\$14,622,000	\$8,773,200	-40%
Leavenworth	\$33,219,000	\$36,367,000	\$39,640,030	\$43,207,633	9%
Wyandotte	\$5,112,000	\$3,291,000	\$2,106, 240	\$1,347,994	-36%

Source: United States Department of Agriculture National Agricultural Statistics Service





Source: United States Department of Agriculture National Agricultural Statistics Service

3.13 – Participating Jurisdiction Development Trends

44 CFR 201.6 (c)(2)(ii)(A) The types and numbers of existing and future buildings, infrastructure, and critical facilities located in the identified hazard areas

The following tables present population and housing projection data for participating jurisdictions, by county, in Kansas Region L. The higher a jurisdiction's population and housing growth the greater their hazard vulnerability.

Table 3.25: Johnson County Participating Jurisdiction Projected Population and Housing Data

Jurisdiction	Projected Population 2034	Projected Population 2051	Estimated 17-Year Percentage Growth Rate	Projected Housing 2032	Projected Housing 2048	Estimated 16-Year Percentage Growth Rate
DeSoto	6,506	6,932	6.54%	3,453	4,880	41.30%
Edgerton	2,178	2,679	22.99%	799	1,010	26.40%
Fairway	3,962	3,967	0.13%	1,758	1,717	-2.30%
Gardner	49,372	113,174	129.23%	15,548	32,620	109.80%
Leawood	43,435	54,432	25.32%	16,339	20,750	27.00%
Lake Quivira	932	935	0.32%	419	435	3.90%
Lenexa	71,274	94,858	33.09%	27,810	36,236	30.30%



Table 3.25: Johnson County Participating Jurisdiction Projected Population and Housing Data

Jurisdiction	Projected Population 2034	Projected Population 2051	Estimated 17-Year Percentage Growth Rate	Projected Housing 2032	Projected Housing 2048	Estimated 16-Year Percentage Growth Rate
Merriam	11,419	11,631	1.85%	5,927	6,425	8.40%
Mission	9,101	8,804	-3.27%	4,971	4,802	-3.40%
Mission Hills	3,553	3,533	-0.56%	1,334	1,342	0.60%
Mission Woods	230	272	18.18%	90	97	7.70%
Olathe	188,773	269,001	42.50%	68,482	98,134	43.30%
Overland Park	245,429	314,910	28.31%	103,056	132,220	28.30%
Prairie Village	22,668	22,971	1.34%	10,287	10,369	0.80%
Roeland Park	6,727	6,683	-0.66%	3,342	3,462	3.60%
Shawnee	89,425	122,065	36.50%	32,701	42,806	30.90%
Spring Hill	16,061	38,976	142.68%	4,655	10,748	130.90%
Westwood	1,787	1,929	7.96%	815	861	5.60%
Westwood Hills	413	431	4.50%	224	256	13.90%

Source: US Census Bureau

Table 3.26: Leavenworth County Participating Jurisdiction Projected Population and Housing Data

Jurisdiction	Projected Population 2034	Projected Population 2051	Estimated 17-Year Percentage Growth Rate	Projected Housing 2032	Projected Housing 2048	Estimated 16-Year Percentage Growth Rate
Basehor	16,167	43,451	168.77%	4,351	9,855	126.50%
Easton	187	134	-28.18%	89	72	-19.60%
Lansing	15,516	20,150	29.87%	4,549	6,078	33.60%
Leavenworth	37,017	37,843	2.23%	14,393	15,185	5.50%
Linwood	411	431	4.81%	64	27	-58.60%
Tonganoxie	10,864	21,680	99.56%	4,144	8,305	100.40%

Source: US Census Bureau

Table 3.27: Wyandotte County Participating Jurisdiction Projected Population and Housing Data

Jurisdiction	Projected Population 2034	Projected Population 2051	Estimated 17-Year Percentage Growth Rate	Projected Housing 2032	Projected Housing 2048	Estimated 16-Year Percentage Growth Rate
Bonner Springs	6,768	7,784	15.01%	3,331	3,664	10.00%
Edwardsville	4,146	4,498	8.49%	1,678	1,692	0.80%

Source: US Census Bureau

Future development speaks to the potential impacts of land use and demographic changes in hazard prone areas. Future development data is speculative as future conditions are subject to numerous unpredictable factors. While past trends are used to inform the discussion, these historical trends are no guarantee of future conditions.



For hazards that affect the entire planning area, the predicted increase in population will tend to increase potential vulnerability. It is difficult to quantify the exact change in vulnerability, but it can be depicted as generally directly proportional to the population change itself.

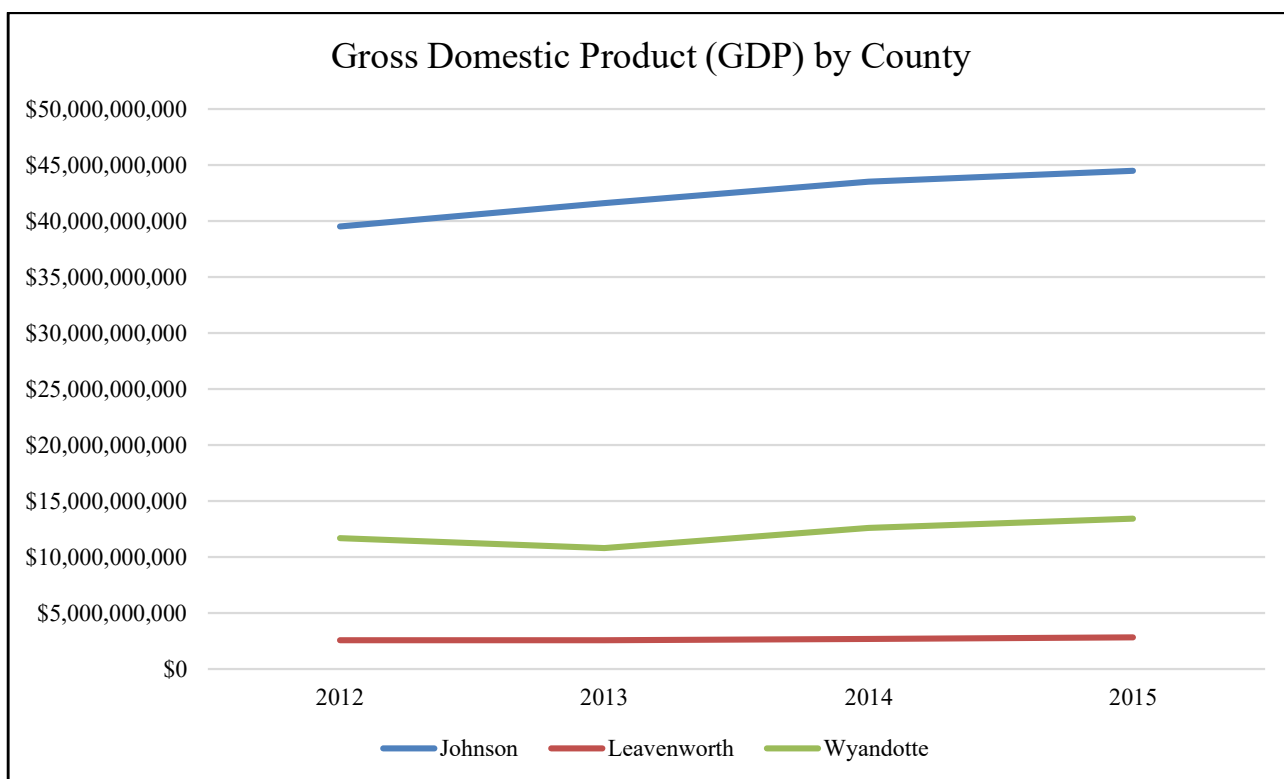
For hazards that affect the entire planning area, the predicted increase in structures will tend to increase potential vulnerability. It is difficult to quantify the exact change in vulnerability, but it can be depicted as generally directly proportional to the change in the number of structures.

As indicated in the data above, the majority of Kansas Region L participating jurisdiction have seen a decrease in farm acreage and, with the exception of Leavenworth County, a decrease in the market value of produced agricultural goods. These continuing agricultural declines could result in decreased exposure to both natural and man-made hazards.

3.14 – Regional Economic Activity Patterns

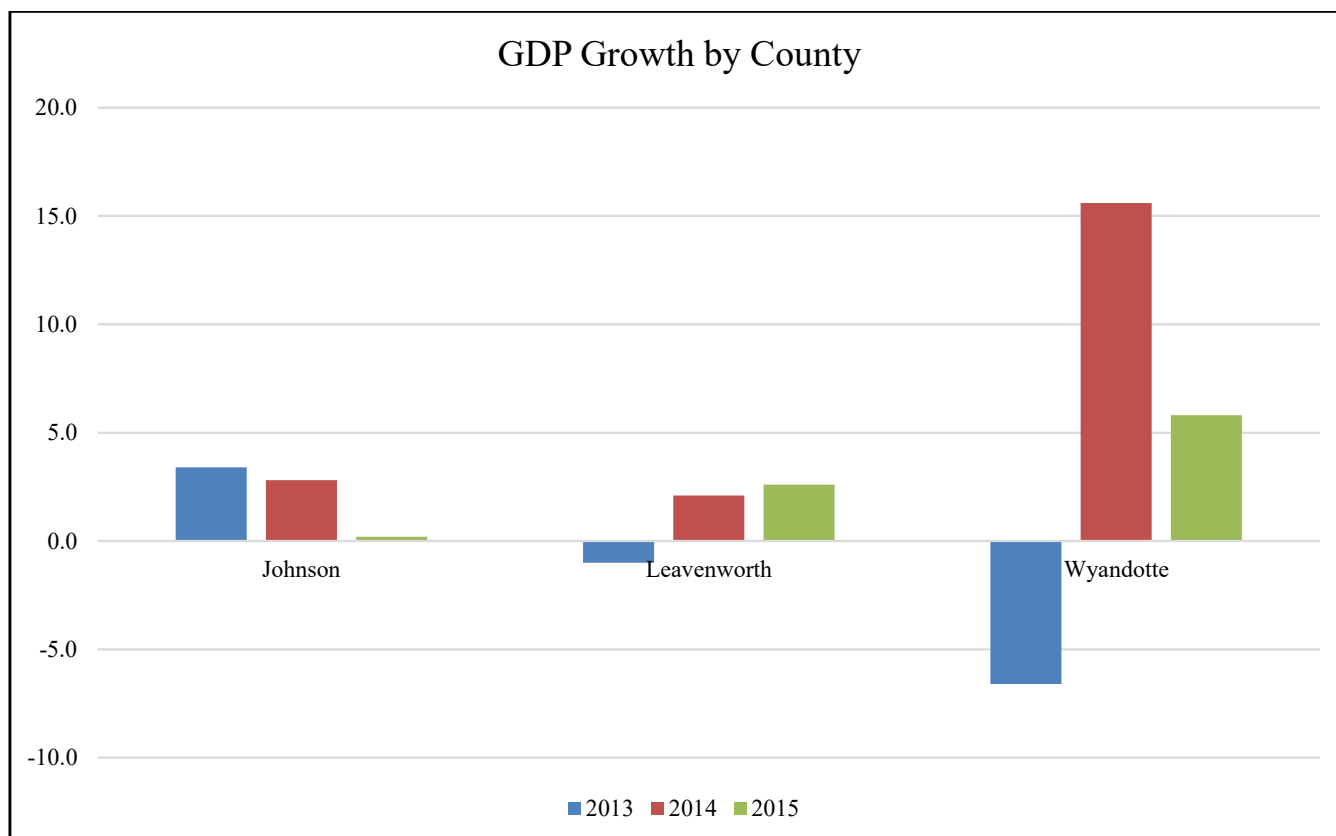
Kansas Region L’s continued economic growth can impact future vulnerability in two ways, by location-based growth in identified hazard prone areas or by the industry type itself, as is the case with chemical manufacturing.

Gross domestic product (GDP) is a measure of the entire output of a defined economy, and roughly equals the total dollar amount of all goods and services produced within a defined area. GDP is the most comprehensive measure of economic activity and business growth. Bureau of Economic Analysis data indicates that all three Kansas Region L counties have shown a slight increase in GDP from 2012 to 2015 (the latest available data).



Source: Bureau of Economic Analysis





Source: Bureau of Economic Analysis

The following tables present data from the United States Census Bureau indicating major sources of employment, by county.

Table 3.28: 2018 Johnson County Employment Data

Employment Classification	Number of establishments	Value of sales, shipments, receipts, revenue, or business done	Number of employees
Professional, scientific, and technical services	2,669	\$4,846,646,000	29,498
Professional, scientific, and technical services	2,662	-	-
Retail trade	1,868	\$10,481,372,000	35,648
Finance and insurance	1,746	-	25,149
Health care and social assistance	1,739	\$4,657,665,000	37,514
Health care and social assistance	1,615	\$3,464,688,000	27,002
Accommodation and food services	1,158	\$1,225,340,000	25,214
Administrative and support and waste management and remediation services	1,093	\$2,050,090,000	34,133
Other services (except public administration)	969	\$789,405,000	7,032
Wholesale trade	915	\$27,613,717,000	18,267
Real estate and rental and leasing	914	\$1,271,220,000	4,765

Source: US Census Bureau

-: Data unavailable



Table 3.29: 2018 Leavenworth County Employment Data

Employment Classification	Number of establishments	Value of sales, shipments, receipts, revenue, or business done	Number of employees
Retail trade	174	\$541,471,000	2,088
Health care and social assistance	137	\$288,242,000	2,981
Professional, scientific, and technical services	125	-	-
Professional, scientific, and technical services	121	-	-
Health care and social assistance	114	-	-
Other services (except public administration)	99	\$36,493,000	447
Accommodation and food services	98	\$66,690,000	1,439
Finance and insurance	84	-	1,035
Other services (except public administration)	83	\$33,153,000	409
Administrative and support and waste management and remediation services	74	-	-

Source: US Census Bureau

-: Data unavailable

Table 3.30: 2018 Wyandotte County Employment Data

Employment Classification	Number of establishments	Value of sales, shipments, receipts, revenue, or business done	Number of employees
Retail trade	452	\$1,769,413,000	6,929
Health care and social assistance	320	\$1,568,583,000	13,552
Accommodation and food services	265	\$284,597,000	5,206
Health care and social assistance	246	-	-
Wholesale trade	225	\$5,611,137,000	5,758
Other services (except public administration)	222	\$270,664,000	1,320
Professional, scientific, and technical services	191	\$305,883,000	2,703
Professional, scientific, and technical services	189	-	-
Other services (except public administration)	177	\$97,286,000	908
Manufacturing	174	\$11,105,920,000	10,537

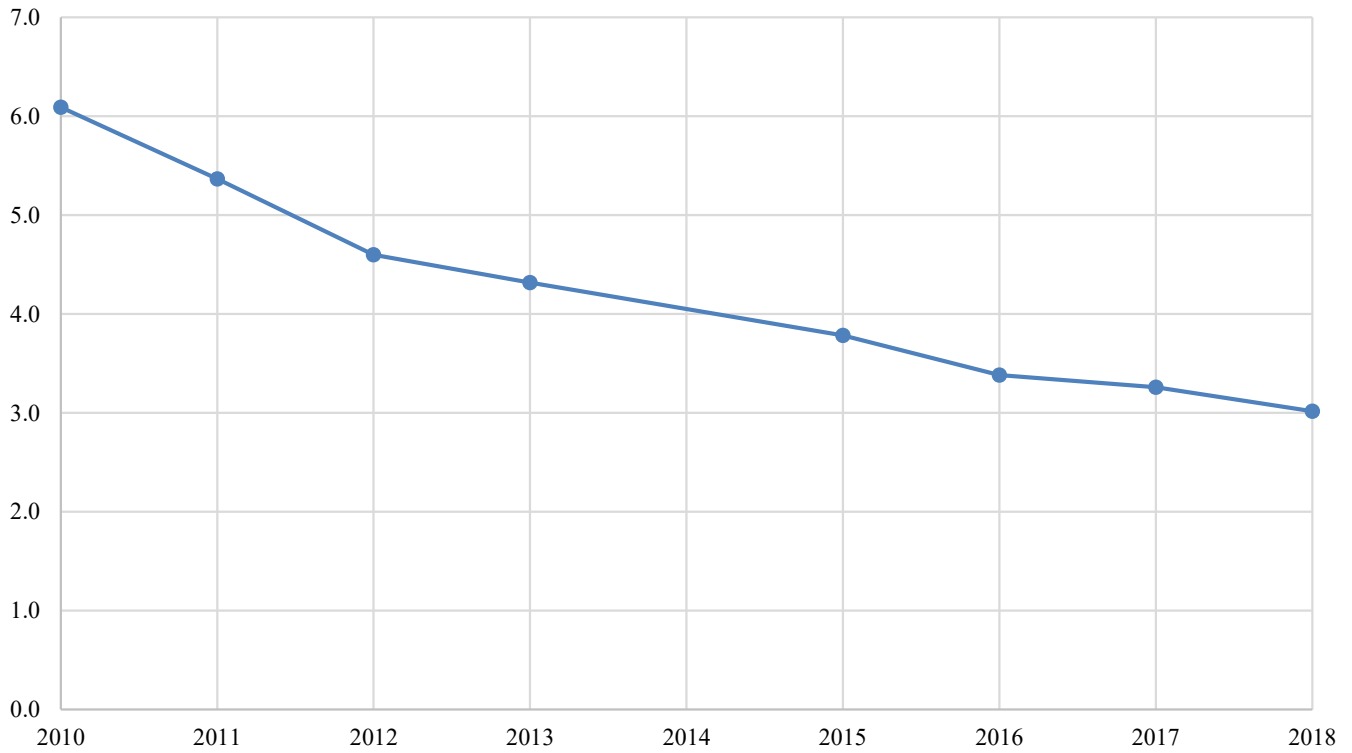
Source: US Census Bureau

-: Data unavailable

The average Kansas Region L unemployment rate of 3.7% in 2018 was slightly higher than the average State of Kansas unemployment rate of 3.4%. The following graphs illustrate Kansas Region L unemployment rates by county from 2010 through end of year 2018.

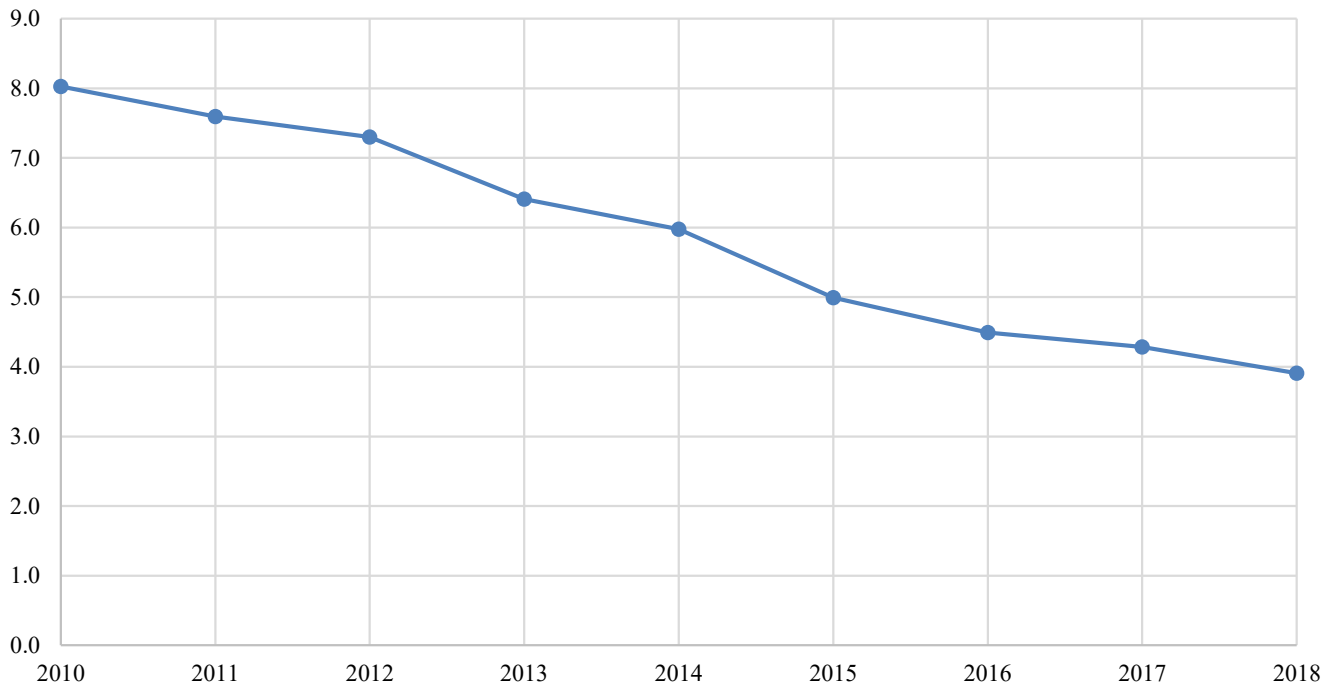


Johnson County Unemployment Rate, 2010 - 2018



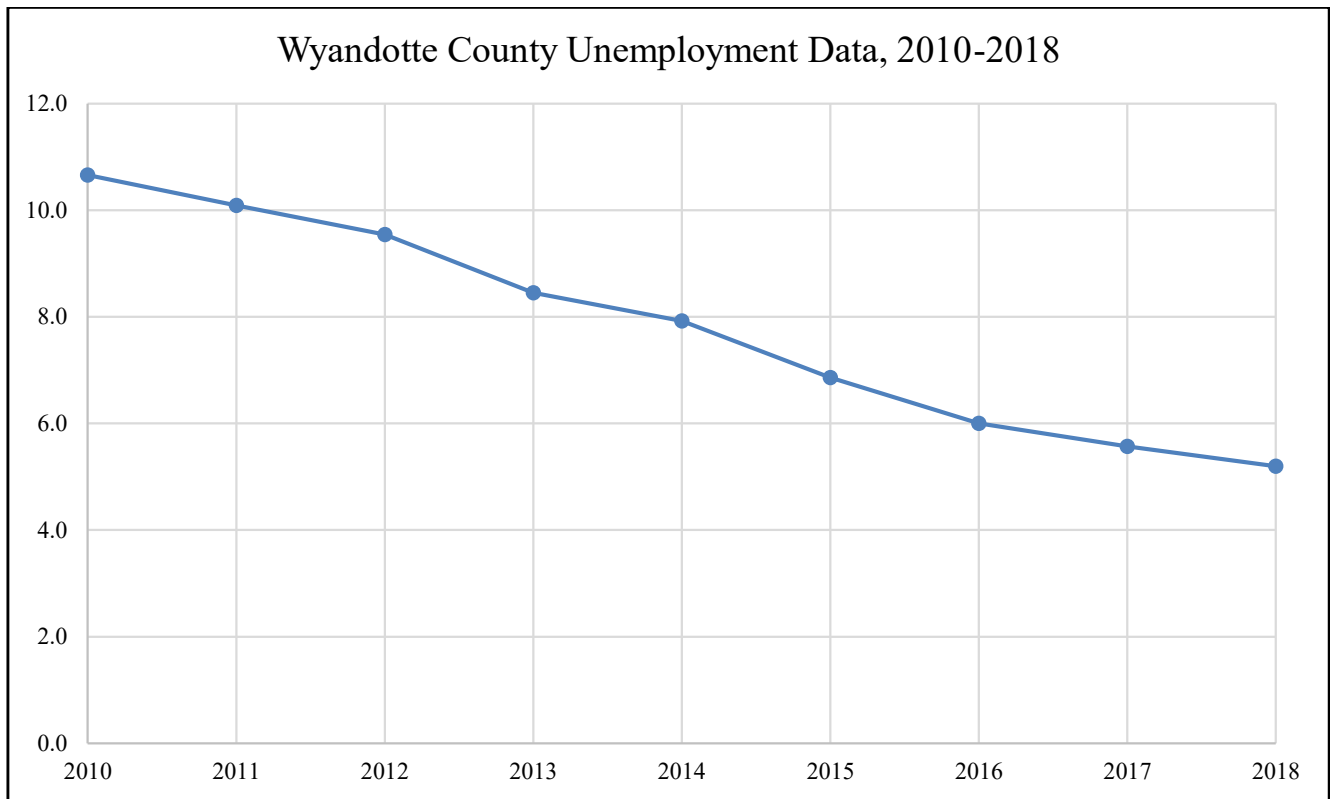
Source: Federal Reserve Bank of St. Louis

Leavenworth County Unemployment Data, 2010-2018



Source: Federal Reserve Bank of St. Louis





Source: Federal Reserve Bank of St. Louis

3.15 – Climate Change

For hazards related to weather patterns, climate change should be considered as it may cause significant changes in patterns and event frequency. There is a scientific consensus that climate change is occurring, and recent climate modeling results indicate that extreme weather events may become more common. Rising average temperatures produce a more variable climate system which may result in an increase in the frequency and severity of some extreme weather events, including:

- Longer and hotter heat waves
- An increased risk of wildfires
- Higher wind speeds
- Greater rainfall intensity
- Increased tornado activity.

As climate modeling improves, future plan updates should include climate change as a factor in the ranking of natural hazards as these are expected to have a significant impact on Kansas Region L communities. Where applicable, potential climate change factors will be addressed in subsequent sections for relevant identified hazards.

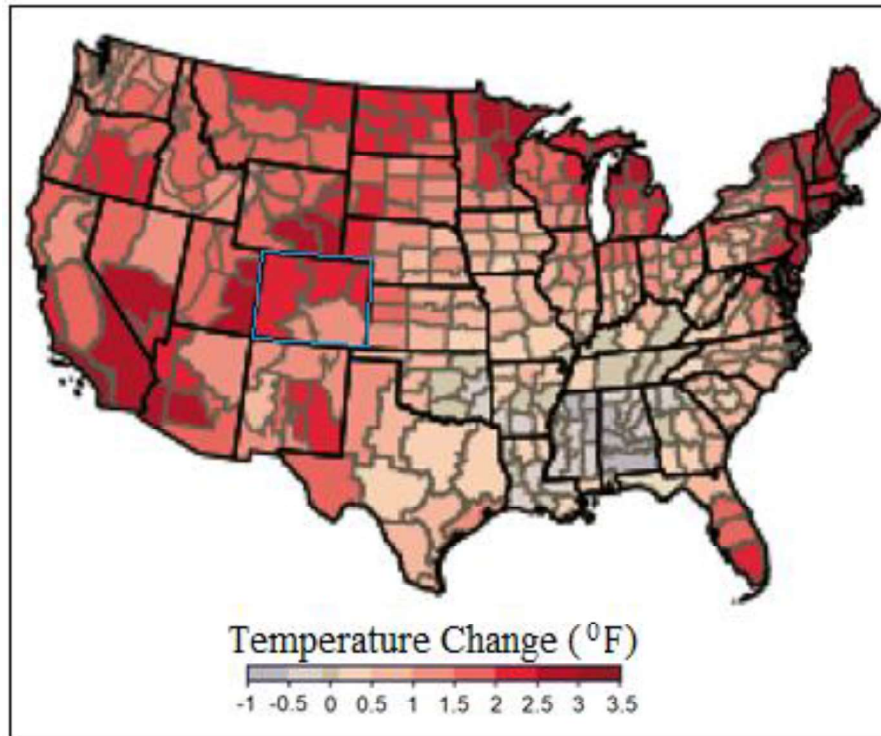
According to the United State Environmental Protection Agency (EPA) “What Climate Change Means for Kansas” (August 2016), “In the past century, most of the state has warmed by at least half a degree (F). The soil is becoming drier. Rainstorms are becoming more intense, and floods are becoming more



severe. Warming winters and changes in the timing and size of rainfall events have altered crop yields. In the coming decades, summers are likely to become increasingly hot and dry, creating problems for agriculture and possibly human health.”

The following map illustrates EPA modeled temperature changes during the last century.

USEPA Modeled Temperature Changes During Last Century



Concerning potential impacts on agriculture, the report states “Rising temperatures, drier soils, and decreasing water availability are likely to present challenges for Kansas’s farms. Yields would decline by about 50 percent in fields that can no longer be irrigated. Even where ample water is available, higher temperatures would reduce yields of corn. Increased concentrations of carbon dioxide, however, may increase yields of wheat and soybean enough to offset the impact of higher temperature. Although warmer and shorter winters may allow for a longer growing season, they may also promote the growth of weeds and pests, and shorten the dormancy for many winter crops, which could increase crop losses during spring freezes. The early flowering of winter wheat could have negative repercussions on livestock farmers who depend on it for feed. Livestock themselves may also be affected by more intense heat waves and lack of water. Hot weather causes cows to eat less, grow more slowly, and produce less milk, and it can threaten their health.”

Concerning potential impacts on rainfall, flooding, and drought, the report states “Although summer droughts are likely to become more severe, floods may also intensify. During the last 50 years, the amount of rain falling during the wettest four days of the year has increased about 15 percent in the Great Plains. River levels associated with flooding have increased in eastern Kansas. Over the next several decades, the amount of rainfall during the wettest days of the year is likely to continue to increase, which would increase flooding.”



Concerning potential impacts on tornados, the report states “Scientists do not know how the frequency and severity of tornados will change. Rising concentrations of greenhouse gases tend to increase humidity, and thus atmospheric instability, which would encourage tornados. But wind shear is likely to decrease, which would discourage tornados. Research is ongoing to learn whether tornados will be more or less frequent in the future. Because Kansas experiences about 100 tornados a year, such research is closely followed by meteorologists in the state.”

Concerning potential impacts on human health, the report states “By 2050, Kansas is likely to have four times as many days above 100°F. Certain people are especially vulnerable, including children, the elderly, the sick, and the poor. The elderly may be particularly prone to heat stress and other heat-related health problems, including dehydration, cardiovascular strain, and respiratory problems. Those with low incomes may be particularly vulnerable due to a lack of air conditioning. Power failures due to severe weather can also present risks, especially in lightly populated areas where access to the necessary support services may be limited.”



4.0 Hazard Profiles

4.1 – Introduction

The ultimate purpose of this HMP is to minimize the loss of life and property. To accomplish this, all relevant hazards and vulnerabilities the region faces have been identified. Once this identification has been completed, Kansas Region L and all participating jurisdictions can use the accumulated data to assist in the development of and prioritization of mitigation action to defend against these potential risks.

4.2 – Methodology

Each hazard that has historically, or could potentially, affect Kansas Region L is reviewed and discussed in detail. In general, each hazard details the following information:

- Location and Extent
- Previous Occurrences
- Hazard Probability Analysis
- Vulnerability Assessment

Data sets used for this HMP were designed to follow the lead of the 2018 State of Kansas Hazard Mitigation Plan. Ten-year data sets from the National Oceanic and Atmospheric Administration (NOAA) National Centers for Environmental Information (NCEI) (2009 to 2018, with 2009 and 2018 being full data set years) were used, where applicable, for hazard occurrence and impact data. Five-year data sets from the United States Department of Agriculture (USDA) Risk Management Agency (2014 to 2018, with 2013 and 2018 being full data set years) were used to determine agricultural losses. The five-year data set was used to reflect the change in the climate and more accurately depict changes in our state. A review of the 2018 State of Kansas Hazard Mitigation Plan, which utilized a six-year data set for agricultural impacts, indicated that planning critically of hazards did not change based on the length of the data set. Where data sets were unavailable for a hazard, local reporting from participating jurisdictions was relied upon.

In addition, to ensure compliance with the Emergency Management Accreditation Program (EMAP) standards, a hazard consequence analysis was conducted for each hazard detailing the following potential impacts:

- Health and Safety of the Public
- Health and Safety of Responders
- Continuity of Operations; Property, Facilities, and Infrastructure
- Environment
- Economic Conditions
- Public Confidence in the Jurisdiction's Governance.

4.3 – Declared Federal Disasters

Historical events of significant magnitude or impact can result in a Secretarial or Presidential Disaster Declaration. The MPC reviewed the historical federal disaster declarations to assist in hazard identification. Since the approval of the previous Kansas Region L hazard mitigation plan in 2013, there



has been one federal disaster declarations for the region. This 2017 declaration, which included Johnson and Wyandotte Counties, and was issued for the following:

- DR 4347: July 22 – 27, 2017 - Severe Storms, Straight-Line Winds, And Flooding

Additionally, for the 20-year period from 2009 to 2018, Kansas Region L has had 12 federal disaster declarations. These declarations included the following identified hazards:

- Flooding
- Severe Storms
- Straight-line Winds
- Severe Winter Storms
- Tornados

Information on past declared disasters are presented in the subsequent, relevant sections.

4.4 – Identified Potential Hazards

Based on the above data, and data contained in previous mitigation plans, Kansas Region L’s MPC met to discuss previously identified hazards and deliberate on any changes or additions. Based on this review, no changes, additions or subtractions were indicated for any identified hazard. Additionally, a thorough and comprehensive revision of data for each hazard was completed as part of this plan update.

The MPC confirmed sixteen natural hazards and six man-made hazards that may impact Kansas Region L. These hazards, listed by planning significance, are as follows:

- Flood
- Tornado
- Windstorm
- Winter Storm
- Drought
- Utility/Infrastructure Failure
- Hazardous Materials Incident
- Wildfire
- Civil Disorder
- Lightning
- Major Disease Outbreak
- Agricultural Infestation
- Terrorism/Agri-Terrorism
- Hailstorm
- Extreme Temperatures
- Dam/Levee Failure
- Expansive Soils
- Radiological Event
- Earthquake
- Landslide



- Soil Erosion and Dust
- Land Subsidence

Based on discussion with the MPC, a lack of identified risk or history, and geographic improbability, numerous FEMA identified hazards such as coastal erosion, hurricane, and tsunami were not included in the scope of this plan.

4.5 – Hazard Planning Significance

Previous planning efforts used the calculated priority risk index (CPRI) methodology to assign a planning significance to each of the identified hazards. For planning continuity, CPRI is also referenced and utilized for this HMP. CPRI considers the following four elements of risk:

- Probability of an Impactful Event
- Magnitude/Severity
- Warning Time
- Duration

Each element was then assigned a number based on pre-established rating parameters. The following tables provide a summary for each of the risk elements, including a rationale behind each numerical rating.

Table 4.1: CPRI Element Ratings

CPRI Element	Rating Number and Definition			
	1	2	3	4
Probability	Unlikely (10% chance of occurrence)	Occasional (20% chance of occurrence)	Likely (33% chance of occurrence)	Highly Likely (100% chance of occurrence)
Magnitude	Negligible (Minor injuries and <10% of property severely damaged)	Limited (Multiple injuries and 10-25% of property severely damaged)	Critical (Multiple disabling injuries and 25-50% of property severely damaged)	Catastrophic (Multiple deaths and 50% of property severely damaged)
Warning Time	24+ hours	12-24 hours	6-12 hours	<6 hours
Duration	< 6 hours	< 1 day	< 1 week	1 week +

Using the rankings, the following weighted formula was used to determine each hazard's CPRI:

$$(\text{Probability} \times 0.45) + (\text{Magnitude/Severity} \times 0.30) + (\text{Warning Time} \times 0.15) + (\text{Duration} \times 0.10)$$

Each planning significance category was assigned a CPRI range, with a higher score indicating greater planning criticality. The following table details planning significance CPRI ranges.



Table 4.2: CPRI Range Planning Significance

Planning Significance	CPRI Range	
	Low CPRI	High CPRI
High	3.0	4.0
Moderate	2.0	2.9
Low	1.0	1.9

The following table shows the CPRI ratings for Kansas Region L.

Table 4.3: Kansas Region L Natural Hazard CPRI Planning Significance

Hazard	Probability	Magnitude/Severity	Warning Time	Duration	CPRI
Agricultural Infestation	2.0	1.8	1.0	4.0	2.3
Dam and Levee Failure	1.6	2.2	2.4	2.8	2.1
Drought	2.0	2.1	1.1	3.9	2.5
Earthquake	1.6	1.3	3.9	1.6	1.7
Expansive Soils	1.8	1.2	2.8	4.0	2.1
Extreme Temperature	3.1	2.2	1.3	3.5	2.5
Flood	3.6	2.9	2.8	3.0	3.1
Hailstorm	4.0	2.1	3.6	1.0	2.9
Land Subsidence	1.4	1.2	2.9	2.6	2.0
Landslide	1.0	1.2	3.1	1.3	1.7
Lightning	3.2	1.6	3.3	1.3	2.3
Soil Erosion & Dust	3.0	1.4	1.8	3.7	2.1
Tornado	3.8	3.5	4.0	1.6	3.4
Wildfire	3.5	1.8	3.9	2.0	3.0
Windstorm	3.8	2.1	3.4	2.4	3.1
Winter Storm	3.8	2.6	2.6	3.1	3.2

Table 4.4: Kansas Region L Man-Made Hazard CPRI Planning Significance

Hazard	Probability	Magnitude/Severity	Warning Time	Duration	CPRI
Civil Disorder	3.8	2.1	4.0	2.2	2.9
Hazardous Materials Event	3.2	1.7	1.1	4.0	2.6
Major Disease Outbreak	1.0	1.0	3.7	3.9	1.8
Radiological Event	1.3	2.8	3.5	3.8	2.5
Terrorism, Agri-Terrorism	3.4	2.2	3.6	2.8	3.0
Utility / Infrastructure Failure	3.8	2.1	4.0	2.2	2.9

The average CPRI for each identified hazard remained the same as the calculated CPRI for the 2014 planning effort.



4.6 – Hazard Profiles

44 CFR 201.6(c)(2)(i) A description of the type, location, and extent of all natural hazards that can affect the jurisdiction. The plan shall include information on previous occurrences of hazard events and on the probability of future hazard events.

Each identified hazard is profiled in the subsequent sections, with the level of detail varying based on available information. Sources of information are cited in the detailed hazard profiles below.

The majority of the hazards were identified as having regional implications, and as such are addressed on a county or regional basis. However, for hazards that have a more local bias, such as flooding, data on those local concerns is addressed as appropriate and as available,

The following hazards are presented in order of planning significance.



4.7 – Flood

Floods are most common in seasons of rain and thunderstorms. Floods that threaten Kansas Region L can be generally classified under two categories:

- **Flash Flood:** The product of heavy, localized precipitation in a short time period over a given location
- **Riverine Flood:** Occurs when precipitation over a given river basin for a long period of time causes the overflow of rivers, streams, lakes and drains



4.7.1 – Location and Extent

Flash Flooding

The NWS provides the following definitions of warnings for actual and potential flood conditions for Flash Floods:

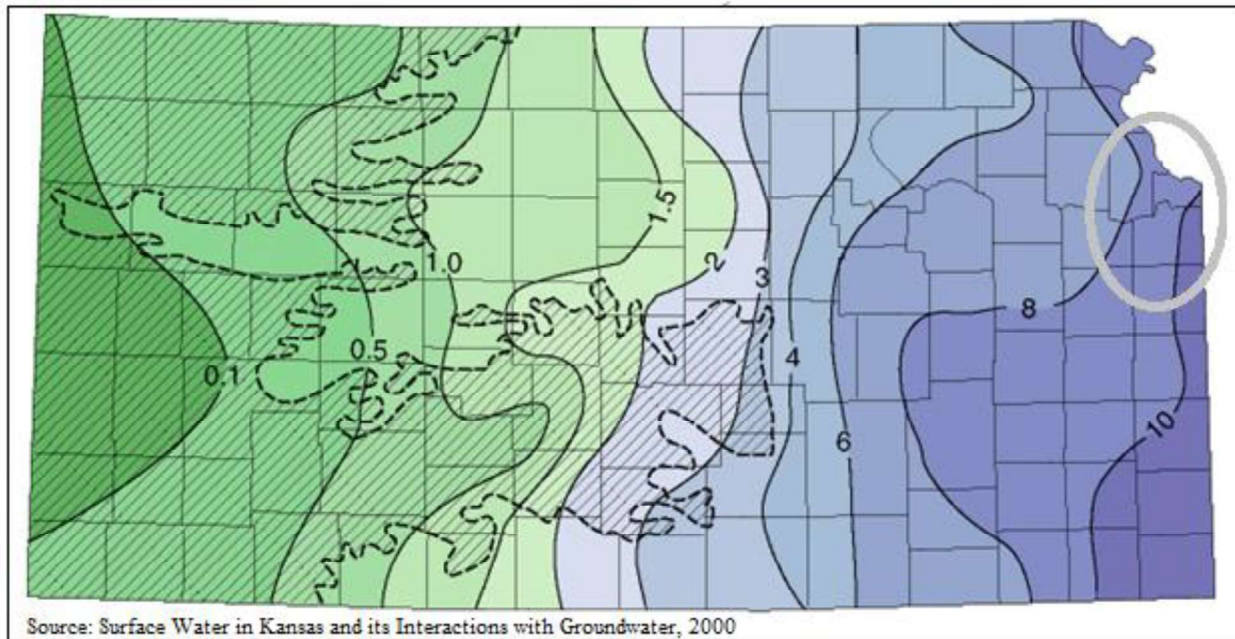
- **Flash Flood Watch:** Issued to indicate current or developing hydrologic conditions that are favorable for flash flooding in and close to the watch area, but the occurrence is neither certain or imminent.
- **Flash Flood Warning:** Issued to inform the public, emergency management and other cooperating agencies that flash flooding is in progress, imminent, or highly likely.
- **Flash Flood Statement:** In hydrologic terms, a statement by the National Weather Service (NWS) which provides follow-up information on flash flood watches and warnings.

In general, flash flooding occurs in those locations in the planning area that are low-lying and/or do not have adequate drainage. Data from Kansas State University indicates that the average annual precipitation for Kansas Region L was 35.5 inches per year for the recorded six-year period of 2013 – 2018. This is below the thirty-year recorded average between 1891 and 2010 of 42.0 inches.

The following map illustrates the distribution of water runoff in Kansas. Surface runoff is water from rain or snowmelt that flows on the surface and does not percolate into the subsurface. In general, the higher the surface runoff, the higher the potential for flash flooding.



Annual Runoff, in Inches



Riverine Flooding

In general, riverine flooding occurs from the overflow of rivers, streams, drains, and lakes due to excessive rainfall. The NWS provides the following definitions of warnings for actual and potential flood conditions for riverine flooding:

- **Flood Potential Outlook:** In hydrologic terms, a NWS outlook that is issued to alert the public of potentially heavy rainfall that could send rivers and streams into flood or aggravate an existing flood.
- **Flood Watch:** Issued to inform the public and cooperating agencies that current and developing hydro meteorological conditions are such that there is a threat of flooding, but the occurrence is neither certain nor imminent.
- **Flood Warning:** In hydrologic terms, a release by the NWS to inform the public of flooding along larger streams in which there is a serious threat to life or property. A flood warning will usually contain river stage (level) forecasts.
- **Flood Statement:** In hydrologic terms, a statement issued by the NWS to inform the public of flooding along major streams in which there is not a serious threat to life or property. It may also follow a flood warning to give later information.

All areas of Kansas Region L located near a stream or river are at risk of riverine flooding. While riverine floods can and do occur at various levels, the one percent annual chance flood has been chosen as the basis for this risk assessment. This level is the accepted standard for flood insurance and regulatory purposes. Flood probability can be expressed by recurrence interval, the average period of time for a flood that equals or exceeds a given magnitude, expressed as a period of years. The probability of occurrence of a given flood can also be expressed as the odds of recurrence of one or more similar or bigger floods in a certain number of years. Large, catastrophic floods have a very low frequency or probability of occurrence, whereas smaller floods occur more often. The larger the number of years in a recurrence



interval, the smaller the chances of experiencing that flood in a year. However, the odds are never zero, even very large, uncommon floods always have a very small chance of recurring every year. When reviewing flood probability, it is important to note that once a flood occurs its chance of recurring the next year remains the same.

Table 4.5: Flood Recurrence Interval Probability

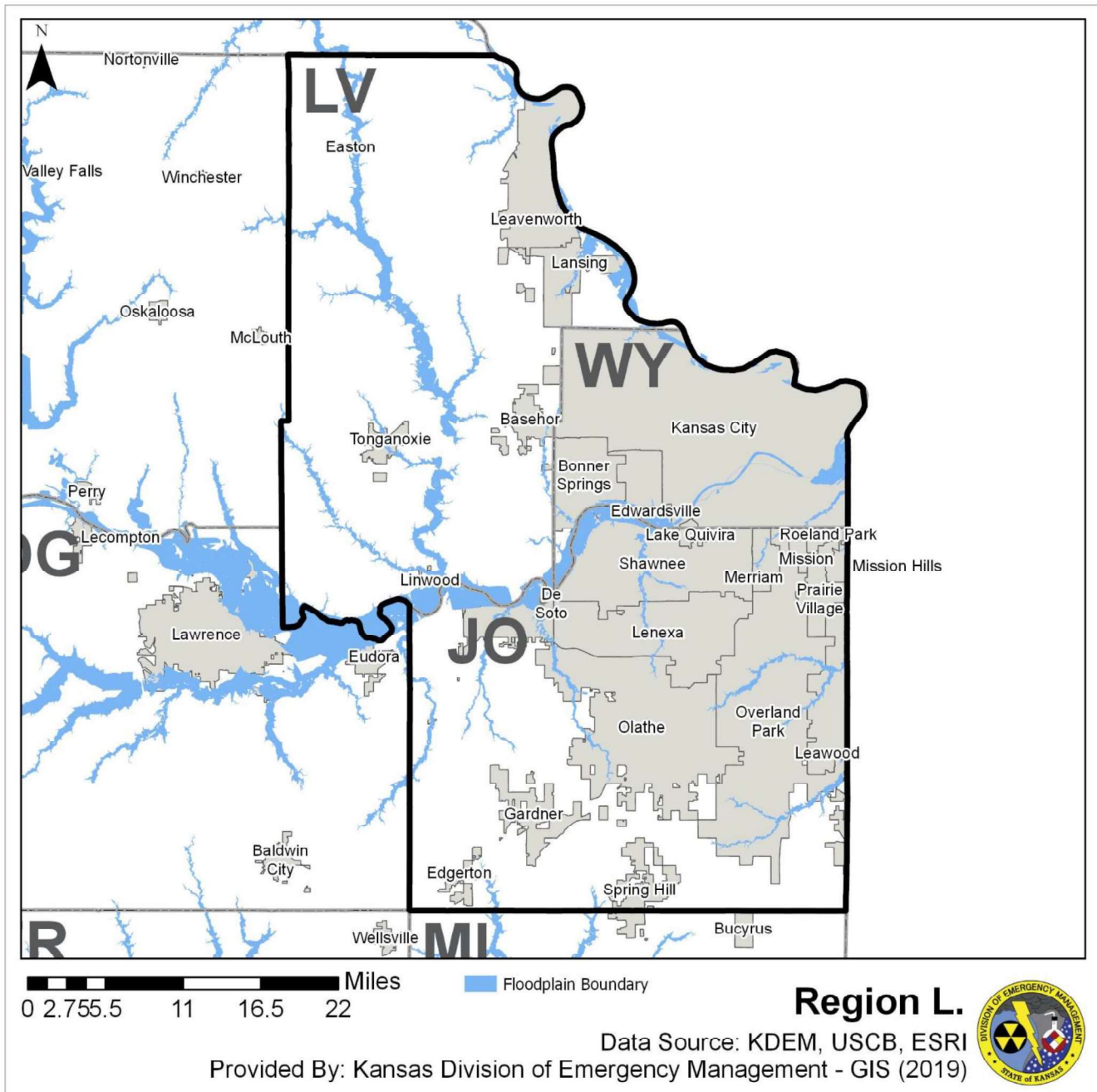
Recurrence Interval, in Years	Probability of Occurrence in Any Given Year	Percent Chance of Occurrence in Any Given Year
100	1 in 100	1
50	1 in 50	2
25	1 in 25	4
10	1 in 10	10
5	1 in 5	20
2	1 in 2	50

Source: FEMA

The following map, generated by KDEM using available data, depicts regional one percent annual flood areas.



Regional One Percent Annual Flood Areas

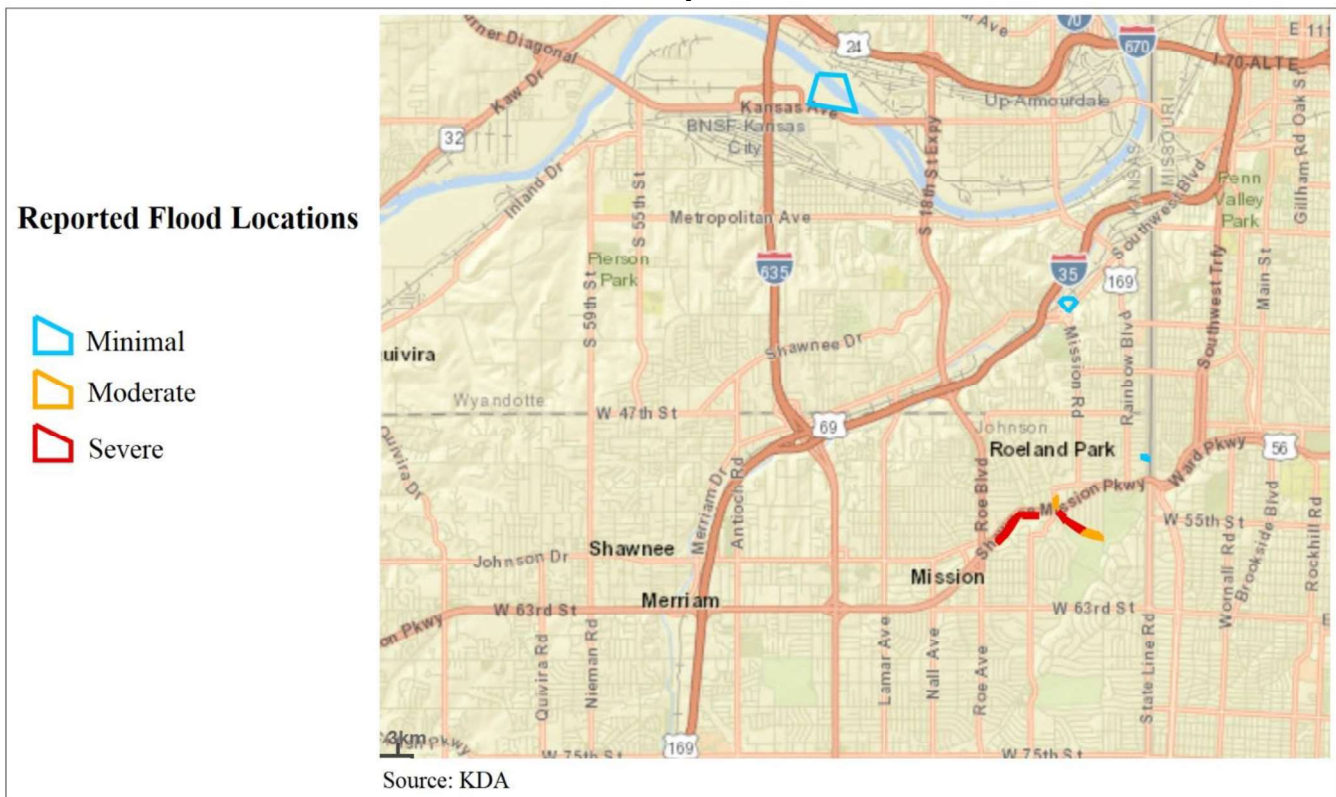


Local Concerns

Many local jurisdictions are subject to areas of repeat flooding. In an effort to identify these areas the Kansas Department of Agriculture (KDA), in conjunction with the United States Army Corps of Engineers (USACE) Silver Jackets, has created a mapping system under the Recurring Flood Identification Project. This system allows for the local mapping of known flood areas within regional jurisdictions. Three classifications of flooding areas are used, minimal moderate and severe. The following map indicates identified repeat flood areas within the region.

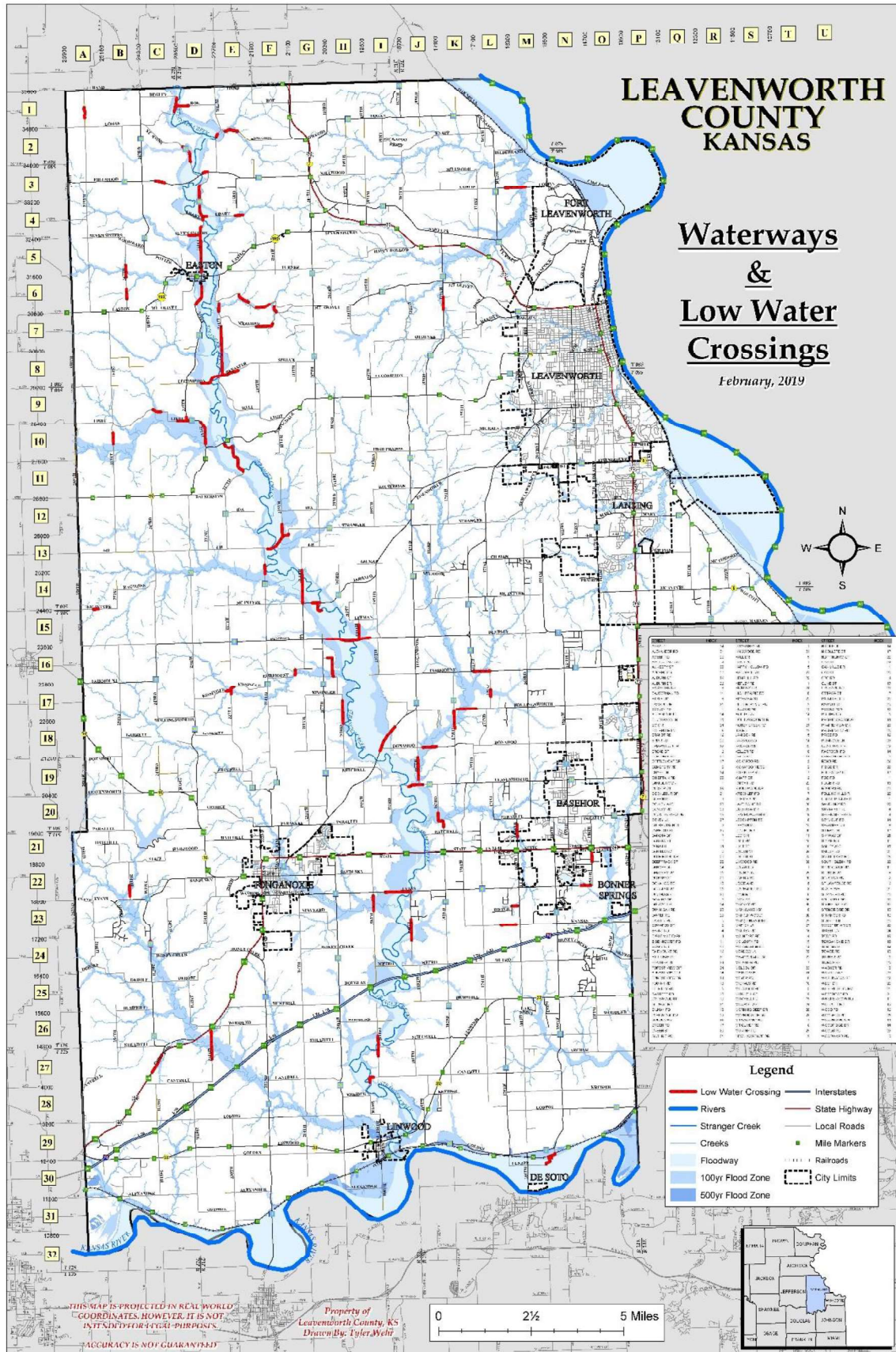


KDA/Silver Jackets Repeat Flood Locations



The following map shows the location of all low water crossings of concern in Leavenworth County.





4.7.2 – Previous Occurrences

In the 20-year period from 1999 to 2018 (with 1999 and 2018 being full data set years), there have been eight Presidential Disaster Declarations for the Kansas Region L for floods (along with other associated hazard events such as tornados or severe storms). The following 20-year information on past declared disasters is presented to provide a historical perspective on flood events that have impacted the Kansas Region L. Declaration numbers in bold indication declared disaster that have occurred since the previous mitigation plan update in 2013.

Table 4.6: Kansas Region L FEMA Flood Disaster and Emergency Declarations, 1999 -2018

Declaration Number	Incident Period	Disaster Description	Regional Counties Involved	Dollars Obligated
4347	11/7/2017 (7/22/2017 – 7/27/2017)	Severe Storms, Straight-Line Winds, Flooding	Johnson, Wyandotte	\$6,195,147.97
4035	09/23/2011 (6/1-8/1/2011)	Flooding	Leavenworth and Wyandotte	\$7,462,881
1699	5/6/2007 (5/4/2007)	Severe Storms, Tornados, and Flooding	Leavenworth	\$117,565,269
1615	11/21/2005 (10/1-2/2005)	Severe Storms and Flooding	Leavenworth	\$10,286,064
1579	2/8/2005 (1/4-6/2005)	Severe Winter Storm, Heavy Rains, and Flooding	Leavenworth and Wyandotte	\$106,873,672
1562	09/30/2004 (8/27-30/2004)	Severe Storms, Flooding , and Tornados	Wyandotte	\$2,103,376
1535	8/3/2004 (6/12-7/25/2004)	Severe Storms, Flooding , and Tornados	Wyandotte	\$12,845,892
1462	5/6/2003 (5/4-30/2003)	Severe Storms, Tornados, and Flooding	Leavenworth and Wyandotte	\$988,056

Source: FEMA

The following provides details of the single Presidential Disaster Declarations for Kansas Region L since the last plan update in 2013.

Kansas – Severe Storms, Straight-Line Winds, and Flooding

FEMA-4347-DR

Declared November 7, 2017

On August 31, 2017, Governor Sam Brownback requested a major disaster declaration due to severe storms, straight-line winds, and flooding during the period of July 22-27, 2017. The Governor requested a declaration for Public Assistance for two counties and Hazard Mitigation statewide. During the period of August 18-24, 2017, joint federal, state, and local government



Preliminary Damage Assessments (PDAs) were conducted in the requested counties and are summarized below. PDAs estimate damages immediately after an event and are considered, along with several other factors, in determining whether a disaster is of such severity and magnitude that effective response is beyond the capabilities of the state and the affected local governments, and that Federal assistance is necessary.

On November 7, 2017, President Trump declared that a major disaster exists in the State of Kansas. This declaration made Public Assistance requested by the Governor available to state and eligible local governments and certain private nonprofit organizations on a cost-sharing basis for emergency work and the repair or replacement of facilities damaged by the severe storms, straight-line winds, and flooding in Johnson and Wyandotte Counties. This declaration also made Hazard Mitigation Grant Program assistance requested by the Governor available for hazard mitigation measures statewide.

In addition to the above reported events, the following table presents National Oceanic and Atmospheric Administration (NOAA) National Centers for Environmental Information (NCEI) identified flood events and the resulting damage totals in Kansas Region L from the period 2009 - 2018.

Table 4.7: Kansas Region L NCEI Flood and Flash Flood Events, 2009 - 2018

County	Event Type	Number of Days with Events	Property Damage	Deaths	Injuries
Johnson	Flood	5	\$0	0	0
	Flash Flood	20	\$0	0	0
Leavenworth	Flood	3	\$0	0	0
	Flash Flood	18	\$500	0	0
Wyandotte	Flood	1	\$0	0	0
	Flash Flood	6	\$5,000	0	0

Source: FEMA

The following are descriptions of both NCEI and locally reported events.

- **Edwardsville (Wyandotte County):** July 22-27, 2017
A flash flood at 98th and Betts Creek causing a temporary road closure and \$14,000 in damages.
- **Leawood (Johnson County):** July 22-27, 2017
Flooding damaged numerous utilities and facilities. Damages were reported.
- **Mission Hills (Johnson County):** July 22-27, 2017
Flooding was reported along Brush Creek and its tributaries. During the flood event the City's low water bridges were closed. No damages were reported.
- **Shawnee (Johnson County):** July 22 -27, 2017
Flooding damaged numerous stormwater utilities. \$500,000 in damages were reported.

Available crop loss data from the USDA Risk Management Agency detailing cause of loss was researched to determine the financial impacts of flooding on the region's agricultural base. Crop loss data for the



years 2014- 2018 (with 2014 and 2018 being full data years), for the region, indicates no tornado related claims.

Table 4.8: USDA Risk Management Agency Cause of Loss Indemnities 2014-2018, Flooding

County	Number of Reported Claims	Acres Lost	Total Amount of Loss
Johnson	2	73	\$5,490
Leavenworth	28	2,801	\$287,841
Wyandotte	0	0	\$0

Source: USDA

4.7.3 – Hazard Probability Analysis

The following table summarizes flash flood probability data for **Johnson County**.

Table 4.9: Johnson County Flash Flood Probability Summary

Data	Recorded Impact
Number of Days with NCEI Reported Event (2009-2018)	20
Average Events per Year	2
Number of Days with Event and Death or Injury (2009-2018)	0
Average Number of Days with Event and Injury or Death	0
Total Reported NCEI Property Damage (2009-2018)	\$0
Average Property Damage per Year	\$0

Source: NCEI

Data from the NCEI indicates that Johnson County can expect on a yearly basis, relevant to flash flood events:

- Two events
- No deaths or injuries
- \$0 in property damages

The following table summarizes flash flood probability data for **Leavenworth County**.

Table 4.10: Leavenworth County Flash Flood Probability Summary

Data	Recorded Impact
Number of Days with NCEI Reported Event (2009-2018)	18
Average Events per Year	2
Number of Days with Event and Death or Injury (2009-2018)	0
Average Number of Days with Event and Injury or Death	0
Total Reported NCEI Property Damage (2009-2018)	\$500
Average Property Damage per Year	\$50

Source: NCEI

Data from the NCEI indicates that Leavenworth County can expect on a yearly basis, relevant to flash flood events:

- Two events



- No deaths or injuries
- \$50 in property damages

The following table summarizes flash flood probability data for **Wyandotte County**.

Table 4.11: Wyandotte County Flash Flood Probability Summary

Data	Recorded Impact
Number of Days with NCEI Reported Event (2009-2018)	6
Average Events per Year	1
Number of Days with Event and Death or Injury (2009-2018)	0
Average Number of Days with Event and Injury or Death	0
Total Reported NCEI Property Damage (2009-2018)	\$5,000
Average Property Damage per Year	\$500

Source: NCEI

Data from the NCEI indicates that Wyandotte County can expect on a yearly basis, relevant to flash flood events:

- One event
- No deaths or injuries
- \$500 in property damages

The following table summarizes riverine flood probability data for **Johnson County**.

Table 4.12: Johnson County Riverine Flood Probability Summary

Data	Recorded Impact
Number of Days with NCEI Reported Event (2009-2018)	5
Average Events per Year	1
Number of Days with Event and Death or Injury (2009-2018)	0
Average Number of Days with Event and Injury or Death	0
Total Reported NCEI Property Damage (2009-2018)	\$0
Average Property Damage per Year	\$0
USDA Farm Service Agency Number of Crop Damage Claims (2014-2018)	2
Average Number of Claims per Year	<1
USDA Farm Service Agency Number of Acres Damaged (2014-2018)	73
Average Number of Acres Damaged per Year	15
USDA Farm Service Agency Crop Damage Claims Amount (2014-2018)	\$5,490
Average Crop Damage per Year	\$1,098

Source: NCEI and USDA

Data from the NCEI indicates that Johnson County can expect on a yearly basis, relevant to riverine flood events:

- One event
- No deaths or injuries
- \$0 in property damages



According to the United States Department of Agriculture (USDA) Risk Management Agency, Johnson County can expect on a yearly basis, relevant to riverine flood occurrences:

- Less than one insurance claims
- 15 acres impacted
- \$1,098 in insurance claims

The following table summarizes riverine flood probability data for **Leavenworth County**.

Table 4.13: Leavenworth County Riverine Flood Probability Summary

Data	Recorded Impact
Number of Days with NCEI Reported Event (2009-2018)	3
Average Events per Year	<1
Number of Days with Event and Death or Injury (2009-2018)	0
Average Number of Days with Event and Injury or Death	0
Total Reported NCEI Property Damage (2009-2018)	\$0
Average Property Damage per Year	\$0
USDA Farm Service Agency Number of Crop Damage Claims (2014-2018)	28
Average Number of Claims per Year	6
USDA Farm Service Agency Number of Acres Damaged (2014-2018)	2,801
Average Number of Acres Damaged per Year	670
USDA Farm Service Agency Crop Damage Claims Amount (2014-2018)	\$287,841
Average Crop Damage per Year	\$68,169

Source: NCEI and USDA

Data from the NCEI indicates that Leavenworth County can expect on a yearly basis, relevant to riverine flood events:

- <1 event
- No deaths or injuries
- \$0 in property damages

According to the USDA Risk Management Agency, Leavenworth County can expect on a yearly basis, relevant to riverine flood occurrences:

- Six insurance claims
- 560 acres impacted
- \$57,568 in insurance claims

The following table summarizes riverine flood probability data for **Wyandotte County**.

Table 4.14: Wyandotte County Riverine Flood Probability Summary

Data	Recorded Impact
Number of Days with NCEI Reported Event (2009-2018)	1
Average Events per Year	<1
Number of Days with Event and Death or Injury (2009-2018)	0
Average Number of Days with Event and Injury or Death	0



Table 4.14: Wyandotte County Riverine Flood Probability Summary

Data	Recorded Impact
Total Reported NCEI Property Damage (2009-2018)	\$0
Average Property Damage per Year	\$0
USDA Farm Service Agency Number of Crop Damage Claims (2014-2018)	0
Average Number of Claims per Year	0
USDA Farm Service Agency Number of Acres Damaged (2014-2018)	0
Average Number of Acres Damaged per Year	0
USDA Farm Service Agency Crop Damage Claims Amount (2014-2018)	\$0
Average Crop Damage per Year	\$0

Source: NCEI and USDA

Data from the NCEI indicates that Wyandotte County can expect on a yearly basis, relevant to riverine flood events:

- <1 event
- No deaths or injuries
- \$0 in property damages

According to the USDA Risk Management Agency, Wyandotte County can expect on a yearly basis, relevant to riverine flood occurrences:

- No insurance claims
- No acres impacted
- \$0 in insurance claims

In addition, Kansas Region L has had eight Presidentially Declared Disasters relating to flooding (and other causes) in the last 20 years. This represents an average of less than one declared flood disaster every year.

4.7.4 – Vulnerability Analysis

The results of the HAZUS analysis were utilized to estimate potential losses for riverine flooding. The intent of this analysis was to enable Kansas Region L to estimate where flood losses could occur and the degree of severity using a consistent methodology. The HAZUS model helps quantify risk along known flood-hazard corridors as well as lesser streams and rivers that have a drainage area of 10 square miles or more.

HAZUS determines the displaced population based on the inundation area, not necessarily impacted buildings. As a result, there may be population vulnerable to displacement even if the structure is not vulnerable to damage. Individuals and households will be displaced from their homes even when the home has suffered little or no damage either because they were evacuated or there was no physical access to the property because of flooded roadways.

Flood sheltering needs are based on the displaced population, not the damage level of the structure. HAZUS determines the number of individuals likely to use government-provided short-term shelters



through determining the number of displaced households as a result of the flooding. To determine how many of those households and the corresponding number of individuals will seek shelter in government-provided shelters, the number is modified by factors accounting for income and age. Displaced people using shelters will most likely be individuals with lower incomes and those who do not have family or friends within the immediate area. Since the income and age factors are taken into account, the proportion of displaced population and those seeking shelter will vary from county to county.

Additionally, HAZUS considers flood depth when modeling damage (based on FEMA's depth-damage functions). Generated reports capture damage by occupancy class (in terms of square footage impacted) by damage percent classes. Occupancy classes include agriculture, commercial, education, government, industrial, religion, and residential. Damage percent classes are grouped by 10 percent increments up to 50%. Buildings that sustain more than 50% damage are considered to be substantially damaged.

The following table provides the HAZUS results for vulnerable populations and the population estimated to seek short term shelter as well as the numbers of damaged and substantially damaged buildings for each Kansas Region L county.

Table 4.15: Kansas Region L HAZUS Flood Scenario Displaced Population Building Damages

County	Population Vulnerable to Displacement	Population with Short Term Shelter Needs	Vulnerable Buildings	Damaged Buildings	Substantially Damaged Buildings
Johnson	9,223	8,089	2,311	1,491	340
Leavenworth	1,140	411	544	81	0
Wyandotte	9,002	8,106	2,104	144	1,981

Source: FEMA and HAZUS

The HAZUS analysis also provides an estimate the repair costs for impacted buildings as well as the associated loss of building contents and business inventory. Building damage can also cause additional losses to a community by restricting a building's ability to function properly. Income loss data accounts for losses such as business interruption and rental income losses as well as the resources associated with damage repair and job and housing losses. These losses are calculated by HAZUS using a methodology based on the building damage estimates.

The damaged building counts generated by HAZUS are susceptible to rounding errors and are likely the weakest output of the model due to the use of census blocks for analysis. Generated reports include this disclaimer: "Unlike the earthquake and hurricane models, the flood model performs its analysis at the census block level. This means that the analysis starts with a small number of buildings within each census block and applies a series of distributions necessary for analyzing the potential damage. The application of these distributions and the small number of buildings make the flood model more sensitive to rounding errors that introduces uncertainty into the building count results." Additionally, losses are not calculated for individual buildings, but instead are based on the performances of entire classes of buildings obtained from the general building stock data. In the flood model, the number of grid cells (pixels) at each flood depth value is divided by the total number of grid cells in the census block. The result is used to weight the flood depths applied to each specific occupancy type in the general building stock. First floor heights are then applied to determine the damage depths to analyze damages and losses.



The following table provides the HAZUS results for building damages and lost income due to these damages.

Table 4.16: Kansas Region L HAZUS Flood Scenario Structural Damage and Income Loss

County	Structural Damage	Contents Damage	Inventory Loss	Total Direct Loss	Total Income Loss	Total Direct and Income Loss
Johnson	\$479,561,000	\$491,564,000	\$15,143,000	\$986,268,000	\$3,876,000	\$990,144,000
Leavenworth	\$24,120,000	\$16,964,000	\$280,000	\$41,364,000	\$248,000	\$41,612,000
Wyandotte	\$739,524,000	\$699,333,000	\$39,946,000	\$1,478,803,000	\$3,988,000	\$1,482,791,000

Source: FEMA and HAZUS

The USDA 2012 Census of Agriculture (the latest available data) provides data on the crop exposure value, the total dollar value of all crops, for each Kansas Region L County. USDA Risk Management Agency crop loss data, from 2014-2018, allows us to quantify the monetary impact of flood conditions on the agricultural sector. The higher the percentage loss, the higher potential future vulnerability the county may have to flood events.

Table 4.17: Kansas Region L USDA Annual Flood Percentage Impact Data, 2014-2018

Jurisdiction	Farm Acreage	Annualized Acres Impacted	Annual Percentage of Total Acres Impacted	Market Value of Products Sold	Annualized Crop Insurance Paid	Annual Percentage of Market Value Impacted
Johnson	99,354	15	0.02%	\$24,370,000	\$1,098	0.005%
Leavenworth	184,471	670	0.36%	\$36,367,000	\$68,169	0.19%
Wyandotte	12,009	0	0.00%	\$3,291,000	\$0	0.00%

Source: USDA

Flood risk can also change over time because of new building and development, weather patterns and other factors. Although the frequency or severity of impacts cannot be changed, FEMA is working with federal, state, tribal and local partners across the nation to identify flood risk and promote informed planning and development practices to help reduce that risk through the Risk Mapping, Assessment and Planning (Risk MAP) program. Risk MAP uses the watershed boundaries to conduct studies. This watershed approach allows communities to come together to develop partnerships, combine resources, share flood risk information with FEMA, and identify broader opportunities for mitigation action.

The Flood Risk Products and datasets present information that can enhance hazard mitigation planning activities, especially the risk and vulnerability assessment portion of a hazard mitigation plan, and the development of risk-based mitigation strategies. Risk MAP can also help guide land use and development decisions and help you take mitigation action by highlighting areas of highest risk, areas in need of mitigation, and areas of floodplain change. Currently Kansas Region L has no current or scheduled Risk Map projects.

Mold

Mold is plant-like organism that obtains nourishment it directly from surrounding organic materials. Mold can grow on a variety of materials and thrives in damp environments. As such, a recently flooded home



or business provides an ideal environment for mold growth, especially on materials such as drywall and carpeting. The young, old and ill may be specifically susceptible to the effects of mold, with symptoms including:

- congestion
- cough
- breathing difficulties
- sore throat
- membrane irritation
- upper respiratory infections

As such, any instance of flood related mold should be remediated as soon as possible.

4.7.5 – National Flood Insurance Program Communities

The National Flood Insurance Program (NFIP) is a federal program, managed by FEMA, that exists to provide flood insurance for property owners in participating communities, to improve floodplain management practices, and to develop maps of flood hazard areas. The following table presents the number of NFIP participating communities in each county.

Table 4.18: Summary of Kansas Region L NFIP Communities

County	Total Number of NFIP Communities	NFIP Communities
Johnson	20	Johnson County, DeSoto, Edgerton, Fairway, Gardner, Lake Quivira, Leawood, Lenexa, Merriam, Mission, Mission Hills, Mission Woods, Olathe, Overland Park, Prairie Village, Roeland Park, Shawnee, Spring Hill, Westwood, and Westwood Hills
Leavenworth	7	Leavenworth County, Basehor, Easton, Lansing, Leavenworth, Linwood, and Tonganoxie
Wyandotte	4	Wyandotte County, Bonner Springs, Edwardsville, and Kansas City

Source: FEMA and KDEM

Additionally, the NFIP's Community Rating System (CRS) incentive rewards communities for the work they do managing their floodplains. Eligible communities that qualify for this voluntary program go above the minimum NFIP requirements and can offer their citizens discounted flood insurance in both Special Flood Hazard Areas (SFHAs) areas or non-SFHA areas. Additionally, work already being done by the state of Kansas (e.g., dam safety program and state freeboard requirements) gives communities additional discounts. The following Region L communities are currently CRS participants:



Table 4.19: Kansas Region L CRS Participating Jurisdictions

Jurisdiction	County	CRS Entry Date	CRS Class	% Discount for SFHA	% Discount for Non-SFHA	Status
Lenexa	Johnson	10/1/2011	8	10%	5%	Current
Olathe	Johnson	10/1/1993	8	10%	5%	Current
Overland Park	Johnson	10/1/2009	7	15%	5%	Current
Shawnee	Johnson	10/1/1991	8	10%	5%	Current
Lansing	Leavenworth	5/1/2011	7	15%	5%	Current
Linwood	Leavenworth	10/01/2013	9	5%	5%	Current
Bonner Springs	Wyandotte	10/01/2014	7	15%	5%	Current
Kansas City	Wyandotte	5/1/2013	6	20%	10%	Current

Source: FEMA and KDEM

4.7.6 – FEMA Flood Policy and Loss Data

Kansas Region L flood-loss information was pulled from FEMA’s “Policy and Loss Data by Community with County and State Data.” There are several limitations to this data, including:

- Only losses to participating NFIP communities are represented
- Communities joined the NFIP at various times since 1978
- The number of flood insurance policies in effect may not include all structures at risk to flooding
- Some of the historical loss areas have been mitigated with property buyouts

Some properties are under-insured. The flood insurance purchase requirement is for flood insurance in the amount of federally-backed mortgages, not the entire value of the structure. Additionally, contents coverage is not required.

The following table shows the details of NFIP policy and loss statistics for each county in Kansas Region L. Loss statistics include losses through December 31, 2018.

Table 4.20: Kansas Region L NFIP Policy and Loss Statistics, As of December 31, 2018

Jurisdiction	Number of Policies in Force	Insurance in Force	Number of Closed Losses	Total Payments
Johnson County				
Desoto	36	\$10,059,100	1	\$0
Edgerton	3	\$414,900	4	\$40,544.34
Fairway	28	\$8,883,200	107	1,472,045.29
Gardner	7	\$1,318,000	0	\$85,051.04
Leawood	99	\$29,803,000	100	\$1,659,684.87
Lenexa	35	\$8,984,100	18	\$54,055.91
Merriam	29	\$8,183,300	96	\$1,675,284.70
Mission	13	\$4,775,000	69	\$332,542.10
Mission Hills	17	\$4,982,400	62	\$1,691,642.11
Olathe	112	\$27,931,900	47	\$609,620.27
Overland Park	391	\$104,072,700	347	\$2,730,657.51
Prairie Village	34	\$12,067,200	123	\$717,777.76



Table 4.20: Kansas Region L NFIP Policy and Loss Statistics, As of December 31, 2018

Jurisdiction	Number of Policies in Force	Insurance in Force	Number of Closed Losses	Total Payments
Roeland Park	7	\$1,547,000	41	\$145,364.37
Shawnee -	52	\$15,767,700	63	\$442,161.16
Spring Hill	5	\$832,000	1	\$0
Westwood	3	\$690,000	7	\$34,384.93
Westwood Hills	-	-	2	\$5,973.27
Unincorporated Johnson County	41	\$9,811,100	43	\$425,874.85
Leavenworth County				
Basehor	11	\$3,008,000	2	\$17,928.91
Easton	22	\$3,716,100	112	\$1,511,179.21
Lansing	41	\$10,037,700	7	\$53,764.38
Leavenworth (city)	77	\$19,548,600	68	\$775,644.76
Unincorporated Leavenworth County	37	\$9,531,600	33	\$350,511.41
Wyandotte County				
Bonner Springs	34	\$4,916,300	62	-
Edwardsville	21	\$8,786,400	12	\$32,653.94
Kansas City	167	\$63,128,600	331	\$9,336,506.84
Unincorporated Wyandotte County	-	-	6	\$32,268.64

Source: FEMA, "Policy and Loss Data by Community with County and State Data"

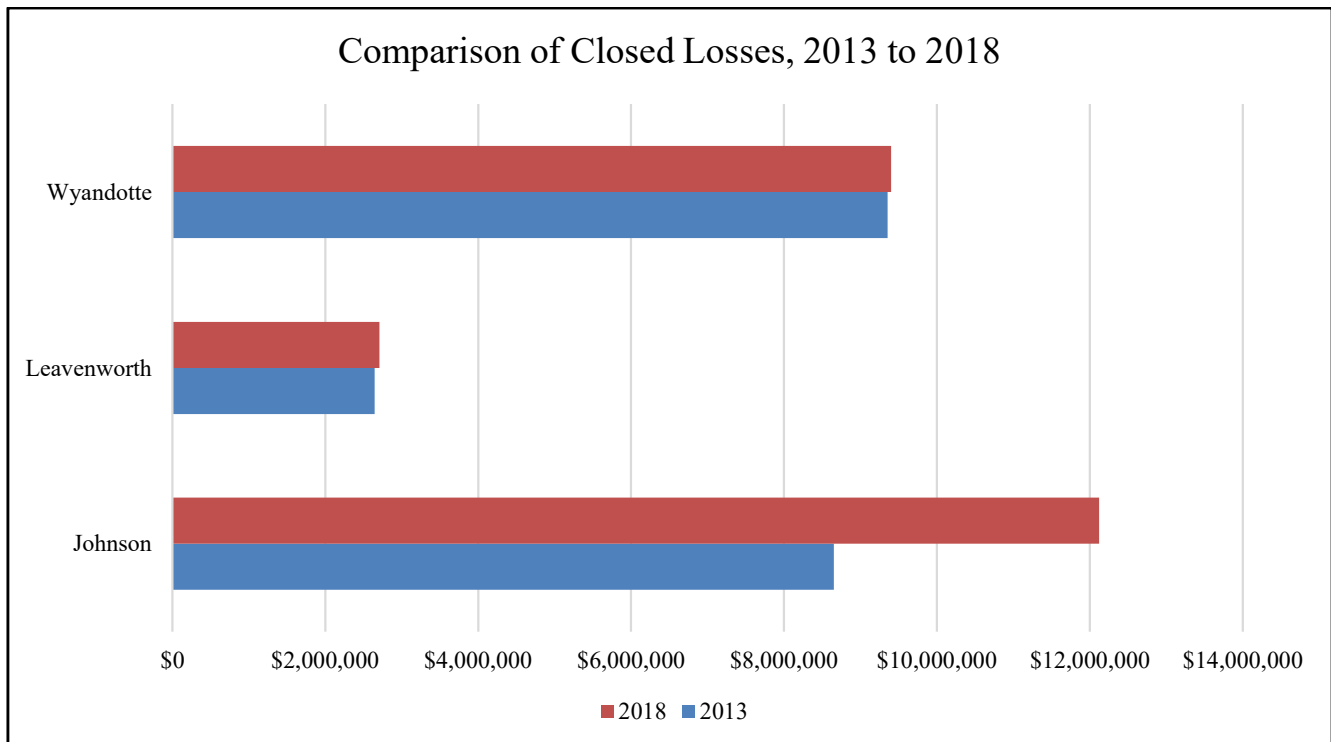
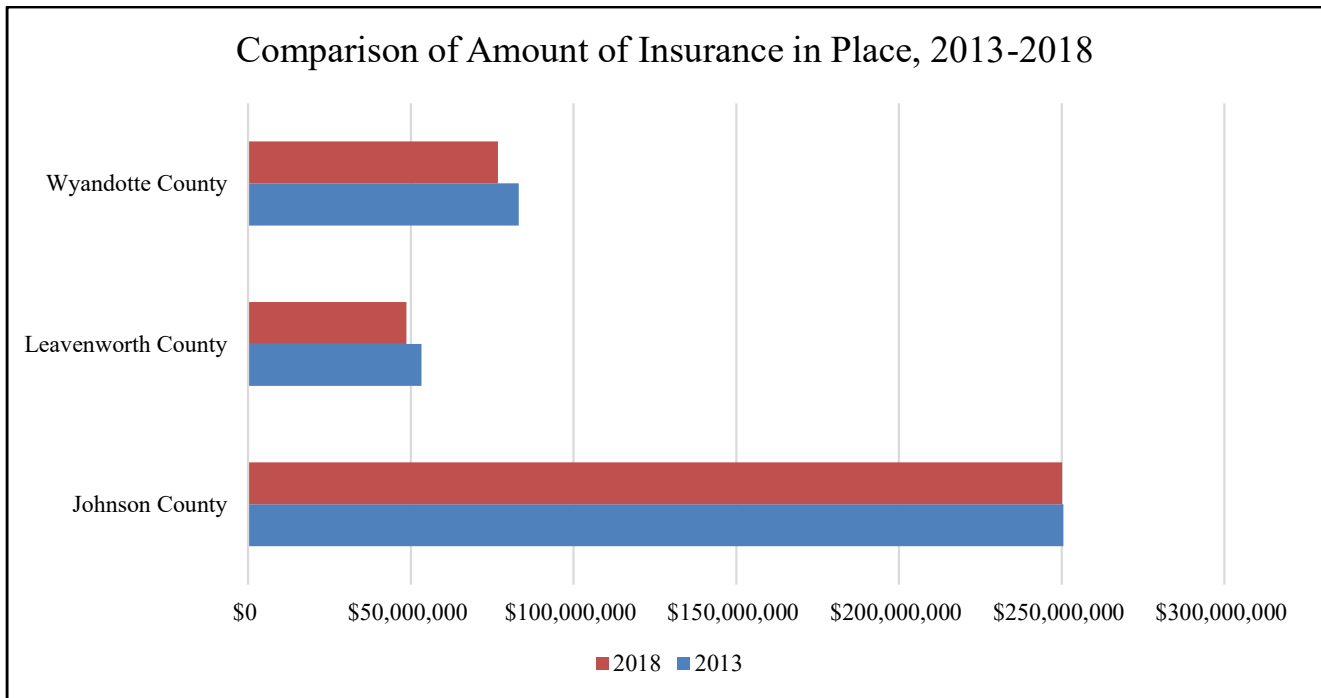
The following table and graphs summarize data from the above table for Kansas Region L in comparison to 2013 data.

Table 4.21: Kansas Region L NFIP Policy and Loss Statistics, As of December 31, 2018

County	Number of Policies in Force 2013	Number of Policies in Force 2018	Insurance in Force 2013	Insurance in Force 2018	Closed Loss Payments 2013	Closed Loss Payments 2018
Johnson	1,005	912	\$250,485,700	\$250,122,600	\$8,651,619	\$12,122,664
Leavenworth	264	205	\$53,334,200	\$48,715,400	\$2,647,895	\$2,709,029
Wyandotte	302	222	\$83,151,500	\$76,831,300	\$9,355,138	\$9,401,429

Source: FEMA, "Policy and Loss Data by Community with County and State Data"





4.7.7 – Repetitive Loss Properties

A high priority to Kansas Region L is the reduction of losses to Repetitive Loss (RL) and Severe Repetitive Loss (SRL) structures. The NFIP defines a RL property as:



- Any insurable building for which two or more claims of more than \$1,000 were paid by the NFIP within any rolling 10-year period, since 1978

At least two of the claims must be more than 10 days apart.

The definition of severe repetitive loss as applied to this program was established in section 1361A of the National Flood Insurance Act, as amended, 42 U.S.C. 4102a. An SRL property is defined as a residential property that is covered under an NFIP flood insurance policy and:

- That has at least four NFIP claim payments (including building and contents) over \$5,000 each, and the cumulative amount of such claims payments exceeds \$20,000; or
- For which at least two separate claims payments (building payments only) have been made with the cumulative amount of the building portion of such claims exceeding the market value of the building.

For both of the above, at least two of the referenced claims must have occurred within any ten-year period and must be greater than ten days apart.

The following table details RL and SRL properties in Kansas Region L

Table 4.22: Kansas Region L Repetitive Loss Properties, As of December 2018

Jurisdiction	Number of Repetitive Loss Properties	Number of Repetitive Loss Properties Mitigated	Severe Repetitive Loss Properties
Johnson County			
Fairway	15	7	2
Johnson County	3	1	0
Leawood	10	1	0
Lenexa	3	2	0
Merriam	16	9	1
Mission	6	3	0
Mission Hills	8	0	2
Olathe	2	0	0
Overland Park	37	7	0
Prairie Village	15	0	1
Roeland Park	1	0	1
Shawnee	1	3	1
Westwood	1	0	0
Leavenworth County			
Easton	16	12	0
Leavenworth County	3	2	0
Leavenworth	7	0	0
Tonganoxie	1	1	0
Wyandotte County			
Edwardsville	2	0	0
Kansas City	36	6	8
Bonner Springs	8	1	0

Source: FEMA and KDEM



The following table details jurisdiction specific information concerning repetitive loss property type.

Table 4.23: Kansas Region L Repetitive Loss Properties Type, by Jurisdiction

Jurisdiction	Number of Non-Mitigated Properties	ASSMD Condo	Business, Non-Residential	Other, Non-Residential	Single Family	2-4 Family
Johnson County						
Johnson County	2	0	0	0	3	0
Fairway	8	0	0	0	15	0
Leawood	9	1	1	3	5	
Lenexa	1	0	0	0	3	0
Merriam	7	0	0	7	9	0
Mission	3	1	0	4	1	0
Mission Hills	0	0	0	0	8	0
Olathe	2	0	0	1	0	1
Overland Park	30	0	1	4	30	2
Prairie Village	15	0	1		14	0
Roeland Park	1	0	0	0	1	0
Westwood	1	0	0	0	1	0
Leavenworth County						
Leavenworth County	2	0	0	0	3	0
Easton	4	0	0	3	12	1
City of Leavenworth	7	0	0	4	1	2
Tonganoxie	0	0	0	0	1	0
Wyandotte County						
Bonner Springs	7	0	0	0	8	0
Kansas City	30	0	0	19	16	1

Source: KDEM

Of the 191 identified RL properties, 52 have been mitigated. The majority of the RL properties were mitigated through acquisition and demolition.

Since the last plan update no SRL properties have been mitigated, although this remains a high priority in the State of Kansas. Kansas continues to reach out to the affected communities to help facilitate the mitigation of all SRL properties. The following table details SRL claims.

Table 4.24: Kansas Region L Severe Repetitive Loss Property Claims

Jurisdiction	Total Paid	Losses	SRL Status
Johnson County			
Fairway	\$74,824	5	Validated
Johnson County	\$125,677	5	Validated Uninsured
Merriam	\$171,306	8	Validated Uninsured
Mission	\$307,482	4	Validated
Mission Hills	\$343,821	4	Validated
Roeland Park	\$97,503	15	Validated Uninsured
Shawnee	\$177,471	5	Pending Non-Residential
Wyandotte County			



Table 4.24: Kansas Region L Severe Repetitive Loss Property Claims

Jurisdiction	Total Paid	Losses	SRL Status
Kansas City	\$121,269	4	Validated Non-Residential Uninsured
Kansas City	\$98,585	4	Pending Non-Residential Uninsured
Kansas City	\$514,926	8	Validated Non-Residential Uninsured
Kansas City	\$147,317	4	Validated Non-Residential Uninsured
Kansas City	\$599,430	10	Pending Non-Residential Uninsured
Kansas City	\$1,288,116	8	Pending Non-Residential
Kansas City	\$324,730	16	Pending Non-Residential Uninsured
Kansas City	\$829,891	7	Pending Non-Residential
Kansas City	\$213,479	5	Validated Non-Residential Uninsured
Kansas City	\$44,288	7	Validated Uninsured

4.7.8 – Consequence Analysis

As per EMAP requirements, the following table provides the Consequence Analysis.

Table 4.25: Flood Consequence Analysis

Subject	Impacts of Flood
Health and Safety of the Public	Impact dependent on the level of flood waters. Individuals further away from the incident area are at a lower risk. Casualties are dependent on warning time.
Health and Safety of Responders	Impact to responders is expected to be minimal unless responders live within the affected area.
Continuity of Operations	Temporary relocation may be necessary if inundation affects government facilities.
Property, Facilities, and Infrastructure	Localized impact could be severe in the inundation area of the incident to facilities and infrastructure. The further away from the incident area the damage lessens.
Environment	Impact will be severe for impacted area. Impact will lessen with distance.
Economic Conditions	Impacts to the economy depend on the area flooded, depth of water, and the amount of time it takes for the water to recede.
Public Confidence in the Jurisdiction's Governance	Perception of whether the flood could have been prevented, warning time, and response and recovery time will greatly impact the public's confidence.



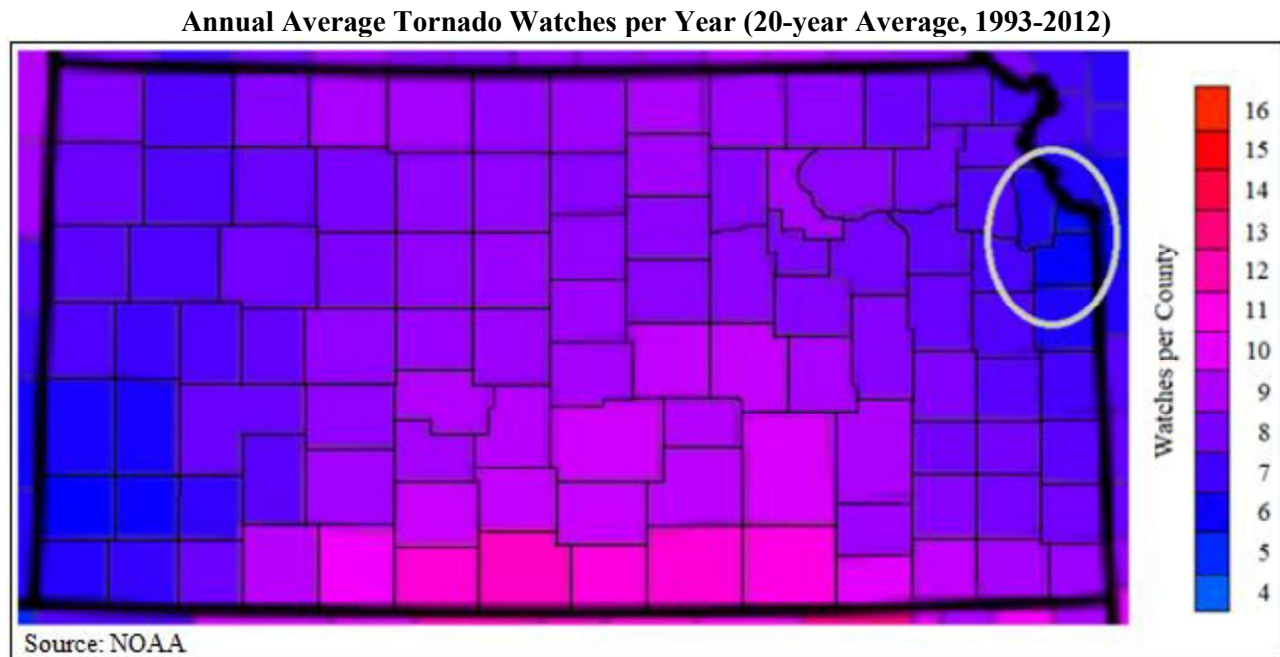
4.8 – Tornado

A tornado is a violently rotating column of air in contact with the ground. Often referred to as a twister or a cyclone, they can strike anywhere and with little warning. Tornadoes come in many shapes and sizes but are typically in the form of a visible condensation funnel, whose narrow end touches the earth and is often encircled by a cloud of debris and dust.



4.8.1 – Location and Extent

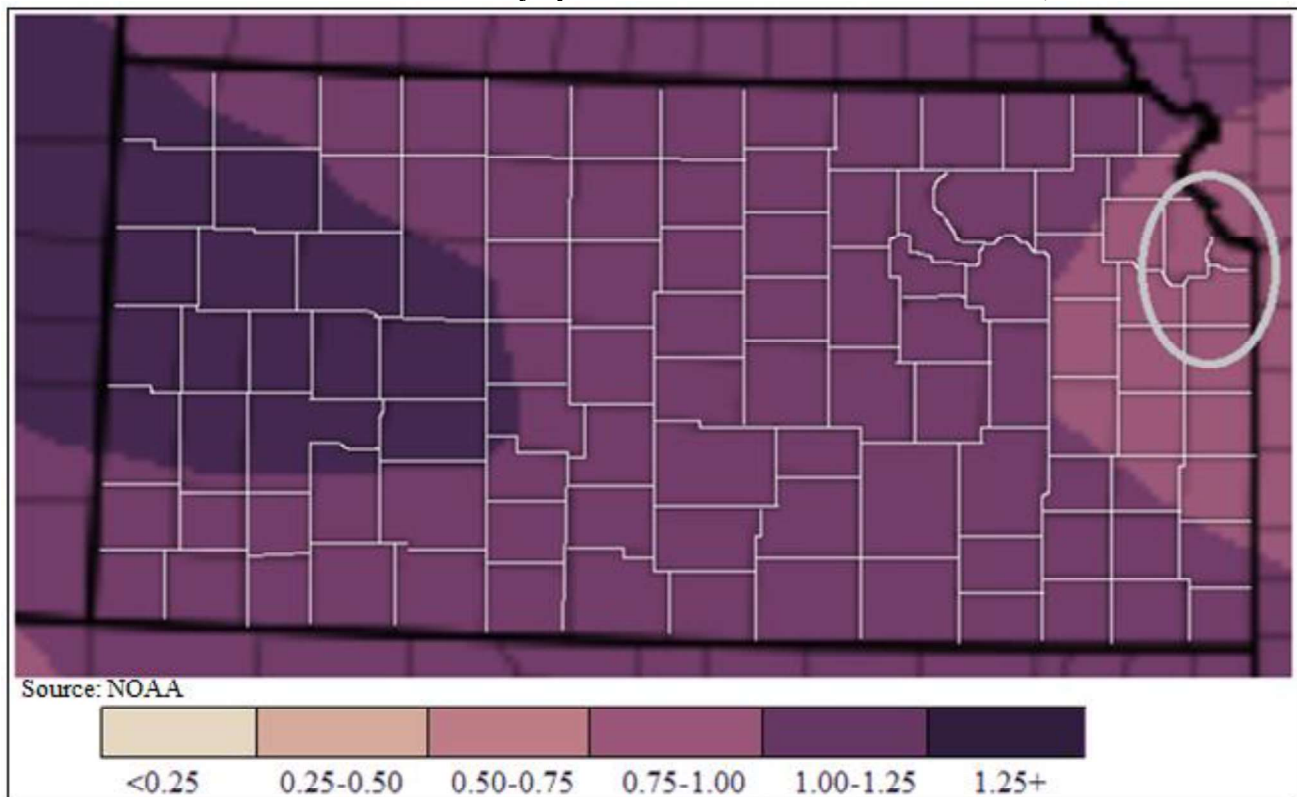
Tornadoes can strike anywhere in Kansas Region L, placing the entire planning area at risk. The following map, generated by NOAA, shows the average annual tornado watches per year for Kansas Region L.



Additionally, NOAA generated the following map indicating the mean number of tornado days per year, using data compiled from the years 1986 to 2015.



Mean Number of Tornado Days per Year Within 25 Miles of a Point, 1986-2015



Many tornados only exist for a few seconds in the form of a touchdown. The most extreme tornados can attain wind speeds of more than 200 miles per hour, stretch more than two miles across, and travel dozens of miles.

A tornado may arrive with a squall line or cold front and touch down quickly. Smaller tornados can strike without warning. Other times tornado watches and sirens will alert communities of high potential tornado producing weather or an already formed tornado and its likely path.

Since 2007, the United States uses the Enhanced Fujita Scale to categorize tornados. The scale correlates wind speed values per F level and provides a rubric for estimating damage.

Table 4.26: Enhanced Fujita Scale

Scale	Wind Speed (miles per hour)	Relative Frequency	Potential Damage
EF0	65-85	53.5%	Light. Peels surface off some roofs; some damage to gutters or siding; branches broken off trees; shallow-rooted trees pushed over. Confirmed tornados with no reported damage (i.e. those that remain in open fields) are always rated EF0.
EF1	86-110	31.6%	Moderate. Roofs severely stripped; mobile homes overturned or badly damaged; loss of exterior doors; windows and other glass broken.
EF2	111-135	10.7%	Considerable. Roofs torn off well-constructed houses; foundations of frame homes shifted; mobile homes complete destroyed; large trees



Table 4.26: Enhanced Fujita Scale

Scale	Wind Speed (miles per hour)	Relative Frequency	Potential Damage
			snapped or uprooted; light object missiles generated; cars lifted off ground.
EF3	136-165	3.4%	Severe. Entire stores of well-constructed houses destroyed; severe damage to large buildings such as shopping malls; trains overturned; trees debarked; heavy cars lifted off the ground and thrown; structures with weak foundations blown away some distance.
EF4	166-200	0.7%	Devastating. Well-constructed houses and whole frame houses completely leveled; cars thrown, and small missiles generated.
EF5	>200	<0.1%	Explosive. Strong frame houses leveled off foundations and swept away; automobile-sized missiles fly through the air in excess of 300 ft.; steel reinforced concrete structure badly damaged; high rise buildings have significant structural deformation; incredible phenomena will occur.

Source: NOAA Storm Prediction Center

4.8.2 – Previous Occurrences

For the 20-year period from 1999 to 2018 (with 1999 and 2018 being full data set years), there have been five Presidential Disaster Declarations for the Kansas Region L for tornados (along with other components). The following 20-year information on past declared disasters is presented to provide a historical perspective on tornado events that have impacted the Kansas Region L. No declarations have been issued since the previous mitigation plan update in 2013.

Table 4.27: Kansas Region L FEMA Tornado Disaster and Emergency Declarations, 1999 -2018

Declaration Number	Incident Period	Disaster Description	Regional Counties Involved	Dollars Obligated
1699	5/6/2007 (5/4/2007)	Severe Storms, Tornados , and Flooding	Leavenworth	\$117,565,269
1638	4/14/2006 (3/12-13/2006)	Severe Storms, Tornados, and Straight-Line Winds	Wyandotte	\$6,233,044
1562	09/30/2004 (8/27-30/2004)	Severe Storms, Flooding, and Tornados	Wyandotte	\$2,103,376
1535	8/3/2004 (6/12-7/25/2004)	Severe Storms, Flooding, and Tornados	Wyandotte	\$12,845,892
1462	5/6/2003 (5/4-30/2003)	Severe Storms, Tornados , and Flooding	Leavenworth and Wyandotte	\$988,056

Source: FEMA

—: Data unavailable



The following table shows NOAA NCEI information for the six years from 2009 to 2018 (with 2009 and 2018 being full data set years). Additionally, the strongest rated tornado event is indicated.

Table 4.28: Kansas Region L NCEI Tornado Events, 2009-2018

County	Number of Days with Tornadoes	Strongest Tornado Event	Deaths	Injuries	Total Property Damage
Johnson	5	EF1	0	0	\$10,000
Leavenworth	1	EF1	0	0	\$400,000
Wyandotte	0	0	0	0	\$0

Source: NOAA NCEI

The following are descriptions of both NCEI and locally reported events.

- **May 25, 2011: Johnson County**

At 1010CST an EF0 tornado touched 1.2 miles south southeast of Stanley. The tornado moved north northeast and lifted at 1012CST, around 0.9 miles southeast of Stanley. Roof damage was observed at the Blue Valley Middle School, and several trees were damaged, north of 159th Street, between Roe and Nall. No deaths or injuries were reported, and property damage was recorded at \$10,000.

- **April 25, 2009: Leavenworth County**

An EF1 tornado touched down at 1735 CST near the intersection of 238th Street and Loring Street. The tornado crossed Interstate 70, and then remained nearly parallel to the Interstate, before lifting at 1750 CST, near the intersection of Metro Avenue and 190th Street. Two homes sustained major damage and several barns were destroyed. Numerous trees were uprooted, and several outbuildings were damaged. No deaths or injuries were reported, and property damage was recorded at \$400,000.

Available crop loss data from the USDA Risk Management Agency detailing cause of loss was researched to determine the financial impacts of tornadoes on the region's agricultural base. Crop loss data for the years 2014- 2018 (with 2014 and 2018 being full data years), for the region, indicates no tornado related claims.

Table 4.29: USDA Risk Management Agency Cause of Loss Indemnities 2014-2018, Tornadoes

County	Number of Reported Claims	Acres Lost	Total Amount of Loss
Johnson	0	0	\$0
Leavenworth	0	0	\$0
Wyandotte	0	0	\$0

Source: USDA

4.8.3 – Hazard Probability Analysis

The following table summarizes tornado probability data for **Johnson County**.



Table 4.30: Johnson County Tornado Probability Summary

Data	Recorded Impact
Number of Days with NCEI Reported Event (2009-2018)	5
Average Event Days per Year	<1
Number of Days with Event and Death or Injury (2009-2018)	0
Average Number of Deaths and Injuries (2009-2018)	0
Total Reported NCEI Property Damage (2009-2018)	\$10,000
Average Property Damage per Year	\$1,000
USDA Farm Service Agency Number of Crop Damage Claims (2014-2018)	0
Average Number of Claims per Year	0
USDA Farm Service Agency Number of Acres Damaged (2014-2018)	0
Average Number of Acres Damaged per Year	0
USDA Farm Service Agency Crop Damage Claims Amount (2014-2018)	\$0
Average Crop Damage per Year	\$0

Source: NCEI

Data from the NCEI indicates that Johnson County can expect on a yearly basis, relevant to tornado events:

- <1 event
- No deaths or injuries
- \$1,000 in property damages

According to the USDA Risk Management Agency, Johnson County can expect on a yearly basis, relevant to tornado occurrences:

- No insurance claims
- No acres impacted
- \$0 in insurance claims

The following table summarizes tornado probability data for **Leavenworth County**.

Table 4.31: Leavenworth County Tornado Probability Summary

Data	Recorded Impact
Number of Days with NCEI Reported Event (2009-2018)	10
Average Event Days per Year	<10
Number of Days with Event and Death or Injury (2009-2018)	0
Average Number of Deaths and Injuries (2009-2018)	0
Total Reported NCEI Property Damage (2009-2018)	\$400,000
Average Property Damage per Year	\$40,000
USDA Farm Service Agency Number of Crop Damage Claims (2014-2018)	0
Average Number of Claims per Year	0
USDA Farm Service Agency Number of Acres Damaged (2014-2018)	0
Average Number of Acres Damaged per Year	0
USDA Farm Service Agency Crop Damage Claims Amount (2014-2018)	\$0
Average Crop Damage per Year	\$0

Source: NCEI



Data from the NCEI indicates that Leavenworth County can expect on a yearly basis, relevant to tornado events:

- <1 event
- No deaths or injuries
- \$40,000 in property damages

According to the USDA Risk Management Agency, Leavenworth County can expect on a yearly basis, relevant to tornado occurrences:

- No insurance claims
- No acres impacted
- \$0 in insurance claims

The following table summarizes tornado probability data for **Wyandotte County**.

Table 4.32: Wyandotte County Tornado Probability Summary

Data	Recorded Impact
Number of Days with NCEI Reported Event (2009-2018)	0
Average Event Days per Year	0
Number of Days with Event and Death or Injury (2009-2018)	0
Average Number of Deaths and Injuries (2009-2018)	0
Total Reported NCEI Property Damage (2009-2018)	\$0
Average Property Damage per Year	\$0
USDA Farm Service Agency Number of Crop Damage Claims (2014-2018)	0
Average Number of Claims per Year	0
USDA Farm Service Agency Number of Acres Damaged (2014-2018)	0
Average Number of Acres Damaged per Year	0
USDA Farm Service Agency Crop Damage Claims Amount (2014-2018)	\$0
Average Crop Damage per Year	\$0

Source: NCEI

Data from the NCEI indicates that Wyandotte County can expect on a yearly basis, relevant to tornado events:

- No events
- No deaths or injuries
- \$0 in property damages

According to the USDA Risk Management Agency, Wyandotte County can expect on a yearly basis, relevant to tornado occurrences:

- No insurance claims
- No acres impacted
- \$0 in insurance claims



Based on the number of NCEI reported events we derive the following probability for event occurrence in Kansas Region L:

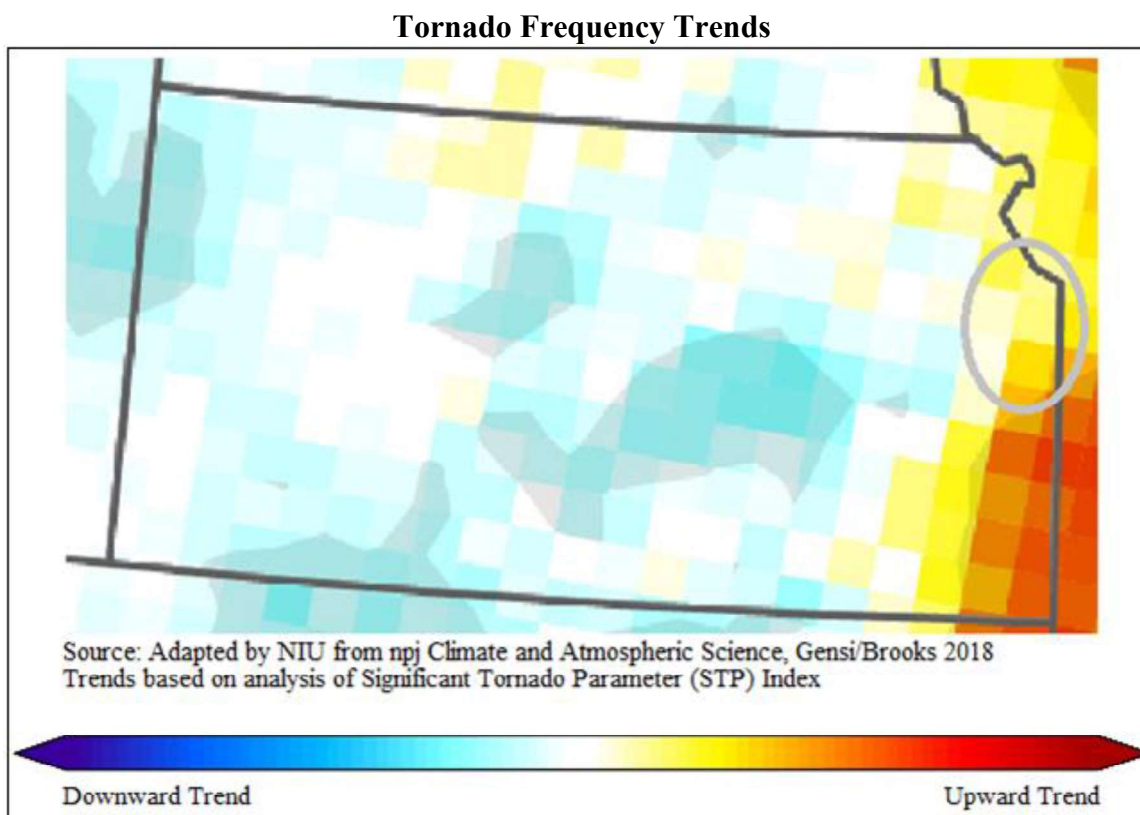
- **Tornado Probability:** Approximately one event per year

However, if events are normalized for tornados rated above an EF2, we derive the following probability for event occurrence:

- **Probability of an EF2 or greater tornado:** No events per year

In addition, Kansas Region L has had five Presidentially Declared Disasters relating to tornados (and other concurrent events such as flooding) in the last 20 years. This represents an average of less than one declared tornado related disaster per year.

Research conducted by the National Severe Storms Lab looked at Significant Tornado Parameter (STP) to help determine future tornado probability. STP is a measurement of the major parameters of tornado conditions, including wind speed and direction, wind at differing altitudes, unstable air patterns, and humidity. The following map, generated by Northern Illinois University and compiled from STP data, indicates that Kansas Region L may see an increasing future number of tornados.



4.8.4 – Vulnerability Analysis

For purposes of this assessment, all counties within the region were determined to be at equal risk to tornado events. Counties with a higher or increasing population, high, or increasing, or having a high structural valuation are to be considered to have a potentially greater vulnerability.

The following table presents data from the NOAA NCEI and HAZUS concerning the value of structures and the percentage of structures for each Kansas Region L county incurring damage over the period 2009 to 2018 from tornado events. A greater percentage of damaged structures damaged may indicate a greater potential future vulnerability.

Table 4.33: Kansas Region L for Tornado

County	HAZUS Building Valuation	NCEI Structure Damage, 2009-2018	Percentage of Building Valuation Damaged
Johnson	\$124,279,962,000	\$10,000	0.00001%
Leavenworth	\$13,050,342,000	\$400,000	0.003%
Wyandotte	\$29,708,946,000	\$0	0.0%

Source: NCEI and HAZUS

Counties with a high population and/or a growing population may be at increased risk.

Table 4.34: Kansas Region L Population Vulnerability Data for Tornado

County	2017 Population	Percent Population Change 2000 to 2017
Johnson	591,178	31.06%
Leavenworth	81,095	18.06%
Wyandotte	165,288	4.69%

Source: US Census Bureau

The USDA 2012 Census of Agriculture (the latest available data) provides data on the crop exposure value for each Kansas Region L County. USDA Risk Management Agency crop loss data allows us to quantify the monetary impact of tornados on the agricultural sector. The higher the percentage loss, the higher potential future vulnerability the county may have to tornado events.

Table 4.35: Kansas Region L USDA Annual Tornado Percentage Impact Data, 2014-2018

Jurisdiction	Farm Acreage	Annual Acres Impacted	Annual Percentage of Total Acres Impacted	Market Value of Products Sold	Annualized Crop Insurance Paid	Annual Percentage of Market Value Impacted
Johnson	99,354	0	0.0%	\$24,370,000	\$0	0.0%
Leavenworth	184,471	0	0.0%	\$36,367,000	\$0	0.0%
Wyandotte	12,009	0	0.0%	\$3,291,000	\$0	0.0%

Source: USDA

Between 2001 and 2010 51% of those killed by tornados were living in mobile homes, according to the NOAA. A 2012 “Kansas Severe Weather Awareness Week” report indicates that people living in mobile homes are killed by tornados at a rate 20 times higher than people living in permanent homes.



Additionally, a new study from Michigan State University reported that the two biggest factors related to tornado fatalities were housing quality (measured by mobile homes as a proportion of housing units) and income level. When a tornado strikes, a county with double the number of mobile homes as a proportion of all homes will experience 62% more fatalities than a county with fewer mobile homes, according to the study data.

The following participating jurisdictions may have increased vulnerability to tornado events due to the percentage of mobile homes:

- **Participating jurisdictions with 20%-25% of housing stock as mobile homes:** Easton, Leavenworth County and Edwardsville, Wyandotte County

4.8.5 – Impact and Consequence Analysis

As per EMAP requirements, the following table provides the Consequence Analysis.

Table 4.36: Tornado Consequence Analysis

Subject	Impacts of Tornadoes
Health and Safety of the Public	Impact of the immediate area could be severe depending on whether individuals were able to seek shelter and get out of the trajectory of the tornado. Casualties are dependent on warning systems and warning times.
Health and Safety of Responders	Impact to responders is expected to be minimal unless responders live within the affected area.
Continuity of Operations	Temporary to permanent relocation may be necessary if government facilities experience damage.
Property, Facilities, and Infrastructure	Localized impact could be severe in the trajectory path. Roads, buildings, and communications could be adversely affected. Damage could be severe.
Environment	Impact will be severe for the immediate impacted area. Impact will lessen as distance increases from the immediate incident area.
Economic Conditions	Impacts to the economy will greatly depend on the trajectory of the tornado. If a jurisdiction takes a direct hit then the economic conditions will be severe. With an indirect hit the impact could be low to severe.
Public Confidence in the Jurisdiction's Governance	Response and recovery will be in question if not timely and effective. Warning systems and warning time will also be questioned.



4.9 – Windstorm

Straight-line winds are generally any thunderstorm wind that is not associated with rotation. It is these winds, which can exceed 100 mph that represent the most common type of severe weather and are responsible for most wind damage related to thunderstorms. Since thunderstorms do not have narrow tracks like tornados, the associated wind damage can be extensive and affect entire counties or regions. Objects like trees, barns, outbuildings, high-profile vehicles, and power lines/poles can be toppled or destroyed, and roofs, windows, and homes can be damaged as wind speeds increase.

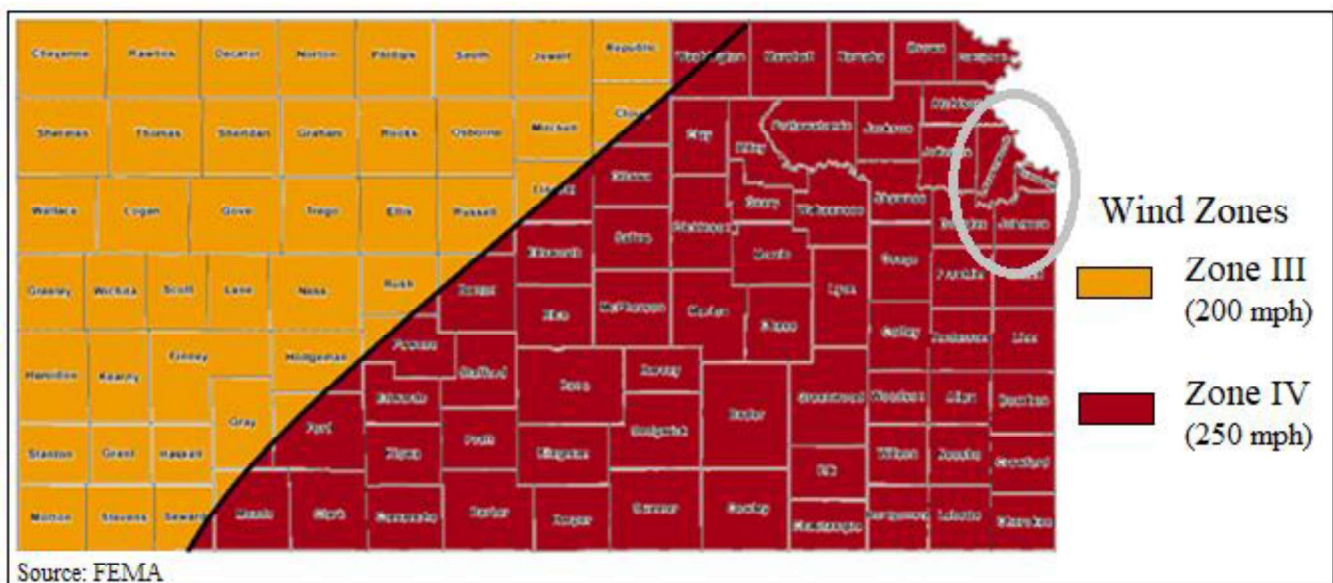


4.9.1 – Location and Extent

High winds occur over broad geographic regions. The entire Kansas Region L planning area, including all participating jurisdictions, is at risk to high wind events.

The following figure shows the wind zones of the United States based on maximum wind speeds. Kansas Region L is located within wind zone IV, the highest inland category.

Wind Zones in the United States



Severe thunderstorms strike Kansas Region L regularly, with accompanying high wind that can cause injury, death, and property damage. The widespread and frequent nature of thunderstorms makes high wind a relatively common occurrence. The NWS classifies thunderstorms, often the generator of high winds, using the following categories.

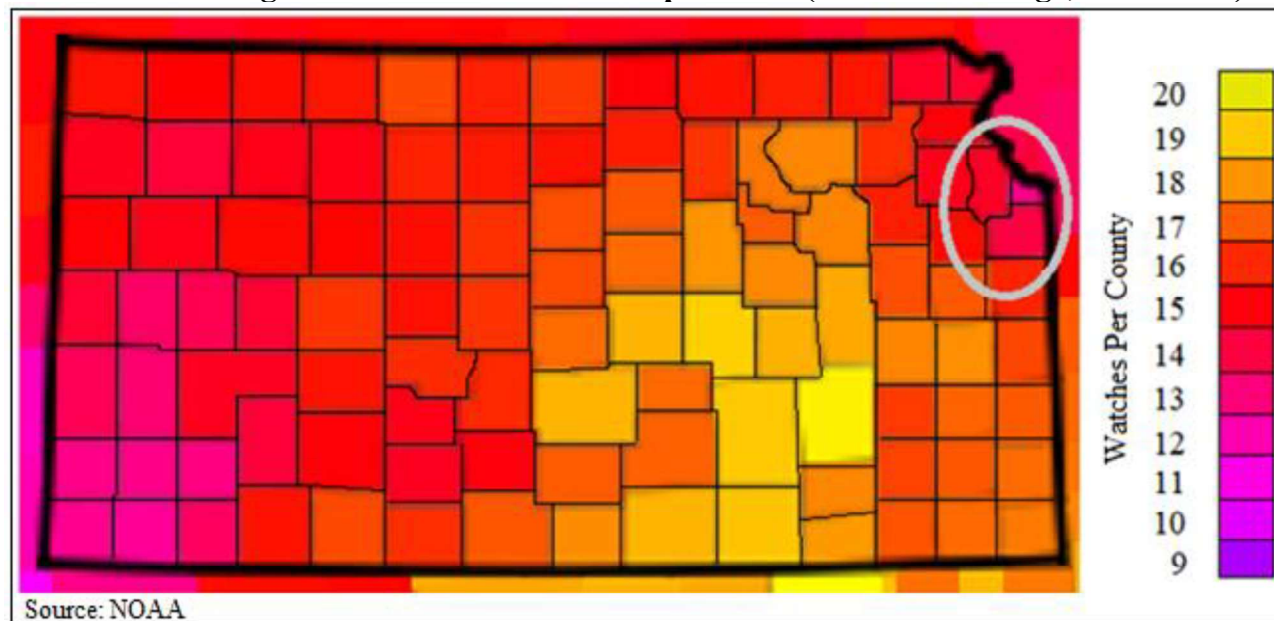
- **Marginal:** Isolated severe thunderstorms, limited in duration and/or coverage and/or intensity



- **Slight:** Scattered severe storms possible, Short-lived and/or not widespread, isolated intense storms possible
- **Enhanced:** Numerous severe storms possible, more persistent and/or widespread, a few intense
- **Moderate:** Widespread severe storms likely, long-lived, widespread and intense
- **High:** Widespread severe storms expected, long-lived, very widespread and particularly intense

The following map, generated by NOAA, indicates the average number severe thunderstorm watches per year for Kansas Region L.

Annual Average Thunderstorm Watches per Year (20-Year Average, 1993-2012)



To measure wind speed and its correlating potential for damage, experts use the Beaufort scale as shown below.

Table 4.37: Beaufort Scale

Beaufort Number	Wind Speed (mph)	Effects on Land
0	Under 1	Calm, smoke rises vertically
1	1-3	Smoke drift indicates wind direction, vanes do not move
2	4-7	Wind felt on face, leaves rustle, vanes begin to move
3	8-12	Leaves, small twigs in constant motion. Light flags extended.
4	13-18	Dust, leaves and loose paper raised up, small branches move
5	19-24	Small trees begin to sway
6	25-31	Large branches of trees in motion, whistling heard in wires
7	32-38	While trees in motion, resistance felt in walking against the wind
8	39-46	Twigs and small branches broken off trees
9	47-54	Slight structural damage occurs, slate blown from roofs
10	55-63	Seldom experienced on land, trees broken, structural damage occurs
11	64-72	Very rarely experienced on land, usually with widespread damage
12	73 or higher	Violence and destruction



4.9.2 – Previous Occurrences

In the 20-year period from 1999 to 2018 (with 1999 and 2018 being full data set years), there has been one Presidential Disaster Declaration for the Kansas Region L for straight-line winds. Additionally, there have been five Presidential Disaster Declarations for the Kansas Region L for severe storms (of which a high wind may be a component). The following 20-year information on past declared disasters is presented to provide a historical perspective on both straight-line wind and severe storm (potentially with a high wind component) events that have impacted the Kansas Region L. Declaration numbers in bold indication declared disaster that have occurred since the previous mitigation plan update in 2013.

Table 4.38: Kansas Region L FEMA Severe Storm Disaster and Emergency Declarations, 1999 -2018

Declaration Number	Incident Period	Disaster Description	Regional Counties Involved	Dollars Obligated
4347	11/7/2017 (7/22/2017 – 7/27/2017)	Severe Storms, Straight-Line Winds, Flooding	Johnson, Wyandotte	\$6,195,147.97
1699	5/6/2007 (5/4/2007)	Severe Storms, Tornadoes, and Flooding	Leavenworth	\$117,565,269
1615	11/21/2005 (10/1-2/2005)	Severe Storms and Flooding	Leavenworth	\$10,286,064
1562	09/30/2004 (8/27-30/2004)	Severe Storms, Flooding, and Tornadoes	Wyandotte	\$2,103,376
1535	8/3/2004 (6/12-7/25/2004)	Severe Storms, Flooding, and Tornadoes	Wyandotte	\$12,845,892
1462	5/6/2003 (5/4-30/2003)	Severe Storms, Tornadoes, and Flooding	Leavenworth and Wyandotte	\$988,056

Source: FEMA

The following provides details of the single Presidential Disaster Declaration for Kansas Region L related to severe storms (and potentially lightning) since the last plan update in 2013.

Kansas – Severe Storms, Straight-line Winds, and Flooding FEMA-4347-DR

Declared November 7, 2017

On August 31, 2017, Governor Sam Brownback requested a major disaster declaration due to severe storms, straight-line winds, and flooding during the period of July 22-27, 2017. The Governor requested a declaration for Public Assistance for two counties and Hazard Mitigation statewide. During the period of August 18-24, 2017, joint federal, state, and local government Preliminary Damage Assessments (PDAs) were conducted in the requested counties and are summarized below. PDAs estimate damages immediately after an event and are considered, along with several other factors, in determining whether a disaster is of such severity and magnitude that effective response is beyond the capabilities of the state and the affected local governments, and that Federal assistance is necessary.



On November 7, 2017, President Trump declared that a major disaster exists in the State of Kansas. This declaration made Public Assistance requested by the Governor available to state and eligible local governments and certain private nonprofit organizations on a cost-sharing basis for emergency work and the repair or replacement of facilities damaged by the severe storms, straight-line winds, and flooding in Johnson and Wyandotte Counties. This declaration also made Hazard Mitigation Grant Program assistance requested by the Governor available for hazard mitigation measures statewide.

In addition to the above reported events, the following table presents NOAA NCEI identified high wind events (High Wind and Thunderstorm Wind) and the resulting damage totals in Kansas Region L for the 10-year period of 2009 – 2018 (with 2009 and 2018 being full data set years).

Table 4.39: Kansas Region L NCEI High Wind Events, 2009 - 2018

County	Number of Days with Events	Property Damage	Highest Recorded Wind Speed	Deaths	Injuries
Johnson	56	\$645,500	75 Knots	0	0
Leavenworth	47	\$70,900	65 Knots	0	0
Wyandotte	19	\$2,000	70 Knots	0	0

Source: NOAA NCEI

The following are descriptions of both NCEI and locally reported events.

- **March 6, 2017: Johnson County**

On the evening of March 6, a squall line with damaging winds moved through the Johnson County Executive Airport and produced significant damage to hangars and aircraft enclosed in the hangars. Several planes were flipped after the building shredded apart by the strong straight-line winds. NWS survey inspected the site and due to damage being spread in a unidirectional fashion the cause of the damage was deemed to be straight line winds. No deaths or injuries were reported, and property damage was recorded at \$500,000.

- **June 6, 2011: Leavenworth County**

Large trees were snapped off at ground level. A barn was destroyed at 155th Street and Fairmont Road. No deaths or injuries were reported, and property damage was recorded at \$25,000.

- **July 28, 2011: Johnson County**

A four-block area in Stilwell, had around one dozen large trees knocked down, with a few of them landing on homes. Multiple power poles were snapped off, with resultant power outages across town. One front porch was knocked a little off the foundation of a home. No deaths or injuries were reported, and property damage was recorded at \$75,000.

Available crop loss data from the USDA Risk Management Agency detailing cause of loss was researched to determine the financial impacts of tornados on the region's agricultural base. Crop loss data for the years 2014- 2018 (with 2014 and 2018 being full data years), for the region, indicates three high wind related claims on 123 acres for \$7,718.



Table 4.40: USDA Risk Management Agency Cause of Loss Indemnities 2014-2018, High Winds

County	Number of Reported Claims	Acres Lost	Total Amount of Loss
Johnson	1	45	\$4,233
Leavenworth	2	78	\$3,485
Wyandotte	0	0	\$0

Source: USDA

4.9.3 – Hazard Probability Analysis

The following table summarizes high wind event data for **Johnson County**.

Table 4.41: Johnson County High Wind Probability Summary

Data	Recorded Impact
Number of Days with NCEI Reported Event (2009-2018)	56
Average Event Days per Year	6
Number of Days with Event and Death or Injury (2009-2018)	0
Average Number of Yearly Deaths and Injuries	0
Total Reported NCEI Property Damage (2009-2018)	\$645,000
Average Property Damage per Year	\$64,500
USDA Farm Service Agency Number of Crop Damage Claims (2014-2018)	1
Average Number of Claims per Year	<1
USDA Farm Service Agency Number of Acres Damaged (2014-2018)	45
Average Number of Acres Damaged per Year	9
USDA Farm Service Agency Crop Damage Claims Amount (2014-2018)	\$4,233
Average Crop Damage per Year	\$847

Source: NCEI and USDA

Data from the NCEI indicates that Johnson County can expect on a yearly basis, relevant to high wind events:

- Six events
- No deaths or injuries
- \$64,500 in property damages

According to the USDA Risk Management Agency, Johnson County can expect on a yearly basis, relevant to high wind occurrences:

- Less than one insurance claims
- Nine acres impacted
- \$847 in insurance claims

The following table summarizes high wind event data for **Leavenworth County**.



Table 4.42: Leavenworth County High Wind Probability Summary

Data	Recorded Impact
Number of Days with NCEI Reported Event (2009-2018)	47
Average Event Days per Year	5
Number of Days with Event and Death or Injury (2009-2018)	0
Average Number of Yearly Deaths and Injuries	0
Total Reported NCEI Property Damage (2009-2018)	\$75,900
Average Property Damage per Year	\$7,590
USDA Farm Service Agency Number of Crop Damage Claims (2014-2018)	2
Average Number of Claims per Year	<1
USDA Farm Service Agency Number of Acres Damaged (2014-2018)	78
Average Number of Acres Damaged per Year	16
USDA Farm Service Agency Crop Damage Claims Amount (2014-2018)	\$3,485
Average Crop Damage per Year	\$697

Source: NCEI and USDA

Data from the NCEI indicates that Leavenworth County can expect on a yearly basis, relevant to high wind events:

- Five events
- No deaths or injuries
- \$7,590 in property damages

According to the USDA Risk Management Agency, Leavenworth County can expect on a yearly basis, relevant to high wind occurrences:

- Less than one insurance claims
- 16 acres impacted
- \$697 in insurance claims

The following table summarizes high wind event data for **Wyandotte County**.

Table 4.43: Wyandotte County High Wind Probability Summary

Data	Recorded Impact
Number of Days with NCEI Reported Event (2009-2018)	19
Average Event Days per Year	2
Number of Days with Event and Death or Injury (2009-2018)	0
Average Number of Yearly Deaths and Injuries	0
Total Reported NCEI Property Damage (2009-2018)	\$2,000
Average Property Damage per Year	\$200
USDA Farm Service Agency Number of Crop Damage Claims (2014-2018)	0
Average Number of Claims per Year	0
USDA Farm Service Agency Number of Acres Damaged (2014-2018)	0
Average Number of Acres Damaged per Year	0
USDA Farm Service Agency Crop Damage Claims Amount (2014-2018)	\$0
Average Crop Damage per Year	\$0

Source: NCEI and USDA



Data from the NCEI indicates that Wyandotte County can expect on a yearly basis, relevant to high wind events:

- Two events
- No deaths or injuries
- \$200 in property damages

According to the USDA Risk Management Agency, Wyandotte County can expect on a yearly basis, relevant to high wind occurrences:

- No insurance claims
- No acres impacted
- \$0 in insurance claims

In addition, Kansas Region L has had one Presidentially Declared Disaster relating to straight-line winds (and other concurrent events) in the last 20 years. This represents an average of less than one declared straight-line wind related disaster per year. Kansas Region L has also had five Presidentially Declared Disasters relating to severe storms (and other concurrent events) in the last 20 years. This represents an average of less than one declared severe storm related disaster per year.

4.9.4 – Vulnerability Analysis

For purposes of this assessment, all counties within the region were determined to be at equal risk to high wind events. Counties with a higher or increasing population, and/or a high or increasing structural valuation are to be considered to have a potentially greater vulnerability.

The following table presents data from the NOAA NCEI and HAZUS concerning the value of structures and the percentage of structures for each Kansas Region L county incurring damage over the period 2009 to 2018 from high wind events. A greater percentage of damaged structures damaged may indicate a greater potential future vulnerability.

Table 4.44: Kansas Region L Structural Vulnerability Data for High Winds

County	HAZUS Building Valuation	NCEI Structure Damage, 2009-2018	Percentage of Building Valuation Damaged
Johnson	\$124,279,962,000	\$645,500	0.0005%
Leavenworth	\$13,050,342,000	\$70,900	0.0005%
Wyandotte	\$29,708,946,000	\$2,000	0.00001%

Source: NCEI and HAZUS

Counties with a high population and/or a growing population may be at increased risk.

Table 4.45: Kansas Region L Population Vulnerability Data for High Winds

County	2017 Population	Percent Population Change 2000 to 2017
Johnson	591,178	31.06%
Leavenworth	81,095	18.06%



Table 4.45: Kansas Region L Population Vulnerability Data for High Winds

County	2017 Population	Percent Population Change 2000 to 2017
Wyandotte	165,288	4.69%

Source: US Census Bureau

The USDA 2012 Census of Agriculture (the latest available data) provides data on the crop exposure value, the total dollar value of all crops, for each Kansas Region L County. USDA Risk Management Agency crop loss data allows us to quantify the monetary impact of high wind on the agricultural sector. The higher the percentage loss, the higher potential future vulnerability the county may have to high wind events.

Table 4.46: Kansas Region L USDA Annual High Wind Percentage Impact Data, 2014-2018

Jurisdiction	Farm Acreage	Annual Acres Impacted	Annual Percentage of Total Acres Impacted	Market Value of Products Sold	Annualized Crop Insurance Paid	Annual Percentage of Market Value Impacted
Johnson	99,354	9	0.01%	\$24,370,000	\$847	0.003%
Leavenworth	184,471	16	0.01%	\$36,367,000	\$697	0.00%
Wyandotte	12,009	0	0.00%	\$3,291,000	\$0	0.00%

Source: USDA

As with tornados, the following participating jurisdictions may have increased vulnerability to high wind events due to the percentage of mobile homes:

- **Participating jurisdictions with 20%-25% of housing stock as mobile homes:** Easton, Leavenworth County and Edwardsville, Wyandotte County

4.9.5 – Impact and Consequence Analysis

As per EMAP requirements, the following table provides the Consequence Analysis.

Table 4.47: High Wind Consequence Analysis

Subject	Impacts of High Winds
Health and Safety of the Public	Impact of the immediate area could be severe depending on whether individuals were able to seek shelter. Casualties are dependent on warning systems and warning times.
Health and Safety of Responders	Impact to responders is expected to be minimal unless responders live within the affected area.
Continuity of Operations	Temporary to permanent relocation may be necessary if government facilities experience damage.
Property, Facilities, and Infrastructure	Localized impact could be severe in the wind path. Roads, buildings, and communications could be adversely affected. Damage could be severe.
Environment	Impact will be severe for the immediate impacted area. Impact will lessen as distance increases from the immediate incident area.
Economic Conditions	Impacts to the economy will greatly depend on the wind severity. Potential economic impact conditions could be minor to severe.



Table 4.47: High Wind Consequence Analysis

Subject	Impacts of High Winds
Public Confidence in the Jurisdiction's Governance	Response and recovery will be in question if not timely and effective. Warning systems and warning time will also be questioned.



4.10 – Drought

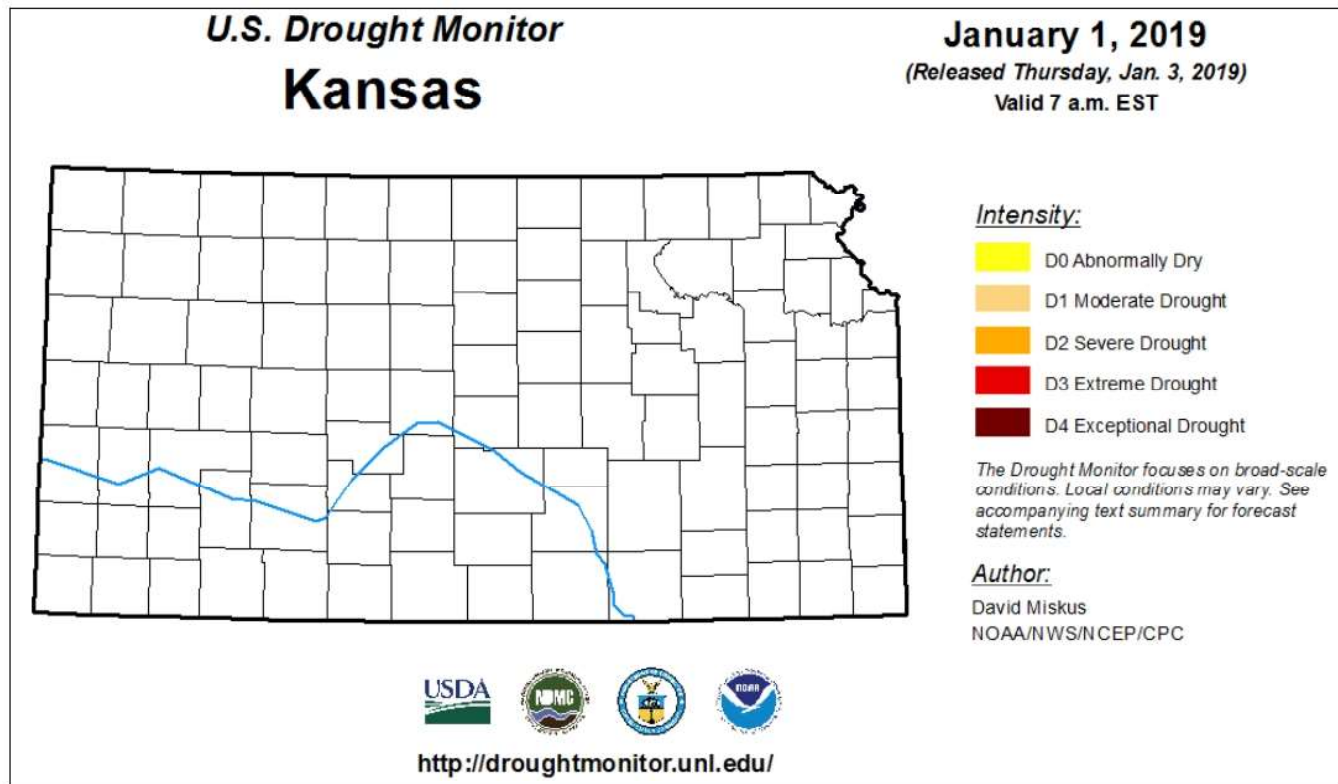
Drought is an abnormally dry period lasting months or years when an area has a deficiency of water and precipitation in its surface and/or underground water supply. The hydrological imbalance can be grouped into the following non-exclusive categories.



- **Agricultural:** When the amount of moisture in the soil no longer meets the needs of previously grown crops.
- **Hydrological:** When surface and subsurface water levels are significantly below their normal levels.
- **Meteorological:** When there is a significant departure from the normal levels of precipitation.
- **Socio-Economic:** When the water deficiency begins to significantly affect the population.

4.10.1 – Location and Extent

While all of Kansas Region L is vulnerable to drought, it is most disastrous in the rural areas where the majority of agricultural businesses are located. The most commonly used drought index to determine the onset and the severity of a drought is the Palmer Drought Severity Index. The map below indicates the drought conditions for Kansas Region L through January 1, 2019.



4.10.2 – Previous Occurrences

One of the best indicators of historic drought periods is provided by the U.S. Drought Monitor, which lists weekly drought conditions for the State of Kansas. The following table details the U.S. Drought Monitor categories.

Table 4.48: U.S. Drought Monitor Categories

Rating	Described Condition
None	No drought conditions
D0	Abnormally Dry
D1	Moderate Drought
D2	Severe Drought
D3	Extreme Drought
D4	Exceptional Drought

Source: U.S. Drought Monitor

Historical data was gathered from the U.S. Drought Monitor weekly reports from the 10-year period 2009 through 2018 (with 2009 and 2018 being full data set years). This data was compiled and aggregated to provide a yearly estimate of the percentage of the year Kansas Region L was in each Drought Monitor category.

Table 4.49: Percentage of Kansas Region L in U.S. Drought Monitor Category, 2009-2018

Year	None	D0-D4	D1-D4	D2-D4	D3-D4	D4
2018	21.6%	78.4%	30.2%	24.8%	12.5%	3.5%
2017	61.6%	38.4%	9.6%	0.0%	0.0%	0.0%
2016	85.8%	14.2%	0.0%	0.0%	0.0%	0.0%
2015	71.9%	28.1%	0.0%	0.0%	0.0%	0.0%
2014	37.5%	62.5%	18.7%	0.0%	0.0%	0.0%
2013	22.8%	75.3%	32.2%	17.0%	0.0%	0.0%
2012	38.5%	61.5%	53.8%	48.1%	14.7%	6.5%
2011	43.0%	57.0%	19.2%	6.0%	0.0%	0.0%
2010	96.2%	3.8%	0.0%	0.0%	0.0%	0.0%
2009	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Source: U.S. Drought Monitor

Another good indicator of historical droughts is USDA Disaster Declarations. The following table details USDA Drought Declarations during the five-year period 2014 through 2018 (with 2014 and 2018 being full data set years) for the Kansas Region L.

Table 4.50: Kansas Region L Secretarial Drought Declarations, 2014 - 2017

Year	Number of Secretarial Drought Disaster Declarations	Designation Numbers and Region County Included in Designation
2018	10	S4362 (Johnson), S4374 (Johnson), S4400 (Johnson), S4362 (Leavenworth), S4368 (Leavenworth), S4369 (Leavenworth), S4377 (Leavenworth), S4362 (Wyandotte), S4369 (Wyandotte), S4374 (Wyandotte)



Table 4.50: Kansas Region L Secretarial Drought Declarations, 2014 - 2017

Year	Number of Secretarial Drought Disaster Declarations	Designation Numbers and Region County Included in Designation
2017	0	-
2016	0	-
2015	0	-
2014	0	-

Source: USDA Farm Service Agency

Available crop loss data from the USDA Risk Management Agency detailing cause of loss was researched to determine the financial impacts of drought on the region's agricultural base. Crop loss data for the years 2014- 2018 (with 2014 and 2018 being full data years), for the region, indicates 66 drought related claims on 35,915 acres for \$1,681,169.

Table 4.51: USDA Risk Management Agency Cause of Loss Indemnities 2014-2018, Drought

County	Number of Reported Claims	Acres Lost	Total Amount of Loss
Johnson	28	28,597	\$1,025,839
Leavenworth	32	7,035	\$629,882
Wyandotte	6	283	\$25,448

Source: USDA

4.10.3 – Hazard Probability Analysis

Reviewing historical data from the U.S. Drought Monitor weekly reports from the years 2009 through 2018 (with 2009 and 2018 being full data set years) a yearly average can be created indicating the percentage of the region in each Drought Monitor category. This average can be used to extrapolate the potential likelihood of future drought conditions.

Table 4.52: Kansas Region L Estimated Probability of Being in U.S. Drought Monitor Category

None	D0-D4	D1-D4	D2-D4	D3-D4	D4
57.9%	41.9%	16.4%	9.6%	2.7%	1.0%

Additionally, over the five-year period 2014 to 2018 there was only one year with a USDA Declared Secretarial Drought Disaster, equating to 20% chance of occurrence.

Data was reviewed from the USDA Risk Management agency to determine vulnerability to drought. The following table summarizes drought event data for **Johnson County**

Table 4.53: Johnson County Drought Agricultural Probability Summary

Data	Recorded Impact
USDA Farm Service Agency Number of Crop Damage Claims (2014-2018)	28
Average Number of Claims per Year	6
USDA Farm Service Agency Number of Acres Damaged (2014-2018)	25,597
Average Number of Acres Damaged per Year	5,719
USDA Farm Service Agency Crop Damage Claims Amount (2014-2018)	\$1,025,839
Average Crop Damage per Year	\$205,168

Source: USDA



According to the USDA Risk Management Agency, Johnson County can expect on a yearly basis, relevant to drought occurrences:

- Six insurance claims
- 5,719 acres impacted
- \$205,168 in insurance claims

The following table summarizes drought event data for **Leavenworth County**.

Table 4.54: Leavenworth County Drought Agricultural Probability Summary

Data	Recorded Impact
USDA Farm Service Agency Number of Crop Damage Claims (2014-2018)	32
Average Number of Claims per Year	6
USDA Farm Service Agency Number of Acres Damaged (2014-2018)	7,035
Average Number of Acres Damaged per Year	1,407
USDA Farm Service Agency Crop Damage Claims Amount (2014-2018)	\$629,882
Average Crop Damage per Year	\$125,976

Source: USDA

According to the USDA Risk Management Agency, Leavenworth County can expect on a yearly basis, relevant to drought occurrences:

- Six insurance claims
- 1,407 acres impacted
- \$125,976 in insurance claims

The following table summarizes drought event data for **Wyandotte County**.

Table 4.55: Wyandotte County Drought Agricultural Probability Summary

Data	Recorded Impact
USDA Farm Service Agency Number of Crop Damage Claims (2014-2018)	6
Average Number of Claims per Year	1
USDA Farm Service Agency Number of Acres Damaged (2014-2018)	283
Average Number of Acres Damaged per Year	57
USDA Farm Service Agency Crop Damage Claims Amount (2014-2018)	\$25,448
Average Crop Damage per Year	\$5,089

Source: USDA

According to the USDA Risk Management Agency, Wyandotte County can expect on a yearly basis, relevant to drought occurrences:

- One insurance claim
- 57 acres impacted
- \$5,089 in insurance claims



4.10.4 Vulnerability Analysis

In general, structures and populations are not directly vulnerable to losses as a result of drought. However, there is a small potential that bridges could be impacted by shrinking soil as a result of drought conditions that could cause foundational or support damages.

The USDA 2012 Census of Agriculture (the latest available data) provides data on the crop exposure value, the total dollar value of all crops, for each Kansas Region L County. USDA Risk Management Agency crop loss data (2015 – 2018) allows us to quantify the monetary impact of drought conditions on the agricultural sector. The higher the percentage loss, the higher potential future vulnerability the county may have to drought events.

Table 4.56: Kansas Region L USDA Annual Drought Percentage Impact Data, 2014-2018

Jurisdiction	Farm Acreage	Annual Acres Impacted	Annual Percentage of Total Acres Impacted	Market Value of Products Sold	Annualized Crop Insurance Paid	Annual Percentage of Market Value Impacted
Johnson	99,354	5,719	5.76%	\$24,370,000	\$205,168	0.842%
Leavenworth	184,471	1,407	0.76%	\$36,367,000	\$125,976	0.35%
Wyandotte	12,009	57	0.47%	\$3,291,000	\$5,089	0.15%

Source: USDA

Additional predictions about drought vulnerability can be made by reviewing data with the National Weather Service (NWS) Climate Prediction Center at www.cpc.ncep.noaa.gov/products/expert_assessment/sdo_summary.php.

4.10.5 – Impact and Consequence Analysis

As per EMAP standards, the following table provides the consequence analysis for drought conditions.

Table 4.56: Drought Consequence Analysis

Subject	Impacts of Drought
Health and Safety of the Public	Drought impact tends to be agricultural however, because of the lack of precipitation water supply disruptions can occur which can affect people. Impact is expected to be minimal.
Health and Safety of Responders	Impact to responders is expected to be minimal.
Continuity of Operations	Minimal expectation for utilization of the COOP.
Property, Facilities, and Infrastructure	Impact to property, facilities, and infrastructure could be minimal to severe, depending on the length and intensity of the drought. Structural integrity of buildings and buckling of roads could occur.
Environment	The impact to the environment could be severe. Drought can severely affect farming, ranching, wildlife and plants due to the lack of precipitation.
Economic Conditions	Impacts to the economy will be dependent on how extreme the drought is and how long it lasts. Communities that depend on an agricultural economic engine will likely be severely stressed.
Public Confidence in the Jurisdiction's Governance	Confidence could be an issue during periods of extreme drought if planning is not in place to address intake needs and loss of crops.



4.11 – Winter Storm

Winter weather in Kansas Region L usually come in the form of light to heavy snow or freezing rain. A major winter storm can last for several days and be accompanied by high winds, freezing rain or sleet, heavy snowfall, and cold temperatures. Heavy accumulations of ice, often the result of freezing rain, can bring down trees, utility poles, and communications towers and disrupt communications and power for days.



4.11.1 – Location and Extent

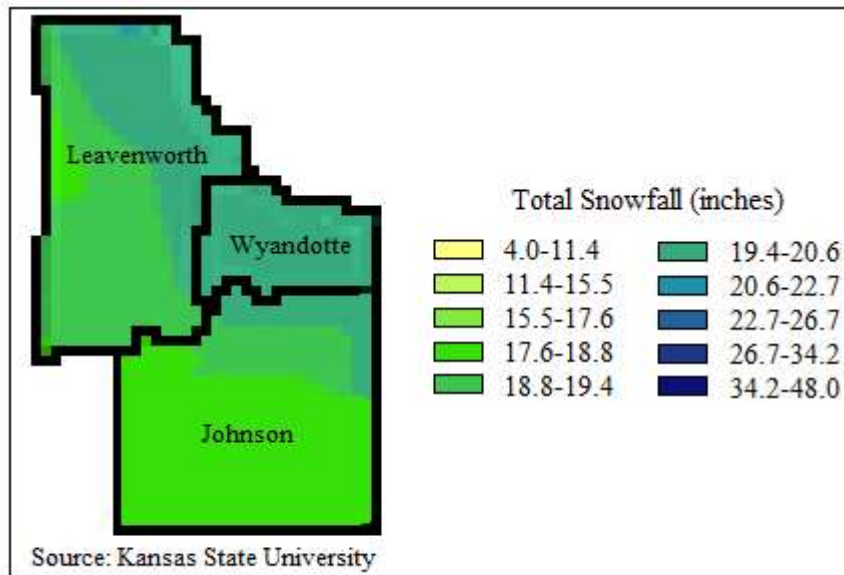
All of Kansas Region L is susceptible to severe winter storms. For winter weather, the NWS describes the different types of events as follows:

- **Blizzard:** Winds of 35 mph or more with snow and blowing snow reducing visibility to less than 1/4 mile for at least three hours.
- **Blowing Snow:** Wind-driven snow that reduces visibility. Blowing snow may be falling snow and/or snow on the ground picked up by the wind.
- **Snow Squalls:** Brief, intense snow showers accompanied by strong, gusty winds. Accumulation may be significant.
- **Snow Showers:** Snow falling at varying intensities for brief periods of time. Some accumulation is possible.
- **Freezing Rain:** Rain that falls onto a surface with a temperature below freezing. This causes it to freeze to surfaces forming a coating or glaze of ice. Most freezing-rain events are short lived and occur near sunrise between the months of December and March.
- **Sleet:** Rain drops that freeze into ice pellets before reaching the ground. Sleet usually bounces when hitting a surface and does not stick to objects.

The following map, generated Kansas State University, indicates the average annual snowfall for Kansas Region L for a given year.

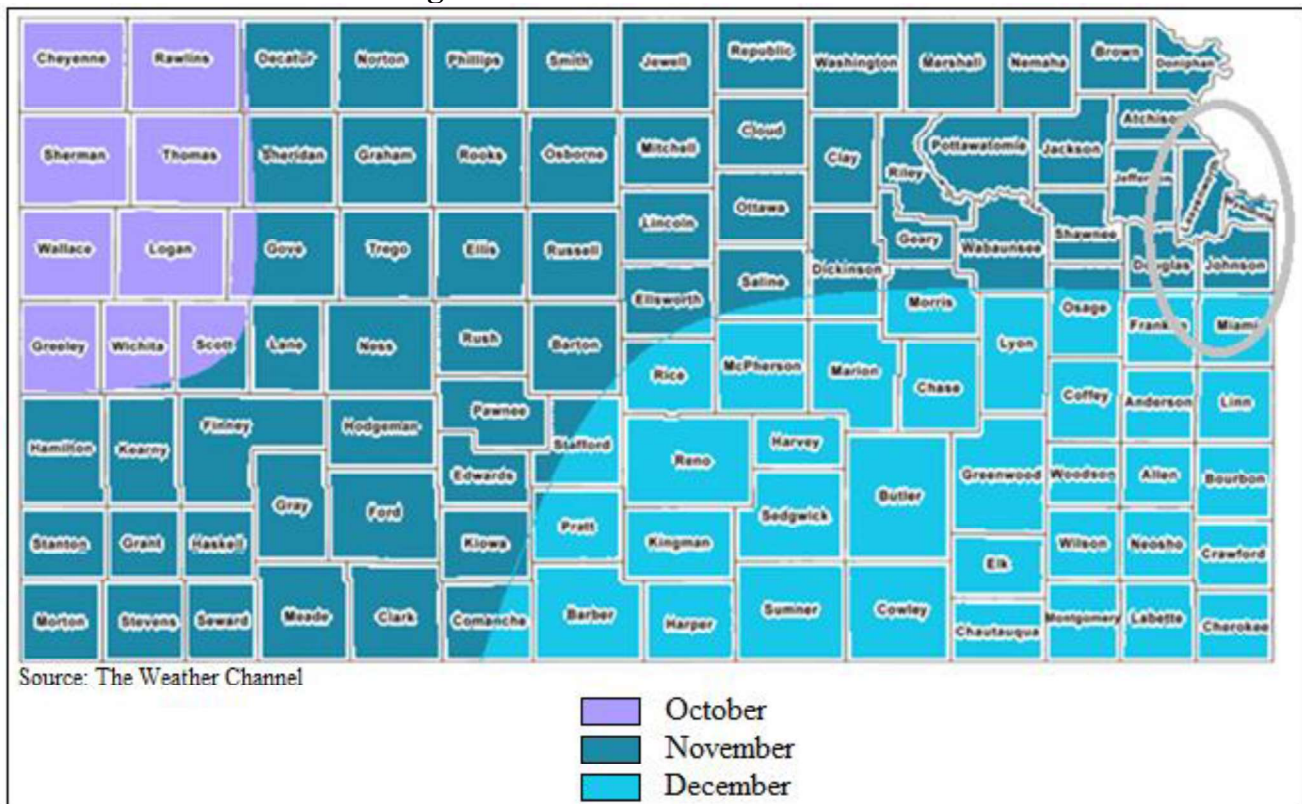


Average Annual Snowfall, 1981-2010



Additionally, as indicated by the map below, Kansas Region L can expect to receive the first measurable snow in November of each year.

Average Date of First Measurable Snowfall



4.11.2 – Previous Occurrences

For the 20-year period of 1999 to 2018 (with 1999 and 2018 being full data set years), there have been four Presidential Disaster Declarations for the State of Kansas Region L for severe winter storms. The following information is presented to provide a historical perspective on severe winter storm events that have impacted Kansas Region L. Declaration numbers in bold indication declared disaster that have occurred since the previous mitigation plan update in 2013.

Table 4.57: Kansas Region L FEMA Severe Winter Storms Disaster and Emergency Declarations, 2002 -2017

Declaration Number	Incident Period	Disaster Description	Regional Counties Involved	Dollars Obligated
1885	03/09/2010 (12/9/2009-1/8/2010)	Severe Winter Storms and Snowstorm	Wyandotte	\$19,100,658
1741	02/01/2008	Severe Winter Storms	Leavenworth	\$359,557,345
1579	2/8/2005 (1/4-6/2005)	Severe Winter Storm, Heavy Rains, and Flooding	Leavenworth and Wyandotte	\$106,873,672
1402	2/6/2002 (1/29-2/15/2002)	Ice Storm	Johnson, Leavenworth, and Wyandotte	\$60,185,754

Source: FEMA

The following presents NOAA NCEI data concerning winter storm events in Kansas Region L. It is worth noting that the NCEI data is regional, and sometimes statewide. As such reported damage is not specific to the county nor to any of the participating jurisdictions.

Table 4.58: Kansas Region L NCEI Winter Storm Events, 2009 - 2018

Event Type	Number of Days with Events	Property Damage	Deaths	Injuries
Blizzards	3	\$0	0	0
Ice Storm	1	\$0	0	0
Winter Storms	11	\$0	0	0

Source: NOAA NCEI

As there were no reported damages, deaths, or injuries, descriptions of these events can be found on the NOAA NCEI website:

- www.NCEI.noaa.gov/stormevents/ftp.jsp

Available crop loss data from the USDA Risk Management Agency detailing cause of loss was researched to determine the financial impacts of winter storms on the region's agricultural base. Crop loss data for the years 2014- 2018 (with 2014 and 2018 being full data years), for the region, indicates nine winter storm related claims of 753 acres for \$27,700.



**Table 4.59: USDA Risk Management Agency Cause of Loss Indemnities
2014-2018, Winter Storms**

County	Number of Reported Claims	Acres Lost	Total Amount of Loss
Johnson	7	630	\$26,673
Leavenworth	2	123	\$1,027
Wyandotte	0	0	\$0

Source: USDA

4.11.3 – Hazard Probability Analysis

For probability purposes, each component of severe winter storms was examined and combined. The following table summarizes winter storm event data for **Kansas Region L**.

Table 4.60: Kansas Region L Winter Storm Probability Summary

Data	Recorded Impact
Number of Days with NCEI Reported Event (2009-2018)	14
Average Event Days per Year	1
Number of Days with Event and Death or Injury (2009-2018)	0
Average Number of Yearly Deaths and Injuries (2009-2018)	0
Total Reported NCEI Property Damage (2009-2018)	\$0
Average Property Damage per Year	\$0

Source: NCEI

Data from the NCEI indicates that Kansas Region L can expect on a yearly basis, relevant to winter storm events:

- One event
- No deaths or injuries
- \$0 in property damages

The following table summarizes USDA Risk Management Agency winter storm event data for **Johnson County**.

Table 4.61: Johnson County Winter Storm Probability Summary (Agricultural)

Data	Recorded Impact
USDA Farm Service Agency Number of Crop Damage Claims (2014-2018)	7
Average Number of Claims per Year	1
USDA Farm Service Agency Number of Acres Damaged (2014-2018)	630
Average Number of Acres Damaged per Year	126
USDA Farm Service Agency Crop Damage Claims Amount (2014-2018)	\$26,673
Average Crop Damage per Year	\$5,335

Source: USDA

According to the USDA Risk Management Agency, Johnson County can expect on a yearly basis, relevant to winter storm occurrences:

- One insurance claim



- 126 acres impacted
- \$5,335 in insurance claims

The following table summarizes USDA Risk Management Agency winter storm event data for **Leavenworth County**.

Table 4.62: Leavenworth County Winter Storm Probability Summary (Agricultural)

Data	Recorded Impact
USDA Farm Service Agency Number of Crop Damage Claims (2014-2018)	2
Average Number of Claims per Year	<1
USDA Farm Service Agency Number of Acres Damaged (2014-2018)	123
Average Number of Acres Damaged per Year	25
USDA Farm Service Agency Crop Damage Claims Amount (2014-2018)	\$1,027
Average Crop Damage per Year	\$205

Source: USDA

According to the USDA Risk Management Agency, Leavenworth County can expect on a yearly basis, relevant to winter storm occurrences:

- Less than one insurance claims
- 25 acres impacted
- \$205 in insurance claims

The following table summarizes USDA Risk Management Agency winter storm event data for **Wyandotte County**.

Table 4.63: Wyandotte County Winter Storm Probability Summary (Agricultural)

Data	Recorded Impact
USDA Farm Service Agency Number of Crop Damage Claims (2014-2018)	0
Average Number of Claims per Year	0
USDA Farm Service Agency Number of Acres Damaged (2014-2018)	0
Average Number of Acres Damaged per Year	0
USDA Farm Service Agency Crop Damage Claims Amount (2014-2018)	\$0
Average Crop Damage per Year	\$0

Source: USDA

According to the USDA Risk Management Agency, Wyandotte County can expect on a yearly basis, relevant to winter storm occurrences:

- No insurance claims
- No acres impacted
- \$0 in insurance claims

In addition, Kansas Region L has had four Presidentially Declared Disasters relating to winter storms (and other concurrent events) in the last 20 years. This represents an average of less than one declared winter storm related disaster per year.



4.11.4 – Vulnerability Analysis

For purposes of this assessment, all counties within the region were determined to be at equal risk to winter storm events. Counties with a higher or increasing population, and/or a high or increasing structural valuation are to be considered to have a potentially greater vulnerability.

The following table presents data from the NOAA NCEI and HAZUS concerning the value of structures and the percentage of structures for each Kansas Region L county incurring damage over the period 2009 to 2018 from winter storm events. A greater percentage of damaged structures damaged may indicate a greater potential future vulnerability.

Table 4.64: Kansas Region L Structural Vulnerability Data for Winter Storms

County	HAZUS Building Valuation	NCEI Structure Damage, 2009-2018	Percentage of Building Valuation Damaged
Johnson	\$124,279,962,000	\$0	0.0%
Leavenworth	\$13,050,342,000	\$0	0.0%
Wyandotte	\$29,708,946,000	\$0	0.0%

Source: NCEI and HAZUS

Counties with a high population and/or a growing population may be at increased risk.

Table 4.65: Kansas Region L Population Vulnerability Data for Winter Storms

County	2017 Population	Percent Population Change 2000 to 2017
Johnson	591,178	31.06%
Leavenworth	81,095	18.06%
Wyandotte	165,288	4.69%

Source: US Census Bureau

The USDA 2012 Census of Agriculture (the latest available data) provides data on the crop exposure value, the total dollar value of all crops, for each Kansas Region L County. USDA Risk Management Agency crop loss data allows us to quantify the monetary impact of winter storms on the agricultural sector. The higher the percentage loss, the higher potential future vulnerability the county may have to winter storm events.

Table 4.66: Kansas Region L USDA Annual Winter Storm Percentage Impact Data, 2014-2018

Jurisdiction	Farm Acreage	Annual Acres Impacted	Annual Percentage of Total Acres Impacted	Market Value of Products Sold	Annualized Crop Insurance Paid	Annual Percentage of Market Value Impacted
Johnson	99,354	126	0.13%	\$24,370,000	\$5,335	0.02%
Leavenworth	184,471	25	0.01%	\$36,367,000	\$205	0.001%
Wyandotte	12,009	57	0.47%	\$3,291,000	\$5,089	0.15%

Source: USDA



4.11.5 – Impact and Consequence Analysis

As per EMAP requirements, the following table provides the Consequence Analysis.

Table 4.67: Winter Storm Consequence Analysis

Subject	Impacts of Winter Storm
Health and Safety of the Public	Severity and location dependent. Impacts on persons in the areas of snow and ice are expected to be severe if caught without proper shelter.
Health and Safety of Responders	Impacts will be predicated on the severity of the event. Damaged infrastructure will likely result in hazards such as downed utility lines, main breakages and debris on roadways. .
Continuity of Operations	Temporary relocation may be necessary if government facilities experience damage. Services may be limited to essential tasks if utilities are impacted.
Property, Facilities, and Infrastructure	Impact to property, facilities, and infrastructure could be minimal to severe, depending on the location and structural capacity of the facility. Loss of structural integrity of buildings and infrastructure could occur. Utility lines, roads, residential and business properties will be affected.
Environment	Impact could be severe for the immediate impacted area, depending on the size of the event. Impact will lessen as distance increases from the immediate incident area
Economic Conditions	Impacts to the economy will be dependent severity of the event and the impact on structures and infrastructure. Impacts could be severe if roads/utilities are affected.
Public Confidence in the Jurisdiction's Governance	Response and recovery will be in question if not timely and effective. The timeliness warnings could be questioned.



4.12 – Utility/Infrastructure Failure

Critical infrastructure involves several different types of facilities and systems including:

- Electric power
- Transportation routes
- Natural gas and oil pipelines
- Water and sewer systems, storage networks
- Internet/telecommunications systems



Failure of utilities or infrastructure components in Region L can seriously impact public health, functioning of communities and the region's economy. Disruptions to utilities can occur from many of the hazards detailed in this plan, but the most likely causes include:

- Floods
- Lightning
- Tornadoes and Windstorms
- Winter Storms

In addition to being impacted by another listed hazard, utilities and infrastructure can fail as a result of faulty equipment, lack of maintenance, degradation over time, or accidental damage.

4.12.1 – Location and Extent

All of Kansas Region L is at risk for utility and/or infrastructure failure. The following sections discuss the major utilities in further detail.

Electric Power

The most common hazards analyzed in this plan that may disrupt the power supply are flood, lightning, tornado, windstorm, and winter weather. In addition, extreme heat can disrupt power supply when air conditioning use spikes during heat waves resulting in brownouts or rolling blackouts.

In general, electricity in Kansas Region L is provided by either investor-owned utilities or rural electric cooperatives (RECs). RECs are not-for-profit, member-owned electric utilities. Kansas RECs are governed by a board of trustees elected from the membership. Most Kansas RECs were set up under the Kansas Electric Cooperative Act, which, together with the federal Rural Electrification Act of 1934, made electric power available to rural customers. Information on regional electrical suppliers may be found at www.kec.org/servicearea_map.html. Additionally, locations of electric certified areas and transmission lines may be found at www.kcc.state.ks.us/maps/ks_electric_certified_areas.pdf.

Transportation Routes

Transportation routes can also be impacted by many of the hazards discussed in this plan. The primary hazards that impact transportation are flood, hazardous materials, and winter weather. Flood events can



make roads and bridges impassible due to high water. Flood waters can also erode or scour road beds and bridge abutments. Highway and railroad accidents that involve hazardous materials can impact transportation routes through closures and/or evacuations. Winter weather frequently impacts transportation as roads become treacherous or impassible due to ice and snow. Other hazards that impact transportation routes include dam and levee failures if routes are in inundation areas, extreme temperatures that can cause damage to pavement, land subsidence that can damage roads/railroads, landslides that can cause debris and rock falls onto roadways, terrorism that can target routes, tornados that can directly damage infrastructure or deposit debris in routes, wildfires that can cause decreased visibility on transportation routes due to smoke, and windstorms that can cause vehicle accidents or overturning.

Pipelines Systems

Hazards that can impact natural gas and oil pipelines include earthquakes, expansive soils, land subsidence, landslide, and terrorism

Water and Sewer Systems

The primary hazards that can impact water supply systems include drought, floods, hazardous materials, and terrorism. Water district boundary maps are available for review at <https://krwa.net/ONLINE-RESOURCES/RWD-Maps>.

Internet and Telecommunications

Internet and telecommunications infrastructure can be impacted by floods, lightning, tornados, windstorms, and winter weather. Land line phone lines often utilize the same poles as electric lines, so when weather events such as windstorm or winter weather cause lines to break both electricity and telephone services may experience outages. With the increasing utilization of cellular phones, hazard events such as tornado that can damage cellular repeaters can cause outages. In addition, during any hazard event, internet and telecommunications systems can become overwhelmed due to the surge in call and usage volume. A map indicating telephone service providers in Kansas Region L is available at www.kcc.state.ks.us/maps/ks_telephone_certified_areas.pdf.

4.12.2 – Previous Occurrences

Each year disruptions to utility services ranging from minor to serious are a secondary result of other hazard events including drought, flood, tornado, windstorm, winter storm, lightning, and extreme heat.

4.12.3 – Hazard Probability Analysis

Minor utility failures occur annually across the region, with larger failures usually tied to other disaster events such as tornados, winter storms and windstorms. As discussed throughout this plan, these concurrent events occur regularly. As such, it is expected that occasional, and largely concurrent utility failure events will occur on a regular basis.



4.12.4 – Vulnerability Assessment

Regionally, smaller utility suppliers generally have limited resources for mitigation. Thus, the large number of small utility service providers could mean greater vulnerability in the event of a major, widespread disaster, such as a major flood, severe winter storm or ice storm.

In recent years, regional electric power grid system failures in the western and east-central United States have demonstrated that similar failures could happen in Kansas Region L. This vulnerability is most appropriately addressed on a multi-state regional or national basis.

Since utility/infrastructure failure is generally a secondary or cascading impact of other hazards, it is not possible to quantify estimated potential losses specific to this hazard due to the variables associated with affected population, duration of outages, etc..

Although the limitless variables make it difficult to estimate future losses on a statewide basis, FEMA has developed standard loss of use estimates in conjunction with their Benefit-Cost Analysis methodologies to estimate the cost of lost utilities on a per-person, per-use basis.

Table 4.68: FEMA Benefit-Cost Analysis

Loss of Electric Power	Cost of Complete Loss of Service
Total Economic Impact	\$131 per person per day
Loss of Potable Water Service	Cost of Complete Loss of Service
Total Economic Impact	\$103 per person per day
Loss of Wastewater Service	Cost of Complete Loss of Service
Total Economic Impact	\$45 per person per day
Loss of Road/Bridge Service	Cost of Complete Loss of Service
Vehicle Delay Detour Time	\$29.63 per vehicle per hour (one-way trips)
Vehicle Delay Mileage	\$0.54 per mile (or current federal mileage rate)

Source: FEMA BCA Reference Guide, June 2009, Appendix C

4.12.5 – Impact and Consequence Analysis

As per EMAP requirements, the following table provides the Consequence Analysis.

Table 4.69: Utility/Infrastructure Failure Consequence Analysis

Subject	Impacts of Utility/Infrastructure Failure
Health and Safety of Persons in the Area of the Incident	Localized impact will be moderate to severe for persons with functional and access needs, and the elderly, depending on length of failure and time of year.
Responders	Impact to responders will be minimal if properly trained and equipped.
Continuity of Operations	Due to the nature of the hazard, the COOP plan is not expected to be activated, however, if the recovery time is excessive than temporary relocation may become necessary.
Property, Facilities, and Infrastructure	Impact is dependent on the nature of the incident, e.g., electric, water, sewage, gas, communication disruptions.
Environment	Impact, depending on the nature of the incident, should be minimal.



Table 4.69: Utility/Infrastructure Failure Consequence Analysis

Subject	Impacts of Utility/Infrastructure Failure
Economic Conditions	Economic conditions could be adversely affected depending on damages suffered, extent of damages, etc.
Public Confidence in Governance	Impact will be dependent on whether or not the government or non-government entities response, recovery, and planning were not timely and effective.



4.13 – Hazardous Materials

Hazardous materials (HazMat) are any substances that pose a risk to health, life, or property when released or improperly handled. Generally, the term refers to materials with hazardous chemical or physical properties, though sometimes biological agents can fall under this category. The basic types of hazardous materials may be categorized according to more than six different systems; but the categories of U.S. Emergency Planning and Community Right-to-Know Act (42 U.S.C. 11002) provide a general guide to hazardous materials:



- **Extremely Hazardous Substances:** Materials that have acutely toxic chemical or physical properties and may cause irreversible damage or death to people or harm the environment if released or used outside their intended use.
- **Hazardous Substances:** Materials posing a threat to human health and/or the environment, or any substance designated by the EPA to be reported if a designated quantity of the substance is spilled into waterways, aquifers, or water supplies or is otherwise released into the environment.

4.13.1 – Location and Extent

In Kansas Region L, HazMat incidents are generally classified as:

- **Fixed Facility Incidents:** Commercial Facilities and Superfund Sites
- **Transportation Incidents:** Highway, Railway, Pipeline, Air, and Water

Fixed Facilities

When facilities have hazardous materials in quantities at or above the threshold planning quantity, they must submit Tier II information to appropriate federal and state agencies to facilitate emergency planning in accordance with the Community Right to Know Act. The forms are known as Tier II reports and the facilities included are referred to as Tier II facilities. According to data provided by KDEM, there are 540 Tier II Facilities housing hazardous chemicals in Kansas Region L. The following table details the number of Tier II facilities by county.

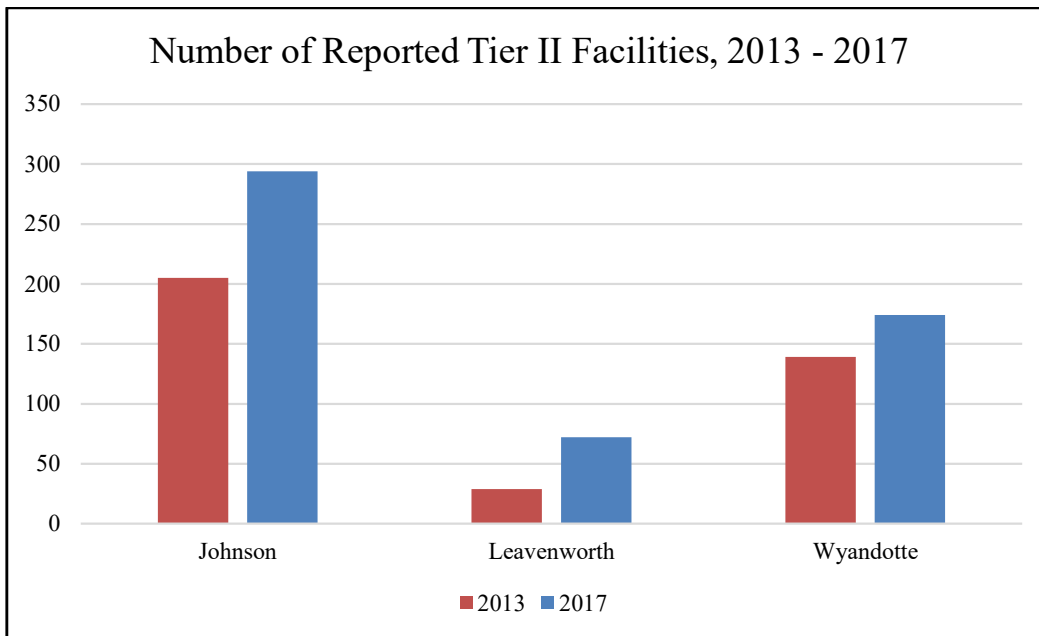
Table 4.70: Kansas Region L Tier II Facilities by County

County	Tier II Facilities
Johnson	294
Leavenworth	72
Wyandotte	174

Source: KDEM

As illustrated in the following graph, the number of Tier II facilities has increased for the region, primarily to due to an extensive outreach effort by Kansas Department of Health and Environment (KDHE) to facilities that house hazardous chemicals





The National Priorities List is a published list of hazardous waste sites in the country that are eligible for extensive, long-term cleanup under the Superfund program. A Superfund site is an uncontrolled or abandoned location where hazardous waste is located which may affect local ecosystems and/or people. The Environmental Protection Agency (EPA) has indicated that the following Superfund sites are located with Kansas Region L.

Table 4.71: Kansas Region L National Priorities List Facilities

Facility Name	Location	County
Chemical Commodities, Inc.	Olathe	Johnson
Doepke Disposal (Holliday)	No Specified	Johnson

Source: EPA

Transportation

The following table, from Kansas Department of Transportation (KDOT), presents total roadway mileage by county.

Table 4.72: Kansas Region L Total Roadway Mileage by County

County	Interstates (Miles)
Johnson	3,389
Leavenworth	1,166
Wyandotte	1,148

Source: KDOT

Kansas Region L is served by numerous railroad companies. Railroads are generally defined by three classes, predicated on revenue and size, with Class I (Freight) being the largest. Class I railroads are of the greatest concern due to the type of freight carried, with categories including There are three Class I



railroads in Kansas Region L providing service with long-haul deliveries to national market areas and intermodal rail/truck service providers:

- Burlington Northern and Santa Fe Railway
- Kansas City Southern Railway
- Union Pacific Railroad

The following table, with information from KDOT, provides the total railroad track mileage of for each county within Kansas Region L.

Table 4.73: Kansas Region L Railroad Track Mileage

	Class I Track Mileage
Johnson	85
Leavenworth	34
Wyandotte	86

Source: KDOT

The following map, from KDOT, shows Class I track locations in Kansas Region L.

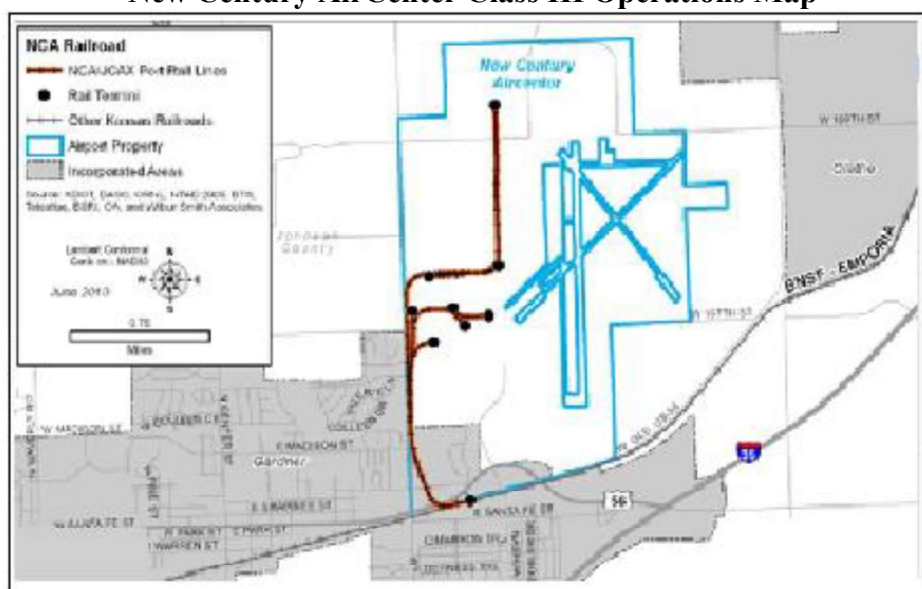


Class III carriers providing line haul services are known as short lines. Class III railroads are small railroads that provide connections for their shippers to the Class I railroads and the national rail system.

Two Class III, or local, terminal and switching railroads, operate in Kansas Region L.

- The Kansas City Terminal Railway Company provides dispatching and switching services for trains in and out of the metropolitan Kansas City area, with approximately three route miles Wyandotte County.
- New Century AirCenter is a 2,300-acre inland port located along the I-35 corridor in Johnson County with five miles of rail lines.

New Century AirCenter Class III Operations Map



Pipelines

The following data, provided by KDEM and the United States Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA), indicates the total number of gas and liquid pipeline mileage per county.

Table 4.74: PHMSA Pipeline Mileage by County

County	Gas (miles)	Liquid (miles)
Johnson	229	137
Leavenworth	107	104
Wyandotte	67	167

Source: KDEM and PHMSA



4.13.2 – Previous Occurrences

The following table, with data from KDEM, lists the number of hazardous materials incidents, injuries, fatalities and people evacuated from the public and facilities for each Kansas Region L county over the three-year period 2013-2015 (due to system changes, the most current data available).

Table 4.75: Kansas Region L HazMat KDEM Reported Incidents, 2013-2015

Jurisdiction	Incidents	Injuries	Fatalities	People Evacuated
Johnson	9	0	0	21
Leavenworth	4	0	0	12
Wyandotte	19	0	0	15

Source: KDEM

Hazardous Materials Regulations (49 CFR Parts 171-180) require certain types of HazMat incidents be reported, with data tracked by PHMSA's Office of Hazardous Materials Safety (OHMS) by transportation category type (Air, Highway, Rail and Water). The OHMS Incident Report Database from 2010 to 2018 indicated 2,153 reported incidents within Kansas Region L for the period 2000 through 2018. The following charts detail the number of events per year per transportation category.

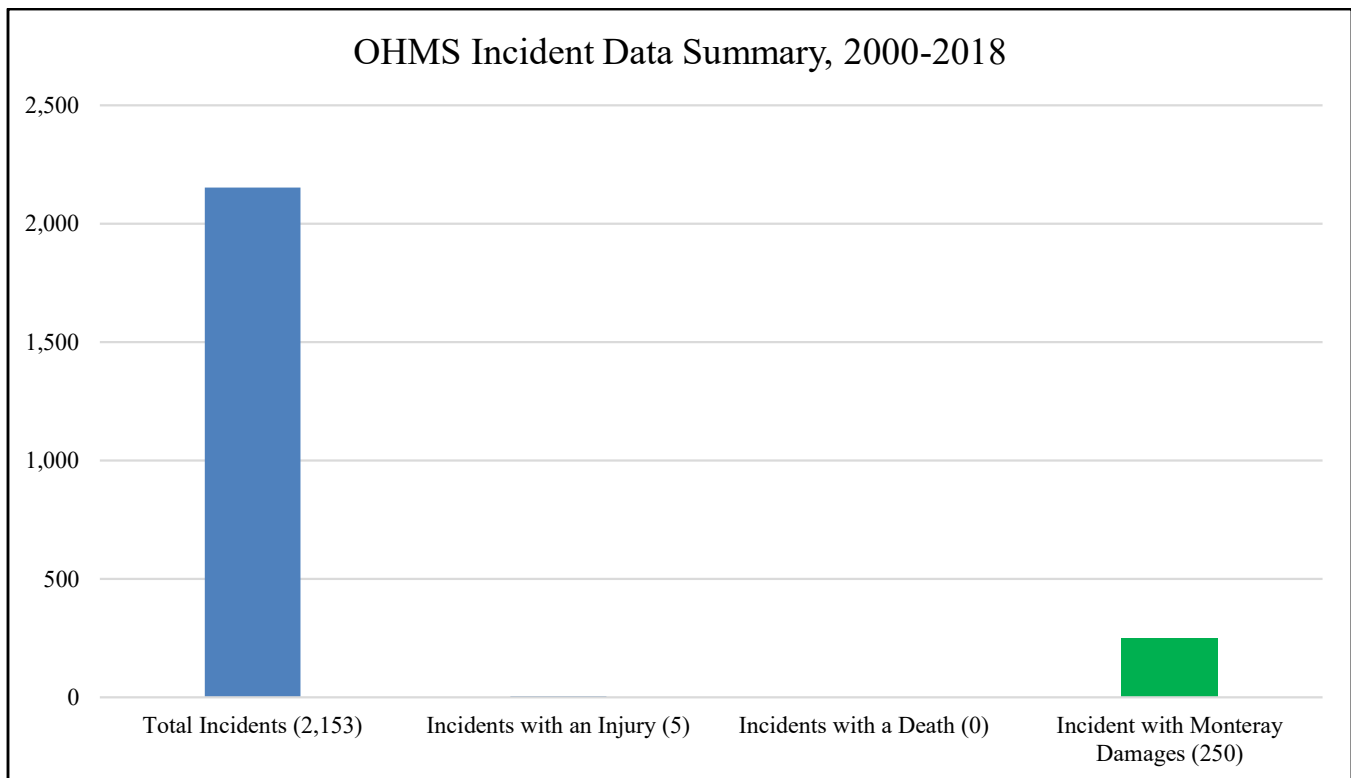
Table 4.76: Kansas Region L OHMS HazMat Incidents, 2000-2018

Jurisdiction	Highway	Air	Rail	Damages	Injuries	Deaths
Johnson County						
Edgerton	6	0	0	\$501	0	0
Leawood	1	0	0	\$235,200	0	0
Lenexa	781	27	0	\$3,500	1	0
Mission	1	0	0		0	0
Olathe	10	0	0	\$379,409	0	0
Overland Park	3	0	0	\$3,500	0	0
Shawnee	363	1	0	\$18,150	2	0
Leavenworth County						
Lansing	1	0	0	\$0	0	0
Tonganoxie	1	0	0	\$0	0	0
Wyandotte County						
Edwardsville	352	0	0	\$1,200	0	0
Kansas City	563	5	41	\$737,420	2	0

Source: PHMSA OHMS

The following chart summarizes all reported PHMSA OHMS incidents, including number of deaths and injuries.





Data from PHMSA provides significant incident reports for the pipeline systems in the Kansas Region L. Data from the period 2013 to 2017 indicate that there were ten pipeline incidents that no fatalities, no injuries and \$2,209,467 in damages. The following table details reported pipeline incident details for each county with a reported event.

Table 4.77: Kansas Region L PHMSA Reported Pipeline Incidents by County, 2013 to 2017

County	Number of Incidents	Fatalities	Injuries	Total Damage	Gross Barrels Spilled
Johnson	5	0	0	\$1,910,024	8
Leavenworth	2	0	1	\$38,300	3
Wyandotte	3	0	0	\$261,143	309

Source: PHMSA

4.13.3 – Hazard Probability Analysis

HazMat incidents are not predictable. However, probabilities can be estimated using past occurrence data as a guide.

The following tables summarize occurrence data and probability for **fixed facility related HazMat events** for **Johnson County** using data from KDEM.



**Table 4.78: Johnson County KDEM Fixed Facility Reported
HazMat Incident Probability Summary**

Data	Recorded Impact
Number of Reported Events (2013-2015)	9
Average Events per Year	3
Number of Reported Deaths (2013-2015)	0
Average Deaths per Year	0
Number of Reported Injuries (2013-2015)	0
Average Injuries per Year	0
Total Number of Evacuated People (2013-2015)	21
Average Number of Evacuated People per Year	7

Source: KDEM

Data indicates that Johnson County can expect on a yearly basis, relevant to fixed facility related HazMat events:

- Three events
- No deaths or injuries
- Seven persons evacuated

The following tables summarize occurrence data and probability for **fixed facility related HazMat events** for **Leavenworth County** using data from KDEM.

**Table 4.79: Leavenworth County KDEM Fixed Facility Reported
HazMat Incident Probability Summary**

Data	Recorded Impact
Number of Reported Events (2013-2015)	4
Average Events per Year	1
Number of Reported Deaths (2013-2015)	0
Average Deaths per Year	0
Number of Reported Injuries (2013-2015)	0
Average Injuries per Year	0
Total Number of Evacuated People (2013-2015)	12
Average Number of Evacuated People per Year	4

Source: KDEM

Data indicates that Leavenworth County can expect on a yearly basis, relevant to fixed facility related HazMat events:

- One event
- No deaths or injuries
- Four persons evacuated

The following tables summarize occurrence data and probability for **fixed facility related HazMat events** for **Wyandotte County** using data from KDEM.



Table 4.80: Wyandotte County KDEM Fixed Facility Reported HazMat Incident Probability Summary

Data	Recorded Impact
Number of Reported Events (2013-2015)	19
Average Events per Year	6
Number of Reported Deaths (2013-2015)	0
Average Deaths per Year	0
Number of Reported Injuries (2013-2015)	0
Average Injuries per Year	0
Total Number of Evacuated People (2013-2015)	15
Average Number of Evacuated People per Year	5

Source: KDEM

Data indicates that Wyandotte County can expect on a yearly basis, relevant to fixed facility related HazMat events:

- Six events
- No deaths or injuries
- Five persons evacuated

The following tables summarize occurrence data and probability for **transportation related HazMat** events for **Johnson County** using data from OHMS.

Table 4.81: Johnson County Transportation HazMat Incident Probability Summary

Data	Recorded Impact
Number of Reported Events (2010-2018)	1,188
Average Events per Year	132
Number of Reported Deaths (2010-2018)	0
Average Deaths per Year	0
Number of Reported Injuries (2010-2018)	3
Average Injuries per Year	<1
Monetary Damages (2010-2018)	\$640,260
Average Monetary Damages per Year	\$71,140

Source: PHMSA

Data indicates that Johnson County can expect on a yearly basis, relevant to transportation related HazMat events:

- 133 events
- No deaths
- Less than one injury
- \$71,140 in monetary damages

The following tables summarize occurrence data and probability for **transportation related HazMat** events for **Leavenworth County** using data from OHMS.



Table 4.82: Leavenworth County Transportation HazMat Incident Probability Summary

Data	Recorded Impact
Number of Reported Events (2010-2018)	2
Average Events per Year	<1
Number of Reported Deaths (2010-2018)	0
Average Deaths per Year	0
Number of Reported Injuries (2010-2018)	0
Average Injuries per Year	0
Monetary Damages (2010-2018)	\$0
Average Monetary Damages per Year	\$0

Source: PHMSA

Data indicates that Leavenworth County can expect on a yearly basis, relevant to transportation related HazMat events:

- <1 event
- No deaths or injuries
- No monetary damages

The following tables summarize occurrence data and probability for **transportation related HazMat** events for **Wyandotte County** using data from OHMS.

Table 4.83: Wyandotte County Transportation HazMat Incident Probability Summary

Data	Recorded Impact
Number of Reported Events (2010-2018)	963
Average Events per Year	107
Number of Reported Deaths (2010-2018)	0
Average Deaths per Year	0
Number of Reported Injuries (2010-2018)	2
Average Injuries per Year	<1
Monetary Damages (2010-2018)	\$738,620
Average Monetary Damages per Year	\$82,069

Source: PHMSA

Data indicates that Wyandotte County can expect on a yearly basis, relevant transportation related HazMat events:

- 107 events
- No deaths
- Less than one injury
- \$82,069 in monetary damages

The following table summarizes PHMSA's OHMS data for **pipeline related HazMat** events for **Johnson County** for the period 2013 through 2017.



Table 4.84: Johnson County Pipeline HazMat Incident Probability Summary

Data	Recorded Impact
Number of Reported Events (2013-2017)	5
Average Events per Year	1
Number of Reported Deaths (2013-2017)	0
Average Deaths per Year	0
Number of Reported Injuries (2013-2017)	0
Average Injuries per Year	0
Monetary Damages (2013-2017)	\$1,910,024
Average Monetary Damages per Year	\$382,005

Source: PHMSA

Data indicates that Johnson County can expect on a yearly basis, relevant to pipeline related HazMat events:

- One event
- No deaths or injuries
- \$382,005 in monetary damages

The following table summarizes PHMSA's OHMS data for **pipeline related HazMat events** for **Leavenworth County** for the period 2013 through 2017.

Table 4.85: Leavenworth County Pipeline HazMat Incident Probability Summary

Data	Recorded Impact
Number of Reported Events (2013-2017)	2
Average Events per Year	<1
Number of Reported Deaths (2013-2017)	0
Average Deaths per Year	0
Number of Reported Injuries (2013-2017)	0
Average Injuries per Year	0
Monetary Damages (2013-2017)	\$38,300
Average Monetary Damages per Year	\$7,660

Source: PHMSA

Data indicates that Leavenworth County can expect on a yearly basis, relevant to pipeline related HazMat events:

- Less than one event
- No deaths or injuries
- \$7,660 in monetary damages

The following table summarizes PHMSA's OHMS data for **pipeline related HazMat events** for **Wyandotte County** for the period 2013 through 2017.



Table 4.86: Wyandotte County Pipeline HazMat Incident Probability Summary

Data	Recorded Impact
Number of Reported Events (2013-2017)	3
Average Events per Year	<1
Number of Reported Deaths (2013-2017)	0
Average Deaths per Year	0
Number of Reported Injuries (2013-2017)	0
Average Injuries per Year	0
Monetary Damages (2013-2017)	\$261,143
Average Monetary Damages per Year	\$52,229

Source: PHMSA

Data indicates that Wyandotte County can expect on a yearly basis, relevant to pipeline related HazMat events:

- Less than one event
- No deaths or injuries
- \$52,229 in monetary damages

While National Priority List (Superfund) sites have been identified by the EPA as requiring cleanup, the probability of an incident endangering the public from these sites is low due to active identification and remediation measures.

4.13.4 – Vulnerability Analysis

Special populations are particularly vulnerable to the impacts of a hazardous materials incident because of the potential difficulties involved in the evacuation. The following table details the number of special population facilities in each Kansas Region L county located within ½ mile of a chemical facility. The locations of colleges, educational and correctional institution facilities is from the Kansas Data Access & Support Center, health facilities data is from HAZUS, aging facilities is from KDEM and child care facilities is from KDHE.

**Table 4.87: Kansas Region L Special Population Facilities
Within 0.5 Miles of a Chemical Facility**

County	Health Facilities	Colleges	Educational Facilities	Aging Facilities	Child Care	Correctional Institutions
Johnson	4	14	53	37	340	5
Leavenworth	1	1	12	2	31	2
Wyandotte	2	2	33	3	102	5

Source: KDEM

Building and structure vulnerability for each county is a function of the following component parts:

- Building and structure change over time
- Building and structure density



Counties with a high and/ or growing number of structures may be at increased risk.

It is worth highlighting all Kansas Region L counties may have increased vulnerability to HazMat events due to a projected increase in the number of structures.

Counties with a high population and/or a growing population may be at increased risk.

Table 4.88: Kansas Region L Population Vulnerability Data for HazMat Event

County	2017 Population	Percent Population Change 2000 to 2017
Johnson	591,178	31.06%
Leavenworth	81,095	18.06%
Wyandotte	165,288	4.69%

Source: US Census Bureau

4.24.5 – Impact and Consequence Analysis

As per EMAP requirements, the following table provides the Consequence Analysis.

Table 4.89: HazMat Incident Consequence Analysis

Subject	Impacts of Hazardous Materials Incident
Health and Safety of Persons in the Area of the Incident	Impact in the immediate area could be severe and long lasting.
Responders	Impact to responders is expected to be moderate to severe, potentially even with required safety equipment.
Continuity of Operations	Long term relocation may be necessary if government facilities experience contamination or damage.
Property, Facilities, and Infrastructure	Localized impact could be severe in the incident area. Facilities may need to be abandoned and razed. Large areas may become inaccessible.
Environment	Impact could be severe for the immediate area. Impact will lessen with distance. The proximity of open bodies of water could compound the impact.
Economic Conditions	Local economy and finances may be adversely affected, depending on the nature, extent and duration of the event.
Public Confidence in Governance	Response and recovery will be in question if not timely and effective. Warning systems and the timeliness of those warnings could be questioned.



4.14 – Wildfire

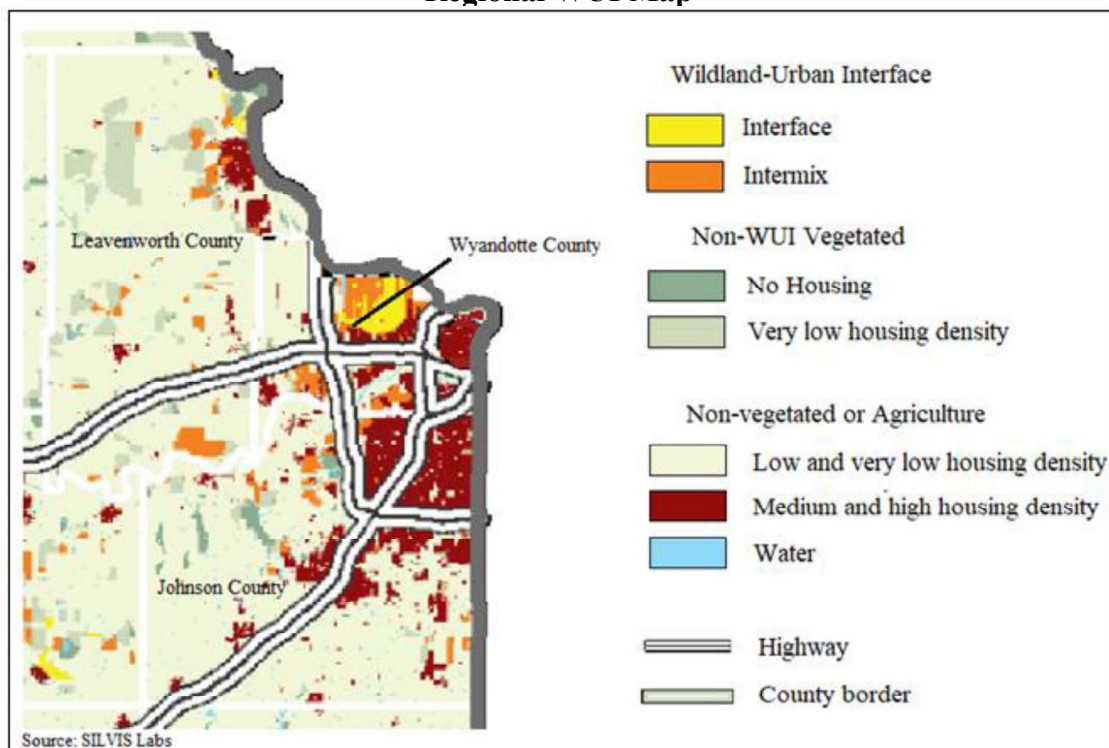
The NWS defines a wildfire as any free burning uncontrollable wildland fire not prescribed for the area which consumes the natural fuels and spreads in response to its environment. They can occur naturally, by human accident, and on rare occasions by human action. Population de-concentration in the U.S. has resulted in rapid development in the outlying fringe of metropolitan areas and in rural areas with attractive recreational and aesthetic amenities, especially forests. This expansion has increased the likelihood that wildfires will threaten life and property.



4.14.1 – Location and Extent

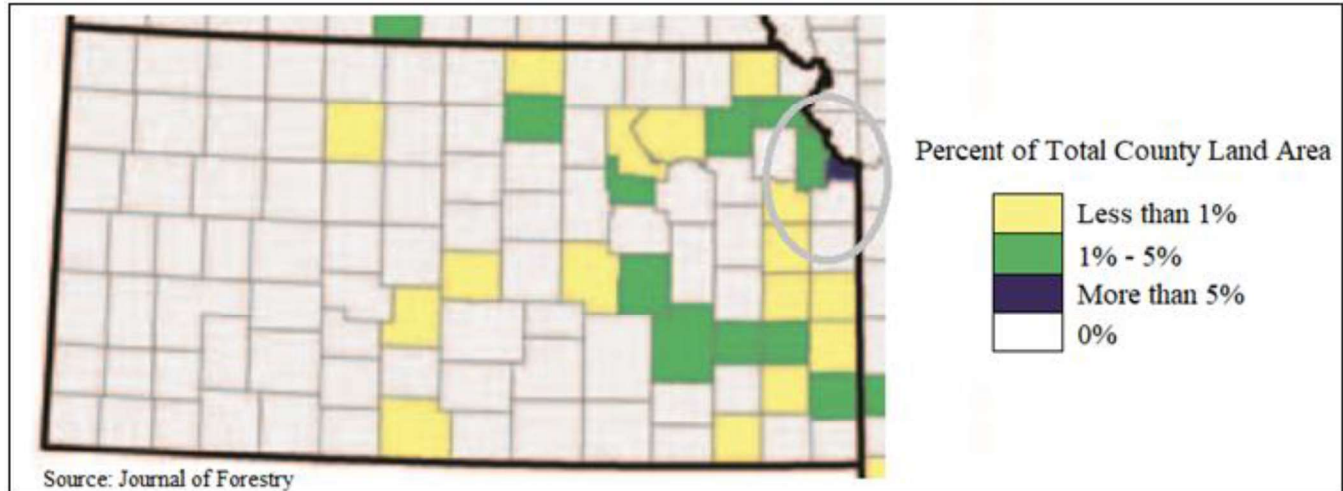
Wildfires in Kansas Region L typically originate in pasture or prairie areas following the ignition of dry grasses (by natural or human sources). According to the 2011 Kansas Forest Action Plan, with the exception of Eastern Redcedar, most forest types in Kansas do not pose significant fire management issues. However, grasslands, which make up a majority of the open areas in Kansas Region L, do pose fire management issues due to the expansion of the Wildland Urban Interface (WUI) in recent decades. The WUI creates an environment in which fire can move readily between structural and vegetation fuels. Two types of WUI are mapped: intermixed and interface. Intermix WUI are areas where housing and vegetation intermingle; interface WUI are areas with housing in the vicinity of dense, contiguous wildland vegetation. The following maps detail WUI areas and information for Kansas Region L.

Regional WUI Map



The Eastern Redcedar is of concern to Kansas Region L. This invasive evergreen species can take over fence rows and un-planted fields, adding to wildfire fuel and risk. The following 2012 map, from the Journal of Forestry, indicates the percent of the total regional acreage impacted by Eastern Redcedar.

Percentage of Region Land Area Covered by Eastern Redcedar



4.14.2 – Previous Occurrences

The Office of the State of Kansas Fire Marshall's Office (KSFM) was contacted concerning the size and origin of reported wildfires for the region. The following table lists all recorded wildfires, by county, for the six-year period 2013-2018 (currently available data).

Table 4.90: Johnson County State Fire Marshall Recorded Wildfire Events, 2013-2018

County	City	Year	Incident Description	Deaths	Injuries	Buildings Burned	Burned Acres
Johnson	Paola	2013	Brush, or brush and grass mixture fire	0	0	0	10
Johnson	Spring Hill	2013	Brush, or brush and grass mixture fire	0	0	0	10
Johnson	Olathe	2013	Grass fire	0	0	0	10
Johnson	Gardner	2014	Brush, or brush and grass mixture fire	0	0	0	10
Johnson	Gardner	2014	Grass fire	0	0	0	10
Johnson	Gardner	2014	Grass fire	0	0	1	18
Johnson	Bucyrus	2014	Grass fire	0	0	0	20
Johnson	Lenexa	2014	Grass fire	0	0	0	20
Johnson	Spring Hill	2014	Brush, or brush and grass mixture fire	0	0	0	60
Johnson	Stilwell	2015	Grass fire	0	0	0	10
Johnson	Olathe	2015	Grass fire	0	0	0	10
Johnson	Hillsdale	2015	Brush, or brush and grass mixture fire	0	0	0	10
Johnson	Stilwell	2015	Grass fire	0	0	0	20



County	City	Year	Incident Description	Deaths	Injuries	Buildings Burned	Burned Acres
Johnson	Edgerton	2015	Grass fire	0	0	0	20
Johnson	Spring Hill	2015	Brush, or brush and grass mixture fire	0	0	0	30
Johnson	Spring Hill	2015	Grass fire	0	0	0	60
Johnson	Olathe	2015	Grass fire	0	0	0	60
Johnson	Spring Hill	2015	Grass fire	0	0	0	80
Johnson	Spring Hill	2015	Grass fire	0	0	0	80
Johnson	Spring Hill	2015	Grass fire	0	0	0	80
Johnson	Hillsdale	2015	Brush, or brush and grass mixture fire	0	0	0	250
Johnson	Edgerton	2016	Brush, or brush and grass mixture fire	0	0	0	10
Johnson	Bucyrus	2016	Grass fire	0	0	0	15
Johnson	Olathe	2016	Grass fire	0	0	0	45
Johnson	Edgerton	2017	Brush, or brush and grass mixture fire	0	0	0	10
Johnson	Edgerton	2017	Brush, or brush and grass mixture fire	0	0	0	15
Johnson	Gardner	2017	Grass fire	0	0	0	20
Johnson	Spring Hill	2017	Grass fire	0	0	0	25
Johnson	Gardner	2017	Brush, or brush and grass mixture fire	0	0	0	30
Johnson	Hillsdale	2017	Brush, or brush and grass mixture fire	0	0	0	60
Johnson	Hillsdale	2017	Grass fire	0	0	0	80
Johnson	Hillsdale	2018	Brush, or brush and grass mixture fire	0	0	0	10
Johnson	DeSoto	2018	Grass fire	0	0	0	10
Johnson	Edgerton	2018	Brush, or brush and grass mixture fire	0	0	0	10
Johnson		2018	Grass fire	0	0	0	10
Johnson	Spring Hill	2018	Grass fire	0	0	0	10
Johnson	Bucyrus	2018	Grass fire	0	0	0	12
Johnson	Chiles	2018	Grass fire	0	0	0	12
Johnson	Bucyrus	2018	Brush, or brush and grass mixture fire	0	0	0	15
Johnson	Bucyrus	2018	Brush, or brush and grass mixture fire	0	0	0	15
Johnson	Shawnee	2018	Grass fire	0	0	0	15.5
Johnson	Spring Hill	2018	Brush, or brush and grass mixture fire	0	0	0	16
Johnson	Hillsdale	2018	Grass fire	0	0	0	20
Johnson	Johnson County	2018	Brush, or brush and grass mixture fire	0	0	0	20
Johnson	Olathe	2018	Grass fire	0	0	0	20



County	City	Year	Incident Description	Deaths	Injuries	Buildings Burned	Burned Acres
Johnson	Johnson County	2018	Natural vegetation fire, other	0	0		25
Johnson	Overland Park	2018	Grass fire	0	0	0	27
Johnson	Johnson County	2018	Brush, or brush and grass mixture fire	0	0	0	30
Johnson	Gardner	2018	Brush, or brush and grass mixture fire	0	0	0	30
Johnson	Miami County	2018	Brush, or brush and grass mixture fire	0	0	0	50
Johnson	Johnson County	2018	Natural vegetation fire, other	0	0	0	80
Johnson	Olathe	2018	Brush, or brush and grass mixture fire	0	0	0	80

Source: KSFM

Table 4.91: Leavenworth County State Fire Marshall Recorded Wildfire Events, 2013-2018

County	City	Year	Incident Description	Deaths	Injuries	Buildings Burned	Burned Acres
Leavenworth	Linwood	2013	Brush, or brush and grass mixture fire	0	0	0	10
Leavenworth	Tonganoxie	2013	Brush, or brush and grass mixture fire	0	0	0	10
Leavenworth	Tonganoxie	2013	Brush, or brush and grass mixture fire	0	0	0	25
Leavenworth	Tonganoxie	2014	Brush, or brush and grass mixture fire	0	0	0	10
Leavenworth	Bonner Springs	2014	Brush, or brush and grass mixture fire	0	0	0	10
Leavenworth	Basehor	2014	Brush, or brush and grass mixture fire	0	0	0	10
Leavenworth	Basehor	2014	Brush, or brush and grass mixture fire	0	0	0	15
Leavenworth	Easton Twp.	2014	Grass fire	0	0	1	20
Leavenworth	Easton Twp.	2014	Brush, or brush and grass mixture fire	0	0	0	25
Leavenworth	Easton Twp.	2014	Brush, or brush and grass mixture fire	0	0	0	25
Leavenworth	Easton Twp.	2014	Brush, or brush and grass mixture fire	0	0	0	25
Leavenworth	Easton Twp.	2014	Brush, or brush and grass mixture fire	0	0	0	25
Leavenworth	Leavenworth	2014	Grass fire	0	0	0	30
Leavenworth	Leavenworth	2014	Brush, or brush and grass mixture fire	0	0	0	50
Leavenworth	Linwood	2014	Brush, or brush and grass mixture fire	0	0	0	50
Leavenworth	Tonganoxie	2014	Brush, or brush and grass mixture	0	0	0	50



County	City	Year	Incident Description	Deaths	Injuries	Buildings Burned	Burned Acres
Leavenworth	Leavenworth	2014	Brush, or brush and grass mixture fire	0	0	0	75
Leavenworth	Lawrence	2014	Grass fire	0	0	0	100
Leavenworth	Easton Twp.	2014	Brush, or brush and grass mixture fire	0	0	0	250
Leavenworth	Reno Twp.	2015	Brush, or brush and grass mixture fire	0	0	0	10
Leavenworth	McLouth	2015	Grass fire	0	0	0	10
Leavenworth	Tonganoxie	2015	Grass fire	0	0	0	10
Leavenworth	Tonganoxie	2015	Grass fire	0	0	0	10
Leavenworth	Tonganoxie	2015	Brush, or brush and grass mixture fire	0	0	0	10
Leavenworth	Tonganoxie	2015	Brush, or brush and grass mixture fire	0	0	0	10
Leavenworth	Leavenworth	2015	Brush, or brush and grass mixture fire	0	0	0	10
Leavenworth	Tonganoxie	2015	Brush, or brush and grass mixture fire	0	0	0	10
Leavenworth	Sherman (Township of	2015	Brush, or brush and grass mixture fire	0	0	0	15
Leavenworth	Sherman (Township of	2015	Brush, or brush and grass mixture fire	0	0	0	15
Leavenworth	Leavenworth	2015	Grass fire	0	0	0	15
Leavenworth	Easton Twp.	2015	Grass fire	0	0	0	15
Leavenworth	Leavenworth	2015	Grass fire	0	0	0	15
Leavenworth	Linwood	2015	Brush, or brush and grass mixture fire	0	0	0	15
Leavenworth	Tonganoxie	2015	Grass fire	0	0	0	15
Leavenworth	Tonganoxie	2015	Grass fire	0	0	0	15
Leavenworth	Easton Twp.	2015	Grass fire	0	0	0	15
Leavenworth	Easton Twp.	2015	Grass fire	0	0	0	15
Leavenworth	Basehor	2015	Brush, or brush and grass mixture fire	0	0	0	18
Leavenworth	Tonganoxie	2015	Brush, or brush and grass mixture fire	0	0	0	20
Leavenworth	Tonganoxie	2015	Brush, or brush and grass mixture fire	0	0	0	20
Leavenworth	McLouth	2015	Brush, or brush and grass mixture fire	0	0	0	20
Leavenworth	Easton Twp.	2015	Grass fire	0	0	0	25
Leavenworth	Reno Twp.	2015	Brush, or brush and grass mixture fire	0	0	0	25
Leavenworth	Tonganoxie	2015	Brush, or brush and grass mixture fire	0	0	0	25
Leavenworth	Easton	2015	Grass fire	0	0	0	25
Leavenworth	Easton Twp.	2015	Grass fire	0	0	0	30



County	City	Year	Incident Description	Deaths	Injuries	Buildings Burned	Burned Acres
Leavenworth	McLouth	2015	Grass fire	0	0	0	30
Leavenworth	Tonganoxie	2015	Grass fire	0	0	0	30
Leavenworth	Easton Twp.	2015	Grass fire	0	0	0	30
Leavenworth	Tonganoxie	2015	Grass fire	0	0	0	30
Leavenworth	Tonganoxie	2015	Brush, or brush and grass mixture fire	0	0	0	30
Leavenworth	Linwood	2015	Brush, or brush and grass mixture fire	0	0	0	30
Leavenworth	Linwood	2015	Brush, or brush and grass mixture fire	0	0	0	30
Leavenworth	Easton Twp.	2015	Grass fire	0	0	0	30
Leavenworth	Easton Twp.	2015	Brush, or brush and grass mixture fire	0	0	0	30
Leavenworth	Easton Twp.	2015	Brush, or brush and grass mixture fire	0	0	0	30
Leavenworth	Sherman (Township of	2015	Brush, or brush and grass mixture fire	0	0	0	39
Leavenworth	Linwood	2015	Brush, or brush and grass mixture fire	0	0	0	65
Leavenworth	Tonganoxie	2015	Brush, or brush and grass mixture fire	0	0	0	80
Leavenworth	Easton Twp.	2015	Grass fire	0	0	0	300
Leavenworth	Easton Twp.	2015	Grass fire	0	0	0	400
Leavenworth	Easton Twp.	2015	Brush, or brush and grass mixture fire	0	0	0	450
Leavenworth	Tonganoxie	2016	Brush, or brush and grass mixture fire	0	0	0	10
Leavenworth	Leavenworth	2016	Brush, or brush and grass mixture fire	0	0	0	10
Leavenworth	Basehor	2016	Brush, or brush and grass mixture fire	0	0	0	10
Leavenworth	Leavenworth	2016	Grass fire	0	0	0	11
Leavenworth	Tonganoxie	2016	Brush, or brush and grass mixture fire	0	0	0	15
Leavenworth	Leavenworth	2016	Brush, or brush and grass mixture fire	0	0	0	15
Leavenworth	Reno Twp.	2016	Natural vegetation fire, other	0	0	0	20
Leavenworth	Reno Twp.	2016	Grass fire	0	0	0	20
Leavenworth	Reno Twp.	2016	Brush, or brush and grass mixture fire	0	0	0	30
Leavenworth	Tonganoxie	2016	Brush, or brush and grass mixture fire	0	0	0	30
Leavenworth	Easton Twp.	2016	Grass fire	0	0	0	30
Leavenworth	Reno Twp.	2016	Grass fire	0	0	0	50
Leavenworth	Leavenworth	2016	Grass fire	0	0	0	50



County	City	Year	Incident Description	Deaths	Injuries	Buildings Burned	Burned Acres
Leavenworth	Reno Twp.	2016	Brush, or brush and grass mixture fire	0	1	0	350
Leavenworth	McLouth	2017	Grass fire	0	0	0	10
Leavenworth	Leavenworth	2017	Grass fire	0	0	0	10
Leavenworth	Tonganoxie	2017	Brush, or brush and grass mixture fire	0	0	0	10
Leavenworth	Tonganoxie	2017	Brush, or brush and grass mixture fire	0	0	0	10
Leavenworth	Alexandria (Township)	2017	Grass fire	0	0	0	15
Leavenworth	Easton Twp.	2017	Grass fire	0	0	0	20
Leavenworth	Tonganoxie (Township)	2017	Brush, or brush and grass mixture fire	0	0	0	20
Leavenworth	Tonganoxie	2017	Brush, or brush and grass mixture fire	0	1	0	20
Leavenworth	Leavenworth	2017	Brush, or brush and grass mixture fire	0	0	0	20
Leavenworth	Tonganoxie	2017	Brush, or brush and grass mixture fire	0	0	0	20
Leavenworth	Sherman (Township of)	2017	Cultivated grain or crop fire	0	0	0	20
Leavenworth	Tonganoxie	2017	Brush, or brush and grass mixture fire	0	0	0	25
Leavenworth	Leavenworth	2017	Grass fire	0	0	0	30
Leavenworth	Lansing	2017	Brush, or brush and grass mixture fire	0	0	0	35
Leavenworth	Easton Twp.	2017	Grass fire	0	0	0	60
Leavenworth	Tonganoxie	2018	Brush, or brush and grass mixture fire	0	0	0	10
Leavenworth	Leavenworth	2018	Grass fire	0	0	0	10
Leavenworth	Leavenworth	2018	Grass fire	0	0	0	10
Leavenworth	Reno Twp.	2018	Brush, or brush and grass mixture fire	0	0	0	10
Leavenworth	Reno Twp.	2018	Grass fire	0	0	0	10
Leavenworth	Easton	2018	Grass fire	0	0	0	12
Leavenworth	Tonganoxie	2018	Brush, or brush and grass mixture fire	0	0	0	15
Leavenworth	Tonganoxie	2018	Brush, or brush and grass mixture fire	0	0	0	15
Leavenworth	Tonganoxie	2018	Brush, or brush and grass mixture fire	0	0	0	15
Leavenworth	Leavenworth	2018	Grass fire	0	0	0	15
Leavenworth	Eudora	2018	Natural vegetation fire, other	0	0	0	15
Leavenworth	Basehor	2018	Brush, or brush and grass mixture fire	0	0	0	20



County	City	Year	Incident Description	Deaths	Injuries	Buildings Burned	Burned Acres
Leavenworth	Tonganoxie	2018	Brush, or brush and grass mixture fire	0	0	0	20
Leavenworth	Easton	2018	Grass fire	0	0	0	25
Leavenworth	Sherman (Township of	2018	Brush, or brush and grass mixture fire	0	0	0	30
Leavenworth	Sherman (Township of	2018	Grass fire	0	0	0	30
Leavenworth	Reno Twp.	2018	Forest, woods or wildland fire	0	0	0	30
Leavenworth	Leavenworth	2018	Grass fire	0	0	0	50
Leavenworth	Leavenworth	2018	Natural vegetation fire, other	0	0	0	52
Leavenworth	Easton	2018	Grass fire	0	0	0	75
Leavenworth	Easton	2018	Grass fire	0	0	0	100
Leavenworth	Basehor	2018	Brush, or brush and grass mixture fire	0	0	0	200

Source: KSFM

Table 4.92: Wyandotte County State Fire Marshall Recorded Wildfire Events, 2013-2018

County	City	Year	Incident Description	Deaths	Injuries	Buildings Burned	Burned Acres
Wyandotte	Kansas City	2014	Grass fire	0	0	0	10
Wyandotte	Kansas City	2014	Brush, or brush and grass mixture fire	0	0	0	10
Wyandotte	Kansas City	2015	Brush, or brush and grass mixture fire	0	0	0	10
Wyandotte	Bonner Springs	2015	Grass fire	0	0	0	10.3
Wyandotte	Kansas City	2015	Brush, or brush and grass mixture fire	0	2	0	300
Wyandotte	Kansas City	2017	Brush, or brush and grass mixture fire	0	0	0	10
Wyandotte	Kansas City	2017	Brush, or brush and grass mixture fire	0	0	0	15
Wyandotte	Bonner Springs	2017	Grass fire	0	2	0	30
Wyandotte	Kansas City	2017	Grass fire	0	0	0	40
Wyandotte	Kansas City	2018	Brush, or brush and grass mixture fire	0	0	0	10
Wyandotte	Kansas City	2018	Brush, or brush and grass mixture fire	0	0	0	25

Source: KSFM

Available crop loss data from the USDA Risk Management Agency detailing cause of loss was researched to determine the financial impacts of wildfires on the region's agricultural base. Crop loss data for the years 2014- 2018 (with 2014 and 2018 being full data years), for the region, indicates no wildfire related claims.



Table 4.93: USDA Risk Management Agency Cause of Loss Indemnities 2014-2018, Wildfires

County	Number of Reported Claims	Acres Lost	Total Amount of Loss
Johnson	0	0	\$0
Leavenworth	0	0	\$0
Wyandotte	0	0	\$0

Source: USDA

4.14.3 – Hazard Probability Analysis

The following table summarizes wildfire probability data for **Johnson County**.

Table 4.94: Johnson County Wildfire Probability Summary

Data	Recorded Impact
Number of KSFM Reported Events (2013-2018)	51
Average Events per Year	6
Number Deaths or Injuries (2013-2018)	0
Average Number of Yearly Deaths and Injuries (2013-2018)	0
Total Reported Burned Buildings (2013-2018)	1
Average Burned Buildings per Year	<1
Total Reported Burned Acres (2013-2018)	1,705
Average Burned Acres per Year	285
USDA Farm Service Agency Number of Crop Damage Claims (2014-2018)	0
Average Number of Claims per Year	0
USDA Farm Service Agency Number of Acres Damaged (2014-2018)	0
Average Number of Acres Damaged per Year	0
USDA Farm Service Agency Crop Damage Claims Amount (2014-2018)	\$0
Average Crop Damage per Year	\$0

Source: KSFM and NOAA

Data from the KSFM indicates that Johnson County can expect on a yearly basis, relevant to wildfire events:

- Six events
- No deaths or injuries
- <1 building burned
- 285 acres burned

According to the USDA Risk Management Agency, Johnson County can expect on a yearly basis, relevant to wildfire occurrences:

- No insurance claims
- No acres impacted
- \$0 in insurance claims

The following table summarizes wildfire probability data for **Leavenworth County**.



Table 4.95: Leavenworth County Wildfire Probability Summary

Data	Recorded Impact
Number of KSFM Reported Events (2013-2018)	112
Average Events per Year	19
Number Deaths or Injuries (2013-2018)	2
Average Number of Yearly Deaths and Injuries (2013-2018)	<1
Total Reported Burned Buildings (2013-2018)	1
Average Burned Buildings per Year	<1
Total Reported Burned Acres (2013-2018)	45,632
Average Burned Acres per Year	772
USDA Farm Service Agency Number of Crop Damage Claims (2014-2018)	0
Average Number of Claims per Year	0
USDA Farm Service Agency Number of Acres Damaged (2014-2018)	0
Average Number of Acres Damaged per Year	0
USDA Farm Service Agency Crop Damage Claims Amount (2014-2018)	\$0
Average Crop Damage per Year	\$0

Source: KSFM and NOAA

Data from the KSFM indicates that Leavenworth County can expect on a yearly basis, relevant to wildfire events:

- Six events
- <1 death or injury
- <1 building burned
- 772 acres burned

According to the USDA Risk Management Agency, Leavenworth County can expect on a yearly basis, relevant to wildfire occurrences:

- No insurance claims
- No acres impacted
- \$0 in insurance claims

The following table summarizes wildfire probability data for **Wyandotte County**.

Table 4.96: Wyandotte County Wildfire Probability Summary

Data	Recorded Impact
Number of KSFM Reported Events (2013-2018)	11
Average Events per Year	2
Number Deaths or Injuries (2013-2018)	4
Average Number of Yearly Deaths and Injuries (2013-2018)	<1
Total Reported Burned Buildings (2013-2018)	0
Average Burned Buildings per Year	0
Total Reported Burned Acres (2013-2018)	470
Average Burned Acres per Year	78
USDA Farm Service Agency Number of Crop Damage Claims (2014-2018)	0
Average Number of Claims per Year	0
USDA Farm Service Agency Number of Acres Damaged (2014-2018)	0



Table 4.96: Wyandotte County Wildfire Probability Summary

Data	Recorded Impact
Average Number of Acres Damaged per Year	0
USDA Farm Service Agency Crop Damage Claims Amount (2014-2018)	\$0
Average Crop Damage per Year	\$0

Source: KSFM and NOAA

Data from the KSFM indicates that Wyandotte County can expect on a yearly basis, relevant to wildfire events:

- Two events
- <1 death or injury
- No buildings burned
- 78 acres burned

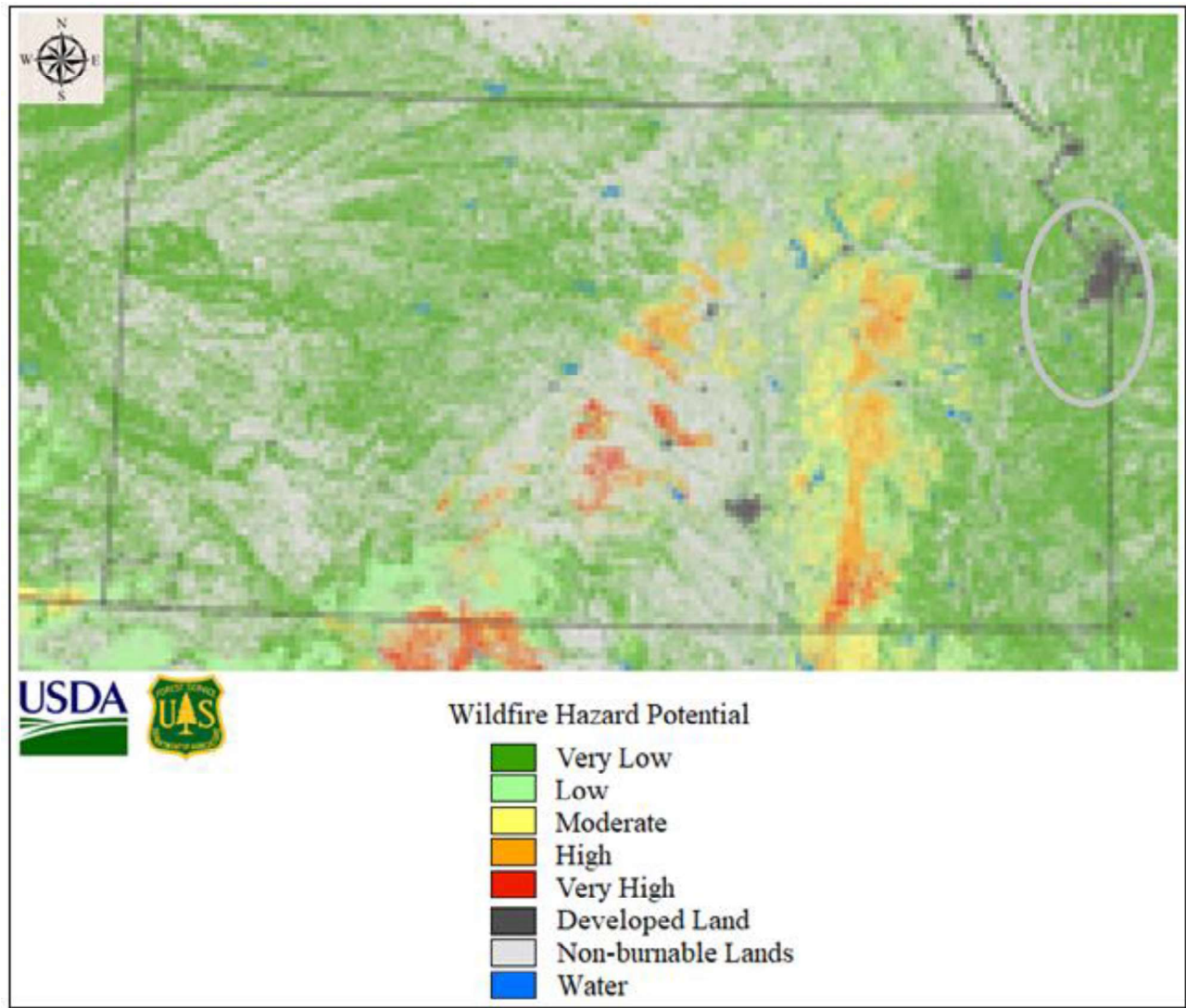
According to the USDA Risk Management Agency, Wyandotte County can expect on a yearly basis, relevant to wildfire occurrences:

- No insurance claims
- No acres impacted
- \$0 in insurance claims

Mapping created by the USDA in 2018 indicates the Wildfire Hazard Potential for the United States. The map indicates that Kansas Region L is the low and very low class.



Wildfire Hazard Potential 2018



4.14.4 – Vulnerability Analysis

For purposes of this assessment, all counties within the region were determined to be at equal risk to wildfire events. Counties with a higher or increasing population, high, or increasing, or having a high structural valuation are to be considered to have a potentially greater vulnerability.

The following table presents data from HAZUS and KSFM concerning the structures and the percentage of structures for each Kansas Region L county incurring damage over the six-year period of 2013 to 2018 (current available data) from wildfire events. As KSFM did not assign a value to the structures burned, an estimate of \$32,000 per structure (value determined using a commercial cost calculator for an 800 square foot general purpose barn at \$40 per square foot) was used as reports indicate the majority of structures burned were farm out-buildings. A greater percentage of damaged structures damaged may indicate a greater potential future vulnerability.



Table 4.97: Kansas Region H Structural Vulnerability Data for Wildfires, 2009-2018

County	HAZUS Building Valuation	KSFM Structure Damage	Percentage of Building Valuation Damaged
Johnson	\$124,279,962,000	\$32,000	0.00003%
Leavenworth	\$13,050,342,000	\$32,000	0.0003%
Wyandotte	\$29,708,946,000	\$0	0.0%

Counties with a high population and/or a growing population may be at increased risk.

Table 4.98: Kansas Region L Population Vulnerability Data for Wildfires

County	2017 Population	Percent Population Change 2000 to 2017
Johnson	591,178	31.06%
Leavenworth	81,095	18.06%
Wyandotte	165,288	4.69%

Source: US Census Bureau

The USDA 2012 Census of Agriculture (the latest available data) provides data on the crop exposure value, the total dollar value of all crops, for each Kansas Region L County. USDA Risk Management Agency crop loss data allows us to quantify the monetary impact of wildfires on the agricultural sector. The higher the percentage loss, the higher potential future vulnerability the county may have to wildfire events.

Table 4.99: Kansas Region L USDA Annual Wildfire Percentage Impact Data, 2014-2018

Jurisdiction	Farm Acreage	Annual Acres Impacted	Annual Percentage of Total Acres Impacted	Market Value of Products Sold	Annualized Crop Insurance Paid	Annual Percentage of Market Value Impacted
Johnson	99,354	0	0.0%	\$24,370,000	\$0	0.0%
Leavenworth	184,471	0	0.0%	\$36,367,000	\$0	0.0%
Wyandotte	12,009	0	0.0%	\$3,291,000	\$0	0.0%

Source: USDA

Potentially lessening future vulnerability to wildfires are Community Wildfire Protection Plans (CWPPs). A CWPP is the most effective way to take advantage of various Federal programs to include the Healthy Forests Restoration Act. By having a CWPP, communities are given priority for funding of Healthy Forests Restoration Act hazardous fuels reduction projects. The three main components of a CWPP are:

- Collaboration between all affected or potentially affected jurisdictions,
- Assessment of the wildfire hazards in an area that leads to recommendation for prioritized fuel reduction, and
- A section on recommendations towards reducing structural ignitability.

Currently Johnson County and Wyandotte County have approved CWPPs.



4.14.5 – Impact and Consequence Analysis

As per EMAP requirements, the following table provides the Consequence Analysis.

Table 4.100: Wildfire Consequence Analysis

Subject	Impacts of Wildfire
Health and Safety of the Public	Impact could be severe for people living and working in the immediate area. Surrounding communities may also be impacted by evacuees.
Health and Safety of Responders	Impact to responders could be severe depending on the size and scope of the fire, especially for firefighters. Impact will be low to moderate for support responders with the main threat as smoke inhalation.
Continuity of Operations	Temporary relocation may be necessary if government facilities experience damage.
Property, Facilities, and Infrastructure	Delivery of services could be affected if there is any disruption to the roads and/or utilities due to damages sustained.
Environment	Impact will be severe for the immediate area with regards to trees, bushes, animals, and crops. Impact will lessen as distance increases.
Economic Conditions	Impacts to the economy could be moderate in the immediate area.
Public Confidence in the Jurisdiction's Governance	Response and recovery will be in question if not timely and effective. Evacuation orders and shelter availability could be called in to question.



4.15 – Civil Disorder

Civil disorder is a term that generally refers to a public disturbance by three or more people involving acts of violence that cause immediate danger, damage, or injury to others or their property. However, it is important to remember that gatherings in protest are recognized rights of any person or group, and this right is protected under the United States Constitution.

4.15.1 – Location and Extent

All participating jurisdictions within Kansas Region L are susceptible to civil disorder. Kansas Region L is the most densely populated portion of Kansas, making it easier for crowds or mobs to gather for a purported cause. Regionally, there are numerous large venues available for large crowds including the Kansas Speedway, the Sprint Center, and ABA sports arenas.

In general, civil unrest usually accompanies, or is started by, a gathering of people for an event. And while most events occur with no violence, violence can occur with little warning or cause. Unfortunately, large crowds can be subject to control by skillful troublemakers who are often able to incite behavior from members of the crowd that they usually would not consider. When a crowd begins to exhibit signs of disorder, it can be categorized in three categories:

- **Public disorder:** Public disorder is a basic breach of civic order. Individuals or small groups assembling tend to disrupt the normal flow of things around them.
- **Public disturbance:** Public disturbance is designed to cause turmoil on top of the disruption. Individuals and groups assembling into a crowd begin chanting, yelling, singing, and voicing individual or collective opinions.
- **Riot:** A riot is a disturbance that turns violent. Assembled crowds become a mob that violently expresses itself by destroying property, assaulting others, and creating an extremely volatile environment.

While civil disorder is not an everyday occurrence in the planning area, when they do occur, they are extremely disruptive and difficult to control. Because Region L, specifically Johnson County, is the most densely populated area in Kansas, it is even more important that pre-planning be considered during events that have large crowd participation. Should a civil disorder event occur in the planning area the result could be measured in loss of life, economic upheaval, and destruction of property.

The following identify specific local concerns related to civil disorder.

- Leavenworth County houses the Leavenworth Federal Penitentiary which has documented protests aimed at subject matter that creates a high emotional impact in various groups. The military presence itself is a deterrent to uncontrolled mobs, however, the risk remains due to the various high-profile inmates that are serving their time there.
- All jurisdictions in Kansas Region L are near the major sporting arenas and entertainment venues of the Kansas City Metro region. As such, major events may result in civil unrest occurrences that could spill over into any participating jurisdiction.



4.15.2 – Previous Occurrences

There have been no documented cases of civil disorder of disorder in Kansas Region L during the past ten years.

4.15.3 – Hazard Probability Analysis

By nature, acts of civil disorder are difficult to foresee. However, the probability of a major civil disorder event in Kansas Region L is considered very low due the lack of any recent documented historical events. Again, it is worth noting that no previous occurrences in no way guarantees no future occurrences.

4.15.4 Vulnerability Analysis

Due to the unknown location and nature of civil disorder, all participating jurisdictions with Kansas Region L are vulnerable. Additionally, and again related to the capricious nature of civil disorder, all buildings and citizens are vulnerable.

Economic impacts and human injury or death are the primary concern with civil disorder. Increases in population or the hosting of major political, economic or social events could increase the likelihood and severity of a civil disturbance.

It is difficult to quantify potential losses of civil disorder due to the many variables and human elements and lack of historical precedence. Therefore, for the purposes of this plan, a **hypothetical scenario** is included for illustrative purposes only.

Event: City organizers set up a two-block long fan zone near the local community sports field for an important sporting event. The population density in the fan zone is 6,000 people, with at least five persons per 25 square feet.

Riot: The riot began to take shape as the game ended, with some spectators throwing bottles and other objects. Small fires were started and soon some rioters overturned a vehicle and set it alight. Fist fights broke out and in a nearby parking lot and two police cars were also set on fire. Riot police eventually managed to disperse the rioters and all fires were extinguished.

Results: The following table presents potential event results:

Table 4.101: Hypothetical Riot Outcomes

Category	Result
Total Traumatic Injuries	250 persons
Total Urgent Care Injuries	1,000 persons
Injuries not Requiring Hospitalization	2,500 persons
Damage to Vehicles	Glass replacement cost for approximately 200 vehicles: \$ 8,000 Repair / repainting cost for approximately 200 vehicles: \$800,000
Damage to Buildings	Window replacement cost for approximately 50 buildings: \$80,000

Source: Kansas State Hazard Mitigation Plan



4.15.5 – Impact and Consequence Analysis

As per EMAP standards, the following table provides the consequence analysis for drought conditions.

Table 4.102: Civil Disorder Consequence Analysis

Subject	Impacts of Civil Disorder
Health and Safety of the Public	Impact could be severe for persons in the incident area.
Health and Safety of Responders	Impact to responders could be severe if not trained and properly equipped. Responders that are properly trained and equipped will have a low to moderate impact.
Continuity of Operations	Depending on damage to facilities/personnel in the incident area, re-location may be necessary and lines of succession execution (minimal to severe).
Property, Facilities, and Infrastructure	Impact within the incident area could be severe, depending on the extent of the event. (minimal to severe)
Environment	Localized impact within the incident area could be severe depending on the type of human caused incident.
Economic Conditions	Economic conditions could be adversely affected and dependent upon time and length of clean up and investigation (minimal to severe).
Public Confidence in the Jurisdiction's Governance	Impact will be dependent on whether or not the incident could have been avoided by government or non-government entities, clean-up and investigation times, and outcomes. (minimal to severe)



4.16 – Lightning

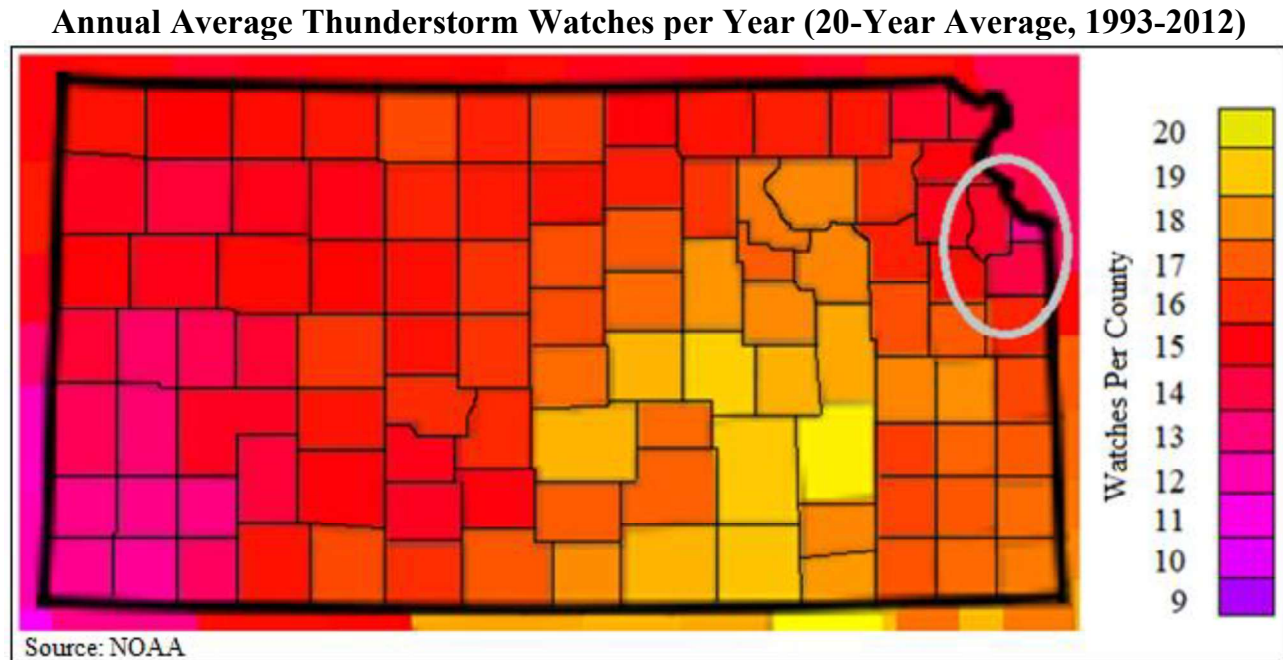
Lightning is a discharge of atmospheric electricity that is triggered by a buildup of differing charges within a cloud. According to the NWS, lightning is one of the most underrated severe weather hazards and is the second deadliest weather killer in the United States.



4.16.1 – Location and Extent

Lightning occurs over broad geographic regions. The entire Kansas Region L planning area, including all participating jurisdictions, is at risk to lightning.

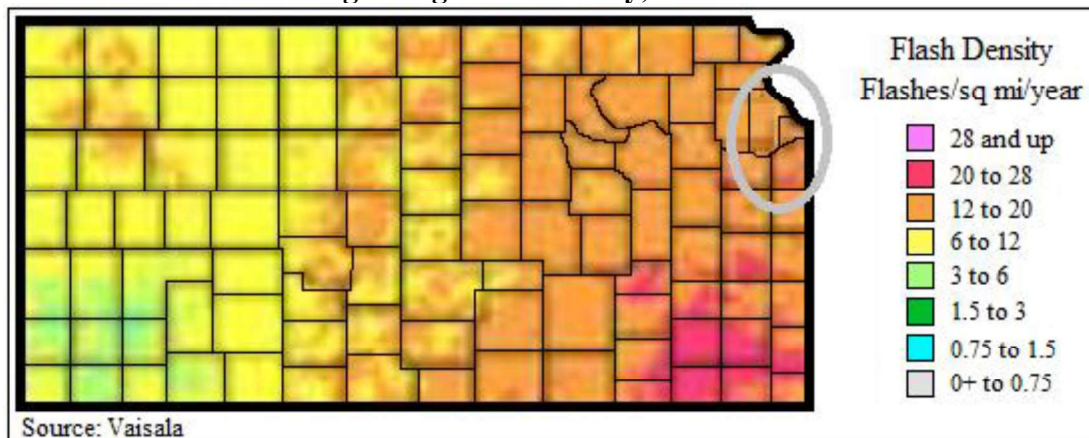
Thunderstorms are often the generator of lightning. The following map, generated by NOAA, indicates the average number severe thunderstorm watches per year for Kansas Region L.



The following map, generated by Vaisala, indicates the average number of lightning flashes per square mile per year for Kansas Region L. The more recorded flashes the greater the potential for lightning strikes.



Lightning Flash Density, 2008-2017



4.16.2 – Previous Occurrences

In the 20-year period from 1999 to 2018 (with 1999 and 2018 being full data set years), there have been six Presidential Disaster Declarations for the Kansas Region L for severe storms (of which a lightning may be a component). The following 20-year information on past declared disasters is presented to provide a historical perspective on severe storm (and potentially lightning) events that have impacted the Kansas Region L. Declaration numbers in bold indication declared disaster that have occurred since the previous mitigation plan update in 2013.

Table 4.103: FEMA Severe Storm Disaster and Emergency Declarations, 1999 -2018

Declaration Number	Incident Period	Disaster Description	Regional Counties Involved	Dollars Obligated
4347	11/7/2017 (7/22/2017 – 7/27/2017)	Severe Storms, Straight-Line Winds, Flooding	Johnson, Wyandotte	\$6,195,147.97
1699	5/6/2007 (5/4/2007)	Severe Storms, Tornadoes, and Flooding	Leavenworth	\$117,565,269
1615	11/21/2005 (10/1-2/2005)	Severe Storms and Flooding	Leavenworth	\$10,286,064
1562	09/30/2004 (8/27-30/2004)	Severe Storms, Flooding, and Tornadoes	Wyandotte	\$2,103,376
1535	8/3/2004 (6/12-7/25/2004)	Severe Storms, Flooding, and Tornadoes	Wyandotte	\$12,845,892
1462	5/6/2003 (5/4-30/2003)	Severe Storms, Tornadoes, and Flooding	Leavenworth and Wyandotte	\$988,056

Source: FEMA

The following provides details of the single Presidential Disaster Declaration for Kansas Region L related to severe storms (and potentially lightning) since the last plan update in 2013.



Kansas – Severe Storms, Straight-Line Winds, and Flooding FEMA-4347-DR

Declared November 7, 2017

On August 31, 2017, Governor Sam Brownback requested a major disaster declaration due to severe storms, straight-line winds, and flooding during the period of July 22-27, 2017. The Governor requested a declaration for Public Assistance for two counties and Hazard Mitigation statewide. During the period of August 18-24, 2017, joint federal, state, and local government Preliminary Damage Assessments (PDAs) were conducted in the requested counties and are summarized below. PDAs estimate damages immediately after an event and are considered, along with several other factors, in determining whether a disaster is of such severity and magnitude that effective response is beyond the capabilities of the state and the affected local governments, and that Federal assistance is necessary.

On November 7, 2017, President Trump declared that a major disaster exists in the State of Kansas. This declaration made Public Assistance requested by the Governor available to state and eligible local governments and certain private nonprofit organizations on a cost-sharing basis for emergency work and the repair or replacement of facilities damaged by the severe storms, straight-line winds, and flooding in Johnson and Wyandotte Counties. This declaration also made Hazard Mitigation Grant Program assistance requested by the Governor available for hazard mitigation measures statewide.

In addition to the above reported events, the following table presents NOAA NCEI identified lightning events and the resulting damage totals in Kansas Region L for the 10-year period of 2009 – 2018 (with 2009 and 2018 being full data set years).

Table 4.104: Kansas Region L NCEI Lightning Events, 2009 - 2018

County	Number of Events	Property Damage	Crop Damage	Deaths	Injuries
Johnson	0	\$0	\$0	0	0
Leavenworth	0	\$0	\$0	0	0
Wyandotte	0	\$0	\$0	0	0

Source: NOAA NCEI

The following details locally reported lightning events:

- **2017: Leavenworth County**

A local Second District Commissioner was struck by lightning and hospitalized.

Available crop loss data from the USDA Risk Management Agency detailing cause of loss was researched to determine the financial impacts of lightning on the region's agricultural base. Crop loss data for the years 2014- 2018 (with 2014 and 2018 being full data years), for the region, indicates no lightning related claims.



Table 4.105: USDA Risk Management Agency Cause of Loss Indemnities 2014-2018, Lightning

County	Number of Reported Claims	Acres Lost	Total Amount of Loss
Johnson	0	0	\$0
Leavenworth	0	0	\$0
Wyandotte	0	0	\$0

Source: USDA

4.16.3 – Hazard Probability Analysis

The following table summarizes lightning probability data for **Johnson County**.

Table 4.106: Johnson County Lightning Probability Summary

Data	Recorded Impact
Number of Days with NCEI Reported Event (2009-2018)	0
Average Events per Year	0
Number of Days with Event and Death or Injury (2009-2018)	0
Average Number of Days with Event and Injury or Death	0
Total Reported NCEI Property Damage (2009-2018)	\$0
Average Property Damage per Year	\$0
USDA Farm Service Agency Number of Crop Damage Claims (2014-2018)	1
Average Number of Claims per Year	<1
USDA Farm Service Agency Number of Acres Damaged (2014-2018)	195
Average Number of Acres Damaged per Year	49
USDA Farm Service Agency Crop Damage Claims Amount (2014-2018)	\$5,955
Average Crop Damage per Year	\$1,489

Source: NCEI and USDA

Data from the NCEI indicates that Johnson County can expect on a yearly basis, relevant to lightning events:

- No events
- No deaths or injuries
- \$0 in property damages

According to the USDA Risk Management Agency, Johnson County can expect on a yearly basis, relevant to lightning occurrences:

- Less than one insurance claims
- 49 acres impacted
- \$1,489 in insurance claims

The following table summarizes lightning probability data for **Leavenworth County**.



Table 4.107: Leavenworth County Lightning Probability Summary

Data	Recorded Impact
Number of Days with NCEI Reported Event (2009-2018)	0
Average Events per Year	0
Number of Days with Event and Death or Injury (2009-2018)	0
Average Number of Days with Event and Injury or Death	0
Total Reported NCEI Property Damage (2009-2018)	\$0
Average Property Damage per Year	\$0
USDA Farm Service Agency Number of Crop Damage Claims (2014-2018)	0
Average Number of Claims per Year	0
USDA Farm Service Agency Number of Acres Damaged (2014-2018)	0
Average Number of Acres Damaged per Year	0
USDA Farm Service Agency Crop Damage Claims Amount (2014-2018)	\$0
Average Crop Damage per Year	\$0

Source: NCEI and USDA

Data from the NCEI indicates that Leavenworth County can expect on a yearly basis, relevant to lightning events:

- No events
- No deaths or injuries
- \$0 in property damages

According to the USDA Risk Management Agency, Leavenworth County can expect on a yearly basis, relevant to lightning occurrences:

- No insurance claims
- No acres impacted
- \$0 in insurance claims

The following table summarizes lightning probability data for **Wyandotte County**.

Table 4.108: Wyandotte County Lightning Probability Summary

Data	Recorded Impact
Number of Days with NCEI Reported Event (2009-2018)	0
Average Events per Year	0
Number of Days with Event and Death or Injury (2009-2018)	0
Average Number of Days with Event and Injury or Death	0
Total Reported NCEI Property Damage (2009-2018)	\$0
Average Property Damage per Year	\$0
USDA Farm Service Agency Number of Crop Damage Claims (2014-2018)	0
Average Number of Claims per Year	0
USDA Farm Service Agency Number of Acres Damaged (2014-2018)	0
Average Number of Acres Damaged per Year	0
USDA Farm Service Agency Crop Damage Claims Amount (2014-2018)	\$0
Average Crop Damage per Year	\$0

Source: NCEI and USDA



Data from the NCEI indicates that Wyandotte County can expect on a yearly basis, relevant to lightning events:

- No events
- No deaths or injuries
- \$0 in property damages

According to the USDA Risk Management Agency, Wyandotte County can expect on a yearly basis, relevant to lightning occurrences:

- No insurance claims
- No acres impacted
- \$0 in insurance claims

In addition, Kansas Region L has had six Presidentially Declared Disasters relating to severe storms (of which lightning is a potential component) in the last 20 years. This represents an average of less than one declared severe storm (lightning) related disaster per year.

4.16.4 – Vulnerability Analysis

For purposes of this assessment, all jurisdictions within the region were determined to be at equal risk to lightning events.

The following table presents data from the NOAA NCEI and HAZUS concerning the value of structures and the percentage of structures for each Kansas Region L county incurring damage over the period 2009 to 2018 from lightning events. A greater percentage of damaged structures damaged may indicate a greater potential future vulnerability.

Table 4.109: Kansas Region L Structural Vulnerability Data for Lightning

County	HAZUS Building Valuation	NCEI Structure Damage, Lightning, 2009-2018	Percentage of Building Valuation Damaged by Lightning
Johnson	\$124,279,962,000	0	0%
Leavenworth	\$13,050,342,000	0	0%
Wyandotte	\$29,708,946,000	0	0%

Source: NCEI and HAZUS

Counties with a high population and/or a growing population may be at increased risk.

Table 4.110: Kansas Region L Population Vulnerability Data for Lightning

County	2017 Population	Percent Population Change 2000 to 2017
Johnson	591,178	31.06%
Leavenworth	81,095	18.06%
Wyandotte	165,288	4.69%

Source: US Census Bureau

The USDA 2012 Census of Agriculture (the latest available data) provides data on the crop exposure value, the total dollar value of all crops, for each Kansas Region L County. USDA Risk Management



Agency crop loss data allows us to quantify the monetary impact of lightning strikes on the agricultural sector. The higher the percentage loss, the higher potential future vulnerability the county may have to lightning events.

Table 4.111: Kansas Region L USDA Annual Lightning Percentage Impact Data, 2014-2018

Jurisdiction	Farm Acreage	Annual Acres Impacted	Annual Percentage of Total Acres Impacted	Market Value of Products Sold	Annualized Crop Insurance Paid	Annual Percentage of Market Value Impacted
Johnson	99,354	0	0.0%	\$24,370,000	\$0	0.0%
Leavenworth	184,471	0	0.0%	\$36,367,000	\$0	0.0%
Wyandotte	12,009	0	0.0%	\$3,291,000	\$0	0.0%

Source: USDA

4.16.5 – Impact and Consequence Analysis

As per EMAP requirements, the following table provides the Consequence Analysis.

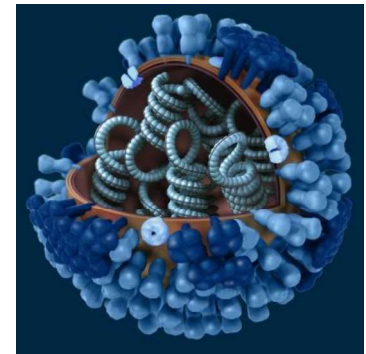
Table 4.112: Lightning Consequence Analysis

Subject	Impacts of Lightning
Health and Safety of the Public	Severity and location dependent. Impacts on persons in the areas of lightning are expected to be severe if caught without proper shelter.
Health and Safety of Responders	Impacts will be predicated on the severity of the event. Damaged infrastructure will likely result in hazards such as downed utility lines, main breakages and debris on roadways.
Continuity of Operations	Temporary relocation may be necessary if government facilities experience damage. Services may be limited to essential tasks if utilities are impacted.
Property, Facilities, and Infrastructure	Impact to property, facilities, and infrastructure could be minimal to severe, depending on the location and structural capacity of the facility. Loss of utility infrastructure could occur. Utility lines, residential and business properties will be affected.
Environment	Impact could be severe for the immediate impacted area, depending on the size of the event. Impact will lessen as distance increases from the immediate incident area
Economic Conditions	Impacts to the economy will be dependent severity of the event and the impact on structures and infrastructure. Impacts could be severe if utilities are affected.
Public Confidence in the Jurisdiction's Governance	Response and recovery will be in question if not timely and effective. Warning systems in place and the timeliness of those warnings could be questioned.



4.17 – Major Disease

For this plan, major disease is classified as infectious diseases caused by microscopic agents, including viruses, bacteria, parasites, and fungi or by their toxins, that may impact humans. They may be spread by direct contact with an infected person or animal, ingesting contaminated food or water, vectors such as mosquitoes or ticks, contact with contaminated surroundings such as animal droppings, infected droplets, or by aerosolization.



4.17.1 – Location and Extent

Human transmissible disease and infectious diseases are illnesses caused by microscopic agents, including viruses, bacteria, parasites, and fungi or by their toxins. They may be spread by direct contact with an infected person or animal, ingesting contaminated food or water, vectors such as mosquitoes or ticks, contact with contaminated surroundings such as animal droppings, infected droplets, or by aerosolization.

The entire planning area is susceptible to a transmissible disease outbreak. However, more densely populated areas may be more susceptible.

4.17.2 – Previous Occurrences

The KDHE was contacted concerning the epidemiological tracking of contagious and/or human transmissible diseases. The following table provides information concerning select diseases of concern.

Table 4.113: Kansas Department of Health Epidemiological Tracking, 2006 -2018

Disease	Johnson County	Leavenworth County	Wyandotte County
Haemophilus Influenzae Invasive Disease	17	3	7
Measles (Rubeola)	14	0	0
Meningococcal Infections	0	0	0
Mumps	36	6	6
Pertussis	67	4	36
Streptococcus pneumoniae, Invasive	63	4	13
West Nile Virus*	4	0	2
Zika Virus Disease*	0	0	1

Source: KDHE

*: Data from 2017 and 2018 only

4.17.3 – Hazard Probability Analysis

Each year the Centers for Disease Control (CDC) produces a report detailing the legally “reportable diseases” in States. While over time this report can serve as a predictor of the likelihood of future disease, it is impossible to predict outbreaks. Based on the relatively limited/controlled outbreak history in Kansas Region L, the possibility of a large-scale major disease outbreak to be limited.



4.17.4 – Vulnerability Analysis

For purposes of this assessment, no facilities or agricultural commodities are considered vulnerable to the major disease hazard.

Due to the person to person transmission of many diseases of concern counties with a higher identified population are to be considered to have a potentially greater vulnerability. The following table indicates the total county population and registered growth over the period 2000 to 2017.

Table 4.114: Kansas Region L Population Vulnerability Data for Major Disease Event

County	2017 Population	Percent Population Change 2000 to 2017
Johnson	591,178	31.06%
Leavenworth	81,095	18.06%
Wyandotte	165,288	4.69%

Source: US Census Bureau

Additionally, there is an increased likelihood of mortality for very young and very old populations due to transmissible disease. The following table indicates the percentage of the total county population that may be considered especially vulnerable to a major disease.

Table 4.115: Kansas Region L Potentially Vulnerable Population Data

Jurisdiction	Percentage of Population 5 and Under (2016)	Percentage of Population 85+ (2016)
Johnson County	6.7%	1.9%
Leavenworth County	6.4%	1.2%
Wyandotte County	8.4%	1.5%

Of note for Johnson County and its participating jurisdictions:

- Population gains in children under 5 years of age were noted for the period 2000 to 2016, from 33,641 to 39,609, a 17.7% increase
- Significant population gains in adults over 85 years of age were noted for the period 2000 to 2016, from 5,895 to 11,232, a 90.5% increase

Of note for Leavenworth County and its participating jurisdictions:

- Population gains in children under 5 years of age were noted for the period 2000 to 2016, from 4,775 to 5,190, an 8.7% increase
- Large population gains in adults over 85 years of age were noted for the period 2000 to 2016, from 810 to 973, a 20.1% increase

Of note for Wyandotte County and its participating jurisdictions:

- Population gains in children under 5 years of age were noted for the period 2000 to 2016, from 12,759 to 13,884, an 8.8% increase



- Population gains in adults over 85 years of age were noted for the period 2000 to 2016, from 2,226 to 2,479, an 11.4% increase

4.17.5 – Impact and Consequence Analysis

As per EMAP requirements, the following table provides the Consequence Analysis.

Table 4.116: Major Disease Consequence Analysis

Subject	Impacts of Major Disease Outbreak
Health and Safety of Persons in the Area of the Incident	Impact over a widespread area could be severe depending on type of outbreak and whether it is a communicable disease. Casualties are dependent on warning systems, warning times and the availability of vaccines, antidotes, and medical svc.
Responders	Impact to responders could be severe, especially if they reside in the area and or their type of exposure during response. With proper precautions and safety nets in place the impact is lessened.
Continuity of Operations	Continuity of Operations will be greatly dependent on availability of healthy individuals. COOP is not expected to be exercised.
Property, Facilities, and Infrastructure	Access to facilities and infrastructure could be affected until decontamination is completed
Environment	Impact could be severe for the immediate impacted area depending on the source of the outbreak. Impact could have far-reaching implications if disease is transferable between humans and animals or to wildlife.
Economic Conditions	Impacts to the economy could be severe if the disease is communicable. Loss of tourism, revenue, and business as usual will greatly affect the local economy and the state as a whole.
Public Confidence in Governance	Response and recovery will be in question if not timely and effective. Availability of medical supplies, vaccines, and treatments will come into question.



4.18 – Agricultural Infestation

Agricultural infestation is the naturally occurring infection of vegetation, crops or livestock with insects, vermin (to include lice, roaches, mice, coyote, fox, fleas, etc.), or diseases that render the crops or livestock unfit for consumption or use. The levels and types of agricultural infestation will vary according to many factors, including cycles of heavy rains and drought. A certain level of agricultural infestation is normal; however, infestation becomes an issue when the level of an infestation escalates suddenly, or a new infestation appears, overwhelming normal control efforts. Infestation of crops or livestock can pose a significant risk to state and local economies due to the dominance of the agricultural industry.



Onset of agricultural infestation can be rapid. Controlling an infestation's spread is critical to limiting impacts through methods including quarantine, culling, premature harvest and/or crop destruction when necessary. Duration is largely affected by the degree to which the infestation is aggressively controlled but is generally more than one week. Maximizing warning time is also critical for this hazard and is most affected by methodical and accurate monitoring and reporting of livestock and crop health and vigor, including both private individuals and responsible agencies.

4.18.1 –Location and Extent

The entire planning area may be affected by agricultural infestation. While rural areas within the region are more susceptible to crop and livestock infestation, urban and suburban areas are also at risk due to landscaping, urban gardens and parks, all of which add value to homes and communities, may be susceptible to damage or loss. The magnitude and severity of an agricultural infestation is relative to the type of infestation. A foreign animal disease like foot and mouth could potentially cause the economy to crumble, whereas an infestation of fleas would be manageable. The MPC has determined that the magnitude of this hazard in the planning area would be limited, as most infestations are manageable in scope.

Animal Disease

Of key concern regarding this hazard is the potential introduction of a rapid and economically devastating foreign animal disease, including Foot and Mouth disease and Bovine Spongiform Encephalopathy (BSE) disease. Because Kansas is a major cattle state, with cattle raised locally as well as imported into the state, the potential for highly contagious diseases such as these is a continuing, significant threat. The loss of production, death of animals, and other lasting problems resulting from an outbreak could cause continual and severe economic losses, as well as widespread unemployment. It would affect not only farmers, ranchers, and butchers, but also support and related industries

Of particular concern are Confined Animal Feeding Operations (CAFO) facilities, defined as facilities with 300 or more animal units. The CAFO facilities are regulated by the KDHE, Bureau of Water, and Livestock Waste Management. The CAFOs may include beef, dairy, sheep, swine, chicken, turkey, and horses. The following is a list of the number of CAFOs per county in Kansas Region L:



- Johnson County: 2
- Leavenworth County: 5
- Wyandotte County: 1

Knowing where diseased and at-risk animals are, where they've been and when, is important to ensuring a rapid response when animal disease events take place. The KDA, Division of Animal Health monitors and reports on animal reportable diseases. Producers are required by state law to report any of the reportable animal diseases.

Crop Pests and Diseases

Many factors influence disease development in plants, including hybrid/variety genetics, plant growth stage at the time of infection, weather (e.g., temperature, rain, wind, hail, etc.), single versus mixed infections, and genetics of the pathogen populations.

Field crops in the region are also subject to various types of infestation. According to KDA, Plant Protection and Weed Control Division, the following are the highest risk crop pests to this region and the potentially impacted crop:

- Aspergillus Ear Rot (Aflatoxin): Corn
- Austro-Asian Rust: Soybean
- Black Stem Rust, Blast: Wheat
- South American strains, Stripe Rust, Leaf Rust, Karnal: Wheat

Infestation is not only a risk to crops in the field, but insect infestation can also cause major losses to stored grain. It is estimated that damage to stored grain by the lesser grain borer, rice weevil, red flour beetle, and rusty grain beetle costs the United States about \$500 million annually.

Tree Pests

According to the KDA, Plant Protection and Weed Control Division, the following are the highest risk plant pests by host to Kansas Region L:

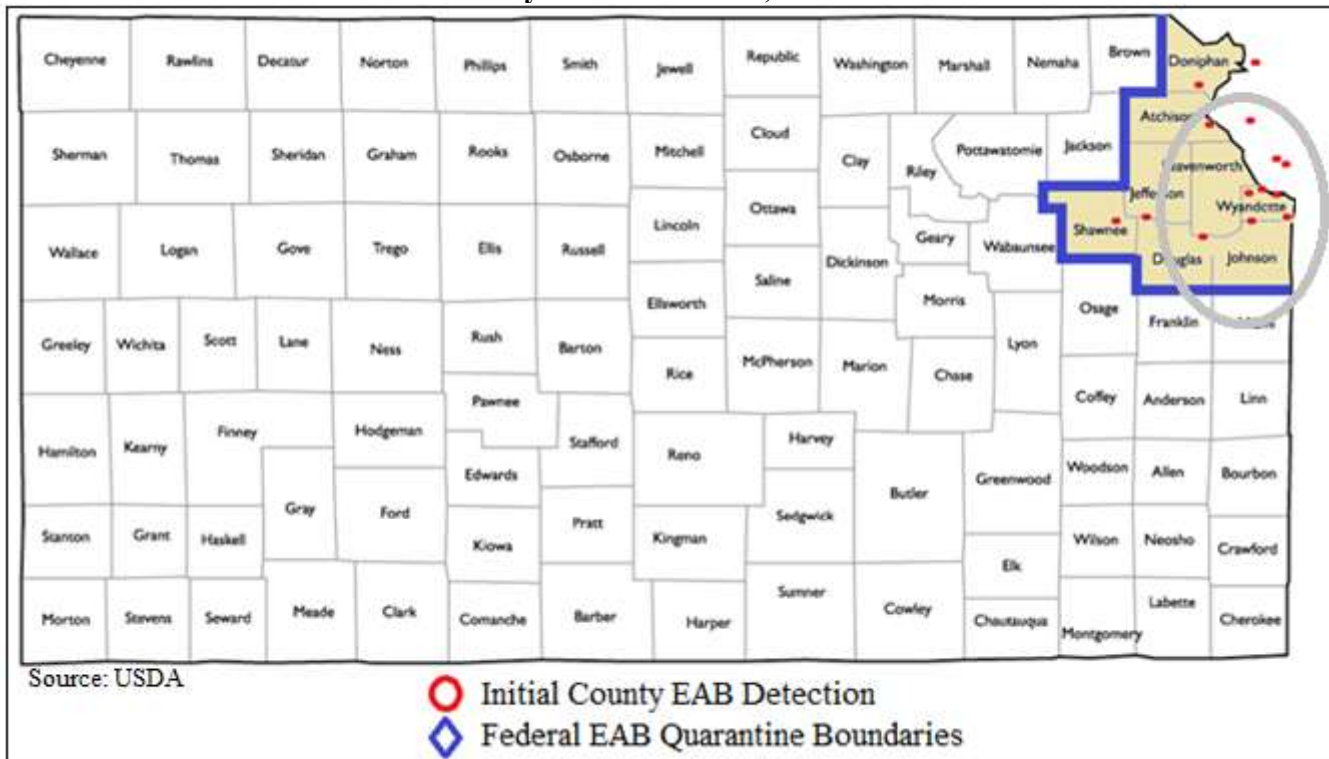
- Emerald Ash Borer (EAB): Ash Trees
- Asian Longhorned Beetle: Maple, Birch, Willow, Mimosa, Ash, Sycamore & Poplar Trees
- Thousand Cankers: Walnut Trees

As of this plan, neither the Asian Longhorned Beetle nor Thousand Cankers have been detected in Kansas.

As of this plan, the EAB has been discovered in numerous Kansas counties, including all three Kansas Region L counties. The following map from the USDA shows the Federal EAB Quarantine area for the State of Kansas, and Kansas Region L.



Initial County EAB Detections, December 2018



Wildlife Pests

The region's farmers also lose a significant amount of crops each year as a result of wildlife foraging. This can be particularly problematic in areas where natural habitat has been diminished or in years where weather patterns such as early/late frost deep snow, or drought has caused the wild food sources to be limited. Also of concern are the following wildlife diseases:

- Chronic Wasting Disease (CWD), affecting deer and captive elk populations.
- Hemorrhagic Disease (HD), affecting white-tailed deer

There have been 48 positive cases of CWD found in Kansas since surveillance started in 1996 and regular occurrences of HD seasonally in late summer and fall. These diseases can seriously damage the populations of the captive deer and elk farms and the wild deer populations but also affect the annual \$350 million-dollar regional and statewide hunting economy.

4.18.2 – Previous Occurrences

The following detail reported agricultural infestations for Kansas Region L.

The emerald ash borer is a pest of ash trees native to Asia. It was first discovered in North America in 2002. Since then it has killed millions of ash trees and caused thousands more to be removed to slow its spread. The following details Kansas Region L EAB discoveries.



- **Wyandotte County EAB Find Background:** On August 29, 2012, the first-ever presence of emerald ash borer in Kansas was confirmed in Wyandotte County at Wyandotte County Lake. Regulatory officials at USDA's Animal and Plant Health Inspection Service's Plant Protection Quarantine division removed larva from the sample and confirmed the presence of emerald ash borer. The initial emergency quarantine was effective August 29, 2012, for Wyandotte County and became permanent November 9, 2012, and will be in effect until it is rescinded or modified by the order of the Kansas Secretary of Agriculture.
- **Johnson County EAB Find Background:** On July 5, 2013, an adult specimen was removed from an emerald ash borer survey trap located near the Johnson County landfill, during routine monitoring by USDA-APHIS-PPQ. Immediately after confirmation by USDA, Kansas enacted an emergency intrastate quarantine for Johnson County, effective July 15, which became permanent September 24, 2013, and will be in effect until it is rescinded or modified by the order of the Kansas Secretary of Agriculture.
- **Leavenworth County EAB Find Background:** On July 16, 2014, an adult emerald ash borer was caught on a girdled tree trap placed on K-5 southeast of Lansing. A second emerald ash borer was also caught on a second girdled trap tree at Kenneth W. Bernard Community Park. Regulatory officials with the USDA confirmed the presence of emerald ash borer on July 17, 2014.

Available crop loss data from the USDA Risk Management Agency detailing cause of loss was researched to determine the financial impacts of infestation on the region's agricultural base. Crop loss data for the years 2014- 2018 (with 2014 and 2018 being full data years), for the region, indicates nine infestation related claims on 1,622 acres for \$93,318.

**Table 4.117: USDA Risk Management Agency Cause of Loss Indemnities
2014-2018, Agricultural Infestation**

County	Number of Reported Claims	Acres Lost	Total Amount of Loss
Johnson	6	1,258	\$68,221
Leavenworth	2	261	\$17,205
Wyandotte	1	103	\$7,892

Source: USDA

4.18.3 – Hazard Probability Analysis

Kansas Region L experiences agricultural losses every year because of insects, vermin or diseases that impact plants and livestock. Data from the USDA Risk Management Agency indicates that there has been at least one claimed incident of agricultural infestation for Kansas Region L for the period 2015 through 2018. Using the binomial probability equation (number of years with an event divided by total number of years in reporting period) we derive a probability 100% of a reportable agricultural infestation event in a given year. However, the large majority of events are expected to be small and limited in scope.

4.18.4 – Vulnerability Assessment

Regional populations and facilities are not directly vulnerable to losses as a result of agricultural infestation. The USDA 2012 Census of Agriculture (the latest available data) provides data on the crop exposure value, the total dollar value of all crops, for each Kansas Region L County. The USDA Risk Management Agency provides information on insured crop losses related to identified hazards, with data



from the years 2015 to 2018 used for analysis. The higher the percentage loss, the higher potential future vulnerability the county may have to infestation events.

**Table 4.118: Kansas Region L USDA Annual Agricultural Infestation
Percentage Impact Data, 2014-2018**

Jurisdiction	Farm Acreage	Annual Acres Impacted	Annual Percentage of Total Acres Impacted	Market Value of Products Sold	Annualized Crop Insurance Paid	Annual Percentage of Market Value Impacted
Johnson	99,354	252	0.25%	\$24,370,000	\$13,644	0.06%
Leavenworth	184,471	521	0.28%	\$36,367,000	\$3,441	0.01%
Wyandotte	12,009	21	0.17%	\$3,291,000	\$1,578	0.05%

Source: USDA

This table only reflects insured losses that were claimed. According to the 2017 Kansas Crop Insurance Profile Report issued by the USDA Risk Management Agency, 75-94% percent of major Kansas row crops were insured. Data regarding the number or value of livestock and wildlife lost to disease or infestation was not available for this planning effort.

In addition, threats have been identified which, while currently not impacting Kansas, may present a future risk. According to the KDA, Plant Protection and Weed Control Division the following table lists the highest risk plant pests to Kansas.

Table 4.119: Potential High-Risk Plant Pests

Pest (Disease Insect, or weed)	Crop or Host Plant	Current Distribution	Type of Loss
Rust, Austro-Asian	Soybean	Australia, Japan, Pacific, Gulf of Mexico	Direct Loss to production
Aspergillus ear rot (Aflatoxin)	Corn	Worldwide, endemic to Kansas	Toxin renders the grain unusable
Black Stem Rust UG99 strain	Wheat	Africa, Asia	Direct Loss to production
Blast – South American strains	Wheat	South America	Direct Loss to production
Stripe Rust (new races)	Wheat	North America	Direct Loss to production
Leaf Rust (new races)	Wheat	North America	Direct Loss to production
Karnal Bunt	Wheat	Asia, Mexico, Arizona	International export quarantines, degradation of flour quality
Thousand Cankers	Walnut	Western US states and PA, VA, TN	Death of municipal trees, loss of nut crop, loss of timber
Emerald Ash Borer	Ash	North Central and North Eastern U.S., including Kansas (Wyandotte County)	Death of trees. Cost of removal and re-vegetation.
Asian Longhorned Beetle	Maples, Birches, Willows, Mimosa, Ash, Sycamore, Poplar trees	Small parts of Ohio, New York, and Massachusetts	Death of trees. Cost of removal and re-vegetation.



Table 4.119: Potential High-Risk Plant Pests

Pest (Disease Insect, or weed)	Crop or Host Plant	Current Distribution	Type of Loss
Hydrilla	Water Bodies	Southern U.S. and one park pond in Olathe	Economic and environmental.

4.18.5 – Impact and Consequence Analysis

As per EMAP standards, the information in the following table provides the Consequence Analysis.

Table 4.120: Agricultural Infestation Consequence Analysis

Subject	Impacts of Agricultural Infestation
Health and Safety of the Public	Impact in the area would be minimal. If the infestation is unrecognized, then there is the potential for the food supply to be contaminated.
Health and Safety of Responders	Impact would be minimal with protective clothing, gloves, etc. as these diseases cause no risk to humans.
Continuity of Operations	Minimal expectation of execution of the COOP.
Property, Facilities, and Infrastructure	Localized impact to facilities and infrastructure in the incident area is minimal to non-existent.
Environment	Impact could be severe to the incident area, specifically, plants, trees, bushes, and crops.
Economic Conditions	Impacts to the economy will depend on the severity of the infestation. The potential for economic loss to the community and state could be severe if the infestation is hard to contain, eliminate, or reduce. Impact could be minimized due to crop insurance.
Public Confidence in the Jurisdiction's Governance	Confidence could be in question depending on timeliness and steps taken to warn the producers and public and treat/eradicate the infestation.



4.19 – Terrorism

The United States does not have a standardized definition of terrorism that is agreed upon by all agencies. The Federal Bureau of Investigation generally defines terrorism as:

"the unlawful use of force and violence against persons or property to intimidate or coerce a government, the civilian population, or any segment thereof, in furtherance of political or social objectives."

4.19.1 – Location and Extent

Kansas is home to a wide variety of criminal extremist groups. The Southern Poverty Law Center reported that in 2018 there were three active hate groups in Kansas: one neo-Nazi group, the National Socialist Movement in Lansing, one racist skinhead group, the Midland Hammerskins in Wichita, and one anti-homosexual group, the Westboro Baptist Church in Topeka. Other groups, such as the Animal Liberation Front, Earth Liberation Front, and People for the Ethical Treatment of Animals may have sympathizers in the region. Although no major terrorist acts have been attributed to any of these latter groups, their involvement in violent acts is meant to disrupt governmental functions and cannot be discounted.

4.19.2 – Previous Occurrences

Kansas Region L has been fortunate to escape a major terrorist incident.

4.19.3 – Hazard Probability Analysis

By nature, acts of terrorism are difficult to foresee. However, the probability of a major terrorist event in Kansas Region L is considered very low due the lack of any documented historical events. Again, it is worth noting that no previous occurrences in no way guarantees no future occurrences.

4.19.4 – Vulnerability Analysis

For purposes of this assessment, data is not available to quantify vulnerability or estimated losses as a result of terrorism incidents that might impact state-owned facilities.

For this assessment, it is not possible to calculate a specific vulnerability for each county or participating jurisdiction. However, because of the desire for publicity following attacks, it is more likely that counties and jurisdictions with greater population densities and /or larger event venues have a greater risk.

It is difficult to quantify potential losses of terrorism due to the many variables and human elements and lack of historical precedence. Therefore, for the purposes of this plan, the loss estimates will consider three hypothetical scenarios. The estimated impact of each event was calculated using the Electronic Mass Casualty Assessment and Planning Scenarios developed by Johns Hopkins University.

Please note that the hypothetical scenarios are included for illustrative purposes only.



Scenario #1: Mustard Gas Release

Event: Mustard gas is released from a light aircraft onto the stadium during a home football game. The agent directly contaminates the stadium and the immediate surrounding area. This attack would cause harm to humans and could render portions of the stadium unusable for a short time period in order to allow for a costly clean-up. There might also be a fear by the public of long-term contamination of the stadium and subsequent boycott of games resulting in a loss of revenue and tourism dollars.

Event Assumptions: For this scenario the number of people in the stadium is 50,000 with an additional 5,000 persons remain outside the stadium in the adjacent parking areas. The agent used, mustard gas, is extremely toxic and may damage eyes, skin and respiratory tract with death sometimes resulting from secondary respiratory infections. Death rate from exposure estimated to be 3%. The estimated decontamination cost is \$12 person. For this scenario it is assumed that all persons with skin injuries will require decontamination.

Results: The following table presents the estimated human and economic impacts of the scenario.

Table 4.121: Estimated Impact of Scenario #1, Mustard Gas Release

Impact	Post Exposure Onset Time	Effect
Severe Eye Injuries (1-2 hours)	1 -2 Hours	41,250 persons
Severe Airway Injuries (1-2 hours)	1 - 2 Hours	41,250 persons
Severe Skin Injuries (2 hours to days)	2 Hours to Days	49,500 persons
Deaths	Immediate to Days	1,100 persons
Cost of Decontamination	N/A	\$594,000

Source: Electronic Mass Casualty Assessment and Planning Scenarios by Johns Hopkins University

Scenario #2: Pneumonic Plague

Event: Four Canisters containing aerosolized pneumonic plague bacteria are opened in public bathrooms of heavily populated buildings (airports, stadiums, etc.). Each release location will directly infect 110 people; hence, the number of release locations dictates the initial infected population. The secondary infection rate is used to calculate the total infected population. This attack method would not cause damages to buildings or other infrastructure, only to human populations.

Event Assumptions: Each canister contains 650 milliliters of pneumonic plague bacteria. The type of infectious agent used is identified on Day 4. After identification, the fatality rate is 10% for new cases. Pneumonic plague has a 1-15 percent mortality rate in treated cases and a 40-60 percent mortality rate in untreated cases.

Results: The following table presents the estimated human impacts of the scenario.



Table 4.122: Estimated Impact of Scenario #2, Pneumonic Plague Release

Impact	Effect
Initial Infected Population	440 persons
Secondary Infected Population	883 persons
Deaths (7% of Infected)	62

Source: Electronic Mass Casualty Assessment and Planning Scenarios by Johns Hopkins University

Scenario #3: Improvised Explosive Device

Event: An improvised explosive device utilizing an ammonium nitrate/fuel oil mixture is carried in a panel van to a parking area during a time when stadium patrons are leaving their cars and entering the stadium and detonated. Potential losses with this type of scenario include both human and structural assets.

Event Assumptions: The quantity of ammonium nitrate/fuel oil mixture used is 4,000 pounds. The population density of the lot is assumed to be 1 person per every 25 square feet for a pre-game crowd. The Lethal Air Blast Range for such a vehicle is estimated to be 50 feet according to the Bureau of Alcohol, Tobacco, Firearms and Explosives Standards. The Falling Glass Hazard distance is estimated at 600 feet according to Bureau of Alcohol, Tobacco, Firearms and Explosives Explosive Standards. In this event, damage would occur to vehicles, and depending on the proximity of other structures, damages would occur to the stadium complex itself. The exact amount of these damages is difficult to predict because of the large numbers of factors, including the type of structures nearby and the amount of insurance held by vehicle owners. It is estimated that the average replacement cost for a vehicle is \$20,000 and the average repair cost for damaged vehicles would be \$4,000.

Results: The following table presents the estimated human impacts of the scenario.

Table 4.123: Estimated Impact of Scenario #3, Improvised Explosive Device

Impact	Effect
Deaths	1,391 persons
Trauma Injuries	2,438 persons
Urgent Care Injuries	11,935
Injuries not Requiring Hospitalization	4,467
Repair Costs for 100 Vehicles	\$400,000
Replacement Costs for 50 Vehicles	\$1,000,000

Source: Electronic Mass Casualty Assessment and Planning Scenarios by Johns Hopkins University

4.19.5 – Impact and Consequence Analysis

There is no consensus on estimates of potential fatalities and injuries for terrorism events. Injury and death tolls would be dependent on the type, size and weapon used. Areas with higher population densities would likely result in a greater number of casualties.

As per EMAP requirements, the following table provides the Consequence Analysis.



Table 4.124: Terrorism Consequence Analysis

Subject	Impacts of Terrorism
Health and Safety of Persons in the Area of the Incident	Impact could be severe for persons in the incident area.
Responders	Impact to responders could be severe if not trained and properly equipped. Responders that are properly trained and equipped will have a low to moderate impact.
Continuity of Operations	Depending on damage to facilities/personnel in the incident area, relocation may be necessary and lines of succession execution.
Property, Facilities, and Infrastructure	Impact within the incident area could be severe for explosion, moderate to low for Hazmat.
Environment	Localized impact within the incident area could be severe depending on the type of incident.
Economic Conditions	Economic conditions could be adversely affected and dependent upon time and length of clean up and investigation.
Public Confidence in Governance	Impact dependent on if the incident could have been avoided by government entities, clean-up, investigation times and outcomes.



4.20 – Hailstorms

According to NOAA, hail is precipitation that is formed when updrafts in thunderstorms carry raindrops upward into extremely cold areas of the atmosphere causing them to freeze. The raindrops form into small frozen droplets and then continue to grow as they come into contact with super-cooled water which will freeze on contact with the frozen rain droplet. This frozen rain droplet can continue to grow and form hail.



4.20.1 – Location and Extent

Hailstorms occur over broad geographic regions. The entire planning area, including all participating jurisdictions, is at risk to hailstorms.

Based on information provided by the NOAA's Storm Prediction Center, the following table describes various sizes of hail.

Table 4.125: Hailstorm Intensity Scale

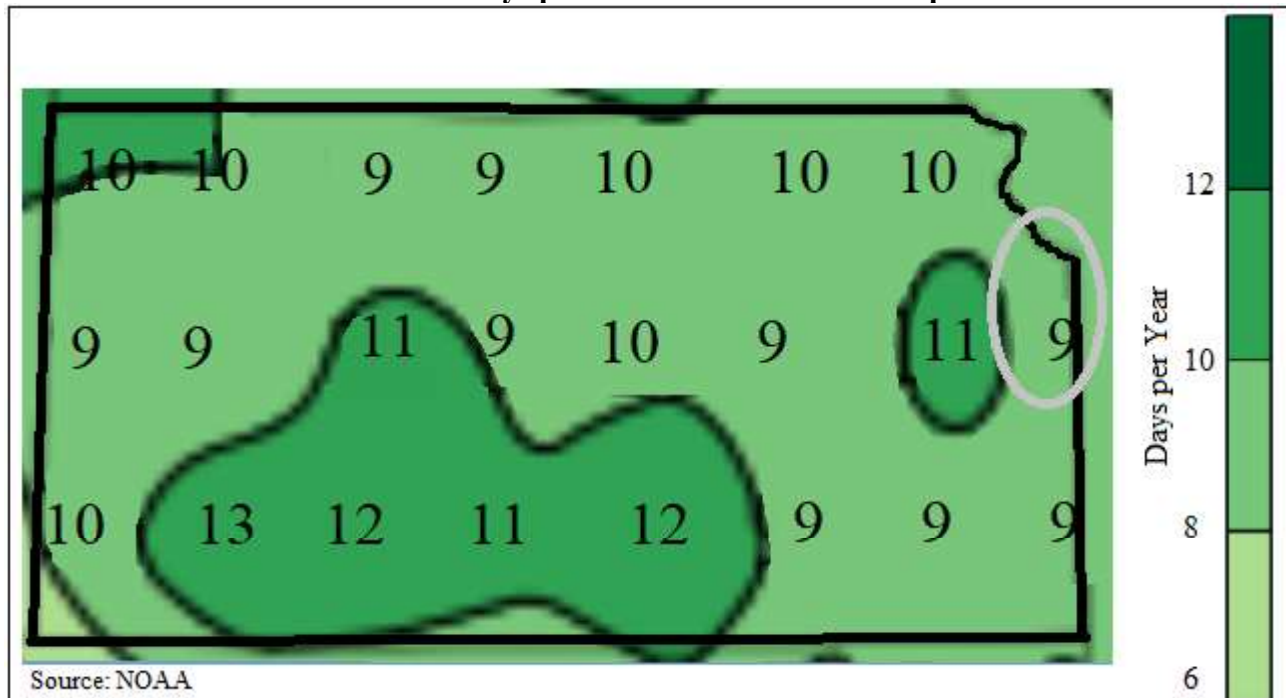
Hail Size in Inches	Object Analog Report
.50	Marble, moth ball
.75	Penny
.88	Nickel
1.00	Quarter
1.25	Half dollar
1.50	Walnut, ping pong
1.75	Golf ball
2.00	Hen egg
2.50	Tennis ball
2.75	Baseball
3.00	Tea cup
4.00	Softball
4.50	Grapefruit

Source: NOAA

The following map, generated by data compiled by NOAA, indicates the average number of severe hail event days for Kansas Region L (9).



Severe Hail Days per Year from 2003-2012 Reports



4.20.2 – Previous Occurrences

In the 20-year period from 1999 to 2018 (with 1999 and 2018 being full data set years), there have been six Presidential Disaster Declarations for the Kansas Region L for severe storms (of which a component may be hail). The following 20-year information on past declared disasters is presented to provide a historical perspective on severe storm (and potentially hail) events that have impacted the Kansas Region L. Declaration numbers in bold indication declared disaster that have occurred since the previous mitigation plan update in 2013.

Table 4.126: Kansas Region L FEMA Severe Storm Disaster and Emergency Declarations, 1999 -2018

Declaration Number	Incident Period	Disaster Description	Regional Counties Involved	Dollars Obligated
4347	11/7/2017 (7/22/2017 – 7/27/2017)	Severe Storms, Straight-Line Winds, Flooding	Johnson, Wyandotte	\$6,195,147.97
1699	5/6/2007 (5/4/2007)	Severe Storms, Tornadoes, and Flooding	Leavenworth	\$117,565,269
1615	11/21/2005 (10/1-2/2005)	Severe Storms and Flooding	Leavenworth	\$10,286,064
1562	09/30/2004 (8/27-30/2004)	Severe Storms, Flooding, and Tornadoes	Wyandotte	\$2,103,376
1535	8/3/2004 (6/12-7/25/2004)	Severe Storms, Flooding, and Tornadoes	Wyandotte	\$12,845,892



Table 4.126: Kansas Region L FEMA Severe Storm Disaster and Emergency Declarations, 1999 -2018

Declaration Number	Incident Period	Disaster Description	Regional Counties Involved	Dollars Obligated
1462	5/6/2003 (5/4-30/2003)	Severe Storms, Tornados, and Flooding	Leavenworth and Wyandotte	\$988,056

Source: FEMA

The following provides details of the single Presidential Disaster Declaration for Kansas Region L related to severe storms (and potentially hail) since the last plan update in 2013.

**Kansas – Severe Storms, Straight-line Winds, and Flooding
FEMA-4347-DR**

Declared November 7, 2017

On August 31, 2017, Governor Sam Brownback requested a major disaster declaration due to severe storms, straight-line winds, and flooding during the period of July 22-27, 2017. The Governor requested a declaration for Public Assistance for two counties and Hazard Mitigation statewide. During the period of August 18-24, 2017, joint federal, state, and local government Preliminary Damage Assessments (PDAs) were conducted in the requested counties and are summarized below. PDAs estimate damages immediately after an event and are considered, along with several other factors, in determining whether a disaster is of such severity and magnitude that effective response is beyond the capabilities of the state and the affected local governments, and that Federal assistance is necessary.

On November 7, 2017, President Trump declared that a major disaster exists in the State of Kansas. This declaration made Public Assistance requested by the Governor available to state and eligible local governments and certain private nonprofit organizations on a cost-sharing basis for emergency work and the repair or replacement of facilities damaged by the severe storms, straight-line winds, and flooding in Johnson and Wyandotte Counties. This declaration also made Hazard Mitigation Grant Program assistance requested by the Governor available for hazard mitigation measures statewide.

In addition to the above reported events, the following table presents NOAA NCEI identified hailstorm events and the resulting damage totals in Kansas Region L from the period 2009 - 2018.

Table 4.127: Kansas Region L NCEI Hailstorm Events, 2009 - 2018

County	Number of Days with Events	Property Damage	Deaths	Injuries
Johnson	49	\$130,200	0	0
Leavenworth	39	\$12,000	0	0
Wyandotte	19	\$0	0	0

Source: NOAA NCEI

As no damages or deaths or injuries were reported, descriptions of these events can be found on the NOAA NCEI website:

- www.NCEI.noaa.gov/stormevents/ftp.jsp



Available crop loss data from the USDA Risk Management Agency detailing cause of loss was researched to determine the financial impacts of hail on the region's agricultural base. Crop loss data for the years 2014- 2018 (with 2014 and 2018 being full data years), for the region, indicates one hail related claim on 195 acres for \$5,955.

Table 4.128: USDA Risk Management Agency Cause of Loss Indemnities 2014-2018, Hail

County	Number of Reported Claims	Acres Lost	Total Amount of Loss
Johnson	1	195	\$5,955
Leavenworth	3	66	\$5,279
Wyandotte	0	0	\$0

Source: USDA

4.20.3 – Hazard Probability Analysis

The following table summarizes hailstorm probability data for **Johnson County**.

Table 4.129: Johnson County Hailstorm Probability Summary

Data	Recorded Impact
Number of Days with NCEI Reported Event (2009-2018)	49
Average Events per Year	5
Number of Days with Event and Death or Injury (2009-2018)	0
Average Number of Days with Event and Injury or Death	0
Total Reported NCEI Property Damage (2009-2018)	\$130,200
Average Property Damage per Year	\$13,020
USDA Farm Service Agency Number of Crop Damage Claims (2014-2018)	1
Average Number of Claims per Year	<1
USDA Farm Service Agency Number of Acres Damaged (2014-2018)	195
Average Number of Acres Damaged per Year	39
USDA Farm Service Agency Crop Damage Claims Amount (2014-2018)	\$5,955
Average Crop Damage per Year	\$1,191

Source: NCEI and USDA

Data from the NCEI indicates that Johnson County can expect on a yearly basis, relevant to hail events:

- Five events
- No deaths or injuries
- \$13,020 in property damages

According to the USDA Risk Management Agency, Wyandotte County can expect on a yearly basis, relevant to hail occurrences:

- Less than one insurance claims
- 39 acres impacted
- \$1,191 in insurance claims

The following table summarizes hailstorm probability data for **Leavenworth County**.



Table 4.130: Leavenworth County Hailstorm Probability Summary

Data	Recorded Impact
Number of Days with NCEI Reported Event (2009-2018)	39
Average Events per Year	4
Number of Days with Event and Death or Injury (2009-2018)	0
Average Number of Days with Event and Injury or Death	0
Total Reported NCEI Property Damage (2009-2018)	\$12,000
Average Property Damage per Year	\$1,200
USDA Farm Service Agency Number of Crop Damage Claims (2014-2018)	3
Average Number of Claims per Year	1
USDA Farm Service Agency Number of Acres Damaged (2014-2018)	66
Average Number of Acres Damaged per Year	13
USDA Farm Service Agency Crop Damage Claims Amount (2014-2018)	\$5,279
Average Crop Damage per Year	\$1,056

Source: NCEI and USDA

Data from the NCEI indicates that Leavenworth County can expect on a yearly basis, relevant to hail events:

- Four events
- No deaths or injuries
- \$1,200 in property damages

According to the USDA Risk Management Agency, Leavenworth County can expect on a yearly basis, relevant to hail occurrences:

- One insurance claim
- 13 acres impacted
- \$1,056 in insurance claims

The following table summarizes hailstorm probability data for **Wyandotte County**.

Table 4.131: Wyandotte County Hailstorm Probability Summary

Data	Recorded Impact
Number of Days with NCEI Reported Event (2009-2018)	19
Average Events per Year	2
Number of Days with Event and Death or Injury (2009-2018)	0
Average Number of Days with Event and Injury or Death	0
Total Reported NCEI Property Damage (2009-2018)	\$0
Average Property Damage per Year	\$0
USDA Farm Service Agency Number of Crop Damage Claims (2014-2018)	0
Average Number of Claims per Year	0
USDA Farm Service Agency Number of Acres Damaged (2014-2018)	0
Average Number of Acres Damaged per Year	0
USDA Farm Service Agency Crop Damage Claims Amount (2014-2018)	\$0
Average Crop Damage per Year	\$0

Source: NCEI and USDA



Data from the NCEI indicates that Wyandotte County can expect on a yearly basis, relevant to hail events:

- Two events
- No deaths or injuries
- \$0 in property damages

According to the USDA Risk Management Agency, Wyandotte County can expect on a yearly basis, relevant to hail occurrences:

- No insurance claims
- No acres impacted
- \$0 in insurance claims

In addition, Kansas Region L has had six Presidentially Declared Disasters relating to severe storms (of which hail is a potential component) in the last 20 years. This represents an average of less than one declared severe storm (hailstorm) related disaster per year.

4.20.4 – Vulnerability Analysis

For purposes of this assessment, all counties within the region were determined to be at equal risk to hailstorm events.

The following table presents data from the NOAA NCEI and HAZUS concerning the value of structures and the percentage of structures for each Kansas Region L county incurring damage over the period 2009 to 2018 from hailstorm events. A greater percentage of damaged structures damaged may indicate a greater potential future vulnerability.

Table 4.132: Kansas Region L Structural Vulnerability Data for Hailstorms

County	HAZUS Building Valuation	NCEI Structure Damage, Hail 2009-2018	Percentage of Building Valuation Damaged by Hail
Johnson	\$124,279,962,000	\$13,020	0.00001%
Leavenworth	\$13,050,342,000	\$1,200	0.00001%
Wyandotte	\$29,708,946,000	\$0	0.0%

Source: NCEI and HAZUS

The USDA 2012 Census of Agriculture (the latest available data) provides data on the crop exposure value, the total dollar value of all crops, for each Kansas Region L County. USDA Risk Management Agency crop loss data allows us to quantify the monetary impact of hailstorm conditions on the agricultural sector. The higher the percentage loss, the higher potential future vulnerability the county may have to hailstorm events.



Table 4.133: Kansas Region L USDA Annual Hailstorm Percentage Impact Data, 2014-2018

Jurisdiction	Farm Acreage	Annual Acres Impacted	Annual Percentage of Total Acres Impacted	Market Value of Products Sold	Annualized Crop Insurance Paid	Annual Percentage of Market Value Impacted
Johnson	99,354	39	0.004%	\$24,370,000	\$1,191	0.005%
Leavenworth	184,471	13	0.01%	\$36,367,000	\$2,231	0.01%
Wyandotte	12,009	0	0.0%	\$3,291,000	\$0	0.0%

Source: USDA

4.20.5 – Impact and Consequence Analysis

As per EMAP requirements, the following table provides the Consequence Analysis.

Table 4.134: Hailstorm Consequence Analysis

Subject	Impacts of Hailstorm
Health and Safety of the Public	Severity and location dependent. Impacts on persons in the areas of hail are expected to be severe if caught without proper shelter.
Health and Safety of Responders	Impacts will be predicated on the severity of the event. Damaged infrastructure will likely result in hazards such as downed utility lines, main breakages and debris on roadways. .
Continuity of Operations	Temporary relocation may be necessary if government facilities experience damage. Services may be limited to essential tasks if utilities are impacted.
Property, Facilities, and Infrastructure	Impact to property, facilities, and infrastructure could be minimal to severe, depending on the location and structural capacity of the facility. Loss of structural integrity of buildings and infrastructure could occur. Utility lines, roads, residential and business properties will be affected.
Environment	Impact could be severe for the immediate impacted area, depending on the size of the event. Impact will lessen as distance increases from the immediate incident area
Economic Conditions	Impacts to the economy will be dependent severity of the event and the impact on structures and infrastructure. Impacts could be severe if roads/utilities are affected.
Public Confidence in the Jurisdiction's Governance	Response and recovery will be in question if not timely and effective. Warning systems in place and the timeliness of those warnings could be questioned.



4.21 – Extreme Temperatures

Extreme temperature events occur when climate conditions produce temperatures well outside of the predicted norm. These extremes can have severe impacts on human health and mortality, natural ecosystems, agriculture, and other economic sectors.

4.21.1 – Location and Extent

The Midwest climate region is known for extremes in temperature. Specifically, Kansas lacks any mountain ranges that could act as a barrier to cold air masses from the north or hot, humid air masses from the south or any oceans or large bodies of water that could provide a moderating effect on the climate. The polar jet stream is often located over the region during the winter, bringing frequent storms and precipitation. Kansas summers are generally warm and humid due to the clockwise air rotation caused by Atlantic high-pressure systems bringing warm humid air up from the Gulf of Mexico.

All of Kansas Region L is vulnerable to both extreme heat and extreme cold, defined as follows.

Table 4.135: Extreme Temperature Definitions

Term	Definition
Extreme Heat	Extreme heat is defined as temperatures that hover 10 degrees or more above the average high temperature for the region and last for several weeks. Ambient air temperature is one component of heat conditions, with relative humidity being the other. Humid or muggy conditions, which add to the discomfort of high temperatures, occur when an area of high atmospheric pressure traps moisture laden air near the ground.
Extreme Cold	Although no specific definition exists for extreme cold, an extreme cold event can generally be defined as temperatures at or below freezing for an extended period of time. Extreme cold events are usually part of Winter Storm events but can occur during anytime of the year and can have devastating effects on agricultural production.

Data from the following High Plains Regional Climate Center weather stations from the first available date to present was obtained to illustrate temperature norms.

Table 4.136: Johnson County Average Temperatures

Month	Mean Max Temperature Normal (°F)	Mean Min Temperature Normal (°F)	Mean Avg Temperature Normal (°F)
January	39.1	21.0	30.1
February	44.5	25.1	34.8
March	55.3	34.5	44.9
April	65.2	45.0	55.1
May	74.4	55.0	64.7
June	82.8	63.8	73.3
July	87.7	68.8	78.3
August	87.4	67.9	77.6
September	78.7	58.5	68.6



Table 4.136: Johnson County Average Temperatures

Month	Mean Max Temperature Normal (°F)	Mean Min Temperature Normal (°F)	Mean Avg Temperature Normal (°F)
October	66.9	47.1	57.0
November	53.4	34.6	44.0
December	41.0	23.8	32.4

Source: High Plains Regional Climate Center, Olathe Johnson County Executive Airport Station, 1981-2010

Table 4.137: Leavenworth County Average Temperatures

Month	Mean Max Temperature Normal (°F)	Mean Min Temperature Normal (°F)	Mean Avg Temperature Normal (°F)
January	38.9	19.4	29.2
February	44.5	23.6	34.1
March	55.7	32.7	44.2
April	66.8	43.3	55.1
May	76.4	54.2	65.3
June	84.9	63.4	74.1
July	89.8	68.5	79.2
August	88.4	66.5	77.4
September	79.6	56.7	68.2
October	68.1	45.7	56.9
November	53.8	33.3	43.5
December	41.1	22.6	31.8

Source: High Plains Regional Climate Center, Leavenworth Station, 1981-2010

Table 4.138: Wyandotte County Average Temperatures

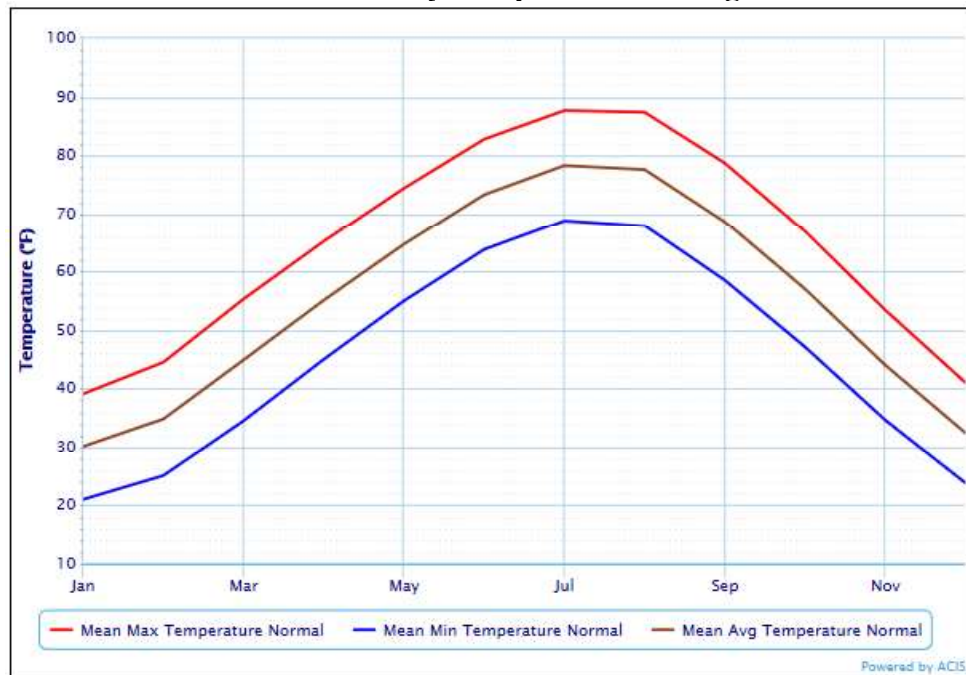
Month	Mean Max Temperature Normal (°F)	Mean Min Temperature Normal (°F)	Mean Avg Temperature Normal (°F)
January	39.3	16.6	28.0
February	44.6	21.2	32.9
March	55.1	31.3	43.2
April	65.2	41.0	53.1
May	74.5	52.6	63.6
June	82.7	62.2	72.5
July	88.1	67.2	77.6
August	87.1	65.2	76.1
September	79.1	56.0	67.6
October	67.3	43.0	55.2
November	54.4	31.7	43.1
December	41.2	20.6	30.9

Source: High Plains Regional Climate Center, Bonner Springs Station, 1981-2010

The following graphs illustrate the above data.

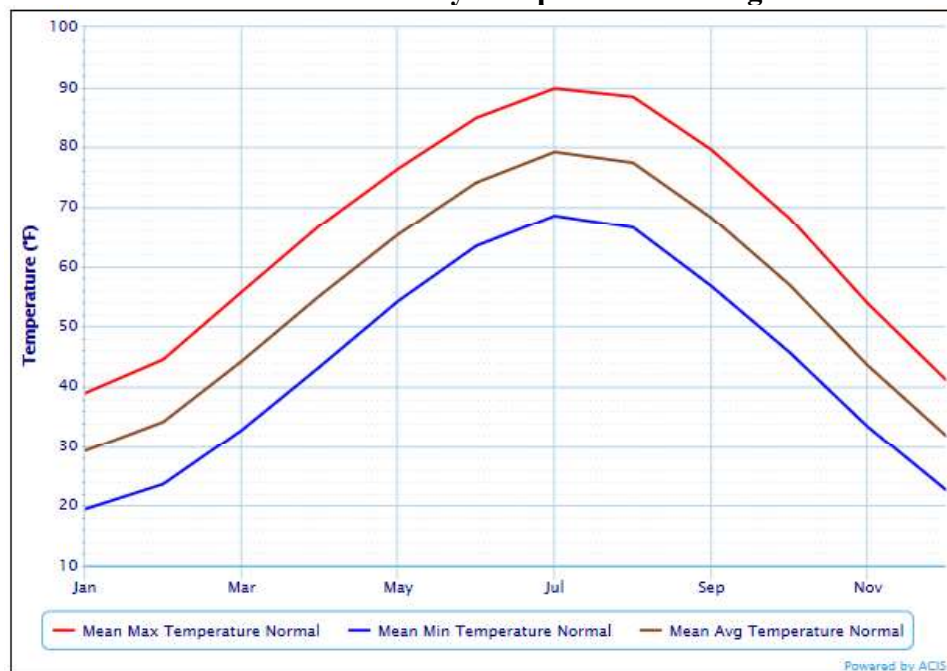


Johnson County Temperature Averages



Source: High Plains Regional Climate Center, Olathe Johnson County Executive Airport, 1981-2010

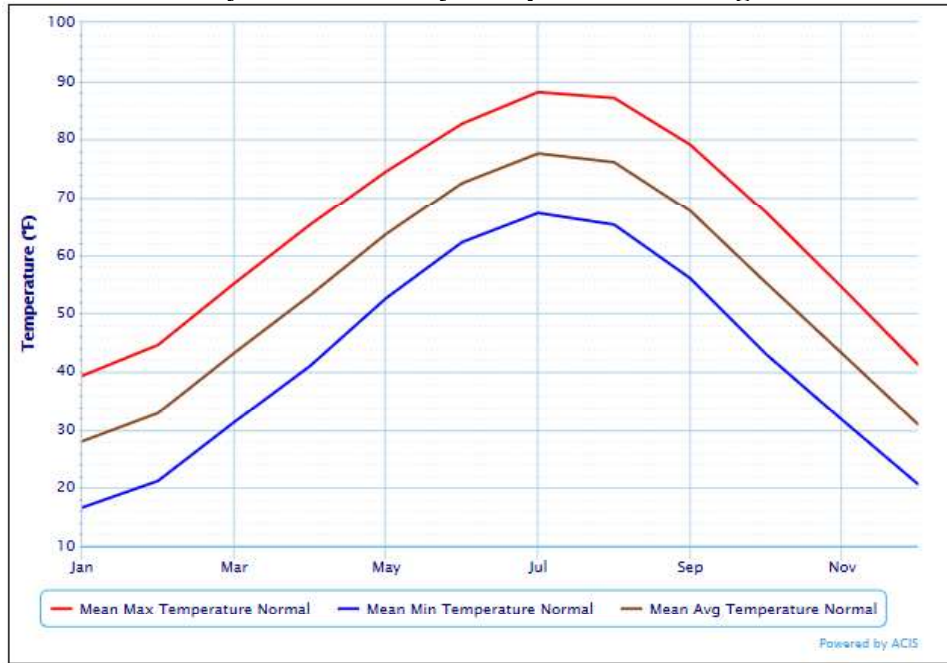
Leavenworth County Temperature Averages



Source: High Plains Regional Climate Center, Leavenworth Station, 1981-2010



Wyandotte County Temperature Averages



Source: High Plains Regional Climate Center, Bonner Springs Station, 1981-2010

When discussing weather patterns climate change should be considered as it may markedly change future weather-related events. There is a scientific consensus that climate change is occurring, and recent climate modeling results indicate that extreme weather events may become more common. Rising average temperatures produce a more variable climate system which may result in an increase in the frequency and severity of some extreme weather events including longer and hotter heat waves (and by correlation, an increased risk of wildfires), higher wind speeds, greater rainfall intensity, and increased tornado activity.

4.21.2 – Previous Occurrences

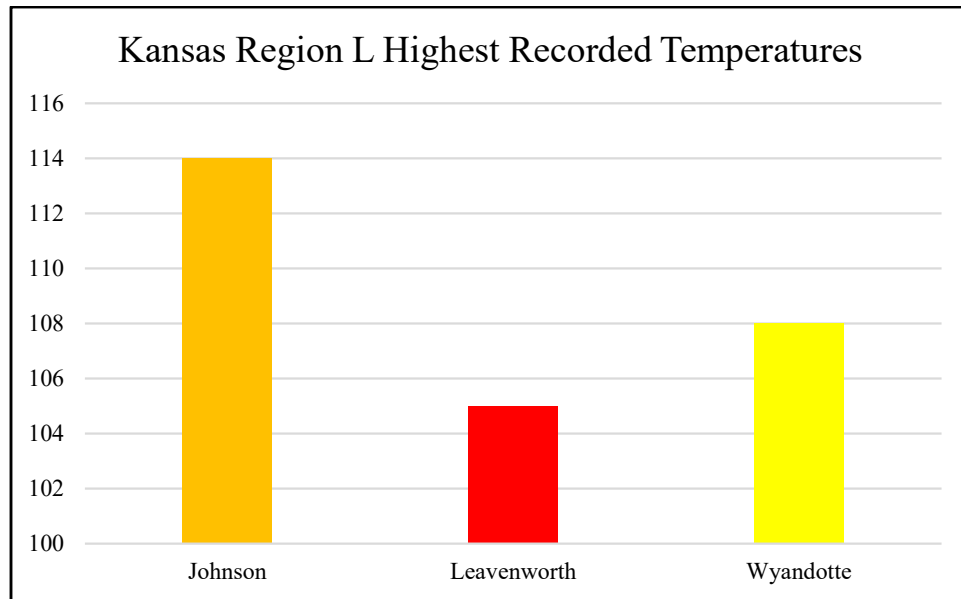
Data from the High Plains Regional Climate Center indicates the following historic high and low temperatures.

Table 4.139: Kansas Region L Historic Temperatures

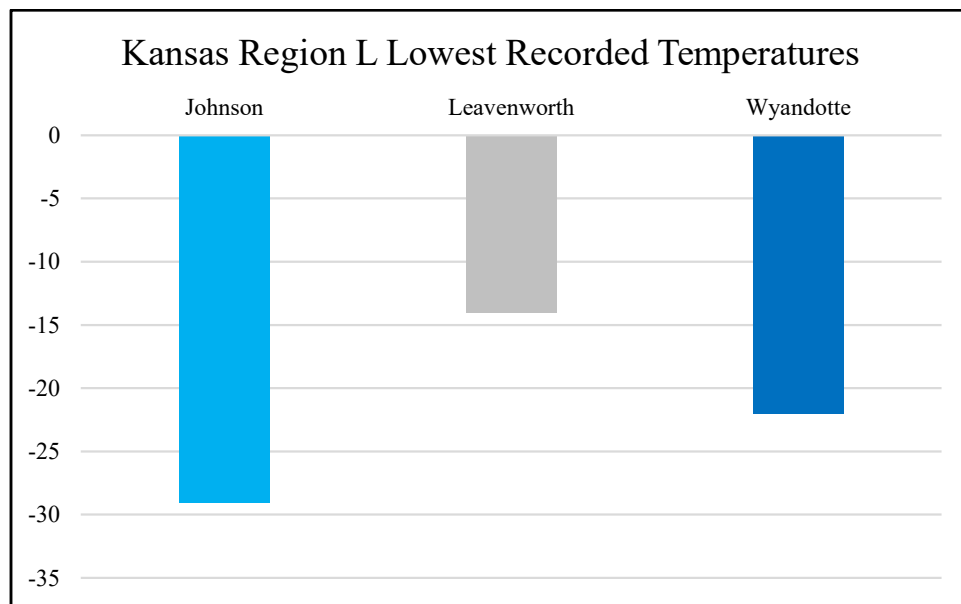
County	Historic Low Temperature (F)	Historic High Temperature (F)
Johnson	-29	114
Leavenworth	-14	105
Wyandotte	-22	108

Source: High Plains Regional Climate Center





Source: High Plains Regional Climate Center



Source: High Plains Regional Climate Center

In addition to the above reported events, the following table presents National Oceanic and Atmospheric Administration (NOAA) National Centers for Environmental Information (NCEI) identified extreme temperature events (Excessive Heat and Extreme Cold/Wind Chill) and the resulting damage totals in Kansas Region L from the period 2013- 2018.



Table 4.140: Kansas Region L NCEI Extreme Temperature Events, 2009 - 2018

County	Event Type	Number of Events	Property Damage	Deaths	Injuries
Johnson	Cold	0	\$0	0	0
	Heat	2	\$0	0	0
Leavenworth	Cold	0	\$0	0	0
	Heat	2	\$0	0	0
Wyandotte	Cold	0	\$0	0	0
	Heat	2	\$0	0	0

Source: NOAA NCEI

Available crop loss data from the USDA Risk Management Agency detailing cause of loss was researched to determine the financial impacts of extreme temperature on the region's agricultural base. Crop loss data for the years 2014- 2018 (with 2014 and 2018 being full data years), for the region, indicates seven extreme temperature related claim on 670 acres for \$17,096.

**Table 4.141: USDA Risk Management Agency Cause of Loss Indemnities
2014-2018, Extreme Temperatures**

County	Number of Reported Claims	Acres Lost	Total Amount of Loss
Johnson	1	56	\$5,942
Leavenworth	6	673	\$12,356
Wyandotte	0	0	\$0

Source: USDA

4.21.3 – Hazard Probability Analysis

Although periods of extreme heat and cold occur on an annual basis, events that create a serious public health risk or threaten infrastructure capacity occur less often. An extreme heat event is more likely to occur in the months of June, July, August, and September, and an extreme cold event is more likely to occur in the months of November, December, January, February, and March. Also, the EPA has projected that with climate changes in the Great Plains, temperatures will continue to increase and impact all Kansas Region L communities.

The following table summarizes extreme temperature event data for **Johnson County**.

Table 4.142: Johnson County Extreme Temperature Probability Summary

Data	Recorded Impact
Number of Days with NCEI Reported Event (2009-2018)	2
Average Events per Year	<1
Number of Days with Event and Death or Injury (2009-2018)	0
Average Number of Days with Event and Injury or Death	0
Total Reported NCEI Property Damage (2009-2018)	\$0
Average Property Damage per Year	\$0
USDA Farm Service Agency Number of Crop Damage Claims (2014-2018)	1
Average Number of Claims per Year	<1
USDA Farm Service Agency Number of Acres Damaged (2014-2018)	56
Average Number of Acres Damaged per Year	11



Table 4.142: Johnson County Extreme Temperature Probability Summary

Data	Recorded Impact
USDA Farm Service Agency Crop Damage Claims Amount (2014-2018)	\$5,942
Average Crop Damage per Year	\$1,188

Source: NCEI and USDA

Data from the NCEI indicates that Johnson County can expect on a yearly basis, relevant to extreme temperature events:

- <1 extreme temperature event
- No deaths or injuries
- \$0 in property damages

According to the USDA Risk Management Agency, Johnson County can expect on a yearly basis, relevant to extreme temperature occurrences:

- Less than one insurance claims
- 11 acres impacted
- \$1,188 in insurance claims

The following table summarizes extreme temperature event data for **Leavenworth County**.

Table 4.143: Leavenworth County Extreme Temperature Probability Summary

Data	Recorded Impact
Number of Days with NCEI Reported Event (2009-2018)	0
Average Events per Year	0
Number of Days with Event and Death or Injury (2009-2018)	0
Average Number of Days with Event and Injury or Death	0
Total Reported NCEI Property Damage (2009-2018)	\$0
Average Property Damage per Year	\$0
USDA Farm Service Agency Number of Crop Damage Claims (2014-2018)	6
Average Number of Claims per Year	1
USDA Farm Service Agency Number of Acres Damaged (2014-2018)	673
Average Number of Acres Damaged per Year	135
USDA Farm Service Agency Crop Damage Claims Amount (2014-2018)	\$12,356
Average Crop Damage per Year	\$2,471

Source: NCEI and USDA

Data from the NCEI indicates that Leavenworth County can expect on a yearly basis, relevant to extreme temperature events:

- <1 extreme temperature event
- No deaths or injuries
- \$0 in property damages

According to the USDA Risk Management Agency, Leavenworth County can expect on a yearly basis, relevant to extreme temperature occurrences:



- One insurance claim
- 135 acres impacted
- \$2,471 in insurance claims

The following table summarizes extreme temperature event data for **Wyandotte County**.

Table 4.144: Wyandotte County Extreme Temperature Probability Summary

Data	Recorded Impact
Number of Days with NCEI Reported Event (2009-2018)	2
Average Events per Year	<1
Number of Days with Event and Death or Injury (2009-2018)	0
Average Number of Days with Event and Injury or Death	0
Total Reported NCEI Property Damage (2009-2018)	\$0
Average Property Damage per Year	\$0
USDA Farm Service Agency Number of Crop Damage Claims (2014-2018)	0
Average Number of Claims per Year	0
USDA Farm Service Agency Number of Acres Damaged (2014-2018)	0
Average Number of Acres Damaged per Year	0
USDA Farm Service Agency Crop Damage Claims Amount (2014-2018)	\$0
Average Crop Damage per Year	\$0

Source: NCEI and USDA

Data from the NCEI indicates that Wyandotte County can expect on a yearly basis, relevant to extreme temperature events:

- <1 extreme temperature event
- No deaths or injuries
- \$0 in property damages

According to the USDA Risk Management Agency, Wyandotte County can expect on a yearly basis, relevant to extreme temperature occurrences:

- No insurance claims
- No acres impacted
- \$0 in insurance claims

4.21.4 – Vulnerability Analysis

The primary concerns with this hazard are human health safety issues. Specific at-risk groups identified were outdoor workers, farmers, and senior citizens. Due to the potential for fatalities and the possibility for the loss of electric power due to increased strain on power generation and distribution for air conditioning, periods of extreme heat can affect the planning area.

Exposure to direct sun can increase Heat Index values by as much as 15°F. The zone above 105°F corresponds to a Heat Index that may cause increasingly severe heat disorders with continued exposure



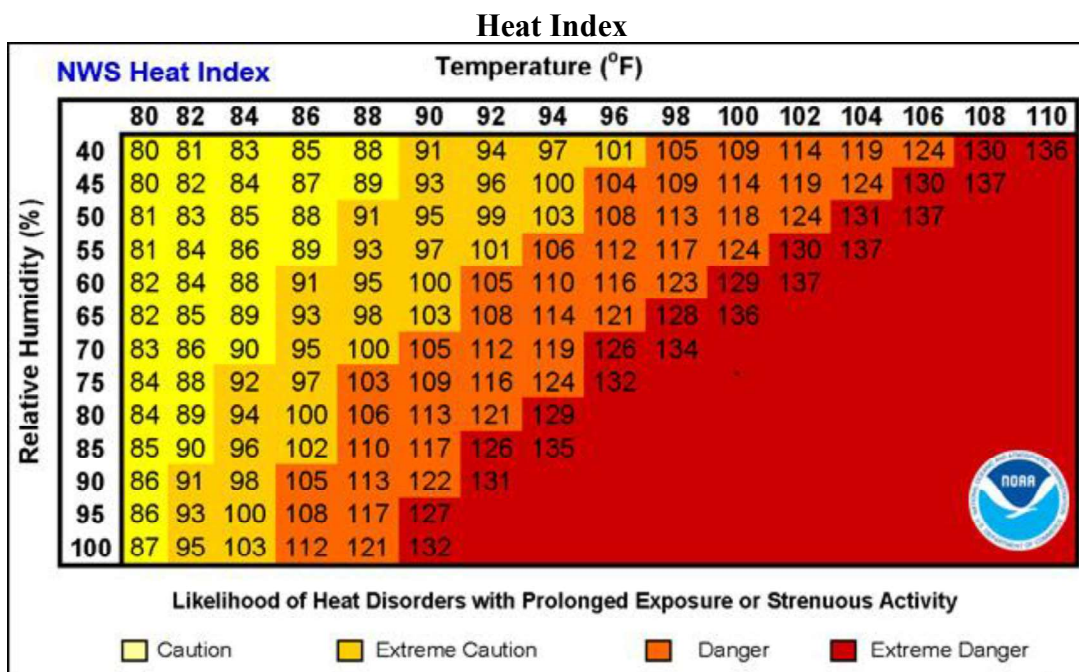
and/or physical activity. The following table discusses potential impacts on human health related to excessive heat.

Table 4.145: Extreme Heat Impacts on Human Health

Heat Index (HI) Temperature	Potential Impact on Human Health
80-90° F	Fatigue possible with prolonged exposure and/or physical activity
90-105° F	Sunstroke, heat cramps, and heat exhaustion possible with prolonged exposure and/or physical activity
105-130° F	Heatstroke/sunstroke highly likely with continued exposure

Source: National Weather Service Heat Index Program

The following graph, from the NWS, indicates Heat Index values.

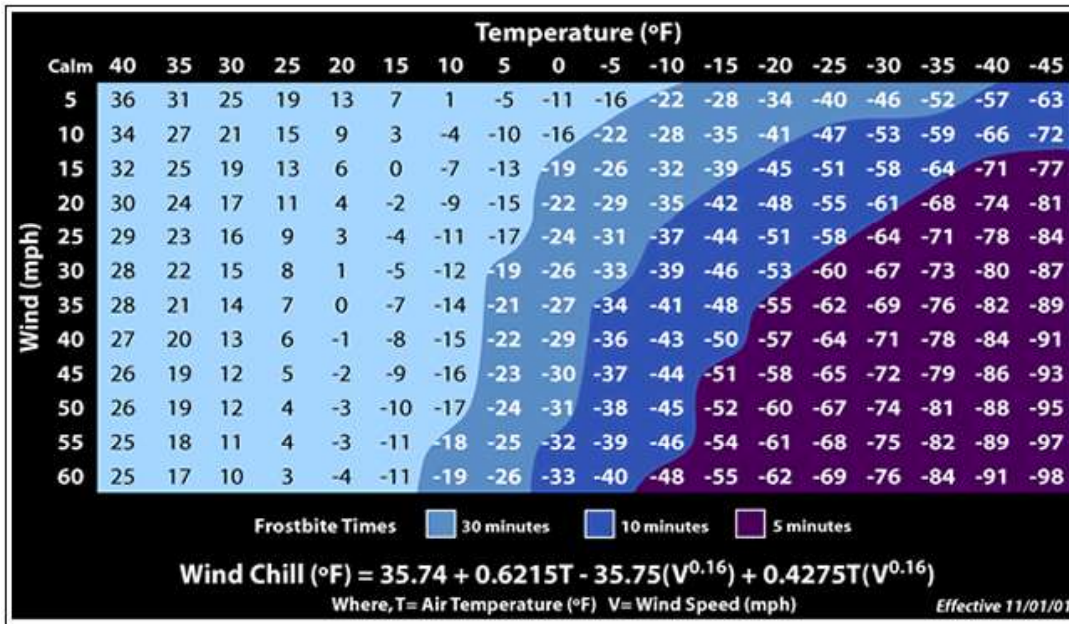


Extreme cold can cause hypothermia, an extreme lowering of the body's temperature, frostbite and death. Infants and the elderly are particularly at risk, but anyone can be affected. Other impacts of extreme cold include asphyxiation from toxic fumes from emergency heaters, household fires, which can be caused by fireplaces and emergency heaters, and frozen/burst water pipes. There are no specific data sources recording cold related deaths in Kansas.

The following graph, from the NWS, shows wind chill values.



Wind Chill Values



Counties with a high population and/or a growing population may be at increased risk.

Table 4.146: Kansas Region L Population Vulnerability Data for Extreme Temperatures

County	2017 Population	Percent Population Change 2000 to 2017
Johnson	591,178	31.06%
Leavenworth	81,095	18.06%
Wyandotte	165,288	4.69%

The USDA 2012 Census of Agriculture (the latest available data) provides data on the crop exposure value, the total dollar value of all crops, for each Kansas Region L County. USDA Risk Management Agency crop loss data allows us to quantify the monetary impact of extreme temperature conditions on the agricultural sector. The higher the percentage loss, the higher potential future vulnerability the county may have to extreme temperature events.

Table 4.147: Kansas Region L USDA Annual Extreme Temperature Percentage Impact Data, 2014-2018

Jurisdiction	Farm Acreage	Annual Acres Impacted	Annual Percentage of Total Acres Impacted	Market Value of Products Sold	Annualized Crop Insurance Paid	Annual Percentage of Market Value Impacted
Johnson	99,354	39	0.004%	\$24,370,000	\$1,188	0.005%
Leavenworth	184,471	13	0.01%	\$36,367,000	\$2,471	0.01%
Wyandotte	12,009	0	0.0%	\$3,291,000	\$0	0.0%

Source: USDA



4.21.5 – Consequence Analysis

As per EMAP requirements, the following table provides the Consequence Analysis.

Table 4.148: Extreme Temperature Consequence Analysis

Subject	Impacts of Extreme Temperatures
Health and Safety of the Public	Depending on the duration of the event, impact is expected to be severe for unprepared and unprotected persons. Impact will be minimal to moderate for prepared and protected persons.
Health and Safety of Responders	Impact could be severe if proper precautions are not taken, i.e. hydration in heat, clothing in extreme cold. With proper preparedness and protection, the impact would be minimal.
Continuity of Operations	Minimal expectation for utilization of the COOP.
Property, Facilities, and Infrastructure	Impact to infrastructure could be minimal to severe depending on the temperature extremes.
Environment	The impact to the environment could be severe. Extreme heat and extreme cold could seriously damage wildlife and plants, trees, crops, etc.
Economic Conditions	Impacts to the economy will be dependent on how extreme the temperatures get, but only in the sense of whether people will venture out to spend money. Utility bills could increase causing more financial hardship.
Public Confidence in the Jurisdiction's Governance	Confidence will be dependent on how well utilities hold up as they are stretched to provide heat and cool air, depending on the extreme. Planning and response could be challenged.



4.22 – Dam and Levee Failure

A dam is a barrier across flowing water that obstructs, directs or slows down the flow, often creating a reservoir, lake or impoundments. Common reasons for dam failure include:

- Flooding
- Sub-standard construction materials/techniques
- Spillway design error
- Geological instability caused by changes to water levels during filling or poor surveying
- Sliding of a mountain into the reservoir
- Poor maintenance, especially of outlet pipes
- Human, computer or design error
- Internal erosion, especially in earthen dams
- Earthquakes



A levee is an artificial barrier, usually an earthen embankment, constructed along rivers to protect adjacent lands from flooding. Common reasons for levee failure include:

- Surface erosion due to water velocities
- Subsurface actions
- Flood waters exceeding the design capacity of the structure

4.22.1 – Dam Location and Extent

In Kansas, the State has regulatory jurisdiction over non-federal dams that meet the following definition of a “jurisdictional” dam as defined by K.S.A. 82a-301 et seq, and amendments thereto:

- *any artificial barrier including appurtenant works with the ability to impound water, waste water or other liquids that has a height of 25 feet or more; or has a height of six feet or greater and also has the capacity to impound 50 or more acre feet. The height of a dam or barrier shall be determined as follows: (1) A barrier or dam that extends across the natural bed of a stream or watercourse shall be measured from the downstream toe of the barrier or dam to the top of the barrier or dam; or (2) a barrier or dam that does not extend across a stream or watercourse shall be measured from the lowest elevation of the outside limit of the barrier or dam to the top of the barrier or dam.*

The KDA Division of Water Resources (KDA-DWR) is the State agency responsible for regulation of jurisdictional dams. Within the DWR, the Water Structures Program has the following responsibilities:

- Reviewing and approving of plans for constructing new dams and for modifying existing dams
- Ensuring quality control during construction,
- Monitoring dams that, if they failed, could cause loss of life, or interrupt public utilities or services



The KDA-DWR uses a three-tiered classification system to describe the potential risk and severity associated with dam failure, with the tiers relating to potential downstream impact rather than the physical condition of the dam.

- **High Hazard (Class C):** Dams assigned the high hazard-potential classification are those where failure could result in any of the following: extensive loss of life, damage to more than one home, damage to industrial or commercial facilities, interruption of a public utility serving a large number of customers, damage to traffic on high-volume roads that meet the requirements for hazard class C dams or a high-volume railroad line, inundation of a frequently used recreation facility serving a relatively large number of persons, or two or more individual hazards described in hazard class B. Emergency Action Plans (EAPs) are required for all High Hazard Dams.
- **Significant Hazard (Class B):** Dams assigned the significant hazard-potential classification are those dams where failure could endanger a few lives, damage an isolated home, damage traffic on moderate volume roads that meet the requirements for hazard class B dams, damage low-volume railroad tracks, interrupt the use or service of a utility serving a small number of customers, or inundate recreation facilities, including campground areas intermittently used for sleeping and serving a relatively small number of persons.
- **Low Hazard (Class A):** Dams assigned the low hazard-potential classification are those where failure could damage only farm or other uninhabited buildings, agricultural or undeveloped land including hiking trails, or traffic on low-volume roads that meet the requirements for hazard class A dams.

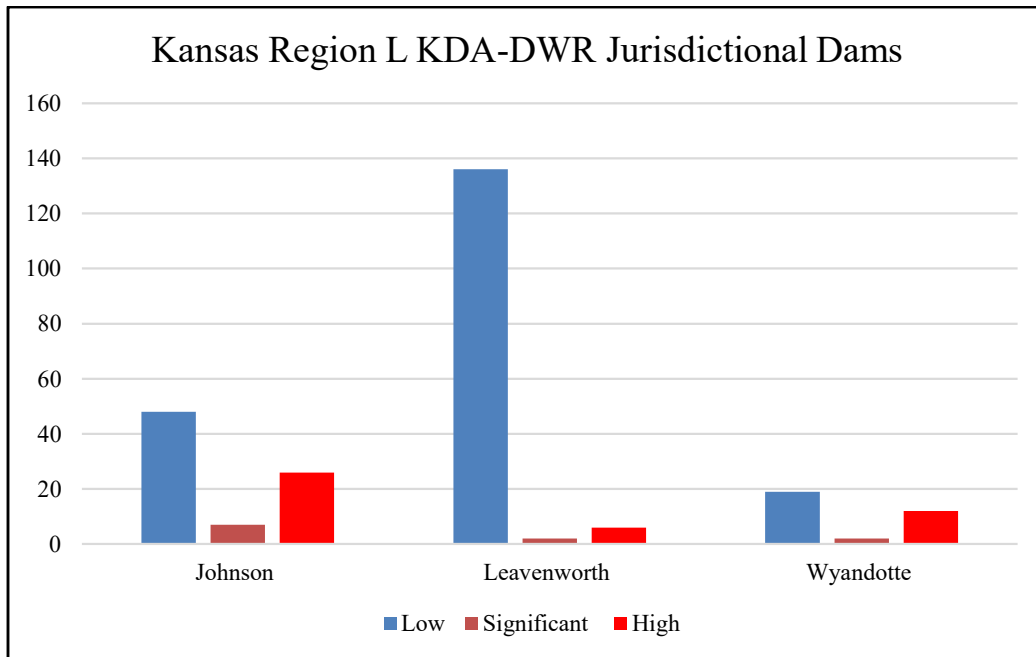
According to the KDA-DWR, there are 258 jurisdictional dams in Kansas Region L. These dams are classified as follows.

Table 4.149: Kansas Region L KDA-DWR Jurisdictional Dams

County	Low	Significant	High	High Hazard Without EAP	Total Dams
Johnson	48	7	26	4	81
Leavenworth	136	2	6	0	144
Wyandotte	19	2	12	1	33

Source: KDA-DWR



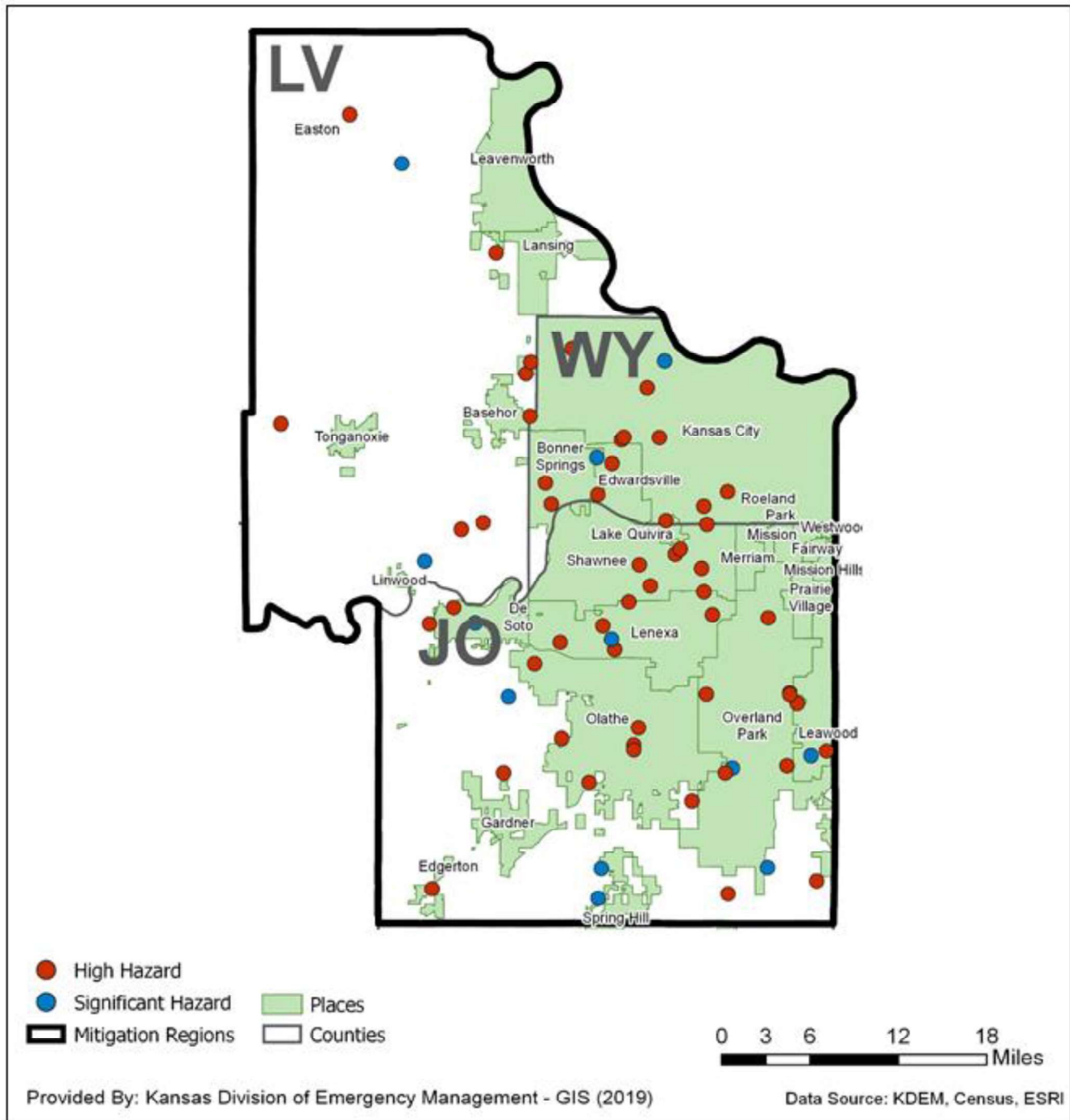


Source: KDA-DWR

The following map show all identified dams within Kansas Region L with a Significant or High classification.



Significant and High Hazard Dams in Kansas Region L



In addition, the KDA-DWR indicates that there are three dams within the state that are operated by Federal Government agencies.



Table 4.150: Kansas Region L Federally Operated Dams

County	Federal Reservoir Name	Operating Agency
Johnson	Sunflower Pond B Dam	United States Army
Leavenworth	Merritt Lake	United States Army
Leavenworth	Smith Lake	United States Army

Source: KDA-DWR

Of particular interest for Region L are the Dams/Reservoirs in Nebraska. As evidenced during the 2011 Missouri River flooding, the dams upstream can play a huge role in what happens downstream. When releases exceed capacity, it creates a domino effect on the dams and levees downstream in Kansas, ultimately leading to the planning area via the Missouri River. There are nine high hazard dams in southern Nebraska that, if a failure were to occur, could potentially impact the region. These dams, and the Nebraska county they are in, are as follows:

- Harlan County: Harlan County Dam
- Thayer County: Hebron Dam
- Gage County: Little Indian Creek 15A Dam, Upper Big Nemaha 25C Dam, Mud Creek 2A Dam, and Big Indian Creek 14B Dam.
- Richardson County: Long Branch 21 Dam

4.22.2 – Levee Location and Extent

As there is no one, comprehensive list of all levees within the region, two sources of data were reviewed to determine a list of all known levees. These sources are:

- The USACE Integrated National Levee Database (NLD), containing levees enrolled in the USACE National Levee Safety Program (NLSP).
- The FEMA National Levee Inventory Report (NLIR)

According to the USACE Integrated NLD, there are 65 levees in the NLSP in Kansas Region L. The following table provides available information on these levees.

Table 4.151: Kansas Region L USACE NLD Levees

County(ies)	Jurisdiction(s)	Name	Waterway	Segment Count	Levee Miles	Leveed Area in Square Miles	Inspection Rating Description	Sponsors
Johnson	De Soto	Johnson Kansas River 2	Kansas River	1	3.138663542	1.171584907	Not Inspected	Undefined
Johnson	Shawnee	LJF-0228		1	1.880826342	0.966509033	Not Inspected	
Leavenworth	Eudora	Fall Leaf Drainage District	Kansas River	1	1.060210225	1.101081771	Not Inspected	Fall Leaf Drainage District
Leavenworth	Leavenworth	Ft. Leavenworth, Kansas	Missouri River	1	3.107642331	1.023001878	Not Inspected	Ft. Leavenworth, Kansas
Leavenworth	Leavenworth	Grape-Bollin-Schwartz	Missouri River	1	2.947039767	0.13032937	Not Inspected	Grape-Bollin-



Table 4.151: Kansas Region L USACE NLD Levees

County(ies)	Jurisdiction(s)	Name	Waterway	Segment Count	Levee Miles	Leveed Area in Square Miles	Inspection Rating Description	Sponsors
		Levee Association						Schwartz Levee Association
Leavenworth	Lansing	Kansas Department of Corrections	Missouri River	1	9.476682866	4.67086285	Not Inspected	Kansas Department of Corrections
Leavenworth	Tonganoxie	LLV-0001, LLV-0103	-	1	1.119446759	0.469225456	Not Inspected	
Leavenworth	Tonganoxie	LLV-0005	-	1	0.383389548	0.022967413	Not Inspected	
Leavenworth	Tonganoxie	LLV-0014	-	1	0.494781772	0.06670672	Not Inspected	
Leavenworth	Easton	LLV-0049	-	1	0.449959295	0.117075614	Not Inspected	
Leavenworth	Tonganoxie	LLV-0055	-	1	0.300857906	0.016785064	Not Inspected	
Leavenworth	De Soto	LLV-0125, LJO-0002, LLV-0003	-	1	0.803962074	0.204667348	Not Inspected	
Leavenworth, Wyandotte	Kansas City	Wolcott Drainage District Section 1	Missouri River	1	4.330172913	1.369581226	Not Inspected	Wolcott Drainage District
Wyandotte	Kansas City	Argentine Unit	Kansas River	1	5.212174127	3.087744981	Minimally Acceptable	Kaw Valley Drainage District
Wyandotte	Kansas City	Armourdale Unit	Kansas River	1	5.301625119	3.080811064	Minimally Acceptable	Kaw Valley Drainage District
Wyandotte	Kansas City	Fairfax-Jersey Creek	Missouri River	2	5.255743514	3.348527932	Minimally Acceptable	Fairfax Drainage District, Kaw Valley Drainage District
Wyandotte	Kansas City	Nearman Creek Power Station Levee	Missouri River	1	1.616033092	0.262886893	Not Inspected	Nearman Creek Power Station
Wyandotte	Kansas City	Turkey Creek LB Levee and Restored Channel	Turkey Creek	1	0.495527618	0.049640974	Not Inspected	United Government of Wyandotte County
Wyandotte	Kansas City	Wolcott Drainage District Section 2	Missouri River	1	3.690474921	1.40295263	Not Inspected	Wolcott Drainage District
Wyandotte	Kansas City	Wolcott Drainage	Missouri River	1	2.411888024	0.304154651	Not Inspected	Wolcott Drainage District



Table 4.151: Kansas Region L USACE NLD Levees

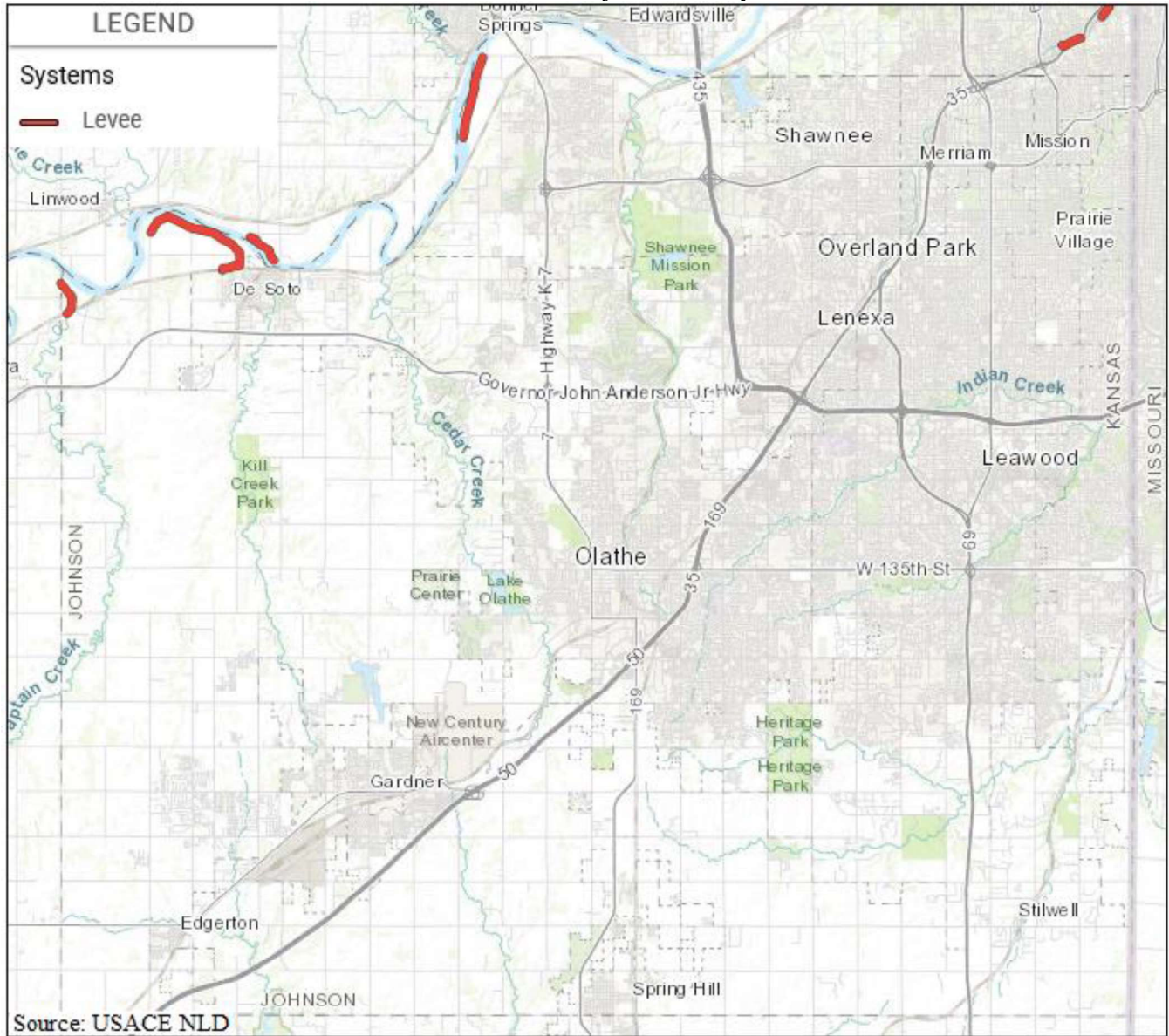
County(ies)	Jurisdiction(s)	Name	Waterway	Segment Count	Levee Miles	Leveed Area in Square Miles	Inspection Rating Description	Sponsors
		District Section 3						

Source: USACE

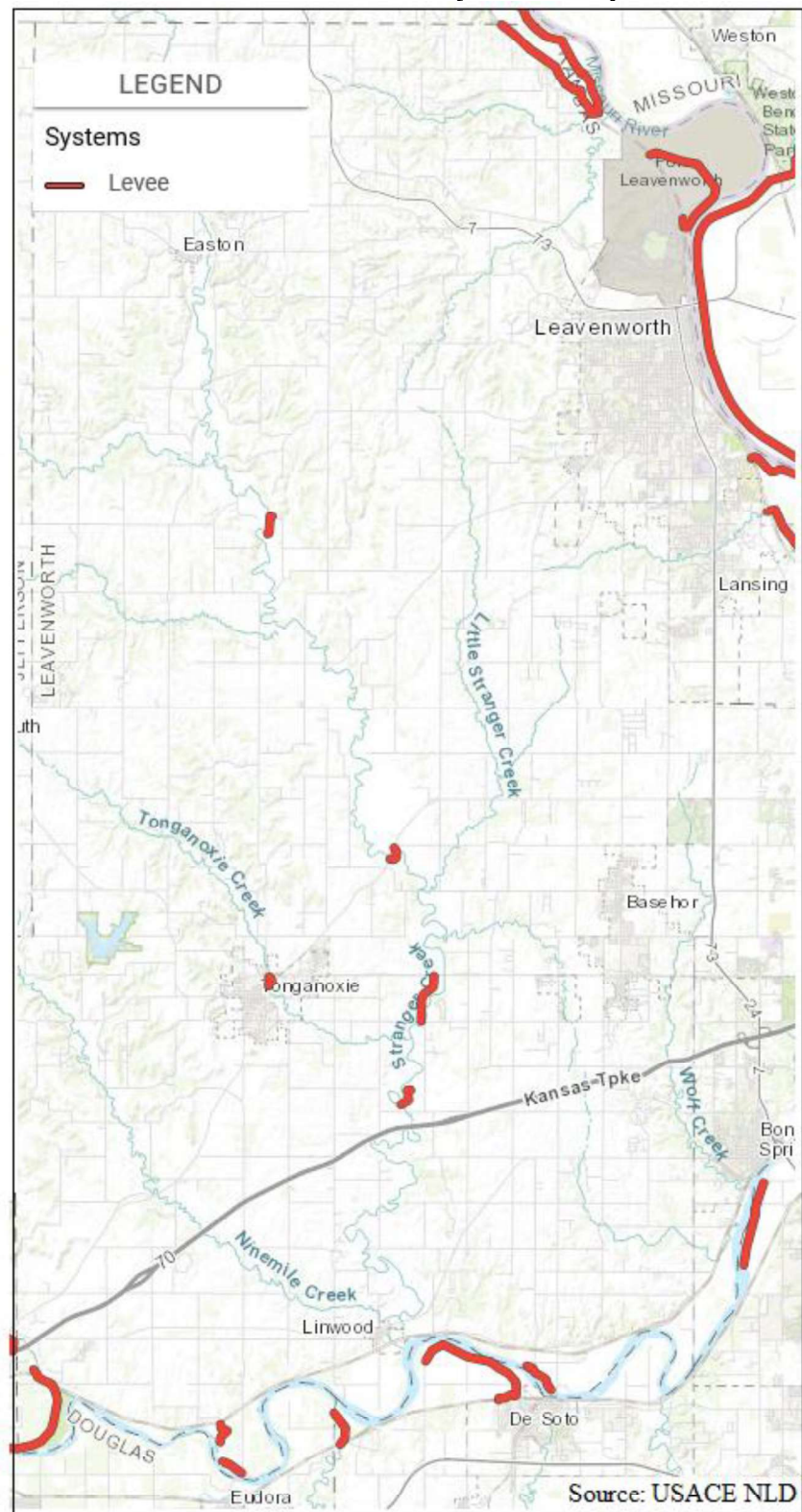
-: Data unknown

The following maps detail levee locations for each participating Kansas Region L county.

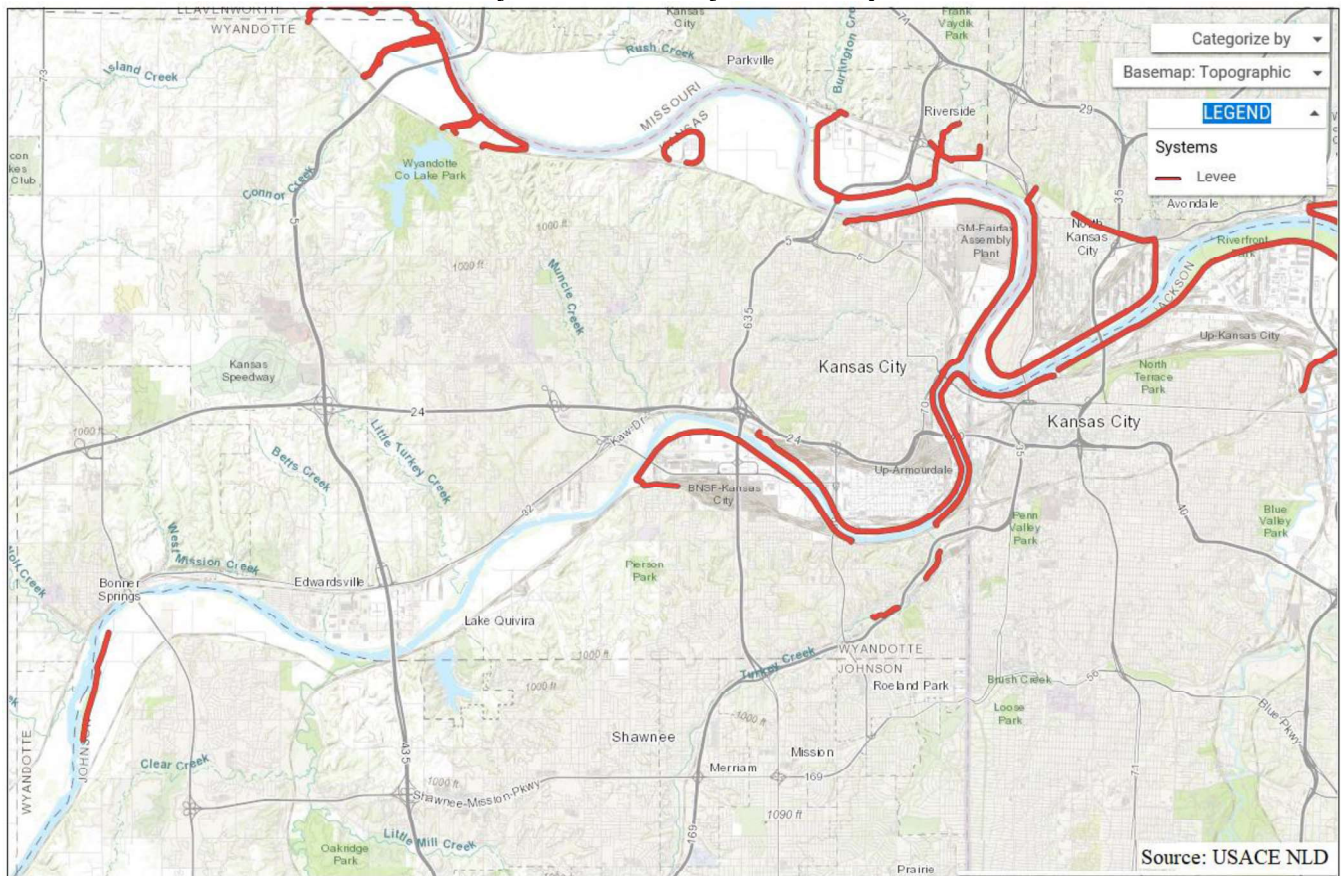
Johnson County Levee Map



Leavenworth County Levee Map



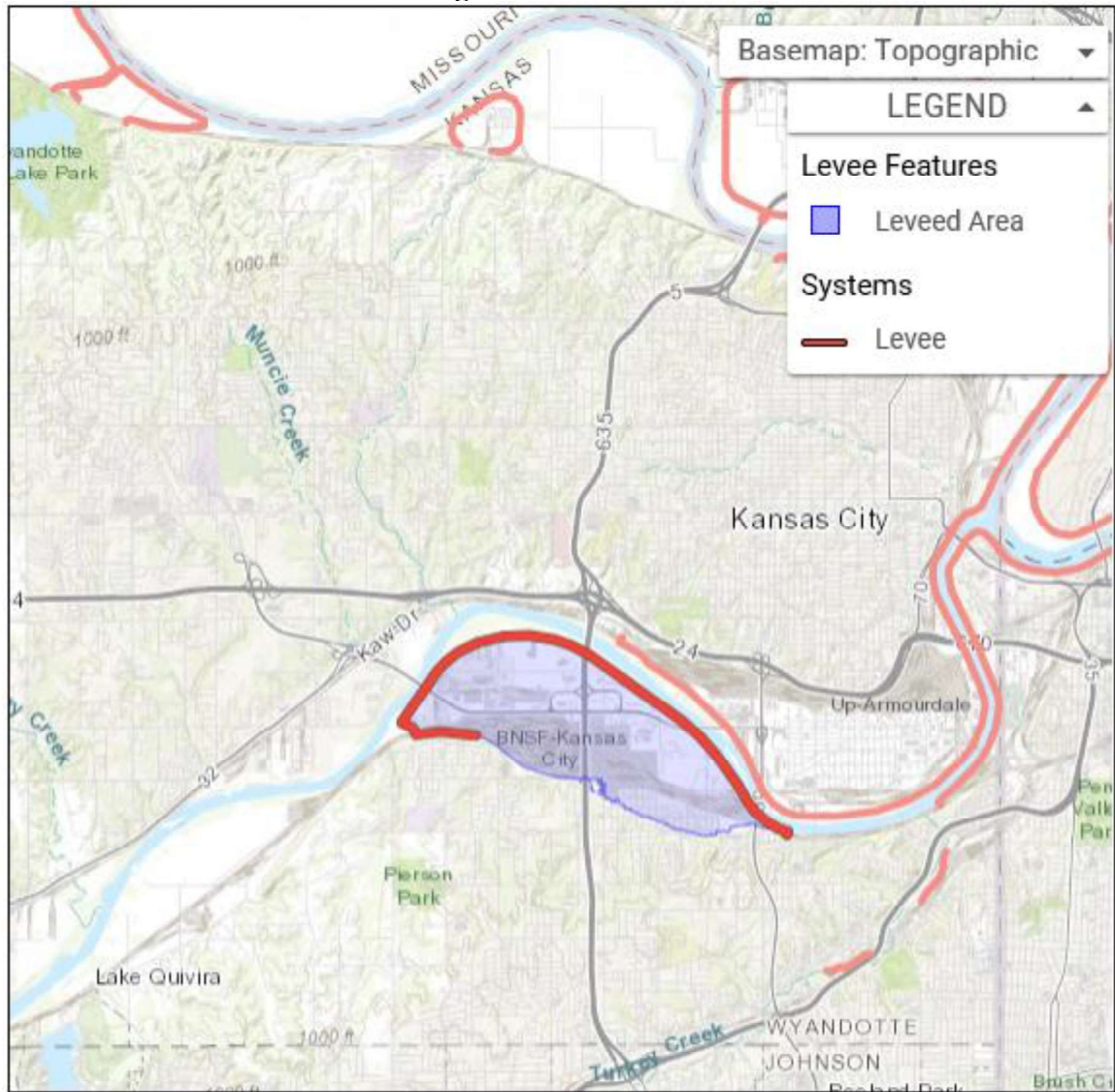
Wyandotte County Levee Map



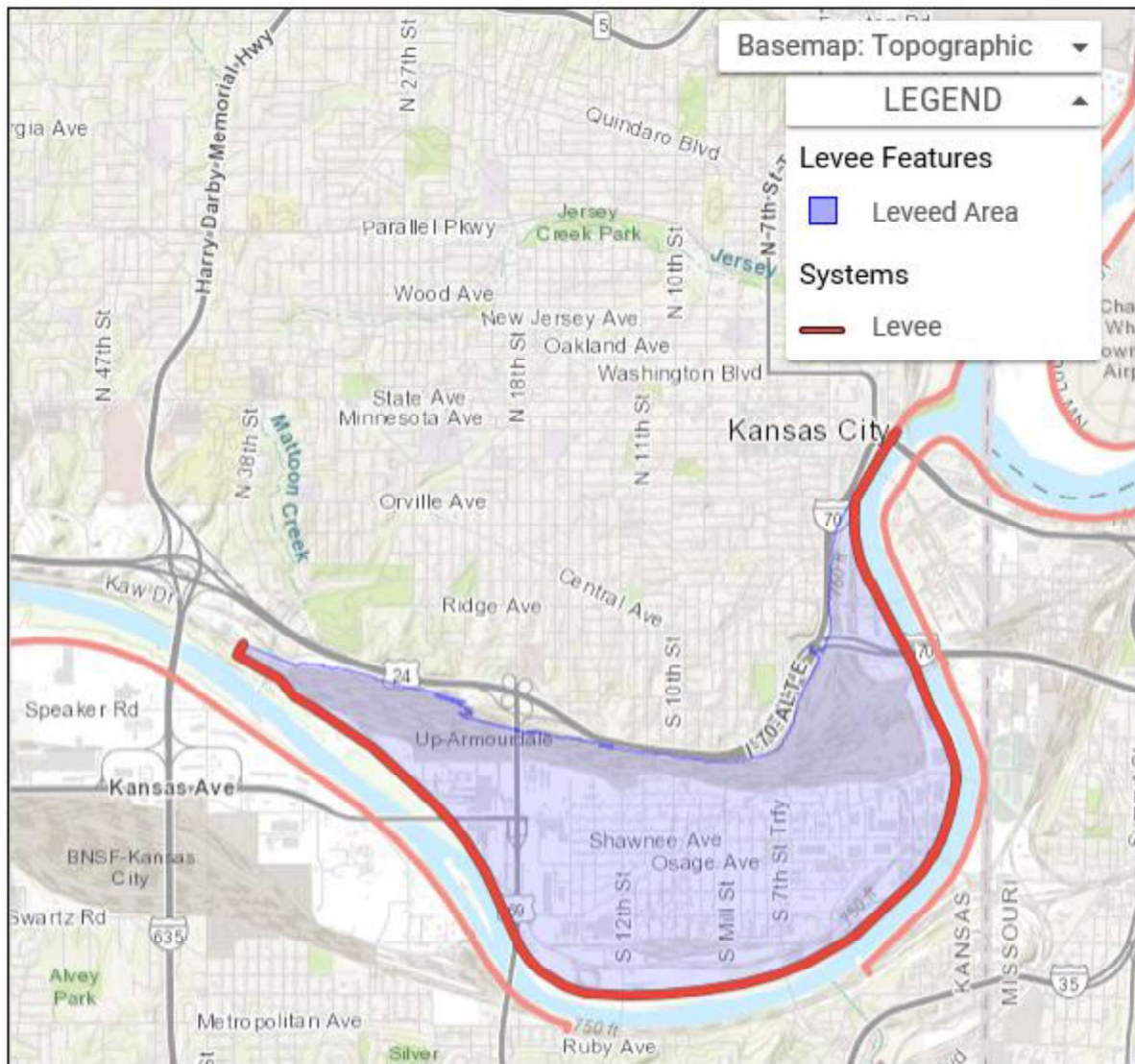
In addition, the following present maps for individual levees identified as protecting larger populations, all in Wyandotte County.



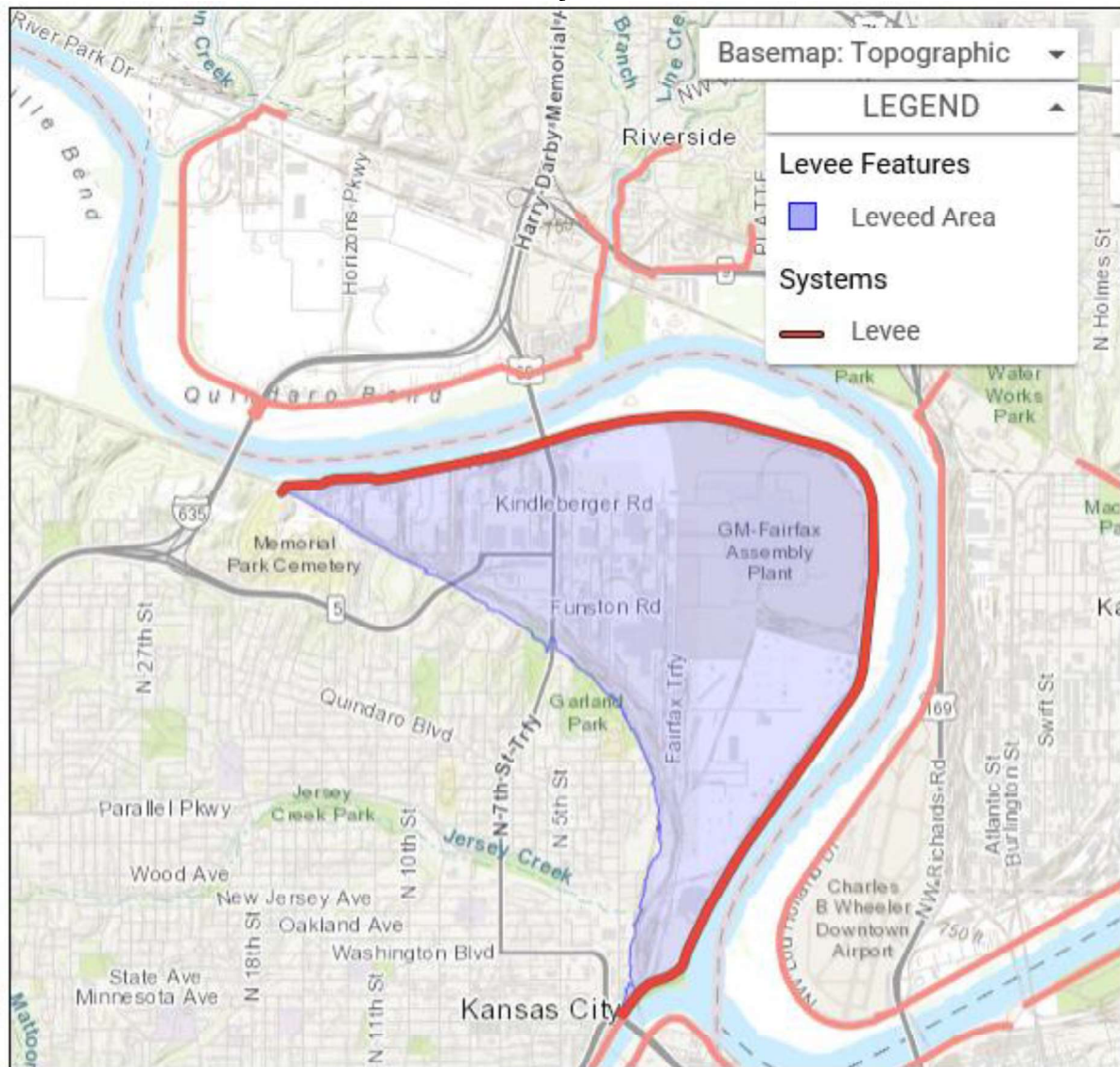
Argentine Unit Levee



Armourdale Unit Levee



Fairfax-Jersey Creek Levee



Basemap: Topographic

LEGEND

Levee Features

- Leveed Area

Systems

- Levee

Kansas Region L has its borders on the Missouri River and the Kansas River, which are prone to flooding during high precipitation events. As with the floods of 2011, even states as far north as Montana can add to this problem when they have record snow or rainfall, even when Kansas is in a drought. Ensuring that the levees and dams maintain their structural integrity to protect against breeches, overtopping, and failure continues to be a main priority.



4.22.3 – Previous Occurrences

Kansas Region L has been fortunate enough to not have any reported dam failures that have resulted in the loss of life. Below are the reported dam failures for the region.

Table 4.152: Kansas Region L Dam Incidents

Dam Name	County	Incident Type	Failure	Incident Date	Deaths
Ksnoname 2987	Wyandotte	Seepage; Piping	No	5/14/1997	None Reported
Demaranville, Don, Sarcoxie Lake Dam	Leavenworth	Seepage, head cut in the emergency spillway	No	7/25/2001	None Reported
Larson, Dr. O.M.	Leavenworth	Piping, seepage	No	1/22/2001	None Reported
Ksnoname 2987	Wyandotte	Seepage	No	3/6/2002	None Reported

Source: Stanford University National Performance of Dams Program

There have been three recent notable and reported levee failures in Kansas Region L in the past 15 years.

- **2011 Levee System Failures:** The USACE reported that every non-federal levee from Rulo to Wolcott in the State of Kansas were either overtopped or breached as a result of a large flood. Specifically, the following levees along the Missouri River and tributaries in Leavenworth County were breached:
 - Grape Bollin-Schwartz levee
 - Sherman Airfield Levee (federal levee): Water reached the hangars which had been evacuated.
 - Ft. Leavenworth levee
 - Kansas Department of Corrections Levee
- **Wolcott Levee Section 1 and Wolcott Levee Section 2:** In 2009, these two non-federal levees in Leavenworth and Wyandotte counties were damaged as a result of large floods.
- **1993 Levee System Failures:** During the spring floods of 1993, which covered nine Midwest states, nine of the 15 units in the federally constructed Missouri River Levee System and virtually all the nonfederal farm levees in the district were overtopped.

4.8.4 – Hazard Probability Analysis

Due to the variability of the size and construction of the dams in Region L, estimating the probability of dam failure is difficult on any scale greater than a case-by-case basis. Historically, the limited available data indicates there have been four reported dam failure events in Kansas Region L over a 22-year period. Using the binomial probability equation (number of years with an event divided by total number of years in reporting period) we derive a probability 18.2% of a dam failure in a given year. However, it is worth noting that none of the historically reported event resulted in a catastrophic failure, had no loss of life, and no property damages.

Historically, the limited available data indicates there have been three reported levee failure events in Kansas Region L over a 25-year period. Using the binomial probability equation, we derive a probability of 12% for a levee failure in a given year. However, it is worth noting that although both federal and nonfederal levees have been damaged in previous regional flood events the damage has not resulted in catastrophic failure and/or damages.



4.22.5 – Vulnerability Assessment, Dams

Following the metric established in the State of Kansas 2018 Hazard Mitigation Plan, an analysis of vulnerability to dam failure was completed by points being assigned to each type of dam and then aggregated for a total point score for each county. This analysis does not intend to demonstrate vulnerability in terms dam structures that are likely to fail, but rather provides a general overview of the counties that have a high number of dams, with weighted consideration given to dams whose failure would result in greater damages. Points were assigned as follows:

- Low Hazard Dams: 1 point
- Significant Hazard Dams: 2 point
- High Hazard Dams: 3 points
- High Hazard Dams without an EAP: 2 points
- Federal Reservoir Dams: 3 points.

Based on these categories, an awarded point total was determined for each participating county and a vulnerability rating assigned based on the following schedule.

Table 4.153: Dam Vulnerability Rating Schedule

	Low	Medium-Low	Medium	Medium-High	High
Awarded Point Range	0 – 26	27 – 50	51 – 100	101 – 200	201 - 327

The following table presents the dam failure vulnerability rating for each Kansas Region L participating county.

Table 4.154: Kansas Region L County Vulnerability Assessment for Dam Failure

County	Low Hazard Dams	Significant Hazard Dams	High Hazard Dams	High Hazard Dams Without EAP	Federal Reservoirs	Vulnerability Rating	Vulnerability Level
Johnson	48	7	26	4	1	151	Medium-High
Leavenworth	136	2	6	0	2	164	Medium-High
Wyandotte	19	2	12	1		61	Medium

Source: Analysis by KDEM utilizing data from: Kansas Department of Agriculture, Division of Water Resources, Water Structures program; U.S. Army Corps of Engineers; Bureau of Reclamation; U.S. Army, U.S. Fish and Wildlife.

Counties with a higher identified population are to be considered to have a potentially greater vulnerability. The following table indicates the total county population and registered growth over the period 2000 to 2017.



Table 4.155: Kansas Region L Population Vulnerability Data for Dam Failure

County	2017 Population	Percent Population Change 2000 to 2017
Johnson	591,178	31.06%
Leavenworth	81,095	18.06%
Wyandotte	165,288	4.69%

Source: US Census Bureau

Counties with a high population and/or a growing population may be at increased risk.

4.22.6 – Vulnerability Assessment, Levees

Data was obtained from the USACE NLD to help determine the vulnerability of participating jurisdictions to potential levee failure. Available data includes:

- Number of people at risk
- Structures at risk
- Property value for structures at risk
- Levee safety action risk classification

Additionally, for the NFIP, FEMA will only recognize a levee system in its flood risk mapping effort that meet minimum design, operation, and maintenance standards as established by 44 CFR 65.10 – Mapping of Areas Protected by Levee Systems. In general, evaluated levees are assigned to one of these categories:

- **Accredited Levee:** Area behind the levee is mapped as a moderate risk, with no mandatory flood insurance requirement.
- **To Be Accredited:** A levee system that has been approved for accreditation.
- **Provisionally Accredited Levee:** Area behind the levee is mapped as a moderate risk, with no mandatory flood insurance requirement, for a two-year grace period while compliance with 44 CFR 65.10 is sought
- **Non-Accredited Levee:** Area behind the levee is mapped according to FEMA protocols, likely resulting in a high-risk area designation and associate flood insurance requirements
- **To Be Non-Accredited:** A levee system that no longer meets the requirements stipulated in 44 CFR 65.10 and is scheduled to lose accredited status

The following table presents the above information for each vulnerable jurisdiction.

Table 4.156: Kansas Region L Levee Failure Vulnerability Data

County(ies)	Jurisdiction	Name	People at Risk	Structures at Risk	Property Value	Levee Safety Action Risk Classification	Levee System Status on Effective FIRM
Johnson	De Soto	Johnson Kansas River 2	5	5	\$1,590,000	Not Screened	Non- Accredited



Table 4.156: Kansas Region L Levee Failure Vulnerability Data

County(ies)	Jurisdiction	Name	People at Risk	Structures at Risk	Property Value	Levee Safety Action Risk Classification	Levee System Status on Effective FIRM
Johnson	Shawnee	LJF-0228	10	11	\$9,800,000	Not Screened	No Data Entered
Leavenworth	Eudora	Fall Leaf Drainage District	2	10	\$209,000	Low	Non-Accredited
Leavenworth	Leavenworth	Ft. Leavenworth, Kansas	0	0	\$0	Not Screened	Non-Accredited
Leavenworth	Leavenworth	Grape-Bollin-Schwartz Levee Association	13	7	\$186,000	Not Screened	Non-Accredited
Leavenworth	Lansing	Kansas Department of Corrections	1	5	\$418,000	Low	Non-Accredited
Leavenworth	Tonganoxie	LLV-0001, LLV-0103	13	3	\$2,090,000	Not Screened	No Data Entered
Leavenworth	Tonganoxie	LLV-0005	0	0	\$0	Not Screened	No Data Entered
Leavenworth	Tonganoxie	LLV-0014	0	0	\$0	Not Screened	No Data Entered
Leavenworth	Easton	LLV-0049	2	2	\$690,000	Not Screened	No Data Entered
Leavenworth	Tonganoxie	LLV-0055	15	6	\$3,110,000	Not Screened	No Data Entered
Leavenworth	De Soto	LLV-0125, LJO-0002, LLV-0003	2	2	\$700,000	Not Screened	No Data Entered
Leavenworth, Wyandotte	Kansas City	Wolcott Drainage District Section 1	1	10	\$1,450,000	Low	Non-Accredited
Wyandotte	Kansas City	Argentine Unit	10,700	723	\$3,150,000,000	High	Accredited
Wyandotte	Kansas City	Armourdale Unit	6,700	1,349	\$2,760,000,000	Moderate	Accredited
Wyandotte	Kansas City	Fairfax-Jersey Creek	7,961	228	\$921,000,000	Not Screened	Accredited
Wyandotte	Kansas City	Nearman Creek Power Station Levee	0	0	\$0	Not Screened	Provisionally Accredited Levee
Wyandotte	Kansas City	Turkey Creek LB Levee and Restored Channel	360	28	\$55,700,000	Not Screened	Non-Accredited



Table 4.156: Kansas Region L Levee Failure Vulnerability Data

County(ies)	Jurisdiction	Name	People at Risk	Structures at Risk	Property Value	Levee Safety Action Risk Classification	Levee System Status on Effective FIRM
Wyandotte	Kansas City	Wolcott Drainage District Section 2	0	0	\$2,060,000	Low	Non-Accredited
Wyandotte	Kansas City	Wolcott Drainage District Section 3	0	0	\$27,500	Low	Non-Accredited

Source: USACE NLD

Counties with a higher identified population are to be considered to have a potentially greater vulnerability. As highlighted in the table above, only a very small percentage of the total population for Kansas Region L (3.8%) live in a levee protected area. However, for Wyandotte County, 16.3% of the population has been identified as being a risk due to a levee failure. The following table indicates the total county population, registered growth over the period 2000 to 2017, and percentage of the total population identified as being at risk.

Table 4.157: Kansas Region L Population Vulnerability Data for Levee Failure

County	2017 Population	Percent Population Change 2000 to 2017	Percentage of Population Identified at Risk
Johnson	591,178	31.06%	0.003%
Leavenworth	81,095	18.06%	0.07%
Wyandotte	165,288	4.69%	16.3%

In general counties with a high population and/or a growing population may be at increased risk.

4.22.7 – Impact and Consequence Analysis

As per EMAP standards, the information in the following table provides the Consequence Analysis.

Table 4.158: Dam and Levee Failure Consequence Analysis

Subject	Impacts of Dam and Levee Failure
Health and Safety of the Public	In areas of inundation, the impact to the public is expected to be severe. Impacts to the public in adjacent or minimally impacted areas is expected to be minimal to moderate.
Health and Safety of Responders	Impact to responders is expected to be minimal with proper training. Impact could be severe if there is lack of training.
Continuity of Operations	Temporary relocation may be necessary if facilities or infrastructure is damaged.
Property, Facilities, and Infrastructure	In areas of inundation, impacts could be severe to facilities and infrastructure.
Environment	In areas of inundation, impact to the environment are expected to be severe. Impact will lessen as distance increases.



Table 4.158: Dam and Levee Failure Consequence Analysis

Subject	Impacts of Dam and Levee Failure
Economic Conditions	In areas of inundation, impacts to the economy will depend on the scope of the inundation and the time it takes for the water to recede.
Public Confidence in the Jurisdiction's Governance	Perception of whether the failure could have been prevented, warning time, and response and recovery time will greatly impact the public's confidence.



4.23 – Expansive Soils

Expansive soils are slow to develop and do not usually pose a risk to public safety. The slow expansion and contraction of the clays and soils places pressure on structural foundations and subsurface dwellings. This pressure can become so great it damages foundations, cracks walls, and deforms structures.

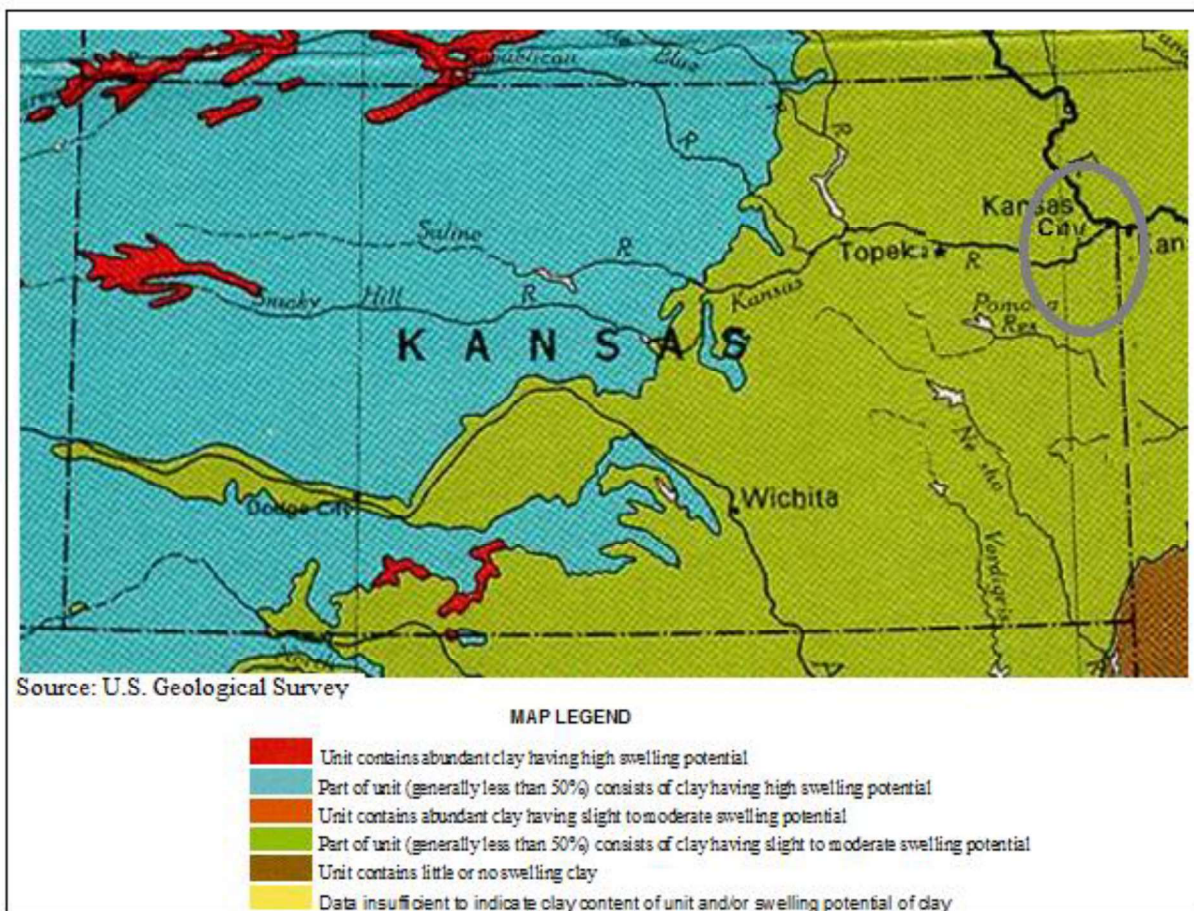


4.23.1 – Location and Extent

Kansas Region L possesses a wide array of soils with a range of permeability from moderate to low. Generally, the permeability of the soils is related to the clay content. Clay soils tend to shrink when dry and swell when wet which has large implications on underground utility infrastructure and home foundations.

The map shows the swelling potential of soils in Kansas Region L, indicating it is located in an area where part of the soil unit consists of clay having slight to moderate swelling potential.

Soil Swelling Potential Map



4.23.2 – Previous Occurrences

No statewide database of expansive soils events is available.

Locally, there have been no reported expansive soil events within the past ten years.

4.23.3 – Hazard Probability Analysis

Currently there is limited available data on this hazard, but it is held that each year in the United States, expansive soils cause billions of dollars in damage to buildings, roads, pipelines, and other structures. But, as expansive soils cause damage over extended periods of time damages caused may be attributed to other factors such as extended drought or heavy periods of moisture, both of which may exacerbate the hazard.

Because there is a slight to moderate soil swelling potential in the region, there is an increased probability damages from a soil shrink/swell occurrence. However, the probability of damage is so poorly documented that is presently not possible to quantify the potential occurrence of a major damaging expansive soils event.

4.23.4 – Vulnerability Analysis

Physical structures are potentially vulnerable to highly expansive soil. It is estimated by KDEM that approximately 10% of the homes built on expansive soils could experience significant damage. Based on this, and using current available building valuations, the following table estimates the potential damages assuming a 50% impact on the value of the structure.

Table 4.159: Kansas Region L Estimated Potential Structural Damages, Expansive Soil

County	Property Valuation	Property Valuation for 10% of Building Stock	Estimated 50% Damage
Johnson	\$124,279,962,000	\$12,427,996,200	\$6,213,998,100
Leavenworth	\$13,050,342,000	\$1,305,034,200	\$652,517,100
Wyandotte	\$29,708,946,000	\$2,970,894,460	\$1,485,447,230

Source: US Census Bureau

4.23.5 – Consequence Analysis

As per EMAP requirements, the following table provides the Consequence Analysis.

Table 4.160: Expansive Soils Consequence Analysis

Subject	Impacts of Expansive Soils
Health and Safety of the Public	Minimal impact.
Health and Safety of Responders	Minimal impact.



Table 4.160: Expansive Soils Consequence Analysis

Subject	Impacts of Expansive Soils
Continuity of Operations	Minimal expectation for utilization of COOP unless structures have extensive damage.
Property, Facilities, and Infrastructure	Localized impact could be moderate, including structural integrity to be lost, and roadways, railways to buckle.
Environment	Expansive soils could cause moderate damage to dams, levees, watersheds.
Economic Conditions	Economic impacts include rebuilding of the properties and infrastructure. Drought and extreme rain events could increase impact.
Public Confidence in the Jurisdiction's Governance	Confidence will be dependent on development trends and mitigation efforts at reducing the effect of expansive soils on new construction.



4.24 – Radiological Incident

For purposes of this plan, a radiological incident is considered an accident involving a release of radioactive materials from a nuclear reactor. Radiological accidents could cause injury or death, contaminate property and valuable environmental resources, as well as disrupt the functioning of communities and their economies. Since 1980, each utility that owns a commercial nuclear power plant in the United States has been required to have both an onsite and offsite emergency response plan as a condition of obtaining and maintaining a license to operate that plant. Onsite emergency response plans are approved by the U.S. Nuclear Regulatory Commission (NRC).



4.24.1 – Location and Extent

The only active commercial nuclear reactor within the State of Kansas is the Wolf Creek Nuclear Power Plant (Wolf Creek) in Coffey County. The following information, from the NRC, pertains to Wolf Creek:

- **Location:** Burlington, Kansas (3.5 miles Northeast)
- **Operator:** Wolf Creek Nuclear Operating Corporation
- **Operating License:** Issued - 06/04/1985
- **Renewed License:** Issued - 11/20/2008
- **License Expires** - 03/11/2045
- **Reactor Type:** Pressurized Water Reactor
- **Licensed MWt:** 3,565
- **Reactor Vendor/Type:** Westinghouse Four-Loop
- **Containment Type:** Dry, Ambient Pressure

The following map, from KDEM, illustrates both the 10-mile 50-mile emergency planning zones (EPZs) for Wolf Creek.





4.24.2 – Previous Occurrences

There have been no previous major radiological events recorded in Kansas Region L.

4.24.3 – Hazard Probability Analysis

Historically there have been no nuclear failure and/or release events in Kansas Region L, or at Wolf Creek. The firm regulations imposed by the NRC on Wolf Creek work to ensure its safe operation. The amount of radioactivity released by a nuclear power plant is monitored continuously to be sure it does not go above allowed levels. The same sophisticated monitoring equipment provides exact information about any accidental release. The risk to the public from radioactivity released from nuclear power plants is smaller than the amount, and associated risk, we receive naturally on a daily basis.

4.24.4 – Vulnerability Assessment

Assuming the vulnerability to both structures and populations is not possible due to the tremendous number of variables involved in a potential nuclear release event. However, due to the relative distance of Kansas Region L from Wolf Creek, and the strict oversight provided by the NRC, the potential vulnerability to Kansas Region L is considered to be very low.

4.24.5 – Impact and Consequence Analysis

As per EMAP requirements, the following table provides the Consequence Analysis.

Table 4.161: Radiological Incident Consequence Analysis

Subject	Impacts of Radiological Incident
Health and Safety of Persons in the Area of the Incident	Impact in the immediate area could be severe and long lasting.
Responders	Impact to responders is expected to be severe, potentially even with required safety equipment.
Continuity of Operations	Long term relocation may be necessary if government facilities experience contamination.
Property, Facilities, and Infrastructure	Localized impact could be severe in the incident area. Facilities may need to be abandoned and razed. Large areas may become inaccessible.
Environment	Impact could be severe for the immediate area. Impact will lessen with distance.
Economic Conditions	Local economy and finances may be adversely affected, depending on the nature, extent and duration of the event.
Public Confidence in Governance	Response and recovery will be in question if not timely and effective. Warning systems and the timeliness of those warnings could be questioned.

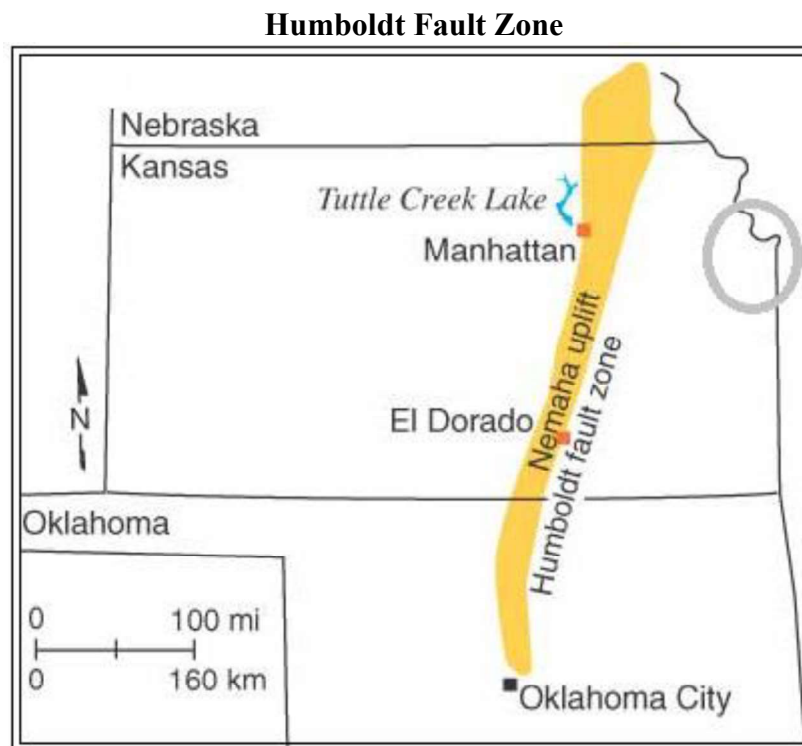


4.25 – Earthquake

An earthquake is the result of a sudden release of energy in the Earth's crust that creates seismic waves that are typically caused by the rupturing of geological faults.

4.25.1 – Location and Extent

Overall, Kansas Region L is in an area of relatively low seismic activity. The closest series of major faults is the Humboldt Fault Zone. Also known as the Nemaha Uplift, the Humboldt Fault Zone runs to the west of the region. Most earthquakes in the Humboldt Fault Zone are small and are detected only with instruments.



Two scales are used when referring to earthquake activity. Estimating the total force of an earthquake is the Richter scale, and the observed damage from an earthquake is the Modified Mercalli Intensity Scale. Additionally, both Acceleration (%g) and Velocity (cm/s) can be used to measure and quantify force and movement. The following table equates the above referenced earthquake scales.

Table 4.162: Earthquake Magnitude Scale Comparison

Mercalli Scale Intensity	Verbal Description	Richter Scale Magnitude	Acceleration (%g)	Velocity (cm/s)	Witness Observations
I	Instrumental	1 to 2	0.17%	<0.1	None



Table 4.162: Earthquake Magnitude Scale Comparison

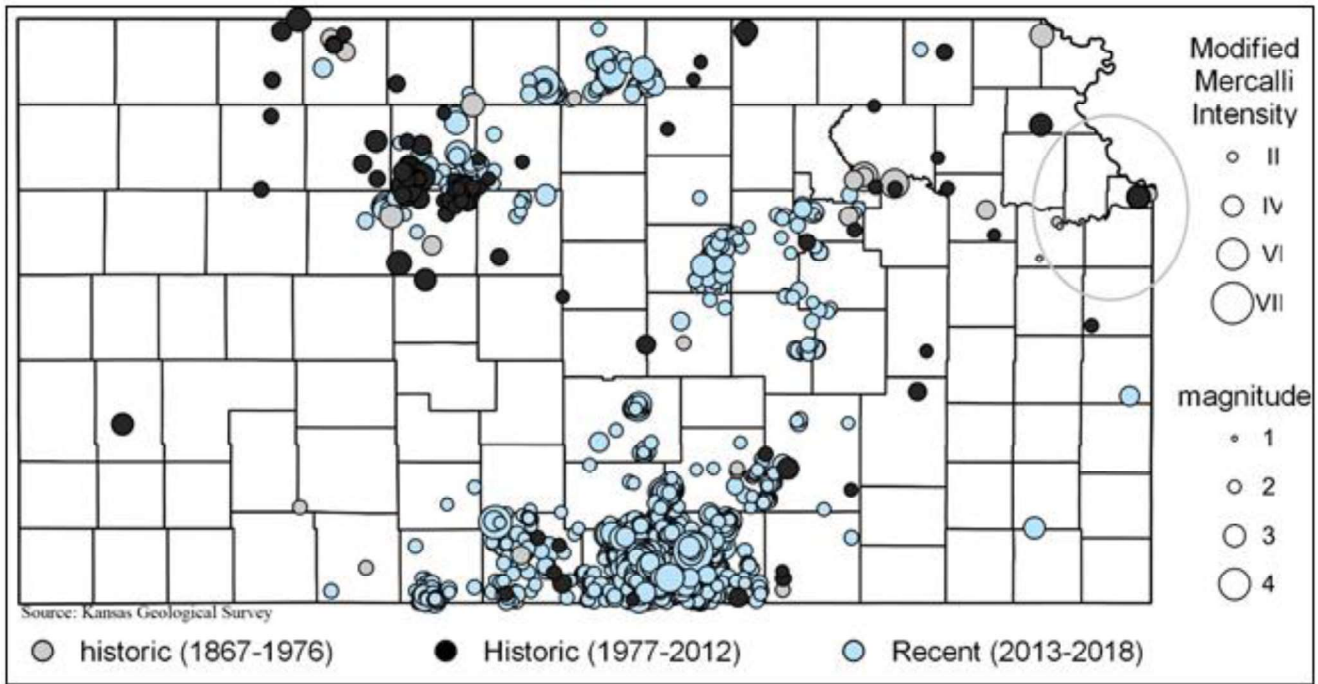
Mercalli Scale Intensity	Verbal Description	Richter Scale Magnitude	Acceleration (%g)	Velocity (cm/s)	Witness Observations
II	Feeble	2 to 3	1.40%	1.1	Noticed only by sensitive people
III	Slight	3 to 4	1.40%	1.1	Resembles vibrations caused by heavy traffic
IV	Moderate	4	3.90%	3.4	Felt by people walking; rocking of free-standing objects
V	Rather Strong	4 to 5	9.20%	8.1	Sleepers awakened; bells ring
VI	Strong	5 to 6	18.00%	16	Trees sway, some damage from falling objects
VII	Very Strong	6	34.00%	31	General alarm, cracking of walls
VIII	Destructive	6 to 7	65.00%	60	Chimneys fall and some damage to building
IX	Ruinous	7	124.00%	116	Ground crack, houses begin to collapse, pipes break
X	Disastrous	7 to 8	>124.0%	>116	Ground badly cracked, many buildings destroyed. Some landslides
XI	Very Disastrous	8	>124.0%	>116	Few buildings remain standing, bridges destroyed.
XII	Catastrophic	8 or greater	>124.0%	>116	Total destruction; objects thrown in air, shaking and distortion of ground

4.25.2 – Previous Occurrences

The following map, from the Kansas Geological Survey (KGS), shows all recorded earthquakes from 1867 through 2018.



KGS Historic Earthquake Map



In addition to the above map, the KGS Earthquake Catalogue records earthquake events from 1979 through present. According to this archive, Kansas Region L has had one earthquake since 1979.

The following table details the Richter Scale Magnitude of any recorded events in the catalogue.

Table 4.163: Number of Earthquakes by Richter Scale Magnitude, 1979 - 2018

0.1 -3.9	4.0 – 4.9	5.0 – 5.9	6.0 – 6.9	7.0- 7.9	8.0 +
1	0	0	0	0	0

Source: KGS

The table below represents details about recorded events from the KGS Earthquake Catalogue.

Table 4.167: Kansas Region L Historic Earthquake Events, 1979 - 2018

Date	County	Richter Scale Magnitude
5/13/1999	Wyandotte	3

Source: KGS

Recently, concern about earthquakes caused by oil and gas exploration and production operations, has grown. Commonly, detected seismic activity associated with oil and gas operations, also known as induced seismicity, is thought to be triggered when wastewater is injected into disposal wells. According to the KGS, linking earthquakes to wastewater injection is difficult. Complex subsurface geology and limited data about that geology make it hard to pinpoint the cause seismic events. However, an established pattern of increased earthquake activity in an area over time may indicate a correlation between injection and seismic events. Given that only one earthquake has been recorded in Kansas Region L since 1979, induced seismicity is currently not believed to be a potential driver of earthquakes for the region.



4.25.3 – Hazard Probability Analysis

The following FEMA Seismic Risk Map for the United States indicates that all of the State of Kansas, including Kansas Region L, falls into the low hazard rankings.

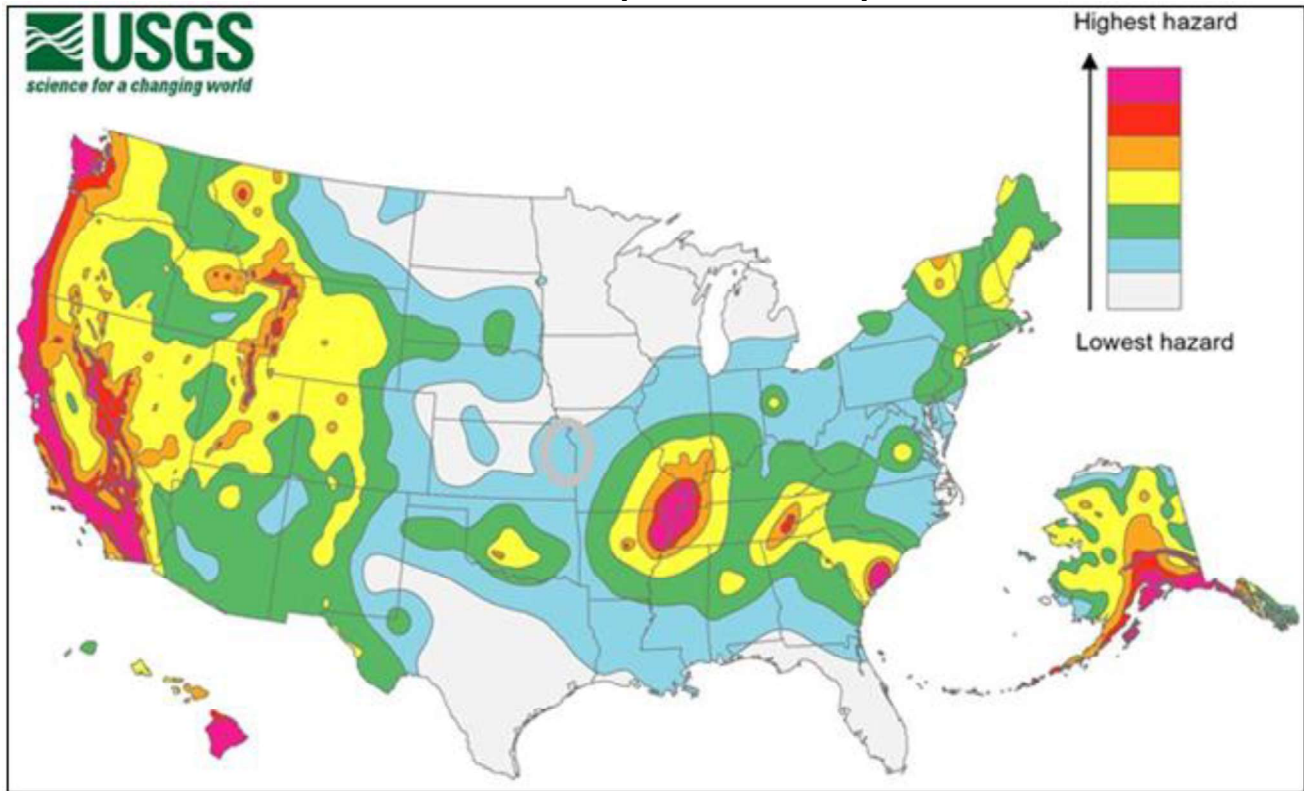
FEMA Seismic Risk Map



The USGS also published a map that indicates hazard rankings based on acceleration (%g) for the United States, with the data correlating with the indicated FEMA risk. As indicated by the map, Kansas Region L is located in a low hazard area (second lowest rating).



USGS Earthquake Hazard Map



New research by Stanford University shows that oil and gas production injection limits enacted by the State Legislature has reduced the frequency of induced seismicity. Current modelling predicts that at current injection rates the number of widely felt earthquakes in Kansas will decrease to as few as 100 by 2020.

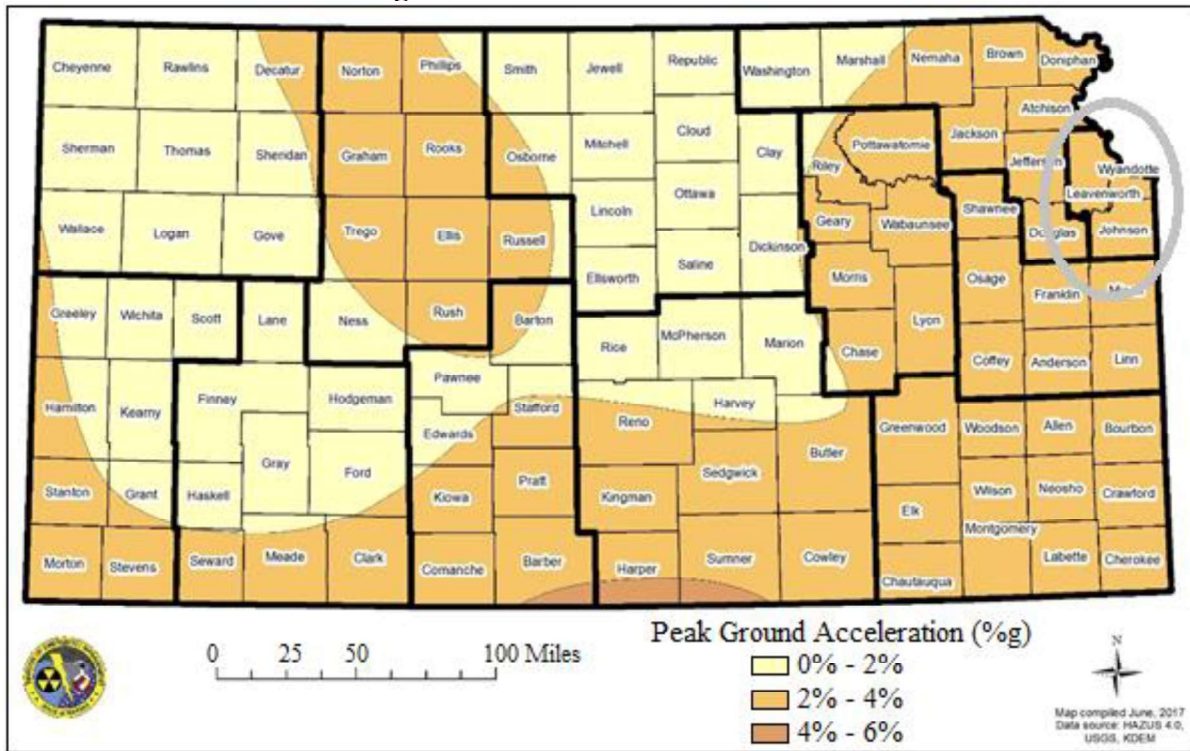
4.25.4 – Vulnerability Analysis

HAZUS, using the default inventory 2010 building valuations, was used to analyze vulnerability and estimate potential losses to earthquakes. A probabilistic, 2,500 Year 6.7 magnitude earthquake scenario was chosen to reveal areas of the region and state that are most vulnerable. These results are not meant to indicate annualized losses or damages as a result of a more typical low-magnitude event, but rather reveal vulnerabilities and losses for the worst-case scenario.

The following map, created using available HAZUS data, shows the ground shaking potential of a worst-case scenario 2,500-year 6.7 magnitude earthquake.



Regional Peak Ground Acceleration



Using available HAZUS data, the following potential losses from a worst-case scenario 2,500-year 6.7 Magnitude earthquake.

Table 4.165: Kansas Region L Probabilistic 6.7 Magnitude Earthquake Damages

County	Total Earthquake Losses	Displaced Households
Johnson	\$430,715,000	228
Leavenworth	\$39,141,000	17
Wyandotte	\$110,331,000	56

Source: KDEM and HAZUS

Counties with a high population and/or a growing population may be at increased risk.

Table 4.166: Kansas Region L Population Vulnerability Data for Earthquakes

County	2017 Population	Percent Population Change 2000 to 2017
Johnson	591,178	31.06%
Leavenworth	81,095	18.06%
Wyandotte	165,288	4.69%

4.25.5 – Consequence Analysis

As per EMAP requirements, the following table provides the Consequence Analysis



Table 4.167: Earthquake Consequence Analysis

Subject	Impacts of Earthquake
Health and Safety of the Public	Severity and location dependent. Impacts on persons near the epicenter are expected to be severe.
Health and Safety of Responders	Severity and location dependent. Impacts on persons near the epicenter are expected to be severe.
Continuity of Operations	Severity and location dependent. Event will likely require relocation, essential function prioritization based on capabilities and severe disruption of services.
Property, Facilities, and Infrastructure	Impact to property, facilities, and infrastructure could be minimal to severe, depending on the location of the facility and the severity of the event. Loss of structural integrity of buildings and infrastructure could occur.
Environment	The impact to the environment could be severe, including topological changes and severe destruction.
Economic Conditions	Impacts to the economy will be dependent severity of earthquake and proximity to the epicenter. Impacts will likely be long lasting and possibly permanent for most severely impacted businesses.
Public Confidence in the Jurisdiction's Governance	Confidence could be an issue if planning is not in place to address need of population, including mass sheltering and mass care.



4.26 – Landslides

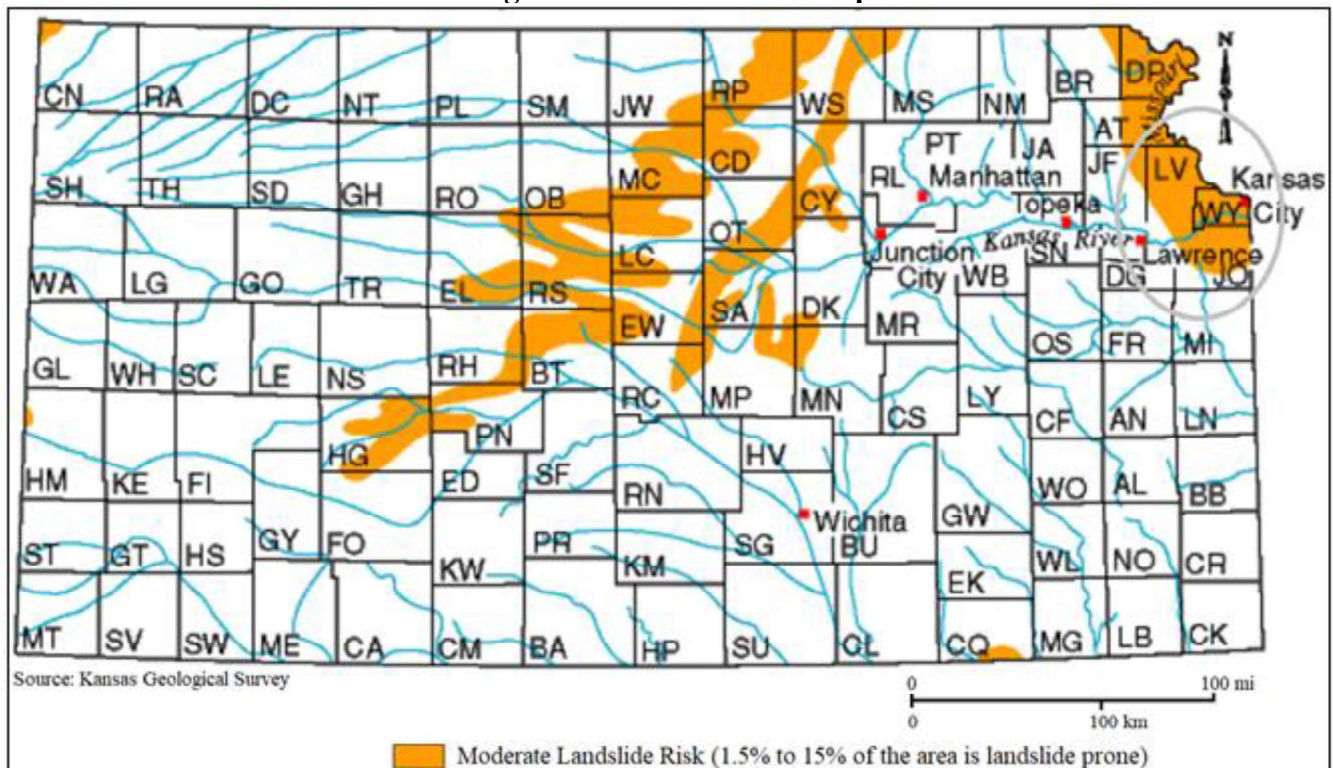
Landslides are the downward and outward movement of slopes. Landslides include a wide range of ground movement, such as rock falls, deep failure of slopes, and shallow debris flows. Although gravity acting on and over steepened slopes is the primary reason for a landslide, landslides are often prompted by the occurrence of other disasters. Other contributing factors include erosion, steep slopes, rain and snow, and earthquakes.



4.26.1 – Location and Extent

Landslides are classified based mostly on their character of movement and degree of internal disruption. These landslide classes are rock fall, flow, slide, and creep. Although these are clear divisions, in the real world a landslide may have components of more than one type. Areas prone to landslides can cover broad geographic regions, but occurrences are generally localized. The entire planning area, including all participating jurisdictions, is potentially at risk to landslides. However, landslides require an earth or rock covered slope, and so flatter areas have a much-decreased risk of occurrence. The following map, produced by the KGS, shows areas of the region with a moderate susceptibility of landslides, equating to 1.5% to 15% of the area being landslide prone.

Regional Landslide Risk Map



4.26.2 – Previous Occurrences

At present there is no centralized and complete database containing historical records for landslides in Kansas. For Kansas Region L there have been no reported or recorded landslides impacting either participating jurisdictions or the region in the past 10 years. The last recorded landslide was in July of 2001.

4.26.3 – Hazard Probability Analysis

Landslides with the potential to affect Kansas Region L are incredibly difficult to quantify and forecast. Compounding the difficulty, landslides occur on their own or occur as a secondary hazard with incidents of heavy rain, melting snow, earthquakes, and land subsidence are their primary cause. Hence, their future occurrences are highly dependent on the likelihood of the mentioned hazards.

As indicated in the map above, large areas of Kansas Region L have a moderate susceptibility to landslides. However, the limited available past occurrence data indicate that there is a very low rate of occurrence. Based on limited available data, and bearing in mind that many landslides may be unreported as they have no impact on human activities, it is not likely that a major landslide will impact the region, based on zero reported occurrences in 10 years.

4.26.4 Vulnerability Analysis

Based on landslide mapping by the KGS, the area for each county with a moderate landslide risk was estimated. The higher percentage of acreage in a moderate landslide risk area the higher the vulnerability. However, landslides require an earth or rock covered slope, and so flatter areas have a much-decreased risk of occurrence.

Table 4.168: Kansas Region L Percentage of Land in Moderate Landslide Risk Area

County	Total County Acreage	Estimated Acreage with Moderate Landslide Potential	Percentage of County Acreage Identified in Potential Slide Area
Johnson	307,200	215,040	70.0%
Leavenworth	300,160	180,000	60.0%
Wyandotte	99,840	99,840	1.07%

Source: ADEM and HAZUS

The following table presents data from HAZUS and local damage reports concerning the value of structures and the percentage of structures for each Kansas Region L county incurring damage over the period 2009 to 2018 from landslide events. A greater percentage of damaged structures damaged may indicate a greater potential future vulnerability.



Table 4.169: Kansas Region L Structural Vulnerability Data for Landslides

County	HAZUS Building Valuation	Reported Structure Damage 2009-2018	Percentage of Building Valuation Damaged
Johnson	\$124,279,962,000	\$0	0.0%
Leavenworth	\$13,050,342,000	\$0	0.0%
Wyandotte	\$29,708,946,000	\$0	0.0%

Source: Local reports and HAZUS

Population vulnerabilities to landslide events are expected to be minimal.

4.26.5 – Impact and Consequence Analysis

As per EMAP requirements, the following table provides the Consequence Analysis.

Table 4.170: Landslide Consequence Analysis

Subject	Impacts of Landslide
Health and Safety of the Public	Severity and location dependent. Impacts on persons in the path of the slide are expected to be severe.
Health and Safety of Responders	Impacts are expected to be minimal.
Continuity of Operations	Minimal expectation of execution of the COOP, unless a facility is impacted.
Property, Facilities, and Infrastructure	Impact to property, facilities, and infrastructure could be minimal to severe, depending on the location of the facility in relation to the slide. Loss of structural integrity of buildings and infrastructure could occur.
Environment	Impact to the area would be minimal other than the immediate area.
Economic Conditions	Impacts to the economy will be dependent severity of landslide and the impact on structures and infrastructure. Impacts could be severe if roads/utilities are affected. Otherwise impact would be non-existent to minimal.
Public Confidence in the Jurisdiction's Governance	Confidence could be an issue if local development policies are questioned.



4.27 – Soil Erosion and Dust

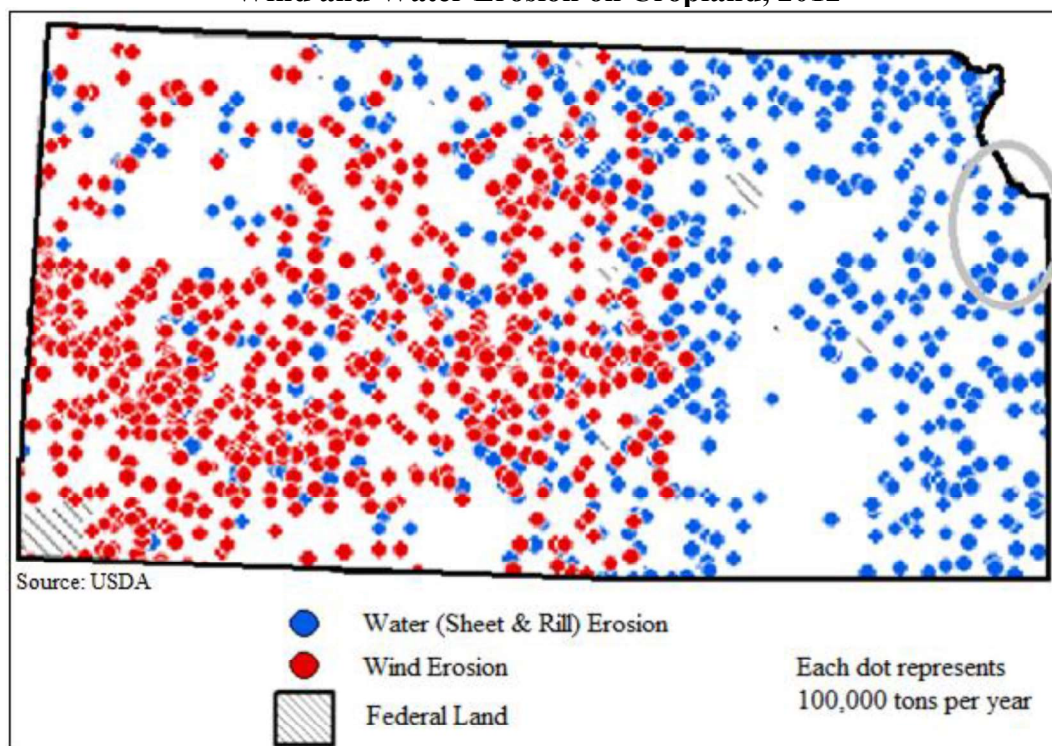
Soil erosion, in general, is a process that removes topsoil through the application of water, wind, or farming activities. Soil erosion can be a slow, unobserved process or can happen quickly due to extreme environmental factors. The United States is losing soil 10 times faster than the natural replenishment rate, and related production losses cost the country about \$44,000,000,000 each year. On average, wind erosion is responsible for about 40% of this loss and can increase markedly in drought years.



4.27.1 – Location and Extent

Soil and erosion and dust occur over broad geographic regions. The entire Kansas Region L planning area, including all participating jurisdictions, is at risk to soil erosion and dust.

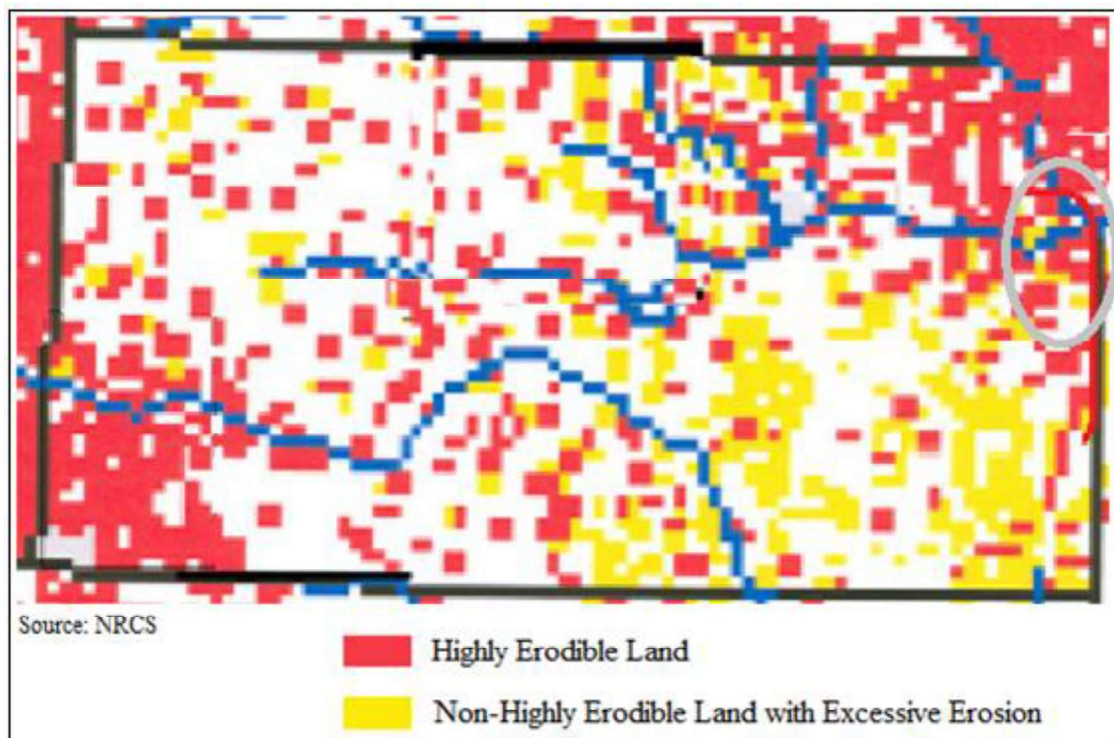
Wind and Water Erosion on Cropland, 2012



The following figure, from the Natural Resources Conservation Service (NRCS) shows areas of excessive erosion of farmland in Kansas. Each red dot represents 5,000 acres of highly erodible land, and each yellow dot represents 5,000 acres of non-highly erodible land with excessive erosion above the tolerable soil erosion rate.



NRCS Areas of Excessive Erosion



4.27.2 – Previous Occurrences

At present there is no centralized and complete database containing historical records for soil erosion in Kansas. For Kansas Region L there have been no reported or recorded soil erosion or dust events impacting either participating jurisdictions or the region in the past 10 years.

Available crop loss data from the USDA Risk Management Agency detailing cause of loss was researched to determine the financial impacts of soil erosion and dust on the Region's agricultural base. Crop loss data for the years 2015- 2018, for the region, indicates no related claims

4.27.3 – Hazard Probability Analysis

Predicting future erosion amounts is problematic as much relies on farm management practices, available moisture and crop type. Due to the on-going nature of this hazard, and the small agricultural base for the region, it is expected that future events causing minimally measurable impact to the regions crops and farmers will continue occur. Again, the rate of occurrence and potential future occurrence will be predicated on farm management practices and drought and water conditions.

4.27.4 – Vulnerability Analysis

For purposes of this assessment, all counties within the region were determined to be at equal risk to soil erosion and dust events. Additionally, as this hazard disproportionately impacts the agricultural sector, only data on that sector was reviewed for potential vulnerability. The USDA 2012 Census of Agriculture (the latest available data) provides data on the crop exposure value, the total dollar value of all crops, for



each Kansas Region L County. USDA Risk Management Agency crop loss data allows us to quantify the monetary impact of soil erosion and dust conditions on the agricultural sector. The higher the percentage loss, the higher potential future vulnerability the county may have to soil erosion and dust events.

Table 4.171: Kansas Region L USDA Annual Soil Erosion Percentage Impact Data, 2014-2018

Jurisdiction	Farm Acreage	Annual Acres Impacted	Annual Percentage of Total Acres Impacted	Market Value of Products Sold	Annualized Crop Insurance Paid	Annual Percentage of Market Value Impacted
Johnson	99,354	0	0.0%	\$24,370,000	\$0	0.0%
Leavenworth	184,471	0	0.0%	\$36,367,000	\$0	0.0%
Wyandotte	12,009	0	0.0%	\$3,291,000	\$0	0.0%

Source: USDA

4.27.5 – Impact and Consequence Analysis

As per EMAP requirements, the following table provides the Consequence Analysis.

Table 4.172: Soil Erosion and Dust Consequence Analysis

Subject	Impacts of Soil Erosion and Dust
Health and Safety of the Public	Impact tends to be agricultural; however, dust can be a danger to susceptible individuals in the form of air pollutants.
Health and Safety of Responders	With proper preparedness and protection, impact to the responders is expected to be minimal.
Continuity of Operations	Minimal expectation for utilization of the COOP.
Property, Facilities, and Infrastructure	Impact to property, facilities, and infrastructure could be severe, depending on the site of the soil erosion. This could adversely affect utility poles/lines, and facilities. Dust can also adversely affect machinery, air conditioners, etc.
Environment	The impact to the environment could be severe. Soil erosion and dust can severely affect farming, ranching, wildlife and plants due to production losses and habitat changes.
Economic Conditions	Impacts to the economy will be dependent on how extreme the soil erosion and dust are. Potentially it could severely affect crop yield and productivity. Seedling survival and growth is stressed by erosion and dust, as is the top soil which agriculture is dependent on.
Public Confidence in the Jurisdiction's Governance	Planning, response, and recovery may be questioned if not timely and effective.



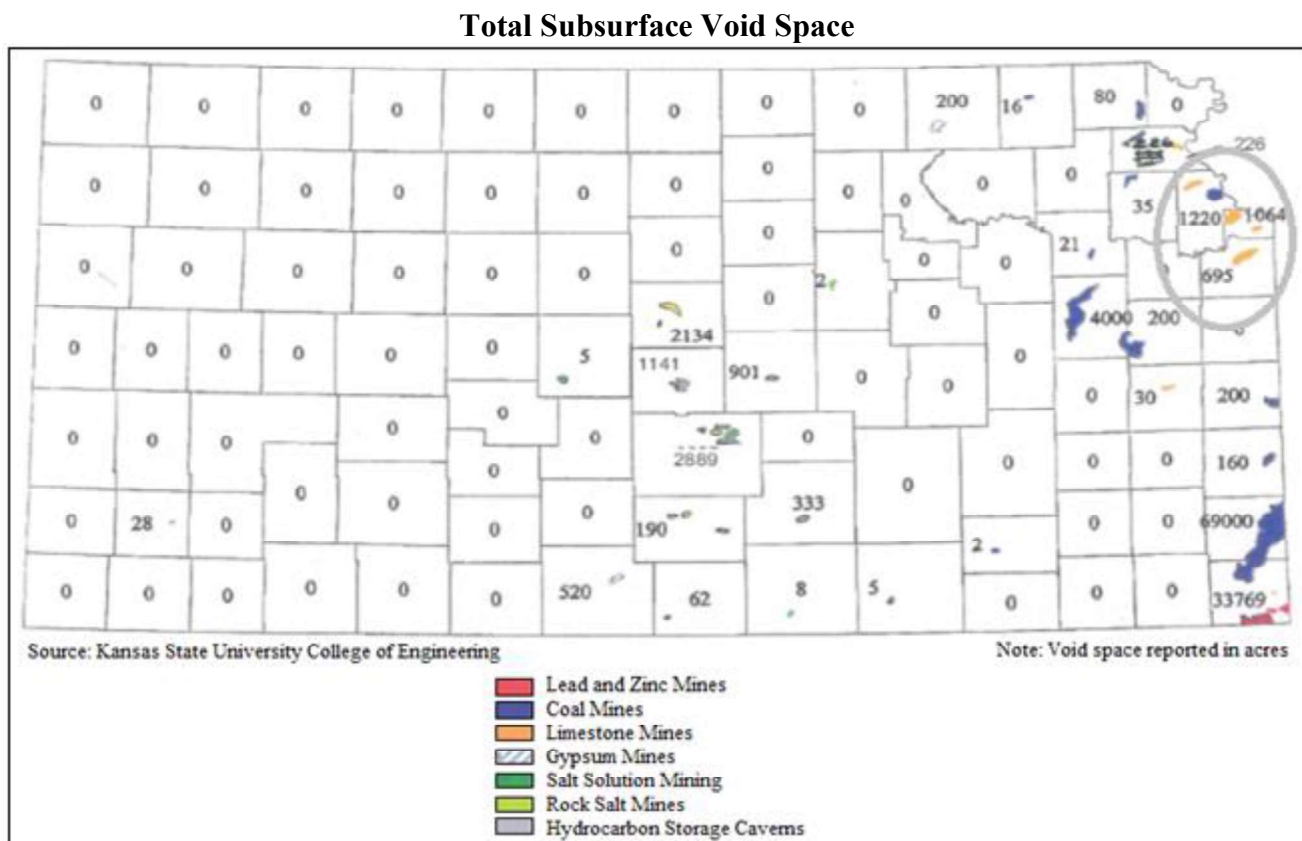
4.28 – Land Subsidence

Land subsidence is caused when the ground above manmade or natural voids collapses. Subsidence can be related to mine collapse, water and oil withdrawal, or natural causes such as shrinking of expansive soils, salt dissolution (which may also be related to mining activities), and cave collapses. The surface depression is known as a sinkhole. If sinkholes appear beneath developed areas, damage or destruction of buildings, roads and rails, or other infrastructure can result. The rate of subsidence, which ranges from gradual to catastrophic, correlates to its risk to public safety and property damage.



4.28.1 – Location and Extent

The KDHE prepared a report on “Subsurface Void Space and Sinkhole/Subsidence Area Inventory for the State of Kansas.” The report inventoried subsurface void space from oil and gas exploration and production, natural sources, shaft mining, and solution mining. The following map details the distribution of total acres and major cause of void spaces for all Kansas Region L counties.



The following table details the total amount of subsurface void space as calculated using data from the KDHE map.



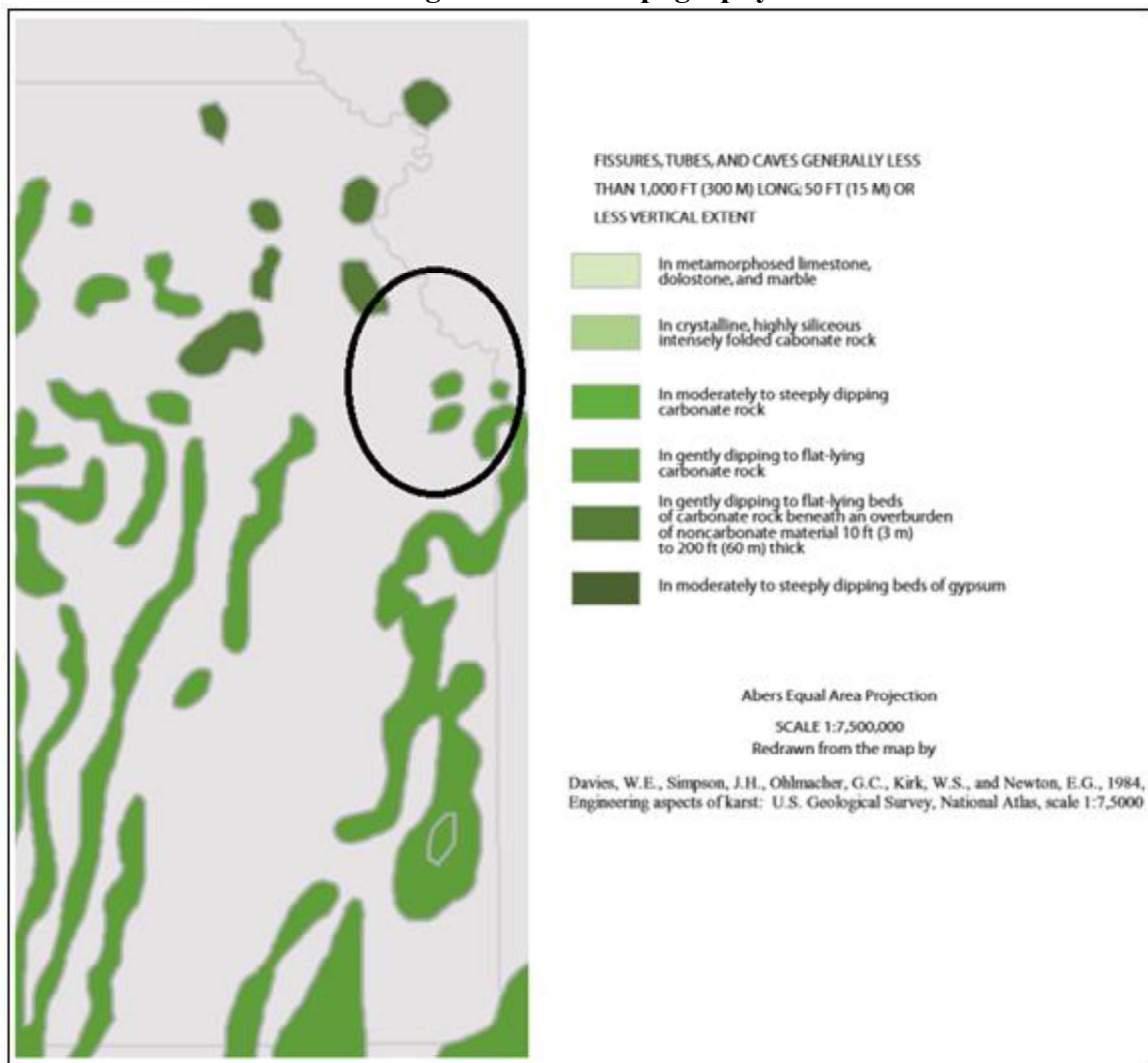
Table 4.173: Kansas Region L Sub-Surface Void Space

County	Total Sub-Surface Void Space
Johnson	695
Leavenworth	1,220
Wyandotte	1,064

Source: KDHE

Of additional concern to Kansas Region L is Karst topography. Karst topography is characterized by sinkholes, depressions, caves, and underground drainage created when groundwater dissolves soluble subsurface rocks such as limestone, gypsum, and dolomite. The following map from the United States Geologic Survey (USGS) indicates areas of Karst topography in the region.

Regional Karst Topography



4.28.2 – Previous Occurrences

There has been one reported land subsidence event in Kansas Region L during the ten-year period from 2009 to 2018.

- **2015:** An isolated sinkhole appeared east of Hole 13 on the Canyon Farms Golf Course in Lenexa, Kansas.

4.28.3 – Hazard Probability Analysis

Land subsidence events with the potential to affect Kansas Region L are incredibly difficult to quantify and forecast. Compounding the difficulty, land subsidence events occur on their own or occur as a secondary hazard with incidents of heavy rain, melting snow, and earthquakes as a primary cause. Hence, their future occurrences are highly dependent on the likelihood of the mentioned hazards.

Based on limited available data, indicating that there has been one reported event in the past ten years, and bearing in mind that many land subsidence events may be unreported as they have no impact on human activities, the probability of a reported land subsidence occurrence is 10% in any given year.

4.28.4 Vulnerability Analysis

Jurisdictions with a high or increasing population and/or a high or increasing structural valuation are to be considered to have a potentially greater vulnerability.

Vulnerability to land subsidence in Kansas Region L was analyzed using the KDHE “Subsurface Void Space and Sinkhole/Subsidence Area Inventory for the State of Kansas” report. All documented acres of subsurface void space were classified according to these risk categories for each of the following causes of void space:

- Lead and Zinc Mines
- Coal Mines
- Limestone Mines
- Gypsum Mines
- Salt Solution Mining
- Rock Salt Mines
- Hydrocarbon Storage Caverns

Based on these classifications, a risk category was assigned to each of the subsurface void acres:

- Category I: High Risk
- Category II: Medium Risk
- Category III: Low Risk

The following table shows the classification of the void space in each of the Kansas Region L counties. Please note that not all classifications with identified acreage are shown.



Table 4.174: Kansas Region L Sub-Surface Void Space Risk Classification

County	Coal Category III Acres	Limestone Category I Acres	Limestone Category II Acres	Limestone Category III Acres
Johnson	0	209	209	277
Leavenworth	1,100	40	40	40
Wyandotte	0	394	323	347

Source: KDHE

Based on this data, the area for each county underlain by sub-surface void acreage was determined. The higher percentage of acreage underlain by void area the higher the vulnerability.

Table 4.175: Kansas Region L Percentage of Land Underlain by Sub-Surface Void Space

County	Total County Acreage	Sub-Surface Void Space Acreage	Percentage of County Acreage Underlain by Void Space
Johnson	307,200	695	0.23%
Leavenworth	300,160	1,220	0.41%
Wyandotte	99,840	1,064	1.07%

Source: KDHE

The following table presents data from HAZUS and local damage reports concerning the value of structures and the percentage of structures for each Kansas Region L county incurring damage over the period 2009 to 2018 from land subsidence events. A greater percentage of damaged structures damaged may indicate a greater potential future vulnerability.

Table 4.176: Kansas Region L Structural Vulnerability Data for Land Subsidence

County	HAZUS Building Valuation	Reported Structure Damage 2009-2018	Percentage of Building Valuation Damaged
Johnson	\$124,279,962,000	\$0	0.0%
Leavenworth	\$13,050,342,000	\$0	0.0%
Wyandotte	\$29,708,946,000	\$0	0.0%

Source: Local reports and HAZUS

4.28.5 – Impact and Consequence Analysis

As per EMAP requirements, the following table provides the Consequence Analysis.

Table 4.177: Land Subsidence Consequence Analysis

Subject	Impacts of Land Subsidence
Health and Safety of the Public	Local impact expected to be moderate to severe for the incident area, depending on the scale of the area.
Health and Safety of Responders	Impact to responders would be minimal.
Continuity of Operations	Minimal expectation of execution of the COOP, unless a facility is impacted.
Property, Facilities, and Infrastructure	Localized impact to facilities and infrastructure in the incident area has the potential to do severe damage.
Environment	Impact to the area would be minimal.



Table 4.177: Land Subsidence Consequence Analysis

Subject	Impacts of Land Subsidence
Economic Conditions	Impacts to the economy will depend on the severity of the damage.
Public Confidence in the Jurisdiction's Governance	Local development policies will be questioned



5.0 Capability Assessment

5.1 – Introduction

44 CFR 201.6 does not require a capability assessment to be completed for local hazard mitigation plans. However, 201.6(c)(3) states "A mitigation strategy that provides the jurisdiction's blueprint for reducing the potential losses identified in the risk assessment, based on existing authorities, policies, programs and resources, and its ability to expand on and improve these existing tools."

This section of the plan discusses the current capacity of regional communities to mitigate the effects of identified hazards. A capability assessment is conducted to determine the ability of a jurisdiction to execute a comprehensive mitigation strategy, and to identify potential opportunities for establishing or enhancing specific mitigation policies, programs or projects.

A capability assessment helps to determine which mitigation actions are practical based on a jurisdiction's fiscal, staffing and political resources. A capability assessment consists of:

- An inventory of relevant plans, ordinances, or programs already in place
- An analysis capacity to carry them out.

A thoughtful review of jurisdictional capabilities will assist in determining gaps that could limit current or proposed mitigation activities, or potentially aggravate a jurisdiction's vulnerability to an identified hazard. Additionally, a capability assessment can detail current successful mitigation actions that should continue to receive support.

For this plan each participating jurisdiction was given an opportunity to present their capability assessment information.

5.2 – Granted Authority

In implementing a mitigation plan or specific action, a local jurisdiction may utilize any or all of the four broad types of government authority granted by the State of Kansas. The four types of authority are defined as:

- Regulation
- Acquisition
- Taxation
- Spending

Regulation

The scope of this local authority is subject to constraints, however, as all of Kansas' political subdivisions must not act without proper delegation from the State. Under a principle known as "Dillon's Rule," all power is vested in the State and can only be exercised by local governments to the extent it is delegated.



Acquisition

The power of acquisition can be a useful tool for pursuing local mitigation goals. Local governments may find the most effective method for completely “hazard-proofing” a particular piece of property or area is to acquire the property, thus removing the property from the private market and eliminating or reducing the possibility of inappropriate development occurring. Kansas legislation empowers cities, towns, counties to acquire property for public purpose by gift, grant, devise, bequest, exchange, purchase, lease or eminent domain (County Home Rule Powers, K.S.A. 19-101, 19-101a, 19-212).

Taxation

The power to levy taxes and special assessments is an important tool delegated to local governments by Kansas law. The power of taxation extends beyond merely the collection of revenue, and can have a profound impact on the pattern of development in the community. Communities have the power to set preferential tax rates for areas which are more suitable for development in order to discourage development in otherwise hazardous areas. Local units of government also have the authority to levy special assessments on property owners for all or part of the costs of acquiring, constructing, reconstructing, extending or otherwise building or improving flood control within a designated area. This can serve to increase the cost of building in such areas, thereby discouraging development. Because the usual methods of apportionment seem mechanical and arbitrary, and because the tax burden on a particular piece of property is often quite large, the major constraint in using special assessments is political. Special assessments seem to offer little in terms of control over land use in developing areas. They can, however, be used to finance the provision of necessary services within municipal or county boundaries. In addition, they are useful in distributing to the new property owners the costs of the infrastructure required by new development.

Spending

The Kansas General Assembly allocated the ability to local governments to make expenditures in the public interest. Hazard mitigation principles can be made a routine part of all spending decisions made by the local government, including the adoption of annual budgets and a Capital Improvement Plan. A Capital Improvement Plan is a schedule for the provision of municipal or county services over a specified period of time. Capital programming, by itself, can be used as a growth management technique, with a view to hazard mitigation. By tentatively committing itself to a timetable for the provision of capital to extend services, a community can control growth to some extent. In addition to formulating a timetable for the provision of services, a local community can regulate the extension of and access to services. A Capital Improvement Plan that is coordinated with extension and access policies can provide a significant degree of control over the location and timing of growth. These tools can also influence the cost of growth. If the Capital Improvement Plan is effective in directing growth away from environmentally sensitive or high hazard areas.



5.3 – Governance

All counties within Kansas Region L operate under a county commissioner form of governance, with the elected board of commissioners overseeing county operations.

Table 5.1: County Governance

Jurisdiction	Government Structure	Number of Commissioners
Johnson County	Commission	7
Leavenworth County	Commission	5
Wyandotte County	Commission	10

In general, the participating towns and cities in Kansas Region L operate either under a Mayoral form of governance or an elected city council form of governance.

5.4 – Jurisdictional Capabilities

Information as to the current capacity of participating jurisdictions is summarized in the following sections and tables. All capability information was provided by jurisdictional officials through the above referenced questions and through outreach from the MPC.

The ability of a local government to develop and implement mitigation projects, policies, and programs is directly tied to its ability to direct staff time and resources for that purpose. Administrative capability can be evaluated by determining how mitigation-related activities are assigned to local departments and if there are adequate personnel resources to complete these activities. The degree of intergovernmental coordination among departments will also affect administrative capability for the implementation and success of proposed mitigation activities.

Many smaller jurisdictions have very limited to no planning, management, response or mitigation capabilities. Often these jurisdictions rely on the county or nearby larger municipalities for assistance. This lack of capabilities is reflected in the following tables. Additionally, many very small or extremely limited participating small jurisdictions, largely townships, are not listed on the capability list. This in no way diminishes the participation in the process of these jurisdictions. Finally, special district capabilities are included in their overarching jurisdiction.

5.4.1 – Planning Capabilities

The planning capability assessment is designed to provide a general overview of the key planning and regulatory tools or programs in place or under development. This information helps identify opportunities to address existing planning gaps and provides an opportunity to review areas that mitigation planning actions can be utilized with existing plans. Jurisdictions were asked if they had completed the following plans:

Comprehensive Plan: A comprehensive plan establishes the overall vision for a jurisdiction and serves as a guide to governmental decision making. A comprehensive plan generally contains



information on demographics, land use, transportation, and facilities. As a comprehensive plan is broad in scope the integration of hazard mitigation measures can enhance the likelihood of achieving risk reduction goals.

Critical Facilities Plan: A critical facilities plan is used to identify a jurisdictions critical facilities, including fire stations, police stations, hospitals, schools, day care centers, senior care facilities, major roads and bridges, critical utility sites, and hazardous material storage areas. Additionally, this plan may be used to determine methods to mitigate damage to these facilities.

Debris Management Plan: A debris management plan covers the response and recovery from debris-causing incidents such as tornados or floods. Planning considerations include debris removal and disposal, disposal locations, equipment availability, and personnel training.

Emergency Operations Plan: An emergency operations plan outlines responsibility, means and methods by which resources are deployed during and following an emergency or disaster.

Evacuation Plan: A plan that outlines routes and methods by which populations are evacuated during and following an emergency or disaster.

Fire Mitigation Plan: A fire mitigation plan is used to mitigate a jurisdictions wildfire risk and vulnerability. The plan documents areas with an elevated risk of wildfires, and identifies the actions taken to decrease the risk. A fire mitigaion plan can influence and prioritize future funding for hazardous fuel reduction projects, including where and how federal agencies implement fuel reduction projects on federal lands.

Flood Mitigation Assistance Plan: The purpose of the flood mitigation assistance plan is to reduce or eliminate the long-term risk of flood damage to buildings and other structures insured under the NFIP.

Recovery Plan: A disaster recovery plan guides the recovery and reconstruction process following a disaster. Hazard mitigation principles should be incorporated into disaster recovery plans to assist in breaking the cycle of disaster loss.

Vulnerable Population Plan and/or Inventory: A vulnerable populations plan is used to develop a strategic approach for support to persons with functional or special needs before, during and following a disaster.

The table below summarizes relevant jurisdictional planning capabilities.



Table 5.2: Jurisdictional Planning Capabilities

Jurisdiction	Comprehensive Plan	Critical Facilities Plan	Debris Management Plan	Emergency Operations Plan	Evacuation Plan	Fire Mitigation Plan	Flood Mitigation Assistance Plan	Recovery Plan	Vulnerable Population Plan and/or Inventory
Johnson County	x	x	x	x	x	x	x	x	x
City of DeSoto	x			x				x	
City of Edgerton	x								
City of Fairway	x								
City of Gardner	x			x					
City of Lake Quivira	x								
City of Leawood	x			x				x	
City of Lenexa	x		x	x					
City of Merriam	x			x					
City of Mission	x			x					
City of Mission Hills	x			x					
City of Mission Woods	x								
City of Olathe	x			x					
City of Overland Park	x		x	x					
City of Prairie Village	x								
City of Roeland Park	x								
City of Shawnee	x			x			x	x	
City of Spring Hill	x			x					
City of Westwood	x								
City of Westwood Hills	x								
Leavenworth County	x		x	x	x				
City of Basehor		x	x	x	x		x	x	x
City of Easton		x	x	x					
City of Lansing	x	x	x	x					
City of Leavenworth	x	x	x	x	x		x	x	x
City of Linwood		x	x	x					
City of Tonganoxie	x	x	x	x	x		x	x	x
Wyandotte County	x		x	x				x	x
City of Bonner Springs	x			x				x	
City of Edwardsville	x			x				x	



5.4.2 – Codes and Ordinances

Participating jurisdictions were asked if the following codes and ordinances and plans were established and enforced:

Building Code: Many structural mitigation measures involve constructing and retrofitting homes, businesses and other structures according to standards designed to make the buildings more resilient to the impacts of natural hazards. Many of these standards are imposed through the building code.

Floodplain Ordinance: In general, floodplain ordinances are used to:

- Minimize the extent of floods by preventing obstructions that inhibit water flow and increase flood height and damage.
- Prevent and minimize loss of life, injuries, and property damage in flood hazard areas.
- Promote the public health, safety and welfare of citizens in flood hazard areas.

Floodplain ordinances may allow jurisdictions to:

- Manage planned growth
- Adopt local ordinances to regulate uses in flood hazard areas
- Enforce those ordinances
- Grant permits for use in flood hazard areas that are consistent with the ordinance

These ordinances can also help ensure meeting the minimum requirements of participation in the NFIP. The incentive for local governments adopting such ordinances is that they will afford their residents the ability to purchase flood insurance through the NFIP.

Stormwater Ordinance: The purpose of a stormwater ordinance is to protect the quality and quantity of local, regional and state waters from the potential harm of unmanaged stormwater. Stormwater ordinances include protection from activities that result in the degradation of properties, water quality, stream channels, and other natural resources.

Nuisance Ordinance: Local governments may use their ordinance-making power to abate “nuisances,” which could include, by local definition, any activity or condition making people or property more vulnerable to any hazard.

Zoning: Zoning is the traditional and most common tool available to local jurisdictions to control the use of land. Zoning is used to promote health, safety, and the general welfare of the community. Zoning is used to dictate the type of land use and to set minimum specifications for use such as lot size, building height and setbacks, and density of population. Local governments are authorized to divide their jurisdiction into districts, and to regulate and restrict the erection, construction, reconstruction, alteration, repair or use of buildings, structures, or land within those districts. Districts may include general use districts, overlay districts, special use districts or conditional use districts. Zoning ordinances consist of maps and written text.



The table below summarizes relevant jurisdictional codes and ordinances.

Table 5.3: Jurisdictional Codes and Ordinances

Jurisdiction	Building Code	Floodplain Ordinance	Nuisance Ordinance	Storm Water Ordinance	Zoning Ordinance
Johnson County	x	x		x	x
City of DeSoto	x	x		x	x
City of Edgerton	x	x			
City of Fairway	x	x			
City of Gardner	x	x			
City of Lake Quivira	x	x			
City of Leawood	x	x	x	x	x
City of Lenexa	x	x	x	x	x
City of Merriam	x	x			
City of Mission	x	x			
City of Mission Hills	x	x	x	x	x
City of Mission Woods	x	x			
City of Olathe	x	x			
City of Overland Park	x	x			
City of Prairie Village	x	x			
City of Roeland Park	x	x			
City of Shawnee	x	x	x	x	x
City of Spring Hill	x	x			
City of Westwood	x	x			
City of Westwood Hills	x	x			
Leavenworth County		x	x		x
City of Basehor	x	x	x	x	x
City of Easton		x			
City of Lansing	x	x	x	x	x
City of Leavenworth	x	x	x	x	x
City of Linwood		x		x	
City of Tonganoxie		x	x	x	x
Wyandotte County	x	x	x	x	x
City of Bonner Springs	x	x	x	x	x
City of Edwardsville	x	x	x	x	x



5.4.3 – Jurisdictional Programs

This part of the capability’s assessment includes the identification and evaluation of existing programs for each participating jurisdiction:

Community Rating System program under the National Flood Insurance Program: The NFIP's CRS is a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed the minimum NFIP requirements. Participants are offered flood insurance premium rates at a discount to reflect the reduced flood risk resulting from the community actions meeting the three goals of the CRS. These goals are the reduction of flood damage to insurable property, the strengthening and support of insurance aspects of the NFIP, and the encouragement of a comprehensive approach to floodplain management.

Firewise Community Certification: The Firewise Communities Program encourages local solutions for safety by involving homeowners in taking individual responsibility for preparing their homes from the risk of wildfire. Firewise is a key component of Fire Adapted Communities, a collaborative approach that connects all those who play a role in wildfire education, planning and action with comprehensive resources to help reduce risk. The program is co-sponsored by the USDA Forest Service, the US Department of the Interior, and the National Association of State Foresters.

ISO Fire Rating: This assessment also includes the identification and evaluation of existing ISO fire ratings. The Fire Suppression Rating Schedule is a manual containing the criteria ISO uses in reviewing the fire prevention and fire suppression capabilities of individual communities or fire protection areas. The schedule measures the major elements of a community’s fire protection system and develops a numerical grading called a Public Protection Classification.

National Flood Insurance Program: In 1968, Congress created the NFIP to help provide a means for property owners to financially protect themselves. The NFIP offers flood insurance to homeowners, renters, and business owners if their community participates in the NFIP. Participating communities agree to adopt and enforce ordinances that meet or exceed FEMA requirements to reduce the risk of flooding.

National Weather Service StormReady Program: StormReady uses a grassroots approach to help communities develop plans to handle all types of severe weather. The program encourages communities to take a new, proactive approach to improving local hazardous weather operations by providing emergency managers with clear-cut guidelines on how to improve their hazardous weather operations

The table below summarizes relevant local programs.



Table 5.4: Jurisdictional Program Capabilities

Jurisdiction	Community Rating System	Firewise Community Certification	ISO Fire Rating	National Flood Insurance Program	National Weather Service Storm Ready Certification
Johnson County				x	x
City of DeSoto			3/10	x	
City of Edgerton				x	
City of Fairway				x	
City of Gardner				x	
City of Lake Quivira				x	
City of Leawood			1	x	
City of Lenexa	8		x	x	
City of Merriam				x	
City of Mission				x	
City of Mission Hills			1	x	
City of Mission Woods				x	
City of Olathe	8			x	
City of Overland Park	7			x	
City of Prairie Village				x	
City of Roeland Park				x	
City of Shawnee	6		2	x	
City of Spring Hill				x	
City of Westwood				x	
City of Westwood Hills				x	
Leavenworth County				x	x
City of Basehor			4	x	x
City of Easton			6	x	x
City of Lansing	7		4	x	x
City of Leavenworth			2	x	x
City of Linwood	9		5	x	x
City of Tonganoxie			4	x	x
Wyandotte County	6		2/10	x	x
City of Bonner Springs	7		4	x	x
City of Edwardsville			4	x	x

In addition, participating jurisdictions operate with mutual aid agreements. These are understandings among localities to lend assistance across jurisdictional boundaries. Mutual aid may be requested only when an emergency occurs that exceeds local resources.



5.4.4 – Staffing and Departmental Capabilities

A comprehensive mitigation program relies on many skilled professionals. These professionals include:

- Planners
- Emergency managers
- Floodplain managers
- GIS personnel

While exact responsibilities differ from jurisdiction to jurisdiction, the general duties of applicable departments are described below:

Building Official: Building officials are generally the jurisdictional administrator of building and construction codes, engineering calculation supervision, permits, facilities management, and accepted construction procedures. They may also inspect structures to ensure compliance with the plans and to check workmanship as well as code compliance.

Emergency Management Coordinator: The Emergency Management office is responsible for the mitigation, preparedness, response and recovery operations that deal with both natural and man-made disaster events. The formation of an emergency management department in each county is mandated under Kansas General Statutes.

Local Emergency Planning Committee: Local Emergency Planning Committees are generally housed at the county or municipal level. They do not function in actual emergency situations, but attempt to identify and catalogue potential hazards, identify available resources, mitigate hazards when feasible, and write emergency plans. The role of the LEPC is to anticipate and plan the initial response for foreseeable disasters in their jurisdiction.

Mapping Specialist: A geographic information system (GIS) is a system designed to capture, store, manipulate, analyze, manage, and present all types of geographical data. A GIS mapping specialist uses this data to create county maps, including flood plain, fire hazard, drought and other mitigation maps.

NFIP Floodplain Administrator: The NFIP floodplain administrator ensures a jurisdiction is meeting the minimum requirements of participation in the NFIP, and often is tasked with applying for funding or grants.

Planning Department: A planning department usually provides management and oversight of development through the application of codes, ordinances, building regulations and public input.

Public Works Official: Public works officials usually provide management and oversight of infrastructure projects such as public buildings (municipal buildings, schools, hospitals), transport infrastructure (roads, railroads, bridges, pipelines, airports), public spaces (public squares, parks), public services (water supply, sewage, electrical grid, dams), and other physical assets and facilities.



The table below summarizes relevant local staffing and departmental capabilities.

Table 5.5: Staffing and Departmental Capabilities

Jurisdiction	Building Code Official or Inspector	Emergency Management Coordinator	Local Emergency Planning Committee	Mapping Specialist (GIS)	NFIP Floodplain Administrator	Planning Department	Public Works Official
Johnson County	x	x	x	x	x	x	x
City of DeSoto	x	x	x		x	x	x
City of Edgerton	x		x		x		
City of Fairway	x		x		x		
City of Gardner	x	x	x		x		
City of Lake Quivira	x		x		x		
City of Leawood	x	x	x		x	x	x
City of Lenexa	x	x	x	x	x	x	x
City of Merriam	x	x	x		x		
City of Mission	x	x	x		x		
City of Mission Hills	x	x	x		x	x	x
City of Mission Woods	x		x		x		
City of Olathe	x	x	x	x	x	x	x
City of Overland Park	x	x	x	x	x	x	x
City of Prairie Village	x		x		x		
City of Roeland Park	x		x		x		
City of Shawnee	x	x	x	x	x	x	x
City of Spring Hill	x	x	x		x		
City of Westwood	x		x		x		
City of Westwood Hills	x		x		x		
Leavenworth County		x	x	x	x	x	x
City of Basehor	x	x	x	x	x	x	
City of Easton		x	x	x	x		
City of Lansing	x	x	x	x	x	x	x
City of Leavenworth	x	x	x	x	x	x	x
City of Linwood		x	x	x	x		
City of Tonganoxie	x	x	x	x	x	x	x
Wyandotte County	x	x	x	x	x	x	x
City of Bonner Springs			x		x		
City of Edwardsville	x		x		x	x	x



5.4.5 – Non-Governmental Organizations Capabilities

Non-Governmental Organizations (NGOs) are legally constituted corporations that operate independently from any form of government and are not conventional for-profit businesses. In the cases in which NGOs are funded totally or partially by a government agency, the NGO maintains its non-governmental status by excluding government representatives from membership in the organization. The following is a brief discussion of both the American Red Cross and the Salvation Army, both of which provide regional operations and coverage.

American Red Cross: The American Red Cross is a humanitarian organization that provides emergency assistance, disaster relief and education. In addition, they offers services in five other areas: community services that help the needy; communications services and comfort for military members and their family members; the collection, processing and distribution of blood and blood products; educational programs on preparedness, health, and safety; and international relief and development programs.

Salvation Army: The Salvation Army is a Christian denomination and international charitable organization. In addition to being among the first to arrive with help after natural or man-made disasters, the Salvation Army runs charity shops and operates shelters for the homeless.

5.4.6 – Fiscal Capabilities

In general, the jurisdictions of the Kansas Region L receive the majority of their revenue through state and local sales tax and federal and state pass through dollars. Based on available revenue information, and given that both the state and counties are experiencing budget deficits, funding for mitigation programs and disaster response is at a premium. Adding to the budget crunch is the increased reliance on local accountability by the federal government.

The following provide brief definitions of applicable fiscal programs:

Application and Management of Grant Funding: The jurisdiction has the staffing and capabilities to apply for grant funding and oversee all necessary provisions of the funding.

Authority to Levy Taxes: The authority to levy taxes would allow the jurisdiction to tax its population base.

Authority to Withhold Spending in Hazard Prone Areas: The ability of a jurisdiction to not provide funding for activities or actions in an area that is known to be prone to specific hazards.

Incur Debt through General Obligation Bonds: General obligation bonds are issued with the belief that a municipality will be able to repay its debt obligation through taxation or revenue from projects. General obligation bonds can be used to generate funds for mitigation projects.

Usage of Capital Improvement Funding for Mitigation Projects: Capital improvement allows for spending on identified capital projects and for equipment purchases, in this context related to mitigation projects.



The following table highlights each jurisdiction's fiscal capabilities.

Table 5.6: Jurisdictional Fiscal Capabilities

Jurisdiction	Apply for and Manage Grant Funding	Authority to levy taxes for specific purposes	Authority to Withhold spending in hazard prone areas	Incur Debt through General Obligation Bonds	Usage of Capital Improvement Funding for Mitigation Projects
Johnson County	X	X	X	X	X
City of DeSoto	X	X		X	X
City of Edgerton	X	X			X
City of Fairway	X	X			X
City of Gardner	X	X			X
City of Lake Quivira	X	X			X
City of Leawood	X	X		X	X
City of Lenexa	X	X	X	X	X
City of Merriam	X	X			X
City of Mission	X	X			X
City of Mission Hills	X	X	X	X	X
City of Mission Woods	X	X			X
City of Olathe	X	X			X
City of Overland Park	X	X			X
City of Prairie Village	X	X			X
City of Roeland Park	X	X			X
City of Shawnee	X	X		X	X
City of Spring Hill	X	X			X
City of Westwood	X	X			X
City of Westwood Hills	X	X			X
Leavenworth County	X	X	X	X	X
City of Basehor	X	X	X	X	X
City of Easton		X	X	X	
City of Lansing	X	X	X	X	X
City of Leavenworth	X	X	X	X	X
City of Linwood		X	X	X	
City of Tonganoxie		X	X	X	X
Wyandotte County	X	X	X	X	X
City of Bonner Springs	X	X			X
City of Edwardsville	X	X	X	X	X



5.4.7 – School Capability Assessment

Participating school districts were provided with a different set of questions that participating governmental jurisdictions. These questions were asked to ascertain the level of preparedness of the institution.

The following provides brief definitions of terms used in the capability assessment of schools. Please note that some definitions have been provided in previous sections.

Access to Local, Regional and State Funds: The ability to use local, regional and state funding on school activities and improvements.

Active Shooter Plan: An active shooter plan outlines responsibility, means and methods by which resources are deployed during an active shooter scenario.

Capital Improvement Plan: A capital improvement plan guides scheduling of, and spending on, school improvements. A capital improvement plan can guide future development away from identified hazard areas, an incorporate identified mitigation strategies.

District Master Plan: A master plan establishes the overall vision and serves as a guide to decision making. A master plan generally contains information on demographics, land use, transportation, and facilities. As a master plan is broad in scope the integration of hazard mitigation measures can enhance the likelihood of achieving risk reduction goals.

Emergency Operations Plan/Evacuation Plan: An emergency operations plan outlines responsibility, means and methods by which resources are deployed during and following an emergency or disaster. Often included in these plans are detailed evacuation procedures and policies.

Incur Debt through General Obligation Bonds: General obligation bonds are issued with the belief that an entity will be able to repay its debt obligation through taxation or revenue from projects. General obligation bonds can be used to generate funds for mitigation projects.

School Safety or Resource Officer: A person with overall responsibility for safety of the school, students and staff.

Information as to the current capacity of participating schools, colleges and universities is summarized in the following table.



Table 5.7: College, University or USD Capabilities

Jurisdiction	Access to Local, Regional and State funds	Active Shooter Plan or Policy	Capital Improvement Plan	District Master Plan	School Emergency and Evacuation Plans	School Safety or Resource Officers or Dedicated Law Enforcement
Johnson County						
USD #229 – Blue Valley	x				x	
USD #230 – Spring Hill	x				x	
USD #231 – Gardner/Edgerton	x				x	
USD #232 – DeSoto	x	x	x	x	x	x
USD #233 – Olathe	x				x	
USD #512 – Shawnee Mission	x				x	
Kansas School for the Deaf	x				x	
Johnson County Community College	x	x	x		x	
University of Kansas Edwards Campus	x	x	x	x	x	x
Leavenworth County						
USD #207 – Fort Leavenworth	x	x			x	
USD #449 – Easton	x	x			x	x
USD #453 – Leavenworth	x	x			x	x
USD #458 – Basehor-Linwood	x	x			x	x
USD #464 – Tonganoxie	x	x	x	x	x	x
USD #469 – Lansing	x	x			x	
University of St. Mary	x	x	x		x	
Wyandotte County						
Kansas School for the Deaf and Blind	x	x	x	x	x	x
USD #202 - Turner	x				x	
USD #203 - Piper	x				x	
USD #204 – Bonner-Edwardsville	x	x	x	x	x	x
USD #500 – Kansas City, Kansas	x	x	x	x	x	x
Kansas City, Kansas Community College	x	x	x		x	x

Additionally, under K.S.A. 72-5457 (General Provisions for the Issuance of Bonds), all Kansas USDs may issue general obligation bonds to:

- Purchase or improve any site or sites necessary for school district purposes including housing and boarding pupils enrolled in an area vocational school
- Acquire, construct, equip, furnish, repair, remodel or make additions to buildings including housing and boarding pupils enrolled in an area vocational school operated under the board of education of a school district



6.0 Mitigation Strategy

6.1 – Introduction

As part of this planning effort, Kansas Region L and its participating jurisdictions worked to minimize the risk of future impacts from identified hazards to all citizens. In an attempt to shape future regulations, ordinances and policy decisions, the MPC reviewed and developed a hazard mitigation strategy. This comprehensive strategy includes:

- The consistent review and revision, as necessary, of obtainable goals and objectives
- The consistent review, revision and development of a comprehensive list of potential hazard mitigation actions

The development of a robust mitigation strategy allows for:

- The ability to effectively direct limited resources for maximum benefit
- The ability to prioritize identified hazard mitigation projects to maximize positive outcomes
- The increase in public and private level participation in hazard mitigation through transparency and awareness
- The potential direction of future policy decisions through awareness and education
- The achievement of the ultimate goal of a safer region for all our citizens

Considering the factors listed above, the MPC continues to implement the following mitigation strategy:

- **Implement** the recommendations of this plan.
- **Utilize** existing regulations, policies, programs, procedures, and plans already in place.
- **Share** information on Funding opportunities.
- **Communicate** the information contained in this plan so all jurisdictions and citizens have a clearer understanding of the hazards facing the region and what can be done to mitigate their impacts.
- **Publicize** the success stories that have been achieved through the region's ongoing mitigation efforts.

6.2 – Emergency Management Accreditation Program Integration

As per requirements, in identifying and reviewing mitigation actions the following activities recommended by the EMAP were considered:

- The use of applicable building construction standards
- Hazard avoidance through appropriate land-use practices
- Relocation, retrofitting, or removal of structures at risk
- Removal or elimination of the hazard
- Reduction or limitation of the amount or size of the hazard
- Segregation of the hazard from that which is to be protected
- Modification of the basic characteristics of the hazard
- Control of the rate of release of the hazard
- Provision of protective systems or equipment for both cyber or physical risks



- Establishment of hazard warning and communication procedures
- Redundancy or duplication of essential personnel, critical systems, equipment, and information materials.

6.3 – Identification of Goals

44 CFR 201.6 (c)(3)(i) A description of mitigation goals to reduce or avoid long-term vulnerabilities to the identified hazards.

Through thorough discussions at stakeholder meetings, the MPC determined that the four previously identified primary hazard mitigation goals remained relevant and applicable. This was because the priorities of Kansas Region L in relation to hazard mitigation planning have not changed during the five-year planning cycle. These goals were reviewed through a well-established consideration process, instituted by the MPC during previous plan updates, which consisted of:

- A review of previously identified hazard mitigation goals
- A review of demographic and built environment data
- A review of identified hazards, hazard events, and vulnerabilities
- A review all identified hazard mitigation actions

The following goals represent the Kansas Region L vision for hazard mitigation and disaster resilience.

- **Goal 1:** Reduce or eliminate risk to the people and property of Kansas Region L from the impacts of the identified hazards in this plan.
- **Goal 2:** Strive to protect all vulnerable populations, structures, and critical facilities in Kansas Region L from the impacts of the identified hazards.
- **Goal 3:** Improve public outreach initiatives to include education, awareness and partnerships with all entities in order to enhance understanding of the risk Kansas Region L faces due to the impacts of the identified hazards.
- **Goal 4:** Enhance communication and coordination among all agencies and between agencies and the public.

6.4 – Problem Statements

Based on the regionally identified hazards, county specific problem statements have been developed to detail identified major concerns that can potentially be addressed through proposed mitigation actions. MPC members were tasked with working with each participating jurisdiction to develop problem statements for their county. Additionally, problem statements from the public survey are incorporated to provide a community wide view. Problems statements were developed using the following inputs:

- Identify a key point of concern
- Is the problem getting worse, better, or staying the same?
- What are the identified or potential impacts?



The following table present regional problem statements to be utilized in informing the review, modification and development of hazard mitigation actions.

Table 6.1: Kansas Region L Problem Statements

Identified Hazard	Problem Statement	Potential Impact(s)
HazMat	Kansas Region L is a hub for interstate and intrastate commerce, increasing the potential of a HazMat event	Increased injuries, deaths and property damage
Flood	Low-water crossing throughout the region repeatedly flood	Road damage, potential loss of life, cutoff of emergency services
Flood	The number of flood insurance policies have decreased from 2012 to 2018	Loss of coverage for flood prone properties.
Tornado	Predictions indicate a potential increase in the number of tornados per year	Increased injuries, deaths and property damage
Windstorm	Kansas Region L is located in Wind Region IV, the highest classification for inland winds.	High potential for property damages, injuries and/or deaths
Winter Storm	Ice storms may damage utilities, especially as grid ages	Lack of service to citizens, potential adverse impacts due to loss of heat or power
Utility Failure	Power infrastructure is above ground and susceptible to a range of hazards	Lack of service to citizens, potential adverse impacts due to loss of heat or power

The following tables present county specific problem statements as identified through both public and stakeholder input to be utilized in informing the review, modification and development of hazard mitigation actions.

Table 6.2: Johnson County Problem Statements

Identified Hazard	Problem Statement
All Hazards	Current public outreach initiatives need to be expanded.
Flood	Flooding is a consistent threat to jurisdictions within the county.
Tornado and Windstorm	All school buildings should have saferooms to accommodate all students and staff.
Utility /Infrastructure Failure	Power outages impact the capabilities of all participating jurisdictions.
Utility Failure	City of De Soto depends on sewer pump stations in a disaster we will need emergency power for up to seven pump stations to prevent sewer backups.

Table 6.3: Leavenworth County Problem Statements

Identified Hazard	Problem Statement
Flood	Flooding is a consistent threat to jurisdictions within the county.
Tornado	Safe rooms should be incorporated in all new construction.
Tornado	Safe rooms should be constructed in all schools.
Tornado	Tornado siren system should provide coverage for entire county.
Utility Failure	Power outages impact the capabilities of all participating jurisdictions.



Table 6.4: Wyandotte County Problem Statements

Identified Hazard	Problem Statement
All Hazards	Public needs to be engaged with hazard mitigation planning.
All Hazards	Large population centers increase potential for injury or death.
Flood	Flooding is a consistent threat to jurisdictions within the county.
HazMat	Large transportation infrastructure may increase risk of HazMat event.

6.5 – Completed Mitigation Actions

Sine the completion of the previous HMP, each jurisdiction has been tracking the completion status of all identified hazard mitigation actions. Each of the following completed actions should be viewed as a testament to the effectiveness of the HMP and a positive step in creating safer and more resilient communities.

**Table 6.5: Johnson County and Participating Jurisdictions
Completed Hazard Mitigation Actions**

Jurisdiction	Action Description
Leawood	Protection of Utilities at a fire station #1 with new generator
Leawood	Installation of additional warning system sirens and computer monitoring system for two areas that lack adequate coverage from existing warning sirens
Mission Hills	Peetwood Park Improvements. Indian lane abuts this park and historically the roadway is overtopped with water when there is a significant rain event.
Mission Hills	Mission Drive Channel that runs from State Line Road to 63rd street abuts property that is in the floodplain (including a church and the City Hall). The flooding also affects two bridges and three public roads.

**Table 6.6: Leavenworth County and Participating Jurisdictions
Completed Hazard Mitigation Actions**

Jurisdiction	Action Description
Leavenworth County	Establish a local reserve fund to augment the Leavenworth County GIS Department's ability to monitor building trends and erosion patterns across the county through frequent aerial photography.

**Table 6.7: Wyandotte County and Participating Jurisdictions
Completed Hazard Mitigation Actions**

Jurisdiction	Action Description
Board of Public Utilities (Wyandotte County)	Upgrade UG and BPU's Radio System.
Kansas School for the Deaf and Blind (Wyandotte County)	Design and construct ADA safe rooms in all school buildings.
Kansas School for the Deaf and Blind (Wyandotte County)	Purchase and install mass notification system for deaf (visual notice) and for blind (audio) individuals to provide warnings for intruders, hazards, natural disasters, bomb and civil disorder events.



**Table 6.7: Wyandotte County and Participating Jurisdictions
Completed Hazard Mitigation Actions**

Jurisdiction	Action Description
Wyandotte County	Develop a Wyandotte County Sheriff's Department Adult/Juvenile Detention Center Evacuation Plan and conduct periodic tabletop exercises.
Wyandotte County	Establish locations for emergency morgues and develop a detailed, coordinated plan for the use of these facilities / locations with proper MOUs / MOAs as required.
Wyandotte County	Develop a plan for using school buses and public transportation to move people to shelters following an incident / disaster.
Wyandotte County	Develop/Update Debris Management Plan to include Memorandums Of Understanding (MOU's) for debris removal between Wyandotte County and outside / local agencies with equipment available for this, establish collection areas and free mulch program.
Wyandotte County	Develop adequate communications systems among and between disaster response agencies and the EOC.
Wyandotte County	Develop a plan for evacuating special needs populations during disasters.
Wyandotte County	Upgrade Local Government 800 Radio System to include placement of radios in all Unified School District Offices plus District Archdiocese Office and others as identified—possibly American Red Cross and Salvation Army Offices.
Wyandotte County	Provide adequate & timely warning system(s) for Scouts, Scouters and campers at Boy Scout Camp Theodore Naish, BSA.

While the Kansas Region L hazard mitigation program has matured over the years, and many actions have been completed, an unfortunate lack of funding and grant opportunities has prevented the completion many major hazard mitigation projects.

6.6 – Review and Addition of Mitigation Actions

For this plan update, members of the MPC and participating jurisdictions were asked to complete a thorough review of all not completed mitigation actions. Additionally, MPC members and participating jurisdictions were provided with the opportunity to identify and incorporate newly identified actions based on:

- Hazard events that have occurred since the last plan revision
- Updated risk assessments
- Identified goals and objectives
- Changing local capabilities
- New vulnerabilities.

In identifying new, or reviewing existing mitigation actions, the following general categories were considered:

Local Plans and Regulations: Actions that influence the way land and buildings are developed or constructed. Actions may include:



- Revision or institution planning and zoning ordinances
- Revision or institution of building codes
- Open space preservation
- Revision or institution floodplain regulations
- Revision or institution stormwater management regulations
- Drainage system maintenance
- Requirements for riverine setbacks

Structure and Infrastructure Projects: Actions that involve the modification of existing structures to protect, or remove from, a hazard or hazard area., such as:

- Acquisition of hazard prone properties
- Relocation of hazard prone properties
- Revision or institution of building elevation requirements
- Critical facilities protection
- Installation or retrofitting of community safe rooms
- Requiring insurance
- Installation or update of warning systems

Natural Systems Protection: Actions that minimize hazard losses to natural systems, such as:.
Actions may include:

- Mandatory floodplain area protection
- Revision or institution of comprehensive watershed management programs
- Requirements for riparian buffers
- Requirements for forest and shrub management
- Revision or institution of erosion and sediment control
- Wetland preservation and restoration
- Slope stabilization programs

Education and Awareness Programs: Actions to inform and educate about potential hazards and actions to mitigate against them. Actions may include:

- Educational outreach programs
- Speaker and/ or demonstration events
- Notifying citizens on where to get information
- School educational and event programs

Each action was reviewed using the following metrics, asking if it was:

- **Specific** – The action addresses a hazard or need
- **Measurable** – Achievement or progress can be measured
- **Attainable** – Accepted by those responsible for achieving it



- **Relevant** – Substantively addresses the problem
- **Time-bound** – Time period for achievement is clearly stated

Additionally, the MPC and each jurisdiction was instructed to provide a brief summary regarding the status of each of these actions using the following:

- **Not Started:** Action will provide reason(s) for lack of progress, which may include lack of Funding, differing priorities, changes in political climate, lack of technical skills, etc.
- **In progress:** Action will provide a summary, and if applicable, a of percentage work completed to date.
- **Deleted:** Actions deemed no longer viable were marked for deletion from the plan. These actions are detailed in the next section.

6.7 – Prioritization of Mitigation Actions

44 CFR 201.6 (c)(3)(iii) An action plan describing how the actions identified in paragraph (c)(3)(ii) of this section will be prioritized, implemented, and administered by the local jurisdiction. Prioritization shall include a special emphasis on the extent to which benefits are maximized according to a cost benefit review of the proposed projects and their associated costs.

All participating jurisdictions worked together to review and prioritize both previously identified and newly created hazard mitigation actions, with a self-analysis method used for prioritization. This methodology takes all considerations into account to ensure that, based on capabilities, funding, public wishes, political climate, and legal framework and context, reasonable actions are determined. Major determining factors included the potential effects on the overall risk to life and property, ease of implementation, community and agency support, consistency with mitigation goals, and the availability of Funding.

Of major concern was the potential cost of each action. In general, identified actions were proposed to reduce future damages. As such, it is critical that selected and implemented actions provide a greater saving over the life of the action than the initial cost. For structural and property protection actions cost effectiveness is primarily assessed on:

- Likelihood of damages occurring
- Severity of the damages
- Potential effectiveness

For all other type of actions, including legislative actions, codes and ordinances, maintenance and education, cost effectiveness is primarily assessed on likely future benefits as these actions may not easily result in a quantifiable reduction in damage.

Based on this review, both previously identified and new action items were prioritized as per the following:



High priority:

- Actions that should be implemented as soon as possible
- Actions deemed most critical to achieve the identified mitigation goals

Medium priority:

- Actions that should be implemented in the long-term
- Actions deemed important to meet identified mitigation goals

Low priority

- Actions that should be implemented if Funding becomes available
- Actions that have lowest impact toward achieving mitigation goals

6.8 – Jurisdictional Mitigation Actions

44 CFR 201.6 (c)(3)(ii): A section that identifies and analyzes a comprehensive range of specific mitigation actions and projects being considered to reduce the effects of each hazard, with particular emphasis on new and existing buildings and infrastructure.

44 CFR 201.6 (c)(3)(iv): For multi-jurisdictional plans, there must be identifiable action items specific to the jurisdiction requesting FEMA approval or credit of the plan.

The following tables identify mitigation action items for each participating jurisdiction, along with the following information:

- Hazard addressed
- Responsible party
- Overall priority
- Goal(s) addressed
- Estimated cost
- Potential Funding source
- Proposed completion timeframe
- Current status
- New actions that have been added to this plan update are identified as such.
- Actions that are in support of NFIP compliance are identified with a bold type **NFIP**



6.8.1 –Johnson County Mitigation Actions

Table 6.8: Johnson County Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Johnson County - 1	Active building code enforcement to align with the national level.	H	1,2	All Hazards	In Progress	Johnson County Planning Building Official	Cost: Staff Time Funding: County Funding, and federal as identified Completion Date: Open Ended
Johnson County - 2	NFIP - Continued regulatory compliance and floodplain management.	H	1,2	Flood	In Progress	Johnson County Public Works, Flood Plain Manager	Cost: Staff Time Funding: State and Federal Sources Completion Date: Open Ended
Johnson County - 3	NFIP - Acquisition/Demolition of flood prone properties. Identify habitable buildings in the floodplain and/or are subject to flooding, prioritize locations, and purchase buildings as Funding becomes available.	H	1	Flood	Not Started, Lack of Funding	Johnson County Public Works, Acting Director	Cost: Cost varies and is dependent on the fair market value. Funding: Stormwater Management Program, State and Federal agencies Completion Date:
Johnson County - 4	Design and construct safe rooms in all future buildings built by the County.	H	1	Hail, Tornado, Windstorm	Not Started, Lack of Funding	Johnson County Facilities, Director	Cost: Project and Size Dependent Funding: County Funding, Federal as identified Completion Date: Open ended
Johnson County - 5	NFIP - Improve flood hazard areas using conveyance system structural improvement.	H	1	Flood	Not Started, Lack of Funding	Johnson County Public Works, Acting Director	Cost: Project and Size Dependent Funding: Stormwater Management Program, state and federal agencies Completion Date: Open Ended



Table 6.8: Johnson County Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Johnson County - 6	NFIP – Complete low-water crossing elimination projects based on risk and traffic count.	M	1	Flood	Not Started, Lack of Funding	Johnson County Public Works, Acting Director	Cost: Project and Size Dependent Funding: Stormwater Management Program, State and federal agencies Completion Date: Open Ended
Johnson County - 7	NFIP – Purchase, install and implement a flood warning system.	M	4	Flood	Not Started, Lack of Funding	Johnson County Public Works and Johnson County Emergency Management, Asst. Director of Operations	Cost: Project and Size Dependent Funding: Stormwater Management Program, state and federal agencies Completion Date: Open Ended
Johnson County - 8	Purchase and install additional outdoor warning sirens with a computer based digital monitoring system so that defects or maintenance issues will be reported immediately as they occur.	M	4	Tornado, Windstorm	Not Started, Lack of Funding	Johnson County Emergency Management, Asst Director of Operations	Cost: Project and Size Dependent Funding: Annual Budget and HMGFP grants. Completion Date: Open Ended



6.8.2 –DeSoto Mitigation Actions (Johnson County)

Table 6.9: DeSoto Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
DeSoto -1	Continued operation and management of jurisdictional NFIP activities.	H	1,2	Flood	In Progress	Floodplain Manager	Cost: Staff Time Funding: Local Completion Date: On-going
DeSoto - 2	NFIP - Design and construct flood control projects in all flood prone areas.	H	1,2	Flood, Soil Erosion & Dust	Not Started, Lack of Funding	De Soto Engineering Division	Cost: Project and Size Dependent Funding: City and County General Funds, HMGP Grants and Special Benefit Districts Completion Date: Four years
DeSoto - 3	Purchase and install back-up generators for the City Hall/EOC.	H	2	Lightning, Tornado, Utility /Infrastructure Failure, Winter Storm	Lack of Funding	City of De Soto	Cost: \$55,000, Funding: city funds, Grants, Bonds, and CIP Completion Date: Three years
DeSoto - 4	Install additional outdoor warning sirens with a computer based digital monitoring system.	H	1,2	Tornado	New	City of De Soto	Cost: \$25,000 each Funding: City funds, Grants Completion Date: On-going
DeSoto - 5	Provide for current building code enforcement	H	1,2	All Hazards	New	City of De Soto	Cost: Staff Time Funding: City budget Completion Date: On-going
DeSoto - 6	Provide emergency storm shelter in City Hall	H	1,2	All Hazards	New	City of De Soto	Cost: \$500,000 Funding: City budget, grants Completion Date: Two years



6.8.3 – Edgerton Mitigation Actions (Johnson County)

Table 6.10: Edgerton Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Edgerton - 1	Operation and management of jurisdictional NFIP activities.	H	1,2	Flood	In Progress	City of Edgerton	Cost: Staff Time Funding: City funds Completion Date: Continuous
Edgerton - 2	Design, purchase and install an Edgerton storm shelter.	M	1	Tornado	Not Started, Lack of Funding	City of Edgerton	Cost: Project and Size Dependent, \$1,000,000 Funding: HMGF Completion Date: 2021
Edgerton - 3	Purchase portable electric generators	M	1,2	All Hazards	Not Started, Lack of Funding	City of Edgerton	Cost: \$14,400 - \$157,000 Funding: Potential grant Completion Date: 2020
Edgerton - 4	Purchase and install Edgerton storm siren system expansion	M	4	Windstorm, Tornado	Not Started, Lack of Funding	City of Edgerton	Cost: \$21,000 Funding: Capital reserve funds with matching grant Completion Date: 2020
Edgerton - 5	Conduct 207 th Street grade separation project	H	1,2	All Hazards	Not Started, Lack of Funding	City of Edgerton, Johnson county	Cost: \$15,000,000 Funding: Federal and State Highway Programs, Federal and State Rail Crossing Programs Completion Date: 2022
Edgerton - 6	NFIP - Construct and complete Edgerton Marias des Cygnes Watershed storm water infrastructure: replace culverts on both 1st and 2 nd Street, raise 2nd Street by 1.2 feet for 200 feet, and improve 1,700 feet of flood channel.	L	1,2	Flood	Not Started, Lack of Funding	City of Edgerton	Cost: \$679,200. Funding: Johnson County SMAC, FEMA programs, and the City's capital reserve fund Completion Date: 2022
Edgerton - 7	Dam infrastructure repair and upgrade at Edgerton and South Lakes, including a floodgate in the Big Bull Creek.	L	1,2	Dam and Levee Failure, Flood	Not Started, Lack of Funding	City of Edgerton	Cost: Project and Size Dependent, \$20,000,000 Funding: City's Capital reserve funds with match Completion Date: 2022



6.8.4 –Fairway Mitigation Actions (Johnson County)

Table 6.11: Fairway Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Fairway - 1	Deliver public education to city businesses, homeowners, and residents to be pro-active vs reactive in surviving and recovering from disasters.	H	3	All Hazards	Not Started, Staffing and Funding Limitations	Police Department Chief	Cost: \$20,000 Funding: FEMA/State Mitigation grants. City Fairway would provide matching cost share Completion Date: 2020
Fairway - 2	Operation and management of jurisdictional NFIP activities.	H	1,2	Flood	In Progress	Codes Department, City of Fairway Building Inspector/Codes Officer	Cost: Staff Time Funding: City funds Completion Date: Continuous
Fairway - 3	NFIP - Design and complete flood control projects and storm sewer upgrades, including open channels and flood plain modifications, or through a combination of below-ground storm sewers and above ground swales.	H	1,2	Flood	Not Started, Lack of Funding	Fairway 3 Public Works Director	Cost: Project and Size Dependent, \$1,000,000+ Funding: FEMA mitigation and repetitive loss grants. IOCO Storm Water Management Program. CARS, Federal, State, City Funding from Stormwater Utility Fund. Private contributions Completion Date: On-going
Fairway - 4	Purchase trailer-mounted, portable generator for police station.	M	2	All Hazards	Not Started, Lack of Funding	Police Department Chief	Cost: \$40,000 Funding: Disaster Contingency Funds with a matching cost share Completion Date: 2022



6.8.5 – Gardner Mitigation Actions (Johnson County)

Table 6.12: Gardner Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Gardner - 1	NFIP - Complete a storm watershed master plan study which identifies stream buffer policies, detention requirements, grading plan requirements, and minimum development standards for stormwater.	H	1,3,4	Flood	Not Started, Lack of Funding	Public Works, Engineering Division	Cost: \$400,000+ Funding: SMAC, General Fund, Stormwater Utility fund and property owner contributions Completion Date: 2022
Gardner - 2	NFIP - Design and complete the Doublegate Culvert Replacement flood control project.	H	2	Flood	Not Started, Lack of Funding	Public Works, Engineering Division	Cost: \$1,200,000 Funding: FEMA mitigation repetitive loss grants, SMAC and City funds from the Stormwater Utility fund Completion Date: 2022
Gardner - 3	Purchase both mobile and fixed generators for city facilities.	M	2	Lightning, tornado, Utility/Infrastructure Failure, Winter Storm, windstorm	Not Started, Lack of Funding	Gardner Public Safety	Cost: \$50,000 per generator w/installation Funding: State and Federal agencies Completion Date: 2022
Gardner - 4	Continued operation and management of jurisdictional NFIP activities.	M	1,2	Flood	In Progress	Public Works, Engineering Division	Cost: Staff Time Funding: Local Completion Date: Continuous
Gardner - 5	Tornado Sirens to service a growth in the Garner population. Also, upgrades are needed to replace aged sirens	M	4	All Hazards	Not Started, Lack of Funding	Gardner Public Safety	Cost: \$22,000 per siren Funding: State and Federal agencies Completion Date: 2022



6.8.6 – Lake Quivira Mitigation Actions (Johnson County)

Table 6.13: Lake Quivira Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Lake Quivira - 1	Purchase and install an emergency evacuation exit for gated residential community that houses over 400 homes.	H	1	Hazardous Materials	Not Started, Lack of Funding	Emergency Preparedness, Fire Chief	Cost: \$60,000 for initial construction, \$100,000 with road base update Funding: City of Lake Quivira Completion Date: 2022
Lake Quivira - 2	Purchase an emergency power back-up generator for City Hall facility that houses the Fire, Police, and administration departments.	H	2	All Hazards	Not Started, Lack of Funding	City of Lake Quivira Police Department	Cost: \$25,000 Funding: City of Lake Quivira and FEMA Completion Date: 2022



6.8.7 – Leawood Mitigation Actions (Johnson County)

Table 6.14: Leawood Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Leawood - 1	Continued operation and management of jurisdictional NFIP activities.	H	1,2	Flood	In Progress	Director of Public Works	Cost: Staff Time Funding: City of Leawood Funding, Completion Date: open ended.
Leawood - 2	NFIP - Conduct a feasibility study on flooding of Indian Creek west of state line road to determine an appropriate course of action which might include a stormwater project to address improvements to the creek, erosion control, and floodproofing of businesses. Complete the recommended project.	H	1,2	Flood, Soil Erosion and Dust	Not Started, Lack of Funding	Director of Public Works	Cost: \$100,000 Funding: Annual Budget Completion Date: Feasibility study completion would be 12 months after Funding, and construction would be 12 – 36 months after Funding.
Leawood - 3	NFIP - Conduct a feasibility study on flooding of Tomahawk and Indian Creeks to determine an appropriate course of action to remedy severe erosion. Complete the recommended project.	H	1,2	Flood, Soil Erosion and Dust	Not Started, Lack of Funding	Director of Public Works	Cost: \$1,000,000 Funding: Annual budget Completion Date: Up to 12 months for feasibility study and 12 – 36 months for construction after Funding received.
Leawood - 4	Purchase and distribute weather radios to enhance the warning of the public and businesses.	H	2	Tornado, Windstorm, Winter Storm, Lightning	Not Started, Lack of Funding	Leawood Fire Chief	Cost: \$315,000 Funding: Annual Budget Completion Date: 2022



6.8.8 – Lenexa Mitigation Actions (Johnson County)

Table 6.15: Lenexa Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Lenexa - 1	Continued operation and management of jurisdictional NFIP activities.	H	1,2	Flood	In Progress	City of Lenexa Public Works	Cost: Staff Time Funding: Local Completion Date: Open ended
Lenexa - 2	Construction of Public Safe Rooms. Currently there are none. The large outdoor festivals have no shelter areas.	H	1	Tornado	Not Started, Lack of Funding	City of Lenexa Public Works	Cost: \$2,000,000 Funding: City Funding, Federal as identified Completion Date: 2022
Lenexa - 3	Purchase back-up generators for critical facilities, Fire Station #2 has no emergency power generator	H	2	Lightning, tornado, Utility/ Infrastructure Failure, Winter Storm, Windstorm	Not Started, Lack of Funding	City of Lenexa Fire Department	Cost: \$60,000 Funding: City of Lenexa, State and Federal Funds Completion Date: 2022
Lenexa- 4	NFIP – Acquire and demolish structures located in floodplains.	H	1,3,4	Flood	New	Public Works, Engineering Division	Cost: \$400,000+ Funding: General Fund, Stormwater Utility fund and property owner contributions Completion Date: 2022



6.8.9 – Merriam Mitigation Actions (Johnson County)

Table 6.16: Merriam Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Merriam - 1	Continued operation and management of jurisdictional NFIP activities	H	1,2	Flood	In Progress	City Engineer/Floodplain Manager	Cost: Staff Time Funding: City Funds Completions Date: is open ended
Merriam - 2	NFIP - Complete a storm watershed master plan study which identifies stream buffer policies, detention requirements, grading plan requirements, and minimum development standards for stormwater.	H	1,3,4	Flood	New	Public Works, Engineering Division	Cost: \$400,000+ Funding: General Fund, Stormwater Utility fund and property owner contributions Completion Date: 2020
Merriam - 3	NFIP - Acquisition and demolition of properties in floodplains.	H	1,2	Flood	New	City Engineer/Floodplain Manager	Cost: NA Funding: City Funds Completions Date: Open Ended



6.8.10 – Mission Mitigation Actions (Johnson County)

Table 6.17: Mission Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Mission 1	Continued operation and management of jurisdictional NFIP activities	H	1,2	Flood	In Progress	City of Mission	Cost: Staff Time Funding: City funds Completion Date: open ended
Mission 2	NFIP - Floodplain management compliance continuation to include regulating new construction in the Special Flood Hazard area.	H	1,2	Flood	In Progress	Floodplain Manager	Cost: Staff Time Funding: City Funds Completion Date: open ended
Mission 3	Design and construct Sylvester Powell Jr. Community Center disaster preparedness project.	M	1	All Hazards	Not Started, Lack of Funding	Emergency Preparedness	Cost: \$1,000,000 Funding: City, county and FEMA Funding Completion Date: 2022
Mission 4	Purchase additional generator for Public Works Facility.	L	2	All Hazards	Not Started, Lack of Funding	Emergency Preparedness	Cost: \$30,000 Funding: Mission General Fund/Federal Funds Completion Date: 2022



6.8.11– Mission Hills Mitigation Actions (Johnson County)

Table 6.18: Mission Hills Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Mission Hills - 1	Continued operation and management of jurisdictional NFIP activities.	H	1,2	Flood	In Progress	City Administrator	Cost: Staff Time Funding: City funds Completion Date: On-going
Mission Hills - 2	NFIP - Acquiring repetitive loss structures.	H	1,2	Flood	Not Started, Lack of Funding	City Administrator	Cost: \$3,000,000 Funding: City Funds Completion Date: As opportunities arise
Mission Hills - 3	NFIP - Conduct education campaign for residents about the floodplain and NFIP	H	1,2	Flood	Not Started, Lack of Funding	City Administrator	Cost: \$10,000 Funding: City Funds Completion Date: continuous
Mission Hills - 4	Serve as a resource for residents with questions about the floodplain and NFIP .	H	1,2	Flood	In Progress	City Administrator	Cost: Staff Time Funding: City Funds Completion Date: continuous
Mission Hills - 5	NFIP - Hire a firm to forecast flood events and then use the City's Code Red (reverse 911) to notify those that would likely be affected so they can take precautions /evacuate the area.	M	4	Flood	Not Started, Lack of Funding	City Administrator	Cost: \$1,400,000 Funding: City Funds, Johnson County Completion Date: 5 years
Mission Hills - 6	NFIP - Install automatic bollards that come out of the roadway to block traffic when the creek sensors indicate that the roadway will be overtopped with water.	M	4	Flood	Not Started, Lack of Funding	City Administrator	Cost: \$1,400,000 Funding: City Funds, Johnson County Completion Date: 2025
Mission Hills - 7	NFIP - Realign Brush Creek in Hiawassee park.	M	1,2	Flood	Not Started, Lack of Funding	City Administrator	Cost: \$138,600 Funding: City Funds Completion Date: 2022
Mission Hills - 8	Purchase additional generators for Public Works Facility	L	2	All Hazards	Not Started, Lack of Funding	Emergency Preparedness	Cost: \$50,000 Funding: General Fund/Federal Funds Completion Date: 2020



6.8.12 – Mission Woods Mitigation Actions (Johnson County)

Table 6.19: Mission Woods Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Mission Woods - 1	Continued operation and management of jurisdictional NFIP activities.	H	1,2	Flood	In Progress	City of Mission Woods	Cost: Staff Time Funding: NA Completion Date: On-going.
Mission Woods - 2	NFIP - Obtain entry into CRS program	H	1,2	Flood	In Progress	City Administrator	Cost: Staff Time Funding: City Funds Completion Date: Continuous
Mission Woods - 3	Conduct education campaign for residents about the floodplain and NFIP	H	1,2	Flood	Not Started, Lack of Funding	City Administrator	Cost: \$10,000 Funding: City Funds Completion Date: Continuous
Mission Woods - 4	NFIP - Research flooding issues for the City of Mission Woods, mapping opportunities, and code enforcement for construction within the floodplain.	H	1,2	Flood	Not Started, Staffing Limitations	Floodplain Manager	Cost: Staff Time Funding: Local Completion Date: 2022



6.8.13 – Olathe Mitigation Actions (Johnson County)

Table 6.20: Olathe Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Olathe - 1	NFIP - Design and construct the Cedar Creek Wastewater Treatment Plan flood wall modifications.	H	2	Flood	Not Started, Lack of Funding	Wastewater Superintendent	Cost: \$1,000,000 Funding: Revenue bonds, grants Completion Date: 2022 Cost: \$750,000 total for 5 structures Funding: Stormwater Management Advisory Council, (SMAC) Funding. Completion Date: 2022
Olathe - 2	NFIP - Purchase and demolish targeted, single family structures identified in the updated flood plain maps.	H	1	Flood	Not Started, Lack of Funding	Stormwater Director	Cost: \$1,000,000 each Funding: Municipal Finances, Bonds and potential grant sources Completion Date: On-going Cost: \$75,000 each Funding: Cost-share line item from disaster contingency funds Completion Date: 2022
Olathe - 3	Design and construct safe rooms in future public buildings.	M	1	Tornado, windstorm	Not Started, Lack of Funding	Chief Building Official, Olathe, KS	Cost: \$22,000 Funding: Budget, Citizen Corps, and UASI grant Completion Date: Jan and November of each year.
Olathe - 4	Purchase multiple trailer-mounted, portable generators.	M	2	All Hazards	Not Started, Lack of Funding	Olathe Fire Department, Assistant Chief, Special Operations	Cost: \$200,000 Funding: Johnson Completion Date: 2022
Olathe - 5	Deliver CERT training program.	H	3,4	All Hazards	Not Started, Lack of Funding	Assistant Chief, Special Operations	
Olathe - 6	NFIP - Design and complete storm drainage culvert expansion at 147/Brougham Dr.	H	1,2	Flood	Not Started, Lack of Funding	Olathe Storm Water Planning Division Chief	



Table 6.20: Olathe Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Olathe - 7	Deliver All-Hazard Citizen Education training and purchase accompanying Workbook.	H	3	All Hazards	Not Started, Lack of Funding	Olathe Fire Department, Assistant Chief of Special Ops	Cost: \$21,140 for 10,000 workbooks Funding: Emergency Management Divisions printing line item, Administration division's budget. Completion Date: On-going
Olathe - 8	Purchase and install sirens for the expansion of Olathe Outdoor Warning System.	H	4	Tornado, Windstorm	Not Started, Lack of Funding	Olathe fire Department/Emergency Management Division – Chief Dock	Cost: \$138,000 for six sirens Funding: Grant, budget, developer contribution Completion Date: 2022
Olathe - 9	Purchase and upgrade computers for the Olathe EOC & DOC.	H	4	All Hazards	Not Started, Lack of Funding	City of Olathe I.T. Department director	Cost: \$7,000 Funding: Kansas State Mitigation Grant, City of Olathe Line Item Budget Completion Date: As soon as possible
Olathe - 10	Complete the Water Plant 2 chlorine gas retrofit to sodium hypochlorite.	H	2	Hazardous Materials	Not Started, Lack of Funding	Environmental Services Manager	Cost: \$250,000 Funding: Bonds, Grants Completion Date: 2022
Olathe - 11	Design and construct free-standing safe rooms at Santa Barbara Mobile Home Estates.	H	1	Tornado, Windstorm	Not Started, Lack of Funding	Assistant Chief, OFD	Cost: \$800,000. Funding: KS State Mitigation Grand Funds Only Completion Date: 2020
Olathe - 12	Continued operation and management of jurisdictional NFIP activities.	H	1,2	Flood	In Progress	City of Olathe, Floodplain Manager	Cost: Staff Time Funding: Local Completion Date: Open Ended



6.8.14 – Overland Park Mitigation Actions (Johnson County)

Table 6.21: Overland Park Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Overland Park - 1	Purchase mobile and fixed generators for use at all city facilities.	H	2	Tornadoes, Wind Storms, Winter Storms	Not Started, Lack of Funding	Manager; Facilities Management and Code Administrator; Building Safety Division	Cost: \$250,000 Funding: Grants, Local Completion Date: 6 months after Funding received.
Overland Park - 2	Purchase emergency generators for the Tomahawk Ridge Community Center.	H	2	Tornadoes, Wind Storms, Winter Storms	Not Started, Lack of Funding	Director Recreation Services Department and Manager, Facilities Management	Cost: \$350,000 Funding: Grants, local Completion Date: 6 months after authorization of funds.
Overland Park - 3	Design and construct Fire Station Number 3 safe room to protect up to 50 people.	H	2	Tornado, Wind Storm	Not Started, Lack of Funding	Fire Chief, Fire Department	Cost: \$150,000 Funding: Grants, local Completion Date: 2020
Overland Park - 4	Purchase emergency generator for Fire Station Number 5. The generator would have a fuel reservoir capable of 48-72 hours of operating time.	H	2	Lightning, Tornado, Utility/ Infrastructure Failure, Winter Storm, Windstorm	Not Started, Lack of Funding	Fire Chief, fire Department	Cost: \$75,000 Funding: Grants, Local Completion Date: 2020
Overland Park - 5	Continued operation and management of jurisdictional NFIP activities.	M	1,2	Flood	In Progress	Code Administrator, and Flood plain Administrator	Cost: Staff Time Funding: Local Completion Date: Open ended
Overland Park - 6	Retrofit four of the five fire stations in Overland Park with wind resistant/energy efficient doors. All large surface area windows would be fitted with storm panels or shutters.	M	2	Tornado, Windstorm	Not Started, Lack of Funding	Fire Chief, Overland park Fire Department	Cost: \$400,000 Funding: Grants, local Completion Date: 2022
Overland Park - 7	Design and construct safe rooms for all critical city facilities.	M	2	Tornado, Windstorm	Not Started, Lack of Funding	Public Works Department City Engineer, and Manager, Facilities Management, and Code Administrator, Building Safety Division	Cost: \$5,000,000 Funding: Local Completions Date: 5 years



Table 6.21: Overland Park Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Overland Park - 8	Purchase electronic plan review and recording software and conduct building code enforcement	M	4	All Hazards	Not Started, Lack of Funding	Code Administrator, Building Safety Division	Cost: \$400,000 Funding: Local Completion Date: One year after Funding authorized.
Overland Park - 9	Deliver public education of city businesses, home owners and residents and all city staff in OP for disaster preparedness, mitigation and recovery.	M	4	All Hazards	Not Started, Lack of Funding	City Emergency Management Coordinator	Cost: \$100,000 Funding: Local Completion Date: Approximately one year after Funding is authorized.
Overland Park - 10	NFIP - Complete flood control projects and storm sewer upgrades throughout the city. Projects are prioritized based on engineering and economic feasibility; severity of flooding; availability of city funds to pursue the project; and degree of interest in the project by property owners as manifested by the donation to the city of easements necessary to construct the project.	M	1,2	Flood	Not Started, Lack of Funding	Director, Public Works, Floodplain Manager, Engineering Division	Cost: Project Dependent Funding: Stormwater Utility Fund, JOCO Stormwater Management Program, FEMA mitigation and repetitive loss grants. Property owner contributions are often required via benefit districts. Completion Date: 2 – 4 years from initial identification.
Overland Park - 11	NFIP - Acquisition and demolition of structures with repetitive flood losses.	M	1,2	Flood	Not Started, Lack of Funding	Director, Public Works and Floodplain Manager, Engineering Division	Cost: Varies depending on home Funding: Varies with economy Completion Date: 6 months – 2 years from date of approval.
Overland Park - 12	Design and construction of regional storm water detention facilities to control and/or reduce runoff generated by redevelopment of the downstream area.	M	1,2	Flood	Not Started, Lack of Funding	Director, Public Works Department and Manager, Engineering Services	Cost: Project Dependent Funding: Grants, local Completion Date: 2022



6.8.15 – Prairie Village Mitigation Actions (Johnson County)

Table 6.22: Prairie Village Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Prairie Village - 1	Bury underground utility cables	M	1,2	Lightning, Tornado, Utility /Infrastructure Failure, Winter Storm, Windstorm	Not Started, Lack of Funding	Director of Public Works	Cost: \$50,000,000 Funding: NA Completion Date: never ending.
Prairie Village - 2	Continued operation and management of jurisdictional NFIP activities.	H	1,2	Flood	In Progress	Assistant City Administrator	Cost: Staff Time Funding: Local Completion Date: Continuous
Prairie Village - 3	NFIP - Acquisition and demolition of structures with repetitive flood losses.	M	1,2	Flood	Not Started, Lack of Funding	Director, Public Works and Floodplain Manager, Engineering Division	Cost: Varies depending on home Funding: Varies with economy Completion Date: 6 months – 2 years from date of approval.



6.8.16 – Roeland Park Mitigation Actions (Johnson County)

Table 6.23: Roeland Park Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Roeland Park - 1	Construct community tornado shelters	H	1,2	Tornado, Windstorm	Not Started, Lack of Funding	Director of Public Works	Cost: \$50,000,000 Funding: NA Completion Date: never ending.
Roeland Park - 2	Continued operation and management of jurisdictional NFIP activities.	H	1,2	Flood	In Progress	Assistant City Administrator	Cost: Staff Time Funding: Local Completion Date: Continuous
Roeland Park - 3	NFIP - Acquisition and demolition of structures with repetitive flood losses.	M	1,2	Flood	Not Started, Lack of Funding	Director, Public Works and Floodplain Manager, Engineering Division	Cost: Varies depending on home Funding: Varies with economy Completion Date: 6 months – 2 years from date of approval.



6.8.17 – Shawnee Mitigation Actions (Johnson County)

Table 6.24: Shawnee Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Shawnee - 1	Establish a full time Emergency Management Office.	H	1,2	All Hazards	Not Started, Lack of Funding	City Manager	Cost: \$100,000 per year Funds: General Fund Completion Date: Awaiting approval of City Council
Shawnee - 2	Deliver CERT training program.	M	3	All Hazards	Not Started, Lack of Funding	Acting Emergency Manager	Cost: \$1,000 start-up Funds: State & Federal Grants, Donations Completion Date: Fall 2020
Shawnee - 3	Design and construct safe rooms in all future buildings built by the City.	H	1	Tornado, Windstorm	Not Started, Lack of Funding	Public Works Director	Cost: \$1,000,000 per room Funds: County, Federal Completion Date: Continuous
Shawnee - 4	Deliver public education for city/community in Disaster Preparedness.	M	3	All Hazards	Not Started, Lack of Funding	Acting Emergency Manager	Cost: \$5,000 - \$10,000 Funds: General Fund Completion Date: Continuous
Shawnee - 5	Design and construct free standing storm shelter or underground shelter behind the Justice Center (or in basement).	H	1,2	Tornado, Windstorm	Not Started, Lack of Funding	Acting Emergency Manager	Cost: \$100,000 to \$400,000 Funds: Grants Completion Date: 2025
Shawnee - 6	NFIP - Improve flood hazard areas through the use of conveyance system structural improvement.	H	1	Flood	Not Started, Lack of Funding	Public Works Director	Cost: Project Dependent Funds: Stormwater Management Program, State, Federal Completion Date: On-going
Shawnee - 7	Continued operation and management of jurisdictional NFIP activities.	H	1,2	Flood	In Progress	Public Works Director	Cost: Staff Time Funds: Local Completion Date: Continuous



Table 6.24: Shawnee Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Shawnee - 8	Conduct active building code enforcement.	H	1,2	All Hazards	In Progress	Public Works Director	Cost: Staff Time Funds: Local Completion Date: Continuous
Shawnee - 9	NFIP - Acquisition and demolition of flood prone properties.	H	1	Flood	Not Started, Lack of Funding	Public Works Director	Cost: Varies Funds: Stormwater Management Program, State, Federal Completion Date: Continuous
Shawnee - 10	NFIP - Purchase and implement flood warning system to warn residents and the traveling public about potential/actual flooding.	M	4	Flood	Not Started, Lack of Funding	Public Works Director	Cost: \$500,000 Funds: State, Federal Completion Date: On-going
Shawnee - 11	Purchase trailer mounted generators for use throughout the city.	H	1,2	All Hazards	Not Started, Lack of Funding	Acting Emergency Manager	Cost: \$30,000 to \$50,000 Funds: No funds Available Completion Date: On-going
Shawnee - 12	Design and retrofit flood proof building in identified floodplains. Identify habitable buildings in the floodplain and/or are subject to flooding, prioritize locations, install/complete flood proofing techniques for buildings as Funding becomes available if buyout is not an option.	L	1,2	Flood	Not Started, Lack of Funding	Public Works Director	Cost: Project Dependent, \$1,000,000+ Funds: State, Federal Completion Date: Continuous
Shawnee - 13	NFIP - Update the BSEGS to meet the required 5/4 BSEGS rating to improve CRS rating	H	1,2,3	Flood	New	Acting Emergency Manager	Cost: Staff Time Funds: Local Completion Date: April 2020
Shawnee - 14	Conduct system wide stormwater drainage maintenance.	M	1,2	Flood	New	Public Works Director	Cost: Project Dependent, Staff Time Funds: Local, State, Federal Completion Date: 2024



Table 6.24: Shawnee Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Shawnee - 15	NFIP- Work with developers and property owners to implement water quality streamway corridors to help improve water quality.	H	1,2,3	Flood	New	Environmental Coordinators	Cost: Staff Time Funds: Local Completion Date: April 2024
Shawnee - 16	Work with the USACE Silver Jackets to increase Turn Around Don't Drown signage throughout the city.	H	1,2,3	Flood	New	Acting Emergency Manager	Cost: Staff Time Funds: Local, State, Federal Completion Date: 2024



6.8.18 – Spring Hill Mitigation Actions (Johnson County)

Table 6.25: Spring Hill Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Spring Hill - 1	Design and construct safe rooms in all future city buildings.	H	1	Tornado	Not Started, Lack of Funding	Spring Hill Planning & Development	Cost: \$1,000,000 each Funding: City Funding, Federal as identified Completion Date: Continuous
Spring Hill - 2	Continued operation and management of jurisdictional NFIP activities.	H	1,2	Flood	In Progress	City of Spring Hill	Cost: Staff Time Funding: Local Completion Date: Open Ended
Spring Hill - 3	Conduct public information distribution after a disaster through primary and secondary distribution points.	M	4	All Hazards	In Progress	Spring Hill Planning Department	Cost: Staff Time Funding: Local Completion Date: Implemented as needed
Spring Hill - 4	Purchase portable generators for City Hall.	M	2	All Hazards	Not Started, Lack of Funding	Public Works	Cost: \$100,000 Funding: FEMA, State of Kansas, local capital improvement budgeting Completion Date: 2020
Spring Hill - 5	NFIP - Acquisition and demolition of flood prone properties.	H	1	Flood	New	Public Works Director	Cost: Varies Funds: Stormwater Management Program, State, Federal Completion Date: Continuous



6.8.19 – Westwood Mitigation Actions (Johnson County)

Table 6.26: Westwood Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Westwood - 1	Purchase and install back-up generators for critical facilities.	M	2	Lightning, Tornado, Utility/Infrastructure Failure, Winter Storm, Windstorm	Not Started, Lack of Funding	Police Department/Public Works	Cost: \$75,000 - \$100,000 each Funding: State and federal agencies Completion Date: 1 – 2 years
Westwood - 2	NFIP - Acquisition and demolition of flood prone properties.	H	1	Flood	New	Floodplain Manager	Cost: Varies Funds: Stormwater Management Program, State, Federal Completion Date: Continuous
Westwood - 3	NFIP - Continue to regulate construction in the floodplain and ensure regulatory guidelines are met.	H	1,2	Flood	New	Floodplain Manager	Cost: Staff Time Funding: Local Completion Date: On-going



6.8.20 – Westwood Hills Mitigation Actions (Johnson County)

Table 6.27: Westwood Hills Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Westwood Hills - 1	Continued operation and management of jurisdictional NFIP activities.	H	1,2	Flood	In Progress	City of Westwood Hills	Cost: Staff Time Funding: Local Completion Date: Open Ended
Westwood Hills - 2	NFIP - Acquisition and demolition of flood prone properties.	H	1	Flood	New	Floodplain Manager	Cost: Varies Funds: Stormwater Management Program, State, Federal Completion Date: Continuous
Westwood Hills - 3	Purchase and install back-up generators for critical facilities.	M	2	Lightning, Tornado, Utility/Infrastructure Failure, Winter Storm, Windstorm	Not Started, Lack of Funding	Police Department/Public Works	Cost: \$75,000 - \$100,000 each Funding: State and federal agencies Completion Date: 1 – 2 years



6.8.21 – USD #229 Mitigation Actions (Johnson County)

Table 6.28: USD#229 Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
USD #229 - 1	Design and construct safe rooms in all school district buildings.	M	1,2	Tornado, Windstorm	Not Started, Lack of Funding	Director of Blue Valley Safety & Security	Cost: \$1,000,000 each Funding: HMGP Completion Date: Ongoing as Funding becomes available



6.8.22 – USD #230 Mitigation Actions (Johnson County)

Table 6.29: USD#230 Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
USD #230 - 1	Design and construct safe rooms in all school district buildings.	M	1,2	Tornado, Windstorm	Not Started, Lack of Funding	Superintendent/Asst. Superintendent	Cost: \$1,000,000+ each \$500,000 to 750,000 total Funding: bond issues and HMGF Completion Date: 2022



6.8.23 – USD #231 Mitigation Actions (Johnson County)

Table 6.30: USD#231 Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
USD #231 - 1	Conduct severe weather refuge area improvements study and complete recommended improvements.	H	1,2	Tornado, Windstorm	Not Started, Lack of Funding	USD231 Director of Operations	Cost: \$36,000 for thorough study Funding: FEMA grants, existing capital revenue, and future school bond revenue Completion Date: 2010
USD #231 - 2	Design and construct safe rooms in all school district buildings.	H	1,2	Tornado, Windstorm	Not Started, Lack of Funding	School district administration	Cost: \$1,000,000 each Funding: HMGP Completion Date: 2025



6.8.24 – USD #232 Mitigation Actions (Johnson County)

Table 6.31: USD#232 Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
USD #232 - 1	Design and construct safe rooms in all school district buildings.	H	1,2	Tornado, Windstorm	Not Started, Lack of Funding	Crisis Plan Coordinator, Facility Department	Cost: \$1,000,000 each Funding: HMGF Completion Date: 2025
USD #232 - 2	Use USD 232 community school resources to disseminate news and information to students, staff and patrons about possible hazards and steps they can take to protect themselves. . .	M	3	All Hazards	In Progress	Schools	Cost: Staff Time Funding: USD232 Completion Date: Open Ended



6.8.25 – USD #233 Mitigation Actions (Johnson County)

Table 6.32: USD#233 Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
USD #233 - 1	Design and construct safe rooms in all school district buildings.	H	1,2	Tornado, Windstorm	Not Started, Lack of Funding	School District Administration	Cost: \$1,000,000 each Funding: HMGF Completion Date: 1 – 5 years
USD #233 - 2	Purchase backup generators for food production center, central office, and designated Jr High for community shelter and for all future school buildings	M	2	Lightning, Tornado, Utility/ Infrastructure Failure, Sinter Storm, Windstorm	Not Started, Lack of Funding	School District Administration	Cost: \$50,000 each Funding: Grant, local Completion Date: 1 – 5 years



6.8.27 – USD #512 Mitigation Actions (Johnson County)

Table 6.33: USD#512 Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
USD #512 - 1	Design and construct safe rooms in all school district buildings.	H	1,2	Tornado, Windstorm	Not Started, Lack of Funding	Shawnee - Mission Operations & Maintenance Department	Cost: \$1,000,000 each Funds: Bond and/or capital funds, HMGF Completion Date: 2025



6.8.28– Kansas School for the Deaf Mitigation Actions (Johnson County)

Table 6.34: Kansas School for the Deaf Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
KSD - 1	Design and construct safe rooms in all school buildings.	H	1,2	Windstorm, Tornado	Not Started, Lack of Funding	Unified Government, KSSDB Superintendent	Cost: \$1,000,000 each Funds: FEMA Grant Completion Date: 12 – 18 months
KSD - 2	Purchase backup generators for all facilities.	H	1,2	Utility Failure, Windstorm, Winter Storm	Not Started, Lack of Funding	Unified Government, KSSB Superintendent	Cost: \$230,000 total Funds: FEMA Completion Date: 8 – 10 months
KSD - 3	Provide vaccination services at on-site clinic using the qualified medical staff.	H	1,2	Major Disease Outbreak	In Progress	Unified Government, KSSB Superintendent	Cost: Staff Time, Vaccine Cost Funds: FEMA Grant Completion Date -On-going
KSD - 4	Purchase and install mass notification system for deaf (visual notice) and for blind (audio) individuals to provide warnings for intruders, hazards, natural disasters, bomb and civil disorder events.	H	1,2,4	All Hazards	Not Started, Lack of Funding	School for the Blind Operations Director	Cost: \$800,000 Funds: State, FEMA Completion Date: 5 year phased implementation
KSD - 5	Create an all hazard staff and student evacuation plan and education students and staff on plan. Update plan on a yearly basis,	H	1,3,4	All Hazards	In Progress	Crisis Management Team and Emergency Management Department	Cost: \$185 for 20-40 handbooks Funds: Instructional Operational Funding Completion Date: FY 2013 On-going



6.8.29 – Johnson County Community College Mitigation Actions (Johnson County)

Table 6.35: Johnson County Community College Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
JCCC - 1	Upgrade new library and other new buildings with safe rooms.	H	1,2	All Hazards	Not Started, Lack of Funding	JCCC Police Department and Emergency Preparedness Manager	Cost: \$30,000,000 For library and safe room. Funds: Bonds, Grants, College Budget, Donations Completion Date: 2022



6.8.30 – University of Kansas Edwards Mitigation Actions (Johnson County)

Table 6.36: University of Kansas Edwards Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
KU Edwards - 1	Update Emergency Management Plan	M	1,3,4	All Hazards	Not Started, Staffing Limitations	Mary E. Ryan, Associate Dean, Academic and Student Affairs, KU Edwards Campus	Cost: Staff Time Funds: No funds Completion Date: 2025
KU Edwards - 2	Deliver public education to provide educational preparedness material to students, staff, and faculty.	M	3	All Hazards	In Progress	Mary E. Ryan, Associate Dean, Academic and Student Affairs, KU Edwards Campus	Cost: Staff Time Funds: No funds Completion Date: 2025
KU Edwards - 3	Design and construct all future buildings with safe rooms.	M	1,2	All Hazards	Not Started, Lack of Funding	Mary E. Ryan, Associate Dean, Academic and Student Affairs, KU Edwards Campus	Cost: \$1,000,000 each Funds: KDEM, FEMA Completion Date: 2025
KU Edwards - 4	Develop mutual aid agreements with nearby response agencies	M	4	All Hazards	In Progress	Mary E. Ryan, Associate Dean, Academic and Student Affairs, KU Edwards Campus	Cost: Staff Time Funds: No funds Completion Date: 2025



6.8.31 – Consolidated Fire District 2 Mitigation Actions (Johnson County)

Table 6.37: Consolidated Fire District 2 Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Consolidated Fire District 2 - 1	Replacement of doors at emergency fire protection facility. The plan is to retrofit or replace the existing apparatus bay doors with wind storm resistant, quick opening bi-fold doors.	H	2	Windstorm	Not Started, Lack of Funding	Consolidated FD #2	Cost: \$60,000 Funds: Grant, Local Completion Date: 18 months



6.8.32 – Fire District 1 Mitigation Actions (Johnson County)

Table 6.38: Fire District 1 Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Fire District 1 - 1	Design, purchase and retrofit fire stations within the Fire District with wind resistant / energy efficient doors. All large surface area windows would be fitted with storm panels.	H	2	Windstorm	Not Started, Lack of Funding	Fire District #1 Johnson County, Fire chief	Cost: \$250,000 Funds: Budget, Bonds, Mitigation Grant funds if available Completion Date: 2022



6.8.33 – Fire District 2 Mitigation Actions (Johnson County)

Table 6.39: Fire District 2 Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Fire District 2 - 1	Design, purchase and retrofit fire stations within the Fire District with wind resistant / energy efficient doors. All large surface area windows would be fitted with storm panels.	H	2	Windstorm	Not Started, Lack of Funding	Fire District #2, Fire Chief	Cost: \$250,000 Funds: Budget, Bonds, Mitigation Grant funds if available. Completion Date: 2025
Fire District 2 - 2	Purchase backup generators for all fire stations.	H	2	All Hazards	Not Started, Lack of Funding	Fire District #2, Fire chief	Cost: \$30,000 each Funds: Grants, capital improvement, and bonds Completion Date: 2025



6.8.34– Fire District 3 Mitigation Actions (Johnson County)

Table 6.40: Fire District 3 Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Fire District 3 - 1	Purchase backup generators for all fire stations.	M	2	All Hazards	Not Started, Lack of Funding	Fire District #3, Johnson County	Cost: \$30,000 each Funds: Grants, capital improvement, and bonds Completion Date: 2025



6.8.35 – Leavenworth County Mitigation Actions

Table 6.41: Leavenworth County Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Leavenworth County - 1	Continued operation and management of jurisdictional NFIP activities.	H	1,2	Flood	In Progress	Floodplain Manager	Cost: Staff Time Funding: Local Completion Date: Continuous
Leavenworth County - 2	NFIP - Acquire and demolish or preserve parcels of land subject to repetitive flooding from willing and voluntary property owners.	H	1,2	Flood	Not Started, Lack of Funding	Emergency Management Planner	Cost: Project Dependent Funds: FEMA, KDEM. Local Completion Date: Continuous
Leavenworth County - 3	NFIP - Regularly calculate and document the amount of flood prone property that is preserved as open space to reduce flood insurance burden to the county.	H	1,2	Flood	Not Started, Staffing Limitations	Planner, Flood Plain Administrator	Cost: Staff Time Funds: Local Completion Date: 2022
Leavenworth County - 4	NFIP - Identify flash-flood prone areas to consider flood reduction measures to county planners.	H	1,2	Flood	Not Started, Staffing Limitations	Planner	Cost: Staff Time Funds: Local Completion Date: 2022
Leavenworth County - 5	NFIP - Amend the Floodplain Management Ordinance to include a “no-rise (in base flood elevation)” clause for Leavenworth County.	H	1,2	Flood	Not Started, Staffing Limitations	Planning Commission, Planner	Cost: Staff Time Funds: FEMA Mapping Project Completion Date: 2022
Leavenworth County - 5	NFIP - Research and design an appropriate stream buffer ordinance to further protect the jurisdiction’s water resources and to limit future flood damages adjacent to major waterways.	H	1,2	Flood	Not Started, Staffing Limitations	Planning Commission, Planner	Cost: Staff Time Funds: FEMA/State/Local. Levee Districts Completion Date: 31 Dec 2017
Leavenworth County - 6	NFIP - Identify levee owners in the jurisdiction.	H	1,2	Flood	Not Started, Staffing Limitations	Planner, emergency Management, Levee Districts	Cost: Staff Time Funds: Local Completion Date: 2022
Leavenworth County - 7	NFIP - Implement a study to determine the residual flood risk in levee-protected areas.	M	1,2	Flood	Not Started, Staffing Limitations	Planner, Levee Districts	Cost: Staff Time Funds: Local Completion Date: 2022



Table 6.41: Leavenworth County Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Leavenworth County - 8	Identify the county's most at-risk critical facilities and evaluate potential mitigation techniques for protecting each facility to the maximum extent possible.	M	1,2	All Hazards	Not Started, Staffing Limitations	Emergency Management	Cost: Staff Time Funds: Local Completion Date: 2022
Leavenworth County - 9	Conduct an inventory/survey for the county's emergency response services to identify any existing needs or shortfalls in terms of personnel, equipment or required resources.	M	1	All Hazards	Not Started, Staffing Limitations	Emergency Management, GIS	Cost: Staff Time Funds: Local/State Completion Date: 2022
Leavenworth County - 10	Research, develop, and recommend an ordinance/resolution to require installation of tornado shelters for major manufactured and/or mobile home parks with more than 10 mobile home spaces.	H	1,2	Tornado, Windstorm	Not Started, Staffing Limitations	Planning and Zoning Department	Cost: Staff Time Funds: Local Completion Date: 2022
Leavenworth County - 11	Evaluate the firefighting water supply resources within the County.	M	1,2	Wildfire	Not Started, Staffing Limitations	Fire Officials, Emergency Management	Cost: Staff Time Funds: Local Completion Date: 2022
Leavenworth County - 12	Distribute assessment report examples provided by the Kansas Forest Service to applicable parties to develop an understanding of the Community Wildfire Protection Plan (CWPP).	H	3,4	Wildfire	Not Started, Staffing Limitations	Rural Fire, Emergency Management	Cost: Staff Time Funds: Local, State, Federal Grant programs. Completion Date: On-going
Leavenworth County - 13	Develop and implement a wildfire prevention/education program.	M	3,4	Wildfire	Not Started, Staffing Limitations	Fire Officials, Emergency Management	Cost: Dependent on size Funds: Local Completion Date: Continuous
Leavenworth County - 14	Examine the current agreements within the county and assess the need to expand or update cooperative agreements for firefighting resources.	H	4	Wildfire	Not Started, Staffing Limitations	Fire Officials, Emergency Management	Cost: Staff Time Funds: Local Completion Date: Continuous
Leavenworth County - 15	Appoint a rural fire committee to schedule meetings with the Kansas Forest Service to map suspected hazardous wildfire areas in the county for potential participation in the Community Wildfire Protection Program (CWPP).	M	3,4	Wildfire	Not Started, Staffing Limitations	Rural Fire, Emergency Management	Cost: Staff Time Funds: Local/State/Federal Completion Date: 2022



Table 6.41: Leavenworth County Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Leavenworth County - 16	Incorporate wildfire maps, develop actions and projects for wildfire prevention, and complete an assessment report to meet CWPP requirements for submittal to the Kansas Forest Service.	M	1,4	Wildfire	Not Started, Staffing Limitations	Rural Fire, Emergency Management	Cost: Staff Time Funds: Local, Federal, State Completion Date: 2022
Leavenworth County - 17	Develop cross-departmental information collection capabilities and incorporate cadastral (building/parcel) data utilizing a GIS for purposes of conducting more detailed hazard risk assessments and for tracking permitting / land use patterns, buildings and infrastructure replacement costs, and overall structural accounting for the county.	M	4	All Hazards	Not Started, Staffing Limitations	Emergency Management, GIS	Cost: Staff Time Funds: KDEM, Local, grants Completion Date: Continuous
Leavenworth County - 18	Develop an annex to the Local Emergency Operations Plan (LEOP) for dam/levee failure response and evacuation plans for high hazard dams/levees in Leavenworth County.	H	1,2	Dam/Levee	Not Started, Staffing Limitations	Emergency Management Department	Cost: Staff Time Funds: Local Completion Date: 2022
Leavenworth County - 19	NFIP - Seek Funding to complete a stormwater drainage study for Leavenworth County that will lead to a stormwater management ordinance that maintains pre-development runoff rates.	M	1,2	Flood	Not Started, Lack of Funding	Planner, Public Works	Cost: \$100,000 Funds: State of Kansas, FEMA Completion Date: 2022
Leavenworth County - 20	Research and contact all owners of high hazard dams in the county and inform them of their responsibility to provide Emergency Action Plans to the Leavenworth County Emergency Management. Additionally, Levee owners should be contacted regarding potential PM 43 requirements for continued validation of protected areas behind the levees.	H	3,4	Dam/Levee Failure	Not Started, Staffing Limitations	Emergency Management Department	Cost: Staff Time Funds: Local Completion Date: 2022
Leavenworth County - 21	Research and recommend appropriate building codes for the jurisdiction that	H	1,4	All Hazards	Not Started,	Planning Commission, Planner, BOCC	Cost: Staff Time Funds: Local



Table 6.41: Leavenworth County Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
	includes wind resistant design techniques for new construction.				Staffing Limitations		Completion Date: 2022
Leavenworth County - 22	Conduct debris removal in Big Stranger Creek that is located within the Drainage District.	M	1,2	Dam/Levee, Flood	Not Started, Lack of Funding	Big Strange Drainage District	Cost: \$200,000 Funds: Local, State, Federal Completion Date: Continuous
Leavenworth County - 23	The Leavenworth County Consolidated Rural Water District (RWD) No. 1 will continue to assess the impact of natural hazards on water distribution lines, systems, and equipment. The Water District will also seek Funding sources to mitigate damage to critical infrastructure and seek Funding for various water main improvement projects.	M	1,2	Utility/ Infrastructure Failure	Not Started, Lack of Funding	Leavenworth county Consolidated RWD #1	Cost: Project Dependent Funds: Local, State, Federal Completion Date: Continuous
Leavenworth County - 24	The Leavenworth County Rural Water District (RWD) No. 7 will continue to assess the impact of natural hazards on water distribution lines, systems, and equipment. The Water District will also seek Funding sources to mitigate damage to critical infrastructure and seek Funding for various water main improvement projects..	M	1,2	All Hazards	Not Started, Lack of Funding	Leavenworth County RWD 7	Cost: Project Dependent Funds: Local, State, Federal Completion Date: Continuous
Leavenworth County - 25	Obtain Funding for the purchase of mobile backup power generators for the groundwater well facilities of Leavenworth County Rural Water District (RWD) 7.	M	1,2	All hazards	Not Started, Lack of Funding	Leavenworth County RWD 7	Cost: \$150,000 Funds: Local, State, Federal Completion Date: 2022
Leavenworth County - 26	The Leavenworth Water Department will continue to assess the impact of natural hazards on water distribution lines, systems, and equipment. The Department will also seek additional Funding sources to mitigate damage to critical infrastructure.	M	1,2	All Hazards	Not Started, Lack of Funding	Leavenworth Water Department, Leavenworth County	Cost: Project Dependent Funds: Local, State, Federal Completion Date: Continuous



Table 6.41: Leavenworth County Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Leavenworth County - 27	Coordinate county and local government mitigation efforts with Rural Electric Cooperatives (REC's), encourage identification of hazards potentially affecting their infrastructure, assessment of the vulnerabilities of the infrastructure to these hazards, and identification of mitigation strategies.	M	1,2,4	Utility/ Infrastructure Failure	Not Started, Staffing Limitations	City, county Planners, RECs	Cost: Staff Time Funds: Local Completion Date: 2022
Leavenworth County - 28	NFIP - Contact owners identified in high-risk flood areas and inform them of potential availability of assistance through the FEMA program, in addition to other flood protection measures.	H	3	Flood	Not Started, Staffing Limitations	County Planners, City Officials	Cost: Staff Time Funds: Local Completion Date: Continuous
Leavenworth County - 29	NFIP - Advertise and promote the availability of flood insurance to property owners by direct mail once a year.	H	3	Flood	In Progress	County Planners, City Officials	Cost: Staff Time Funding: Local Completion Date: Continuous
Leavenworth County - 30	Collect educational materials on individual and family preparedness / mitigation measures for property owners, and display at both the library and routinely visited government offices.	H	3	All Hazards	Not Started, Staffing Limitations	Chamber of Commerce, Emergency Management, City Officials	Cost: Staff Time Funds: Local Completion Date: Continuous
Leavenworth County - 31	Annually host a public "hazards workshop" in combination with local festivals, fairs, or other appropriate events.	H	3,4	All Hazards	Not Started, Staffing Limitations	City and County Planners, Emergency Management	Cost: Staff Time Funds: Local Completion Date: Continuous
Leavenworth County - 32	Promote and educate the jurisdiction's public and private sectors on potential agricultural terrorism and bio-terrorism issues that can severely impact the county and regional economies and develop and implement plans to address these issues.	H	1,2,3,4	Terrorism, Agriterrorism	Not Started, Staffing Limitations	County Health Department, County Emergency Management, county Extension, Local Producers	Cost: Staff Time Funds: Local/State Completion Date: Continuous
Leavenworth County - 33	NFIP - The County and local governments will work with the Kansas Dept. of Ag - Division of Water Resources to educate	H	3,4	Flood	Not Started, Staffing Limitations	Emergency Management, City Officials	Cost: Staff Time Funds: Local/State Completion Date: Continuous



Table 6.41: Leavenworth County Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
	and promote local jurisdictional participation in the NFIP CRS.						
Leavenworth County - 34	Establish, promote, and fund continuity of water systems between rural water districts to larger water departments to manage future growth in the county.	M	4	All Hazards	Not Started, Lack of Funding	Water Departments, Water Districts	Cost: Project Dependent Funds: Local, State, Federal Completion Date: 2025
Leavenworth County - 35	Fund the construction of safe rooms and storm shelters in public and private schools, day care centers and senior care facilities.	H	1,2	Tornado	Not Started, Lack of Funding	School Districts, City Officials, State of Kansas, FEMA	Cost: \$1,000,000+ each room Funds: FEMA, State, Local Completion Date: Continuous
Leavenworth County - 36	Prepare and adopt an Outdoor Warning Sirens Plan for the county, including consideration of the unique geographical locations, technical requirements, system types and operational procedures of each local jurisdiction.	M	1,2	All Hazards	Not Started, Lack of Funding	Leavenworth County Emergency Management, Emergency Services	Cost: \$200,000 Funds: Local, State, Federal Completion Date: 2025



6.8.36 – Basehor Mitigation Actions (Leavenworth County)

Table 6.42: Basehor Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Basehor - 1	Continued operation and management of jurisdictional NFIP activities.	H	1,2	Flood	In Progress	Floodplain Manager	Cost: Staff Time Funding: Local Completion Date: Continuous
Basehor - 2	NFIP - Identify flash-flood prone areas to consider flood reduction measures to city/county planners.	L	1,2	Flood	Not Started, Staffing Limitations	Floodplain Manager, City Planner, City Superintendent Public Works	Cost: Staff Time Funds: Local Completion Date: 2022
Basehor - 3	Incorporate the inspection and management of trees into the city maintenance program that may pose a threat to the electrical lines that could result in power outages.	M	1,2	Winter Storm, Wind Storms	Not Started, Staffing Limitations	City Superintendent, Codes Enforcement Officer	Cost: Staff Time Funds: Local, State, Federal Completion Date: 2022
Basehor - 4	Purchase fixed and mobile generators for all city facilities.	H	2	All Hazards	Not Started, Lack of Funding	City Superintendent,	Cost: Staff Time Funds: Local, State, Federal Completion Date: 2022
Basehor - 5	Design and construct a safe room within the City of Basehor City Hall / Police Department.	L	1,2	Tornado, Windstorm	Not Started, Lack of Funding	City Engineer, Planner	Cost: \$2,000,000 Funds: Local, State, Federal Completion Date: 2022
Basehor - 6	Design and construct a safe room within the new City Hall / Police Department when constructed.	L	1,2	Tornado, Windstorm	Not Started, Lack of Funding	City Engineer, Planner	Cost: \$2,000,000 Funds: Local, State, Federal Completion Date: 2022
Basehor - 7	Develop a radio communications plan between the City of Basehor Public Works Department / Street Department and City Hall to ensure interoperability between entities.	M	4	All Hazards	Not Started, Staffing Limitations	City Administrator, Chief of Police, City Superintendent	Cost: Staff Time Funds: Local, State, Federal Completion Date: Continuous
Basehor - 8	Purchase a brine applicator and mixer to apply chemicals to roads within the City of	L	1,2	All Hazards	Not Started, Lack of Funding	City Superintendent	Cost: \$200,000 Funds: Local, State, Federal



Table 6.42: Basehor Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date: 2022
	Basehor prior to major winter storm events, including ice storms.						
Basehor - 9	Purchase of equipment to assist in the removal of debris and assist with cleanups after major storms.	M	1,2	All Hazards	Not Started, Lack of Funding	City Superintendent	Cost: \$400,000 Funds: Local, State, Federal Completion Date: 2022



6.8.37 – Easton Mitigation Actions (Leavenworth County)

Table 6.43: Easton Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Easton – 1	Continued operation and management of jurisdictional NFIP activities.	H	1,2	Flood	In Progress	Floodplain Manager	Cost: Staff Time Funding: Local Completion Date: Continuous
Easton – 2	NFIP - Identify flash-flood prone areas to consider flood reduction measures to city officials / county planners.	H	1,2	Flood	Not Started, Staffing Limitations	Floodplain Manager	Cost: Staff Time Funds: Local Completion Date: 2022
Easton – 3	NFIP - Seek Funding to raise the casings around the potable water wells utilized by the City of Easton to protect them from flood water contamination.	M	1,2	Flood	Not Started, Lack of Funding	City of Easton Manager	Cost: Project Dependent Funds: Local, State, Federal Completion Date: Continuous
Easton – 4	Purchase and install a backup generator for the City of Easton Water Treatment Plant in the event of severe weather events.	H	1,2	All Hazards	Not Started, Lack of Funding	City of Easton Manager	Cost: \$150,000 Funds: Local, State, Federal Completion Date: 2022
Easton – 5	NFIP - Purchase and install control valves for the City of Easton Water Treatment Plant and storage facility in the event of flooding events.	M	1,2	Flood	Not Started, Lack of Funding	City of Easton Manager	Cost: \$150,000 Funds: Local, State, Federal Completion Date: 2022
Easton – 6	NFIP - Acquire and demolish flood prone properties within the city.	M	1,2	Flood	Not Started, Lack of Funding	City of Easton Manager	Cost: Project Dependent Funds: Local, State, Federal Completion Date: 2022
Easton – 7	Design and construct community safe rooms within the city	M	1,2	Tornado, Windstorm	Not Started, Lack of Funding	City of Easton Manager	Cost: \$1,000,000 each Funds: Local, State, Federal Completion Date: 2022
Easton – 8	NFIP - Conduct an engineering study and complete the project to raise the State highway 300 yards east of First Street to the twin bridges over Stranger Creek.	M	1,2	Flood	Not Started, Lack of Funding	City of Easton Manager	Cost: \$50,000 Funds: Local, State, Federal Completion Date: 2022



6.8.38 – Lansing Mitigation Actions (Leavenworth County)

Table 6.44: Lansing Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Lansing - 1	Continued operation and management of jurisdictional NFIP activities.	H	1,2	Flood	In Progress	Floodplain Manager	Cost: Staff Time Funding: Local Completion Date: Continuous
Lansing - 2	NFIP - Identify flash-flood prone areas to consider flood reduction measures to city planners.	H	1,2	Flood	Not Started, Staffing Limitations	Public Works Director	Cost: \$20,000 Funds: Local/Grant Completion Date: 3 years
Lansing - 3	Design and construct storm shelters for existing mobile home parks in the City of Lansing that currently do not have storm shelters or have inadequate storm shelters.	H	1,2	Tornado, Windstorms	Not Started, Lack of Funding	Community Development Superintendent	Cost: \$783,153 Funds: Local, State, Federal Completion Date: 6 years
Lansing - 4	NFIP - Develop and fund professional services to augment the City of Lansing's GIS capability.	M	1,2	Flood	Not Started, Lack of Funding	Public Works Director	Cost: \$40,000 Funds: Local, State, Federal Completion Date: 2 years
Lansing - 5	NFIP - Conduct engineering studies, and then design and construct levees to protect the Rock Creek West/Rock Creek West #5 neighborhood and the Fawn Valley Replat neighborhood from flooding events.	M	1,2	Flood	Not Started, Lack of Funding	Public Works Director	Cost: \$275,000 Funds: Local, State, Federal Completion Date: 6 months
Lansing - 6	NFIP - Conduct engineering studies, and then design and reconstruct an engineered storm water channel within the city limits of Lansing in the Holiday Hills neighborhood.	H	1,2	Flood	Not Started, Lack of Funding	Public Works Director	Cost: \$250,000 Funds: Local, Grant Completion Date: 3
Lansing - 7	NFIP - Research and fund engineering services for a city-wide storm water infrastructure-needs assessment.	H	1,2	Flood	Not Started, Lack of Funding	Public Works Director	Cost: \$150,000 Funds: Local, Grant Completion Date: 2022
Lansing - 8	NFIP - Design and complete construction of stream bank stabilization on Nine Mile	M	1,2	Flood	Not Started,	Public Works Director	Cost: \$200,000 Funds: Local, Grant



Table 6.44: Lansing Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date: 2022
	Creek and Seven Mile Creek within the city limits of Lansing.				Lack of Funding		
Lansing - 9	NFIP - Perform maintenance activities along Nine Mile Creek and Seven Mile Creek, including the contractor removal or deadfall and/or log jams.	M	1,2	Flood	Not Started, Lack of Funding	Public Works Director	Cost: Project Dependent Funds: Local, State, Federal Completion Date: 2022
Lansing - 10	NFIP - Perform storm water quality monitoring in the City of Lansing. .	M	1,2	Flood	Not Started, Lack of Funding	Public Works Director	Cost: \$100,000 Funds: Local, State, Federal Completion Date: 2022



6.8.39 – City of Leavenworth Mitigation Actions (Leavenworth County)

Table 6.45: City of Leavenworth Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
City of Leavenworth – 1	NFIP - Identify flash-flood prone areas to consider flood reduction measures to city planners.	H	1,2	Flood	Not Started, Staffing Limitations	City Planner, Floodplain Manager, Public Works Director	Cost: Staff Time Funds: Local Completion Date: 2022
City of Leavenworth - 2	Continued operation and management of jurisdictional NFIP activities.	H	1,2	Flood	In Progress	Floodplain Manager	Cost: Staff Time Funding: Local Completion Date: Continuous
City of Leavenworth - 3	NFIP - Acquire and demolish flood prone properties within the city.	M	1,2	Flood	Not Started, Lack of Funding	City of Leavenworth	Cost: Varies Funds: Local, State, Federal Completion Date: Continuous
City of Leavenworth - 4	NFIP - Purchase a portable dam system to reduce exposure from flooding to the Leavenworth Community Center.	M	1,2	Flood	Not Started, Lack of Funding	City of Leavenworth	Cost: \$200,000 Funds: Local, State, Federal Completion Date: 2022
City of Leavenworth - 5	NFIP - Purchase a portable dam system to reduce exposure from flooding to the City of Leavenworth Wastewater Treatment Plant.	M	1,2	Flood	Not Started, Lack of Funding	City of Leavenworth	Cost: \$200,000 Funds: Local, State, Federal Completion Date: 2022
City of Leavenworth - 6	NFIP - Seek Funding to construct a new City of Leavenworth Animal Control Shelter Building to replace the existing structure which is susceptible to repeated flooding events.	L	1,2	Flood	Not Started, Lack of Funding	City of Leavenworth	Cost: \$2,000,000 Funds: Local, State, Federal Completion Date: 2022



6.8.40 – Linwood Mitigation Actions (Leavenworth County)

Table 6.46: Linwood Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Linwood - 1	NFIP - Identify flash-flood prone areas to consider flood reduction measures to city planners.	H	1,2	Flood	Not Started, Staffing Limitations	Planning Board Commissioner	Cost: Staff Time Funds: Local Completion Date: 2022
Linwood - 2	Continued operation and management of jurisdictional NFIP activities.	H	1,2	Flood	In Progress	Floodplain Manager	Cost: Staff Time Funding: Local Completion Date: Continuous



6.8.41 – Tonganoxie Mitigation Actions (Leavenworth County)

Table 6.47: Tonganoxie Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Tonganoxie - 1	Identify flash-flood prone areas to consider flood reduction measures to city planners. Flood zone mapping has provided initial identification of potential hazard areas that can be reviewed with other data sources, such as the watershed districts goals and objectives, in developing long range planning activities for flood prevention, or other planning steps to reduce exposure to this hazard.	H	1,2	Flood	Not Started, Lack of Funding	City Planning Committee, Floodplain Manager, City Engineer	Cost: \$100,000 Funds: Local Completion Date: 2022
Tonganoxie - 2	Continued operation and management of jurisdictional NFIP activities.	H	1,2	Flood	Not Started, Staffing Limitations	Floodplain Manager	Cost: Staff Time Funding: Local Completion Date: Continuous
Tonganoxie - 3	Develop and fund professional services to augment the City of Tonganoxie's GIS capability.	M	1,2	Flood	Not Started, Lack of Funding	City of Tonganoxie Planner, City Engineer	Cost: 65,000 Funds: Local, State, Federal Completion Date: 2022
Tonganoxie - 4	Design and complete and construction of stream bank stabilization on Tonganoxie Creek within the city limits of Tonganoxie.	M	1,2	Flood	Not Started, Lack of Funding	City of Tonganoxie, City Engineer	Cost: \$25,000 Funds: Local, State, Federal Completion Date: 2022
Tonganoxie - 5	Research and fund engineering services for a city-wide storm water infrastructure-needs assessment.	M	1,2	Flood	Not Started, Lack of Funding	City of Tonganoxie Engineer	Cost: \$25,000 Funds: Local, State, Federal Completion Date: 2022
Tonganoxie - 6	Perform maintenance activities along Tonganoxie Creek within the city limits of Tonganoxie to include contractor removal or deadfall and/or log jams.	M	1,2	Flood	Not Started, Lack of Funding	City of Tonganoxie, City Engineer	Cost: \$15,000 Funds: Local, State, Federal Completion Date: 2022
Tonganoxie - 7	Perform storm water quality monitoring in the City of Tonganoxie.	M	1,2	Flood	Not Started, Staffing Limitations	City of Tonganoxie Engineer	Cost: \$10,000+ Funds: Local, State, Federal Completion Date: 2022



Table 6.47: Tonganoxie Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Tonganoxie - 8	Incorporate the inspection and management of trees into the city maintenance program that may pose a threat to the electrical lines that could result in power outages during ice storms. Create a working group to assess the county's firefighting / EMS resources to identify any existing needs or shortfalls in terms of personnel, equipment or additional required resources. Complete all recommendations.	M	1,2	Ice Storm	Not Started, Lack of Funding	City of Tonganoxie and Local Utility Companies	Cost: \$10,000 Funds: Local, State, Federal Completion Date: Continuous
Tonganoxie - 9		M	4	All Hazards	Not Started, Lack of Funding	City of Tonganoxie Fire Chief, EMS	Cost: \$30,000 Funds: Local, State, Federal Completion Date: 2022
Tonganoxie - 10	Design and construct safe rooms within the City of Tonganoxie City Hall and Fire Station.	M	1,2	Tornado, Windstorm	Not Started, Lack of Funding	City of Tonganoxie Fire Chief/Work Group	Cost: \$5,000,000 Funds: Local, State, Federal Completion Date: 2022



6.8.42 – University of St. Mary Mitigation Actions (Leavenworth County)

Table 6.48: University of St. Mary Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
St. Mary - 1	Incorporate the inspection and management of trees into the University's routine maintenance process to remove trees that may increase the risk of power failure throughout the campus infrastructure.	M	1,2	Utility/ Infrastructure Failure	Not Started, Staffing Limitations	University of St. Mary	Cost: \$10,000 Funds: Local Completion Date: Continuous
St. Mary - 2	Appoint a committee to develop a radio communications plan between campus security units and outside agencies of Leavenworth County and the City of Leavenworth to ensure interoperability between all communities.	M	4	All Hazards	Not Started, Staffing Limitations	University of St. Mary, City of Leavenworth, Leavenworth County	Cost: Staff Time Funds: Local, State, Federal Completion Date: 2022
St. Mary - 3	Appoint a committee to research and implement enhancement to the University's early warning systems for students and staff for weather alerts and campus emergencies.	M	1,2,4	All Hazards	Not Started, Staffing Limitations	University of St. Mary	Cost: Staff Time Funds: Local, State, Federal Completion Date: 2022



6.8.43 – USD #207 Mitigation Actions (Leavenworth County)

Table 6.49: USD #207 Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
USD #207 - 1	The safe room for the new school will be located on the lower level; however, it will have an on-grade entrance/exit due to the terrain of the site. Three walls are below grade. The elevator will allow the 2nd and 3rd floor staff and students with disabilities (and wheelchair bound students) to access the safe room.	H	1,2	Tornado, Windstorm	Not Started, Lack of Funding	USD 207 Board of Education; CFO (business manager) will tract progress of project.	Cost: \$28,600,00 Funds: FEMA Grant and USD 207 Completion Date: 2022
USD #207 - 2	Design and construct a safe room for MacArthur Elementary School.	H	1,2	Tornado, Windstorm	Not Started, Lack of Funding	USD 207 Board of Education; CFO (business manager) will tract progress of project along with architectural firm (BCDM) and Titan Construction Company	Cost: \$1,200,00 Funds: Local Completion Date: 2022



6.8.44 – USD #449 Mitigation Actions (Leavenworth County)

Table 6.50: USD #449 Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
USD #449 - 1	Design and construct safe rooms for all district school buildings.	M	1,2	Tornado, Windstorm	Not Started, Lack of Funding	School District, State, FEMA	Cost: \$1,000,000 each Funds: FEMA Completion Date: 2022



6.8.45 – USD #453 Mitigation Actions (Leavenworth County)

Table 6.51: USD #453 Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
USD #453 - 1	Design and construct safe rooms for all district school buildings	M	1,2	Tornado, Windstorm	Not Started, Lack of Funding	School District, FEMA	Cost: \$1,000,000 each Funds: FEMA Completion Date: 2022



6.8.46 – USD #458 Mitigation Actions (Leavenworth County)

Table 6.52: USD #458 Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
USD #458 - 1	Design and construct safe rooms for all district school buildings	M	1,2	Tornado, Windstorm	Not Started, Lack of Funding	School District, FEMA	Cost: \$1,000,000 each Funds: FEMA Completion Date: 2022
USD #458 - 2	Assess elevations and water flow in the district to qualify the benefit of flood control projects in the District. Complete recommended projects.	M	1,2	Flood	Not Started, Lack of Funding	School District	Cost: Project Dependent Funds: Local, State, Federal Completion Date: 2022



6.8.47 – USD# 464 Mitigation Actions (Leavenworth County)

Table 6.53: USD #464 Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
USD #464 - 1	Design and construct safe rooms for all district school buildings	M	1,2	Tornado, Windstorm	Not Started, Lack of Funding	Superintendent of Schools	Cost: \$1,00,000 each Funds: Local Completion Date: Continuous
USD #464 - 2	Purchase and install backup power generators for the schools of USD 464.	M	1,2	All Hazards	Not Started, Lack of Funding	Superintendent of Schools	Cost: \$50,000 each Funds: Local, State, Federal Completion Date: 2022
USD #464 - 3	Seek Funding to retain a professional school safety and security firm to review and update the school's Security Plan for domestic acts of terrorism, building security, and contagious disease response.	M	1,2,3	Terrorism, Civil Disorder	Not Started, Lack of Funding	Superintendent of Schools	Cost: \$50,000 Funds: Local, State, Federal Completion Date: 2022



6.8.48 – USD #469 Mitigation Actions (Leavenworth County)

Table 6.54: USD #469 Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
USD #469 - 1	Design and construct safe rooms for all district school buildings	M	1,2	Tornado, Windstorm	Not Started, Lack of Funding	School District, State, FEMA	Cost: \$1,000,000 Each Funds: Local Completion Date: Continuous
USD #469 - 2	Seek Funding to retain a professional school safety and security firm to review and update the school's Security Plan for domestic acts of terrorism, building security, and contagious disease response.	M	1,2,3	Terrorism, Civil Disorder	Not Started, Lack of Funding	Board of Education, School superintendent	Cost: \$50,000 Funds: Local, State, Federal Completion Date: 2022



6.8.49 – Leavenworth Rural Water District #7 Mitigation Actions (Leavenworth County)

Table 6.55: Leavenworth Rural Water District #7 Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
LVRWD7 - 1	Maintain, repair, and collect GPS locations of fire hydrants within the area served by Leavenworth RWD#7.	M	4	Wildfire	In Progress	Operations, Leavenworth RDW7	Cost: Staff Time Funds: District Funds Completion Date: 2022



6.8.50 – Wyandotte County Mitigation Actions

Table 6.56: Wyandotte County Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Wyandotte – 1	NFIP - Develop alternative ways to better monitor, in real-time, water levels of the Kansas & Missouri Rivers, Turkey Creek and other smaller streams / tributaries throughout the county for the purposes of advance planning, response & warning.	H	1,2, 4	Flood	In Progress 10% complete	Emergency Management Director	Cost: \$10,000 Funds: FEMA Completion Date: 2 – 5 years
Wyandotte – 2	Adopt building codes to require safe rooms in residential structures and public buildings, including schools.	H	1,2	Windstorm, Tornadoes	In Progress Residential is in code now. Schools and Public buildings is on-going	UG Planning Department working with UG Commissioners and Bonner Springs, KS and Edwardsville, KS Planning and Zoning	Cost: Staff Time Funds: Grants, local Funding, individual Funding. Completion Date: 3 – 10 years
Wyandotte – 3	Work with large venues to ascertain the best available locations to direct their visitors/fans to in case of the need for sheltering. Emphasize the need for each large venue (and those to be constructed) to provide adequate sheltering from storms (tornadoes, hail, lightning, etc.) as a minimum within their design or added as a retrofit.	H	1,2	All Hazards	In Progress Some venues have developed plans that identify shelter areas, others have not.	Emergency Management Director	Cost: Project Dependent, Staff Time Funds: Local, large venue funds, grant Funding Completion Date: 3 – 10 years
Wyandotte – 4	Continued operation and management of jurisdictional NFIP activities.	H	1,2	Flood	On Going	Flood Plain Manager (Planning Department), County Emergency Management	Cost: Staff Time Funds: Local Completion Date: Continuous
Wyandotte – 5	NFIP - Purchase flood prone properties. Especially repetitive loss properties.	H	1,2	Flood	On Going	Wyandotte county Emergency Management Director	Cost: Project Dependent Funds: Federal HMGP, Local, Combination of both Completion Date: Continuous
Wyandotte – 6	Provide back-up generators for critical facilities within the county. The County	H	1,2	All Hazards	In Progress	Emergency Management Director	Cost: \$3,000,000 Funds: Grant, Local



Table 6.56: Wyandotte County Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
	has 57 facilities that require backup power to function should line power be lost.				Some facilities have installed generators (Fleet, Dispatch) and others are waiting for Funding		Completion Date: Continuous
Wyandotte – 7	Develop low water plans for utilities, businesses and organizations dependent on the water supply from the rivers.	H	1,2,4	Drought	Not Started,, Lack of Funding	Emergency Management Department director	Cost: \$100,000 annually Funds: Local Completion Date:
Wyandotte – 8	NFIP - Protect or relocate flood prone critical facilities.	H	1,2	Flood	On Going	Emergency Management Department Director	Cost: Project Dependent Funds: Local, Grant Completion Date: One to several years – depending on the prevention method(s) chosen to be used, and/or the need to relocate the critical facility.
Wyandotte – 9	NFIP - Build bridges and/or raise roads in low-lying areas.	H	1,2	Flood	On Going	UG Public Works Street Department Director	Cost: Project Dependent Funds: Local, CMIP, Excise Taxes, Grants Completion Date: Continuous
Wyandotte – 10	Expand and improve outdoor warning system network in Wyandotte County.	H	1,2	Windstorm, Tornadoes	In Progress Typically one new siren is installed each year	Emergency Management Director	Cost: \$25,000 to \$50,000 per siren, plus on-going annual required maintenance. Funds: Grants, HMIP, revenue-sharing, other local funds. Completion Date: Continuous



Table 6.56: Wyandotte County Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Wyandotte – 11	Continue Participation in the StormReady Community Certification Program thru the National Weather Service.	H	3,4	All Hazards	On Going	Emergency Management Director	Cost: Staff Time Funds: Local Completion Date: Continuous
Wyandotte – 12	Provide public education sessions on extreme temperature (heat / cold) conditions.	H	1,2,3,4	Extreme Temperatures	In Progress With emphasis on social media and web based information	Emergency Management & Public Health Departments Directors	Cost: Program size dependent Funds: Grants, local, combination Completion Date: Continuous
Wyandotte – 13	Promote NOAA all-hazards weather radios and support the KC Metro Region's "Project Community Alert" all-hazards weather radio program.	H	1,2,3,4	All Hazards	In Progress The PCA is in hiatus due to Lack of Funding	Emergency Management Department Director	Cost: Program size dependent Funds: Grants, local, combination Completion Date: Continuous
Wyandotte – 14	Provide public education sessions on how to protect from, prepare for, respond to, and recover from tornados and severe weather.	H	1,2,3	Tornados	In progress Public presentations are provided ad hoc	Emergency Management Department Director	Cost: Program size dependent Funds: Grants, local, combination Completion Date: Continuous
Wyandotte – 15	Provide public education sessions on winter weather driving.	H	1,2,3	Winter Storms	In progress Public presentations are provided ad hoc	Emergency Management Department Director	Cost: Program size dependent Funds: Grants, local, combination Completion Date: Continuous
Wyandotte – 16	Provide public education sessions on the dangers of lightning.	H	1,2,3	Lightning	In progress Public presentations are provided ad hoc	Emergency Management Department Director	Cost: Program size dependent Funds: Grants, local, combination Completion Date: Continuous
Wyandotte – 17	Provide public education sessions to encourage ALL citizens to have a disaster	H	1,2,3	All Hazards	In progress	Emergency Management Department Director	Cost: Program size dependent



Table 6.56: Wyandotte County Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
	kit which contains food, water, flashlight, batteries, battery operated radio, medications, etc.				Public presentations are provided ad hoc		Funds: Grants, local, combination Completion Date: Continuous
Wyandotte – 18	Continue review / revision of the Wyandotte County Emergency Operations Plan (EOP).	H	4	All Hazards	In Progress Monthly meetings are held to review each CEOP Annex	Emergency Management Department Director	Cost: Staff Time Funds: Local Completion Date: Continuous
Wyandotte – 19	Develop and maintain a Continuity of Operations Plan (COOP) for the Unified Government.	H	1,2,3,4	All Hazards	Not Started, Lack of Funding	Wyandotte County emergency management Director	Cost: Staff Time Funds: Grant DHS, Federal & State Grants, Local, combination Completion Date: 1 to 1 ½ years after start.
Wyandotte – 20	Develop and maintain a Multi-Hazards Evacuation Plan.	H	1,2,3,4	All Hazards	In Progress Several key facilities have had plans developed	Wyandotte County Emergency Management Director	Cost: \$400,00 Funds: DHS Grant, Federal and State Grants, Local, combination Completion Date: 1 to 1 1/2 years after start.
Wyandotte – 21	NFIP - Conduct removal of debris from floodways to mitigate floodwater back-up.	H	1,2	Flood	On Going	Public Works Department Director	Cost: Project Dependent Funds: Local, Grant Completion Date: Continuous
Wyandotte – 22	Coordinate with NASCAR to develop a formal emergency response plan for the Kansas Speedway...	H	1,2	All Hazards	Not Started, Lack of Funding	Emergency Management Director	Cost: \$30,000 Funds: NASCAR Completion Date: 3 months
Wyandotte – 23	NFIP - Continue Participation in the Community Emergency Response Team (CERT) program by recruiting, training, equipping and fielding CERT Teams.	H	1,2,3	Flood	On Going	Emergency Management Director	Cost: \$4,000 per class of 25 Funds: Grant, Local, Individual, combination Completion Date: Continuous



Table 6.56: Wyandotte County Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Wyandotte – 24	Construct a boat ramp to the Kansas River near the I-435 Bridge for joint use by KDOT, local law enforcement and fire departments, and other potential first responders.	H	1,2	All Hazards	Not Started, Lack of Funding	UG Public Works Department Director	Cost: \$100,000 Funds: HMGP, DHS Grant, CMIP, local Completion Date: 2 – 5 years
Wyandotte – 25	Construct a boat ramp to the Kansas River beneath the Turner Diagonal Bridge and 7 th St. for joint use by KDOT, local law enforcement and fire departments, and other potential first responders.	H	1,2	All Hazards	In Progress 50% complete 7 th Street ramp is done	UG Public Works Director	Cost: \$60,000 Funds: HMGP, DHS Grant, CMIP, local Completion Date: 2 – 5 years
Wyandotte – 26	Establish priority reconnects with local utility companies after outages created by severe storms or other type incidents.	H	1,2	Utility/ Infrastructure Failure	In Progress all three of the power providers have priority reconnect lists but the data must be maintained	County Emergency Management Director/all utilities in Wyandotte County	Cost: Staff Time Funding: Local, State Completion Date: 6 month – 2 years
Wyandotte – 27	Establish periodic reviews / updates of Wyandotte County Multi-Jurisdictional All-Hazards Mitigation Plan, conducting a major review every five years.	H	1,2	All Hazards	On Going	Wyandotte County Emergency Management Director	Cost: Staff Time Funds: Local Completion Date: On-going
Wyandotte – 28	Adopt / implement / enforce building code standards for the installation of lightning protection systems.	H	1,2	Lightning	In Progress UG has done this. BS and Edwardsville in progress	UG, Bonner Springs, Edwardsville Planning Departments, Director of Neighborhood Resource Center	Cost: Staff Time Funds: Local Completion Date: 2 – 5 years
Wyandotte – 29	Create a public notification system to alert the public about an epidemic and how to prevent or treat the disease.	H	1,2,4	Major Disease Outbreak	Complete Current plans call for the use of mass media to share this information	Wyandotte County Emergency Management Director, Wyandotte county Public Health Department Director	Cost: \$500,000 Funds: Federal, State Grant Funding through DHS/MMRS Local, combination Completion Date: 6 months – 1 ½ years



Table 6.56: Wyandotte County Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Wyandotte – 30	Offer / provide Damage Assessment Team training annually for designated damage assessment personnel.	H	4	All Hazards	In Progress Local codes officials are trained on this and refreshed with JIT training pre-deployment	Wyandotte County Emergency management Director	Cost: Staff Time Funds: KDEM, IAW FEMA guidelines Completion Date: Continuous
Wyandotte – 31	Identify large venues, ball fields, parks and other areas countywide for installation of lightning detectors and develop a program for their installation.	H	1,2	Lightning	In Progress Lightning detection systems have been installed at the Adult and Youth Soccer Training facilities.	Wyandotte County emergency Management Director	Cost: \$5,000,000 Funds: HMGP, DHS Grant, Local, Combination Completion Date: 1 – 3 years
Wyandotte – 32	Partner with local school districts to ensure they have coordinated, well-prepared plans for school evacuations and sheltering-in-place.	H	1,2,3,4	All Hazards	Not Started, Lack of Funding	Wyandotte County Emergency Management Director	Cost: Staff Time Funds: Local Completion Date: Continuous, on-going. Wyandotte County has gotten with the districts, however, as plan are revised the cycle begins over.
Wyandotte – 33	Support the continuation of Tabletop, Functional and Full-Scale Exercises and other training events for responders and support personnel.	H	1,2,4	All Hazards	In Progress Routinely Wy Co EMA participates in 5 to 7 exercises per year with at least 2 being	Wyandotte County Emergency management Director	Cost: Staff Time Funds: SHSG, UASI, County, EMPG, HMEP Completion Date: Continuous



Table 6.56: Wyandotte County Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
					functional or full scale		
Wyandotte – 34	Create a method for parents to reach their children during disaster emergencies.	H	4	All Hazards	Not Started, Lack of Funding	Wyandotte County Emergency Management Director	Cost: \$250,000 annually Funds: NA Completion Date: Continuous
Wyandotte – 35	Involve the Local Emergency Planning Committee (LEPC) in all hazard identification and response / recovery / mitigation planning.	H	4	All Hazards	In Progress Wy Co is a member of the Mid America Regional LEPC and participates in the planning process there.	Wyandotte County Emergency Management Director	Cost: Staff Time Funds: Local Completion Date: Continuous
Wyandotte – 36	Provide public education sessions on aggressive smoke detector installation.	H	3	Wildfire	In Progress In partnership with Red Cross provide and install smoke detectors	Kansas City, Kansas fire Department, Bonner Springs, Edwardsville, and Fire Inspector	Cost: Provided by ARC Funds: Unknown Completion Date: Continuous
Wyandotte – 37	NFIP - Upgrade / expand / improve storm water Management Systems.	H	1,2	Flood	In Progress	UG Water Pollution Control, Public Works Departments of Bonner springs, Edwardsville, and Lake Quivira	Cost: \$50,000,000 to \$10,000,000 Funding: Grant, Local, combination Completion Date: Continuous
Wyandotte –38	Develop / improve early warning system and work with Media Partners / Outlets to ensure that the same, clear, consistent message is being sent out by everyone	H	3,4	All Hazards	In Progress Wy Co PIO group has been established to address this issue	Wyandotte county Emergency Management Director	Cost: Staff Time Funds: Local Completion Date: Continuous



Table 6.56: Wyandotte County Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Wyandotte – 39	Create and deliver seminars / training on planning for special event venues to include all hazard events, emergency response plans and continuity of business plans.	H	1,2,4	All Hazards	In Progress Training is scheduled for Feb 2019 to address this	Wyandotte County emergency Management Director	Cost: \$20,000 Funds: Grants, Donations, Local Completion Date: TBD
Wyandotte – 40	Invite critical organizations to be part of the KC TEW for advance notification of terrorist activity in the area.	H	1,2,3,4	Terrorism/Agri-Terrorism	In Progress	Wyandotte County Sheriff's Chief & KCK Police Department	Cost: Staff Time Funds: Local Completion Date: Continuous
Wyandotte – 41	Develop / maintain an Early Warning System to notify the Public on potential Haz-Mat dangers integrating it with existing early warning capabilities.	H	1,2,4	Hazardous Materials	Not Started, Lack of Funding	Wyandotte County emergency Management Director	Cost: \$150,000 annually Funds: DHS Grant, Local, Combination Completion Date: 1 – 3 years
Wyandotte – 42	Develop / maintain an Early Warning System to notify Hospitals and other critical facilities of impending hazard threats integrating it with existing early warning capabilities.	H	1,2,4	All Hazards	Not Started, Lack of Funding	Wyandotte County Emergency Management Director	Cost: \$150,000 annually Funds: DHS Grant, Local, combination Completion Date: 1 – 3 years
Wyandotte – 43	Implement usage of electronic signs on highways to notify motorists of weather warnings and other hazards.	H	1,2, 4	All Hazards	In Progress We would use the SCOUT sign system to do this	Wyandotte County Emergency Management Director	Cost: Staff Time Funds: KDOT / MoDOT Completion Date: 6 month – 1 ½ years
Wyandotte – 44	NFIP - Update all Flood Insurance Maps.	H	1,2	Flood	Not Started, Lack of Funding	UG Planning Department Director	Cost: \$250,000 Funds: Local and grants Completion Date: 6 months – 1 ½ years
Wyandotte – 45	NFIP - Notify all homeowners and businesses in flood prone areas of their possible risk.	H	1,2	Flood	In Progress	UG Planning and Zoning Department; Bonner springs and Edwardsville Planning Departments	Cost: Staff Time Funds: Local Completion Date: 1 – 2 years
Wyandotte – 46	Require fixed HazMat facilities to have their emergency response procedures coordinated with the city and county first responder plans.	H	1,4	Utility/Infrastructure Failure	In Progress This is done when Fire	Wyandotte County Emergency Management Director	Cost: Staff Time Funds: Local Completion Date: 1+ years



Table 6.56: Wyandotte County Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
					Depts meet with facilities		
Wyandotte – 47	Identify and develop a list of those areas susceptible to explosive fires, such as grain elevators, etc., and map them.	M	1,2	Wildfire	On going Mapped in our GIS department	Wyandotte County emergency Management Director	Cost: Staff Time Funds: DHS Grant, Local, combination Completion Date: 1 – 3 years then continuous.
Wyandotte – 48	Develop a Memorandum of Understanding (MOU) with/between area building departments for post-disaster damage assessment.	M	4	All Hazards	Not Started, Lack of Funding	Wyandotte County Emergency Management Director	Cost: Staff Time Funds: DHS Grant, Local, combination Completion Date: 6 month – 1 years then continuous
Wyandotte – 49	Map all geological hazards countywide and make this information available. Identify and map specific void space areas prone to collapse failure and limit future development in these areas.	M	1,2	All Hazards	Not Started, Lack of Funding	Map all geological hazards countywide and make this information available. Identify and map specific underground void space areas prone to collapse failure and limit future development in these areas.	Cost: \$50,000 annually Funds: DHS Grant, Local, Combination Completion Date: Continuous
Wyandotte – 50	Provide preparedness planning training and information for small business owners.	M	3	All Hazards	Not Started, Lack of Funding	Provide preparedness planning training and information for small business owners.	Cost: \$5,000 Funds: Grants, Corporate Sponsors Completion Date: TBD
Wyandotte – 51	Develop and enforce building restrictions in dam inundation areas.	M	1,2	Dam and Levees	Not Started, Consider moving to Urban Planning and Land Use	Wyandotte County Emergency Management Director	Cost: Staff Time Funds: None Completion Date: 1 – 5 years
Wyandotte – 52	NFIP - Install and maintain fog warning flashing lights and flash flood warnings (lights and signs) in low-lying and flood prone areas.	M	1,2	Flood	In Progress Lights and gates installed on Mill St at	Wyandotte County Emergency Management Director	Cost: \$100,000 per crossing Funds: Grant, Local, Combination Completion Date:



Table 6.56: Wyandotte County Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
					Turkey Creek crossing		
Wyandotte – 53	Identify potential landslide areas and install reinforcement barriers to nullify potential disasters and protect infrastructure.	M	1,2	Landslides	Not Started, Lack of Funding	Wyandotte County Emergency Management Director, Public Works Departments of the UG, Bonner springs and Edwardsville	Cost: \$90,000 annually Funds: State, Federal, Local, Combination Completion Date: :2020
Wyandotte – 54	NFIP - Provide an early warning system on streams with the most potential for flood damage to structures.	M	1,2	Flood	In Progress Stream gauge installed at Mill St & Turkey Creek crossing	Wyandotte County Emergency Management Director	Cost: \$50,000 each Funds: HMGP, DHS Grants, Local Completion Date: 3 – 5 years
Wyandotte – 55	Identify critical businesses and public service agencies and work to ensure their Continuity of Operations during / following a disaster.	M	4	All Hazards	Not Started, Lack of Funding	Wyandotte County Emergency Management Director	Cost: \$100,000 annually Funds: HMGP, DHS Grants, Local, Individual business/agency Funding or donations, combination Completion Date: 2 – 5 years
Wyandotte – 56	Create / develop and maintain a plan for pet and livestock rescue, care and sheltering during / following disasters.	M	2	All Hazards	Not Started, Lack of Funding	Wyandotte County Emergency Management Director	Cost: Staff Time Funds: DHS Grants, Local, State, Federal Completion Date: 2 – 5 years
Wyandotte – 57	Develop / review / update EAPs for High & Significant hazard dams in Wyandotte County.	M	1,2	Dams and Levees	In Progress Plans are reviewed as received	Owner of Dam – UG Urban Planning and KS Dept of AG	Cost: Staff Time Funds: Individual owner Completion Date: 6 months after start of plan
Wyandotte - 58	Develop a vaccination strategy and a hospital mass prophylaxis plan.	H	1,2	Major Disease Outbreak	Not Started, Lack of Funding	County, Manager Infection Control Director, Health Department, Administrator	Cost: TBD Funds: MMRS, and the SNS Completion Date: Continuous



6.8.51 –Bonner Springs Mitigation Actions (Wyandotte County)

Table 6.57: Bonner Springs Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Bonner Springs - 1	Conduct a study and complete the recommended detention actions along Mission Creek north of Kaw Dr. (K-32) near Shawnee Rock.	H	1,2	Flood	Not Started, Lack of Funding	City of Bonner Springs, City Planner/Floodplain Administrator, Public Works Director	Cost: \$500,000 Funds: FEMA, Local, combination Completion Date: 1 – 3 years
Bonner Springs - 2	Continued operation and management of jurisdictional NFIP activities.	H	1,2,4	Flood	In Progress	Bonner springs Planning Department, City Planning Director	Cost: Staff Time Funds: Local Completion Date: Continuous
Bonner Springs - 4	Purchase and mount a camera at Fire Department for storm monitoring.	H	1,2	Hailstorm, Lightning, Tornado, Windstorm, Winter Storm	Not Started, Lack of Funding	Bonner springs Fire Department, Fire Chief, and WYCO Emergency Management Director	Cost: \$10,000 Funds: Local, State Completion Date: 1 year
Bonner Springs - 5	Complete Continuity of Operations plans for the City of Bonner Springs Government utilizing a contractor.	H	1,4	All Hazards	Not Started, Lack of Funding	City of Bonner springs City Manager	Cost: \$15,000 Funds: State, Local Completion Date: 2020
Bonner Springs - 6	Develop family preparedness handbook in multiple languages and promote family preparedness planning with brochures, website and community outreach. Evaluate program outcomes with surveys and website	H	1,2,3	All Hazards	Not Started, Lack of Funding	City of Bonner Springs, City Manager	Cost: \$50,000 Funds: DHS Grant, UASI Homeland Security Funds Completion Date: 2021
Bonner Springs - 7	NFIP - Provide public education sessions on the Turn Around Don't Drown program.	H	1,2,3	Flood	Not Started, Lack of Funding	City of Bonner Springs Fire Department Fire Chief	Cost: \$2,000 Funds: Corporate Sponsors Completion Date: 2020
Bonner Springs - 8	NFIP - Conduct Spring Creek storm drainage improvements to address flooding that occurs as a result of inadequate drainage. Replace and construct additional culverts to reduce flooding.	M	1,2	Flood	Not Started, Lack of Funding	City of Bonner Springs Public Works Director	Cost: \$1,900,000 (Project Dependent) Funds: Local, State, Grant Completion Date: 2022



Table 6.57: Bonner Springs Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Bonner Springs - 9	NFIP - Conduct Spring Creek storm drainage / Springdale Avenue to Morse Avenue stream bank improvements.	M	1,2	Flood	Not Started, Lack of Funding	City of Bonner Springs Public Works Director	Cost: \$782,700 (Project Dependent) Funds: FEMA HMGP, other Grants Completion Date: 2022
Bonner Springs - 10	Develop procedures to activate the Emergency Alert System (EAS) and National Weather Service (NWS) All Hazard Radios for chemical events, exercise the program, and Review After Action and make any necessary changes	M	1,2,4	Hazardous Materials	Not Started, Lack of Funding	City of Bonner Springs Police Chief and Fire Chief	Cost: Staff Time Funds: Local Completion Date: 2022
Bonner Springs - 11	NFIP - Institute a streambank setback ordinance controlling development along streambanks.	M	1,2,4	Flood	Not Started, Lack of Funding	City of Bonner Springs City Planning Director	Cost: Staff Time Funds: Local Completion Date: 2021
Bonner Springs - 12	NFIP - Provide hydrologic and hydraulic analysis and storm drainage improvement design along Wolf Creek watershed.	L	2	Flood	Not Started, Lack of Funding	City of Bonner Springs City Planning Director	Cost: \$100,000 Funds: FEMA HMGP, County Completion Date: 2021
Bonner Springs - 13	NFIP - Conduct improvements needed to address the undersized drainage features in the Clark Area Drainage Watershed.	L	2	Flood	Not Started, Lack of Funding	City of Bonner Springs Public Works Director	Cost: \$1,1753,000 (Project Dependent) Funds: FEMA HMGP, other Grants Completion Date: 2022
Bonner Springs - 14	Design and deliver a Shelter-in-Place program to educate individuals on how to receive notification regarding a chemical incident and necessary actions to take.	L	3	Hazardous Materials	Not Started, Lack of Funding	City of Bonner Springs Police Chief and Fire Chief	Cost: \$7,500 Funds: Local Completion Date: 2020



6.8.52 –Edwardsville Mitigation Actions (Wyandotte County)

Table 6.58: Edwardsville Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Edwardsville - 1	Continued operation and management of jurisdictional NFIP activities.	H	1,2	Flood	In Progress	City of Edwardsville, City Administrator	Cost: Staff Time Funds: Staff Time Completion Date: Continuous
Edwardsville - 2	Purchase and install generator at Community Center.	H	1,2	Extreme Temperatures, Earthquake, Flood, Utility Failure, Windstorm, Winter Storm	Not Started, Lack of Funding	City of Edwardsville, City Administrator	Cost: \$13,500 Funds: FEMA HMGP, Local, In-Kind Completion Date: 1 year
Edwardsville - 3	Development of the North Fire Station into a remote facility that will support continuation of City Services. Renovation of the facility, purchase and installation of necessary equipment to make the North Fire Station operable for all services of the city.	M	4	All Hazards	Not Started, Lack of Funding	City of Edwardsville, Fire Department Chief	Cost: Project Size Dependent Funds: DHS Grants, Assistance to Firefighters Grant Completion Date: 3 years
Edwardsville - 4	NFIP - Acquire and demolish properties in flood prone areas	H	1,2	Flood	New	City of Edwardsville, City Administrator	Cost: Varied Funds: FEMA HMGP, Local Completion Date: 2022



6.8.53 - USD #202 Mitigation Actions (Wyandotte County)

Table 6.59: USD#202 Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
USD #202 - 1	Purchase and install camera system (or system updates) in all school district buildings.	H	1,2,4	Terrorism, Civil Disorder	Not Started, Lack of Funding	USD204, IT Department, Administration, Local Police Departments	Cost: \$70,000 Funds: Completion Date: 4 months after Funding is secured
USD #202 - 2	Design and construct safe rooms in all school district buildings.	H	1,2	Windstorm, Tornado	Not Started, Lack of Funding	USD 204 Superintendent	Cost: Funds: HMGP, In-kind Completion Date: Within 1 year of project approval
USD #202 - 3	Radios that will provide communications between School District staff and local Law Enforcement to establish a common operating picture and situational awareness and to meet the new Safe and Secure standards #3	H	2,4	Windstorm, Tornado	Not Started, Lack of Funding	USD 202 Superintendent	Cost: \$50,000 to \$100,000 Funds: HMGP, In-kind Completion Date: Within 1 year of project approval
USD #202 - 4	Design and construct an Outdoor Venue Storm Shelter	H	1	Windstorm, Tornado	Not Started, Lack of Funding	USD 202 Superintendent	Cost: \$50,000 to \$500,000 Funds: HMGP, In-kind Completion Date: Within 1 year of project approval
USD #202 - 5	Lightning Detection which will provide advance warning of potentially life threatening storms.	H	1,4	Windstorm, Tornado	Not Started, Lack of Funding	USD 202 Superintendent	Cost: \$50,000 to \$100,000 Funds: HMGP, In-kind Completion Date: Within 1 year of project approval



6.8.54 - USD #203 Mitigation Actions (Wyandotte County)

Table 6.60: USD#203 Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
USD #203 - 1	Purchase and install camera system (or system updates) in all school district buildings.	H	1,2,4	Terrorism, Civil Disorder	Not Started, Lack of Funding	USD 203 Superintendent	Cost: \$70,000 Funds: Completion Date: 4 months after Funding is secured



6.8.55 - USD #204 Mitigation Actions (Wyandotte County)

Table 6.61: USD#204 Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
USD #204 - 1	Purchase and install camera system (or system updates) in all school district buildings.	H	1,2,4	Terrorism, Civil Disorder	Not Started, Lack of Funding	USD204, IT Department, Administration, Local Police Departments	Cost: \$70,000 Funds: Completion Date: 4 months after Funding is secured
USD #204 - 2	Design and construct safe rooms in all school district buildings.	H	1,2	Windstorm, Tornado	Not Started, Lack of Funding	USD 204 Superintendent	Cost: HMGP, In-kind Completion Date: Within 1 year of project approval



6.8.56 - USD #500 Mitigation Actions (Wyandotte County)

Table 6.62: USD#500 Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
USD #500 - 1	Design and construct safe rooms in all school district buildings.	H	1,2	Windstorm, Tornado	Not Started, Lack of Funding	USD 500 Superintendent	Cost: HMGP, In-kind Completion Date: Within 1 year of project approval
USD #500 - 2	Radios provide communications between School District staff, Transportation, and our Police Department to establish interoperability and situational awareness and to meet the new Safe and Secure standards #3	H	2,4	Windstorm, Tornado	Not Started, Lack of Funding	USD 500 Superintendent	Cost: \$250,000 to \$1,000,000 Funds: HMGP, In-kind Completion Date: Within 1 year of project approval
USD #500 - 3	Purchase backup generators for food production center, central office building(s), high schools, and middle schools for shelter and for all future school buildings.	H	1,2,4	All Hazards	Not Started, Lack of Funding	USD 500 Superintendent	Cost: \$750,000 Funds: HMGP, In-kind Completion Date: 12 months after funding is secured
USD #500 - 4	Lightning Detection which will provide advance warning of potentially life threatening storms.	H	1,4	Windstorm, Tornado	Not Started, Lack of Funding	USD 500 Superintendent	Cost: \$50,000 to \$100,000 Funds: HMGP, In-kind Completion Date: Within 1 year of project approval



6.8.57 – Kansas State School for the Blind Mitigation Actions (Wyandotte County)

Table 6.63: Kansas State School for the Blind Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
KSSB - 1	Purchase back-up generators for all school buildings	H	1,2	Utility Failure, Windstorm, Winter Storm	In Progress Waiting for Funding	Unified Government, KSSB Superintendent	Cost: \$230,000 total Funds: FEMA HMGP Completion Date: 8 – 10 months
KSSB - 2	Provide vaccination services at on-site clinic using the qualified medical staff.	H	1,2	Major Disease Outbreak	In Progress	Unified Government, KSSB Superintendent	Cost: Staff Time Funds: FEMA Grant Completion Date: On-going
KSSB - 3	Create an all hazard staff and student evacuation plan and education students and staff on plan. Update plan on a yearly basis,	H	1,3,4	All Hazards	In Progress Requires renewal annually	Crisis Management Team and Emergency Management Department	Cost: \$185 for 20-40 handbooks Funds: In structural Operational Funding Completion Date: 2020



6.8.58 – Kansas City, Kansas Community College Mitigation Actions (Wyandotte County)

Table 6.64: Kansas City, Kansas Community College Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
KCKCC - 1	Design and construct groundwater control runoff projects for KCKCC Campus.	M	1,2	Flood	Not Started, Lack of Funding	KCKCC Buildings and Grounds Department	Cost: \$100,000 Funds: College Funds Completion Date: 8 months.
KCKCC - 2	Develop Emergency Action Plans for the dam on the Kansas City Kansas Community College's campus.	M	1,2	Dam and Levees	Not Started, Lack of Funding	KCK Community college	Cost: \$50,000 Funds: Grants, Local, combination Completion Date: 1 – 1 ½ years



6.8.59 – University of Kansas Hospital Mitigation Actions (Wyandotte County)

Table 6.65: University of Kansas Hospital Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
KU Hospital - 1	Construct Saferoom as part of new office complex construction and for any new facilities.	H	1,2	Windstorm, Tornado	Not Started, Lack of Funding	University of Kansas Hospital	Cost: \$120 sq. ft @ 5 ft per person Funds: FEMA Completion Date:



6.8.60 – University of Kansas Medical Center Mitigation Actions (Wyandotte County)

Table 6.66: University of Kansas Medical Center Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
UK Medical Center - 1	Acquire audio and visual emergency equipment for exterior and interior grounds on campus.	H	1,2,4	All Hazards	Not Started, Lack of Funding	University Emergency Management Coordinator	Cost: \$50,000+ Funds: Grants and Internal Funding Completion Date: Approximately 2 years.
UK Medical Center - 2	Conduct regular emergency preparedness drills for higher education students, staff, and faculty, including fire drills and tornado drills.	H	1,3,4	All Hazards	Not Started, Lack of Funding	University Emergency Management Coordinator	Cost: \$2,500 Funds: Internally funded Completion Date: less than one year
UK Medical Center - 3	Design and construct saferooms at school and public buildings.	H	1,2	Tornado, Windstorm	Not Started, Lack of Funding	University Emergency Management Coordinator	Cost: \$100,000+ Funds: Grants and Internal Funding Completion Date: 5 years



6.8.61 – Wyandotte County Board of Public Utilities Mitigation Actions (Wyandotte County)

Table 6.67: Wyandotte County Board of Public Utilities Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Board of Public Utilities - 1	Install additional lightning arrestors on power infrastructure.	H	1,2	Lightning, Utility/ Infrastructure Failure	In Progress Limited by Lack of Funding	Board of Public Utilities and other utility companies	Cost: Funds: Grant, Local, Combination Completion Date: 1 – 5 years
Board of Public Utilities - 2	Provide public education sessions on energy consumption during extreme heat events; cooling center locations and free fan programs.	H	3	Extreme Temperatures, Utility/ Infrastructure Failure	In Progress Limited by Lack of Funding	Wyandotte County emergency Management Director	Cost: NA Funds: None Completion Date: Continuous
Board of Public Utilities - 3	Provide public education sessions on home improvement programs to conserve water and electricity usage to lower consumption during peak demand periods.	H	3	Utility/ Infrastructure Failure	In Progress Limited by Lack of Funding	Wyandotte County Emergency Management Director	Cost: NA Funds: NA Completion Date: Continuous
Board of Public Utilities - 4	Create Redundancy in Utility Distribution Lines (Loops) and Key Equipment at Production Facilities.	H	1,2	Utility/ Infrastructure Failure	In Progress Limited by Lack of Funding	Board of Public Utilities (BPU), KCP&L, Operations	Cost: Funds: Grant, Local, combination Completion Date: 3 – 5 years, then continuous.
Board of Public Utilities - 5	Upgrade power distribution systems through replacement of porcelain insulators and switches with polymer components.	M	1,2	Utility/ Infrastructure Failure	In Progress Limited by Lack of Funding	Board of Public Utilities and KCPL	Cost: Funds: Local Utility Funded, Grant Completion Date: 2022
Board of Public Utilities - 6	Strengthen, bury and/or upgrade utility power lines / distribution systems to reduce power failures.	H	1,2	Utility/ Infrastructure Failure	In Progress New developments are required to put local power lines underground.	Board of Public Utilities, KCP&L, other utilities as needed	Cost: \$20,000,000 to \$500,000,000 Funds: HMGP Funding/Local Match, Local Completion Date: Continuous



6.8.62 – Boy Scouts of America Mitigation Actions (Wyandotte County)

Table 6.68: Boy Scouts of America Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Boy Scouts of America - 1	Purchase and install an adequate communications system(s) for Scouts, Scouters and campers at Boy Scout Camp Theodore Naish, BSA.	High	4	All Hazards	Not Started, Lack of Funding	Wyandotte County Emergency Management Director	Cost: Funds: Grant Funding with in-kind match, contributions of local material, manpower & monetary resources. Completion Date:
Boy Scouts of America - 2	Flood Control Dam – To be installed on East Mission Creek above Lake of the Forest	High	4	Flooding	Not Started, Lack of Funding	Wyandotte County Flood Plain Management Program	Cost: \$2 Million Funds: Grant funding and flood management funds.



6.8.63 – Kaw Valley Drainage District Mitigation Actions (Wyandotte County)

Table 6.69: Kaw Valley Drainage District Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Kaw Valley Drainage District - 1	Provide adequate communications & warning system(s) for Kaw Valley Drainage District.	H	1,2,4	Flood, Dam and Levee	Not Started, Lack of Funding	KVDD and County Emergency Management Department	Cost: Funds: FEMA, Local, combination Completion Date: 2022
Kaw Valley Drainage District - 2	Place/re-place riprap along the slopes of the Kaw Valley Drainage District's levees to protect them from erosive forces.	H	1,2	Flood, Dam and Levee	Not Started, Lack of Funding	Kaw Valley Drainage District	Cost: \$18,000,000 Funds: FEMA, Local, combination Completion Date: 2 years
Kaw Valley Drainage District - 3	Raise the top of the levees 4 – 5' in order to meet the requirements for the 500-year flood event.	H	1,2	Flood, Dam and Levee	Not Started, Lack of Funding	Kaw Valley Drainage District	Cost: \$250,000,000 Funds: FEMA, Local, Combination Completion Date: 10 years
Kaw Valley Drainage District - 4	Meet FEMA requirements relating to levee 100-year certification.	H	1,2	Flood, Dam and Levee	Not Started, Lack of Funding	Kaw Valley Drainage District	Cost: \$1,300,000 Funds: Federal, Local Completion Date: 2 years



6.8.64 – Fairfax Drainage District Mitigation Actions (Wyandotte County)

Table 6.70: Fairfax Drainage District Mitigation Actions

Action Identification	Description	Overall Priority	Goal(s) Addressed	Hazard Addressed	Status	Responsible Entity	Estimated cost, Funding Source, and Completion Date
Fairfax Drainage District - 1	Complete floodwall improvements at the Quindaro Power Plant owned by BPU by strengthening or replacing sections of the floodwall.	H	1,2	Flood, Dam & Levee	Not Started, Lack of Funding	Fairfax Drainage District General Manager	Cost: \$9,000,000 Funds: USACE, 65%, Local 35% Completion Date: 5 - 10 years



6.9 –Mitigation Actions No Longer Under Consideration

For this plan update, members of the MPC and participating jurisdictions were asked to consider if all previous mitigation actions were still viable. Actions deemed no longer viable were removed from consideration and are detailed below.

**Table 6.71: Johnson County and Participating Jurisdictions
Removed Hazard Mitigation Actions**

Jurisdiction	Action Description	Rationale for Removal
Johnson County	Educate the public on the impacts of all hazards through all means necessary in order to facilitate mitigation techniques to reduce the impacts of hazards.	Program Oriented
Johnson County	All-Hazard education for mitigation, preparedness, response, & recovery. The County will work with all citizens and businesses to help them understand the hazards and how to prepare themselves as well as how to mitigate hazards if possible	Program Oriented
Johnson County	Actively promote the purchase of private insurance to county residents	Program Oriented
Johnson County	Actively promote the purchase of crop insurance to county residents	Program Oriented
Johnson County	Design and retrofit flood proof building in identified floodplains. Identify habitable buildings in the floodplain and/or are subject to flooding, prioritize locations, install/complete flood proofing techniques for buildings as Funding becomes available if buyout is not an option.	Not Feasible
Johnson County	Design and construct safe rooms in Private Non-Profit Schools.	<u>Not a County Function</u>
Johnson County	Provide homeowner education on wildfire mitigation in wildland-urban interface.	Program Oriented
Johnson County	Reduce hazardous fuels in prioritized wildfire risk areas.	Not Feasible

**Table 6.72: Leavenworth County and Participating Jurisdictions
Removed Hazard Mitigation Actions**

Jurisdiction	Action Description	Rationale for Removal
Leavenworth County	Establish a local reserve fund to augment the Leavenworth County GIS Department's ability to monitor building trends and erosion patterns across the county through frequent aerial photography.	Local Funding

**Table 6.73: Wyandotte County and Participating Jurisdictions
Removed Hazard Mitigation Actions**

Jurisdiction	Action Description	Rationale for Removal
Wyandotte County	Ability to continue to provide outpatient Mental Health services to current consumers, as well as provide services to those affected	Program Oriented



**Table 6.73: Wyandotte County and Participating Jurisdictions
Removed Hazard Mitigation Actions**

Jurisdiction	Action Description	Rationale for Removal
Wyandotte County	Develop protocols for delivering vaccine / providing vaccinations.	Program Oriented
Wyandotte County	Provide public education sessions on public health and what actions to take to prepare for an event, prevent illness, and care for the ill.	Program Oriented
Wyandotte County	Provide public education sessions on public health and what actions to take to prepare for an event, prevent illness, and care for the ill.	Program Oriented
Wyandotte County	Enforce strict compliance on dam and levee deficiencies found during periodic inspections.	KDA Function
Wyandotte County	Provide public education sessions to encourage the use of grounded outlets and surge protectors in homes and businesses.	<u>No longer viable</u>
Wyandotte County	Adopt / enforce codes to bury utility lines in future developments.	Not Feasible
Wyandotte County	Create a website to allow citizens to communicate with each other following a large disaster.	Not Feasible
Wyandotte County	Encourage the use of flashing fire alarms for the hearing impaired.	Program Oriented
Wyandotte County	Prepare procedures and sites for decontamination.	Program Oriented
Wyandotte County	Use traffic simulations to predict evacuation problems and plan for these problems.	Not Feasible
Wyandotte County	Create and train volunteer search & rescue teams to support professional first responders.	Not Feasible
Wyandotte County	Provide public education sessions on hailstorm damage prevention.	Not Required
Wyandotte County	Identify the locations of special needs populations and develop a disaster early warning system for them.	Not Viable
Wyandotte County	Promote Wyandotte County Multi-Jurisdictional All-Hazards Mitigation Plan to the public.	Program Oriented
Wyandotte County	Continue review / revision of the Wyandotte County Metropolitan Medical Response System (MMRS) Plan.	MMRS Program No Longer Exists
Wyandotte County	Conduct periodic site visits to hazardous materials (Haz-Mat) critical facilities for familiarization with the facility and to determine site capabilities and limitations for response.	Program Oriented

6.10 – Action Implementation and Monitoring

44 CFR 201.6 (c)(3)(iii) An action plan describing how the actions identified in paragraph (c)(3)(ii) of this section will be prioritized, implemented, and administered by the local jurisdiction. Prioritization shall include a special emphasis on the extent to which benefits are maximized according to a cost benefit review of the proposed projects and their associated costs.



Kansas Region L and relevant participating jurisdictions are responsible for implementing their identified mitigation action(s). To foster accountability and increase the likelihood that actions will be implemented, every proposed action is assigned to an action champion. In general:

- The identified champion will be responsible for tracking and reporting on action status.
- The identified champion will provide input on whether the action as implemented is successful in reducing vulnerability.
- If the action is unsuccessful in reducing vulnerability, the identified champion will be tasked with identifying deficiencies and additional required actions.

Additionally, each action has been assigned a proposed completion timeframe to assist in tracking the continued viability of the action if not completed, and to assist participating jurisdictions in potentially programming Funding to complete the actions.

In general, each participating jurisdiction, along with the MPC, is responsible for monitoring the progress of mitigation activities and projects. To facilitate the tracking of mitigation actions the Kansas Region L MPC and KDEM, in conjunction with participating jurisdictions, will compile a list of projects funded and completed. Additionally, the MPC and participating jurisdictions will be solicited annually to provide information on any other mitigation projects that were not funded through hazard mitigation grants for tracking and update purposes.

To track mitigation projects from initiation to closeout, participating jurisdictions will use a project tracking methodology that includes, at a minimum, the following information:

- Applicant data
- Grant identifier
- Award date
- Awarded contractor
- Period of Performance
- Total project cost, including local share of project
- Quarterly Reports

Upon completion of a project the awarded participating jurisdiction will conduct a closeout site visit to:

- Review all project documents
- Review all procurement documents and contracts
- Photograph completed project

Project closeout packages will generally be submitted no more than 90 days after a project has been completed, and should include the following:

- All available documentation
- Photographs of completed project
- Materials, labor and equipment documentation
- Close-out certification



6.11 – Jurisdictional Compliance with NFIP

44 CFR 201.6 (c)(3)(ii) All plans approved by FEMA after October 1, 2008, must also address the jurisdiction's participation in the NFIP, and continued compliance with NFIP requirements, as appropriate.

Participating jurisdictions are committed to continued involvement and compliance with the NFIP. To help facilitate compliance, each participating jurisdiction:

- Adopts floodplain regulations through local ordinance
- Enforces floodplain ordinances through building restrictions as detailed in relevant ordinance
- Regulates new construction in Special Flood Hazard Areas as outlined in their floodplain ordinance
- Utilizes FEMA FIRMs
- Monitors floodplain activities

Currently, no participating jurisdiction has available funding to complete local requests for floodplain map updates. Additionally, as of this plan, there are no active community assistance or monitoring activities occurring in any participating jurisdiction. Key to achieving across the board reduction in flood damages is a robust community assistance, education and awareness program. As such, Kansas Region L and its participating jurisdictions will continue to develop both electronic (including social media) and in person outreach activities.

Specific mitigation actions supporting regional commitment to both the NFIP and potential CRS application and compliance were identified above with a bold type **NFIP** in the subsequent mitigation action sections.

6.12 –Flood Loss Mitigation Strategy

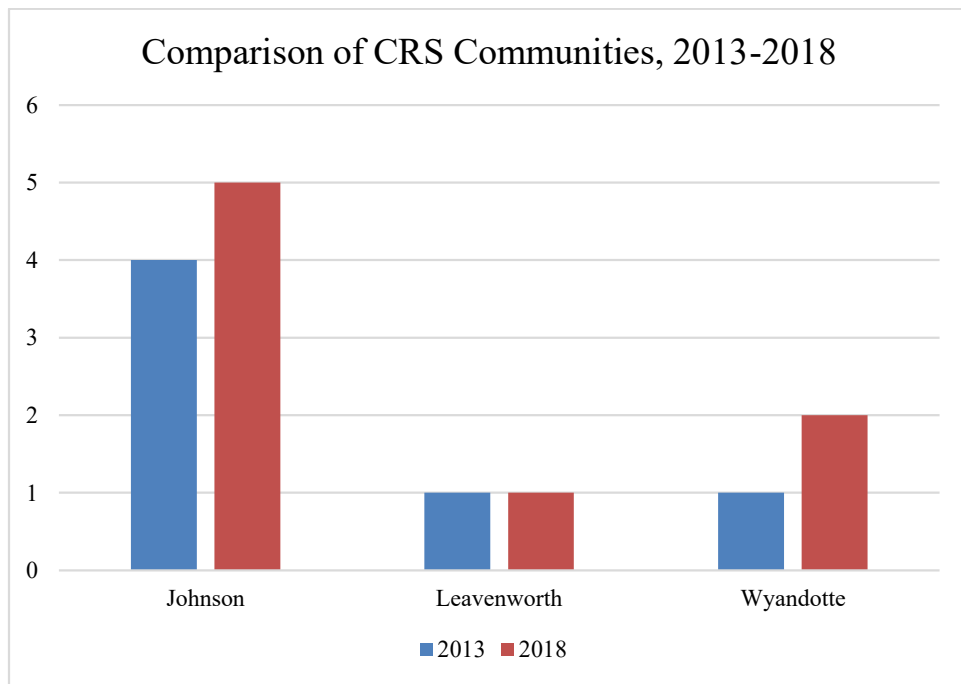
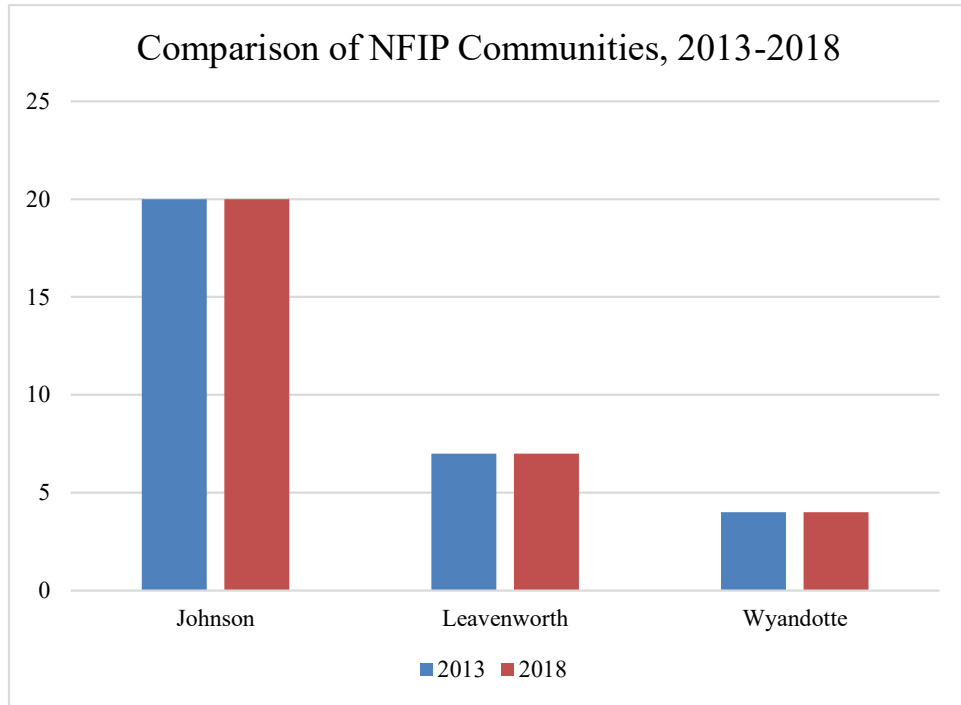
Kansas Region L has a long-standing commitment to the reduction of losses caused by flooding. The following section provides an overview of this commitment and further details strategies to continue decreasing both vulnerability and losses.

As part of the commitment and long-term strategy to minimizing flood losses, Kansas Region L prioritizes membership and adherence to the requirements of the NFIP.

The following graphs illustrate the comparison of the number of NFIP and CRS communities from 2013 to 2018. Of note:

- The number of NFIP communities in the region remained the same, with no communities dropping out of the program
- The number of CRS communities increased during the five-year span





As part of a continuing strategy, and as noted in detailed mitigation actions, the State of Kansas, Kansas Region L, and regional counties continue to stress the importance of participation in the NFIP. Strategies to increase program enrollment include:

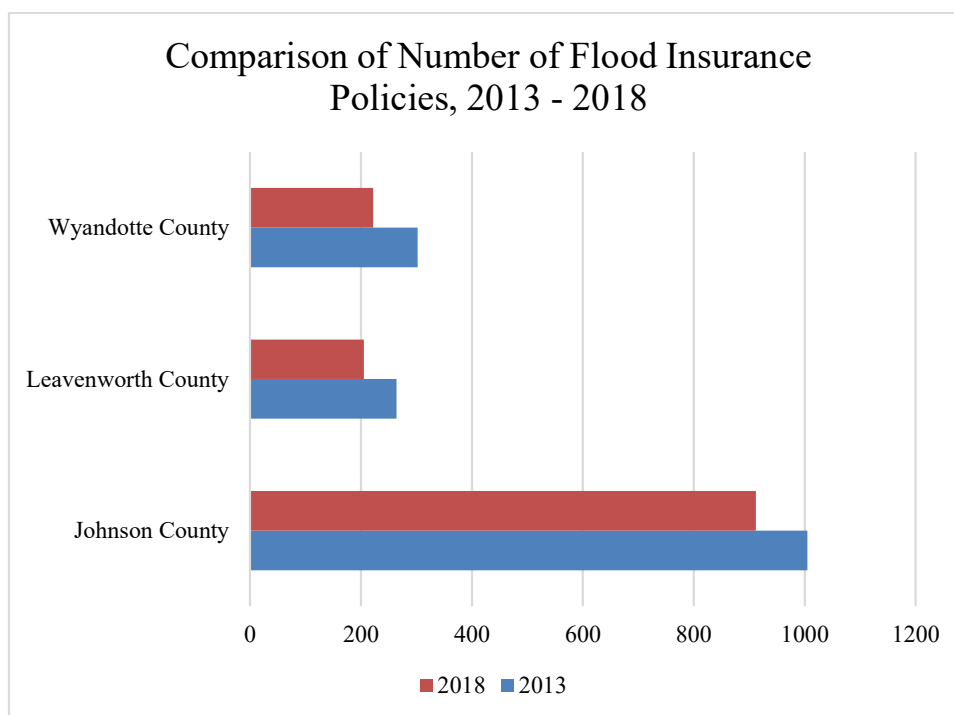
- Continued technical assistance from KDEM to communities participating, and wishing to participate in the NFIP

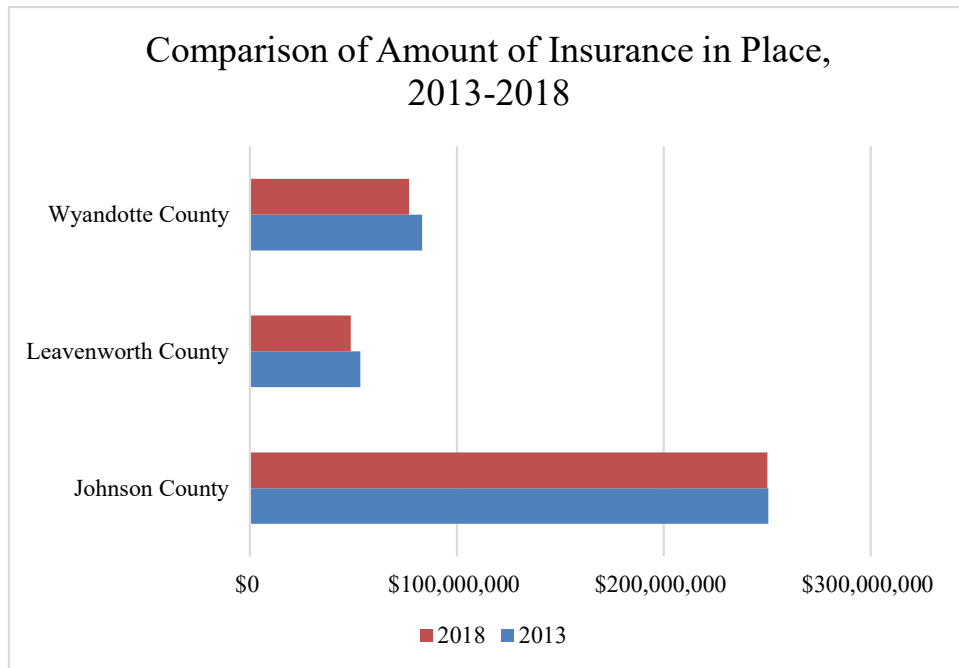


- Continued technical assistance from KDEM to communities participating, and wishing to participate in the CRS program
- Continued provision of details concerning these programs at local and regional meetings

Additionally, Kansas Region L communities actively encourage the purchase of flood insurance by homeowners. The following graphs illustrate both the number of policies in force, and the amount of coverage provided by those policies. Of note:

- The number of flood insurance policies decreased during the five-year period of 2013 to 2018
- The amount of coverage provided by these policies decreased during the five-year period of 2013 to 2018





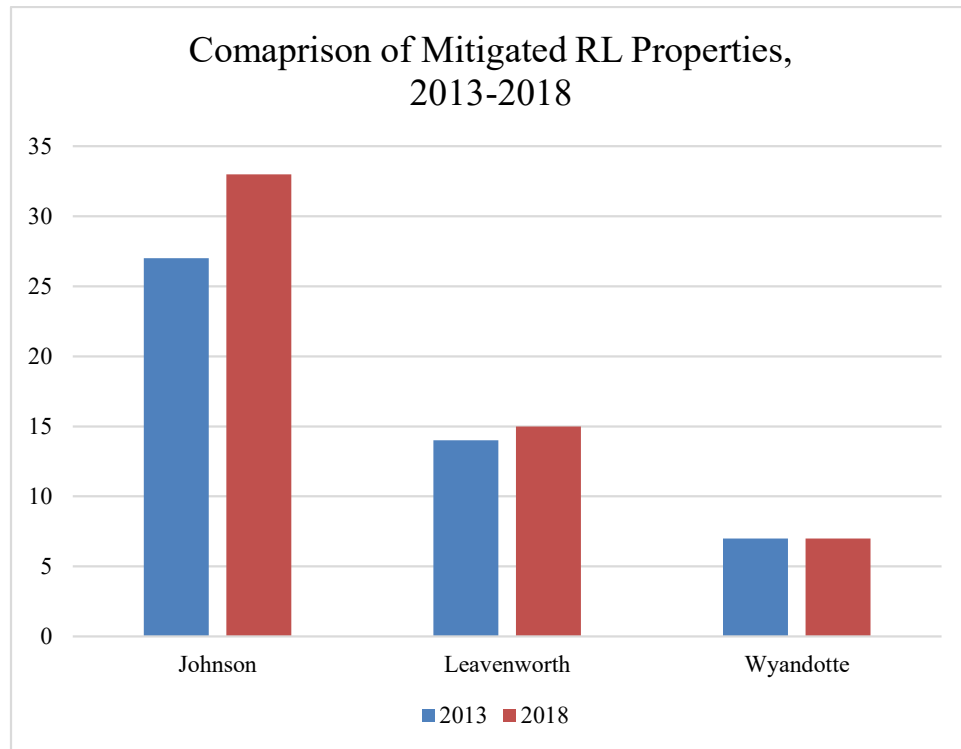
As part of a continuing strategy, and as noted in detailed mitigation actions, Kansas Region L jurisdictions continue to stress the importance of flood insurance. Strategies to increase insurance coverage include:

- Continued technical assistance from Kansas Region L jurisdictions to assist homeowners with insurance questions
- Continued public outreach and education programs to stress the importance and accessibility of flood insurance
- NFIP participation to allow for the purchase of flood insurance
- CRS participation to provide policy holders with pricing discounts

A further part of this commitment is the reduction of the number of RL and SRL properties within the region. The following graphs illustrate the comparison of the number of mitigated RL and SRL properties from 2013 to 2018. Of note:

- The number of mitigated properties increased by seven over the five-year period





Since the last plan update, no SRL properties have been mitigated. Kansas Region L continues to reach out to the all communities to help facilitate the mitigation of all SRL properties.

As part of a continuing strategy, and as noted in detailed mitigation actions, the State of Kansas, Kansas Region L, and regional jurisdictions continue to stress the importance of RL and SRL mitigation. Strategies to continue with RL and SRL mitigation include:

- Continued technical assistance from KDEM concerning RL and SRL properties
- Continued technical assistance form KDEM concerning available grant Funding opportunities for RL and SRL mitigation projects
- Continued enforcement of floodplain regulations and ordinances to minimize properties in identified floodplains

6.13 –Primary Mitigation Action Funding Sources

It is generally recognized that mitigation actions help communities realize long term savings by preventing future losses due to hazard events. However, many mitigation actions are beyond the budgetary capabilities a jurisdiction and Funding assistance, often in the form of grants, may be required. This following table provides a general description of some of the primary avenues available to jurisdictions to defray the cost of implementing mitigation actions.



Table 6.74: Primary Hazard Mitigation Funding Mechanisms

Program	Funding Agency	Funding Match Requirement	Program Description
Community Development Block Grant Program	Department of Housing and Urban Development	N/A	Program is a competitive grant process through which about half of the Funding goes to support the development of community facilities and water and sewer projects. grants in four categories, community improvement, urgent need, Kansas Small Towns Environment Program and economic development.
Federal Public Assistance	FEMA	Varied	Provides Funding used to restore the parts of a structure that was damaged during a disaster. The restoration must provide protection from subsequent events.
Federal Individual Assistance	FEMA	Varied	Provides assistance for qualified homeowners/renters whose primary residence was damaged or destroyed in a declared designated area.
Flood Mitigation Assistance	FEMA	Varied	Program provides Funding to States, Territories, federally recognized tribes and local communities for projects and planning that reduces or eliminates long-term risk of flood damage to structures insured under the NFIP. Funding is also available for management costs.
Hazard Mitigation Grant Program	FEMA	25%	Program is to ensure that the opportunity to take critical mitigation measures to reduce the risk of loss of life and property from future disasters is not lost during the reconstruction process following a disaster. Funding is available, when authorized under the Presidential Major Disaster Declaration, in the areas of the state requested by the governor. The amount of Funding available to the applicant is based upon the total federal assistance provided by FEMA for disaster recovery under the major disaster declaration.
Pre-Disaster Mitigation Program	FEMA	25%	Program is designed to assist states, territories, Indian tribal governments, and local communities to implement a sustained pre-disaster natural hazard mitigation program to reduce overall risk to the population and structures from future hazard events, while also reducing reliance on federal Funding from future major disaster declarations.

6.14 – Additional Hazard Mitigation Funding Mechanisms

A wide variety of federal and state agencies offer mechanisms for funding mitigation projects. A thorough, but by no means complete, list of potential mitigaion funding sources are detailed in the following table along with a brief program description.

Table 6.75: Additional Potential Hazard Mitigation Funding Mechanisms

Department	Program	Program Description
FEMA	Fire Management Assistance Grant Program	Provides for the mitigation, management, and control of fires on publicly or privately-owned forests or grasslands. The process is initiated when the state requests federal assistance for an event where the threat of major disaster exists for either single fires or numerous small fires.



Table 6.75: Additional Potential Hazard Mitigation Funding Mechanisms

Department	Program	Program Description
FEMA	Risk Mapping, Assessment, and Planning (Risk Map)	The Risk MAP strategy incorporates Flood (NFIP) plain management with hazard mitigation by using tools such as DFIRMs, HAZUS reports, and risk assessment data to deliver quality data that increases public awareness and leads to action to reduce risk to life and property.
National Oceanic and Atmospheric Administration National Weather Service (NOAA NWS)	StormReady Program	StormReady is a voluntary program that was developed by NOAA NWS to help communities better prepare for and mitigate effects of all types of severe weather from tornadoes to Flood (NFIP)ing. The program encourages communities to take a new, proactive approach to improving local hazardous weather operations by providing emergency managers with clear-cut guidelines on how to improve their hazardous weather operations.
Mutual Aid	Kansas Water, Wastewater, Gas and Electric Utility Mutual Aid Program (KSMAP)	KSMAP has been developed to serve as the mutual aid program for Kansas utilities to help with provision of equipment, materials and personnel to assist in the restoration and continuation of utility service for those utilities needing assistance. The project is a joint effort of Kansas Municipal Utilities, Kansas Rural Water Association, the Kansas Section – American Water Works Association, the Kansas Water Environment Association, Kansas Corporation Commission, Kansas Department of Health & Environment and the Kansas Division of Emergency Management.
FEMA	Individual & Households, Other Needs Assistance (ONA) Program	The ONA program provides financial assistance to individuals or households who sustain damage or develop serious needs because of a natural or man-made disaster. The Funding share is 75% federal funds and 25% state funds. The program gives funds for disaster-related necessary expenses and serious needs, including personal property, transportation, medical and dental, funeral, essential tools, Flood (NFIP) insurance, and moving and storage. The current maximum allowable amount for any one disaster to individuals or families is \$25,000.
Council of Western State Foresters	Wildland Urban Interface (WUI) Grants	The WUI Grant may be used to apply for financial assistance towards hazardous fuels and educational projects within the four goals of: improved prevention, reduction of hazardous fuels, restoration of fire-adapted ecosystems and promotion of community assistance.
Small Business Administration	Disaster Loans	SBA disaster loans can be used to repair or replace the following items damaged or destroyed in a declared disaster: real estate, personal property, machinery and equipment, and inventory and business assets.
Kansas Department of Agriculture – Division of Conservation (KDA-DoC)	Multipurpose Small Lakes Program	Provides state cost-share assistance to a government entity for the construction or renovation of a dam for Flood (NFIP) control and water supply and/or recreational purposes. It requires a general plan of works and a local nonpoint source pollution control plan.
(KDA-DoC)	State Assistance to Watershed Dam Construction	Provides state cost-share assistance to a government entity for the construction or renovation of a dam for Flood (NFIP) control and water supply and/or recreational purposes. It requires a general plan of works and a local nonpoint source pollution control plan.



Table 6.75: Additional Potential Hazard Mitigation Funding Mechanisms

Department	Program	Program Description
(KDA-DoC)	Water Resources Cost Share Program	Provides state cost-share assistance to landowners for the establishment of enduring water conservation practices to protect and improve the quality and quantity of Kansas water resources.
KDA-DWR	Flood (NFIP)plain Management Program	Program provides technical assistance for local, state and federal Flood (NFIP)plain management, including managing the NFIP and Flood (NFIP)plain ordinances and regulations adopted by city and county governments.
Kansas Department of Commerce (KDC)	Community Service Tax Credit	Program offers Kansas tax credits to for nonprofit organizations for contributions to approved projects. Projects eligible for tax credit awards include community service, crime prevention and health care
Kansas Department of Health and Environment—Bureau of Environmental Remediation (KDHE-BER)	Abandoned Mine Land Program	Program provides for the remediation of sites that are an immediate threat to the health and safety of the public.
KDHE-BER	Kansas Brownfields Program	Programs to assist communities with the redevelopment of brownfields properties
Kansas Forest Service (KFS)	Community Forestry Program	Program provides assistance, education, and support to communities and municipalities in organizing urban and community forestry programs, identifying resource needs, setting priorities of work, and training city employees.
KFS	Rural Forestry Program	Professional foresters provide on-site forest management and agro-forestry analysis and recommendations through inventory of forests, woodlands and windbreaks.
KFS	Firewise Program	The Kansas Firewise program offers prevention materials for homeowners to reduce the threat of wildland fire in rural and high-risk areas.
KFS	Forest Health Program	Program monitors the impacts of insects, diseases, drought, Flood (NFIP)ing and other health issues in forests, woodlands, windbreaks and conservation tree plantings by providing diagnosis and control recommendations and mitigation and planning for Emerald Ash Borer, Asian Bush Honeysuckles and other invasive species.
KFS	Landowner Education	Provides information and education to farmers regarding the benefits of good forest management. This includes information about federal cost share practices including the Environmental Quality Incentives Program, Conservation Reserve Program, and the Riparian and Wetland Protection Program.



7.0 Plan Maintenance

7.1 – Hazard Mitigation Plan Monitoring and Evaluation

44 CFR 201.6 (c)(4) A plan maintenance process that includes: (i) A section describing the method and schedule of monitoring, evaluating, and updating the mitigation plan within a five-year cycle.

The Kansas Region L Hazard Mitigation Plan will be updated then approved by FEMA every five years. During the five-year cycle, the plan will undergo continuous monitoring and evaluation to ensure that the policies, procedures, priorities, and state environment established in the plan reflect current conditions.

To achieve this, the MPC will meet annually after plan approval. If needed, additional meetings will take place during this timeframe. The State of Kansas State Hazard Mitigation Officer, in conjunction with the MPC and participating jurisdictions, will determine the meeting dates and location and is responsible for sending invitations.

During the five-year evaluation phase, the MPC is responsible for assessing the effectiveness of the plan by:

- Reviewing the hazards and determining if any of them have changed
- Determining if there are new hazards that pose a risk to the state
- Ensuring goals and objectives are still relevant
- Determining if any actions have been completed or are deemed irrelevant
- Determining if new actions should be added
- Determining if capabilities have changed

In addition to these meetings, the MPC will monitor and evaluate the progress of mitigation projects via regular reports, site visits, and correspondence. Progress and viability of identified mitigation actions will be measured based on the following variables:

- The number of projects successfully implemented
- The breadth of disbursement of mitigation grant funds
- The disaster losses avoided over time
- Public awareness
- Success of completed mitigation projects in helping address and achieve identified goals and objectives
- Have the completed mitigation actions resulted in a safer Kansas Region L

In order to monitor the implementation of plan actions and the overall progress of plan goals, MPC members will report on the following information:

- How the actions from the mitigation strategy are being pursued and completed
- Are actions being prioritized
- How the plan goals and objectives are being carried out
- How mitigation funding mechanisms are being utilized
- How participating jurisdictions are receiving technical assistance



7.2 – Jurisdictional Maintenance Requirements

Kansas Region L and all participating jurisdictions will be tasked with plan monitoring, evaluation, and maintenance. All participating jurisdictions, led by MPC, will:

- Regularly monitor and evaluate the implementation of the plan
- When applicable, after a disaster event, evaluate the effectiveness of the plan
- Act as a think tank for all issues related to hazard mitigation planning
- Act as a clearinghouse for hazard mitigation ideas and activities
- Assist with the implementation of all identified actions with available resources
- Monitor all available funding opportunities for mitigation actions
- Coordinate the cycle for the revision and update of the mitigation plan
- Report on plan progress and recommended changes to the relevant governing bodies
- Inform and solicit input from the public

Each participating jurisdiction will also be responsible for promoting the integration of the hazard mitigation plan into all relevant plans, policies, procedures and ordinances.

7.3 – Plan Maintenance and Update Process

44 CFR 201.6 (c)(4) A plan maintenance process that includes: (i) A section describing the method and schedule of monitoring, evaluating, and updating the mitigation plan within a five-year cycle."

Kansas Region L, the State of Kansas, and the MPC will facilitate a yearly plan review and the subsequent hazard mitigation plan revision and re-adoption process within the required five-year period.

Information from the annual meetings will be incorporated in to the plan update. Starting in calendar year 2022, the formal update process will begin. A thorough review and revision of the plan will take place, following all requirements detailed in 44 CFR 201.4, FEMA guidance documents, and DMA 2000. The following represents a general timeline for the next required plan revision, with work beginning approximately one year before plan expiration.

- **Three years before plan expiration, Spring:** The MPC will begin updating the plan risk assessment. Hazards will be analyzed for continued relevancy and a review will be conducted to determine and new potential hazards.
- **Three years before plan expiration, Fall:** The MPC will begin updating the vulnerability assessment. Data will be gathered on jurisdictional assets, critical facilities, building stock values, crop losses, jurisdictional damages, etc.
- **Two years before plan expiration, Spring:** The MPC will review all information from previous meetings and determine if hazard mitigation goals and objectives are still relevant. Actions will be reviewed for currency and applicability. Work will begin on HMP revision.
- **Two years before plan expiration, Fall:** The MPC will evaluate the policies, programs, capabilities, and funding sources from the previous plan and plan revision to determine if they are still accurate and determine if additions are required.



- **One year before plan expiration:** Work will begin on the revision of the 2019 HMP.
- **Six months before plan expiration:** The MPC will review the final draft copy of the mitigation plan and make comments and updates if necessary. All participating jurisdictions and the public will be given an opportunity to review and comment on draft HMP.
- **Two months before plan expiration:** Formal submittal to FEMA for re-approval.

As part of the plan maintenance process, and consistently during the five-year HMP approval period, the MPC will continually monitor all elements of the plan, including:

- The incorporation of the HMP into other planning mechanisms
- All revisions and updates to the HMP
- Continued public participation

This monitoring will be done through outreach efforts to include:

- Email communication
- Phone communication
- In person communication at meetings, relevant conferences, and local planning events

Through consistent monitoring the MPC will then be able to efficiently incorporate these elements into the next plan revision.

Upon each successive revision, the plan will need to be re-adopted by all participating jurisdictions. Circumstances, including a major disaster or a change in regulations or laws, may modify the required five-year planning cycle.

7.4 – Post-Disaster Declaration Procedures

Following a disaster, each participating jurisdiction and the MPC may review the plan to determine if any additional actions need to be identified, additional funding has become available, or any identified actions need to be re-prioritized.

7.5 – Incorporation of HMP into Other Planning Mechanisms

44 CFR 201.6 (c)(4)(ii) A process by which local governments incorporate the requirements of the mitigation plan into other planning mechanisms such as comprehensive or capital improvement plans, when appropriate.

The hazard mitigation plan is an overarching document that is both comprised of, and contributes to, various county and local plans. Under the leadership of the MPC, it is hoped that when each of these other plans is updated, they will be measured against the contents of this HMP.

Below is a list of the various jurisdictional planning efforts, either solely or jointly administered, and relevant planning documents. While each plan can stand alone, each participating jurisdiction, under the



leadership of their MPC member, will actively work to incorporate relevant parts of this hazard mitigation plan into the following:

- All participating jurisdictions Codes and Ordinances
- All participating jurisdictions Comprehensive Plans
- All participating jurisdictions Critical Facilities Plans
- All participating jurisdictions Economic Development Strategic Plans
- All participating jurisdictions Emergency Operations Plans
- All participating jurisdictions Flood Mitigation Assistance Plan
- All participating jurisdiction Land-Use Plans
- Community Wildfire Protection Plans

Additionally, in cooperation with the MPC, each participating jurisdiction will be actively courted on incorporating elements of this hazard mitigation plan for any relevant plan, code or ordinance revision or creation.

Each participating jurisdiction has committed to actively encourage all departments to implement actions that minimize loss of life and property damage. Whenever possible, each participating jurisdiction will use existing plans, policies, procedures and programs to aid in the implementation of identified hazard mitigation actions. Potential avenues for implementation may include:

- Budget revisions or adoptions
- Capital improvement plans
- General or master plans
- Hiring of staff
- Land use planning
- Operation plans
- Ordinances
- Stormwater planning

Participating jurisdictions are encouraged to utilize all available budget avenues for the completion of hazard mitigation items. Budgetary options may include:

- Annual budgets
- Application for grant funding
- Departmental budgets
- In-kind donations

Where appropriate, the MPC will take the lead in integrating this HMP into overarching, countywide plans, code, ordinances and any other relevant documents, policies or procedures.



7.6 – Continued Public Involvement

44 CFR 201.6 (c)(4)(iii) Discussion on how the community will continue public participation in the plan maintenance process.

Public participation is an important part of the continued mitigation planning process. Every effort will be made to keep the public informed on both relevant mitigation issues and the five-year plan revision cycle. Strategies for continued public involvement may include:

- Postings on electronic media, to include websites
- Notifications, when possible, in local media
- Making plans available for review in public locations
- A review of local mitigation strategies and goals
- A review completed and remaining hazard mitigation actions



Appendix A

Adoption Resolutions



Appendix B

FEMA Approval Documents



Appendix C

Meeting Minutes and Sign-In Sheets



To **Region “L” Hazard Mitigation Planning Committee**

Through **Jeanne Bunting, Mitigation Planner
Kansas Division of Emergency Management (KDEM)**

From **Jeanne Bunting, Mitigation Planner**
Tel / E-mail **Kansas Division of Emergency Management (KDEM)**

Date **10 September 2018**

Subject **Minutes from the Region “L” Mitigation Planning Meeting held on 10 September 2018 in Olathe, KS.**

This document is a record of attendance and a summary of the issues discussed during the above Kickoff meeting. Topics covered during the meeting included: (1) an introduction to the purpose of hazard mitigation planning, (2) the benefits of a multi-jurisdictional approach, (3) the reasons for the regional mitigation planning process, (4) grant programs linked to an approved plan and (5) action items in the previous county hazard mitigation plans. The hazard mitigation planning process was reviewed to include requirements for public involvement and the use of data collection guides, and the new action criteria. The planning committee reviewed the list of hazards to be used as a part of the regional plan. The group discussed mitigation actions and the availability of grant programs during the meeting. The meeting concluded with a discussion of the next steps in the planning process. The formal presentation portion of the meeting began at 0900 am CDT and concluded at 10:30 am CDT.

Attendees

Name	Organization	County
David Brown	Fairway PD, Chief of Police	Johnson
Kyle Burns	Overland Park Emergency Manager	Johnson
Rick Castillo	USD 233, Olathe Public Schools, Manager of Safety & Security	Johnson
Alvie Cater	USD 232, Desoto Schools, Asst Superintendent	Johnson
Steve Chick Sr	City of De Soto, Emergency Manager	Johnson
Sidney Cumberland	Blue Valley School District, Risk Manager	Johnson
Matt Epperson	Shawnee FD, Emergency Services Chief	Johnson
Lester Estelle	WaterOne, Process Management Coordinator	Johnson
Colin Fitzgerald	City of Leawood, Deputy Chief	Johnson
Rebecca Galati	KCP&L and Westar Energy, Community Business Manager	Johnson
Jennifer Lee	City of Mission Hills, Assistant City Administrator	Johnson
Roger Lippert	Johnson County MED-ACT, Division Chief	Johnson
Lana McPherson	City of De Soto, City Clerk	Johnson
Trig Morley	FD #1, Johnson County, Battalion Chief	Johnson
Harold Nelson	Atmos Energy, Safety Specialist	Johnson
Alisa Pacer	Johnson County CC, Emergency Manager	Johnson
Gary Tolle	Southern Star Central Gas Pipeline, Compliance Pipeline Safety	Johnson
Kevin Weyand	Olathe FD, Division Chief	Johnson
Cary Gerst	JOCO Emergency Management, Asst. Dir.	Johnson

	Planning	
Jeanne Bunting	KDEM, Mitigation Planner	State
Susan McMahan	KDEM, Planner	State
Josh Smith	KDEM, Regional Coordinator	State
Emily Hatcher	FEMA, Floodplain Specialist	Federal
Jacob Gray	KDEM, SHMO	State
Steve Samuelson	DWR, NFIP Coordinator	State
Justin Sorg	FEMA, Community Planner	Federal

Introductions

Jeanne Bunting with KDEM began the meeting by welcoming and thanking the attendees. Participants introduced themselves and identified what jurisdiction they represented.

Introduction to Hazard Mitigation Planning

Ms. Bunting presented information on the purpose and requirements of the Disaster Mitigation Act of 2000. The attendees were reminded that this is a regional planning effort which will update the current Region L mitigation plan. The plan includes: Leavenworth, Johnson, and Wyandotte Counties. The presentation also addressed the benefits for jurisdictions participating in this mitigation plan update, including eligibility for federal hazard mitigation assistance funding programs. The region has received funds in the amount of \$7, 939, 351 toward mitigation projects and planning.

Ms. Bunting described the benefits of participating in a multi-jurisdictional plan as improving coordination and communication among local jurisdictions and that these hazards do not stop at jurisdictional boundaries thus this multi-jurisdictional plan allows for a more comprehensive approach. The group also heard information regarding the significant cost savings being realized by the regional approach to planning. The regional approach now being used allows planning services to be provided to each county for the update at no cost to the county. Matt Eyer with Blue Umbrella will be completing the Region “L” mitigation plan for committee review.

Jeanne Bunting also described the role of the Hazard Mitigation Planning Committee (HMPC). Each jurisdiction participating in development of the plan must meet the following minimum requirements:

- Designate a representative to serve on the Region “L” Hazard Mitigation Planning Committee, which will meet twice during the planning process, Emergency Managers will meet three times.
- Provide data for and assist in the development of the updated risk assessment that describes how various hazards impact your jurisdiction,
- Provide data to describe current capabilities,
- Develop/update mitigation actions (at least one) specific to your jurisdiction,
- Provide comments on plan drafts as requested,
- Inform the public, local officials, and other interested parties about the planning process and provide opportunities for them to comment on the plan, and
- Formally adopt the mitigation plan.

Planning for Public Involvement

The local/regional hazard mitigation plan requirements state that the public must have the opportunity to comment on the plan. The public will be given two opportunities to comment on the plan, once during the drafting stage and another when the plan is complete in the final draft stage. KDEM is planning to utilize a questionnaire on SurveyMonkey.com to ask the public's opinion about hazards that affect them during the drafting stage. The HMPC members in the county are also requested to post the SurveyMonkey.com link, once available, on their websites and newsletters to the public and to distribute the survey as widely as possible.

Data Collection Process

The participating jurisdictions at the meeting were provided hard copies of Data Collection Guides. Local County Emergency Management Agencies will follow-up with jurisdictions that were not in attendance at this meeting to provide an overview of the process being used and copies of data collection guides for completion. Ms Bunting briefed on the Data Collection Guides, and reminded the attendees that they are specific for local units of government and schools. There are two different guides, one for local governments, and one for schools and universities. The jurisdictions were requested to provide data regarding hazards that had occurred in their jurisdiction since the last plan update (2014) for the 22 hazards that are in the Regional Plan. The Data Collection Guides were requested to be returned to Jeanne Bunting 10 October 2018.

Plan Format/ Regional and Countywide Risk Assessment

The list of hazards in the State of Kansas plan is the list that is being used for the regional plans. All of the hazards included in the State Plan were included in the current plan for the counties in Region L. Blue Umbrella staff will be updating the regional hazard ranking using the State Plan methodology for hazards in their current plan.

Hazard Mitigation Assistance Grants Available Linked to Approved Plan

The following three Hazard Mitigation Assistance grant programs were outlined, priority activities discussed, deadline of grants, and current funds available for:

- Hazard Mitigation Grant Program (HMGP)
- Pre-disaster Mitigation (PDM)
- Flood Mitigation Assistance (FMA)
- POST HMGP Fire

Other state and federal grant programs for mitigation projects were also mentioned.

Mitigation Actions

The planning committee was provided an introduction to update and development of mitigation actions. Jurisdictional representatives were requested to provide updates as to: (1) action status – in a measureable format, i.e. 100% complete. They were also advised of the FEMA SMART action criteria and the four categories for actions. The group was reminded that each participating jurisdiction must have at least one action and that all NFIP jurisdictions must have at least two NFIP-related actions. Participants were also given a copy of the form for adding new actions to the plan. The updates on the current actions and any new actions were requested to be returned to Jeanne Bunting by 10 October 2018. The date for the final planning meeting will be sent to each agency. At that final meeting, the mitigation actions for the plan will be prioritized.

Next Steps

The meeting concluded with a discussion of the remaining steps to complete the planning process as follows:

- **October 10, 2018— Data Collection Guides Due to KDEM**
- **October 10, 2018 — Mitigation Action Updates + New Actions Due to KDEM**
- **December 2018, TBD – Meeting #2 for Emergency Management Officials**
- **TBD (Beginning of March 2019) – Meeting #3 All Committee Members – Action Priorities**
- **March 2019 (end of) — Submit Plan to FEMA**



Staff Request for Commission Action

Tracking No. 191087

Full Commission Meeting Date: 1/9/20

Committee: Public Works & Safety

Date of Standing Committee Action: 12/9/19

(If none, please explain):

Publication Required: Yes 1/16/2020

<u>Date:</u> 12/26/2019	<u>Contact Name:</u> Jeff Fisher	<u>Contact Phone:</u> x5415	<u>Contact Email:</u> jfisher@wycokck.org	<u>Department/Division:</u> Public Works
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Item Description:

This is an ordinance revising Section 30-72 of the Code of the Unified Government. It removes the requirement for maintenance fees that are billed to users who have an authorized low pressure sewer system. Users enrolled in the Unified Government's low pressure sewer maintenance program currently pay \$32.36 per month. A monthly fee will remain in place for 2020 but will no longer be collected in 2021.

Action Requested:

To approve the ordinance.

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

LPS.Ordinance

(Published _____)

ORDINANCE NO. _____

AN ORDINANCE relating to the maintenance fee assessed to persons with building sewers connected to a low pressure sewer system; amending original section 30-1 and 30-72 of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas.

WHEREAS, gravity sewers are the preferred method of providing sewer service. However, if the director determines that construction of a gravity sewer system is not feasible the director may authorize the use of a low pressure sewer system (LPS) or other alternative design system, and

WHEREAS, Low pressure sewer system or LPS means a sewage collection and transport system operated at a low pressure in which building sewers are pressurized and discharge directly into a pressurized public sewer; and

WHEREAS, the Unified Government has authorized several LPS system and assumed partial maintenance over some LPS systems and assessed the users a monthly maintenance fee, and

WHEREAS, the Unified Government no longer wishes to assess a maintenance fee for the use of approved LPS systems due to a variety of reasons.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. That Chapter 30 of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, be and is hereby amended to read as follows:

30-1 Definitions

Low pressure sewer system or LPS means a sewage collection and transport system operated at a low pressure in which building sewers are pressurized and discharge directly into a ~~pressurized~~ public sewer. Compared to other force mains that receive concentrated flows of wastewater from a gravity sewer at, usually, a single pump station, an LPS is designed for low

flow, usually operates at lower pressure, and usually has multiple pressurized building services connected.

Sec. 30-72. - Maintenance of LPS building sewer and maintenance fees.

The unified government accepts partial maintenance responsibility for some building sewers connected to the LPS system to the extent and under the conditions outlined as follows:

- (1) *Limits.* Only those portions of the building services that serve single-family residential units and are downstream of the pump intake are accepted by the unified government for maintenance. The portion of the building sewer eligible for maintenance is hereinafter called the LPS building sewer. Building drains, nonpressurized portions of the building sewer, electrical service to the point of connection with the pump, pressurized building sewers that do not meet the definition of a low pressure sewer system, and all parts of building sewers for use other than single-family residential service are not accepted for maintenance.
- (2) *Unified government's responsibility.* The unified government's maintenance obligation for the LPS building sewer includes only service and repairs resulting from normal wear and tear and not damage to the LPS building sewer resulting from intentional, negligent or accidental abuse or misuse of the LPS building service.
- (3) *User responsibility.* The user shall be responsible for the initial installation of the LPS building sewer and shall ensure that the installation meets the technical requirements established by the director. The user shall provide electrical power to operate the pump, including the installation and maintenance of circuitry to the pump and the cost of electricity used by the pump. The user shall be responsible for the building drain and those portions of the building sewer that are not part of the LPS building sewer. The user shall bear the financial responsibility for service and repairs arising from intentional, negligent or accidental abuse or misuse of the LPS building service.
- (4) *Right to enter.* The director and his contractors reserve the right to enter upon the users' property, at reasonable times, to install, inspect, test, maintain and repair the LPS building sewer. This right of entry shall not include the right to enter the house or any other buildings located on the property. In the event access to the interior of a house or other building on the property is necessary to inspect, test, maintain and repair the LPS building sewer, advance permission to enter shall be obtained from the user prior to entry for such purposes.
- (5) ~~*Maintenance fee.* The user shall pay the LPS maintenance fee set by the director for this maintenance in addition to the sewer service charge and other fees. Procedures for billing, collection, penalties for nonpayment, and appeals of the LPS maintenance fee shall be the same as for the billing, collection, penalties for nonpayment, and appeals for the sewer service charge.~~

(Code 1988, § 30-94; Ord. No. O-46-05, § 1, 6-2-2005)

Section 2. This ordinance shall take effect and be in full force on January 1, 2021 and after its passage, approval, and publication in the official Unified Government newspaper.

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT
OF WYANDOTTE COUNTY/KANSAS CIYT, KANSAS

THIS _____ DAY OF _____, 2019.

David Alvey
Mayor/CEO

ATTEST:

Unified Government Clerk

Approved as to form:

Misty S. Brown
Deputy Chief Counsel

191139



**UNIFIED GOVERNMENT OF WYANDOTTE COUNTY
& KANSAS CITY, KANSAS
PUBLIC WORKS DEPARTMENT**

ONE McDOWELL PLAZA

701 NORTH 7TH STREET, 66101

(913) 573-5400
FAX (913) 573-5435

December 12, 2019

Mrs. Bridgette D. Cobbins
Unified Government Clerk
East Building

Re: Subdivision Plat Approval TURNER DAC

Dear Mrs. Cobbins:

Please be advised that the Engineering Division has reviewed the attached plat of TURNER DAC located at 55th Street and Douglas Avenue being developed by Turner School District #202.

At this time, we recommend that the Commissioners accept this plat and authorize the Mayor/CEO and Unified Government Clerk signatures. I am providing you with two mylars for signature, and one (1) paper copy for Commission review. Please place this on the next scheduled Commission agenda.

After the Mayor has signed the plat, it should be referred to Planning Division for further processing.

Respectfully submitted,

Brent E. Thompson, PS., CPM
County Surveyor

Troy Shaw, P.E.
County Engineer

Attachments

FILED 
DEC 18 2019
UNIFIED GOVERNMENT CLERK

A PARCEL OF LAND IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 11 SOUTH,
 RANGE 24 EAST OF THE 6TH/P.M., IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS

A PARCEL OF LAND IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 11 SOUTH, RANGE 24 EAST OF THE 6TH/P.M., IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS



LEGEND

- △ FOUND SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- SET 1/2" X 3/4" IRON NAIL WITH R.C.
- MOCL20011007572 ABCCL 8234 CAP
- BA RUN DING SBTACK LINE
- GLV GAS LINE EASEMENT
- U/E UTILITY EASEMENT



LOCATION MAP
SECTION 25-11-24
Scale 1" = 2000'

TURNER DAC



Prepared For:
TURNER USD #202
2211 SOUTH 55TH STREET
KANSAS CITY, KS 66100
913-298-4132

State of Preparation

191140



**UNIFIED GOVERNMENT OF WYANDOTTE COUNTY
& KANSAS CITY, KANSAS
PUBLIC WORKS DEPARTMENT**

ONE McDOWELL PLAZA

701 NORTH 7TH STREET, 66101

(913) 573-5400
FAX (913) 573-5435

December 12, 2019

Mrs. Bridgette D. Cobbins
Unified Government Clerk
East Building

Re: Subdivision Plat Approval HIGHLANDS AT PIPER FOURTH PLAT

Dear Mrs. Cobbins:

Please be advised that the Engineering Division has reviewed the attached plat of HIGHLANDS AT PIPER FOURTH PLAT located at 105th Street and Clubhouse Drive being developed by Pinnacle Piper LLC.

At this time, we recommend that the Commissioners accept this plat and authorize the Mayor/CEO and Unified Government Clerk signatures. I am providing you with two mylars for signature, and one (1) paper copy for Commission review. Please place this on the next scheduled Commission agenda.

After the Mayor has signed the plat, it should be referred to Planning Division for further processing.

Respectfully submitted,

Brent E. Thompson, PS., CPM
County Surveyor

Troy Shaw, P.E.
County Engineer

Attachments

FILED
DEC 18 2019
UNIFIED GOVERNMENT CLERK

19 1141



**UNIFIED GOVERNMENT OF WYANDOTTE COUNTY
& KANSAS CITY, KANSAS
PUBLIC WORKS DEPARTMENT**

ONE McDOWELL PLAZA

701 NORTH 7TH STREET, 66101

(913) 573-5400
FAX (913) 573-5435

December 12, 2019

Mrs. Bridgette D. Cobbins
Unified Government Clerk
East Building

Re: Subdivision Plat Approval HIGHLANDS AT PIPER FIFTH PLAT

Dear Mrs. Cobbins:

Please be advised that the Engineering Division has reviewed the attached plat of HIGHLANDS AT PIPER FIFTH PLAT located at Clubhouse Drive and 105th Street being developed by Pinnacle Piper LLC.

At this time, we recommend that the Commissioners accept this plat and authorize the Mayor/CEO and Unified Government Clerk signatures. I am providing you with two mylars for signature, and one (1) paper copy for Commission review. Please place this on the next scheduled Commission agenda.

After the Mayor has signed the plat, it should be referred to Planning Division for further processing.

Respectfully submitted,

Brent E. Thompson, PS., CPM
County Surveyor

Troy Shaw, P.E.
County Engineer

Attachments

FILED *ceg*
DEC 18 2019
UNIFIED GOVERNMENT CLERK

191142



**UNIFIED GOVERNMENT OF WYANDOTTE COUNTY
& KANSAS CITY, KANSAS
PUBLIC WORKS DEPARTMENT**

ONE McDOWELL PLAZA

701 NORTH 7TH STREET, 66101

(913) 573-5400
FAX (913) 573-5435

December 12, 2019

Mrs. Bridgette D. Cobbins
Unified Government Clerk
East Building

Re: Subdivision Plat Approval HIGHLANDS AT PIPER SIXTH PLAT

Dear Mrs. Cobbins:

Please be advised that the Engineering Division has reviewed the attached plat of HIGHLANDS AT PIPER SIXTH PLAT located at Kane Drive and 105th Street being developed by Pinnacle Piper LLC.

At this time, we recommend that the Commissioners accept this plat and authorize the Mayor/CEO and Unified Government Clerk signatures. I am providing you with two mylars for signature, and one (1) paper copy for Commission review. Please place this on the next scheduled Commission agenda.

After the Mayor has signed the plat, it should be referred to Planning Division for further processing.

Respectfully submitted,

Brent E. Thompson, PS., CPM
County Surveyor

Troy Shaw, P.E.
County Engineer

Attachments

FILED *cq*
DEC 18 2019
UNIFIED GOVERNMENT CLERK

191143



**UNIFIED GOVERNMENT OF WYANDOTTE COUNTY
& KANSAS CITY, KANSAS
PUBLIC WORKS DEPARTMENT**

ONE McDOWELL PLAZA

701 NORTH 7TH STREET, 66101

(913) 573-5400
FAX (913) 573-5435

December 12, 2019

Mrs. Bridgette D. Cobbins
Unified Government Clerk
East Building

Re: Subdivision Plat Approval HIGHLANDS AT PIPER SEVENTH PLAT

Dear Mrs. Cobbins:

Please be advised that the Engineering Division has reviewed the attached plat of HIGHLANDS AT PIPER SEVENTH PLAT located at 106th Terrace and Augusta Drive being developed by Pinnacle Piper LLC.

At this time, we recommend that the Commissioners accept this plat and authorize the Mayor/CEO and Unified Government Clerk signatures. I am providing you with two mylars for signature, and one (1) paper copy for Commission review. Please place this on the next scheduled Commission agenda.

After the Mayor has signed the plat, it should be referred to Planning Division for further processing.

Respectfully submitted,

Brent E. Thompson, PS., CPM
County Surveyor

Troy Shaw, P.E.
County Engineer

Attachments

FILED
DEC 18 2019
UNIFIED GOVERNMENT CLERK

STATE OF KANSAS)
WYANDOTTE COUNTY)) SS
CITY OF KANSAS CITY, KS)

REGULAR SESSION
NOVEMBER 14, 2019

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in regular session Thursday, November 14, 2019, with ten members present: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; Townsend, Commissioner First District; McKiernan, Commissioner Second District; Murguia, Commissioner Third District; Johnson, Commissioner Fourth District; Kane, Commissioner Fifth District; Walters, Commissioner Seventh District; Philbrook, Commissioner Eighth District; and Alvey, Mayor/CEO, presiding. Markley, Commissioner Sixth District, was absent. The following officials were also in attendance: Doug Bach, County Administrator; Gordon Criswell, Melissa Sieben and Alan Howze, Assistant County Administrators; Ken Moore, Chief Legal Counsel; Carol Godsil, Deputy Unified Government Clerk; Katherine Carttar, Director of Economic Development; Jeff Fisher, Executive Director of Public Works; Chris Slaughter, Land Bank Manager; Maureen Mahoney, Chief of Staff in Mayor's Office; Robin Richardson, Director of Planning; Janet Parker, Administrative Assistant; Lynn Melton, Assistant to the Mayor; Captain Ronald Schumaker, Sergeant-at-Arms; and Jay Doleshal Sergeant-at-Arms.

MAYOR ALVEY called the meeting to order.

ROLL CALL: Townsend, McKiernan, Murguia, Johnson, Kane, Walters, Philbrook, Bynum, Burroughs, Alvey.

INVOCATION was given by Commissioner Harold Johnson.

Mayor Alvey said I'd ask the Clerk if there are any revisions to tonight's agenda. **Carol Godsil, Deputy UG Clerk,** said yes, Mayor. Under Item No. 2, under the Consent Agenda is moved as part of the new Item No. 1, under the Public Hearing Agenda, which is regarding the issuance of IRBs, which is industrial revenue bonds, for the PQ Corporation.

Mayor Alvey said so we have a new item as well. That's moved too. I see. Thank you.

CONSENT AGENDA

Mayor Alvey asked does any member of the Commission, staff or citizen in attendance tonight wish to set-aside any item on tonight's Consent Agenda? You would need to step forward at this time and state your name, city of residency for the record and ask that that item be set aside. If an item is not set aside, all items on the Consent Agenda will be voted on by one vote.

Action: **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve the Consent Agenda.**

Roll call was taken on the motion and there were nine "Ayes," Townsend, McKiernan, Murguia, Johnson, Kane, Walters, Philbrook, Bynum, Burroughs.

ITEM NO. 1 – 191040...RESOLUTION: CORRECTION TO 2020 COMMISSION MEETING SCHEDULE

Synopsis: A resolution amending the schedule of meeting times for the Unified Government Commission by adding a planning and zoning meeting for January 9, 2020, which was omitted, amending Resolution No. R-1-18, submitted by Jeffrey Conway, Assistant Counsel.

Action: **RESOLUTION NO. R-67-19, "A resolution amending the schedule of meeting times for the Unified Government Commission, thereby correcting an omission; amending Resolution No. R-1-18 by creating a planning and zoning meeting on January 9, 2020." Commissioner Kane made a motion, seconded by Commissioner McKiernan, to adopt the resolution.** Roll call was taken on the motion and there were nine "Ayes," Townsend, McKiernan, Murguia, Johnson, Kane, Walters, Philbrook, Bynum, Burroughs.

ITEM NO. 2 – 191016...RESOLUTION: ISSUANCE OF IRB'S FOR PQ CORPORATION

Synopsis: A resolution of intent to issue IRBs in the amount not to exceed \$100,000,000 for the benefit of PQ Corporation, submitted by Katherine Carttar, Director of Economic Development. An IRB application was submitted by PQ Corporation for sales tax exemption for acquisition, construction, improvements and equipment for the industrial facility expansions located at 1700

Kansas Avenue. On October 28, 2019, the Economic Development and Finance Standing Committee, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.

Action: Item deleted from the Consent Agenda and made part of Public Hearing Agenda Item No. 1.

ITEM NO. 3 – MINUTES

Synopsis: Minutes from special session of October 17, 2019.

Action: **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve.** Roll call was taken on the motion and there were nine “Ayes,” Townsend, McKiernan, Murguia, Johnson, Kane, Walters, Philbrook, Bynum, Burroughs.

ITEM NO. 4 – WEEKLY BUSINESS MATERIAL

Synopsis: Weekly business material dated October 31 and November 7, 2019.

Action: **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to receive and file.** Roll call was taken on the motion and there were nine “Ayes,” Townsend, McKiernan, Murguia, Johnson, Kane, Walters, Philbrook, Bynum, Burroughs.

PUBLIC HEARING AGENDA

Item No. 1 – 191016...PUBLIC HEARING/RESOLUTION: ISSUANCE OF IRBS FOR PQ CORPORATION

Synopsis: Hold a public hearing to consider the resolution of intent to issue IRBs in the amount not to exceed \$100,000,000 for the benefit of PQ Corporation, submitted by Katherine Carttar, Director of Economic Development. An IRB application was submitted by PQ Corporation for property tax abatement and sales tax exemption for acquisition, construction, improvements and equipment for the industrial facility expansions located at 1700 Kansas Avenue.

Mayor Alvey said per the blue sheet, we will conduct a public hearing to consider a resolution of intent to issue industrial revenue bonds for PQ Corporation. Before we take public comments, I'll ask staff to make some opening remarks.

Doug Bach, County Administrator, said this item went before standing committee earlier this month. It was approved to move forward. I would make note that while it was not listed on our agenda from a public hearing perspective, we did send out all of the notices to the other taxing jurisdictions and such that we were required to do so. I'm recommending tonight that we, since it wasn't listed as a public hearing on the agenda, that we move forward to have the public hearing in case there is anyone that was noticed that came forward that wanted to speak on the issue, and then we would continue this item to our next agenda, close the public hearing at that point and then take action then so it could be clear as we're moving forward.

At this point, I would like to recognize our Economic Development Director Katherine Carttar who will go through and present the project before we have the public hearing.

Katherine Carttar, Director of Economic Development, said I'm just going to briefly go over some of the stuff that we—had a longer presentation with the Economic Development & Finance Committee just about a week and a half ago.

Overview

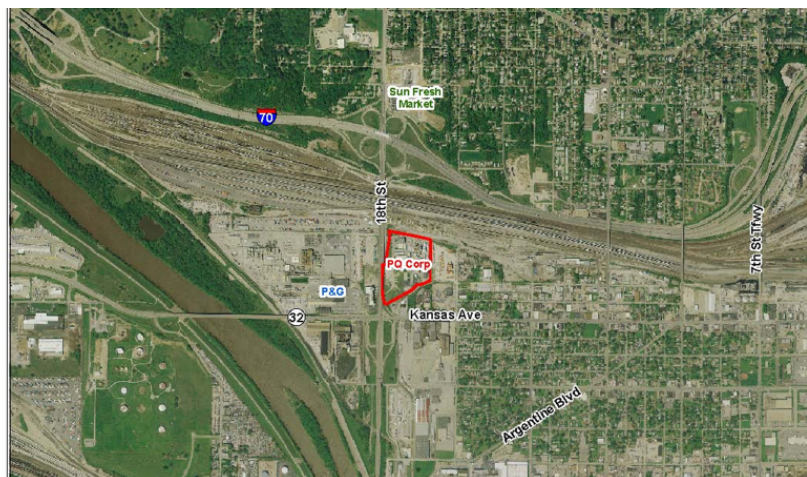
 **PQ Corporation**



- PQ is the parent company
 - Founded in 1831
 - Located in KCK since 1915
- Zeolyst Started in 1988, global corporation
- R&D, Manufacturing, Quality Assurance
- 25 acre site located at 1700 Kansas Ave.
- Currently employs 157 at KCK location
- Leading global provider of specialty catalysts, services, performance materials & chemicals

PQ, some of you, hopefully, recognize the name. They have been in Kansas City, KS, since 1915. They are one of our oldest companies and have done some really tremendous work over the years and have continually expanded. They now reside at 25 acres and hope to increase that footprint and have 157 employees here in KCK.

I will attempt at a very high level to describe what they do, but there is someone from PQ if you have more thorough questions because it is somewhat complexed but basically, they make catalyst. It's very important for catalytic converters among other things. It's a nationwide; internationally actually is what their services go to.



Here's their location, around 18th Street and Kansas Avenue.

Kansas City Site Expansions





These are just—I know this is very small but you can see. This is over the years. They have continually expanded and continually invested over 100 years at this site, and we're happy to say they're continuing to do so. They are wanting to put \$100M into an expansion. You can see here where they've purchased some ground, particularly the most recent was there in the southeast corner. They have purchased that property and will be fixing that up. It's been a bit of an eyesore for a while, so they're really trying to better their area.

Project Overview and Impact

Type	Project Totals	Impact
Capital Investment	\$100M	\$30M Building Construction \$69.9M Machinery & Equipment \$400K Land Acquisitions
Permanent Employment	17 New jobs	Plant Employment Total of 174
Average Salary (Permanent Employment)	\$77K per year	Above County and MSA Average
Temporary Employment	259 Construction Jobs	

As I mentioned, \$100M, that will go to building, land acquisition as well as machinery and equipment. They'll be increasing their staff by 17. These are incredibly well-paying jobs, \$77,000

per year on average, which is significantly above not only the MSA but the county average. This will take them up to 174 jobs total during their construction period; 259 temporary construction jobs.

Tax Abatement Schedule

Provision	Abatement % and Term
Existing Company with Capital Investment Above \$4M	10 Year Abatement Term
Standard Abatement Percent	45% Base
Capital Investment Bonus (over \$50 million)	15% Bonus
Target Area Bonus	10% Bonus
L/M/WBE Bonus	5% Bonus
TOTAL	75% Abatement for 10 Years

This is a property tax abatement. It will be 10 years. This is all in accordance with the policy. Their 45% with the base, the fact that it's over \$50M, another 15%, the target area as well as LMW goals. In the past, they have always met those goals, so we feel good about their track record there. That ends up being 75% abatement over 10 years. That is, of course, only on the additional increment.

Tax Impact of Expansion Project

Overview	Tax Impact
Average New Taxes Per Year During Years 1-10	\$323,337
Projected Annual Tax after Abatement (Year 11)	\$1,467,752

As you can see, the average new taxes per year is just over \$300,000. After the abatement, it'll be nearly \$1.5M. That's all on top of the roughly \$700,000 that they are currently paying in taxes.

For Consideration:

- Public Hearing
- Resolution of Intent to issue IRB's in the amount not to exceed \$100,000,000 for the benefit of PQ Corporation.

Tonight, we'll hold a public hearing and then, as Doug mentioned, we'll hold that over. The action, eventually, would be to vote on the resolution of intent to issue these bonds.

Mayor Alvey opened the public hearing and asked if there is anyone present who would like to speak in favor. There were none.

Mayor Alvey asked is there anyone present who would like to speak in opposition?

Tscher Manck, Wyandotte County, said I was coming up here and I was looking at the fact that it said that you wanted PQ Corporation to receive up to \$100M in bonds. It's deals like this that, and I'm sure all of you received my email today, it's deals like this that concern the community. We don't want to keep paying for these people, these big corporations to come here and not even employ us. We can't get jobs at General Motors, we can't get jobs at BPU, we can't get jobs and probably won't get jobs here. This is the reason why I said that we needed a new city administrator because of these kind of deals.

Mayor Alvey said, Ms. Carttar, would you explain how this—we are not paying for this. **Ms. Manck** said the bonds. **Ms. Carttar** said yes, so how this works is it's a property tax abatement on the increments. It is no money that will be coming out of the current taxes. This is all new taxes, new value that is being generated. Most of these jobs, as I understand it, are actually chemical engineers so it's a very specialized workforce.

Janice Witt, 10940 Parallel Pkwy., said, well, I have a question. **Mayor Alvey** asked do you have a question or do you have comments. **Ms. Witt** said maybe both. I don't know yet. In regards to these, I understand it's going to come in as an abatement, but an abatement is money that should be coming into the UG coffers that will not be coming into the UG coffers. Is that correct?

Mayor Alvey said, Katherine, please come up. Ask your next question and she can respond to all. **Ms. Witt** said my next question has to do with her answer. If we could—can we let her answer? **Mayor Alvey** said okay, sure, explain. **Ms. Carttar** said sure. Yes, that is true, but what we do is look at this so that the likelihood is that they would not have put in this investment but for the fact that they are receiving incentives. It's not money that currently exists, so because we are providing this abatement and assisting them in this way, then they are able to put the investment in.

Ms. Witt said so you're saying that it is coming out—it's not money that is in existence—**Ms. Carttar** said correct—**Ms. Witt** said but if we don't give them \$100M, how many—**Ms. Carttar** said well, we're not giving them \$100M. **Ms. Witt** said if we don't give them a \$100M abatement, which means that their taxes, we're not going to have that \$100M coming into our coffers, then they won't come. **Mayor Alvey** said no. **Ms. Carttar** said it's—**Ms. Witt** said please—I mean explain it because that's what it sounds like to me. **Mayor Alvey** said no.

Ms. Carttar said I'll try and explain this better. The way industrial revenue bonds work is basically, it is a—they're looking to—they're buying property, they're buying land, they are building. They are putting in an investment of \$100M. They are paying for all of that. They are spending \$100M. We're putting it in our name so that they can basically have a property tax abatement. **Ms. Witt** said and allowing them not to pay taxes. **Ms. Carttar** said yes, but it's on \$100M so it's not—there's a differentiation. It is not \$100M in taxes. The property is worth \$100M, thus the taxes. I could figure it out if I had a moment, but the taxes would be much less than that.

Ms. Witt said okay. **Mayor Alvey** said thank you. I'm sorry, ma'am. That's not how this works. **Ms. Witt** said I understand that. I understand what the abatement actually is, but those are still funds that should be coming into the UG coffers. That's my concern is that we continue to allow outside organizations not to pay taxes into the UG coffers, which then leaves us short like we were on this particular budget. I think we were several hundred million dollars, whatever, short. **Mayor Alvey** said no, no, no.

Ms. Witt asked how many million short were we on this past budget, 4? So we were several million dollars short on that budget, but if we could stop some of the abatements or at least some percentage or get something out of those abatements for the people in the community, I think we would have less pushback from the community.

At this point, it feels like we're giving something that they're calling nothing and not getting anything in return for it. That's my issue with that. If we've got seven jobs coming in or the jobs that are coming in at \$77M, is there any agreement to guarantee that some of the jobs will be guaranteed for people who live in Wyandotte County? **Mayor Alvey** asked can you explain that, Doug? **Mr. Bach** said one thing about this. When you look at this development coming in, this is a company that's been in Kansas City, KS, for 105 years. It's not an outside entity coming in here and seeking this as they look to grow.

One thing we've noted over the years with PQ, they've done many expansions and we've offered various forms of IRBs for them. We compete against their expansions on an international basis. Many times it's in the Netherlands and such where they're looking to grow, which is where they could have moved their company years ago. By being competitive, allowing them to get some abatement for a 10-year period on new growth, then they stay here and they continue to reinvest in our community year after year. They're now paying a couple of million in taxes. In ten more years, they'll add another million and a half.

I'll also add that it's also one of those when we look at for evaluation it's kind of difficult to value all the equipment they have in there from a lot of pipes and fixtures that come in. This allows us to really settle this in advance. It puts us ahead to say here's the value of that company and what they're going to be, and then they continue to look at this as a good place for their company to reside.

No, we do not have a requirement in there that says when you hire the new 17 chemists that they will reside in this community. Over the years, some may live here, some may move in different areas, but they've been here over 100 years so they have shown a strong commitment to our community and they continue to increase their tax base and pay more and more every time they do one of these developments.

Ms. Witt said and we are committed to them as well as a community. I believe this community, a lot of us have family, friends that work there. We're committed to PQ. I am for PQ coming. I am simply for there being a responsibility to the community as they grow to grow this

community base as well. I don't mind PQ getting an abatement, but I want to make sure there is a sunset on that abatement. I don't want us to give them a 10-year abatement and then in 10 years we're giving them another one, because then we'll still—

Mr. Bach said no we don't. You can only do it for ten years. That's a state statute. **Ms. Witt** said yes, but they can get another one. **Mr. Bach** said if they grow more. **Ms. Witt** said there you go. If they grow more and we want them to grow that's why—**Mr. Bach** said if they continue to expand and add.

Mayor Alvey said I think your time is up. I just want to say in general, that what we do with economic development is if we're going to expand the tax base, we are in a competitive environment and we have to provide incentives to allow companies to expand or to settle here. In the long-term, this benefits our community because it does expand and diversify the taxes. **Ms. Witt** said but in the short-term, this is killing our community. It is my opinion Doug Bach must go and, Mr. Alvey, if you are unwilling to make that happen, it is your job to go with him as well. **Mayor Alvey** said Janice, I'm sorry, you are out of line.

Mayor Alvey closed the public hearing; however, this will remain open until next week because of the way it was noticed. Do any members of the Commission have any questions or comments? There were none.

Action: Item held over to the next meeting.

STANDING COMMITTEES' AGENDA

No items

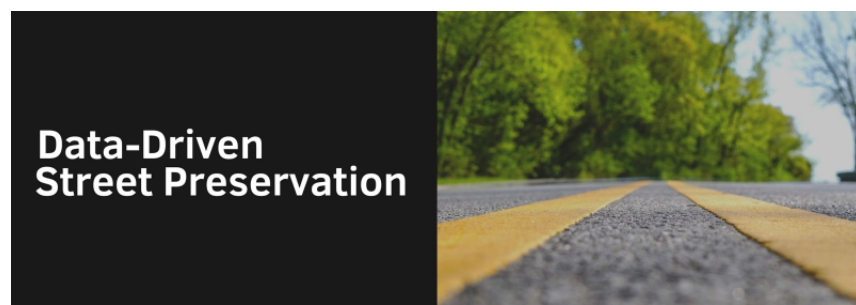
ADMINISTRATOR'S AGENDA

ITEM NO. 1 – 191053...PRESENTATION: STREET PRESERVATION

Synopsis: Presentation on street preservation, submitted by Jeff Fisher, Executive Director of Public Works.

Doug Bach, County Administrator, said tonight we wanted to come forward and talk about our street preservation program that the Public Works Department has been putting in place. I will recognize Jeff Fisher, Director of Public Works, to go through this program for the Commission.

Jeff Fisher, Executive Director of Public Works, said this is going to be a brief report, but I just want to highlight what we've been doing this year and what we're going to be doing. I want to say, really quick I'm really excited about some things that are happening in Public Works. We've got a lot of good people making some really positive changes all for the sake of the community and providing great services.



Public Works

NOVEMBER 2019

Tonight is street preservation. We've got a lot of collaboration in Public Works. It requires that Engineering, Street Maintenance, even Water Pollution and Fleet collaborate regularly and make sure that their work is in line with the objectives of a strong Street Preservation Program. I wanted to recognize them. There even will be an internal staff preservation committee to make sure those groups are actively working together, avoiding conflicts and taking advantage of opportunities out there.

We have a maintenance management software called Lucity. All four of these groups use that. It's a work order system. They use that to track work, to track performance, status of work and then map that.

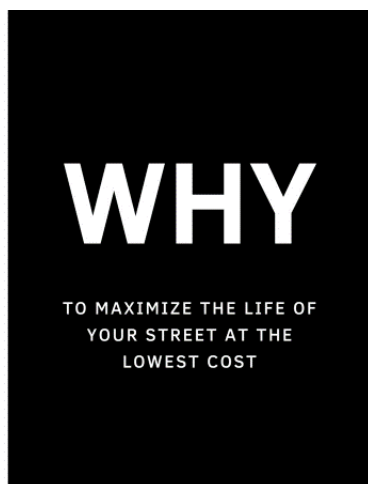
I want to give you an example of the collaboration that's taking place this year between these groups. 65th Street, south of K-32, it's an industrial area. It's a concrete road. They have a couple of failures down there. We decided we were going to use inhouse resources instead of

November 14, 2019

contracting that, which is what we would normally do. We want to expand our skillset, build our confidence and take on more of these types of things. Not all the time, but when we need to.

Streets, Engineering and Water Pollution, together, decided what the plan was going to do. They communicated with the public. They shut the road down. They went in, Streets and Water Pollution, tore this pretty big large area, probably as big as this area here, tore the concrete out and then realized that the soil wasn't suitable. It was pretty much native soil. You can't use that. That's probably why it's failing. They had to dig down four feet through this whole area and then bring in new soil, bring up the surface and put the concrete road back in. This was two locations. Together they did this. They did a great job and the people around, the adjacent property owners, were really happy with that. I just wanted to share that with you. I'm very proud of them for that.

A little bit of this report is some stuff that you've heard before but some of it is worth repeating for the viewing public so we'll get the message out there.



One of the things that I don't think—I kind of missed the mark on in the past. I think the Commission understands what our needs are in street preservation, that we need to do things different, but I want to state the why. This is really simple, maximize the life of our streets at the lowest cost. That's all we're after. That's our mission here. We'll talk about street preservation.

The Challenges



Surrounding
Communities are 65-75

We know what our challenges are. We spoke to this before. We've got all the data. Our average pavement condition index is 56 out of a score of 100. 0 to 100, we're at 56. Our neighboring communities are in that 65-70. That doesn't seem like a big difference, but it is. It's millions every year. Through Public Works Standing Committee meetings and discussions, our goals for street preservation are 65-75, depending on the class of the road: residential, collector, arterial.

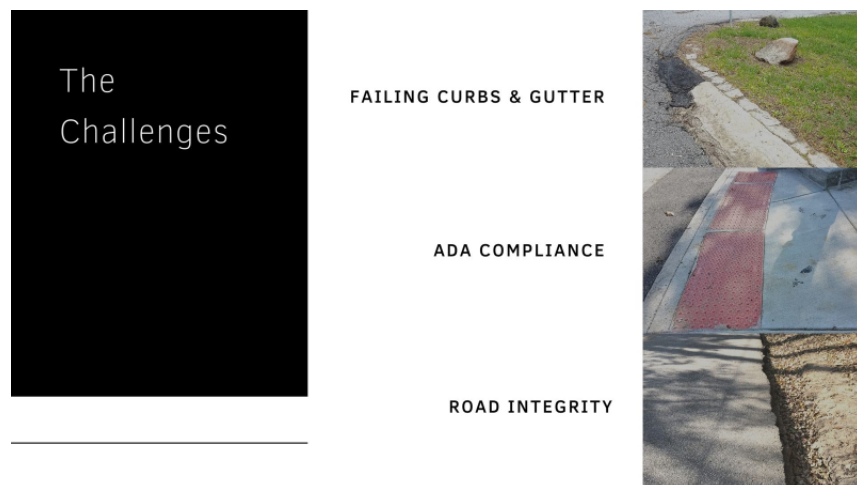
The 2018 Citizen Survey said Roads Matter Most



How do we meet
residents' expectations?

The community has voiced their opinion in past surveys. Street maintenance is the highest need, in their opinion, so we're also responding to that. Again, based on the data, we know we need to plus up \$20M a year in street preservation to start bending the curve and making a difference in meeting expectations; however, we know that's going to take some work. Not easy. Might take a little while. Staff is not waiting on that. We're already working to get smarter and more effective with the monies you've already allocated into street preservation, and we'll highlight a little bit of that.

First off, I just did want to acknowledge and note that staff's really excited about the new Commission goal for infrastructure investment.



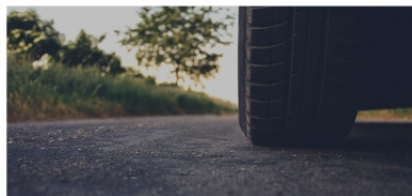
Challenges, again, failing curbs, gutters, and ADA compliance issues. We have a consent decree on that and a variety of road integrity issues. I did want to point out one that's very important. We've talked a little bit about this and stormwater as well. Roadside ditches. When we normally look at roadside ditches, we just think simply stormwater conveyance. Move it off the site. Move it away from the site; but really as important, those ditches, when they're functioning correctly, protect the integrity of the road. A ditching program serves two purposes. We want to start doing that this next year, and I believe we will be able to do that.

MICRO & CHIP SEAL Less cost & longer life	APWA MIX It's a regional product & it costs less	RESTRUCTURING The Street Division has a dedicated preservation crew
PATCH & SEAL More effective, longer lasting patching and crack sealing	CONCRETE RESTORATION A trained crew devoted exclusively to concrete work	TRAINING We share knowledge and learn from others
Focus on Initiatives		

A variety of things going on right now, we've talked a little bit about a couple of these. I'm just going to hit on them individually really quick.



Microsurfacing chip seal, we started using that last year. We continue to use that microsurfacing. We're going to start using chip seal next year. We have to start using that. That is a surface treatment. It's liquid emulsion. Other cities use that. It's very cost effective. It helps us get more life out of the pavement.



This is a big one. The county engineer, this year, decided to adopt American Public Works Association asphalt mix. Most in the metro have been doing that. The UG starts doing that. Advantages to that including costs.

Restructuring

AN EFFICIENT & SYSTEMATIC
APPROACH

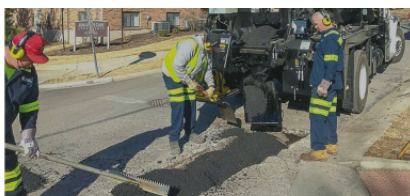


The Streets Division. I'm really excited about this one. I think I've mentioned this in past meetings but midway through the year, we implemented new restructuring of streets. It is instead of the district model, now we have employees and teams committed to street preservation. We have a different team committed to special projects and we have a different team committed to traffic. That's what they do year-round. Okay, that's the street preservation group.

Let's do pothole patches essentially and then 15 employees around that. That's all they're doing. Right now, they're filling potholes with cold mix until they can get the pothole patch there and make permanent street repairs. It's working very well; very systematic.

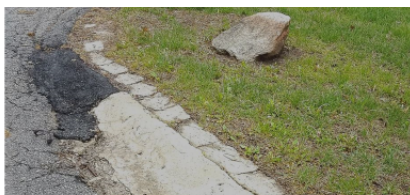
Patching & Sealing

MORE EFFECTIVE & LONGER
LASTING

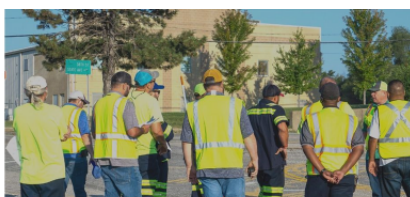


So, pothole patching and cracked sealing. I did want to say, we've already done over 29,000 potholes this year and we've used 31% more asphalt this year already over last year, so very effective.

Crack sealing is something the UG has done off and on in the past. We'll start doing that every year. It's actually one of the most effective tools in our toolbox. We need to be consistently using crack sealing; low cost, high impact preservation tool.



We also, as I think most of you know, we created a new concrete crew inhouse. This crew started last year but this is really their first full year. They're doing some really cool things. They're getting better every day at what they do. It's mostly curb at this point. They are augmenting the Street Preservation Program but also addressing customer service issues. I'm really excited about the stuff they're doing.



Training. We've boosted this budget for the street maintenance team. It has to happen. They're just like any other crew. They need that training. They need to develop those skills and so we started doing that. We also created a new career development program for them. We'll start that

in January. That just lines out—when you come in as a laborer, you’ve got to get these things. You advance to the next level; you get a longer list of training. You advance as you develop. We’re pretty excited about that. We’ll have a much higher performing crew, well rounded employees when they get through that program.

56 → 65 Moving Forward



In conclusion, we’re at a 56. We want to be at a 65. Moving forward, there are some things we’re already doing. This year, this fall and winter, probably in December and January, we will be bidding out all of our street preservation activities for 2020. We will start work in March, or whenever the spring allows, and be done earlier in the year than we are usually accustomed to. We also know the data. We can map out four years very effectively, very accurately, what streets need what method in what year. Then it leads to a focused preservation.

Again, Street Maintenance and Engineering, even with Water Pollution and Fleet, they know what those objectives are for four years. Street Maintenance is doing activities in line with that Street Preservation Plan and being very effective and efficient with the work they’re doing.

Signing & Striping is another segment of that operation. You approved a new stripper. This is the first full year of that. They’re doing great things with that. Any increase in budget, a little bit of that will be carved out to boost that program up.

Alleys. You know last year we started doing a couple of alleys a year. County Engineer’s objective is to do three to five each year. He’ll put a new surface on it, but the more exciting thing maybe is that our Street Maintenance crew develop their own plan in line with that starting now through this winter. They’ll be working on alleys in the northeast, improving the surfaces the best they can with the equipment they have, filling potholes, putting millings in, whatever it takes; getting rid of the vegetation, cleaning things up, providing sort of a reset for folks out there that

have alleys, and then we can kind of expect—make it easier for them to maintain going forward. We're doing that year-round or in the fall and winter every year.

In closing, I just want to say, again, our purpose is maximizing the life of the streets at the lowest cost.

Commissioner McKiernan said, Mr. Fisher, I don't really have any questions. Well, my question would be, can it be done tomorrow? That's not a valid question. What I do want to say is thank you to you, your team and your department. Anybody who lives here knows we have enormous infrastructure challenges. We have an older city, especially here in the eastern part of it. We have deteriorating streets, curbs, sidewalks and alleys and you and your team have embraced the challenge. You're using data to try to focus on being the most effective and efficient, and you're developing real comprehensive plans and you're stretching your budget dollars as far as they could possibly go.

You're really being innovative, and several of the things you've showed us here tonight, you're solving old problems in new ways and that's how we have to get things done around here. So, kudos to you, your team and your department for doing it that way. **Mr. Fisher** said thank you.

Mayor Alvey said thank you. Thank you for the presentation.

Action: For information only.

COMMISSIONERS' AGENDA

No items

Mayor Alvey said that concludes the portion of our regular meeting and I adjourn us in that capacity. I'll call us back to order as the Land Bank Board of Trustees.

(inaudible from the audience) **Mayor Alvey** said no, there's no public hearing.

LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA

Does any member of the Commission or anyone in attendance tonight wish to set-aside the one item on the Land Bank Consent Agenda?

Faith Riviera said this is an open meeting and we don't get to have a—**Mayor Alvey** said no ma'am. It is always an open meeting because you have access to your commissioners, but there's not a public hearing now so that is not what we're doing. **Ms. Riviera** said thank you.

ITEM NO. 1 – 191014...LAND BANK BUSINESS: APPLICATION

Synopsis: Communication requesting consideration of the following Land Bank application, submitted by Chris Slaughter, Land Bank Manager. The Land Bank Advisory Board has recommended approval. On October 28, 2019, the Neighborhood and Community Development Standing Committee, chaired by Commissioner McKiernan, voted unanimously to approve and forward to the Land Bank Board of Trustees.

Application:

826 H S. 10th St.- Juan Velazquez-Rodriguez, new construction driveway

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Burroughs, to approve.** Roll call was taken on the motion and there were nine “Ayes,” Townsend, McKiernan, Murguia, Johnson, Kane, Walters, Philbrook, Bynum, Burroughs.

LAND BANK BOARD OF TRUSTEES' AGENDA

ITEM NO. 1 – 191015...LAND BANK REHAB PROGRAM

Synopsis: The Land Bank Manager will respectfully present information regarding the Wyandotte County Land Bank Rehab Program.



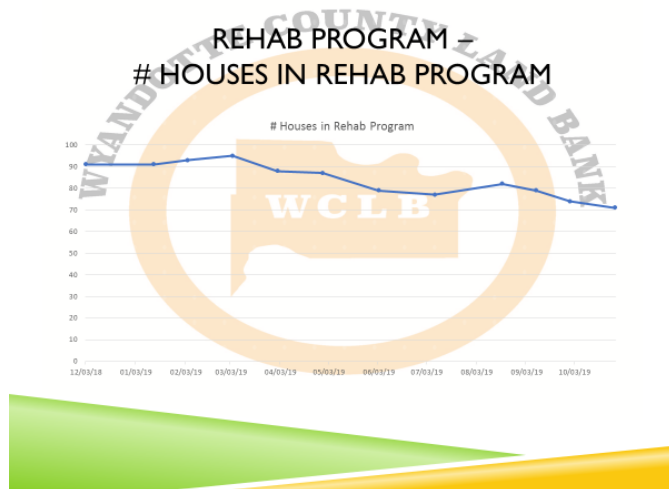
Chris Slaughter, Land Bank Manager, said I can clear a room, can't I?

Janice Witt, 10940 Parallel Pkwy, said I don't think it's funny how you can have a whole room full of citizens who were not—**Mayor Alvey** said I'm sorry ma'am, that is not appropriate. We do not have outbursts from the audience. Thank you. **Ms. Witt** said we have a right to be here. **Mayor Alvey** said you have a right but you have to follow the rules that we have, so if you do not want to do that, please leave. Chris, please continue.

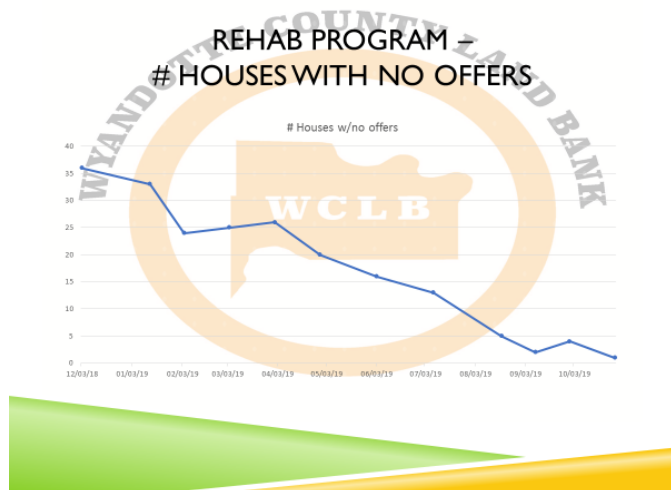
Mr. Slaughter said tonight, what we're going to do is do a quick recap of the progress of the Rehab Program. We're sitting on about 2 ½ years since we started this. We normally present this at the Neighborhood & Community Development Standing Committee so tonight, we wanted to give you guys all a chance to see the progress we've done.



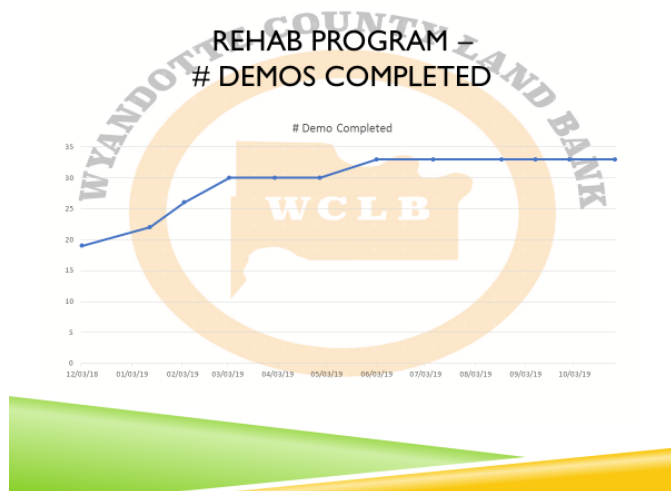
The first slide here tonight is the number of contractors, and this is over a 12-month period. As you can see, we've gone from a little over 80 contractors. We're currently sitting at 179 that have joined the program.



The number of houses in our Rehab Program has dropped from about 90. We are now currently sitting at about 71.

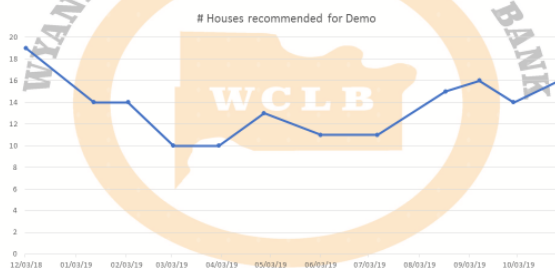


The houses with no offers. At the standing committee on the 30th, we reported we had no houses left for our contractors. We did have to take one back, but we will make that available when we get our next tax sale houses and we expect that will be gone too.



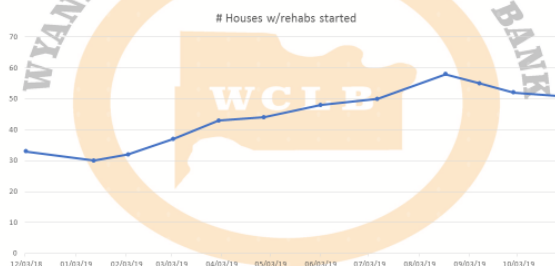
Our demos that we've recommended are still sitting at 33, and that is just generally part of the demo process of all the extra steps that we had to take over the last couple of months because some of the houses being in historic districts.

REHAB PROGRAM – # HOUSES RECOMMENDED FOR DEMO

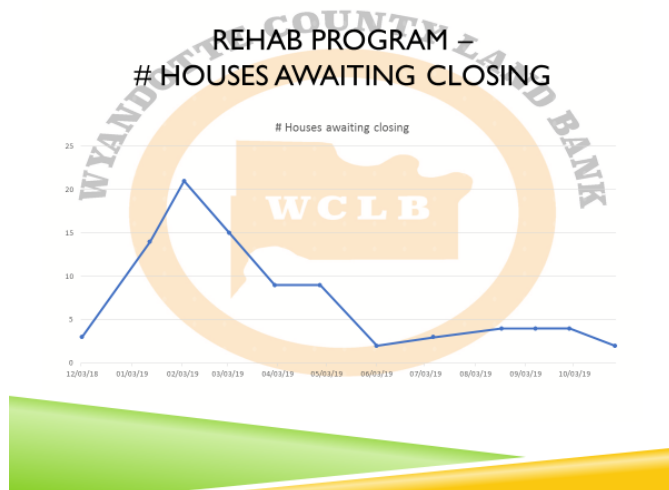


The houses we're recommending for demo is now up to 16. I'm sorry, let me go back. This previous slide is the number we have knocked down. That has not increased from the 16 that we have just because we're waiting on the process. We've had to take some of the Landmark Commission and those type of things. It just takes some additional time.

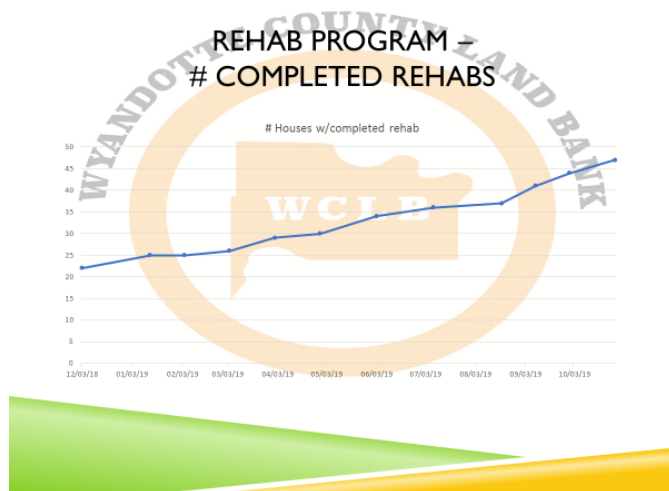
REHAB PROGRAM – # HOUSES WITH REHABS STARTED



The houses that have rehab started is sitting at 51.



The houses that we're waiting to close is currently sitting at 1 and that property, we have some underground tanks that will be taken out next week, so we should expect this rehab to start, hopefully, by the end of the year.



The completed number of rehabs is sitting now at 47. That's 47 houses that have been completely rehabbed. Again, at the Neighborhood and Community Development, we've shown some updates on the progress. Great work by a lot of our contractors.

INCREASE OF APPRAISED VALUE SINCE START OF REHAB PROGRAM

- ▶ Since start of program in May 2017
- ▶ 47 completed rehabs
- ▶ Neighbors improving their own property
- ▶ Increase of Appraised Value = \$1.3M
 - ▶ (based on March 1st new values added)
- ▶ Annual Report to Board in March 2020



Just some numbers again. We started in May of 2017. We have 47 complete. We also have neighbors improving the property on the same block, maybe a new roof. We have one resident that put in a new driveway. They're painting their houses. They don't want to be considered the ugly house on the block anymore.

Since the start of the program, we've increased on these houses appraised value of over \$1.3M. I added based on March 1st and that's when the Appraiser's Office adds the new values to the system.

The plan will be next March, we'll come back with an update of that number. We're definitely feeling that it will majorly increase. We've had 21 houses since the March 1st postings that have been completed, but unless we wanted to go back to last year's value, we figured that just wouldn't give us a good solid number. The plan is to come back in the spring and we'll give you an update on that with new numbers and that was my presentation tonight.

Mayor Alvey asked are there any questions or comments.

Commissioner Bynum said as far as the number of homes in inventory being almost at zero. **Mr. Slaughter** said correct. **Commissioner Bynum** said and 160 contractors ready to work on homes. What plan are you utilizing for homes in the pipeline? **Mr. Slaughter** said well, we're really limited based on two means to get the houses. What doesn't sale or the people that win bids at the tax sale don't come and pay. Those come to us and our only other option is through donation. We have stepped up our efforts to any house that's on the demo list. We'll send them a letter asking if they'd like to donate that to the Land Bank. Every once in a while, we'll get calls about

abandoned houses or other staff will recommend and we'll send letters out to them. Sometimes we get a response, sometimes we don't.

Commissioner Bynum said we have a tax sale in December. **Mr. Slaughter** said yes. **Commissioner Bynum** asked do you already have a sense of the parcels that are being placed in the December tax sale? How many of those have a home? I mean, does your staff, you and your department already sort of have a feeling for how many of those potential. **Mr. Slaughter** said there's always potential, but again, as long as someone is bidding on those houses from the public and coming and paying that amount by the deadline, we can't touch those. **Commissioner Bynum** said right. **Mr. Slaughter** said so we're really at the mercy of the county.

Now, in a good way is we're having great redemptions. We're having great sales at the tax sales, so I don't want to slight that at all, but we're really at the mercy of the houses that nobody wants or they don't come back and pay by the deadline.

Commissioner Bynum said so after the tax sale, you'll have a better understanding of what your potential inventory could be at that time. **Mr. Slaughter** said correct. **Commissioner Bynum** asked is that fair? **Mr. Slaughter** said that's exactly right. The last couple of sales we've had some small numbers; maybe a handful. We should get maybe close to a dozen from the August sale. We're still waiting on the deed to get that transferred to us. Then we'll make sure they're all boarded. We'll make sure they're inspected and we'll do our open houses, invite the contractors to come, give them an opportunity to make an offer and then we'll evaluate and make our recommendations to the County Administrator. **Commissioner Bynum** said, okay, thank you.

Doug Bach, County Administrator, said, Commissioner, we are targeting properties that we put into the tax sale so we're trying to get more of those in that we can go after. I think Melissa may be able to report to you on how many of those that are going in. As Chris said, we don't know until the day happens because we just bid back taxes but, Melissa, do you have a good idea where we're at on houses going in?

Melissa Sieben, Assistant County Administrator, said yes, absolutely. Every Friday we get an update on the number of houses that are left in the tax sale headed for our December sale. Right now, we're sitting at about 248 homes, I believe is the last update. We did a targeted selection of properties that were obviously tax sale eligible, meaning three or more years

delinquent that had structures, meaning homes in this case on them because we did know that we were running low within our Land Bank, but also that there's a strong community desire for these properties. We did do a bigger push to get less land more structures in. We will have a lot more structures at this sale than we've had in the last few.

The other thing that I would just jump on is part of the work that we're doing with SOAR and our Land Asset Management Team is trying to look at ways to feed the pipeline that we've set up with Chris' contractor pull. This next year, hopefully, we'll be formalizing a lot of that in a more specific way and also working with our vacancy registry on a program there to reach out to those folks who have actually registered to see what we can do to assist them with that property.

Mayor Alvey said okay, thank you for the presentation. Great work.

Action: For information only.

Executive Session – 7:40 p.m.

Mayor Alvey asked for a motion to recess into executive session to discuss pending litigation in the 9th floor conference room.

Commissioner McKiernan made a motion, seconded by Commissioner Bynum, to go into executive session until 8:10 p.m. to consult with our attorneys and to discuss, under the attorney/client privilege, confidential matters related to pending litigation, as permitted under the Kansas Open Meetings Act; and that staff designated by the County Administrator be present to participate in the discussion and that if there is no further business that we adjourn at the conclusion of the executive session. Roll call was taken and there were nine "Ayes," Townsend, McKiernan, Murguia, Johnson, Kane, Walters, Philbrook, Bynum, Burroughs.

Present for the executive session: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; Townsend, Commissioner First District; McKiernan, Commissioner Second District; Murguia, Commissioner Third District; Johnson, Commissioner Fourth District; Kane, Commissioner Fifth District; Walters, Commissioner Seventh District; Philbrook, Commissioner Eighth District; and Alvey, Mayor/CEO presiding. Staff present: Doug

Bach, County Administrator; Ken Moore, Chief Legal Counsel; Alan Howze, Assistant County Administrator; and Maureen Mahoney, Chief of Staff in Mayor's Office.

**MAYOR ALVEY ADJOURNED
THE MEETING AT 7:55 p.m.**

Carol Godsil
Deputy Unified Government Clerk

tpl

November 14, 2019

STATE OF KANSAS)
WYANDOTTE COUNTY)) SS
CITY OF KANSAS CITY, KS)

REGULAR SESSION
THURSDAY, NOVEMBER 21, 2019

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in regular session Thursday, November 21, 2019, with nine members present: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; Townsend, Commissioner First District; McKiernan, Commissioner Second District; Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Walters, Commissioner Seventh District; Philbrook, Commissioner Eighth District; and Alvey, Mayor/CEO, presiding. Murguia, Commissioner Third District; and Johnson, Commissioner Fourth District, were absent. The following officials were also in attendance: Doug Bach, County Administrator; Gordon Criswell, Melissa Sieben, Alan Howze, and Emerick Cross, Assistant County Administrators; Ken Moore, Chief Legal Counsel; Patrick Waters, Senior Attorney; James Bain and Susan Alig, Assistant Counsel; Katherine Carttar, Director of Economic Development; Kathleen VonAchen, Chief Financial Officer; Bridgette Cobbins, Unified Government Clerk; Lynn Melton, Assistant to the Mayor; Maureen Mahoney, Chief of Staff in Mayor's Office; and Captain James Bauer, Sergeant-at-Arms.

Mayor Alvey called the meeting to order.

ROLL CALL: Townsend, McKiernan, Kane, Markley, Walters, Philbrook, Bynum, Burroughs, Alvey.

INVOCATION was given by Reverend Cedric Rowan, First Baptist Church.

Mayor Alvey asked the Clerk if there were any revisions to tonight's agenda. **Bridgette Cobbins, UG Clerk,** said there are no revisions.

CONSENT AGENDA

Mayor Alvey asked does any member of the Commission, staff or citizen in attendance tonight wish to set-aside any item on tonight's Consent Agenda. You would need to step forward at this

time, state your name and city of residency for the record, and ask that that item be set-aside. If an item is not set-aside, all items on the Consent Agenda will be voted on by one vote.

Action: Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve the Consent Agenda. Roll call was taken on the motion and there were eight “Ayes,” Townsend, McKiernan, Kane, Markley, Walters, Philbrook, Bynum, Burroughs.

Item No. 1 – MINUTES

Synopsis: Minutes from special session of October 31, 2019.

Action: Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve. Roll call was taken and there were eight “Ayes,” Townsend, McKiernan, Kane, Markley, Walters, Philbrook, Bynum, Burroughs.

Item No. 2 – WEEKLY BUSINESS MATERIAL

Synopsis: Weekly business material dated November 14, 2019.

Action: Commissioner Kane made a motion, seconded by Commissioner McKiernan, to receive and file. Roll call was taken and there were eight “Ayes,” Townsend, McKiernan, Kane, Markley, Walters, Philbrook, Bynum, Burroughs.

PUBLIC HEARING AGENDA

Item No. 1 191060...PUBLIC HEARING/RESOLUTION: ISSUANCE OF IRBS FOR PQ CORPORATION

Synopsis: Continue public hearing to approve the resolution of intent to issue IRBs in the amount not to exceed \$100,000,000 for the benefit of PQ Corporation, submitted by Katherine Carttar, Director of Economic Development. An IRB application was submitted by PQ Corporation for property tax abatement and sales tax exemption for acquisition, construction, improvements and equipment for the industrial facility expansions located at 1700 Kansas Avenue. On October 28, 2019, the Economic Development and Finance Standing Committee, chaired by Commissioner

Burroughs, voted unanimously to approve and forward to full commission. This item was held over at the November 14, 2019, full commission meeting.

Mayor Alvey said next we have the continuation of a public hearing from November 7th to consider a resolution of intent to issue IRBs for PQ Corporation. Before we take public comments, I'll turn it over to Administrator Bach to introduce staff.

Doug Bach, County Administrator, said as noted, last week we gave a staff presentation on a proposed development expansion of a development in our community that's been here for over 100 years. We opened the public hearing at that time and had a few comments come from the public as well. Tonight, we would like to have staff come forward to give an abbreviated public hearing, or statement about what's going on with the project, and a little bit of information regarding the IRBs, then we'd suggest we continue the public hearing. With that, I'm going to recognize Stephanie Moore with our Economic Development Department for comments.

Stephanie Moore, Economic Development Department, said as was previously stated, this was held over from last week so you might remember this one. Here's a quick reminder of the project, it's an IRB.

Type	Project Totals	Impact
Capital Investment	\$100M	\$30M Building Construction \$69.9M Machinery & Equipment \$400K Land Acquisitions
Permanent Employment	17 New Jobs	Plant Employment Total of 174
Average Salary (Permanent Employment)	\$77K per year	Above County and MSA Average
Temporary Employment	259 Construction Jobs	

Here's just a quick slide on the overall project, number of employees, average salary, and construction jobs for temporary employment.

Tax Impact of Expansion Project

Overview	Tax Impact
Average New Taxes Per Year During Years 1-10	\$323,337
Projected Annual Tax after Abatement (Year 11)	\$1,467,752

This slide talks about after year 10, what those taxes will look like. That first one is the average new taxes. That's just for the city of Kansas City, Kansas. The lower number is the overall number for all taxing jurisdictions, and I'll get to that slide.

COMMENTS SPECIFIC TO THIS PROJECT:

The overall costs and benefits for each taxing entity are:

Taxing Entity	Benefit to Cost Ratio	Average Return on Investment
City of Kansas City	3.07	21%
Wyandotte County	1.41	4%
Kansas City USD 500	1.80	8%
KC Community College	1.36	4%
Wyandotte Co. Library	1.35	3%
State of Kansas	5.87	49%

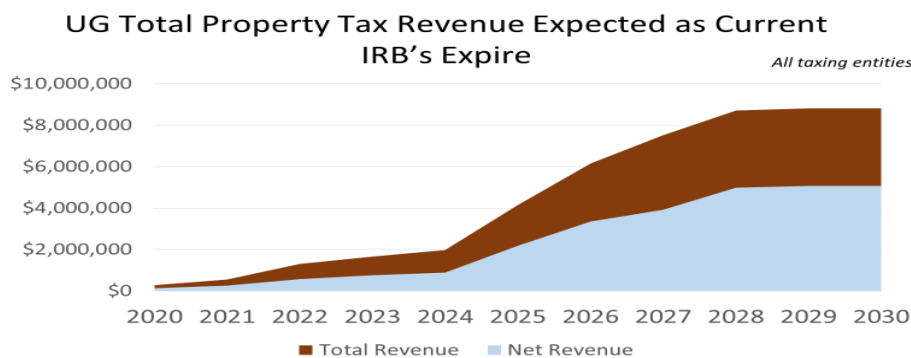
All of the governing entities have a benefit to cost ratio in excess of the desired 1.3. This report is based on the assumption that the Unified Government will approve a 75% property tax abatement on the new construction. The firm indicates that it will pay an average salary for the new jobs that is 146% of the average wage in the Kansas City, Kansas MSA. We used a multiplier of 1.46 applied to the average per capita retail spending to arrive at the total retail spending and local sales tax revenues generated by the new employees.

This is from the cost benefit analysis. The person who conducted this told us our numbers and our average return of investments are really good and you don't see these types of ratios. That's a positive project on the return on investment portion of that.



This is the slide that breaks down all those taxes over 10 years. We're still getting that amount of property taxes. That's a slide we did not include last time, but it's a part of our cost benefit analysis.

Now I'll turn it over to Kathleen VonAchen for the brief overview of what an IRB is.



Kathleen VonAchen, Chief Financial Officer, said about six months ago, we did a presentation to the Economic Development and Finance Committee on looking at all our IRBs and how would the revenue look into the future once the IRB aggrievance starts to expire. As you know, most of the IRBs, if not all, the agreements are for 10 years. This is a graphic demonstration of our revenues. As those IRBs expire, that graph line grows.

IRB PROJECTS – REAL PROPERTY TAX IMPACT

Larger IRB PILOT Payments and When Come on Tax Roll

Project	Last Scheduled IRB Payment / End Year	Amount of Abated Taxes Added to Tax Roll
Amazon	2027	\$879,583
General Motors	2024	\$576,307
Associated Wholesale Grocers	2024	\$405,208
NPIF2 Kansas Ave (commercial bldg., 51st & Kansas Ave.)	2026	\$263,009
Premier Investments (Industrial bldg. in Armourdale)	2025	\$247,466

*** Based on last scheduled IRB payment**

Some of the commissioners asked what were some of the businesses where the agreements were expiring in the future, five or so years. These are the major ones. Amazon, their agreement would be expiring in 2027 and at that time, then the amount of tax, the amount of abated taxes that would be added to the tax roll is \$880,000. General Motors, in 2024, be \$576,000. Associated Wholesale Grocers would be \$405,000 in 2024. Then there's a couple of others that are fairly large, 2026 and 2025.

Mr. Bach said we'd recommend we continue the public hearing.

Mayor Alvey opened the public hearing asked is there anyone present that would like to speak in favor of this proposal. No one appeared in favor.

Mayor Alvey asked is there anyone that would like to speak in opposition.

Janice Witt, Kansas City, KS, said my only issue with the PQ Corporation is that there are no built-in benefits for the people of this community. I have a question regarding the last time those companies that were listed, it's not this slide it's the slide before. When was the last time they had IRBs? **Mr. Bach** said I'm not sure when the start date was. **Ms. Witt** asked how many IRBs have they had leading up to this one. **Mr. Bach** said the start date would be probably 10 years prior to the date you see them coming off the tax role. Like one of them was listed as 2025, so that would have been 2015.

Ms. Witt said I looked on EMMA. I went and looked to find out when these start and when they end, the sunrise, sunset. Some of these are repeat IRBs. I know we talked about that last time. You said that if they are bigger, if they grow, then they could get another IRB. So my question is, how do we ensure that we get this money that Ms. VonAchen was just talking about, which feels great? If we get that, that's wonderful; but if they get another IRB, then that's 20, 30, 40 years that we don't have taxes coming from that business.

Mayor Alvey said no, that's incorrect. What we're saying is, when they come and they build, they get an IRB to do that specific build, that specific project. That's what's happened with Zeolyst here. They did a project; they got an IRB on that. That project is now paid off and has started to generate taxes, bring the taxes in. This is an additional expansion so more jobs, more income to the city so it's an additional specific project. They just don't keep rotating through the same IRBs.

Ms. Witt said so it's a different project that they get an abatement on. **Mayor Alvey** said correct. **Ms. Witt** said once again, we end up with back to back abatements. Even if it's not on the same project with the same company. **Mayor Alvey** said it's possible, yes.

Ms. Witt said having said that, this is our charter ordinance, this is our consolidation report, the plan. I believe with everything in me, as do many of the community that Doug Bach has done an absolute irreverent job of managing our funds. **Mayor Alvey** said this is not...**Ms. Witt** said I, as a citizen, have one minute. **Mayor Alvey** said you are out of line. **Ms. Witt** said I would request that Doug Bach be removed, that he be terminated during the, what do we call, the evaluation. Mr. Alvey, if you are unwilling to ensure that that happens, according to our consolidation, we have a right to demand that that happen.

So, God bless you and by the way and, Mr. Alvey, this conversation was requested to be had in your office, but you refused to meet with me. **Mayor Alvey** said no, no, no. **Ms. Witt** said so, nope, that's what it was.

Mayor Alvey said to be clear, you called and asked for an appointment. We called you back. You did not respond to the call. As I said before, I will not meet with you in private because when I had a private conversation with you on the phone, you lied about me in public and imputed my character, and that's why we will not meet.

Mayor Alvey asked would anybody else like to speak in opposition.

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Tscher Manck, Kansas City, KS, said I just have a question. Last time we were here, it wasn't these two ladies, but it was the other committee lady who said that for the first 10 years, the property would go in the name of the UG. Per BPU's Board, they said that whatever is in the name of the UG, does not pay a BPU bill. I'm asking that on this project, if this project is going in the UG's name for 10 years, will they also be exempt from BPU, because we're not? **Mr. Bach** said no, they're not exempt from utilities, paying those expenses.

Mayor Alvey asked anyone else like to speak in opposition. Seeing none, I'll close the public hearing. Any comments or questions from the Commission?

Commissioner McKiernan said I'd like to thank the folks from PQ Corporation for investing in our community for the last 105 years. The concerns that have been expressed about economic incentives, to promote growth and development in a community, those are not unique to Kansas City, Kansas. Those same concerns are being voiced in communities across this country. In a perfect world, every company that does an expansion, every company that does a new build would get no incentives to do that, but that's not the world we live in.

I am happy that PQ Corporation has been in our community for 105 years. I am happy that PQ Corporation employs, now going to close in on 200 people, at excellent salaries to do their work. I am glad that PQ Corporation represents Kansas City, Kansas, and Armourdale by shipping their marvelous product worldwide.

Even though they are still getting an incentive, that is, they're getting an abatement of the tax on the incremental value, so they're only getting a rebate of the value they add. What their current value is is still taxed as it always has been. If you want to go out on landsweb and look up their parcels, it's impressive how much taxes they have paid overtime. They are going to get a bit of a rebate on the value they add, but from day one of that addition, they will pay more cash into our general fund that we can use to improve the provision of city and county services to the people of Wyandotte County and Kansas City, Kansas. For all of those reasons, my appreciation for what they've done, the fact that they are expanding and have been great partners for us, I move to approve as submitted.

Action: **RESOLUTION NO. R-68-19**, "A resolution determining the intent of the Unified Government of Wyandotte County/Kansas City, Kansas, to issue it's industrial

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revenue bonds in the amount not to exceed \$100,000,000 to finance the costs of acquiring, constructing and equipping an industrial facility for the benefit of PQ Corporation and its successors or assigns.” **Commissioner McKiernan made a motion, seconded by Commissioner Burroughs, to adopt the resolution.** Roll call was taken and there were eight “Ayes,” Townsend, McKiernan, Kane, Markley, Walters, Philbrook, Bynum, Burroughs.

ADMINISTRATOR’S AGENDA

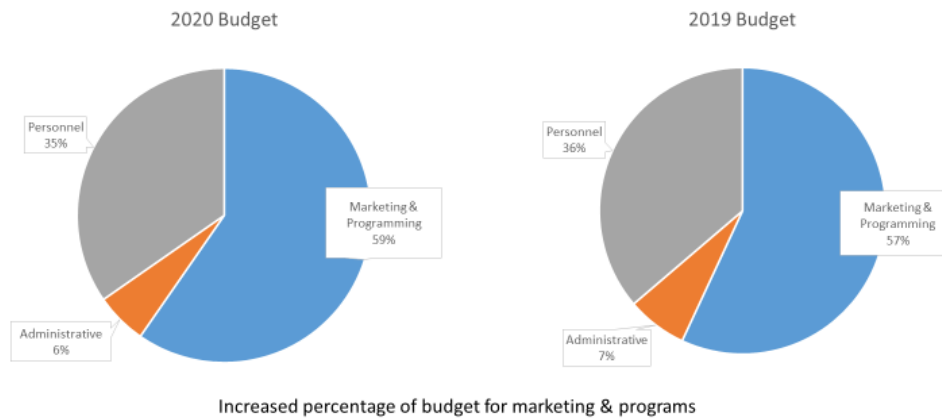
Item No. 1 – 191059...PRESENTATION/RESOLUTION: CONVENTION AND VISITORS BUREAU'S 2020 BUDGET AND MARKETING PLAN

Synopsis: Presentation of the 2020 Convention and Visitors Bureau's (CVB) Budget and Marketing Plan, and request adoption of a resolution approving the budget and marketing plan.

Doug Bach, County Administrator, said per our agreement with the Convention and Visitors Bureau, they are required to come forward annually and submit their budget. They do have a board to which we have four members that are members of that. That board does go through and evaluate and approve that budget. They have that to bring forward this evening. I will recognize our new Director of Convention and Visitors Bureau Alan Carr to come forward and make presentation.

Alan Carr, KCK Convention & Visitors Bureau, said I want to thank you for continuing to invest in tourism as a form as economic development for Kansas City, Kansas. The budget that we’ve put together for 2020 reflects the new strategic plan that the board of directors developed in 2018, as well as some of the priorities that I was able to present during the hiring process when I was brought on just seven weeks ago.

Budget Breakdown



I believe you have that full budget in front of you, but to just give you a few of the highlights.

One of the things that we want to continue to do in our budget is keep our administrative cost low and 2020 would represent about 6% of our total spending, while adding to our programming to market and sell Kansas City, Kansas, as a tourism destination, that would represent 59% of our total budget. We also would have 35% of our budget in personnel, those people that are out working to market and sell the community.

Changes in 2020 Expenditures

Marketing and Program Expense Increase	123,420
Operational Expense Increase	4,540
Personnel Expense Increase	92,211
Total Expense Increase	220,171
Event Opportunity Fund	100,000
Total Potential Expense Increase	320,171

A few of the things that I would like to highlight, some of the areas where we are looking to add some new initiatives for 2020. Under marketing and programs, we're going to be launching a new program to promote neighborhoods. We know that it's really important for visitors to have experiences and we know that our neighborhoods here are one of the great ways that we can have visitors experience Kansas City, Kansas. We're looking to create some theme trails and tours that will highlight the food, the culture, the history and the architecture in some of our neighborhoods. This will be a new initiative we'll be launching early next year. We're looking to develop probably two of these trails or tours each year, with continuing those in subsequent years.

We also want to make sure that we're able to tell the story of who we are as a destination. I think that's something that is really important as we continue to grow as a destination. We'll be investing in some research in creative and brand development to make sure that we can tell the story to make visitors most interested in coming to Kansas City, Kansas.

We also continue to invest in digital tools. We've put a lot of our marketing focus on digital. We'll be looking to redesign our website in 2020. The website is now over four years old.

On the personnel side, we have increased cost there as we are looking to add new personnel to take on some of these new tasks in our organization. This budget includes adding one new staff person, as well as bringing another position that's been filled on some temporary and contract basis back in-house.

Then on the sales side. We really want to continue investing in selling Kansas City, Kansas, for groups and for sports and amateur sports events and meetings. One of the new allocations that we've been able to work out is an event opportunity fund. This would be a fund that would give us the opportunity to bid for large major events and bring them to Kansas City, Kansas. This is something that we've noted that in the past, we've lost out to other communities that have these funds available, and we have events that we were not able to secure that were interested in coming here, simply because they went somewhere else. One, there was a soccer tournament that we should be hosting over Thanksgiving that would've brought about 1,500 hotel rooms to the community and 20 teams over a period where hotels are typically not as full, but we were outbid by a city in Florida; and so they're going to be in Florida for the next two years, but we hope that we will be able to bring those back in the future.

Tourism Event Opportunity Fund

- New allocation from of \$100,000 for an Event Opportunity Fund.
- This allocation can be used to bring in new events to Kansas City, Kansas.
- Funds require KCK CVB board approval.
- If the entire amount is not committed in 2020, the funding for the following year will replenish up to the original \$100,000.

Evaluate opportunities on Two Key Criteria:

- Economic Impact
- Community Impact

These funds can only be used for events. Any money that is not used to bring events would not be allocated for other purposes. Our board of directors would have to approve any allocation of these funds based on some criteria we've put together to measure the economic impact they would have on the community in terms of hotel nights and spending, as well as the opportunity it brings to the

community in terms of adding attractiveness for future events, publicity, opportunities, the time of year it's needed, etcetera.

That's just a few of the highlights of the budget. I would be happy to answer any questions that you have.

Mayor Alvey asked any questions or comments from the Commission. There were none.

Mayor Alvey said I really like the idea of the historical cultural tour. I think that's a great idea to bring people into other parts of the city that are overlooked. I think it'll help spark interest to those who might want to develop as well. It's a good move.

Commissioner Bynum said I just wanted to echo down. I like that idea as well. We can market all of Wyandotte County. I really appreciate the effort in doing that and second, I just wanted to say welcome. We're happy to have you.

Action: **RESOLUTION R-69-19**, "A resolution adopting the 2020 CVB Budget and Marketing Plan whereas, the Unified Government of Wyandotte County, Kansas and the Kansas City, Kansas Convention & Visitors Bureaus, Inc. entered into that certain agreement dated January 1, 2017." **Commissioner McKiernan made a motion, seconded by Commissioner Bynum, to adopt the resolution.** Roll call was taken and there were eight "Ayes," Townsend, McKiernan, Kane, Markley, Walters, Philbrook, Bynum, Burroughs.

Executive Session – 7:20 p.m.

Mayor Alvey said I will entertain a motion to go into executive session to discuss personnel matters.

Commissioner McKiernan made a motion, seconded by Commissioner Markley, that the Commission go into executive session until 8:20 p.m. to allow the Commission to discuss the job performance of the County Administrator, which is a private personnel matter related to a specific non-elected employee, as permitted by the Kansas Open Meetings Act; and if there is no business following, that we adjourn at the conclusion of the executive session. Roll

call was taken and there were eight “Ayes,” Townsend, McKiernan, Kane, Markley, Walters, Philbrook, Bynum, Burroughs.

Present for the executive session: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; Townsend, Commissioner First District; McKiernan, Commissioner Second District; Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Walters, Commissioner Seventh District; Philbrook, Commissioner Eighth District; and Mayor Alvey, Mayor/CEO; presiding. Staff present: Doug Bach, County Administrator.

**MAYOR ALVEY
ADJOURNED THE MEETING AT 7:55 P.M.
November 21, 2019**

Bridgette D. Cobbins
Unified Government Clerk

mbb

November 21, 2019

STATE OF KANSAS)
WYANDOTTE COUNTY)) SS
CITY OF KANSAS CITY, KS)

**PLANNING & ZONING AND
REGULAR SESSION
DECEMBER 5, 2019**

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in regular session Thursday, December 5, 2019, with ten members present: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; Townsend, Commissioner First District; McKiernan, Commissioner Second District; Murguia, Commissioner Third District (left at 7:57 p.m.); Johnson, Commissioner Fourth District; Markley, Commissioner Sixth District; Walters, Commissioner Seventh District; Philbrook, Commissioner Eighth District; and Alvey, Mayor/CEO, presiding. Kane, Commissioner Fifth District, was absent. The following officials were also in attendance: Doug Bach, County Administrator; Melissa Sieben and Alan Howze, Assistant County Administrators; Ken Moore, Chief Legal Counsel; Bridgette Cobbins, UG Clerk; Robin Richardson, Director of Planning; Byron Toy, Lead Planner; Janet Parker, Administrative Assistant; Kim Portillo, Planner; Alley Porter, Commission Liaison; Kathleen VonAchen, Chief Financial Officer; Mike Taylor, Public Relations Director; Katherine Carttar, Director of Economic Development; Maureen Mahoney, Chief of Staff in Mayor's Office; and Captain Ronald Schumaker, Sergeant-at-Arms.

MAYOR ALVEY called the meeting to order.

ROLL CALL: Townsend, McKiernan, Murguia, Johnson, Markley, Walters, Philbrook, Bynum, Burroughs, Alvey.

INVOCATION was given by Reverend Bryan W. Mann, Bethel Seventh Day Adventist Church.

MAYOR ALVEY asked the Clerk if there are any revisions to tonight's agenda. **Bridgette Cobbins, UG Clerk**, said there are no revisions.

Mayor Alvey said tonight we have two distinct parts to our meeting. The Planning and Zoning portion will be handled first followed by the regular commission meeting. I'll ask the Clerk to

read the statement required by state law governing the Planning and Zoning portion of our meeting followed by the items on the Planning and Zoning Consent Agenda.

PLANNING AND ZONING CONSENT AGENDA

Bridgette Cobbins, UG Clerk, read the statement, required by law, governing the Planning and Zoning portion of the meeting and the items on the Planning and Zoning Consent Agenda.

Ms. Cobbins asked if any member of the Commission wished to disclose any contact with proponents or opponents on any items on the Planning and Zoning Agenda. **Commissioner McKiernan** said I've had contact with opponents of #SP-2019-106. **Mayor Alvey** said I've also been contacted by opponents of #SP-2019-106.

Mayor Alvey said others, seeing none.

Ms. Cobbins read the items on the Planning and Zoning Consent Agenda.

Mayor Alvey asked does any member of the Commission, County Administrator or anyone in attendance tonight wish to set-aside any item on the Planning and Zoning Consent Agenda? If an item is not set-aside, all items on the Planning and Zoning Consent Agenda will be voted on by one vote to follow the recommendation of the Planning Commission.

Leo Eilts, 506 N. 4th St, KCK, said I would like to ask that Item B-4 be pulled for further consideration. **Mayor Alvey** asked which number. **Mr. Eilts** said Item B-4. **Mayor Alvey** said 2019-106 I suppose.

Dana Bye, Northridge at Piper Estates, said we would request that Item A-3 be set aside.

Tscher Manck said I'm not quite sure if this is on the Consent Agenda but the ordinance for 3605 Bell Crossing for it to be an agricultural area. **Mayor Alvey** said that is on the Consent Agenda. **Ms. Manck** said I'd like to have that set aside. **Mayor Alvey** asked what was that again. **Ms.**

Manck said B-2. **Mayor Alvey** asked do you have that Bridgette. Thank you. **Commissioner Bynum** said D-2.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve the Planning and Zoning Consent Agenda, excluding the set-asides.** Roll call was taken on the motion and there were nine “Ayes,” McKiernan, Murguia, Johnson, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

CHANGE OF ZONE APPLICATIONS

ITEM NO. 1 – 191077...CHANGE OF ZONE APPLICATION #3207 – ERIC SCHEELE WITH KC PROPERTY GUYS LLC.

Synopsis: Change of zone from R-1 Single Family District to R-2 Two Family District for an existing duplex at 1815 North 78th Street, submitted by Robin Richardson, Director of Planning. The applicant wants to rezone the property at 1815 – 1817 North 78th Street to sale the property which was being used as a duplex and correct the zoning of the property to reflect the use. The Planning Commission voted 5 to 0 to recommend approval of Change of Zone Application #3207, subject to:

Urban Planning and Land Use Comments:

1. Subject to approval, a \$50 ordinance publication fee shall be submitted to the Urban Planning and Land Use Department immediately following the Unified Government Board of Commissioners meeting.
2. The structure was built in 1965 and this portion of the county was annexed into the city in 1966. The 1977 Polk’s Kansas City Directory lists two occupants and two phone numbers for 1815 – 1817 North 78th Street. A rental license was issued in 1996 and continued with different owners until 2016.
3. Subject to approval, if rented, a rental license from Rental Licensing shall be obtained for the two dwelling units.

Public Works Comments: none.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve Change of Zone Application #3207, subject to the stipulations.** Roll call was taken on the motion and there were nine “Ayes,”

McKiernan, Murguia, Johnson, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

ITEM NO. 2 – 191078...CHANGE OF ZONE APPLICATION #3208 – SCOTT CONFER WITH PHELPS ENGINEERING

Synopsis: Change of zone from A-G Agriculture (WYCO) and R-1A (WYCO) Residential Districts to A-G Agriculture (City) District to divide the lot and build an additional house at 12525 Leavenworth Road, submitted by Robin Richardson, Director of Planning. This is in conjunction with a variance for lot frontage and depth. The applicant is proposing to split one parcel into two to allow a second home to be built. The change of zone will apply to the newly created Tract 2. The Planning Commission voted 5 to 0 to recommend approval of Change of Zone Application #3208, subject to:

Urban Planning and Land Use Comments:

1. Approval of this application is dependent on approval of the concurrent Board of Zoning Appeals Application #2351 for reduced frontage and lot depth requirements. If the variance is denied, this application cannot be approved. (Appeal was approved.)
Applicant Response: Ok.
2. Subject to approval, a \$50 ordinance publication fee must be paid to the Department of Urban Planning and Land Use.
Applicant Response: Ok.
3. Proposed drive entrances and curb cuts must be approved by Public Works Department prior to construction.
Applicant Response: Ok.
4. New residential construction must meet the following setbacks as set forth in Sec. 27-452 Agriculture District
 - a. Front yard: Not less than 50 feet
 - b. Side yard: Not less than 20 feet
 - c. Rear yard: Not less than 50 feet*Applicant Response:* Ok.
5. Submit photos of existing area and structures
Applicant Response: Attached. No structures exist on the property. It is currently pasture and hay ground.

Public Works Comments:

1. Items that require plan revision or additional documentation before engineering can recommend approval: none.
2. Items that are conditions of approval (stipulations): Construction plans shall meet UG standards and criteria and shall be reviewed and approved by UG prior to construction permit acquisition.

3. Comments that are not critical to engineering's recommendations for this specific submittal but may be helpful in preparing future documents: none.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve Change of Zone Application #3208, subject to the stipulations. Roll call was taken on the motion and there were nine "Ayes," McKiernan, Murguia, Johnson, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

ITEM NO. 3 – 191079...CHANGE OF ZONE APPLICATION #3209 – MATT SCHLICHT WITH ENGINEERING SOLUTIONS

Synopsis: Change of zone from RP-1 Planned Single-Family District to R-1 Single Family District to revise the previously approved plan in order to better identify and modify the site amenities for West Ridge Estates at 4401 North 115th Street, submitted by Robin Richardson, Director of Planning. The applicant has applied for a change of zone to amend a previously approved stipulation for the site amenity from walking trails to a 5,000 square foot picnic area with two tables, one shelter and one barbeque grill/pit and plat eleven single family lots for Phase 1 on 60.57 acres; the total acreage is 163.3 acres. The Planning Commission voted 5 to 0 to recommend approval of Change of Zone Application #3202, subject to:

Urban Planning and Land Use Comments:

1. Subject to approval, a \$50 ordinance publication fee shall be submitted to the Urban Planning and Land Use Department immediately following the Unified Government Board of Commissioners meeting.
2. Subject to approval, the development amenity shall be built during the beginning of construction Phase 1, not at the end when the last home in Phase 1 is constructed.
3. Subject to approval, the existing built public street, North 112th Street shall be the public (resident) connection to the development amenity. A path shall be constructed to connect the site amenity to the public right-of-way, south of Lot 23. The cul-de-sac in front of Lot 23 shall be constructed ultimately providing access directly to the site amenity north of Lot 23. The phasing schedule shall be as follows:
 - Phase 1 Lots 1 – 11
 - Phase 2 Lots 12 – 17
 - Phase 3 Lots 18 – 23 and with Phase 3 the public roadways/cul-de-sacs will be constructed

4. How will a resident access common space in Tract A if the access point is a non-constructed Wingfoot Drive? To get access, people will need to cross private property via Piper Estates Replat, which is not associated with this plat.

Applicant Response: The connection to the non-constructed Wingfoot Drive was a result of a previous request that all lots have direct access to the common area and was not intended as an access point. Access is from a 65' access point onto 112th Street, south of Lot 23

Staff Response: North 112th Street exists and does not need to be constructed to physically connect the site amenity to the public right-of-way.

5. Please explain the request to amend the change of zone stipulation regarding the approved walking trails.

Applicant Response: The developer is requesting to modify the previously approved amenity because the walking trails being requested by the UG staff are not in keeping with the natural use of the common area and would cause a significant reduction in the amount of trees, existing characteristics and overall feel of the existing natural element of the 40 acre common space. The developer had intended a more natural trail along a windier path that would have been minimally invasive to the existing character of the common area.

6. The plat indicates nature trails will be constructed within Tract A. Are these trails going to be cut and maintained by the HOA?

Applicant Response: These trails will not be maintained by the HOA but will be constructed and maintained by the individual homeowner's as they will use them. Because this is not part of the proposed site amenity, if the UG staff would prefer, we can remove this note and let the future residents know this is acceptable to utilize the common area in this fashion.

Staff Response: The trail is an additional amenity to the development that should not be omitted.

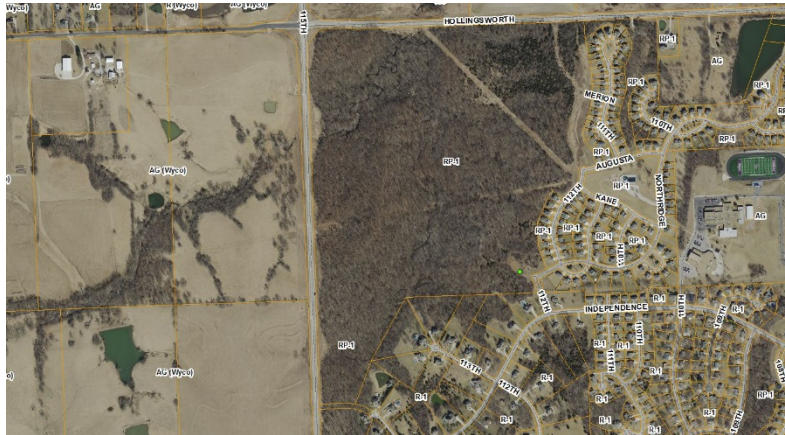
7. Stipulations from the previous rezoning shall not be modified. The only stipulation to be discussed is the change in site amenity.

Applicant Response: See below.

- a. The lot have been increased to all be 300 feet and 5-acre minimum.
 - b. The lot lines have been updated per staff's request.
 - c. Updated the preliminary and final plat to provide a 65' wide access along the south side of Lot 23. Lot 23 will be constructed in Phase 2, but the public right-of-way is existing, and Tract A will be platted in Phase 1.
 - d. CC&R's have been provided for review.
 - e. Name of the proposed development is West Ridge Estates.
 - f. Tree preservation of at least half the area and then at final plat show what is larger than that (50%), they can preserve on each lot and record that.
 - g. Repair any damage that occurs to adjacent property owners, curbs, sidewalks and utilities.
 - h. A grading permit shall be issued by the Building Inspection Department during the Development Review Committee review process (DRC) prior to earthen material being brought onto the site.
8. This plat approves Lots 1-11.
 9. The CFCRs will address ad-hoc trail building in the open space.
 10. A grass or mulch path to the amenity is acceptable.
 11. The amenity as proposed is acceptable.

Public Works Comments:

1. Items that require plan revision or additional documentation before engineering can recommend approval: none.
2. Items that are conditions of approval (stipulations):
 - a. The County Surveyor makes separate technical review of the plat and submits comments directly to the preparer of the plat.
 - b. Construction plans shall meet UG standards and criteria and shall be reviewed and approved by UG prior to construction permit acquisition.
3. Comments that are not critical to engineering's recommendations for this specific submittal but may be helpful in preparing future documents: none.



Robin Richardson, Director of Planning, said the proposal before you comes about, the original amenity in this development was to be a trail system and our regulations require those trails to be paved trails and they didn't want to do that. They have proposed to have a picnic shelter, some picnic tables and a barbeque, and then allow the neighbors within the 40 acres of open space to have more of meandering ad hoc trail system that they could use at their pleasure, walk from their houses over to the point where the amenity would be. If you look on your screen right here there's a street stub right there which could accommodate three or four parking places. The first phase of this development has 11 or 12 houses in it and the Planning Commission has recommended approval. I believe Mr. Schlicht is here to discuss the proposal as well.

Mr. Schlicht, Engineering Solutions, 50 SE 30th St., Lee's Summit, MO, said yes, as Rob said, this is a 23 lot, large lot subdivision. All lots will be 5 acres and it has a large common space on the interior core area. Essentially, about a year ago we brought this project forward where we were going to use some trails and some other things kind of meandering through that common space. Through some discussion with staff we feel like there's a different site amenity that we propose now that meets the criteria of what's required in the Piper Overlay District, which is a shelter, a

couple picnic tables, a barbeque pit area and then, as Rob said, all the residents will have the opportunity to kind of meander through the trails and use that same common area for whatever they like. The whole intention idea is someone could own five acres but still have use of 40+ acres for their rural spite.

Mayor Alvey opened the public hearing. Is there anyone that would like to speak in favor #3209? There were none.

Mayor Alvey asked if any was not in favor.

Dana Bye, Northridge at Piper Estates Homes Association, said we're not opposed of the development. We are opposed to the requirement of the developer to have to build the amenity in Phase 1 and not have to build the infrastructure to allow for the off-street parking for the amenity. The option as it stands is to have him build the amenity when he is building the lots that will be along 115th & Hollingsworth Road, those 11 lots, and they're going to build the amenity, which happens to be at the intersection of our south entrance at our subdivision. It's a very narrow entrance. We have one way in and one way out with a monument island. Right now, they have been dumping like construction material or something, they've been driving back and forth and we have a considerable amount of mud that's been drug out onto the street.

My concern, the last time I was here was saying, if you're going to require him to build the amenity in Phase 1, you should require him to build the infrastructure that could facilitate the parking for that amenity, because I don't feel like our entrance is the proper place for this subdivision to utilize parking to access their amenity.

They said that they felt like there was adequate parking space up there. I have gotten with the fire marshal. It is my understanding that they would request parking would at least be restricted to at least one side of the street. I do have pictures of the mud as it stands right now that we have. If they're not going to require that the cul-de-sac be built while the amenity is being built, if someone can address the erosion issues that we're having with the mud being drug out onto the street. If they're going to allow them to put down gravel for these people to park or at least do something to keep the mud from being drug out onto the street.

Mayor Alvey asked is there anyone else that would like to speak in opposition. There were none.

Mayor Alvey closed the public hearing. Would the petitioner like to make any closing comments or, Rob, would you like to? **Mr. Richardson** said this is a little bit of a blowup of what the actual plat is.



Here's their site amenity, the picnic shelter. Here's the street that comes in and turns to go into Northridge. I'll show you where this is. As you can see, here's the entrance to the subdivision. Here's the monument that's divided. This area right here where the street stubs out is adequate for probably three, maybe four cars. I haven't heard anything from the fire marshal but we can certainly limit any other parking to one side of the street.

I'll contact Public Works tomorrow and have them look into the mud issue. I don't know why that exist there. Once they build the amenity back here and they're just walking across the grass, I don't think there should be any more mud issues. I'm not sure what's causing that or what the dumping is about but we can take care of that administratively. In the meantime, the Planning Commission has recommended approval as it's presented to you.

Mayor Alvey asked does any member of the Commission have any questions or comments.

Commissioner Bynum said the development is to the west side of the screen correct; the proposed new housing. **Mr. Richardson** said there's three phases of this. The first phase will be 11 or 12 houses along 115th Street. The second phase will be the homes along Hollingsworth and the third

phase will be where they built the new little street stubs, here and up here and put the lots adjacent to those. They are all three acre lots.

Commissioner Bynum said the first phase is along 115th. **Mr. Richardson** said correct. **Commissioner Bynum** said and yet we're requiring this amenity be built in Phase 1. **Mr. Richardson** said we're requiring it to be built in Phase 1 but these are all 3 acre lots along here and there's 40 acres of open space in here and they'll have trails that come from the back of these houses over to the amenity. **Commissioner Bynum** said so some of them could use the trails to go to the amenity, some are going to drive. **Mr. Richardson** said correct. They could just walk through the woods. **Commissioner Bynum** said and the issue that's being brought up is for those that drive, there's not adequate parking at the site of the amenity. **Mr. Richardson** said right, correct. Right here. **Commissioner Bynum** asked is there a temporary fix for that while we—**Mr. Richardson** said well, this is a public street and you know there's a stub here. The stub right here is about the depth of a parking space. I think that for 12 houses, three or four spaces is completely adequate for people. I mean subdivision amenities don't get used that often by that many people. There's only 12 houses and it seems like as an interim we could make use of this. If you want to do it differently that's up to you all but it—**Commissioner Bynum** said I'm just wondering if there's any sort of in between. **Mr. Richardson** said well, eventually they're going to build a street in here with a cul-de-sac and have other lots that adjoin that as well but that will be in Phase 3.

Commissioner Bynum asked a timeline on Phase 3, do we know? **Mr. Richardson** said you have to ask Mr. Schlicht. **Commissioner Bynum** asked sir, do you have a timeline? I guess my question is, for how long do think that you'd be building Phase 1 along with the amenity that's required to go with it and have that be all that exist of your development. What would that length of time look like to you? **Mr. Schlicht** said, you know it's tough to guess. I mean with our hope of Phase 1, we'll have 11 lots online and then Phase 2 which will be on the north of Hollingsworth side, we'll add another 6 lots. If you assume the assumption of 4 or 5 lots maybe per year, you're talking 3 years before we get to building that cul-de-sac, it'd be my guess. **Commissioner Bynum** said it could be 3 years in this condition.

Mr. Schlicht said and like Rob said, you know our belief with that amenity would be it's a person that's going to take their backpack, hike with their kids down through the trails, stop at the shelter and then walk back home. I'm just feeling like it would be unlikely that someone would leave their house on 115th Street, drive a half mile up to Hollingsworth and back and around to park their car to do that. I think they'd pick some other place along the way. This I think, truly would be used for more of a pedestrian way when you know—the whole idea of this group is if you're going to own 5 acres that you have rights to 40 of it. I have four boys; we would meander through that woods all day long. I think that's what'll happen. I just don't see that many people parking cars up here, our reasoning. **Commissioner Bynum** said thanks.

Commissioner Bynum said I would just say if we can address the current mud issue as you suggest with contacting Public Works tomorrow and check on the issue that Ms. Bye brought up with the fire marshal. **Mr. Richardson** said we can do that. **Commissioner Bynum** said I don't know how to include those kinds of items as stipulations in an approval. **Mr. Richardson** said I can work that administratively. I don't know that they need to be a stipulation. I can take care of those. I mean that's part of—we can put the no parking signs on the street. We can have the mud cleared from the street. We don't need a stipulation for that.

Action: **Commissioner Bynum made a motion to approve.**

Commissioner Philbrook said I'm glad I had a chance to think about this for a minute because the more questions Commissioner Bynum asked, the more things came to my mind about this. We're making a lot of assumptions here and that is, is that only the people that live in the new houses are going to use that facility. That's open to anybody to get into. It's not like it's limited. Right? **Mr. Richardson** said it's a private amenity to the folks in that subdivision but you're right. I could drive over there and use it if I wanted to. **Commissioner Philbrook** said really. Right, exactly. Let's get real about this. With the reality of it in mind and them putting it way down there and I can understand what they're thinking. There's no guarantees when that Phase 3 is actually going to happen. There's no certainty in this life. You don't know how fast you can sell the other lots and when Phase 3 is going to be here. It could be 3 years out. It could be 20 years

out. I think we need to look at this, if it's going to be in Phase 1 to make it work for everybody if we're going to enforce it being in Phase 1.

Mayor Alvey said we do have a motion for approval. We did not have a second because there was a question. **Commissioner Bynum** said, Mayor, I'm good with you know continuing to seek a resolution and I can pull my motion if that's required.

Commissioner Burroughs asked do we know where the mud is coming from specifically. Is it a recurring issue after a rain or can vehicles drive down over that cul-de-sac lift and drive down to the area and we're witnessing some of that and they're carrying the mud into the streets? Do we know? **Ms. Bye** said you can see the tracks that go back and it's used for like dumping of construction materials or big trucks are going back there. I don't live on that street. I live towards the front. Commissioner Kane actually lives down from that street, and trucks are seen on a fairly regular basis over the course of time dumping stuff back there. It's not intentional, obviously, and it's his land. If he's allowed to dump construction material on it then that's his right. It's just that it's done enough that the mud is coming out. I didn't understand why—we have complained about the mud before. I know that gravel is frowned upon. I get that, but I have a problem with requiring him to build it in Phase 1 and not requiring the infrastructure at the same time.

There are many other subdivisions in the Piper area that are well past their first phase that do not have amenities built. I am not a fan of Mr. Higgin. That is not a secret. I'm not here advocating for him to not have to do his job, but it seems crazy to me that all of a sudden, we're going to say in Phase 1, you're going to build this amenity when Freeman Farms doesn't have a structural amenity. The Colony at Piper Lake doesn't have an amenity. Conner Creek doesn't have an amenity. Those places don't have structural amenities at this time. They are past their first phase. The fact that this is a 23-lot subdivision, which is a stretch in itself, it seems a lot to require the developer to do that in Phase 1.

Let him wait until Phase 3. He's got time to build those other houses, build up the HOA then they can build their little picnic hut or whatever it is. At that time, they'll have time to have that cul-de-sac built because that's when those two—there are two residential lots, 5 acres, and then the common area is basically platted for in between there. Then 200 feet off of the cul-de-

sac is where the cabana is slated to be. I don't think there's a necessity for that to be built within Phase 1. I think that would take away the issue if we didn't require it to be built within Phase 1.

Mr. Richardson said those subdivisions you mentioned were done before the master plan that requires them to be built in Phase 1. We have enumerable complaints from those subdivision owners about the developers not building the amenities they were promised. That's why that's a Phase 1 requirement. **Ms. Bye** said I fully understand that, but—**Mayor Alvey** said, Dana, the question was, what was the dirt and the mud.

Commissioner Burroughs said, Mayor, I might propose that we send Public Works out to determine where the mud may be coming from to determine if it's going to be a continuing issue. What I find a little concerning is if there's going to continue to be mud, we're going to be sending crews out. That's a cost to the city that shouldn't be occurring during the development. I want to find a resolution. I just don't want to spend any more city resources fixing something that should be fixed or handled by the developer.

Mayor Alvey said I don't think, Rob, you're not suggesting that Public Works—**Mr. Richardson** said we won't clean the street. We'll site them and have them clean it if they don't do it. **Mayor Alvey** said right. **Mr. Richardson** said in the new developments, there's mud after rains. It happens. Developers are generally pretty good about cleaning up the streets. Sometimes they have to be reminded, but we don't do that ourselves. They'll have to stop the dumping. That's not legal.

Commissioner Philbrook said well, thank you for saying that. Now you've answered most of my questions that you vowed that you would take care of the mud issue and the dumping issue and find out what the heck is going on back in there because, as we all know, just because they own the property doesn't mean they have the right to dump anything on there they want to. That's an absolute no. We can get this done then without stopping progress? Is that what I'm hearing? **Mr. Richardson** said I think so. **Commissioner Philbrook** said I just want to make sure I understand this, that we're going to have our issues taken care of without having to send it back. Is that correct? **Mr. Richardson** said correct. **Mayor Alvey** said I'd entertain a motion.

Action: Commissioner Philbrook made a motion to approve.

Commissioner Bynum said I'm sorry. **Mayor Alvey** said unless you pulled it. **Commissioner Bynum** said I did recall it but now I have a question. **Commissioner Philbrook** said then I'll second it, whichever. **Commissioner Bynum** said before I do second the motion, I just have a question, Rob. In the other developments that were identified where their amenity hasn't been yet built and those residents are upset, there's no hammer on our part that comes down. If that's the reason why you were requiring it now. **Mr. Richardson** said correct. We don't have a methodology to require those to be built until they come back for another phase. When they come back for another phase, then we can require that and we are as they come back. **Commissioner Bynum** said in this case, we'd be coming back for a Phase 2 and a Phase 3. **Mr. Richardson** said correct. **Commissioner Bynum** said if we move the stipulation for the amenity now to Phase 2, we still have our requirement in hand for Phase 2. **Mr. Richardson** said correct.

Action: Commissioner Bynum made a motion to approve it if we deal with the mud and the dumping issues and allow the movement of the amenity into Phase 2, but no later.

Mayor Alvey said that would require a separate motion, correct? **Mr. Richardson** said there's a motion. You have a motion. There's no second on that motion. **Mayor Alvey** said right. We have a motion to approve as submitted. Is there a second? Hearing none. Now we go with—

Commissioner Burroughs said, Rob, the pictures that we've shown are two wooden picnic tables and a firepit along with a 10x12 concrete pad with, I guess, nothing short of a cabana type roof on top of it. **Mr. Richardson** said correct. **Commissioner Burroughs** said with no concrete sidewalk. It's just mulch around the pad is what I'm understanding. **Mr. Richardson** said correct. **Commissioner Burroughs** said the wooden tables. Do we know if they're—the pictures are pretty plan Jane. I could buy one at one of the local hardware stores and put it together. It looks like the firepit, it doesn't give a dimension on the firepit, it just looks like a barbeque—they call it a barbeque pit because it has a rack on the top of it. **Mr. Richardson** said right. **Commissioner Burroughs** said that's really not what I would consider an amenity. I mean, I would be a little

concerned that would be considered an amenity for a development. **Mr. Richardson** said well, we have in the master plan, we have three different levels of amenity requirements. When the subdivision is under 50 houses or under a certain acreage, then they are allowed to have a more minor amenity because generally, in the smaller subdivisions, you can't afford a pool. There's other things you can't do. At the time the masterplan was developed, that was what was designated as an acceptable amenity for a small subdivision. **Commissioner Burroughs** said that was acceptable to the homeowners that were building out there. **Mr. Richardson** said if they buy the houses on the lots, it will be.

Mayor Alvey said I'd entertain a motion.

Action: **Commissioner Bynum made a motion, seconded by Commissioner Philbrook, to approve Change of Zone Application #3209, subject to the stipulation that the amenity described be eliminated from this approval and included in Phase 2 of any future development as well as dealing with the dumping and mud issues.** Roll call was taken on the motion and there were nine "Ayes," McKiernan, Murguia, Johnson, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

SPECIAL USE PERMIT APPLICATIONS

ITEM NO. 1 – 191076...SPECIAL USE PERMIT APPLICATION #SP-2019-62 – MICHAEL JOHNSON WITH 7TH STREET EVENT CENTER

Synopsis: Renewal of a special use permit (#SP-2017-22 - expired 6/29/2019) for an event hall in conjunction with specialty dress shop and office space/storage at 733-735 Minnesota Avenue, submitted by Robin Richardson, Director of Planning. The Planning Commission voted 5 to 0 to recommend approval of Special Use Permit Application #SP-2019-62, subject to:

Urban Planning and Land Use Comments:

1. Subject to approval, this special use permit shall be valid for five years.
2. The applicant has provided recorded parking agreements to fulfill code compliant parking. The parking agreements have allotted 173 parking space for the event center.
3. Are there any requested changes to the event space either in terms of physical alterations or the operation of the space.

Applicant Response: I was approved to stay open until 1:00 a.m. I would like to keep it the same if possible.

4. Have there been any problems associated with events held at the center?

Applicant Response: The only issues that comes to mind is a Somalian wedding where some ladies had a disagreement. My officer called KCKPD to help clear guests at the end of their event night to prevent any other uses. There was no alcohol served at this event, it was religion based. There were no other issues I am aware of in the last two years.

Staff Response: Staff has called KCKPD to verify calls for response; we did not receive any conflicting information.

5. Have you received any complaints regarding your operations here?

Applicant Response: In the last two years I have never been confronted with any complaints concerning the operation of the 7th Street Event Center. We expect no changes to be made in the operation of running the 7th Street Event Center.

Prior stipulations (will carry forward, if approved):

1. Complete fulfillment of their business plan as mandated by the first set of stipulations.
2. Events larger than 250 people shall have a pre-determined number of security officers in the building, greater than two.
3. All doors shall remain closed during an event.
4. All events shall conclude by 1:00 a.m.
5. Add an ID scanner and scan all IDs of those entering the facility (revised stipulation – replacing an advance guest list).
6. No gambling.
7. No music over 65 DBA before 6:00 p.m.
8. An understanding by the applicant that simply shoving a troubled situation out the door is not acceptable. They need to control and detain until on-duty officers arrive and take control of any situation.
9. A complete copy of the business plan is up-to-date and on file in the Unified Government Planning and Land Use Office.
10. Completion of appendixes of I (signage which will be handled by permit), (staffing plan – needs to be completed and reviewed with Director Richardson and the Downtown Shareholders) and S (safety grant documentation provided to Director Richardson).
11. All alcohol will be provided by the facility or one of its approved caterers. Catering list must be up-to-date and on file in the Planning Department.
12. Security as outlined on page 23 of their plan.
13. In addition to that security, one non-security adult chaperon for every twenty-five children for events focused on youth under 18 years old (provided by the client).
14. Verify all parking agreements.

Public Works Comments: none.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve Special Use Permit Application #SP-2019-62 for five years, subject to the stipulations. Roll call was taken on the motion and there were nine “Ayes,” McKiernan, Murguia, Johnson, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

**ITEM NO. 2 – 191080... SPECIAL USE PERMIT APPLICATION #SP-2019-99 –
WENDY AND LARRY FOLAND**

Synopsis: Special use permit for a short-term rental/Airbnb at 528 Ann Avenue, submitted by Robin Richardson, Director of Planning. This is the applicants' primary residence. They would continue to live at the residence and rent it out during the times when they are not there. The number of guests would range between two and six. Rentals would last between two to four days at a time. The Planning Commission voted 5 to 0 to recommend approval of Special Use Permit Application #SP-2019-99, subject to:

Urban Planning and Land Use Comments:

1. How will you communicate with the neighbors?
Applicant: Via Neighborhood Meeting. We will also occupy the property, so we will know our neighbors and have exchanged contact information.
2. How will you pay appropriate lodging taxes?
Applicant: Taxes will be collected and paid via Airbnb and/or HomeAway apps.
3. How many rooms are rented? Applicant intends to rent the house as one unit. There are three bedrooms in the home.
4. What is the maximum number of people that will be staying at any one time? Applicant has stated that the maximum number of guests staying at any one time will be six.
5. What is the maximum number of vehicles and where will they park? Applicant has stated that there is parking available on the property accessible through an alleyway behind the house. Staff would like to note that this area appears to only be able to successfully accommodate two cars.
6. How often are guests in the residence?
Applicant: Less than 50% of the month.
7. Do you have a rental license from the Unified Government?
Applicant: No. Stays of more than 28 days will be prohibited.
8. Provide a detailed description of the areas rented for Airbnb.
Applicant: A maximum of 8 rooms (entire home).
9. Describe how you will maintain a safe environment including:
 - a. Working smoke detectors in each bedroom plus each level of the unit/house. Provided
 - b. GFCI outlets re required in bathrooms. Provided
 - c. Double keyed locks are not allowed. None
 - d. Copper cannot be used for gas supply lines. None
 - e. Windows must be operable, not blocked or boarded. Provided
 - f. Handrails are required at sets of 4 or more stairs/ risers. Provided
 - g. Hot water tank and furnace must be vented properly and operational. Provided and serviced in August.
 - h. Electric panel and circuits must be safe. Provided

Applicant has expressed willingness to comply with all safety regulations and overall maintenance of the property in a timely manner.

Staff would like to note that this property exists within the Historic Landmark Environs Zone, however, no changes are being proposed to be made to the exterior of the building. Approval would be for one year.

Public Works Comments: none.

Additional Stipulation from the meeting: The applicant answer the remaining question in the staff report by Friday, November 15, 2019. (Applicant completed on 11/12/2019)

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve Special Use Permit Application #SP-2019-99, for one year, subject to the stipulations.** Roll call was taken on the motion and there were nine “Ayes,” McKiernan, Murguia, Johnson, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

ITEM NO. 3 – 191081...SPECIAL USE PERMIT APPLICATION #SP-2019-105 – MEGAN DUMA

Synopsis: Special use permit for a short-term rental/Airbnb at 2706 Espenlaub Lane, submitted by Robin Richardson, Director of Planning. The property is zoned R-1 Single Family Residential and is surrounded by a majority of residentially zoned properties. The applicant owns other short-term rental properties in the area and has stated they will uphold the highest standards of respect for neighbors and quiet hours. The applicant has indicated that they have spoken with neighboring properties prior to filing this application. Additionally, the applicant has addressed other important details pertaining to the environment, safety, taxation, and obtaining the proper licensure. The applicant has stated that the property will maintain a maximum occupancy of 6 persons and will only be rented out to a single renter at a time. The applicant has approximated that the property will be rented out around 60% of the time it is available (year-round), most significantly on the weekends. Additional to the two parking spaces provided, the applicant has accommodated off-street parking and, therefore, the density should be unaffected. The Planning Commission voted 5 to 0 to recommend approval of Special Use Permit Application #SP-2019-105, subject to:

Urban Planning and Land Use Comments:

1. Provide any updated pictures.

Applicant Response: I do not have any, because I do not own it yet.

Staff Response: You indicated that you will have access to the house as of October 29, 2019. Please provide pictures. Pictures have been received.

2. Have you received any complaints thus far?
Applicant Response: No.
3. How often do you plan on visiting the site?
Applicant Response: My staff will visit multiple times a week. This includes my cleaning service, and property management team.
4. If you cannot be contacted, will occupants be provided with another point of contact?
Applicant Response: The occupants have 24-7 property management service from my team at Brown Bear Property Management. He is listed as the primary contact for guests.
Staff Response: Please provide the contact information to immediate neighbors as well.
5. Approval will be for one year.
6. Responses to short-term rental application questions:
 - a. How will you communicate with the neighbors?
Applicant Response: I typically meet my neighbors face-to-face and get their phone numbers so they can have direct contact with me and my property manager 24-7 if any issues ever arise.
 - b. How will you pay appropriate lodging taxes?
Applicant Response: I employ a part-time bookkeeper and accountant to make sure all of my short-term rental dues are paid. In KCK, where the City has not made a tax deal directly with the STR companies, it will be my responsibility to account for, and pay all necessary taxes.
 - c. How many rooms are rented?
Applicant Response: The entire house, made up of 3 bedrooms, will be rented together to the same party at the same time. (i.e. single family, or a group traveling together). I do not rent out single rooms and I do not rent to separate groups at once.
 - d. What is the maximum number of people that will be staying at any one time?
Applicant Response: The maximum occupancy for this property is 6.
 - e. What is the maximum number of vehicles and where will they park?
Applicant Response: Parking will be limited to 2 vehicles. This is a driveway with plenty of off-street parking to accommodate 2 vehicles.
 - f. How often are guests in the residence?
Applicant Response: Based on the other STRs that I operate, there is about 60% occupancy, most occurring on the weekends.
 - g. Do you have a rental license from the Unified Government?
Applicant Response: When I take ownership and possession of the property on October 29, 2019, I will apply for necessary rental license.
Staff Response: Update as progress is made.
 - h. Provide a detailed description of the areas rented for Airbnb.
Applicant Response: The entire home.
 - i. Describe how you will maintain a safe environment including:
Applicant Response: The safety of our guests and neighbors is of the utmost priority. All homes are fully inspected and brought up to code on anything that is deemed “unsafe” by the property inspector. We install cameras on exterior of the home for the safety of our guests and neighbors. We also install brand new smoke detectors on every floor outside the bedrooms, we also provide fire extinguishers.
 - 1) Working smoke detectors in each bedroom plus each level of the unit/house. Done.

- 2) GFCI outlets are required in bathrooms. Done.
- 3) Double keyed locks are not allowed. N/A.
- 4) Copper cannot be used for gas supply lines. N/A.
- 5) Windows must be operable, not blocked or boarded. Newer vinyl and operable windows.
- 6) Handrails are required at sets of 4 or more stairs/risers. Done.
- 7) Hot water tank and furnace must be vented properly and operational. Done.
- 8) Electric panel and circuits must be safe. They are.

Public Works Comments: none.

Business License Comments:

If approved, applicant will need to file and maintain a current occupation tax application with this office.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve Special Use Permit Application #SP-2019-105 for one year, subject to the stipulations. Roll call was taken on the motion and there were nine “Ayes,” McKiernan, Murguia, Johnson, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

ITEM NO. 4 – 191082...SPECIAL USE PERMIT APPLICATION #SP-2019-106 – MEGAN M. DUMA

Synopsis: Special use permit for a short-term rental/Airbnb at 408 Sandusky Avenue, submitted by Robin Richardson, Director of Planning. The property is zoned R-1(B) Single Family Residential with a narrow lot design. The property is surrounded by majority residentially zoned properties and a few commercially zoned properties. The applicant owns other short-term rental properties in the area and has stated they will uphold the highest standards of respect for neighbors and quiet hours. The applicant has indicated that they have spoken with neighboring properties prior to filing this application. Additionally, the applicant has addressed other important details pertaining to the environment, safety, taxation, and obtaining the proper licenses. The applicant has stated that the property will maintain a maximum occupancy of 6 persons and will only be rented out to a single renter at a time. The applicant has approximated that the property will be rented out around 60% of the time it is available (year-round), most significantly on the weekends.

Additional to the two parking spaces provided, the applicant has accommodated extra parking off the rear alley of the property. The parking that is said to be accommodated features material that is in violation of city ordinances. The applicant was made aware of said violation and informed of the requirement to implement an improved service. The applicant was also reportedly operating desired use prior to being granted a special use permit. The applicant was contacted and made aware of said violation and asked to cease all operations. The applicant stated they would comply and cease operation. The Planning Commission voted 5 to 0 to recommend approval of Special Use Permit Application #SP-2019-106, subject to:

Urban Planning and Land Use Comments:

1. See attachments; Short-term rental application questions and answers.
2. Provide any updated pictures.
Applicant Response: I have spent \$60,000 improving the property.
3. Have you received any complaints thus far?
Applicant Response: Not the actual use as an STR. Leo Elits, the only one with any concerns, called the city in October. I have resolved most of the issues with him – which were more about a driveway.
Staff Response: Please explain what issues remain unresolved.
4. How often do you plan on visiting the site?
Applicant Response: My staff will visit multiple times a week. This includes my cleaning service, and property management team.
5. If you cannot be contacted, will occupants be provided with another point of contact?
Applicant Response: The occupants have 24-7 property management service from my team at Brown Bear Property Management. He is listed as the primary contact for guests.
Staff Response: Please provide the contact information to the immediate neighbors as well.
6. *Family* means one or more persons who are related by blood or marriage, and including any foster children, or a group of not more than five persons living together by joint agreement on a nonprofit cost-sharing basis, or a combination of persons related by blood or marriage along with no more than two unrelated adults to a maximum number of five persons, living together and occupying a single housekeeping unit with single kitchen facilities.
7. Responses to short-term rental application questions:
 - a. How will you communicate with the neighbors?
Applicant Response: I typically meet my neighbors face-to-face and get their phone numbers so they can have direct contact with me and my property manager 24-7. If any issues ever arise. Here, I have made friends with all my neighbors, and have all surrounding neighbors' numbers, (and they have mine) with the exception of the abandoned house next to my property.
 - b. How will you pay appropriate lodging taxes?
Applicant Response: I employ a part-time bookkeeper and accountant to make sure all of my short-term rental dues are paid. In KCK, where the City has not made a tax deal directly with the STR companies, it will be my responsibility to account for, and pay all necessary taxes.

- c. How many rooms are rented?

Applicant Response: The entire house, made up of 3 bedrooms, will be rented together to the same party at the same time. (i.e. single family, or a group traveling together). I do not rent out single rooms and I do not rent to separate groups at once.

- d. What is the maximum number of people that will be staying at any one time?

Applicant Response: The maximum occupancy for this property is 6.

- e. What is the maximum number of vehicles and where will they park?

Applicant Response: Parking will be limited to 2 vehicles. I have added a large parking spot at the rear of the property for guests to access off the alley.

Staff Response: Parking spot violates code. See stipulations.

- f. How often are guests in the residence?

Applicant Response: Based on the other STRs that I operate, there is about 60% occupancy, most occurring on the weekends.

- g. Do you have a rental license from the Unified Government?

Applicant Response: It is pending. I will likely have it in hand by the time you read this.

- h. Provide a detailed description of the areas rented for Airbnb.

Applicant Response: The entire home.

- i. Describe how you will maintain a safe environment including:

Applicant Response: The safety of our guests and neighbors is of the utmost priority. All homes are fully inspected and brought up to code on anything that is deemed “unsafe” by the property inspector. We install cameras on exterior of the home for the safety of our guests and neighbors. We also install brand new smoke detectors on every floor outside the bedrooms, we also provide fire extinguishers.

- 1) Working smoke detectors in each bedroom plus each level of the unit/house. Done.
- 2) GFCI outlets re required in bathrooms. Done.
- 3) Double keyed locks are not allowed. N/A.
- 4) Copper cannot be used for gas supply lines. N/A.
- 5) Windows must be operable, not blocked or boarded. Newer vinyl and operable windows.
- 6) Handrails are required at sets of 4 or more stairs/risers. Done.
- 7) Hot water tank and furnace must be vented properly and operational. Done.
- 8) Electric panel and circuits must be safe. They are.

Public Works Comments: none.

Business Licensing Comments: If approved, applicant will need to file and maintain a current occupation tax application with this office.

Staff Conclusion:

Pending and subject to approval, the applicant must meet the following stipulations:

1. All short-term rental operations related to the address of 408 Sandusky Avenue shall cease prior to and pending a special use permit. Advertising profiles should reflect such stipulations and be updated as such. Including taking no reservations prior to approval, and not enabling reservations to be made.

Applicant was made aware of said stipulation having previously been in violation. The applicant stated they will comply.

2. Subject to approval, the applicant shall replace gravel drive and parking pad with an improved surface. The applicant must do so in order to begin operation of short-term rental. Applicant was made aware of said violation. The stipulations as articulated are required to begin operation.
3. Subject to approval, improvements to the driveway and parking pad will be subject to an environs review by the Urban Planning Department Staff.

Additional Stipulations From Meeting:

1. The driveway must be improved within the first year to meet city requirements.
2. The location of the shed must meet the setback requirements of the city or a variance will need to be filed.
3. Contact number for the property manager must be given to the neighbors.
4. Commercial storage on a residential property is prohibited.

Megan Duma, Prairie Village, KS, said I operate a number of Airbnbs or short-term rentals in the Kansas City area. I bought this house at 408 Sandusky and believed that I only needed a rental permit when I first bought it and then found out later that I needed a full special use permit; which is unique to Kansas City, KS. It's not the case in Kansas City, MO, or Johnson County. I apologize for my discretion in renting it out when it didn't have the proper special use permit that was necessary. I was contacted by staff and ceased leasing it out and put those stipulations on the website and everything and I haven't taken a reservation since then.

The only person complaining about my Airbnb is a neighbor that doesn't live on the same street. He lives at the rear portion of the property. When I first moved into the house, the house has very little storage. It's only 900 square feet so I put a 12x8 shed on the property. He was complaining it was blocking a window of his that was about this big. I have photos of it and he sent me an email with his rifle underneath of it saying I was blocking his only west facing window. This is a window that he has. He keeps a stained-glass piece in so he was really not getting any view blocked whatsoever. The only reason I bring up this tidbit stuff is because we worked together. He cut down a tree. I moved the shed at my own expense so his window wouldn't be blocked anymore, and I paid for the tree to be disposed of. It wasn't until this special use permit and the Airbnb thing came up that he said, well, now I don't want your shed and I'm complaining about everything.

I operate a good Airbnb. I am fully insured. I have a 24-hour a day property management service. I don't think there's any reason it should be disapproved. I'm just waiting to hear what the only complainant says about it.

Mayor Alvey asked is there anyone present that would like to speak in favor?

Janice Witt, Kansas City, KS, said I welcome you. I certainly do. I hope you stay and I ask that our commissioners would allow her to bring her Airbnb into the special use permit because we have a lot of things happening in our community that very negatively effect the fact that people may or may not want to come here. I think that we should work to bring individuals into this community if they're willing to come. Having said that (Ms. Witt turned on a phone recording).

Mayor Alvey asked, Ms. Witt, what does this have to do with the Airbnb permit? **Ms. Witt** said since this is a public hearing, I should have the authority to speak on anything—**Mayor Alvey** said, no, no, no. You are here to speak in favor of this permit. **Ms. Witt** said and I did speak in favor of that permit. **Mayor Alvey** said, again, Ms. Witt, you are out of line. **Ms. Witt** said okay. Is there an ordinance? Does someone have the ordinance that says that I specifically have to speak on a specific issue? **Mayor Alvey** said that's what was asked for. If you want to make a political statement, you can make a political statement, you can make a political statement someplace—**Ms. Witt** said it is not a political statement. **Mayor Alvey** said yes, it is. **Ms. Witt** said see, there we go. Is there an ordinance that forbids me to speak on hidden issues? **Captain Ronald Schumaker, Sergeant-at-Arms**, said he said you're done. You've got to step down okay. **Ms. Witt** asked is there an ordinance that takes my right to speak? **Mr. Schumaker** said you're impeding authority. **Mayor Alvey** said, Mr. Moore, we'll get an opinion on that. **Ms. Witt** said okay. I have a right to know. **Mr. Schumaker** said you're impeding—

Ken Moore, Chief Legal Counsel, said, Ms. Witt, there are rules of procedure that the Commission has adopted that govern their meetings and their proceedings. That rule specifically says you can have a public hearing at a standing committee for any item that you'd like; however, when we're in a Commission meeting, the public comment is limited solely to the matter before the Commission. In this case, the issue is only for this special use permit. You asked to speak in favor of that so your comments have to be limited to speaking in favor of that application, nothing else. **Ms. Witt** said thank you for clarifying that. Can you please tell me that ordinance? **Mr. Moore** said it's in the Rules of Procedure. I can give that to you. I think its Rule 5.04.

Mayor Alvey said thank you. Is there anyone who would like to speak in opposition to this application?

Leo Eilts, 506 N. 4th St., said my opposition to granting this variance is—there are several, but one of them is pretty simple. The most striking feature of this is that when this matter was first taken, certain caveats were placed on the property owner to be remedied before she could legally rent the premises again. Among those, two of them were repositioning the shed, which is kind of a big nuisance for me, but as I understand, she might be able to make code with that; also a gravel driveway that she placed there.

None of those items have been addressed so far. Perhaps, the most outrageous of these is that Ms. Duma was operating the property as an Airbnb, possibly as long ago as midsummer. We do know there was a rather large 4th of July party there that caused me to send my guests home that night because of the debris that was falling. She has stated that she is no longer renting the property, but I was able to go online today and make a reservation for this weekend, so the property is still being listed for rent and availabilities are clear.

I asked for 3 nights for 4 persons and I got a quote \$628.65. Obviously, the property is still for rent. Now, that anecdotally, my neighbors will tell you, they see people can go in and I can't miss it when they come and go because they're 15 feet from my door.

That's really about the gist of it. I'm not opposed to the Airbnb, as a matter of fact, but I just feel that Ms. Duma should be restricted to the same set of standards that everybody else in the neighborhood is and that's my opposition.

Mayor Alvey said if there's no one else who would like to speak in opposition. I will close the public hearing and asked the petitioner if she would like to make any closing comments.

Ms. Duma said I would. The 4th of July—it's not available for rent right now. I've clearly stated on the Airbnb that we are not accepting reservation. I think that he's probably referring to HomeAway or VRBO, but I have it set up to where I have to approve those bookings. I do not approve those bookings. He did not actually try to book it. I have not taken any bookings, so that's just not true.

The 4th of July party, I let my property manager, who works for me 24/7, have a barbeque at the place. I didn't charge him and it was just because I like him and we're friends. I'm not throwing parties there or anything like that. I'm a good Airbnb operator. I've never had any complaints against me other than Mr. Eilts. I'd be happy to answer any questions if you guys have them.

Mayor Alvey asked do any members of the Commission have any questions or comment?

Commissioner McKiernan said, Mr. Eilts, it's good to see you again. I wish we were seeing each other under different circumstances. This is something that I have thought and read and talked a lot about, this whole issue. I want to share some thoughts and I will have my suggestion for action on this item.

There are strong voices and valid arguments on both sides of this issue in every community in which it's raised. It does seem that every community in the United States is currently dealing with the issue of short-term rentals. Some communities have embraced short-term rentals and they encourage the thoughtful addition of short-term rental properties into their neighborhoods, but other communities are doing it differently.

Carmel, CA, is considering banning short-term rentals in its downtown area, which is an interesting approach. Oakwood, OH, recently banned short-term rentals citywide which prompted the former mayor of Dayton, Gary Leitzell, to say among other things, your new ordinance will not solve your problems and it has already created a new one. This case has really a lot like those in that there is no one decision that will satisfy everyone involved in this.

Many of the issues that I hear about this, I think, are issues that could exist with short-term rental. They could exist with long-term rental. They could exist with owner-occupied homes. Really, I could boil it down to two principles that we all need to follow in our neighborhoods. Be a good neighbor and follow all the applicable codes and ordinances. If we all do that, regardless of short-term, long-term, or owner-occupied, we're going to really eliminate 99% of the issues that we have with our neighbors.

So, to Ms. Duma and to all the other hosts, I'm going to ask you, be a good neighbor. To all your guests in the future, I'm going to ask, be a good neighbor. To Mr. Eilts, I'm going to request that if they are not good neighbors, you notify us immediately because this is a special use

permit that has a timestamp on it and it can be revoked for cause. Please don't let any of your guests give us cause to revoke it in the future.

To be honest with you, I get annoyed when I see Airbnbs pop up for rent with no special use permit in hand from the owner. I will agree, we, the Unified Government, we need to do a better job of letting folks like you know that there is an expectation that when you get that rental license, you also get the special use permit for this special rental application. I'm going to encourage you and all the other hosts. You're entering into complex agreements with VRBO and Airbnb and everybody else. You know there are rules. Go to the city and ask what is the entirety of the rules set that I need to follow to make this legal and (inaudible) in your city and we'll be glad to share that with you.

There's a lot of pros to Airbnbs. I wrote down here, many of the buildings that are Airbnbs would otherwise be vacant and probably be blighted so there is a lot of investment in our neighborhoods that takes place. Airbnbs do bring in sales tax and transient guest tax which we can use for city services and for tourism promotion which could potentially bring in other people. Potentially, Airbnbs generate a lot of traffic for small restaurants and small businesses that wouldn't otherwise see people who stay in larger hotels. Airbnbs can be a source of economic illogic for travelers. Certainly, I myself, have used Airbnbs across the country and abroad. There's problems with Airbnbs when guests don't follow house rules and create a nuisance for surrounding neighbors.

There's also sometimes a problem when there's multiple renters that bring multiple cars into a neighborhood, especially our more compact neighborhoods like Strawberry Hill and they create parking issues for the people who already live there. Now that could also be an issue with a long-term rental, but it can be exacerbated if there are multiple short terms that have multiple guests with multiple cars.

One of the other things that's a little bit more of a philosophical issue is that a lot of Airbnbs in a community does reduce or take off the market potentially affordable dwellings that could be used by long-term renters; that could be used by people who are going to be in that community for a while but they can't afford to pay that Airbnb nightly rate as a long-term rent. Some people do have concerns about reducing the availability of affordable housing in some of our neighborhoods.

I think there's a lot of questions that we need to consider and I'm going to invite both of you, right now, is it January 19th, Rob? January 19, 2020, I do believe, will be some public input

about our new zoning code rewrite. **Mr. Richardson** said no, it will be the week of January 29th. The 29th is tentative at the moment. **Commissioner McKiernan** said that's why I asked him because I can't remember. Well, we are finishing up a rewrite of our zoning code, which attempts to address proactively on the front end some of these issues that we're facing. Some of the questions that I've had brought up is, should there be a distinction between properties when the owner lives onsite versus where the owner lives onsite. Should that be codified somehow? I don't know, but it's been brought up. Is there some sort of maximum density that we should strive to stay below in a given neighborhood? Is there a certain number of houses or a certain percentage of available houses above which we get a diminishing return on our investment? I don't know, but I think it's a great thing to be considered for our new ordinance.

An interesting thing that I just read about in Michigan was that the Michigan Realtors Association has suggested that completely banning short-term rentals infringes on the owners' property rights, which is a very interesting argument that I think we need to think about as well.

With all of that as background, I'm going to make a motion to approve the special use permit, contingent on the property owners successfully remediating any and all code violations that have been identified by UG staff, and I further move that the property owner continue not to host guests until such time as the special use permit has been officially granted.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Bynum, to approve Special Use Permit Application #SP-2019-106 for one year, subject to the stipulations.** Roll call was taken on the motion and there were nine "Ayes," McKiernan, Murguia, Johnson, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

ITEM NO. 5 – 191083...SPECIAL USE PERMIT APPLICATION #SP-2019-109 – EFRAIN CARERRA

Synopsis: Special use permit to keep horses on the property at 5124 Sloan Avenue, submitted by Robin Richardson, Director of Planning. This is the applicant's personal property. The property is currently zoned as an R-1 Single Family District and is approximately 1.13 acres. Similarly, the surrounding properties are residential in nature. A barn exists on the property for the purpose of proper maintenance, care and security. Additionally, the property is surrounded by a fence. The

applicant has stated per their justification that they have lived at the address of 5124 Sloan Avenue for over seven years and moved there with the desire of keeping animals. They have kept horses on site for about the last six or seven years and have never had problems as far as security, proper care, or related to their neighbors. The horses have been a highlight of living at this property and a source of family fun. The applicant believes that having to remove the horses from the property would present an unnecessary emotional burden for the entirety of the family. The Planning Commission voted 5 to 0 to recommend approval of Special Use Permit Application #SP-2019-106, subject to:

Urban Planning and Land Use Comments:

1. Please provide pictures of site, security measures taken, and the facilities used for animal care and housing.
Applicant Response: Pics are attached.
2. Please detail how the property is maintained to accommodate the animals.
Applicant Response: When we first moved to this property there were stalls already there, in the time we have lived there we have done some accommodations for the horses, also there is a lined fence to keep them inside safe and secure.
3. How many horses are being kept on the property?
Applicant Response: 2 horses are being kept on the property.
4. Are other animals being kept on site?
Applicant Response: No other animals besides our dog.
5. Have you ever received complaints from neighbors or elsewhere?
Applicant Response: For the time we have lived at 5124 Sloan Avenue, until this date, we have not received any complaints.
6. How much area is available for the animals?
Applicant Response: There is approximately 1.13 acres.
7. Must maintain ground cover.
8. Must keep barn uniformly painted with no peeling paint.
9. Approval for two years.

Public Works Comments: none.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve Special Use Permit Application #SP-2019-109 for two years, subject to the stipulations. Roll call was taken on the motion and there were nine “Ayes,” McKiernan, Murguia, Johnson, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

VACATION APPLICATION

ITEM NO. 1 – 191084...VACATION APPLICATION #U/E-2019-6 - MELISSA VANCURUM

Synopsis: Vacation of utility easements at 2600 Bi-State Drive, submitted by Robin Richardson, Director of Planning. The applicant of Rouse Frets White Goss, acting as an agent for Dean Realty Co., has applied to vacate an unused portion of the utility easement in order to resolve a building encroachment issue. The Planning Commission voted 5 to 0 to recommend approval of Utility Easement Vacation Application #U/E-2019-6, subject to:

Urban Planning and Land Use Comments: none.

Public Works Comments:

1. Items that require plan revision or additional documentation before engineering can recommend approval: none.
2. Items that are conditions of approval (stipulations): Construction plans shall meet UG standards and criteria and shall be reviewed and approved by UG prior to construction permit acquisition.
3. Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents: none

Action: Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve Utility Easement Vacation Application #U/E-2019-6, subject to the stipulations. Roll call was taken on the motion and there were nine "Ayes," McKiernan, Murguia, Johnson, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

MISCELLANEOUS ORDINANCES (Final action on previously approved items)

ITEM NO. 1 – 191089...ORDINANCE: REZONING PROPERTY

Synopsis: An ordinance rezoning property at 5604 State Avenue (#3168) from CP-1 Planned Limited Business District to B-P Planned Business Park District, submitted by Robin Richardson, Director of Planning.

Action: ORDINANCE NO. O-70-19, "An ordinance rezoning property hereinafter described located at approximately 5604 State Avenue in Kansas City, Kansas, by changing the same from its present zoning of CP-1 Planned Limited Business District to B-P Planned Business Park District." Commissioner McKiernan made

a motion, seconded by Commissioner Johnson, to approve the ordinance. Roll call was taken on the motion and there were nine “Ayes,” McKiernan, Murguia, Johnson, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

ITEM NO. 2 – 191090...ORDINANCE: REZONING PROPERTY

Synopsis: An ordinance rezoning property at 3605 Bell Crossing (#3198) from R-1(B) Single Family District to A-G Agriculture District, submitted by Robin Richardson, Director of Planning.

Robin Richardson, Director of Planning, said the original zoning case was heard in September and approved with stipulations. This one is a little different than most because to fully resolve all of their stipulations, the zoning has to be published because they’re going to build new shelters for the animals and so they can’t get that building permit until we publish the ordinance. We may still be working some code issues on the case but to fully resolve all of those, they need the ordinance to be approved. Then we still have the active code cases that Code Enforcement is holding on until we resolve the issue. This is amongst the first few of the (inaudible) cases to move forward. That’s where this case sits. It was approved before this. This is the final action to publish the ordinance.

Mayor Alvey asked is there anyone present who would like to speak in support of D-2. There were none.

Mayor Alvey said I’d ask the person in opposition, please step forward.

Tscher Manck, Kansas City, KS, said I’m speaking on behalf of the Old Quindaro Museum and some of the residents who live in that area. That street is directly going to the Old Quindaro Museum and it looks horrible. It never looked like that before there. They have trash and all kind of tore up furniture and stuff through there on the way to the Old Quindaro Museum. It did not look like that before then and we don’t appreciate that it looks like that now. Considering how they’re taking care of it now with the old animal crap and little crates and stuff sitting out there, some blocking the road sometimes going up to the Quindaro Museum, I’m not in favor of that at

all considering that we're turning that site into an old historical site. It could very well include that road that goes to the Old Quindaro Museum as well. I mean not museum, but the cemetery.

Mayor Alvey said, Rob, this is actually part of the effort to bring that area, that street, that drive, everything—**Mr. Richardson** said, correct. There's lots of problems along Bell Crossing/Sortor Drive with Code Enforcement issues. There's something like 50 open cases there. This is one of the first steps we're taking to allow people to come into compliance so they can build the shelters that they really need, get rid of the temporary stuff, and resolve their code cases.

This should make it get better for this particular property. There's still other—because that way we can actually move the code case forward. Once they have this, you know, right now our direction from the Commission was to put people in the position where they could resolve their code cases through zoning if possible. This is one of the cases where we could do that because they had 5 acres. Changing it to agricultural would allow them to have the animals and have multiple accessory structures. That's what they need to be able to clean this site up. If they don't follow through with rest of the Code Enforcement cases, they'll be in the administrative citation process and fined regularly for not complying. This, I think, this is—the owner has been in good faith going through the process, spent the money to file for the zoning change. I think they want to do the right thing, but in some ways, without the zoning change, they were prevented from doing the right thing.

Mayor Alvey said so actually it will continue on to look the way it does or just simply won't get any better without this ordinance change. **Mr. Richardson** said correct. **Ms. Manck** asked what does that have to do with the upkeep? I mean, I'm going to send all of you all pictures tomorrow. They don't even clean up the trash over there. **Mayor Alvey** said yes ma'am. I'm sorry. You're out of process, but I'll ask you to come up. If you come up.

I will say that over the past year, year and a half, I have received numerous complaints from folks that live in that neighborhood citing the very same things you're saying. We have really put a full court press on that area sending police, code enforcement and others to monitor the area, to write up the complaints, to see what needs to be done. One of the individuals there, in order to allow them to do the improvements they need to make to make it look better, we need this ordinance change. That's what this ordinance/zoning change is about. It's not to allow them to continue to do this. It's really one of the first steps we have to do to make it better.

Ms. Manck said my question was, what does that have to do with the trash and debris? That has nothing to do with the animals or anything. **Mayor Alvey** said I can say that on those issues, those folks have been cited. We've had meetings with them. They know what they're facing. It's going to be increasingly getting better.

Mr. Richardson said and I would say that we put those code cases on hold until some of these cases got resolved. We will have a meeting, I believe, that's set for the first or second week of January with Code Enforcement to go through those and say these are resolved, take care of the rest of the Code Enforcement issues on those or these, we're still working with them, enforce this part of it but hold off on this part of it. We're looking at all of those cases individually. We can contact the code officer tomorrow and say their zoning is approved so they need to progress rapidly. One of the two departments will get communication to the owner.

Ms. Manck said I will email you guys a picture tomorrow of the area he's speaking of. **Mayor Alvey** said I have received lots of those pictures so thank you.

Commissioner Bynum said just to reiterate, the Mayor's Office is well aware of the condition of this area. Commissioner Townsend is well aware. I'm well aware. Commissioner Philbrook and I have driven this. We've been working on it for more than a year. We're aware of the code issues. It becomes very complex because some of the people who own property in this area as well as live here have been there for generations, others have not and are newer property owners in this area. Whether they're generations deep in this area or they're more recent, when we called them all to a meeting to explain to them the legalities of the issues they were facing and laid out for them the legal remedies and solutions, most of them, I would say, were completely unaware. Either, whether they've been there for generations or whether they had just recently purchased, they were unaware of the particular types of zoning they needed in order to do what they were doing at their property. Again, some of them who had been there for generations.

We laid out a—it had to be a one-on-one situation with each of them individually based on what their current zoning situation was, what the current activity of their property was, and work with them on a one-on-one basis to begin helping them rectify the legal issues that they and we were all dealing with. It all started because of exactly what you are describing. It all started as neighbors coming to us saying, please help us. That is what we're trying to do. If I could reiterate it any other way I would.

The goal is that we're all now trying to work with them to move forward toward a cleaner environment and a safer environment because it's a beautiful place. Like I said, many of them have been there for a very long time. Unfortunately, when this part of the area became part of Kansas City, KS, if I'm generation Steve on my parcel of property, I don't know what that means for me in terms of what the rules are now. That's part of what we're dealing with. Yes, I would go so far as to say it's downright frightening to drive in this area, but we're working on fixing that.

Commissioner Townsend said, Ms. Manck, let me assure you that I'm not going to repeat what Commissioner Bynum has already said. You've heard it. This, as Mr. Richardson has said, is part of a corrective action taken for residents who were there, been there for decades but are zoning and what was happening there were not consistent. It is no excuse for trash. We have to be careful about who we accuse of how trash got there. I pick up a bunch of trash that I didn't put in my own yard, so we have to be careful with that.

Let me also assure you that there may be subsequent applications that deal with similar issues in here that may be closer to the Quindaro Cemetery and all of that. We'll be looking at that very closely in terms of what accessories can go there or not as we look at the pathway that leads to historic areas like that. Thank you. Thank you for your concern.

Mayor Alvey said I'll entertain a motion.

Action: **ORDINANCE NO. O-71-19**, "An ordinance rezoning property hereinafter described located at approximately 3605 Bell Crossing in Kansas City, Kansas, by changing the same from its present zoning of R-1(B) Single Family District to A-G Agriculture District." **Commissioner Townsend made a motion, seconded by Commissioner Bynum, to approve the ordinance.** Roll call was taken on the motion and there were eight "Ayes," McKiernan, Johnson, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

ITEM NO. 3 – 191093...ORDINANCE: REZONING PROPERTY

Synopsis: An ordinance rezoning property at 4251 North 60th Street (#3202) from R-1 Single Family District to A-G Agriculture District, submitted by Robin Richardson, Director of Planning.

Action: **ORDINANCE NO. O-72-19**, “An ordinance rezoning property hereinafter described located at approximately 4251 North 60th Street in Kansas City, Kansas, by changing the same from its present zoning of R-1 Single Family District to A-G Agriculture District.” **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve the ordinance.** Roll call was taken on the motion and there were nine “Ayes,” McKiernan, Murguia, Johnson, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

ITEM NO. 4 – 191094...ORDINANCE: REZONING PROPERTY

Synopsis: An ordinance rezoning property at 4225 Mission Road, 3002-3004 West 43rd Avenue and 3014 West 43rd Avenue (#3204) from R-1(B) Single Family District to R-2(B) Two Family District, submitted by Robin Richardson, Director of Planning.

Action: **ORDINANCE NO. O-73-19**, “An ordinance rezoning property hereinafter described located at approximately 4225 Mission Road, 3002-3004 West 43rd Avenue and 3014 West 43rd Avenue in Kansas City, Kansas, by changing the same from its present zoning of R-1(B) Single Family District to R-2(B) Two Family District.” **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve the ordinance.** Roll call was taken on the motion and there were nine “Ayes,” McKiernan, Murguia, Johnson, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

ITEM NO. 5 – 191095...ORDINANCE: REZONING PROPERTY

Synopsis: An ordinance rezoning property at 1847 South 14th Street (#3206) from C-1 Limited Business District to CP-3 Planned Commercial District, submitted by Robin Richardson, Director of Planning.

Action: **ORDINANCE NO. O-74-19**, “An ordinance rezoning property hereinafter described located at approximately 1847 South 14th Street in Kansas City, Kansas, by changing the same from its present zoning of C-1 Limited Business District to CP-3 Planned Commercial District.” **Commissioner McKiernan made a motion,**

seconded by Commissioner Johnson, to approve the ordinance. Roll call was taken on the motion and there were nine “Ayes,” McKiernan, Murguia, Johnson, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

ITEM NO. 6 –191096...ORDINANCE: VACATING PROPERTY

Synopsis: An ordinance vacating right-of-way between 5205 and 5159 Farrow Avenue (#R/W-2017-12), submitted by Robin Richardson, Director of Planning.

Action: **ORDINANCE NO. O-75-19**, “An ordinance vacating all of a 10 foot right-of-way between Lot 15 and Lot 16, MILGARDEN, a subdivision in the City of Kansas City, Wyandotte, County, Kansas, located at (Lot 15 - 5205 Farrow Ave.) and (Lot 16 - 5169 Farrow Ave.). The entire right-of-way should be retained as a utility easement to the Unified Government of Kansas City, KS, and the north half of the right-of-way as an access easement to the adjacent residential lots, located at approximately between 5205 and 5159 Farrow Avenue.” **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve the ordinance.** Roll call was taken on the motion and there were nine “Ayes,” McKiernan, Murguia, Johnson, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

ITEM NO. 7 –191097...ORDINANCE: VACATING PROPERTY

Synopsis: An ordinance vacating an alley at 4141 and 4151 Fairbanks Avenue (#A-2019-5), submitted by Robin Richardson, Director of Planning.

Action: **ORDINANCE NO. O-76-19**, “An ordinance vacating a strip of land 70.00 feet in width located in the Southeast Quarter of Section 18 and the Northeast Quarter of Section 19, Township 11 South, Range 25 East of the Sixth Principal Meridian in Kansas City, Wyandotte County, Kansas; located at approximately 4141 and 4151 Fairbanks Avenue, Kansas City, Kansas.” **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve the ordinance.** Roll

call was taken on the motion and there were nine “Ayes,” McKiernan, Murguia, Johnson, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

Mayor Alvey said that concludes the Planning and Zoning portion of tonight’s meeting. We’ll now move to the regular portion of our agenda.

REGULAR CONSENT AGENDA

Mayor Alvey asked does any member of the Commission or County Administrator wish to set-aside any item on the regular Consent Agenda. If an item is not set aside, all items on the Regular Agenda will be voted on by one vote.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve the Consent Agenda.** Roll call was taken on the motion and there were eight “Ayes,” McKiernan, Johnson, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

ITEM NO. 1 – 191054...RESOLUTION: AGREEMENT WITH KCK PUBLIC SCHOOLS FOR NEW BRUNE ELEMENTARY SCHOOL INFRASTRUCTURE IMPROVEMENTS

Synopsis: A resolution approving an agreement with the Kansas City, Kansas Public School District for the construction of infrastructure improvements related to the construction of Brune Elementary School, submitted by Susan Alig, Assistant Counsel. On November 18, 2019, the Public Works and Safety Standing Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.

Action: **RESOLUTION NO. R-70-19, “A resolution approving the agreement between the Unified Government of Wyandotte County, Kansas, and the Kansas City, Kansas Public Schools to provide for infrastructure improvements necessitated by the construction of a new school at 8833 Waverly Avenue in Kansas City, Kansas.”**
Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to adopt the resolution. Roll call was taken on the motion and there

were eight “Ayes,” McKiernan, Johnson, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

ITEM NO. 2 – 191041...RESOLUTION: SIDEWALKS FOR BRUNE ELEMENTARY

Synopsis: A resolution declaring the necessity and authorizing a survey of lands for the Access Pedestrian Easement to Brune Elementary project, submitted by James Bain, Assistant Counsel. The project consists of new sidewalks to run west from Waverly Avenue to Brune Elementary. On November 18, 2019, the Public Works and Safety Standing Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.

Action: **RESOLUTION NO. R-71-19**, “A resolution declaring the necessity and authorizing a survey and descriptions of lands necessary to be condemned for the construction, maintenance, operation, use and repair of the Access Pedestrian Easement to Brune Elementary, all in Wyandotte County, Kansas.” **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to adopt the resolution.** Roll call was taken on the motion and there were eight “Ayes,” McKiernan, Johnson, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

ITEM NO. 3 – 191052...RESOLUTION: WATER POLLUTION MAINTENANCE FACILITY AND POLICE DEPARTMENT TOW LOT AND CRIME LAB PROJECT

Synopsis: A resolution declaring the necessity and authorizing a survey of lands for the Water Pollution Maintenance Facility (CMIP 6039) and KCK Police Department Tow Lot and Crime Lab Project (CMIP 8212), submitted by James Bain, Assistant Counsel. On November 18, 2019, the Public Works and Safety Standing Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.

Action: **RESOLUTION NO. R-72-19**, “A resolution declaring the necessity and authorizing a survey and descriptions of lands necessary to be condemned for the construction, maintenance, operation, use and repair of the Water Pollution Maintenance Facility (CMIP 6039) and Kansas City, Kansas Police Department Tow Lot and Crime Lab Project (CMIP 8212), all in Wyandotte County, Kansas.”

Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to adopt the resolution. Roll call was taken on the motion and there were eight “Ayes,” McKiernan, Johnson, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

ITEM NO. 4 – 191046...RESOLUTION: SUPPORT OF RESPONSIBLE BIDDER REQUIREMENTS

Synopsis: A resolution supporting responsible bidder requirements and authorizing additional development of responsible bidder requirements, submitted by Misty Brown, Deputy Chief Counsel. On November 18, 2019, the Public Works and Safety Standing Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.

Action: **RESOLUTION NO. R-73-19**, “A resolution whereas, the Unified Government of Wyandotte County/Kansas City, Kansas, supports the concept of responsible bidder requirements, and authorizes additional development of responsible bidder requirements.” **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to adopt the resolution.** Roll call was taken on the motion and there were eight “Ayes,” McKiernan, Johnson, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

ITEM NO. 5 – 191044...REPORT: SOLID WASTE PLANNING COMMITTEE

Synopsis: Request approval of the Solid Waste Planning Committee's annual report of the Wyandotte County Solid Waste Plan, as required by the Kansas Department of Health and Environment (KDHE), submitted by Jeff Fisher, Executive Director of Public Works. On November 18, 2019, the Public Works and Safety Standing Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve.** Roll call was taken on the motion and there were eight “Ayes,” McKiernan, Johnson, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

ITEM NO. 6 – 191047...RESOLUTION: ADDENDUM TO THE AGREEMENT WITH BONNER SPRINGS

Synopsis: A resolution amending the 1996 agreement with the City of Bonner Springs, Kansas, regarding street maintenance and emergency services in Loring, the unincorporated areas of Delaware Township south of Bonner Springs, submitted by Jeff Fisher, Executive Director of Public Works. On November 18, 2019, the Public Works and Safety Standing Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.

Action: **RESOLUTION NO. R-74-19**, “A resolution approving an Addendum to the Interlocal Cooperation Agreement between the Unified Government of Wyandotte County/Kansas City, Kansas, and Bonner Springs, Kansas, for street maintenance and police services to the unincorporated area of Loring.” **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to adopt the resolution.** Roll call was taken on the motion and there were eight “Ayes,” McKiernan, Johnson, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

ITEM NO. 7 – 191075...PLAT: THE ACRES OF PIPER

Synopsis: Plat of The Acres of Piper located at K-7 Highway and Marxen, being developed by The Acres of Piper LLC, submitted by Brent Thompson, County Surveyor, and Troy Shaw, County Engineer.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve and authorize Mayor to sign said plat.** Roll call was taken on the motion and there were eight “Ayes,” McKiernan, Johnson, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

ITEM NO. 8 – MINUTES

Synopsis: Minutes from regular session of October 31, 2019; and special session of November 14, 2019.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve. Roll call was taken on the motion and there were eight “Ayes,” McKiernan, Johnson, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

ITEM NO. 9 – WEEKLY BUSINESS MATERIAL

Synopsis: Weekly business material dated November 21 and 27, 2019.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to receive and file. Roll call was taken on the motion and there were eight “Ayes,” McKiernan, Johnson, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

PUBLIC HEARING AGENDA

No items

STANDING COMMITTEES’ AGENDA

No items

ADMINISTRATOR'S AGENDA

ITEM NO. 1 – 191085...ADOPTION: 2020 STATE AND FEDERAL LEGISLATIVE PROGRAMS

Synopsis: Request adoption of the 2020 State and Federal Legislative Programs, submitted by Mike Taylor, Public Relations Director. The legislative programs were presented to the Commission and Wyandotte County Legislative Delegation during a special session on November 21, 2019.

Doug Bach, County Administrator, said a couple of weeks ago we met with the state delegation regarding our State and Federal Legislative proposed program that we have. During the course of that conversation, Mr. Taylor presented all the main items that were a part of this. Tonight, I would ask Mr. Taylor to come forward and just make note of items where we made changes based on

some of the comments that came back from the Commission. I don't think it's necessary for us to go through the whole presentation again unless the commissioners would like that. We'll just talk about anything that may have changed since the last time we presented.

Mike Taylor, Public Relations Director, said there were a couple of suggestions made when we presented the full agenda in that special session. I have made those changes. One of them was Commissioner Kane had raised the issue about adding an item about the reduction of the State Food Sales Tax. That's been added. Mayor Alvey raised an issue about the way some language was worded on the final page regarding environmental and energy mandates. That language was changed to meet that. I think those were the two major changes that were made that were brought up during that session beyond what was already in the program. Those tweaks have been made and changed.

Mayor Alvey said thank you. Any comments from the Commission?

Commissioner Walters said I just want to bring to your attention and to the rest of the Commission that I did make some comments at that meeting, and I made the same comments the year before and that is taking exception to our recommendation that we support an overpass over Village West Parkway at State Avenue which is listed as an \$11M project. I have opposed this project since I first heard of it. I think we need to do everything we can to keep the Legends retail area an inviting and positive experience for our residents. Adding a complicated grade separated intersection at Village West Parkway & State Avenue contradicts that approach.

The last design I saw widen Village West Parkway to 9 lanes at State Avenue. I think for the 360 days a year that a race is not happening, I think the current at grade intersection can function properly. I just wanted to tell you why I would not be supporting this. I don't think I can support the entire recommendation except one item. That's why I'll be voting no. Thank you.

Mayor Alvey said, Commissioner, you could make a motion to remove that and if that was a majority vote to remove that item, that would be removed and you could vote for the rest. **Commissioner Walters** said well, in that case. **Mayor Alvey** said I believe that's correct. **Commissioner Walters** said I would like to make a motion that we remove. **Mayor Alvey** said that was on a different matter; legislative agenda. **Commissioner Walters** said excuse me. Am I

out of line? **Mayor Alvey** said, I'm sorry. Mr. Moore, is this correct? **Ken Moore, Chief Legal Counsel**, said that's correct. The legislative package up for adoption, you can remove any portion or whatever and then the Commission can vote to approve the remaining agenda. **Commissioner Walters** said, great and I will do that. This particular item is kind of linked with improving I-435 at State and also improving State Avenue and Legends Parkway. I'm only concerned about the Legends Village West Parkway portion of that. I would like to suggest that we eliminate the reference to the Village West Parkway & State Interchange as currently described.

Commissioner made a motion Walters, seconded by Commissioner McKiernan, to approve.

Mayor Alvey said and to approve the remainder as proposed. **Commissioner Walters** said approve everything else. **Mayor Alvey** said this is just the Federal Legislative Agenda. **Mr. Taylor** said yes, Mayor. Commissioner Walters, that is in the federal agenda and that's because it's requesting federal funding for that project. We can easily take that part out. **Mayor Alvey** said we have two motions. One will be for the state, one will be for the federal. We'll handle the federal first.

Mr. Bach said depending on what the motion is, it could be for the state agenda as it's presented. **Commissioner Walters** said yes, the only issue that I have is with that particular item. I would move to approve all the remaining items of the state and federal.

Action: **Commissioner made a motion Walters, seconded by Commissioner McKiernan, to approve.** Roll call was taken on the motion and there were eight "Ayes," McKiernan, Johnson, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

ITEM NO. 2 –191100...TWO ORDINANCES: AUTHORIZE THE ISSUANCE OF TAXABLE INDUSTRIAL REVENUE BONDS FOR THE PQ CORP

Synopsis: Two ordinances authorizing the issuance of taxable industrial revenue bonds for the PQ Corporation Project, located at 1700 Kansas Avenue, submitted by Katherine Carttar, Director

of Economic Development. On November 21, 2019, the commission unanimously adopted Resolution No. R-68-19 indicating the UG's intent to issue said bonds.

Series 2019A, amount not to exceed \$25M

Series 2019B, amount not to exceed \$1M

Doug Bach, County Administrator, said this item came before you a couple of weeks ago when we had a full public hearing regarding the PQ Corporation and their intent to expand their plant. We brought forward full presentation at that time. Typically, in these, that was our intent. We did the resolution of intent. It was approved then. They are ready to move forward. That's where you see this item tonight, where they wanted to go ahead and move on with the issuance of a couple of the first phases with this. We can certainly present the item again, however, as we did just present it on two consecutive meetings before this, I would recommend approval as submitted.

Action: **ORDINANCE NO. O-77-19**, "An ordinance authorizing the Unified Government of Wyandotte County/Kansas City, Kansas, to issue taxable Industrial Revenue Bonds (PQ Corporation Project) Series 2019A, in a principal amount not to exceed \$25,000,000, for the purpose of providing funds to pay the cost of acquiring, improving, constructing, installing and equipping of an industrial facility, including land, buildings, structures, improvements and fixtures; authorizing the Unified Government to enter into certain documents and the taking of other actions in connection with the issuance of said bonds." **Commissioner McKiernan made a motion, seconded by Commissioner Waters, to approve the ordinance.** Roll call was taken on the motion and there were eight "Ayes," McKiernan, Johnson, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

ORDINANCE NO. O-78-19, "An ordinance authorizing the Unified Government of Wyandotte County/Kansas City, Kansas, to issue taxable Industrial Revenue Bonds (PQ Corporation Project) Series 2019B, in a principal amount not to exceed \$1,000,000, for the purpose of providing funds to pay the cost of acquiring, improving, constructing, installing and equipping of an industrial facility, including land, buildings, structures, improvements and fixtures; authorizing the Unified

Government to enter into certain documents and the taking of other actions in connection with the issuance of said bonds.” **Commissioner McKiernan made a motion, seconded by Commissioner Philbrook, to approve the ordinance.** Roll call was taken on the motion and there were eight “Ayes,” McKiernan, Johnson, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

COMMISSIONERS' AGENDA

No items

LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA

No items

PUBLIC ANNOUNCEMENTS

No items

**MAYOR ALVEY
ADJOURNED THE MEETING AT 8:08 P.M.
December 5, 2019**

Bridgette D. Cobbins
Unified Government Clerk

tpl

December 5, 2019

**STATE OF KANSAS)
WYANDOTTE COUNTY)) SS
CITY OF KANSAS CITY, KS)**

SPECIAL SESSION, THURSDAY, DECEMBER 5, 2019

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Session, Thursday, December 5, 2019, with nine members present: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; McKiernan, Commissioner Second District; Murguia, Commissioner Third District (arrived at 5:57 p.m.); Johnson, Commissioner Fourth District; Markley, Commissioner Sixth District; Walters, Commissioner Seventh District; Philbrook, Commissioner Eighth District; and Alvey, Mayor/CEO; presiding. Townsend, Commissioner First District; and Kane, Commissioner Fifth District; were absent. The following officials were also in attendance: Doug Bach, County Administrator; Patrick Waters, Senior Attorney; Bridgette Cobbins, Unified Government Clerk; Melissa Sieben and Alan Howze, Assistant County Administrators; Kathleen VonAchen, Chief Financial Officer; Rob Richardson, Director of Planning; Mike Taylor, Public Relations Director; Alley Porter, Commission Liaison; and Officer Tom Grote, Sergeant-at-Arms.

MAYOR ALVEY called the meeting to order.

ROLL CALL: McKiernan, Johnson, Markley, Walters, Philbrook, Bynum, Burroughs, Alvey.

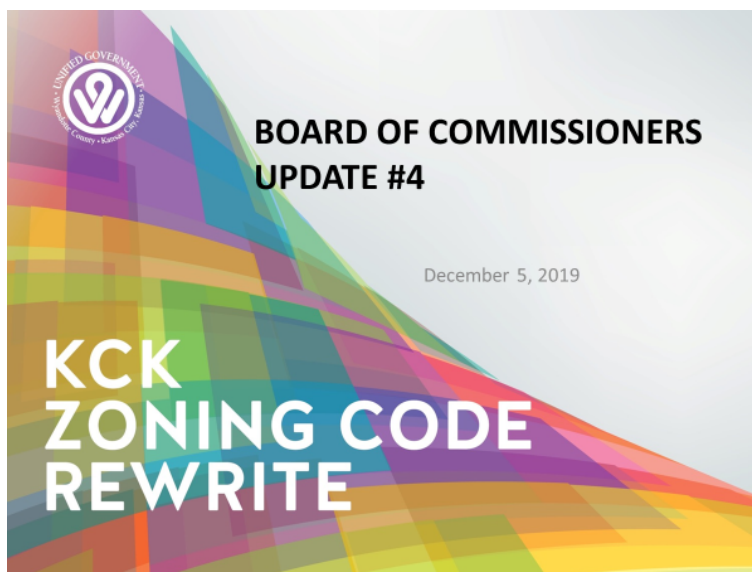
NOTICE OF SPECIAL SESSION of the Unified Government of Wyandotte County/Kansas City, Kansas, to be held Thursday, December 5, 2019, at 5:30 p.m. in the 5th floor conference room of the Municipal Office Building for a zoning code update. (Meeting convened at 5:52 p.m.)

CONSENT TO MEETING of the governing body of Wyandotte County/Kansas City, Kansas, accepting service of the foregoing notice, waiving all and any irregularities in such service and in such notice, and consent and agree that we, the governing body, shall meet at the time and place therein specified and for the purpose therein stated.

Mayor Alvey said tonight we have our update for the zoning code. I'll turn it over to Administrator Bach.

Doug Bach, County Administrator, said this has been going on for a little over a year. We've been working on the Zoning Code Update. The zoning staff and our outside consultants have been helping us in working with the community and getting input as we put this together. We are reaching the final phases of this process as we're nearing the time when we're bringing documents forward for you to adopt as we've done continual updates throughout the course of the year. This is one of those that's meant to be more than final update really before we start to bring things in for that approval.

With that, I'm going to recognize our Director of Planning & Zoning Rob Richardson.



Rob Richardson, Director of Planning, said with me tonight is Mark White. He is our Planning Consultant that has been working with us on the code process. He's been doing planning and zoning consulting work for many years. He has done over 150 codes in 36 different states and he is also the person who did our Sign Code Update which has been very well received and we're actually doing a couple of minor updates to the Sign Code as we've come through this process as we promised before we would come back and look at that. A short time later there are four or five minor things that we're changing based on some comments we've had from customers in the sign industry.

Agenda

- Recap of Goals and Issues
- Unified Development Code Draft #1
- Remaining additions
- Next steps



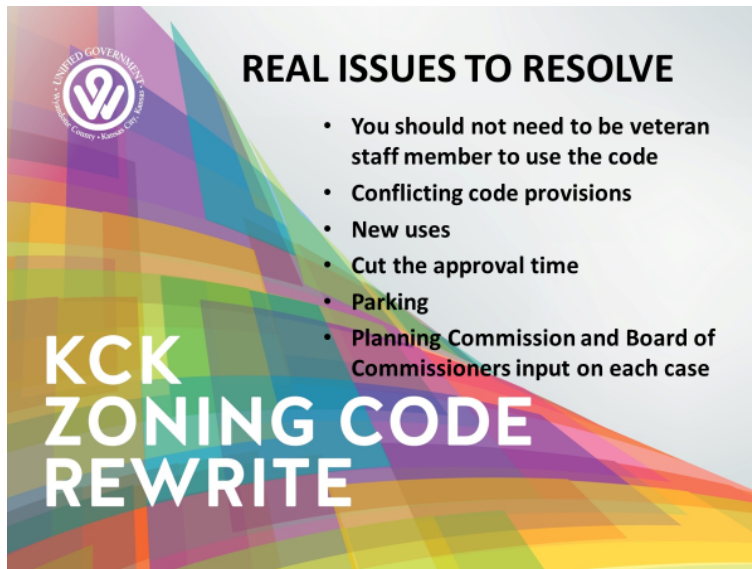
Tonight, I'm going to do a brief recap of our goals and issues similar to what we saw last time we did this, but I always want to make sure that we're keeping those at the forefront as we move forward.

Mark is going to do most of the presentation on the updated code draft and provisions of that and what we have left to do and then I'll kind of wrap it up with where we're going to go from here.



As you know we had a broad set of goals with this project. We want to have great public input. Prior to that we didn't have very good response from the public after the first meeting. We had a lot of people at the first meeting, but we haven't had very many since. We will do one more

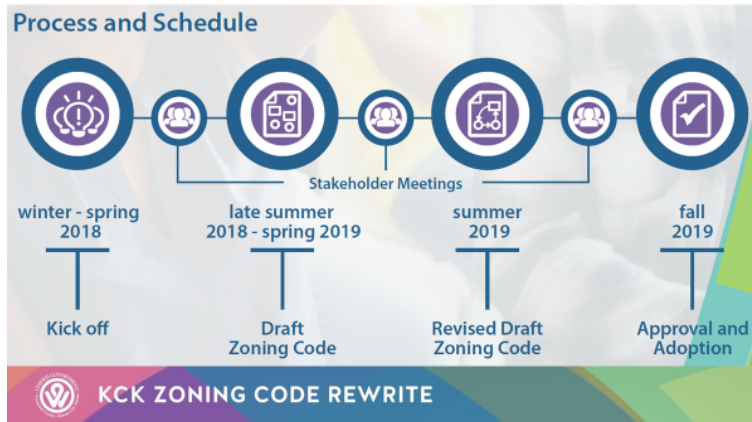
session before we go the Planning Commission. We'll have a come and go meeting with that. We want better clarity, we want to be easier to use, we want to do a better job of preservation in our neighborhoods, enhancing our neighborhoods and accommodating businesses. Overall we want this code to allow us to develop and continue to develop a quality city.



Some of the issues; the Zoning Code is kind of a staff driven thing. If you're not in it every day, it's very hard to use and as I've even discovered the last two weeks sometimes when you're in it every day, you don't always get it right. We want to make it easier to use, we want to get rid of conflicts, address our new uses, and we want to cut the approval time where we can in addition to some other things we will talk about later as we go through this.

Process Overview

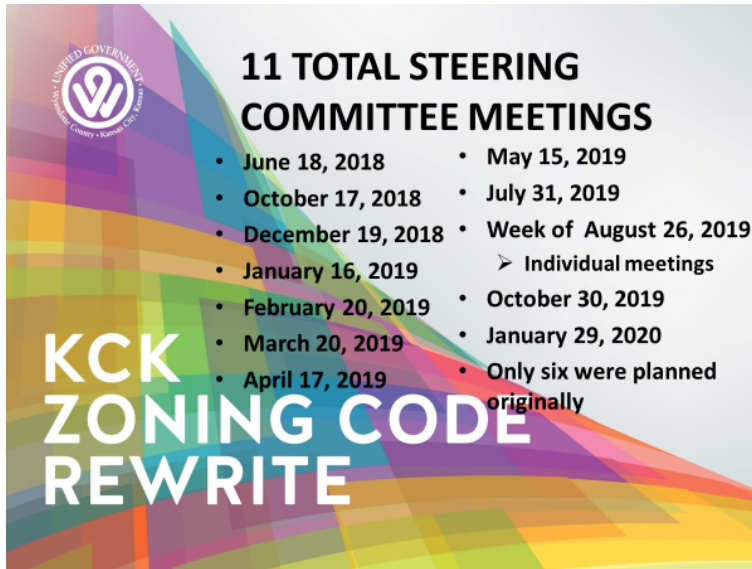
last Commission update November 29, 2018



This was our original schedule. We're just a little bit behind. We thought we would be adopting in the fall but as we went through this Mark has developed a list of about 150-175 different issues that we had to address individually within the code, so that has taken a little bit longer than we thought.



The code is now nearly drafted. We've had 10 committee meetings so the Steering Committee that you all appointed so far. We met individually with the Steering Committee members that accepted our invitation to do that and we're getting ready to have input on the draft code as we move forward.



11 TOTAL STEERING COMMITTEE MEETINGS

- June 18, 2018
- October 17, 2018
- December 19, 2018
- January 16, 2019
- February 20, 2019
- March 20, 2019
- April 17, 2019
- May 15, 2019
- July 31, 2019
- Week of August 26, 2019
 - Individual meetings
- October 30, 2019
- January 29, 2020
- Only six were planned originally

KCK ZONING CODE REWRITE

I put the dates of all those committee meetings for the Steering Committee. We have a tentative date—this is actually incorrect in your handout, but I corrected this slide here. January 29th will be the last meeting, that’s tentative. We think that we do have maybe some conflicts on that date so we may move it. It will be that week sometime though and we will do a Steering Committee meeting that day as well as the last public workshop that day.

Public Outreach

- Public Workshops
- Public Open houses
- Online survey
- Steering Committee
- Commissioner interviews
- Agency check-ins

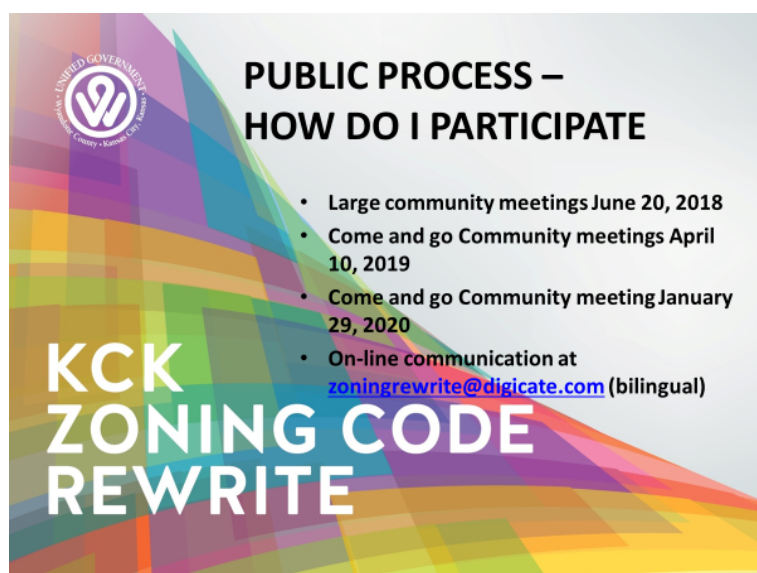


For Outreach, we’ve done quite a bit of work; public workshops, public open houses, we had an online survey, we used the Steering Committee, and we interviewed you all as commissioners that wanted to talk with consultants. We talked with several different agencies that are involved in the Zoning Code as well.

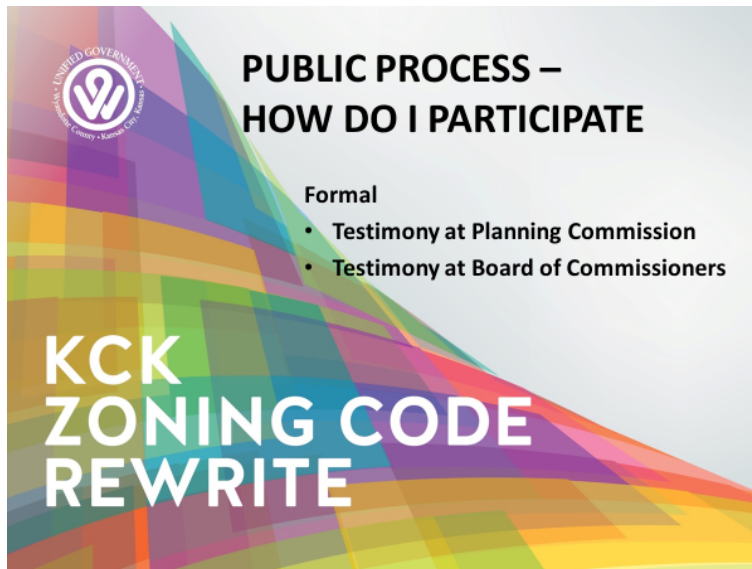
December 5, 2019



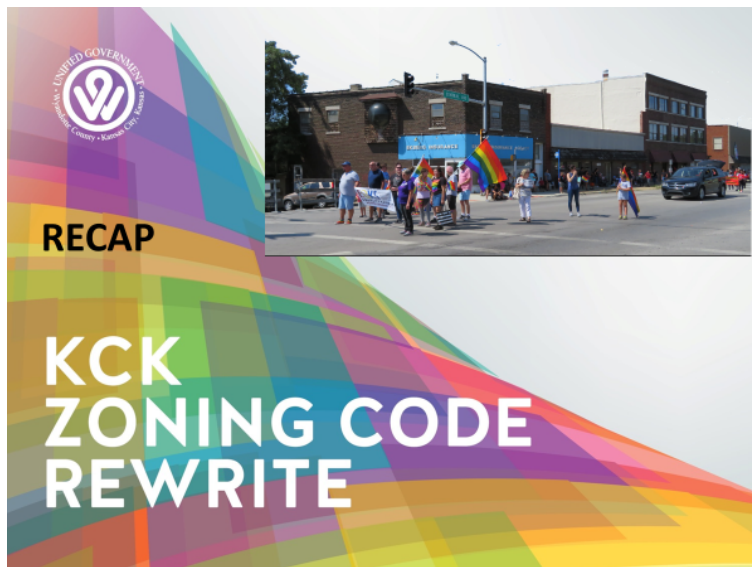
A little bit on the Steering Committee process; by the end we will have had 11 2-hour meetings with them. They've always been able to talk to the staff/consultants, several of them email us on a regular basis with ideas when they've reviewed sections of the code that have been put forward for them to look at. Like I said, we offered individual meetings to them in August of this year.



For folks that want to participate, obviously, we've had the large community meetings. We'll have the next meeting tentatively on the 29th, but actually it will probably be the week of the 29th. You can still comment online at zoningrewrite@digicate.com and that is a bilingual site.



In addition to the upcoming community meeting we will have, there is also formal opportunity for testimony for anyone who would like to for both the Planning Commission and the Board of Commissioner meetings during those public hearings.



With that, I'm going to turn it over to Mark to talk about the recap of the Zoning Code in more detail and what we've heard from the Steering Committee and the rest of the code.

What We Heard

July 2019 Steering Committee Comments



Define primary v. secondary facades, address neighborhood context and minimize exceptions

Uses to address:



Age-restricted uses (tobacco, liquor stores)



Zoning district for parks



Gun stores



Avoid creating new review bodies



Short-term rentals



Mark White, Planning Consultant, said we had individual meetings with the commissioners in August. I took a lot of notes on that as well as some of our meetings the last couple of months and we got a lot of comments on that from the design standpoint. I'm going to talk about this concept of composite zoning that we built into the new zoning districts where each district is assigned to set a site design and building design standards that are appropriate to the context because, obviously, we don't want to make your urban areas suburban and vice-versa we don't want to convert your suburban areas into urban. They need to be appropriate with their context and long-term policies with this community.

We have some definition issues we're working through. We have a set of building materials on primary and secondary facades and so forth. This is all going to add a lot of clarity to what you already have in place with your commercial design guidelines.

We were asked to create a separate district for parks. We expanded that to public utilities and you know the commissioners wanted some extra review. For example, if a park was converted to private development or something, they want a way to insure there was a public hearing so the community would have input. A lot of communities around the country use this more broadly for public facilities and that's what we've done. Parks will just be part of that. It will also allow us to apply another set of sign regulations to that because that's one of the issues we've got is how the current sign regulations work with public schools and this will allow us to provide a set of sign regulations that are perfect for that district without having to call them out by use.

We did not create new review bodies and we did everything we could to really streamline the processes and I know that's been an issue with the business community, making sure the processes are as simple and as well understood as possible. We didn't have to create any new uses.

I'll talk a little bit later about age-restricted uses. Public health was something that came up as an issue. There were some discussions about how this works in gun stores, a lot of calls from the deer community. As you can see, there was concern about where those are located.

I think one of the specific issues I got was sales of guns as a home occupation and that comes up in other communities as well, but there are also Second Amendment issues that we want to make sure we don't run into as well if we bring those within the—treat those differently than a typical retail store for example.

Short-term rentals is something that the Planning Commission and you all have been involved with over the last couple of years. This is a special use on a case-by-case basis and that was dealt with specifically and I will talk in a little more detail later on how we dealt with those.

Commissioner Appointee Interviews

- Applicability of UDC
- Flexibility with design standards
- Contextual dimensional standards
- Flexibility for urban lots but maintain scale
- Balanced neighborhoods
- Historic / Landmark
 - Environs review
 - Demolition by neglect
 - Notice / awareness



This is my August interviews. Again, a lot of comments on a lot of different things. One was the applicability of UDC. We're calling this Chapter 27 of the Unified Government Code right now. We're going to rename it the Unified Development Code. A lot of communities use that terminology and it just clarifies that this embraces zoning, it embraces subdivision plats and historic preservation so it's a unified code in that way. It will have one set of definitions, one set of comments, etc. I did get a comment on just the applicability to make sure its clear that we're

not covering Bonner Springs or other incorporated areas in the community other than Kansas City, Kansas and it reflects there's an agreement I guess that was done and so that's been written into the revised draft.

Making sure design standards are flexible. We always walk a line. We want to make sure that the regulated community that developers know exactly what's expected of them, that we're not creating some sort of design review board where somebody doesn't know what they're going to have to do before they go in. We want to make the standards as precise as we can make them so people know what's expected of them. At the same time, applicants need some flexibility too. Sometimes you write a standard, you do a lot of work, everybody agrees it's great, but it just doesn't work for a specific project for example. We want to make sure they're flexible.

I had a developer one time tell me that what we're looking for is flexible certainty which is hard to do, but we want to make sure that people have the best of both worlds, that you get the outcomes you're looking for as a community, but at the same time we're just not so rigid that we choke off economic development. For example, we maintain flexibility for urban lots as well and we built that into things like the landscaping standards, the parking standards to make sure if you have a small site that needs to be redeveloped, we're not opposing a suburban level of landscaping and parking and so forth that would not only make that site hard to redevelop—that if it was redeveloped, it would have a physical outcome that's not appropriate for the neighborhood that it's in. You want more building and less parking and less landscaping in the more urban parts of the community and vice-versa. Further out, you want more landscaping and people there tend to want more parking.

Then, making sure that we incorporate the balanced neighborhoods concept was brought up by some of the commissioners. That the neighborhoods do make room for affordable housing and housing for people who need them, but that not all neighborhoods end up with all of the group homes and things like that. They've got to be accommodated under state and federal law, but in a way that's balanced.

There are a lot of detailed revisions and changes to the Historic and Landmark review especially for environs review to make sure that's clearer and works better for people while at the same time protecting your historic buildings in historic neighborhoods.

Mr. Richardson said I know that's been an issue I've talked about with different commissioners and so that's really not going to be a standard area like right now it's 500 ft., we're going to make it more if it's in site lines and if it really has an impact on that building. We're going to reduce the impact of that quite significantly to things that make more sense when you look at it in context.

Commissioner Appointee Interviews

- Landscaping to fit context
- Binding street standards
- Parking
 - Reductions supported
 - Encourage sharing
- Integrate / tag other processes (eg business license)
- Ombudsman
- Leeway for changes with market



Mr. White said other things that came up in addition to the landscaping, which I mentioned earlier, making sure that we have a good robust set of street design, geometric standards that work for—again, the different context areas of the Unified Government whether its urban, whether its suburban and etc. That we're clearing sidewalks, making sure that they work hand-in-hand with the whole concept of the building in making neighborhoods more walkable and not creating an infrastructure where people's only option is driving.

With parking, we did reduce across the board parking ratios. I use as a resource—the Institute of Transportation Engineers has a volume called Parking Generation and as luck would have it, they came out with the newest version this year in 2019, so I went all the way through that and applied that to every single use and everyone was reduced. At the request of most of the commissioners we also established maximum parking for most of the uses, not all of them. Like a hospital, for example, needs parking for ambulances and things like that and that would make it hard for them to do their mission, but for retail and other kinds of uses, now we have flexible maximum. We also encourage shared parking and talking with Rob today I think with the stormwater improvements too, you know, that's going to create more incentives for applicants, I

think, to work together to recycle parking spaces as opposed to every site has its own individual parking lagoon and sits empty most of the year. It would be nice if we could reuse that for multiple sites so that everybody can find a place if they need it, but we don't create too much parking in the community.

Integration with business licensing; we're not rewriting the business licensing ordinance but one of the comments I got was sometimes somebody will go through the zoning process and not realize they need a business license or something and then they get held up and they get frustrated.

The Ombudsman concept was also raised which really doesn't need a change to the ordinance. That's a position you could fill on your own and that would just help applicants through the process and, again, making sure we've got enough leeway for market changes in the future because as Yogi Berra once said it's hard to make predictions especially about the future. We want to make sure this works for now, but this code will be in place for a long time and we want to make sure it's adequate to accommodate that.

Commissioner Appointee Interviews

- Uses
 - Accessory dwellings
 - Adaptive reuse
 - Animals – move to Chapter 7
 - Commercial containers
 - Front yard gardens / healthy food
 - Home occupations
 - Mobile vending (food trucks)
 - Short-term rentals
 - Solar
 - Tiny houses



There were a lot of comments about specific types of uses that came up that resulted in changes from what you have today. We have a more robust set of regulations on accessory dwellings. In fact, the matrix that makes it clear that if you have a principal use, here's that list of accessory uses in each of the districts that are allowed.

We have a new set of standards we put in for adaptive reuse that will encourage people to redevelop existing buildings instead of tearing them down. It's not historic preservation because this isn't something that requires somebody to maintain a certain type of architectural design or something, but it does give them breaks on things like parking and landscaping and so forth.

The special use permit process for animals will be removed and it will be dealt with as a police power ordinance now through Chapter 7 which has fairly comprehensive regulations for those, but that's not something that you want to regulate under zoning.

Things like commercial containers, home occupations are addressed, your existing mobile vending ordinance will be carried forward.

Solar, provisions were added so that you can be certified as a solar—I can't remember what the terminology was, but a number of cities around here—Raymore I think was the first to have been certified by the Department of Energy and so we put in some regulations to allow you to be certified that way as well as short-term rentals and tiny houses that I will talk about later.

UDC Outline

- | | |
|--|--|
| 1 Introduction |  7 Nonconformities |
| 2 Zoning Standards |  8 Enforcement |
| 3 Zoning Districts |  9 Agencies |
| 4 Development Standards | 10 Definitions |
| 5 Procedures |  11 Legal Provisions |
|  6 Use Regulations | 12 Submittal Requirements |
| |  = in process |



This is the outline of the UDC, and it's practically done. The only thing really that I have to add now is the legal provisions. That's the severability clause and stuff like that. That's not going to take very long because, frankly, and Patrick can tell you this too, probably nobody really ever reads it, but it has to be in there somewhere. It's just legal boilerplate. The rest has all been written and it will be presented to the commissioners at their next meeting.

This outline is designed to put the most interesting and salient material up at the front because, for example, everybody is interested in selling districts. If you're investing in property, you want to know what uses are allowed, what design investments you're going to have to make in your buildings and your site, etc. The zoning standards establish the site and building design, the zoning districts tell you what uses are allowed. That material is all upfront. The boring stuff is in the back. As I mentioned, the severability clause, things like that, but we've also pulled a long checklist of information that has to be provided or pulled and assembled into a detailed checklist of requirements in the back of the document that you know really two people care about, the person who is designing the site. They need to know what they have to have—what they have to submit to have a complete application and the people who administer the zoning code. It's not something the general public really usually focuses on much, so that material has to be there somewhere, but it's in the back.



27-17 Districts Established

District Name	Designation	Land Use Plan Designation
Countryside / Neighborhood		
Countryside	CS	Rural Density Residential
Rural Neighborhood	RN	Rural Density Residential
Suburban Neighborhood	SN	Rural Density Residential
Mid-Urban Neighborhood	MN	Low Density Residential
Established Neighborhood	EN	Low Density Residential
General Urban Neighborhood	GN	Medium-Density Residential
Urban Neighborhood	UN	High-Density Residential
Center / Corridor		
Countryside Center	CC	Rural Commercial
Neighborhood Center	NC	Neighborhood Commercial
Auto-Urban Center	AC	Community Commercial
Regional Center	RC	Regional Center
Urban Mixed	UM	Mixed Use
Downtown		
Downtown Residential	DR	Neighborhood Residential (Downtown Master Plan Land Use Framework Map)
Downtown Urban	DU	Urban Residential (Downtown Master Plan Land Use Framework Map)
Downtown Neighborhood	DN	Neighborhood Mixed-Use (Downtown Master Plan Land Use Framework Map)
Downtown Mixed	DM	Downtown Mixed-Use (Downtown Master Plan Land Use Framework Map)
Employment		
Business Park	BP	Business Park
Light Industrial	LI	Industrial
General Industrial	GI	Industrial

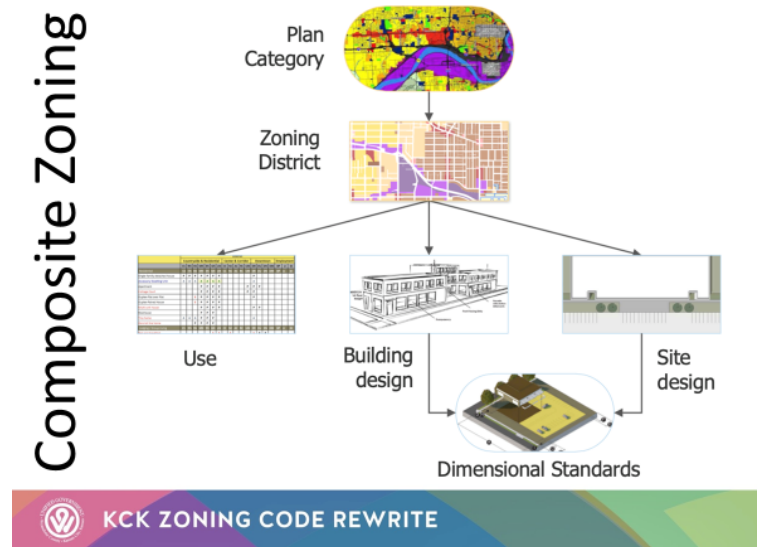
I would call the kind of code—if somebody asks what kind of code is this, I call it more of a design-based code than the more conventional code that you have now, but that mixes R-1, C-1, your Industrial Districts is a very conventional way of regulating development.

With your traditional neighborhood development which a lot of people—it's now known as a form-based code which also has some complexities and it hasn't had a lot of interest from the development community since it was done about 20 years ago. We want to make sure—so you have commercial design standards. So, this community is always very concerned and dialed into the physical outcome of development; what it looks like and also how it functions and making sure the developments are walkable and bikeable and etc. We blended the best of both worlds and baked that all in to your based zoning district so we rearranged everything to say first of all your residential districts have become neighborhood districts because they will allow some level of mixed-use.

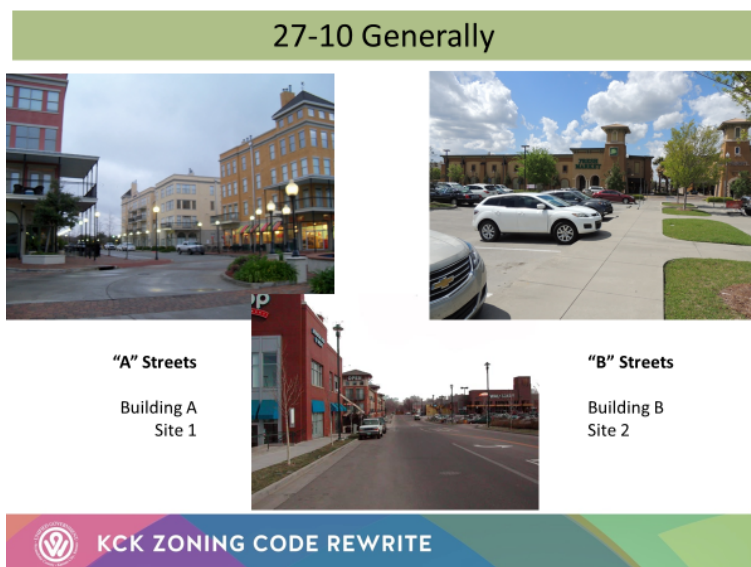
Your commercial districts have become centers and corridors, again, because especially your urban mix will allow also housing maybe at the top levels and retail at the bottom. That may not happen a lot under current market conditions, but it certainly contemplates it.

Your CD District has become downtown. Nobody ever says, you want to meet me for coffee in the Commercial D district, everybody knows where downtown is though, and you have a Downtown Master Plan that divides downtown into four different areas and that was followed in these new district regulations.

Your Industrial became employment districts because that's the function that your industrial district service. It's not the old smokestack smelly thing we used to think of. It's more intense uses, but they are there because they create jobs for this community.



We are using the concept we call Composite Zoning. Some communities call it Modular Zoning where each district carries with it a set of building design standards and a set of design site standards that are designed to be appropriate to not just your City-Wide Master Plan or whatever the area master plan is. First of all, you will look at the uses that are allowed in your district and the district designation will tell you what level of building design we expect and what level of site design we expect and that dictates the physical outcome of development. Its not just simple setbacks.



We also added in what we call "A" and "B" Street designations, and this builds some flexibility into things like you see in your old traditional neighborhood development district which has a lot of detail in terms of design and it tends to be rigid. A developer might say I would like to put a grocery store here, but all the grocers have told me they want their parking in the front, so what do I do. Well, this accommodates something like this development here. This is called River Ranch. It's in Lafayette, Louisiana. We just did their code, but they do have a nice downtown main street and there all the buildings do have to be up to the street. You have to have fenestration and articulation at the ground level, etc., but their grocer which is on the other side of this development and abuts a busy collector road on this side, it has front loaded parking, but if you live in River Ranch in an apartment on the above floor, you can walk through here and end up at the grocery store or if you live in a nearby neighborhood now, you can drive to the grocery store. It accommodates the best of both worlds and putting these "B" Street concepts in, allows that to happen. Not every building has to be perfectly aligned at the sidewalk under this concept. It makes it more workable and, hopefully, something where we'll see more of this happen over the next 20 years.

27-11 Building Design

Table 27-11-1 Summary of Building Design Standards

Future land use category*	A Single-Family	B Mixed Residential	C Mixed-Use Center	D Suburban Commercial	E Office / Campus	F Industrial
Typical zoning district	CS, RN, SN	MR, EN, GH, UN, DHR, DUR	NC, UM, DM, DNM	CC, AC, RC	BP, U	GI
Facade Design	No special considerations	Highly articulated facade, with a high level of transparency	Highly articulated facade, with a high level of transparency	Moderately articulated facade, with a moderate level of transparency	Facade with a range of articulation and transparency	Facade with a range of articulation and transparency
Pedestrian Orientation	Front-facing entry element (porch, stoop, etc.)	High level of ground floor pedestrian interest with front-facing entries (porch, stoop, etc.)	High level of ground floor pedestrian interest and transparency with front-facing entries (canopy, courtyard, etc.)	Moderate level of ground floor pedestrian interest with front-facing entries (canopy, courtyard, etc.)	No special considerations	No special considerations
Materials	High quality materials	High quality materials	High quality materials	High quality materials	High quality materials	A wide range of materials permitted
Garage	Garage door design standards may apply	Garage door design standards may apply	No special considerations	No special considerations	No special considerations	Overhead doors generally do not face primary streets
Transition Adjacent to Single-Family	No special considerations	Lower scale adjacent to single-family	Lower scale adjacent to single-family	Lower scale adjacent to single-family	Lower scale adjacent to single-family / facade adjacent to single family treated as primary	Facade adjacent to single family treated as primary / smaller scale building modules adjacent to single-family



KCK ZONING CODE REWRITE

This is how the Building Design Standards work. They are set up in six different categories going from lower density single-family to a mix of residential to capture what's called middle housing concept. Instead of relying on large scale, very intense high-rise apartments to meet our needs for affordable housing and housing at all different income levels of the community, this captures a lot of different housing types.

The Mixed-Use Centers would be something whether it's downtown or whether it's something new, somebody wants to do something or maybe redevelop an old shopping mall as something that's more of a walkable mixed-use center, they could do that.

We have a set of site design standards for a more suburban type of development in a commercial area along with offices and campuses which you have and then your Industrial that's a lot more flexible.

27-12 Site Design

27-12.1 Summary of Building Design Standards

Future land use category ¹	1	2	3	4	5
Land use	Single-Family	Mixed Residential	Mixed-Use Center	Suburban Commercial	Office / Campus
Typical zoning	CU, RU, RM	ML, UL, OL, LIL, LILC, DUL	ML, UL, OL, LIL, LILC, DUL	CU, RU, RM	CU, RU, RM
Open Space	Open space (if landscaping) is required for all lots (minimum 10%).	High level of landscaping, including trees and shrubs, is required for all lots (minimum 10%).	Open space (if landscaping) is required for all lots (minimum 10%).	Open space (if landscaping) is required for all lots (minimum 10%).	Open space (if landscaping) is required for all lots (minimum 10%).
Plantings	Buildings located in open space must be screened by trees and shrubs.	Buildings located in open space must be screened by trees and shrubs.	Buildings located in open space must be screened by trees and shrubs.	Buildings located in open space must be screened by trees and shrubs.	Buildings located in open space must be screened by trees and shrubs.
Parking	No special considerations.	No special considerations.	No special considerations.	No special considerations.	No special considerations.
Pedestrian/Bicycle and Circulation	Buildings must be accessible to pedestrians and bicycles.	Buildings must be accessible to pedestrians and bicycles.	Buildings must be accessible to pedestrians and bicycles.	Buildings must be accessible to pedestrians and bicycles.	Buildings must be accessible to pedestrians and bicycles.
Vehicle/Trucks	No special considerations.	No special considerations.	No special considerations.	No special considerations.	No special considerations.
Drainage	Buildings must be accessible to pedestrians and bicycles.	Buildings must be accessible to pedestrians and bicycles.	Buildings must be accessible to pedestrians and bicycles.	Buildings must be accessible to pedestrians and bicycles.	Buildings must be accessible to pedestrians and bicycles.
Buffer Area	Buildings must be accessible to pedestrians and bicycles.	Buildings must be accessible to pedestrians and bicycles.	Buildings must be accessible to pedestrians and bicycles.	Buildings must be accessible to pedestrians and bicycles.	Buildings must be accessible to pedestrians and bicycles.



The same concept with Site Design, so we have a set of site standards that are designed for single-family in your conventional single-family subdivision, but even ones that maybe have a higher level of open space than you've seen in the past. We will have some concessions maybe for building design and how the streets are designed and etc. Again, as with the building design, that goes on a continuum all the way up to your mixed-use centers and then to your conventional suburban style commercial development office and industrial.

Division 2 District Standards (27-19 to -37)

27-19 EN (Established Neighborhood)

Purpose: The EN (Established Neighborhood) district provides for new and light residential development in the established neighborhoods that is of compatible character (density, scale, and bulk) to the existing dwellings. Single- and two-family dwellings are permitted for repair or replacement on urban-scale lots. These lots accommodate the current housing types and densities.

A. Dimensional Standards



Table 27-23.1 EN Dimensional Standards

Lot Area (sq. ft.)	Side 1	Side 2	Side 3
1,000	1,000	1,000	1,000
1,500	1,500	1,500	1,500
2,000	2,000	2,000	2,000
2,500	2,500	2,500	2,500
3,000	3,000	3,000	3,000
3,500	3,500	3,500	3,500
4,000	4,000	4,000	4,000
4,500	4,500	4,500	4,500
5,000	5,000	5,000	5,000
5,500	5,500	5,500	5,500
6,000	6,000	6,000	6,000
6,500	6,500	6,500	6,500
7,000	7,000	7,000	7,000
7,500	7,500	7,500	7,500
8,000	8,000	8,000	8,000
8,500	8,500	8,500	8,500
9,000	9,000	9,000	9,000
9,500	9,500	9,500	9,500
10,000	10,000	10,000	10,000

Notes:
 1. See 17-10.10.10. Open space or lot area is not used toward building coverage or parking area.
 2. This applies to the minimum lot area for building area.
 3. The space is to be used for parking area.
 4. If a portion of the lot area is used for other purposes, the minimum lot area is considered the minimum lot area for building area.
 5. If a portion of the lot area is used for other purposes, the minimum lot area is considered the minimum lot area for building area.
 6. If a portion of the lot area is used for other purposes, the minimum lot area is considered the minimum lot area for building area.
 7. If a portion of the lot area is used for other purposes, the minimum lot area is considered the minimum lot area for building area.
 8. If a portion of the lot area is used for other purposes, the minimum lot area is considered the minimum lot area for building area.
 9. If a portion of the lot area is used for other purposes, the minimum lot area is considered the minimum lot area for building area.
 10. If a portion of the lot area is used for other purposes, the minimum lot area is considered the minimum lot area for building area.



27-27 NC (Neighborhood Center)

Purpose: The NC (Neighborhood Center) district provides for land uses that are similar in scale and compatible with the surrounding neighborhood character. Permitted uses are limited in building size and bulk so as to be similar to those that are of lower intensity. The development site must be carefully designed and integrated with the adjacent, low-density residential areas. A neighborhood center may also include medium- and higher-density or intensive land uses. Urban infrastructure is required but of lower capacity than higher intensity uses.

A. Dimensional Standards



Table 27-27 NC Dimensional Standards

Lot Area (sq. ft.)	Side 1	Side 2	Side 3
1,000	1,000	1,000	1,000
1,500	1,500	1,500	1,500
2,000	2,000	2,000	2,000
2,500	2,500	2,500	2,500
3,000	3,000	3,000	3,000
3,500	3,500	3,500	3,500
4,000	4,000	4,000	4,000
4,500	4,500	4,500	4,500
5,000	5,000	5,000	5,000
5,500	5,500	5,500	5,500
6,000	6,000	6,000	6,000
6,500	6,500	6,500	6,500
7,000	7,000	7,000	7,000
7,500	7,500	7,500	7,500
8,000	8,000	8,000	8,000
8,500	8,500	8,500	8,500
9,000	9,000	9,000	9,000
9,500	9,500	9,500	9,500
10,000	10,000	10,000	10,000

The District Standards all begin with a purpose statement that's italicized that harkens back to the plans that you've adopted from the City-Wide Master Plan to area master plans. There is a table of dimensional standards for each one of them and it shows you for residential, for example, what

Division 3 Overlay / Special Districts (27-30 to -43)

Overlay Districts

- Historic Overlay / Landmark
- Mission Road
- Floodplain*

* Revised district to be added

Special

- Planned Development
- Public Facilities



We've carried forward your Overlay and Special Districts for historic preservation. Mission Road which is part of an intergovernmental agreement, so we didn't want to disrupt that, that's part of your Overlays and floodplains. Rob sent me the latest state model that we're going to incorporate.

Mr. Richardson said you just have to remember that the state through FEMA tells us what floodplain regulations to adopt so that we're eligible for emergency management funds should we need them.

Mr. White said the Planned Development, we've added a district for Planned Development to make it more open-ended, but rarely used concept. We believe that the Building and Site Design Standards that are baked into all of the based districts are something that every development should use. No longer do they have to go negotiate their way through a parallel plan development process.

We also recognize though sometimes their projects are just out of the box. We need a way to process them and they need special review, so we've incorporated a Planned Development District that they could rezone to for that and the Public Facilities District that I mentioned earlier per the request of some of the commissioners that we met with the Steering Committee.



27-52 Blocks, Lots and Yards

Table 27-52-2 Block Length	
District	Block Length (max)
Countryside and Neighborhood	
Countryside (CS)	3,000'
Rural Neighborhood (RN)	3,000'
Suburban Neighborhood (SN)	1,800'
Mid-Urban Neighborhood (MN)	1,800'
Established Neighborhood (EN)	1,000'
General Urban Neighborhood (GN)	1,000'
Urban Neighborhood (UN)	1,000'
Center / Corridor	
Countryside Center (CC)	3,000'
Neighborhood Center (NC)	1,800'
Auto-Urban Center (AC)	1,800'
Regional Center (RC)	3,000'
Urban Mixed (UM)	1,000'
Downtown	
Downtown Residential (DR)	1,000'
Downtown Urban (DU)	800'
Downtown Neighborhood (DN)	800'
Downtown Mixed (DM)	800'
Employment	
Business Park (BP)	3,000'
Light Industrial (LI)	3,000'
General Industrial (GI)	3,000'

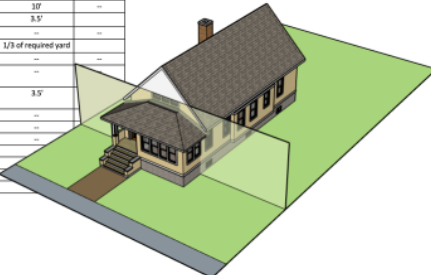


Chapter 4 or Article 4 of the Unified Development ordinance assembles all the standards that basically apply to all development in the Unified Government. We've assembled a set of Block Length Standards for example. It's a one size fits all now and here we've calibrated them to different parts of the community. If you're downtown, the maximum block length is 800, it's a lot smaller and I actually got on Google maps and looked at the downtown and measured it to see what most of the blocks are to make sure we weren't making that too strict, but that is smaller. If you're further out here in the countryside, this district could be way out in western Wyandotte County, you're doing a conventional subdivision, the maximum block length is longer, so its calibrated.

27-52 Blocks, Lots and Yards

Table 27-52-2 Yard / Setback Encroachments

Feature	Yards where encroachment is permitted	Maximum Encroachment	Minimum Setback
Arbors (maximum footprint of 80 sf and maximum height of 12 feet)	Any	--	--
Architectural projects (including sills, belt courses, cornices, buttresses, spouts/patterns, brackets, eaves, pilasters, grill work, trellises and similar ornamental or architectural features)	Any	30'	--
Basketball goal	Any	--	--
Bird houses, dog houses	Any	--	--
Canopies, freestanding	Front	10'	--
Chimneys and flues*	Any	3.5'	--
Clothes lines (up to 2 poles)	Side, rear	--	--
Decks (unenclosed) with floor surfaces up to 30" above grade	Rear	1/3 of required yard	--
Driveways	Any	--	--
Equipment, ancillary (neighborhood, corridor/center of downtown districts)	Interior Side/Rear	--	--
Fire escapes, fireproof outside stairways (open or enclosed), handicap ramps required by the building code**	Any	3.5'	--
Flag Poles	Any	--	--
Garages, attached or detached and loaded from an alley	Rear	--	--
Garage	Any	--	--
Heating and cooling units	Side, rear	--	--
Landscaping, lawns, berms, trees, shrubs, and fences	Any	--	--
Light Poles	Any	--	--
Mailboxes	Any	--	--



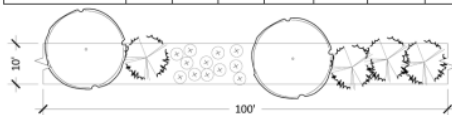

KCK ZONING CODE REWRITE

We put in some detailed standards and tables on setback encroachments, so if you want to put a front porch in, for example, you can encroach a little further into the setback but not necessarily all the way to the street. We've included that and created some detailed standards for where those encroachments can go, how far they can go, etc.

27-58 Landscaping & Tree Preservation

Table 27-58-2 Landscape Buffer Requirements

Zoning of Proposed Development	Zoning of Adjoining Property (Properties separated by a public street right-of-way are not considered "adjoining")									
	CS, RN, SN	MN, EN	GN	UN	CC	NC, AC, RC	UM, DR, DU, DN, DM	BP	LI	GI
CS, RN, SN		--	A	B	B	B	--	C	C	C
MN, EN	--		A	B	B	B	--	C	C	C
GN	A	A		B	B	B	--	C	C	C
UN	B	B	A		--	--	--	C	C	C
CC	B	B	B	A		--	--	C	C	C
NC, AC, RC	B	B	B	--			--	C	C	C
UM, DR, DU, DN, DM	--	--	--	--	--			--	--	--
BP	C	C	C	C	C	C	C		--	--
LI	C	C	C	C	C	C	C	--		--
GI	C	C	C	C	C	C	C	--	--	

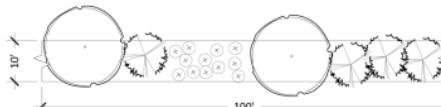
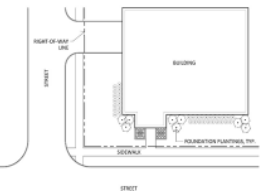


KCK ZONING CODE REWRITE

We had a landscape/architectural firm that's part of our team that helped put together and assemble a new set of landscape requirements where the buffer requirements and your minimum landscaping and etc., and again, vary by where you are in the community. Your most urban places have very little landscaping and buffering because they need more of their site for buildings, sidewalks, and urban plaza's and things like that.

27-58 Landscaping & Tree Preservation

Zoning of Proposed Development	CL, RN, SN	ML, EN	GN	UN	CC	NC, AC, RC	UM, DR, DU, DN, DM	BP	LI	GI
CL, RN, SN	—	—	A	B	B	B	—	C	C	C
ML, EN	—	—	A	B	B	B	—	C	C	C
GN	A	A	—	B	B	B	—	C	C	C
UN	B	B	A	—	—	—	—	C	C	C
CC	B	B	B	A	—	—	—	C	C	C
NC, AC, RC	B	B	B	—	—	—	—	C	C	C
UM, DR, DU, DN, DM	—	—	—	—	—	—	—	—	—	—
BP	C	C	C	C	C	C	C	—	—	—
LI	C	C	C	C	C	C	C	—	—	—
GI	C	C	C	C	C	C	C	—	—	—

Further out again, we have a lot more green space. So, this again is calibrated to the context of the community. We encourage more—even in a suburban setting, we encourage better connection between the buildings and the street and ways to walk around.

27-59 Parking and Loading

Table 27-59-1 Parking Ratios		
(A) Use	(B) Min. Spaces Required	(C) Max. Spaces Allowed
Adult Restricted Business	—	—
Liquor store	2/1,000 sf	4/1,000 sf
Sexually-oriented business	4/1,000 sf	8/1,000 sf
Tobacco store/smoke shop	2/1,000 sf	4/1,000 sf
Automated Services	—	—
Kennel	3/1,000 sf	—
Veterinary clinic	3/1,000 sf	—
Day Care	—	—
Child Care	2.5/1,000 sf	—
Financial Services	—	—
Automated teller machine, stand alone	—	—
Financial institution	2/1,000 sf	4/1,000 sf
Food & Beverage Sales / Service	—	—
Bar	3/1,000 sf	14/1,000 sf
Farmers' market	—	—
Food preparation	2/1,000 sf	—
Grocery	3/1,000 sf	—
Food truck / mobile vending	—	—
Restaurant	3/1,000 sf	17/1,000 sf
Restaurant, drive-in	4/1,000 sf	8/1,000 sf
Restaurant, drive-thru	8/1,000 sf	12/1,000 sf

Table 27-59-3 Parking Reductions for Shared Parking Lots with Varying Peak Use Periods					
(A) Land Use	Weekday		Weekend		
	(B) 9 a.m. – 4 p.m. Daytime	(C) Evening (6 p.m. – midnight)	(D) Daytime (9 a.m. – 4 p.m.)	(E) Evening (6 p.m. – midnight)	(F) Nighttime (midnight – 6 a.m.)
Office / Employment	100%	10%	10%	5%	5%
Retail	60%	90%	100%	70%	5%
Hotel	75%	100%	75%	100%	75%
Restaurant	50%	100%	100%	100%	10%
Entertainment / Commercial (other)	40%	100%	80%	100%	10%



KCK ZONING CODE REWRITE

The parking and loading, as I mentioned earlier, we calibrated that and reduced the standards across the board to both reflect what's in the latest version of ITE's Parking Generation Standards, but also to fit the context of the more urban areas of the community. Again, some of these uses have maximum as well as just minimum spaces along with encouraging shared parking for different uses.

Mr. Richardson said ITE is Institute of Transportation Engineers, so we use their standards for all of our traffic generation studies for traffic studies and this is a similar type of document for parking. Some of them would have had us raise our parking standards for some uses, but we've been able to accommodate them within our current parking guidelines so far, so we didn't raise any of them. In general, the parking requirement will be going down across the board because we didn't raise anything, and we lowered most of it.

Commissioner Philbrook asked didn't I just hear you say right at the end that is going to be part of the combining use of parking for entities instead of each entity having to have a certain number.

Mr. White said right. We put in some regulations to make it easier for people to share parking. Like if you have a church that meets once a week and you know you've got a resource, maybe that commercial area down the road could use your parking spaces. That's a win-win. That commercial retailer can work with the church to get the spaces without having to build new ones. The church gets revenue and we don't have to look at a giant parking lagoon. Now, we're recycling those spaces over time when they're needed so it creates that way to recycle those spaces.

The same with on-street parking. You have on-street parking now. It's kind of restricted so we've opened it up to everyone but maintain there is a restriction on uses that are open like all hours of the night and that serve alcohol and those can't necessarily take advantage of that. That's an existing restriction. If you all think it needs to be lifted, I'm happy to take it out, but we left that restriction in otherwise it's open to anyone who wants to use off-street parking that is accessible to their site.

Mr. Richardson said we allow shared parking now, but it requires you go back to the Planning Commission. This gives us a way to do it administratively which will be faster and easier. **Mr. White** said it's something we would love to see happen.

27-60 Parks/Open Space/Civic Space Standards

Table 27-60.1. Quantifying Parks/Civic Space		
Category	Description / Standards	Metric
Site Improvements		
Parking Lot	Perking lot landscaping consisting of green infrastructure (see *****) or a landscaped walkway with	0.6
Landscaping	Landscaping and revegetation of at least 10 feet in width that connects sidewalks to the front building entrance or the store side.	
Stormwater	Stormwater management features that comply with **** and are designed for recreational use or as a management amenity, and that: (1) comprise at least of at least a 5 contiguous acres (2) cannot be inundated and unusable for their designated recreational or open space purposes, and (3) are capable of draining within 24 hours during a 24-hour storm event, and (4) are constructed of natural materials with fencing, berms or contouring to naturalize and enhance the aesthetics of the features, and with maximum slopes of 2:1.	0.5
Common Open Space		
Natural Area	An area established to protect natural attributes of local, regional, and statewide significance, which may be used in a sustainable manner for scientific research, education, aesthetic enjoyment, and appropriate uses not detrimental to the primary purpose. These areas are resource rather than user based, but may provide some passive recreational activities such as hiking, nature study, and picnicking. Natural Areas may include riparian buffers, floodplains, or natural wetlands visible from walkways provided in and through the natural area.	0.75
Greenway	A series of connected natural areas (including areas protected by state or federal law) such as rivers, creeks, streams, woodlands, floodplains, or protected tree canopy that connect buildings or gathering spaces with trail systems, or that buffer the site from streets or neighboring areas.	1
Community Garden	A site operated and maintained by an individual or group to cultivate trees, herbs, fruits, vegetables, flowers, or other ornamental foliage for the following uses: personal use, consumption, donation or off site sale of items grown on the site.	1
Amenity	Open space areas improved with playground equipment or other active open space improvements as described in subsection D below. These may be surrounded by street frontages and building frontages, but this is not required.	1
School site	A school or library site, including accessory outside hard surface recreational areas and excluding the area devoted to buildings.	0.75
Historic	An historic property located in a common open space and open to the public.	1.1
Civic Spaces		
Plaza	An open area with seating that is adjacent to, or part of, a building. Plaza function as gathering places and may incorporate a variety of non-pedestrian activities such as vendors and display stands. A plaza requires a minimum depth and width of 10 feet and a minimum total area of 300 square feet.	1.1
Square	Areas that are improved with a combination of lawn, landscaping and seating areas, and that are accessible to the public or the project's tenants or customers. A square is: • Bounded by streets on at least one side and pedestrian walkways on at least 2 sides, or • Not bounded by streets, but accessible to the public.	1.1
Courtyard	A courtyard is a contiguous open area, open to the public, that: • is surrounded on at least two sides by building walls with entryways. • is at grade.	1
Green	A common open space available for unstructured recreation, its landscaping consisting of grassy areas, trees, shrubs, and other landscaping.	1

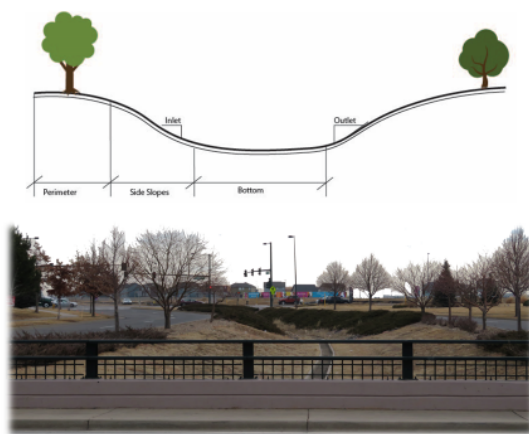


Mr. White said for Parks and Open Space; the City-Wide Master Plan, I think most of your area plans talk a lot about increasing and allowing for and getting more open space mixed in with new development. I know the City-Wide Master Plan talks about something called conservation subdivisions where you may have the same number of dwelling units that you have in a conventional subdivision but they're on smaller sites reserving the rest of the site for natural features and so forth. Obviously, that concept wouldn't work downtown. You would still have the space for it so what we did here was create a menu of what we call Parks and Open-End Civic Spaces.

So, an urban Plaza, for example, may be small and intimately scaled but walkable to everywhere around it. You can do that downtown, you could even do, Zona Rosa is an example of a newer development in the Kansas City region that does have a civic space, but they have a lot of natural open space. That's not what you're looking for in that context, but in a conventional subdivision, you want more of this, you want more of the large scale natural preservation. You know, preserve some of the beautiful hills and woods and things that you have, but also make that an amenity for development where kids can ride their bikes. That's actually my daughter in the subdivision where I live. Our developer had enough foresight to preserve the areas around the streams in our community and preserve a large amount of our subdivision for that, but you know, again, that's not something that would be available to somebody who has a smaller site in a more urban setting.

We set up a menu, calibrated the amount of open spaces required based on that and even created some calculators and multipliers based upon whether you're urban, suburban or rural to make that easier.

27-62 Stormwater Management



Stormwater Management; there is some language in your existing code that talks about stormwater features, basins, and things like that being an amenity, but it's somewhat wide open. We wanted to add some clarity to that, but for the basic stormwater capacity, that's going to revert to your existing technical standards. **Mr. Richardson** said one of the things that we've experienced is that sometimes the low point of the development where the stormwater retention needs to be is also the most publicly visible part of it. If you do steep sides on it, it becomes hard to maintain and it gets trashed and collects trash and becomes an eyesore and a code enforcement issue. If you develop them more like an amenity, they're easier to maintain and they don't gather the trash and they don't become an eyesore so that's what we're moving towards here.

Mr. White said they don't become barriers to pedestrian movement either. This is a subdivision near the Denver International Airport in the middle of winter and you can see, they did a nice bridge, they landscaped the sides and made it—you know it's an amenity. They plant trees around it and if you can make it look that way in Denver, think about how much nicer it would be here.

27-63 Streets

	Thoroughfare			Collector		
	Class A	Class B	Class C	Standard Collector	Parkway	Boulevard
Zoning Districts / Standards	Any	Any	Any	Any	Any except Downtown, UN, UM	Any except CS, DM, any CC, or RN
ROW width (min)	120'	100'	80'	60'	200'	130'
Travel Lanes (max)	6	4	4	2	4	4
Travel Lane Width (min)	13'	11 feet	13'	13'	13'	11'
adjacent to curb	12'	10 feet	12'	12'	12'	10'
not adjacent to curb	--	--	7'	7'	--	7'
with parallel parking	--	--	angled 45°, 18 feet	angled 45°, 18 feet	--	angled 45°, 18 feet
with head-in parking	--	--	angled 45°, 18 feet	angled 45°, 18 feet	--	angled 45°, 18 feet
Other Elements						
Grade (min)	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
Grade (max)	6%	6%	6%	6%	6%	6%
Intersection spacing / block length (min/max)	1/3 mile ¹	1/3 mile ¹	1/3 mile ¹	Sec. 27-52	Sec. 27-52	Sec. 27-52
Horizontal Curve Radius (min)	500'	500'	500'	200'	200'	300'
Curb radius (min)	25'	25'	25'	25'	25'	20'
On-street parking	--	parallel	parallel	parallel or	parallel	parallel or



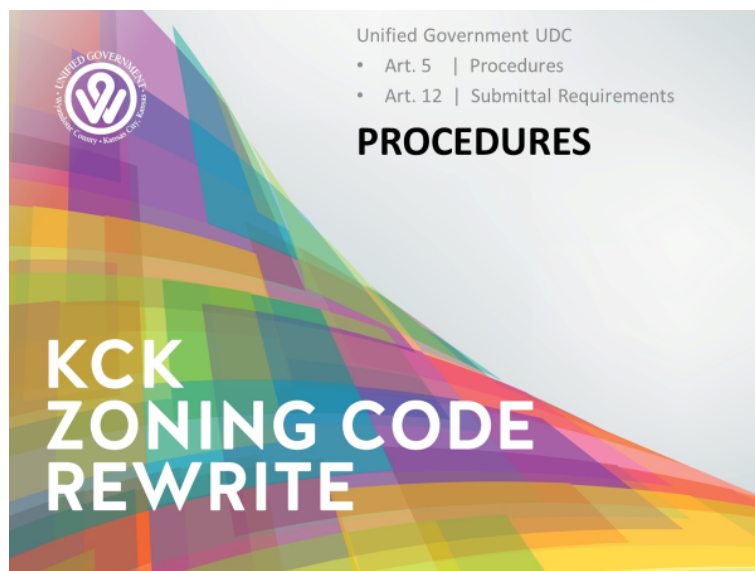
KCK ZONING CODE REWRITE

Street Design, that's my own opinion. Other than the mountains, come on we're a lot prettier than Denver, aren't we, I think. Street Design, again, we added some geometric standards to accommodate all different contexts and instead of just using your traditional engineering language in designing this, nothing against engineers, but we also created some sort of design-based standards like parkways and boulevards and main streets that—kind of the name tells you what these things are going to look like. The main street is going to have buildings, you know, right up to the sidewalk even in a suburban area in the context like Zona Rosa. The buildings are connected to the sidewalks, there are trees, things like that, that's a main street or a boulevard, those sorts of things which would be nicely landscaped but it's more of an arterial or collector road, so we've got standards that reflect that as well for sidewalks, again, to make sure that sidewalks aren't just big slabs of pavement.

What a lot of communities are going to is the sidewalks have what's called a planning or furniture zone in them. That's where you see places for people to sit, your lighting and so forth, your pedestrian clear zone so there is enough room for people to walk and then your frontage zone where sometimes people put things out to sell and so forth. Again, this is a Zona Rosa type development that's in the Philadelphia area and even there that's something you can do and this development, as you can see, has apartments, it's got a grid of streets but also a lot of retail so that's something you could do in the urban mixed district.

Mr. Richardson said one thing on some of these technical standards, we still need to go back with Public Works and Fire on some of these, so there's some technical review to go on some

of these to make sure that we're not violating some other standard. Mark does this a lot, so I think we're probably okay, but we just want to make sure with these codes and, of course, next year we plan on updating our Building & Fire Codes so we want to make sure that we're coordinating with all that as we move forward.



27-71 General Procedural Requirements & Authority

TABLE 27-71-1 Summary of Procedures									
R = Review/Recommendation, D = Decision, A = Appeal, * = Required									
Application Process	Pre-application Conference	Neighborhood Meeting	Acting Body				Notices		
			Staff	PC	BC	BZA	Pub.	Mail	Sign
Rezoning - Conventional	*	*	R	R	D		*	*	*
Rezoning Planned	*	*	R	R	D		*	*	*
Preliminary Plan	*	*	R	D			*	*	*
Final Plan			D	A	?		*	*	
Development Plan			D	A					
Zoning Text Amend			R	R	D		*		
Comprehensive Plan Amendment	*	*	R	R	D		*	*	*
Subdivision - Preliminary Plat	*		R	D				*	?
Subdivision Final Plat			R	D				*	
Special Use Permit	*	*	R	R	D		*	*	*
Variance	*	*	R			D	*	*	*
Interpretation			D			A	?	*	



On processes we've assembled all of the processes into one part of the code which you've largely done today, and we carried forward—you've got a table of procedures which you had already done which is good. We're trying to streamline things. The Preliminary Plan, for example. This would go now to the Planning Commission and we're discussing whether it would come to you all as the

elected officials. My preference would be to have the Planning Commission just make the decision. That would streamline development and so forth and save you all time so you can focus on policymaking and that sort of thing.

The preliminary plat, again, looking at whether we need to continue doing signage for preliminary plats. That part of it doesn't specifically deal with uses and then interpretations. We got a formal interpretation process now that we built into the code where if something becomes unclear, there's some new use that, for example, that nobody is thinking about here in year 2019. Ten years from now there is some new thing that people are doing, you haven't amended your code yet, somebody wants to know where to put them; Rob would decide okay, looking at the use table and all that, what use is it most like. So, he would write an interpretation. This would also give the person maybe the opportunity to appeal that to the Board of Zoning Appeals if they disagree with what Rob decided here.

Mr. Richardson said one other change, it's a big change, is that on the final plan—right now the Planning Commission approves that. This would make that a staff level approval, final plans. In 15 years, we've had one issue that I can recall in the final plan at your level and probably a couple dozen that would have gotten appealed from the staff from that, so I think it makes sense to make that more administrative and save everybody time given the number of occurrences of dispute we've had in that period of time. **Someone** was inaudible. **Mr. Richardson** said oh yes, yes, because you could apply for your building permit and your plan review at the same time through DRC and that would save you 45 days at the final plan. If you take the Board of Commissioners off the preliminary plan, that would cut 17 days off that process. That will make it 45 instead of 60 so then you don't have a process, so we've really cut that part down a lot. Now, that puts a lot of your faith in the planning staff and the Planning Commission to make those decisions, but that's where we're headed with this. We thought that focusing on reduction of the timing in the process was very important. We heard that a lot and this what we think is the best way to do that.

Commissioner Bynum asked if that's adopted in that fashion, keeping in mind that we are shortening processes, which I do appreciate, maybe during that staff portion of the process you could at least make sure that the in-district and At-Large Commissioners are apprised of what you're doing so that we're not told about something that someone might be unhappy about after

the fact and then we're coming to you and now we're slowing that back down again. Maybe if you engage with the elected during and then if there are issues, they can be resolved in the during process rather than the end. **Mr. White** said there will be a notification. **Mr. Richardson** said whenever we do a notice, we include the in-district and the at-large and the Mayor, I believe, on all those, but it's just that paper notice, but I think you're wanting more than that from what I'm hearing. **Commissioner Bynum** asked what do you mean whenever you do a notice. **Mr. Richardson** said you know it's the—**Commissioner Bynum** said you mean the—**Mr. Richardson** said it's the official legal paper notice. You're talking you want something more than that. **Commissioner Bynum** said yes, if it's a final plan. **Mr. Richardson** said you want to be able to see the plans and more—**Commissioner Bynum** said something. **Mr. Richardson** said okay, we will have to put our heads together on that.

Mr. White said there could also be something done at the neighborhood notification level too. We still have the neighborhood premeeting and that notice could go out to the commissioners as well and that's the best time to do it because that's your opportunity to make real changes. It gets harder for the applicants once they've gotten each step of the process. They've made a lot of investment and if something blows up at the end, it's harder for them to go back and just change everything, so if the commissioners could get involved as early as possible, I think it's probably better for the applicants, I would think. **Mr. Richardson** said okay. We will work on that because I think you want more direct contact than just a letter from the Planning Department.

27-71 General Procedural Requirements & Authority

Table 27-71-2 Common Procedural Elements	
Element	What does this mean?
Applicability	The type of development or situation that is subject to the process.
Initiation	This is how the applicant begins the process, including which department or official receives the application.
Completeness	This is how the Unified Government determines that the application has sufficient information to be processed.
Notice	This describes the type of notice, and how it is provided.
Decision	This states who approves the application, and the type of proceeding that leads to the decision.
Approval Criteria	These are any standards that apply to the application. All applications are subject to this Chapter and zoning district regulations.
Subsequent Applications	If an application is denied, some processes have a waiting period before that type of application can be re-filed for the property.
Appeals	This provides a way to review an application that is denied, or that have conditions that the applicant disagrees with.
Scope of Approval	This states the activities that the application authorizes. For example, some approvals send the applicant to the next step in the overall process, while others authorize construction or use.
Recordkeeping	This states how the formal decision of approval is maintained.



Mr. White said we've also done for each of the processes we've written them, so they flow exactly the same way. Each one tells you first of all what situations require somebody to go through this process, how they get the application filed, how the Urban Planning & Land Use determines whether all the information was included that you need to make the decision. If it requires notice, what kind of notice, when it has to be provided, etc., who makes the decision and how, if it requires a public hearing or not, for example; if there are any special criteria for approval of that application, if there is a hold, for example, if that application were denied or withdrawn or something, do we have a holding period. Sometimes it's six months before you can come back. That way people don't just subsequently reapply the next day and try to get a second bite of the apple. I've seen that happen—**Mr. Richardson** said currently that length of time is a year. **Mr. White** said right, who you appeal to and how that's done if you disagree with the decision, what that decision allows the applicant to do. Does that mean you start construction or go apply for a building permit or does that just send you, for example, for the preliminary plan. Does that just send you to the next step of that process and how you keep track of the decision. Each and every section has that workflow.

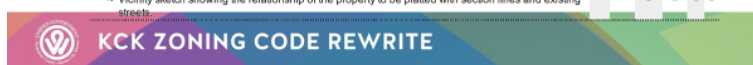
That also allows you if you have a new process in the future too that you wanted to add, I'm not encouraging you to do that by any stretch of the imagination, but now you've got a template that you can follow so you know you've hit every point that needs to be hit when your writing the procedural section of the ordinance.

ARTICLE 12 SUBMITTAL REQUIREMENTS

27-197 Application Checklists, Table 27-197-1

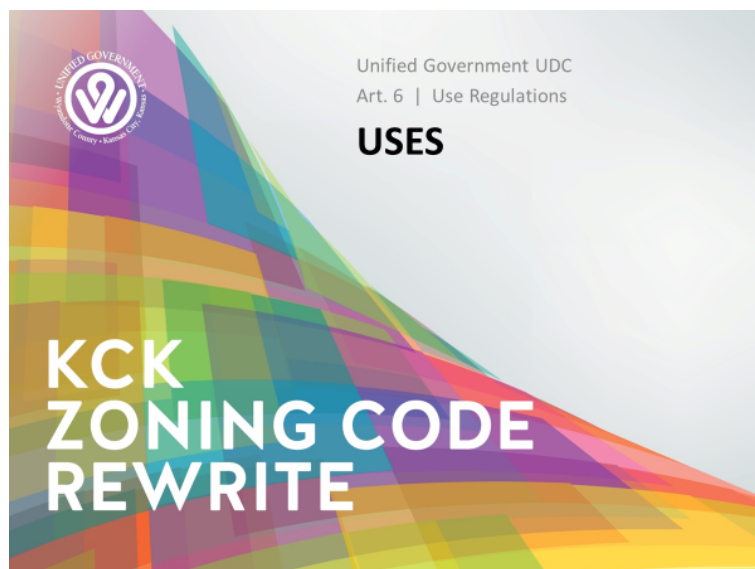
* = required
R = reviewing agency may require the information on a case-by-case basis

General	Rezoning	Special Use Permit	Site Development Plan-Preliminary	Site Development Plan-Final	Plat-Preliminary	Plat-Final
¹ A statement clearly identifying the type of application (e.g., a preliminary plat).					*	
² Date of preparation.	*	*	*	*	*	*
³ The name of the subdivision.					*	*
⁴ The name of any adjacent subdivisions.					*	
⁵ Legal description of the property.					*	*
⁶ Names and addresses of owner, applicant and agent.	*	*	*	*	*	*
⁷ Names and addresses of developer and registered surveyor, land planner, licensed professional engineer and/or architect in the state preparing the plan, plat or application.	*	*	*	*	*	*
⁸ A statement of the reasons why the application is requested.	*	*	*			
⁹ An affidavit certifying the date and contents of any required notice to surrounding property owners or neighborhood associations. (Neighborhood meeting)	*	*				
¹⁰ The minutes of any neighborhood meeting(s) (Sec. 27-74).	*	*				
¹¹ A preliminary development plan with technical studies as determined by the director (see category listed below).	*					
¹² Scale (the scale to be shown graphically and in feet per inch), north arrow and date of preparation, and if applicable the dates of any revisions.			*	*	*	*
¹³ Legend and controlling physical features such as watercourses, highways and railroads.						*
¹⁴ A key map showing the location of the proposed subdivision or development referenced to existing or proposed streets and to section lines.			*	*		
¹⁵ Vicinity sketch showing the relationship of the property to be platted with section lines and existing streets.			*	*	*	*



As I also mentioned too, we've assembled—a lot of this material you see scattered here and yonder in the code, it makes it longer and nobody really cares to read it, but it's the checklist of information you have in applications. We've assembled this all in the back of the ordinance and this will be in the codified ordinance. It's also on a spreadsheet that I put together, so if you're doing a rezoning, for example, this will tell you that you have to have this, date of preparation, names and addresses, etc. This is all kind of assembled in the back in one place.

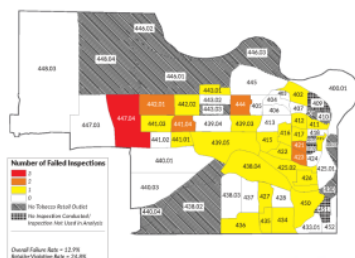
Mr. Richardson said right now that's in probably four, maybe five, places in the code and you don't really get that assembled list until you get to the application so at least if you're looking at the zoning code, it's there for you and the applications will mimic the zoning code.



27-104 Adult-Restricted Business

Table 27-104-1 Adult-Restricted Uses		
Use	Where Permitted	
	By Right	Special Use
Liquor store	--	NC, AC, RC, UM, DM, BP, LI, GI
Sexually-oriented business	RC, GI	--
Tobacco store/smoke shop	AC, RC	CC, NC, UM, DN

Figure ES-1: Number of Failed Inspections in Tobacco Retail Outlets by Census Tract, Kansas City, Kansas, November 2017



Mr. White said as far as specific uses that we're asked to address, one was things like tobacco stores and smoke shops. There was heat map study that was done of places in Wyandotte County that have a high concentration for example of smoke shops. The liquor stores, you have existing regulations and, of course, what you now call adult businesses. We changed the language to sexually oriented businesses to first of all be a little more precise about what we're talking about and also to build in—but also some of the concepts that relate to how you regulate these also were applicable to this. Anyway, we assembled those regulations.

27-111 Short-Term Rentals

- 1 host 1 home
- Density
- Rental occupancy
- Operating requirements

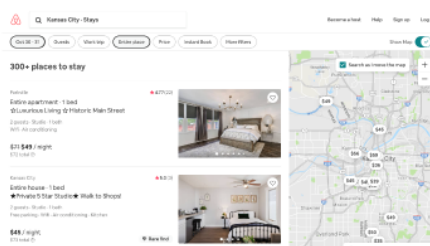


Table 27-111.1 Non-Owner Occupied Short-Term Rental Density	
Total Number of Units in the Building	Permit Density Threshold
5-7 units	One (1) non-owner occupied short term rental unit
8 or more units	One-eighth (12.5%) of the total number of units on than same land, lot or parcel



The short-term rentals; we incorporated what's called a one host one home concept where you're treated differently if you have your own house you just 30 days out of the year, for example, during the summer you're going to be away and you want to put it on Airbnb and let somebody rent your house, that's going to be an administrative thing. You don't have to go get a special use permit for that anymore and there are standards for that. If you buy three or four houses and the only reason you bought them is to have short-term rentals, you're sort of like a landlord now. There's a density restriction on those and that does trigger the special use permit process in residential neighborhoods and so there are some operating requirements and so forth.

At my last meeting I got some detailed comments from one of the commissioners who is in that business, but also is very sensitive to the impacts and potential impacts of short-term rentals on neighborhoods. **Mr. Richardson** said when he said commissioner, I think he meant Steering Committee member. **Mr. White** said Steering Committee member. **Mr. Richardson** said I think this is very apropos to an email I got from Commissioner McKiernan this morning. I think this is exactly what you were talking to.

Commissioner McKiernan said it is exactly and actually this leads me to a question that I've had. Is it possible to get the draft version of this to just leaf through and begin to emerge myself in? **Mr. Richardson** said once we have the complete draft and I've been through the complete draft as a draft and we make those changes, we will get that out as soon as possible. It will probably be a couple weeks before the public meeting. We want to have it that week we have the public

meeting, January 29th, we will probably have it two weeks before that for everybody on the website, paper and electronic copies to you all, the Planning Commission; that way there's about a month—hopefully, a little bit more than a month before it goes to the formal hearing with the Planning Commission for everybody to start making comments. **Commissioner McKiernan** said because I think this in particular will be germane to the discussion I anticipate having tonight.

Mayor Alvey said could you explain what you are referring to, the density? Density, the number of Airbnb's or short-term rentals? **Mr. White** said correct. This is the density threshold five to seven units and eight or more. It varies by whether it's a single-family home on a block or sometimes people could use like a condo in a building, so there's a limit on those as well. This is not a hard limit. Once you hit that limit, then anyone else coming in would need a special use permit, so we've tried to be flexible that way, but it does distinguish between somebody just using their own house, again, on a limited number of days per year versus somebody just basically becoming a functional—**Mr. Richardson** said I think we even see differences if the person that lives there while they're there or they are out of town for a week and they let somebody else come into their house and how that impacts the neighborhood and what the neighborhood—is the feedback that I've received and I think some of you have received.

When I think you're talking about density, we will look in an area and the density within that area and set that area and then the density would apply to an area. We can calculate that using the JIS system.

Commissioner McKiernan said that's actually a question that I've gotten from many different people in many different neighborhoods. Is there a density above which there's diminishing returns on investment? **Mayor Alvey** said a deleterious effect on the neighborhoods. **Commissioner McKiernan** said exactly. So, I think it's great to have this conversation because as of right now we don't have any sort of density guidelines for a neighborhood or for a geographic area and although there are cons to having them, there could also be some pros to having those as well.

Mayor Alvey asked is there any consideration given—let's say we have an applicant who has multiple applications for Airbnb's across the city. Obviously, this is not—this is my home, I don't

have seven homes and I'm moving around and renting out for a week at a time that short-term rental, but really it's an investment on their part. At what point does it then move into you're really a hotel, you're acting as a hotelier. Is there a different set of regulations for them? **Mr. Richardson** said we definitely have two or three of those and probably two or three more that want to be more like that. I think that's where the density comes in and they would have to pick their areas. I don't know how we would—if it's a short-term rental, it's a short-term rental. We kind of have to treat them all the same and create a set of regulations that works for that issue within the rest of it and that might be the density issue, or we might have a maximum number you can own, but they will just change the LLC name. It might be the same person, but they can have 50 LLC's and we would never know.

Mr. White said the distinction we've made here is owner versus non-owner occupied. If I live at that house, I'm treated a lot more—you know I just need administrative approval. In fact, not even that really, I just register. If I go buy a house, I don't live there and I use it, that's when we treat them like hoteliers and there's a limit. In our draft ordinance it's 12.5% of a block face that's a maximum that we would allow. Again, that's up for discussion. It's not a magic number and that could go up or down depending on what we hear. We felt like we had to set it somewhere otherwise you could have an entire block that just becomes nothing but short-term rentals and absentee landowners or landlords. **Commissioner Walters** was inaudible. **Mr. White** said they could, but I think the rationale here though is short-term rentals and that whole industry has become such a thing around the country. I mean without these regulations I think the risk is greater that could happen just because this is an industry that is so common now everywhere.

Mr. Richardson said I don't think that we've heard even from the folks that are in the short-term rental business that they want unlimited create a whole block of short-term rentals. I don't think I've even heard that from any of our STR folks. Most of them don't want to convert the neighborhood or a street or a block face completely to short-term rental. I think Kansas City, Missouri might have had some of that with apartment buildings where they want to do the whole apartment building as short-term rental, but I don't recall having somebody say we want it to be easier, we would like to have no regulations, but we haven't gone to the extent of we want them everywhere all the time. We haven't heard that from the community in any way or the folks on the Steering Committee.

Mr. Richardson said we've got about seven or eight more slides and I think 15 minutes left, so it's up to you all how we go through that.

Commissioner McKiernan said I was just going to say to Commissioner Walters point, you're absolutely right. Everyone of those could be a long-term rental and the challenges we're facing with the short-term rentals are in many cases identical to the challenges we face with long-term rentals and even on our occupied properties. It's an issue of not being a good neighbor, not following the set ordinances and codes. Those are the problems we have and it kind of blends across all different types of housing arrangements. **Someone** was inaudible. **Mr. Richardson** said we can look into that. **Mr. White** said long-term rentals are more or less semi-permanent residents at least. The short-term rentals, you know, it's basically a hotel. They come in, I'm here today, I'm gone tomorrow and the complaint in court cases and this is contested a lot now in other communities that have gone around the horn on developing regulations like this. One of the common complaints you'll get is that, even here I think at one of the meetings, was people will rent these out just for parties or something, so that's the concern. It's probably more of a concern if I just bought the house to do this business, I don't probably care as much about the neighbor whereas if I lived there and my tenants have a party, my neighbors are going to tell me about it and they're not going to be happy, so I think there's an inheritance incentive for people that actually live in the house to take better care of it and make sure it's not used—**Mr. Richardson** said we have some very poor long-term landlords that don't care.

27-116 Tiny Homes

Permitted by Right	
MN, EN, GN	
Accessory Use	
CS, RN, SN, DR	

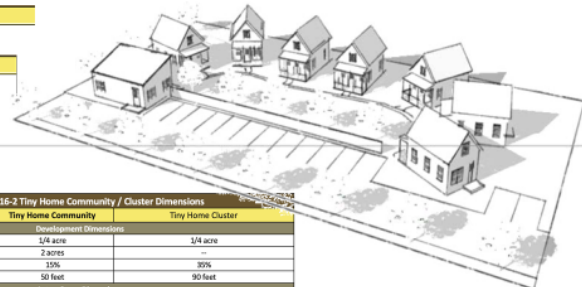
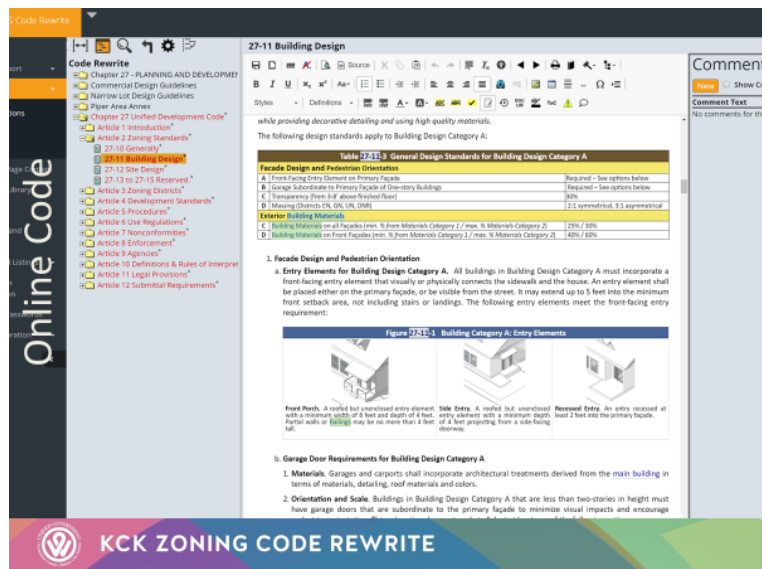


Table 27-116-2 Tiny Home Community / Cluster Dimensions

Standard	Tiny Home Community	Tiny Home Cluster
Parcel Size (min.)	1/4 acre	1/4 acre
Parcel Size (max.)	2 acres	---
Open Space (min.)	35%	30%
Frontage (min.)	10 feet	90 feet
Lot or Space Dimensions		
Lot or Space Area (min.)	1,000 sf	---
Lot Width (min.)	25 feet	---
Front Setback (min.)	10 feet	10 feet
Street Setback (min.)	15 feet	10 feet
Interior Side Setback (min.)	5 feet	5 feet
Corner Setback (min.)	10 feet	10 feet
Rear Setback (min.)	10 feet	10 feet
Building Spacing (min.)	---	15 feet front-to-front; 10 feet elsewhere



Mr. White said tiny homes is another thing we've contemplated in this new ordinance. It's a separate use. It's something we've seen more of around the country. I think the latest version of the Building Code, it's not the one you all adopted though, has a provision and it's just for these. As we know there's the Veteran's project that was done on the Missouri side of the state line that you know serves an important public service. It provided housing for homeless Veterans which I think everyone would agree is a good thing, but like anything, it needs to be controlled in terms of its density, how it's developed, that it's not something that is detrimental to the neighborhoods around them. We distinguished communities are just small clusters of tiny homes as well as even outside of this, the cottage home concept where you could build a small cluster of homes around a common open space. It's something you see around the country. It's just a more affordable form of shelter where people can live in space of their own. We set up density minimum open space requirements and things like that and we will make sure—Rob asked me today to make sure we have sidewalk requirements, that sort of thing, the street design and stuff like that is adequate as well.



Mr. Richardson said you're back to me on this one I think. We're writing this Municode and using Municode for this or enCode so it's two systems we already have so this will translate right on into our system that we already have with Municode so all the graphics and all the charts and tables will flow right in. We know what they're going to look like in advance, so we won't have any issues with what we see in the paper version and the online version. They will fit together. We've tested it and we know that those work.

Future Process

- **January 29, 2020** Last Public Meeting prior to Public Hearing
- **February 10, 2020** Planning and Zoning Commission
- **February 27, 2020** Board of Commissioners
- Draft code distribution early January
- Planned Review cycle Summer 2021 with amendments in fall of 2021



Mr. Richardson said for the future process we will have a last public meeting tentatively that week of January 29th. February 10th and 27th are our Planning Commission and Board of Commissioner dates that we're shooting for right now. Mark and I have talked about that and

think we can hit that. We just mentioned that we would distribute the draft of the code to everyone in early January and then I think one thing that's important, and like what we did with the sign code, this is a very large document. When you get it in paper form, you will be impressed by the weight. I'll ask you how you want it and then we will get it to you however that is. It's a big document and Mark is very good. It will have been through a lot of review. Like with the Sign Code, there will be some things that we didn't anticipate. The size of signs that churches and schools wanted, we just missed it.

We're going to plan a review cycle with you all, the Planning Commission, the Steering Committee for the new Planning Director in the fall of 2021. **Someone** was inaudible. **Mr. Richardson** said I will note that a couple of those items on one of Mark's slides about the Ombudsman and some of the process linkages, my new position might be working on that already. Some of those comments we're already working towards, but I think when we go through the code and you know there's a lot of detail to it and even if all of us looked at it and read it five times, in a year we're going to find stuff with it, and we should have done that a little different.

I just want to be clear that it worked great with the Sign Code. The people on the committee were happy. We went back to them and asked them, and they said yep, we need to change—really I think that the people we asked had two changes and the staff had three or something like that. It was a good process to go through and they will be incorporated in this when it comes back forward to you all for adoption in February.

Additional Comments

Online Commenting



December 5, 2019

Mr. Richardson said we've got 10 minutes before the next meeting so we would be happy to answer any questions you have, any additional questions, or you know how to get ahold of me outside of this meeting if you have more detailed discussion that we need to have.

Commissioner Bynum said I just have one question on the short-term rentals. Do those folks also get a business license? **Mr. Richardson** said yes.

**MAYOR ALVEY ADJOURNED
THE MEETING AT 6:51 p.m.**

dt

Bridgette D. Cobbins
Unified Government Clerk

STATE OF KANSAS)
WYANDOTTE COUNTY)) SS
CITY OF KANSAS CITY, KS)

SPECIAL SESSION, THURSDAY, DECEMBER 12, 2019

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Session, Thursday, December 12, 2019, with eight members present: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; Townsend, Commissioner First District; McKiernan, Commissioner Second District; Markley, Commissioner Sixth District; Walters, Commissioner Seventh District; Philbrook, Commissioner Eighth District; and Alvey, Mayor/CEO; presiding. Murguia, Commissioner Third District; Johnson, Commissioner Fourth District; Kane, Commissioner Fifth District; were absent. The following officials were also in attendance: Doug Bach, County Administrator; Ken Moore, Chief Legal Counsel; Bridgette Cobbins, Unified Government Clerk; Emerick Cross, Melissa Sieben, Alan Howze, Assistant County Administrators; Kathleen VonAchen, Chief Financial Officer; Alley Porter, Commission Liaison; Reginald Lindsey, Budget Director; Jeff Fisher, Executive Director of Public Works; and Officer Jay Doleshal, Sergeant-at-Arms.

MAYOR ALVEY called the meeting to order.

ROLL CALL: McKiernan, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend, Alvey.

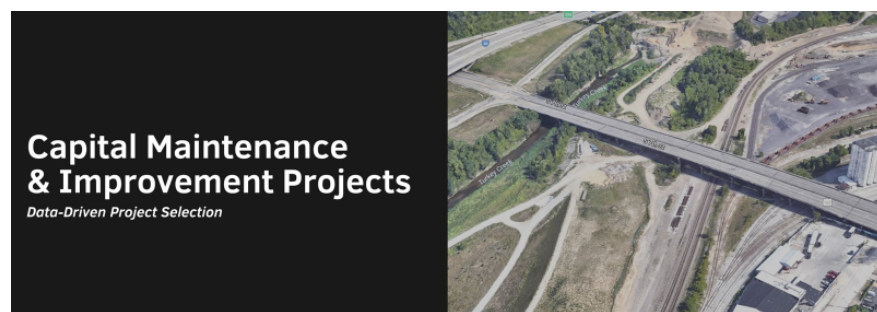
NOTICE OF SPECIAL SESSION of the Unified Government of Wyandotte County/Kansas City, Kansas, to be held Thursday, December 12, 2019, at 5:00 p.m. in the 5th floor conference room of the Municipal Office Building regarding the Capital Maintenance & Improvement Project Major Capital Evaluation Criteria.

CONSENT TO MEETING of the governing body of Wyandotte County/Kansas City, Kansas, accepting service of the foregoing notice, waiving all and any irregularities in such service and in such notice, and consent and agree that we, the governing body, shall meet at the time and place therein specified and for the purpose therein stated.

Mayor Alvey said tonight we will have a presentation regarding the CMIP Major Capital Evaluation Criteria. I'll turn it over to Administrator Bach.

Doug Bach, County Administrator, said last summer during our budget process, it was brought up to us that the Commission recommended that we go through and develop—refine the criteria that we utilize, allow for different input areas for the Commission as they go through this process as well, but to make it clear about how we're going through and evaluating our projects. A couple of times we brought this, as we've been working through this and brought it to our Standing Committee, Public Works, and got some additional feedback from that committee as we were working through it. We've also taken it to our Planning Commission to get input from them to lead us up to where we are tonight to come forward with a recommendation to you to show you what we are doing as we work through this.

With that, I'm going to turn this over to our Public Works Director and let him go into a little bit more about what we have in place.



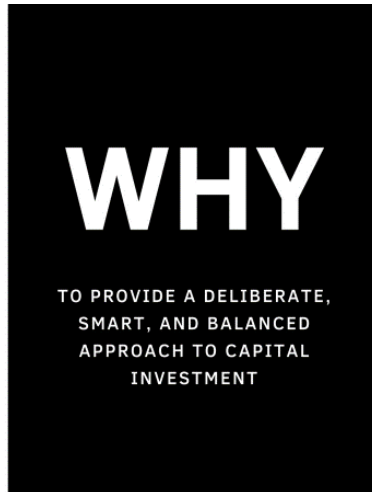
Public Works

DECEMBER 2019

Jeff Fisher, Executive Director of Public Works, said just another example of proposing data-driven decision-making. Rob Anderson is our Asset Manager and is responsible for a lot of this work and working with others. He has been the lead throughout this pretty impressive system, so we would like to propose this tonight. He will outline that and then each year after we will review the outcome and make sure it's still appropriate and make adjustments along the way. It will probably take us two or three years to get this system working well. I will hand it over to Rob and let him outline it.

December 12, 2019

Robert Anderson, Public Works Asset Manager, said thank you for your time and consideration on our recommended enhancements to the Capital selection process.



As elected officials this is one of your greatest responsibilities to your community. The CMIP approved by this body each year has impacts on the future beyond our tenure staff or elected officials and beyond our lifetimes. The CMIP produces long-term financial obligations that constrain our ability to adapt to the future of our infrastructure challenges.

This is a document that will represent to future Wyandotte County residents an encapsulation of our ideals and priorities. The consequences to being poor stewards of our infrastructure needs and financial solvency are too great to not provide a systematic and transparent process for selecting projects.

In order to serve our current population and those that will reside here in the future, we need to provide a deliberate, smart, and balanced approach to capital investment.

CMIP Stakeholder Outreach

WEIGHING CAPITAL CRITERIA

Capital Criteria is used to help the Council Government assess and evaluate projects. Major road construction, buildings, and parks projects will be evaluated using the weighted matrix listed below.

With the definition of each criterion in mind, consider the Capital Criteria table below. How would you rate each criterion? Do you believe a particular criterion is more important than another? Are some of the criteria equal? Based on your understanding of the criteria, and their importance to you, assign a numerical value between 6 and 100 to criterion in the table below. Please keep in mind that the total combined weight must be equal to 100%.

Capital Criteria - Assessed	Weight %
Costs (Design, O&M, Full Lifecycle)	14
ROI (Return-on-Investment)	13.3
Infrastructure Condition*	11.7
Population Served	11.0
Capacity Needs*	9.0
Community Sites*	9.0
Master Plans*	8.3
Safety*	8.0
Commerce*	6.3
Capacity Needs*	6.3
Predictable Project Timing and Scope	6.3
Coordination: Internal/External Stakeholders	5.7
Total (Must = 100%)	100.0

Capital Criteria	Weight %
Costs: Design, O&M, Full Lifecycle	
ROI (Return-on-Investment)	
Infrastructure Condition*	
Safety*	
Capacity Needs*	
Population Served*	
Coordination: Internal/External Stakeholders	
Commerce*	
Community Sites*	
Master Plans*	
Predictable Project Timing and Scope	
Total (Must = 100%)	

October - December

Public Works Standing Committee,
Planning & Zoning Commission, and a
Special Session

Information Covered

- Proposed changes to CMIP Criteria to help prioritize projects
- Requested input on criteria to be included and how criteria should be weighted
- Compiled input and produced a scoring process

Over the past few months we have reached out to the Public Works Standing Committee and the Planning Commission in an effort to try to identify those criteria that are of most importance to them. We produced a survey and asked for feedback from those governing bodies to prioritize the existing policy guidelines with some new ones that we suggested. You can see here on the slide what that survey looked like and it included an opportunity for those members to provide us with how they would weight those different criteria.

CMIP Stakeholder Results

CMIP CRITERIA	Weights	Survey Averages
Costs: Future O&M	14	14.0
ROI (Return-on-Investment)	13	13.3
Infrastructure Condition	12	11.7
Population Served	11	11.0
Community Sites	9	9.0
Master Plans	8	8.3
Safety	8	8.0
Commerce	7	6.3
Capacity Needs	6	6.3
Predictable Project Timing and Scope	6	6.3
Coordination: Internal/External Stakeholders	6	5.7
Total	100	100.0

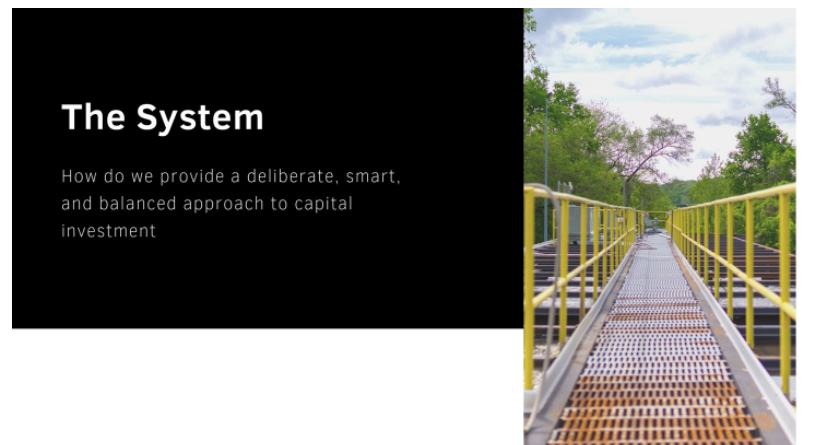
We collected those surveys and we have produced some results here. This is kind of test here, does this look right. It's interesting. I took this information and looked at standard deviations between the different studies or the different survey responses. For example, where Commerce, I gave it a 7, so that the total would get to 100. The reason that got a 7 was because versus the other

two that had the same score and average is because their standard deviation was the smallest. There was the most consensus around that score, so I gave it an extra point.

Needs

Project Name	Project Name
90th and Parallel Parkway Intersection Improvements	29th & Ohio Storm Sewer
Strong Ave. Levee Pump Station	83rd & Ella Capacity Enhancements
77th and Troup Storm Replacement	White Oaks Capacity 82nd & Haskell
SRTS Phase G (Northwest Middle and Caruthers Elem.)	51st N of Cleveland RCB Replacement
Central Ave. and Grandview Blvd. Intersection Improvements	Hutton Rd. and Leavenworth Rd. Intersection Improvement
55th St, Everett to Parallel Pkwy	Central Ave. and Grandview Blvd. Intersection Improvements
State Ave & Village West Interchange	110th St. and Riverview Ave. Intersection Improvements
11th St./McDowell Ln. Improvements	7th St/US-69 and Central Ave. Reconstruction
118th Street Lighting Improvements	Hutton Rd. and Donahoo Rd. Intersection Improvement
W. 36th Ave Improvements, Rainbow Blvd. to State Line Rd.	131st St. and Leavenworth Rd. Intersection Improvements
6th Street Improvements, Ann Ave. to Central Ave	18th St. and Metropolitan Ave. Reconstruction
18th St./ 21st St. - Metropolitan Ave. to Merriam Ln.	At-Grade Intersection at 65th St. and Turner Diagonal
67th St. - Parallel Parkway to Leavenworth Rd	K-32 Quiet Zone, Phase I
72nd St. - Parallel Parkway to Leavenworth Rd	SRTS Phase G (Northwest Middle and Caruthers Elem.)
At-Grade Intersection at 65th St. and Turner Diagonal	Friendship Heights Benefit District
Donahoo Road - Hutton Rd. to 115th St	Westheights Benefit District
Douglas Ave - Key Ln to 55th St.	Strawberry Hill Complete Street Project
Kansas Ave - 72nd Street to K-32	Hollingsworth Rd, 115th St to 122nd St
Key Lane- Douglas Ave. to Gibbs Rd.	Hollingsworth Road Improvements, 115th St. to 123rd St.
11th Street Bridge over Jersey Creek	K-32 Bridges over Kaw Dr and UP Railroad
North 34th Street Box Culvert	Relocation of Sewer Maintenance Facility

What does this look like if we were going to put this into practice. Well, this isn't meant to be read, but there will be a quiz at the end, and I will ask you what was on the seventh line of the second column. This is just to illustrate the problem we have. These are all projects that are over \$200K. How do we prioritize this list? That's why we needed the input.

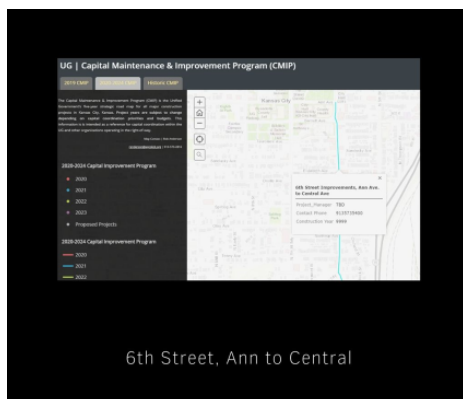


I'm going to walk through the system that the Asset Management group has come up with and Public Works staff and others have had input on as well.

Identify the needs



The first step is obviously to identify the needs. Projects are identified either by community requests, staff observations during inspections or a history of work orders.



Map the needs

Those projects are then put into a database and given to the Asset Management Division and we map those so that we can both provide information to those that would score this and in the future if the project did become part of a CMIP, then that information is readily available to the public and we just put the year that it is going to go in the CMIP, and it automatically shows up on our map.

Analyze the needs



The cool part about this was analyzing the data. Utilizing a combination of datasets that were put together by the Asset Management team in concert with the WYCO data team and the data analysts in the Knowledge Department and our amazing VISTA program. We have been able to compute different statistics to measure and meet those different criterion, so ways to quantify the criterion that has been suggested.

To point out here, for example, on one of those criteria we have taken a project that was proposed and at different distances calculated the tax roll underneath it, so there's different buffers here. So, at 250 ft. which is supposed to represent basically the block face that benefits from the direct investment and then at 1,000 ft. just to capture the context and 1,500 ft. just to add a little bit of variation to what we have. You will be able to see that on your information sheet that's provided to you also that we have metrics for population, metrics for the tax roll at different buffer distances to help illustrate both the return on the investment piece and what level of population is served by a particular project.

000 ADT_1000	TotalTax_250	TaxRoll_250	PopEstim_250
65.6	6730	62497	26862.74
1.28 <Null>	45033.82	23082.57	116.9
5.04	2545	172879.88	79912.41
<Null>	3637391.76	1688818.28	<Null>
3.04 <Null>	97534.85	47215.09	138.7
1.76	10410	10440.14	4071.51
8.48	11560	278523.98	130317.43
0.96	5870	461949.65	243091.12
6.96	3335	442184.96	201937.79
3.64	3050	337408.00	131430.71

Let data tell the story

Score the needs

To be real nerdy, I'm not going to go over this, but we take all the information we calculate in GIS and we give it a rank order score.

Prioritize the needs

MASTER LIST CMIP PROJECT SCORES									
CMIP #	Project ID	Project Category	Overall Rank	Rank Order	Project Total	Project Score (out of 100)	Composite Score	Rank	Score
Project 1	1	1	1	1	100.00	100.00	100.00	1	100.00
Project 2	2	2	2	2	90.00	90.00	90.00	2	90.00
Project 3	3	3	3	3	80.00	80.00	80.00	3	80.00
Project 4	4	4	4	4	70.00	70.00	70.00	4	70.00
Project 5	5	5	5	5	60.00	60.00	60.00	5	60.00
Project 6	6	6	6	6	50.00	50.00	50.00	6	50.00
Project 7	7	7	7	7	40.00	40.00	40.00	7	40.00
Project 8	8	8	8	8	30.00	30.00	30.00	8	30.00
Project 9	9	9	9	9	20.00	20.00	20.00	9	20.00
Project 10	10	10	10	10	10.00	10.00	10.00	10	10.00
Project 11	11	11	11	11	0.00	0.00	0.00	11	0.00
Project 12	12	12	12	12	0.00	0.00	0.00	12	0.00
Project 13	13	13	13	13	0.00	0.00	0.00	13	0.00
Project 14	14	14	14	14	0.00	0.00	0.00	14	0.00
Project 15	15	15	15	15	0.00	0.00	0.00	15	0.00
Project 16	16	16	16	16	0.00	0.00	0.00	16	0.00
Project 17	17	17	17	17	0.00	0.00	0.00	17	0.00
Project 18	18	18	18	18	0.00	0.00	0.00	18	0.00
Project 19	19	19	19	19	0.00	0.00	0.00	19	0.00
Project 20	20	20	20	20	0.00	0.00	0.00	20	0.00
Project 21	21	21	21	21	0.00	0.00	0.00	21	0.00
Project 22	22	22	22	22	0.00	0.00	0.00	22	0.00
Project 23	23	23	23	23	0.00	0.00	0.00	23	0.00
Project 24	24	24	24	24	0.00	0.00	0.00	24	0.00
Project 25	25	25	25	25	0.00	0.00	0.00	25	0.00
Project 26	26	26	26	26	0.00	0.00	0.00	26	0.00
Project 27	27	27	27	27	0.00	0.00	0.00	27	0.00
Project 28	28	28	28	28	0.00	0.00	0.00	28	0.00
Project 29	29	29	29	29	0.00	0.00	0.00	29	0.00
Project 30	30	30	30	30	0.00	0.00	0.00	30	0.00

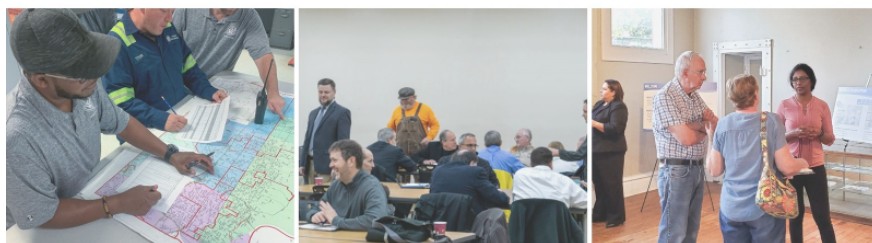
For a better future

All projects are weighted against other projects across all the different datasets that we have accessed to and then that rank score gets converted into a general score on a 1 to 5 scale that will go into a product—prioritization tool that interprets the weight of metrics that you provided to us to calculate that weighted score so that we can come up with a composite score for each individual project and rank order the queue of back projects. If we have a list of identified project needs, that list of 50 that was on that other slide and we put it into the system, we can have a prioritized queue to help us assemble the CMIP.

Mayor Alvey asked is it possible to expand that table just briefly for us? **Mr. Anderson** said it would be difficult at this time. I would say the projects highlighted in this are hypothetical on this particular one. I didn't want to put the cart before the horse and provide you with a CMIP tonight because I don't want to step on my own toes in the future when I come back to you with my real list. This is just for information sake here.

We still need people to weigh in

Data is important, but it isn't everything



Sometimes data-driven decisions can make people uncomfortable, but we also need to have some sort of smell test even as a purely data-driven approach to this. Our goal in adding this other layer to this process of having a select scoring committee, so an informed survey of select multi-departmental UG staff with specialization in one or more areas of the capital criteria identified along with BPU staff with knowledge of planned maintenance and capital improvements for BPU electric and water services will be tasked with scoring all the projects. Each project will be scored, and the scores will be weighted based on the UG Board of Commissioners and the Planning Commission recommendations and a composite score will be ranked and prioritized in that queue. We're going to have two parallel tracts here. We have a data-driven prioritizations and then we have the human input prioritization. That list of committee members is select UG staff that has the specific knowledge.

I would also like to thank GIS Special Services for their access to the information I needed to do this. Our enterprise agreement with Esri has offered us the opportunity to utilize community analyst which is a unique product that gives us the ability to alongside our home brew data, but enriched Esri data layers that give us to access to things like daytime population within the distance of particular projects.

Commissioner Markley asked shouldn't that be in our budget notebook?

Commissioner McKiernan said I was going to say, when it goes live is way after I'm interested

in it anymore because I'm interested in it at the time that we're prioritizing for the purpose of budgeting. **Commissioner Markley** said I agree. **Mr. Anderson** said it will be made available. I mean they're created now. We can make them available at any time. **Commissioner McKiernan** said fantastic.



Mr. Anderson said that survey will go out. We will be utilizing Survey 1, 2, 3 to conduct that survey. To get into the weeds a little bit on how this survey process will happen, a select few from UG staff and BPU Scoring Committee will see the real details that have additional information about where the project is and have a map of that project and the footprint. There will also be a blind participant group in that that will not see the special information about where it is and they will score it purely on the data behind it.

Mayor Alvey said to elaborate on that point, in order to assess the effectiveness of this process we want to try it two ways. One, just simply data that does not show location because we want to remove any desire—hey, I want to take care of my district or why isn't this in my district or if I'm an employee of the UG, well this is in my neighborhood, so I'm going to score this higher. So, we want our test to see if there is a difference in the results so they're going to test it scoring it without location—showing the location, just the data that is presented by that specific project. Then also, run through a process where people have the location to see what happens there. We're trying to make sure it's objective, really looking at the priorities, what we need to really work on first and most importantly and then test them against each other.

Mr. Anderson said just to add another layer to that, there will be—the selection of the people that will receive one portion than the other will be driven by if they have knowledge about future coming activities, economic activities. Those are the people that it really matters that know when they score a project where it's at and that will be Public Safety, other infrastructure stakeholders, so BPU and Water Pollution. These are the stakeholders that they need to know where a project is, that's part of their ability to score a project.

Talking about that parallel tract, this will be feed back into the same tool for prioritization to enhance that queue as to projects.

Prioritize the needs

CMIP #	Project ID	Project Category	Overall Rank	Detailed Rank	Project Cost	Fiscal Year	Project Description	Competitive Score	Status
Project 1	1	1	1	1	\$10,000	2018	...	...	...
Project 2	2	2	2	2	\$10,000	2018	...	...	...
Project 3	3	3	3	3	\$10,000	2018	...	...	...
Project 4	4	4	4	4	\$10,000	2018	...	...	...
Project 5	5	5	5	5	\$10,000	2018	...	...	...
Project 6	6	6	6	6	\$10,000	2018	...	...	...
Project 7	7	7	7	7	\$10,000	2018	...	...	...
Project 8	8	8	8	8	\$10,000	2018	...	...	...
Project 9	9	9	9	9	\$10,000	2018	...	...	...
Project 10	10	10	10	10	\$10,000	2018	...	...	...
Project 11	11	11	11	11	\$10,000	2018	...	...	...
Project 12	12	12	12	12	\$10,000	2018	...	...	...
Project 13	13	13	13	13	\$10,000	2018	...	...	...
Project 14	14	14	14	14	\$10,000	2018	...	...	...
Project 15	15	15	15	15	\$10,000	2018	...	...	...
Project 16	16	16	16	16	\$10,000	2018	...	...	...
Project 17	17	17	17	17	\$10,000	2018	...	...	...
Project 18	18	18	18	18	\$10,000	2018	...	...	...
Project 19	19	19	19	19	\$10,000	2018	...	...	...
Project 20	20	20	20	20	\$10,000	2018	...	...	...
Project 21	21	21	21	21	\$10,000	2018	...	...	...
Project 22	22	22	22	22	\$10,000	2018	...	...	...
Project 23	23	23	23	23	\$10,000	2018	...	...	...
Project 24	24	24	24	24	\$10,000	2018	...	...	...
Project 25	25	25	25	25	\$10,000	2018	...	...	...

Based on human input

Obviously, the highest ranked projects are beyond the financial capacity of any given CMIP year. We will need to spread them out, so if four projects that costs \$10 to \$15M each, gets stacked up at the top of our queue, that's not a reality for us. At some point after we have this queue we will work in concert with Budget and Finance to model out and scenario what a real budget looks like to take this queue and put it into reality.

2019 Actions ➡

GET INPUT ON CRITERIA

How to prioritize projects based on criteria & weights

DATA-DRIVEN RANKING

Scoring individual criteria with spatial analysis

SCORING COMMITTEE

Compliment UG priority based budgeting

CMIP BUDGET SCENARIOS

Using the weighted scores and priorities to assemble out years

Just a quick recap of where we're at for 2019, we're at the end of the year. We've gathered our input criteria, we produced a process for creating a data-driven ranking system. We have assembled a Scoring Committee and they will be receiving surveys to help buttress our efforts and shore it up with human input and we will be establishing some different CMIP budget scenarios from that information.

2020 Actions ➡

REFINEMENT

Staff & scoring committee will identify concerns and refine the process

PRESENT FINDINGS

Show Planning & Zoning Commission and Public Works Standing Committee what it looks like

DEVELOP 5-YEAR DATA-DRIVEN CMIP

Develop the 2021 CMIP based on the new process

Going into next year we will refine this process yet again. We will come back and present this to the Planning & Zoning Commission, we will present it to the Public Works Standing Committee, and we will show them what it looks like and then in the spring, early summer, we want this to be a part of the 2021 Budget process.

With that, I'm open to any questions.

Commissioner Bynum said I think that last item helped answer one of my first questions because our current CMIP goes out 4 to 5 years right now or even up to 10 I think. **Mr. Fisher** said 5 years. **Commissioner Bynum** said the 2020 Budget is set and those projects are decided, but then as we move into this budget cycle that we will start on and have started on now, for 2021 we might see a whole new CMIP. Chances are that some of the projects setting in CMIP right now will go away.

Mr. Bach said it could happen. I mean we're going to utilize this to come back and it will influence it, so there could be some projects that have been planned for that year that we will have to talk about whether or not that is going to push it out or not and the impact on that. Some projects that are in '21 and '22 are heavily influenced by steps that are already taken in this year. As you recall as we go through them we start the engineering design work and they're out, so they won't really, I guess, fall into it, so I don't know how many would change off in '21 just because of what's already started there. Jeff, you could probably comment to that better, but it will start to influence how that's—**Mr. Fisher** said I agree. I think 2023 is when you will start to see wholesale changes. **Commissioner Bynum** said we will be in a little transition period probably in 2021 and 2022. Then, how does this fold into our priority-based budgeting work? **Mr. Fisher** said it's complimentary to the PBB I would say. **Mr. Anderson** said that's where the Scoring Committee, that's kind of like with the data-driven part, we're going to establish those what in the PBB processes department assigned evaluation, so if you've self-identified your relationship to the Commission goal as x, y, z; then it goes to that Scoring Committee process and it gets either agreed to, ranked up or down and that's basically what we're mirroring here with this process of running a survey. **Mr. Fisher** said keeping in mind that PBB is Operational budget, not Capital.

Mr. Bach said priority-based budgeting, you're looking—they're looking in the end what's their dollar allocation that they have to work with. As Rob said, if we ranked up big \$10-15M projects, we're sucking out all the resources. Priority-Based budgeting is intended that if you as a Commission put the higher priority on Capital and that's where we're going to spend more money, then they will have the projects lined up to take the money and where it would go. It really doesn't move them up. If they're allocated \$15M a year, that's wherever the rank is, once you run out of money, that's a little shuffling there to use those dollars up maybe in a given year. Maybe in a given year if you have two left and the next project is an 8, you might shuffle it around but otherwise they're complimentary actions but not direct in the way you do the assessment.

Commissioner Bynum asked is this inclusive of—it's not really building projects that are needed is it. **Mr. Bach** said actually, this does do building projects as well. I think what he showed here was on the street projects, but it would be the same analysis, same type of scoring sheet driven with some tweaks to it. **Commissioner Bynum** asked is parks done also. **Mr. Fisher** said the idea is parks, buildings and street projects. **Mr. Anderson** said these have been computed for a handful of identified park projects that are not in any CMIP currently. **Mr. Fisher** said this would not include stormwater or wastewater as those are outlined in other plans, but we definitely want to leverage those projects and make sure if we get into a neighborhood, get in there one time if we can. **Mr. Bach** said, as you noted, a couple of the park projects; not all of the park projects that are in master plan have gone through this scenario yet, that would be kind of another step. At this point we have no funding identified for them, so I mean it's what are you weighting them against at this point. Really, that hasn't been our focus to go through. We're going through where we have some money assigned and where we're starting to work these projects—or where we have the opportunity for things to be worked on.

Commissioner Philbrook said with all the priority-based stuff we're talking about, so when our survey comes back and we have another set of priorities from the folks that live in Wyandotte County, Kansas City, Kansas; then we get to reemphasize them on any shifts of the Commission priorities that then leads priority-based and then the projects. Is that what I'm—is that what it comes down to? **Mr. Bach** said I think most of the information you're going to get back from the survey is going to tell you where street projects or park projects rank in terms of funding that the citizens would like to see you spend money in certain directions. As you know, it doesn't rank the projects or put out there—**Commissioner Bynum** said no, it doesn't rank the project per se, but it definitely puts the emphasis to the Commission. **Mr. Bach** said oh yes, if it comes back in which it has for the last couple of surveys, I believe streets has ranked as one of the highest priorities of our residents where they would like to see you spend money. That falls over to the priority-based budgeting side to say, okay, maybe we don't want to spend as much money here, we want to put more toward the street projects. I don't know that there's anything in the survey that would come back and heavily influence this too much.

Mr. Fisher said I think the human component of the system that Rob was talking about, then that survey would have some influence on how that works. **Mr. Anderson** said one of the

ways the community survey might influence this would be when maybe every two years we come back at this weighting criteria. If that influences the Commission, then that might influence how you rank the criteria and then that would change how those scores get computed in the future.

Commissioner Markley said this all warms my little heart. I think Brian and I are the only ones here today who would remember the time where we got basically nothing for CMIP and there were no outyears and there was no spreadsheet that talked about unfunded projects. We as a Commission—I mean I'm sure staff has had discussions about ground build, but we felt very much like there was no intentional planning and that was obviously long before Jeff was here. We have come such a long way from that to having something that really lays out what each project look like and all these criteria when we were lucky if we saw a line item that we had any idea what it meant. So, I really appreciate it. It's great information. It's just really good information. This sheet is amazing. Years for adjacent property to fund the project, that's amazing that you can calculate that, so I'm fascinated. I am really looking forward to put this into practice and I really appreciate your work on it and the thoughtfulness that you put into how we approach our projects.

Mayor Alvey said along those lines, I just want to say first of all in the very beginning you said why do this, and again, to provide a deliberate, smart and balanced approach to Capital Investment. I think that word investment is key. We're going to continue to have to do projects in response to something that happens, we have a bridge failure or a road failure, it's not going to go through the process. It's going to have to be fixed, but with the planning moving forward, just using the word investment and deliberate, again, signals that we are looking for, as some of the criteria, the return on investment and we start saying with limited resources, how do we move into the future to continue to create fiscal sustainability and opportunities for economic growth. We look at the projects we do in the city to say certain projects will certainly yield a better return on investment which will payoff sooner which might yield more economic growth than others and it gets us to a different level understanding with limited resources how are we really strategic. I like the change in the language because it changes the way we think and, therefore, it should change the process which then changes the results.

Commissioner McKiernan said I completely agree, and I agree with Commissioner Markley and with you, Mayor, that this is pretty amazing stuff and I have to confess I was kind of looking through this and I'm still trying to catch up with all the numbers and their significance. Can you go back to your page 13 which has the graphic that goes along with these information sheets because we've got one here that's just a little bit bigger than I'm taking a look at and I love up at the top, there's the graphic. There's all the information about the name and the budget and project description, that's great. Then you've got ROI and you've got rank and score. Remind me again, I see that the score goes from 1 to 5. **Mr. Anderson** said the ranks represent where it falls in relation to all 50 projects that were part of this population study. **Commissioner McKiernan** said all 50. **Mr. Anderson** said correct. **Commissioner McKiernan** said okay. **Mr. Fisher** said one being the best. **Commissioner McKiernan** said this particular 86th Street Improvement is one of the ones that I'm looking at here. So, it ranks 15th of the 50 on ROI and then it ranks 10th out of the 50 in terms of its relative cost, but 23rd out of 50 in terms of community and I assume that means benefit to—**Mr. Anderson** said community locations. Those are kind of referenced a little bit more in-depth in the lower righthand part where there is a makeup of different community sites that are touched by the project or follow the boundary.

Commissioner McKiernan asked is there a legend somewhere that can decipher a little bit of this for us because I see ADT and DMV Reg and I go okay, I should know what that means I'm sure. **Mr. Fisher** said I see Rob taking notes. That's something we can—**Commissioner Markley** said I think when you send out the surveys to Public Works and Safety, there is like a little list that defines each of them. **Commissioner McKiernan** said that would be wonderful.

Melissia Sieben, Assistant County Administrator, said, Commissioner McKiernan, ultimately what this is going toward is the CMIP document which is a document that today we can electronically with Mapping, but we can also have it as maybe a PDF version. I mean print version, you wouldn't want anyway, but in the day they were print version and they were by fund and had the projects in them and also talked about what other projects tied to them, so I think that's where we're headed as an organization is to provide that kind of document. Jeff, I would really appreciate a follow-up on that.

Commissioner McKiernan said ultimately these sheets just provide the background that lead to wherever it finally appears on our ultimate ranking and recommendation for what gets funded. **Mr. Anderson** said I think of this kind of a kin to a baseball card for a baseball player. This is like a stat sheet, shorthand telling you a little bit about the project and different datasets that I have access to, to provide to you. Like in the lower righthand corner, that DMV Reg, I have it abbreviated because I'm trying to fit it into that space but down in the bottom left-hand part of it, we have a map of everywhere that a motor vehicle is registered in the county. **Commissioner McKiernan** said on this particular—you count 1,300 vehicles within 1,500 ft. of the center point of this project. **Mr. Anderson** said correct. **Commissioner McKiernan** said cool. **Mr. Anderson** said and if I have access—so, the average daily traffic is computed using information I have from KDOT. That map basically takes the maximum ADT within the distance of that project, so if there is more than one data source from KDOT within the distance of that project, it's pulling the max one. **Commissioner McKiernan** said I love this project of trying to be more thoughtful, more intentional and using data to try to get to what we should prioritize because it will give us the biggest return on investment, or it will represent the best investment we can make. If I can just get the legend for this project info sheet, that would be fantastic. I will just look it over in my own time. **Mr. Fisher** said absolutely. **Mayor Alvey** said I told Rob Christmas was coming early for Commissioner McKiernan.

Commissioner Burroughs said I think that anytime we have data that we can base our return on investment is important. I guess I would—using this sheet as an example, if I had to pick a project today, if these two were pit against one another, I would look at the better scoring and what I could do to advocate for the project that has the best efficiency numbers and return on investment. However, some of this data will reflect poorly in some areas of our community. I guess I just want to go on record as stating that even though we have this data that shows the best return on investment, we need to be mindful there are areas of our community those investments will have to be made or should be made in all fairness. So, it may be that we will want to set-aside maybe one project a year that may not have the highest return on investment, so it doesn't keep getting pushed down to the bottom of the pile. Afterall, we represent the entire county and if you're going to get the best revenue and generate the most revenue, those projects are going to get done quite

quickly provided they're not the \$15M+ project. I can see where this data could push those projects that don't have that high of a score on down the list, so I thought I would bring it to our attention.

Mayor Alvey said I think that's something we have to build into the data somehow, some kind of corrective to this. **Mr. Fisher** said I think the Scoring Committee will be monitoring that. Rob will be monitoring that. We will be evaluating this every year to make sure that the weights are weighted appropriately just based on whether we're seeing patterns or trends if we're seeing projects fall down the list and keep falling down. Like Doug Bach said, you've got that \$15M a year, so if you've got two projects that cost you \$12M, and you can't get another big project in there, then maybe one of those smaller projects that keeps getting pushed down floats to the top. You've got all kinds of different things that could happen.

Commissioner Walters asked have the 2020 CMIP projects been evaluated using this criteria. **Mr. Anderson** said they have not, but they can be. **Commissioner Walters** said well, that's great, because I would really like to recommend that we do that. I think it would be very illuminating for me to see. We know the projects that we agreed to. It would be very good to know how they would have stacked up in this criteria just as an educational exercise for us.

I'm also really interested in the return on investment. It's such an important element and it sounds like a science and sounds like it's a cut and dried process, but I have experience with this in which credential economists will get up and testify that a certain project will have tens of millions of dollars of positive return on investment and then an equally credential economist will get right up behind them and say it will have a negative return on investment. So, it's all about how you calculate that or how we calculate that, and I think it's an art and a science. That may be as I see it of these the one criteria that is very important, but it's not as objective as it might seem to be. So, how we do that I think really needs to be evaluated. If you could give us a thumbnail description at some point on how we look at return on investment, I think it would be helpful.

Mayor Alvey said, Commissioner Walters, going back to your point that it would be interesting to see how the current projects would be evaluated because there were reasons why those projects were chosen. There were valid reasons, right, and so it might indicate to us if we use the criteria, this might not have made the cut, but we made it a choice because it needed to be done for these reasons, that's that corrective that might need to be built it. **Commissioner Walters** said yes, and I fully expect there will be glitches and some improvements over time as this thing

gets implemented. I just thought it would be informative to see how it would have stacked up if we had used this criteria.

Commissioner Bynum said staying on the slide where you are, can you walk us through that slide again starting with costs meaning that 14 out of 14 said it's number one to help me again with what this slide is telling me. **Mr. Anderson** said the 14 is the percentage that you would assign and if I gave you 100% and you split it up between all these categories if you gave it—**Commissioner Bynum** said oh sure, the highest apparently—**Mr. Anderson** said correct and to describe cost, future O&M cost, so if we had, for example, x linear feet of pavement striping on a section of road, but a project description calls for adding additional pavement striping to that, that's going to increase our O&M on that project space. **Commissioner Bynum** said what I'm driving at is the point that Commissioner Burroughs was making and wondering if the weighting that we've created protects somewhat against the concern that he's brought forward. Secondly, I need you to tell me again the weighting where it's factored in on the datasheet. **Mr. Anderson** said it is intentionally left off the datasheet because this was produced to be supplemental information during this survey process with the human input. It's also in the public information piece. There could be a finalized version that shows that metrics composite score for the public consumption after a project has been pulled into the CMIP if that's desired.

Commissioner Markley said I think the master plan part is what is going to have the big impact on those communities that might not otherwise rank very high. You're either going to be in a master plan area or you're not and if you are, you're going to have a weighted score based on that, so areas like the northeast where we may not have as much of a population or the income might be lower, some of those other strikes that might be against them, they have a master plan in place and they're going to get a score based on that where an area that has no master plan is going to get nothing. I think that's where we make that adjustment. **Mr. Anderson** said in addition to solving for that problem of let's say real estate values or there's not a lot of sales tax in a particular area, that area could still be serviced by this model either by population density or whether or not it falls into a project area master plan. It's going to score well on different criteria that's going to raise its composite score. It's up to you to decide how to weight these. We're just trying to create some sort of transparent model that we can show how we prioritize a laundry list of projects.

Mayor Alvey said it's possible. I think, for instance, the Morris area, I can almost see perhaps under the criteria would be length of time since last major capital improvement project. You know something as simple as that and say—that way it at least brings it to the forefront and you say, okay, it's been 30-40 years and why is that important, because neighborhoods begin to feel neglected. So, that's an important goal of the community that we take care of the entire community, so whatever that criteria might be, that could be a corrective. Again, something to work out.

Commissioner Townsend said I too like the efforts taken to have some type of objective tangible way to weight in to decide what projects are going to be done. My first question about this is what we're looking at on that slide, the actual weights that are going to be given is this for illustrative purposes only? **Mr. Anderson** said this is based on feedback we received from the Public Works Standing Committee and the Planning Commission. It can change in the future. **Commissioner Townsend** asked based on what. **Mr. Anderson** said input from the elected bodies, so you and the Commission. **Commissioner Townsend** said, again, is this just for illustrative. **Commissioner Walters** said no, this is it. **Commissioner Townsend** said this is it, okay, that's fine. **Mr. Fisher** said this is a starting point in the process. It will be reiterative. **Commissioner Townsend** said it could change based on say, for example, that the Mayor just gave; we want to weight the last time something was done in particular. Okay, so this is what we're going with.

In your earlier part of the presentation you were talking about, I guess, it was weighting, and it had to do with projects that were identified by location versus a more blind test. What happens to those various results? How are they blended, they're not blended, if you could go back to that for me. What becomes of those? **Mr. Anderson** said we have the data-driven prioritization list and then we have the human input surveys that go through the same process. It's essentially going to be a check to see if the information we provided was perceived by human input to be important or relevant and just check to see if the projects line up. If they do, then great, so if it's one in the data-driven project list and it's number 4 out of 50 in the human input list. I would say we're pretty close and then we can merge those two and compute some sort of hybrid score between the data-driven and the survey.

Commissioner Townsend said at some point in the process will both of those scores or both of the tract results be presented to us? **Mayor Alvey** said I think that's just a beta, they're

going to just practice using both methods where you don't know what the location is and then another group would look at it with the location to see if there's any difference in the scoring. Again, what would seem important is not to allow any kind of personal bias in, so again, if I'm on the Scoring Committee and I see a project that has a location and that's my neighborhood, am I somewhat more likely to weight that or score that a little bit higher, possibly. We just want to do a check to see if that comes into play at all. I don't think they've decided whether to use a blind with location or not location. We're just testing it at this point.

Mr. Bach said the test is there, but it's also I think as we see it going forward as a check and balance because you go through it and put all the data information into it and then you come back and then you add that human element to look at it and it goes to those factors, like you said, it could be an area that's been—it doesn't weight high on return on investment, but somebody on the engineering team knows something that didn't get picked up in the data about how much work we're doing out there or safety factors that have come into play that just are not coming back in. It could be from not getting enough data in that area or one of the issues we've talked about too is maybe some of the influences on commercial side of the sales tax equation.

A lot of these weights here are coming into the property tax side of it and some of them could weight heavier into other return on investment factors that are not getting brought into the equation. We could come through and say it ranked on the data and here it is at 15, but here are these other factors we looked at that didn't follow chart and because of that we moved it up to number 3. We have to be able to defend that as staff if we come in and say that and not say because it was next to my house. You know, it was something that was influencing a particular area and we can all defend it. Either way it's still defensible data, just some of it's brought forward by the human side versus just all facts.

Commissioner Townsend said okay, that's what I was getting at. Where do you see the results of those tracts, so that will be maintained and brought forward and explained when we're trying to decide which projects to bring and go forward on above some others. **Mr. Bach** said I think it's likely, and you know we haven't done it yet to come out, but as we go through and show it to you, we will come through and then if you see some anomalies into it, those will be the ones why did this move from 15 to 3. You know, what influenced it to make it different from that perspective and that's a good one from the policymaker perspective that as you're seeing that you may come up and say well I understand that, but I think you're missing a different element here.

Mr. Anderson said a brief note on improvements to the return on the investment model. We're taking steps to analyze the process to include other revenue streams including the sales tax and other instruments that are approved by this body to collect revenues in a different manner. **Mayor Alvey** said so maybe we're using the measure of tax revenues is a more accurate one, changes in property assessment. I don't know.

Commissioner Philbrook said to shift the question a little bit, when we finally get to the point where we're doing this and we're utilizing it, how often will this data shift? Is it going to shift once a year or is it going to be a constant moving target with what's going on in real life? I'm just asking. **Mr. Anderson** said it will be a combination of two things. One, the data that feeds the datasheets will change—let's say there's a population change, the information that's here is based on utility on/off data and mailing return not returned. We have an address list that we maintain that is our population estimate, it's in-house, it's by address. That's going to change over time, so we will have refreshed data behind this. The other thing that will change is the list of projects. As projects get pulled out of that queue, that population of projects is going to change, so it's going to change the rankings. **Commissioner Philbrook** said that's kind of what I was after is to find out, so if we're halfway through the year and we had approved all these other projects and then we have to yank one for some reason, then everything else will shift accordingly.

Mr. Anderson said the other thing that could happen is if you pull a project out of the CMIP that's in it, it will go into that queue again. I could see it working both ways. **Commissioner Philbrook** said okay, so something can move up and come into, that maybe happen. **Mr. Bach** said we're grading on the curve. So, if you're in the day before and then some really smart kid moves into your classroom and gets a higher grade, it could push yours down to a B.

Commissioner Burroughs said I just have one question. On the annual UG tax roll that you gave as an example, you the 250, 1,015 ft.; the 852 I'm looking at the 86th Street example that you gave. It's a total of 852. Is that the valuation or is that the actual tax revenue? **Mr. Anderson** said that's the actual tax roll that only goes to the UG, so the school districts and the other mills are scrapped out of there. That's just UG tax roll. **Commissioner Burroughs** said those are the revenues generated. **Mr. Anderson** said correct. **Commissioner Burroughs** said I see you have a \$1.6M on the scale. Where does that number come from? I'm still looking at the same example. **Mr.**

Anderson asked is that 1,500 ft. buffer on that one. **Commissioner Burroughs** said I'm looking here at \$2.4M here on the other side, yes, \$1.6. I'm looking at the scale on the left side because I notice you have \$2.4 on the other side and \$1.6; what are those numbers—**Mr. Anderson** said the numbers on the far left are just giving you a point of reference. **Commissioner Burroughs** said so that's it? **Mr. Anderson** said yes. I labeled the top so above the bar you can see the real number at that distance. On the left is just a description of the Y access. **Commissioner Burroughs** said so the 852 is the aggregate of the first two columns or is that in addition to? **Mr. Anderson** said it is its own buffer and it's on dataset. So, I selected all the parcels, it fall within 1,500 ft. of a project and I summed the tax roll. **Commissioner Burroughs** said okay, so we have an aggregate number of almost 1.4M? **Mr. Anderson** said no, each of those separate. So, like it's a cookie cutter. You get the first distance, that's its own thing. Second distance is its own thing. They're not—**Mr. Bach** said they are part of 1,500 because 250 and then you would take everything within a 1,000, so 402 but then you've added that additional 500 sq. ft. outside of this project has the same amount of value as the first 1,000 does. That's how you jumped up all the way to 852,000 in this regard.

Mr. Anderson said so as a point of reference on that years to fund adjacent; obviously, not 100% of the UG tax roll goes to pay for Public Works projects. So, this is a little—it's a little too hard to peel that onion, but for a point of reference we are working on it, but for simplicity sake to show the ability for a project to get funded by the adjacent tax roll, we're taking the cost of the project and dividing it by the tax roll. That's where that year comes from currently, 2019 tax assessment. **Commissioner Burroughs** said tax assessment. **Mr. Anderson** said yes, the UG portion of the tax roll. It's real money like this is the real tax roll on a per parcel basis.

Mayor Alvey said okay, this is a great start. Any more questions from the Commission? Our next step will be—what is the next step? **Mr. Anderson** said in the spring we will be running around again and going to the different—**Mayor Alvey** said running around again.

Commissioner Walters said well, you did mention that you could evaluate the 2020 CMIP. When could we expect to see something on that? You don't have to do it by Christmas or anything. **Mr. Fisher** said absolutely, we can do that. **Mr. Bach** said why don't we work on that and then put

something back to tell the Commission that we can evaluate it by then. I think that would be good—whether that’s something we just want to show the Commission, or do we want to come back to a Special Session to do it. We have a lot of Special Sessions—**Commissioner Walters** said it would be very interesting. **Mr. Bach** said I think it would too. I think it helps us look at some factors here we may have missed or need to reconsider. **Mr. Anderson** asked which would you prefer I prioritize, the ‘21 and out or the 2020 review? **Mayor Alvey** said let’s do the 2021.

Commissioner Burroughs asked do we have to do all of 2020? Can we kick out a handful of projects in 2020 that may give us a view of the projects that we may want to discuss. **Mayor Alvey** said I think what Commissioner Walters is looking for is—because we’re going to be ranking them against each other, evaluating against each other, you would want to evaluate them against each other so throw them back in the mix and see where they would come out. **Mr. Anderson** said I would treat them as unfunded projects. **Mr. Bach** said when you do your ‘21 stuff. Rob, I mean when you go through all that, you’re going to have all those 50 there and then you’re just going to do the—you know we don’t have that many we’re funding this year and the fact you’re adding another half dozen into the mix, I don’t know if you have to keep it at 50 and throw the others out and now it’s 56 projects we’re weighting against, outranked against those that are—**Commissioner Burroughs** said so, you will present it in a binder basically, the 50 projects, the cheat sheet like we saw here. **Mr. Bach** said I would say it’s likely we may end up bringing this to standing committee and then the rest of you will have it, so I’m just trying to think of we probably want to get this done by February. We’ve got a lot of Special Sessions as we come into the next year, so I want to do this and we want it to be in place for our budget, but your committee would have and then the others could all see the information and, of course, you all are always welcome to attend. We could sure make it a point to let everybody know when we’re doing it.

Kathleen VonAchen, Chief Financial Officer, said I did want to add one point, last year during the CMIP budge process, the book that you got included an enhanced CMIP section and this past year if you open it up, you can see it has a page for every project in a lot more detail, pictures, so forth. We did that through that Questica software. There’s an introductory section and a lot more discussion. The plan with Public Works is to separate that out into a separate document so that you have a budget document for Operating and then a CMIP and in that separate document, as

Melissa mentioned, we hope to add these sheets into it. There will be a project description sheet as well as this sheet.

Commissioner Townsend said one other question. It seems as though I recall the last couple of budget sessions we also saw a listing of CMIP unfunded. Is that going to be in the mix and evaluated for all of these projects? I would like to know and would like to see it because then it tends to take away well that wasn't evaluated, so is that going to be in the mix? **Mr. Bach** said yes. It's our intention that all the projects we've identified to put into the mix, you're throwing 50, that number moves I guess year to year to year. I mean if it has 50 and we fund 5 and we identify 10 more to come into it, so now we're ranking on a scale of 1 to 55. That's how that will work, right, Rob? **Mr. Anderson** said yes. The way I set up this data model, it doesn't matter what the population is. We could have a million projects and it would run the same way. **Mr. Bach** said so it's not really—I mean everything that's not in the Five-Year CMIP will be in the rest of book. It will be one of the other 50+ projects that are not in the book because they're all in the book because they are all ranked against it, they just fall outside of what we can put in a feasible Five-Year Plan we think we can fund.

Ms. Sieben said the idea with the CMIP book, is that it actually shows you the ones that are funded, the funding streams, how they're set up, revenue and expenditure and the years in which they're going to occur. Even though we're ranking these, we're still going to show you what we think is going to occur in the outyears based on that ranking. You're going to see what's going to happen in the next year but you're going to see based on the ranking of what's in the mix today what we see happening in those outyears based on that. Again, his staff has to be queuing projects up into the future, so again, that kind of transition over a couple of years makes a lot of sense given that we are already stacking things for 2021 when it comes to engineering design. This, I think, will give you a much better look out into the future and then when we do add in a project and it ranks differently, you'll see sort of that trickle down affect. Am I missing anything Kathleen or Jeff? **Mr. Fisher** said no, great job. **Ms. Sieben** said I've done a few of these before.

Commissioner McKiernan said I fall behind, but eventually I catch back up. So, you were talking about, I don't know if you can see it from where you are, the summary sheets that were in the

master budget document. You said that this would continue to be in the master budget document, these summary sheets would continue to be? **Ms. VonAchen** said what we want to do is separate out the Operating Budget from the Capital, but yes, it will be in a Capital document along with this. **Commissioner McKiernan** said okay. I told you I fall behind, but I eventually catch back up.

Ms. Sieben said the idea is that the traditional approach is that you show Capital in one document and the Operating in another and then you ultimately—the other thing Kathleen has been working on is a revenue forecast book which is another one. They'll play with each other but there are separate ways of looking at them because they are trying to tell different stories and convey information in different ways.

Mr. Anderson said in addition to that there will be a map version of all this put together for public information. There is also the CMIP map, the <http://www.wycokck.org>—I'm just messing with you. There is a CMIP map out there that you can get to maps.wycokck.org/CMIP.html and that will take you to that map, but you can also get to it if you go to the UG website and type in projects in the search box, it will take you to the CMIP projects page.

Commissioner Markley said, Brian, you have not played with this map? **Commissioner McKiernan** said I have not. **Mr. Fisher** said you did early on. **Commissioner McKiernan** said I think Rob sent me the link to this a year ago maybe, so I actually do think I have. **Mr. Anderson** said that's just a compliment to the finance document that you get.

MAYOR ALVEY ADJOURNED

THE MEETING AT 6:00 p.m.

dt

Bridgette D. Cobbins
Unified Government Clerk

December 12, 2019



Suite 323
Kansas City, Kansas 66101-3070

Unified Government Clerk's Office

Bridgette D. Cobbins
Unified Government Clerk

Phone: 913-573-5260
Fax: 913-573-5299
<http://www.wycokck.org>

Memorandum

To: Doug Bach
County Administrator

From: Bridgette Cobbins
UG Clerk

Date: December 12, 2019

Re: Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

In addition to the listing of the items, we have indicated the action taken by the Unified Government Clerk.

mbb

Attachment

1. PUBLIC NOTICE:

Alandon Tow, 6224 Kansas Ave., held a public auto auction on December 3, 2019 at 10:00 a.m.

Action: Received and filed.

2. COMMUNICATION:

Bridgette Cobbins, UG Clerk, listing bids received December 11, 2019, for:

Project ID #6303 – Freeman Farms LPS Discharge Reroute

Project ID #6355 – PS 78 Improvements

Project ID #6132 – WWTP No. 20 Screening & Clarifier Improvements/WWTP No. 3
Miscellaneous improvements

Project ID #6301 – 2019 Sanitary R & R
Transportation of voting ballots

Action: Received and filed. Copies previously forwarded to County Administrator, Public Works and Legislative Auditor.

3. COMMUNICATION:

Pam Kahao, Accounting Manager, regarding warrant cancellations:

<u>Warrant #</u>	<u>Reissue?</u>	<u>Date Issued</u>	<u>AMOUNT</u>	<u>FUND / ACD</u>	<u>Vendor Name/Number</u>
852337	No	2/8/2019	\$126.00	990-973-0001-5648	State of Kansas

<u>WARRANT #</u>	<u>ISSUE DATE</u>	<u>AMOUNT</u>	<u>FUND</u>	<u>REASON</u>	<u>VENDOR</u>	<u>REISSUE DATE</u>
868798	11/22/2019	\$360.37	19000025269	Wrong amount	Hernandez, Nona R	12/13/2019

Action: Received and filed.

4. PERSONNEL ACTION COMMUNICATION, DATED DECEMBER 5, 2019:

Section V - Increase per Memorandum of Understanding

Name	Department/Division	Eff. Date	Job Title
Brandon C. Forbis	PW/Streets	12/12/19	Equipment Operator I

Action: Received and filed. Copy previously forwarded to Payroll.

5. PERSONNEL ACTION COMMUNICATION, DATED DECEMBER 10, 2019:

Section I - Appointments

Name	Department/Division	Eff. Date	Job Title
Abriela F Guerra	Municipal Court	12/12/19	Probation Officer
Meryl K Her	Municipal Court	12/12/19	Court Clerk I
Monica R Jurado	Police/Animal Services	12/12/19	Animal Services Officer
Jessica L Keane	Health	12/12/19	Info Systems Analyst
Jorge Moreno Munoz	PW/Fleet	12/12/19	Fleet Maint Tech II

Section III - Separations

Name	Department/Division	Eff. Date	Job Title
Cedric D Bates	PW/Street	12/5/19	Equipment Operator I
Constance L Chastain	Police/Comm	12/11/19	Public Safety Dispatcher
Kent P Maple	DA's Office	12/11/19	Investigator
Nemanja Petrovic	PW/Street	12/1/19	Equipment Operator I
Harold D Sauls	PW/Street	12/11/19	Flare Tech I

Section V - Increases per Memorandum of Understanding

Name	Department/Division	Eff. Date	Job Title
Julie A Calderon	Comm Development	12/23/19	Program Tech I
Ryan M McFarland	PW/WPC	11/16/19	Sewer Maint Worker I
Chance D Thoman	Parks/Rec	12/27/19	Park Maint Tech I

Section VIII - Other Requests

Name	Department/Division	Action Requested and Explanation
Justin Folsom	Health	ACD code change effective 11/28/19
Adriana Hernandez	DA's Office	ACD code change effective 12/5/19

Action: Received and filed. Copy previously forwarded to Payroll.

6. PERSONNEL ACTION COMMUNICATION, DATED DECEMBER 12, 2019

Section I - Appointments

Name	Department/Division	Eff. Date	Job Title
Dalton K Ash	Sheriff/Court Security	12/9/19	Court Security Officer
Austin A Brown	Police	12/12/19	Auxiliary Officer
Matthew J Chastain	Fire/EMS	12/5/19	Firefighter V

Aaron Z Gage	Police	12/12/19	Auxiliary Officer
MacKenzie D Hattesoht	Fire Training	12/2/19	Paramedic Trainee
Logan C Harvey	Fire Training	12/2/19	Paramedic Trainee
Sara E Joyce	Fire Training	12/2/19	Paramedic Trainee
Kevin M Kurta	Fire/EMS	12/5/19	Firefighter/MICT III
Christian T Matos	Fire Training	12/2/19	Paramedic Trainee
Travis D Mohler	Fire Training	12/2/19	Paramedic Trainee
Sandra L Rivas	Finance/Treasury	12/12/19	Fiscal Support Asst
Tyler R Romero	Fire Training	12/2/19	Paramedic Trainee
Joshua T Sanchez	Fire Training	12/2/19	Paramedic Trainee
Stephanie A Stauffer	Comm Development	12/12/19	Program Coordinator
Ashlee R Williams	Fire Training	12/2/19	Paramedic Trainee
Trenton R Womble	Fire Training	12/2/19	Paramedic Trainee

Section II-Transfers

Name	Department/Division	Eff. Date	Former Job Title	New Job Title
Stephanie R Baer	Finance/Treasury	12/12/19	Fiscal Supt Specialist	Fiscal Supt Supervisor
Danica A Baird	Sheriff	12/12/19	Deputy	Sergeant
Kevin A Bibbs	DOTS	12/12/19	Info Systems Mgr	Director
Shardale L Brown	Sheriff/Admin	12/12/19	Sergeant	Captain
Charles W Bunnell	Sheriff/Detention	1/9/20	Deputy	Deputy
Andrew J Carver	Sheriff/Admin	12/12/19	Captain	Major
Amber A Freeman	Sheriff/Detention	12/12/19	Deputy Equipment Operator IV	Sergeant Equipment Operator V
James A Grimm	PW/Street	12/12/19		
Kyle T Harvey	Sheriff/Detention	12/12/19	Sergeant Equipment Operator I	Captain Equipment Operator II
Bryan L. Henderson	PW/Traffic Eng	12/12/19	Enforcement	
Patrick J Holton	NRC/Codes	12/12/19	Specialsit	Manager
Zachary R Lodder	Fire/EMS	11/25/19	Firefighter/MICT II	Firefighter/MICT II
Richard A Lara	Sheriff/Admin	1/9/20	Deputy	Deputy
Jared S McGrew	Sheriff/Detention	12/12/19	Deputy	Sergeant
Paul C Panjada	Sheriff/Detention	12/12/19	Deputy	Sergeant

Section VII - Reclassification

Name	Department/Division	Eff. Date	Former Job Title	New Job Title
Vacant	Police/Comm	12/26/19	Public Safety Dispatcher	Admin Coordinator

Action: Received and filed. Copy previously forwarded to Payroll.

7. MOTION TO SET ASIDE TAX SALE

Unified Government vs. Cathrine Frank, Case No. 2019-PT-2COA103.

Unified Government vs. Joycelyn Edwina Norris, Case No. 2019-PT-2COA160.

Action: Received and filed. Copies previously forwarded to Legal.

8. SUMMONS:

Janice Witt vs. David Alvey, UG KCK WYCO Mayor, Case No. 19CV936.

Action: Received and filed. Copy previously forwarded to Legal.

9. TRAVEL REQUESTS:

Lucas Graves, Police/Operations, travel to Lonoke, AR, December 8 – 14, 2019, to attend the DARC Training.

Robert Whisman, District Attorney's Office, travel to Las Vegas, NV, December 8 – 12, 2019, to attend the Use of force, Deadly Force & Officer involved shootings training, Employee Training & Travel.

Action: Approved by Administrator's Office and received and filed.

10. APPLICATIONS FOR CMB LICENSE (PKG):

Alonso Villasenor DBA Mi Puebilto Meat Market, 1311 Minnesota Ave.
ITI ILC/Jesse Goskesen DBA In and Out, 2100 Park Dr.

Action: Referred to License.

11. APPLICATIONS FOR CMB LICENSE (OP):

Alonso Villasenor DBA Mi Puebilto Meat Market, 1311 Minnesota Ave.
Frontier Steakhouse Inc./Betty Knapp DBA Frontier Steak House, 9338 State Ave.
Maura De Anda DBA Tacos el Matador, LLC, 1230 Merriam Ln.
Wingstop Beverages III, Inc./Kimberly Groves DBA Wingstop #955, 151 S. 18th St.

Action: Referred to License.



Suite 323
Kansas City, Kansas 66101-3070

Unified Government Clerk's Office

Bridgette D. Cobbins
Unified Government Clerk

Phone: 913-573-5260
Fax: 913-573-5299
<http://www.wycokck.org>

Memorandum

To: Doug Bach
County Administrator

From: Bridgette Cobbins
UG Clerk

Date: December 19, 2019

Re: Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

In addition to the listing of the items, we have indicated the action taken by the Unified Government Clerk.

tpl

Attachment

1. COMMUNICATION:

Ronald C. Mason, Board Chair, Board of Tax Appeals, to City of Bonner Springs/KG Properties, LLC, Docket No. 2019-6659-IRB, for years 2020-2029, acknowledging receipt of IRB Informational Statement and the requiring filing fee on December 6, 2019.

Action: Received and filed.

2. COMMUNICATIONS:

Pam Kahao, Accounting Manager, regarding warrant cancellations:

<u>Warrant #</u>	<u>Reissue</u>	<u>Date Issued</u>	<u>AMOUNT</u>	<u>FUND / ACD</u>	<u>Vendor Name</u>	<u>Reason for void</u>
860510	Yes	6/21/2019	\$1,775.43	791 98150015571	Nelson, Julie #T1283	Stale dated
867883	Yes	11/8/2019	\$50.00	750 2009	Arnold Scott Harris. P.C #PA184 S/B Zimmerman & Zimmerman #PA132	Wrong vendor

Action: Received and filed.

3. PERSONNEL ACTION COMMUNICATION, DATED DECEMBER 19, 2019:

Section I - Appointment

Name	Department/Division	Eff. Date	Job Title
Kyle J Custer	DA's Office	1/9/20	ADA I

Section II-Transfers

Name	Department/Division	Eff. Date	Former Job Title	New Job Title
David W Andrews	Fire	12/10/19	Fire Captain Parking Lot	BC Investigator
Susie M Brown	Police	1/9/20	Attendant	Office Asst III
Manuel A DeLeon	Police/Comm	12/26/19	Prof Assistant	Admin Coordinator

Section III - Separations

Name	Department/Division	Eff. Date	Job Title
Amber J Huff	Comm Corr	1/8/20	ISO II
Merle D McCullough	PW/Fleet	12/11/19	Manager

Section V - Increases per Memorandum of Understanding

Name	Department/Division	Eff. Date	Job Title
Roger J Bilyeu	Sheriff/Detention	1/8/20	Deputy
Dana R Bye	District Court	12/12/19	Bonding Clerk
Wayne A Hopkins	Sheriff/Detention	1/3/20	Deputy
Jason T Hughey	Sheriff/Detention	1/3/20	Deputy

Section VII - Reclassification

Name	Department/Division	Eff. Date	Former Job Title	New Job Title
Vacant	B&L	9/24/18	Deputy Director	Manager

Section VIII - Other Requests

Name	Department/Division	Action Requested and Explanation
Lonia M Green	Finance/Accounting	Out of class pay effective 3/5/19
Lonia M Green	Finance/Accounting	Amend PAC 10/31/19 to reflect payout of comp time effective 10/17/19
Angelina M Maxville	PSBO	Amend PAC 11/19/19 to reflect payout of comp time effective 11/14/19

Action: Received and filed. Copy previously forwarded to Payroll.

4. CLAIMS FOR DAMAGES:

Christine M. Still, 5137 Melody Lane, KCK, alleging bodily injuries due to sliding off the bus seat on October 25, 2019.

Tammy Anderson, 9931 Walnut Dr., Apt. 103, KCMO, through Austin T. Romstad, Attorney, 4900 Main Street, Suite 310, KCMO, alleging bodily injuries due to being hit by a law enforcement vehicle at the intersection of Minnesota Avenue & 18th Street on June 4, 2018, while driving a KCATA bus.

Action: Received and filed. Copies previously forwarded to Legal.

5. MOTION FOR SET ASIDES:

Unified Government vs. Todd Hoffman, Case. No. 2019-PT-3-COA345-5.

Unified Government vs. Perry Holliday, Case. No. 2019-PT-000003-COA498.

Unified Government vs. Kayla U. Lowe, Case. No. 2019PT3-COA57.

Action: Received and filed. Copies previously forwarded to Legal.

6. TRAVEL REQUESTS:

Shakeva Christian and Jessica Renee Ramirez, Human Resources Department, travel to San Diego, CA, June 27 – July 2, 2020, to attend the SHRM20 Annual Conference, Employee Training & Travel.

Larry Chronister and Nathan Doleshal, VCTF/FBI, travel to Houston, TX, December 13 – 14, 2019, to transport a prisoner, no cost.

Jeff Gardner, TSU/EOD, travel to Israel, March 14 – 21, 2020, for, Israel/US CAPEX Conference, paid by DOD.

Angela Garrison, Police/Narcotics, travel to Quantico, VA, January 4 – March 15, 2020, to attend training, Employee Training & Travel.

Njeri Mwangi, DA's Office, travel to New Orleans, LA, January 16 – 18, 2020, to attend NASPA Strategies Conference, Employee Training & Travel.

Carlos Rodriguez, KCKPD, travel to Anniston, AL, March 15 – 21, 2020, to attend the Hazmat Technician School, no cost.

Jeremy Rogers, Parks and Recreation, travel to Anaheim, CA, November 10 – 14, 2019, to attend the Teams 19 Conference & Expo, Tourism Fund (Revised).

Rollin Sachs, Air Quality, travel to Memphis, TN, January 29 – February 1, 2020, to attend the NACAA 2020 Winter Meeting, Federal Air Pollution Program.

Action: Approved by Administrator's Office and received and filed.

7. CERTIFICATES OF INSURANCE:

Amazing Tree Care, LLC
Custom Limousine, Inc.
Daniels Security Service, Inc.
Marvin Escobar Tree Service
Estrella Azul, LLC
Kansas Business Services, LLC
Metropolitan Public Safety, LLC

Action: Referred to License.

8. BUSINESS BONDS:

Electrical Contractor's Bonds:

The Ceiling Fan Man Electrical Service, LLC
Fishline Electric
Brian Gates DBA Gates Electric
Lightserve Corporation
M & E Electric
Mark One Electric Co., Inc.
Market Ready Properties, Inc.
One Time Electrical Construction, LLC
Psalm-1 Electric, Inc.
S & J Electrical Contractors, LLC
Allen Strausbaugh DBA Allen's Electric
Sullivan Electric, LLC
TC Electrical, LLC
Aaron Thakker DBA ATEC Services, LLC

HVAC Contractor's Bonds:

Hale's Heating & Cooling

M & S, Inc.

Mechanical/HVAC Bonds:

A to Z Heating & Cooling, LLC
Market Ready Properties, Inc.
Central Industrial Sheet Metal Works
Metalcraft, Inc.

Plumber's Bonds:

Alden Plumbing, LLC
B.L. Air, Inc.
Baldwin Plumbing, Company, LLC
Market Ready Properties
Western Enterprise, Inc.
Scott's Square Deal, LLC

Second Hand and Junk Dealer's Bond:

Southside Truck Parts, Inc.

Action: Referred to License.

9. CONTINUATION CERTIFICATES:

Electrical Contractor's Bonds:

American Residential Services, LLC DBA Bob Hamilton Plumbing Heating A/C &
Rooter
Charles James
Gerald Reinhold
Fred Roberts II, Inc. DBA Suburban Electric

Heating & Cooling Bond:

Lancaster Brothers Heating & Cooling

HVAC Contractor's Bonds:

B.L. Air, Inc.
Pro Air, Inc.

Mechanical Contractor's Bonds:

American Residential Services, LLC DBA Bob Hamilton Plumbing Heating A/C &
Rooter
Carlson Heating & AC, LLC
Koch Heating & Cooling, Inc.
Total Comfort Heating & Cooling, Inc.

Miscellaneous Bonds:

Riden Service Company, Inc.
Scott's Square Deal, LLC
The State Group Industrial (USA) Limited
Stiltner Electric, Inc.

Plumber's Bond:

American Residential Services, LLC DBA Bob Hamilton Plumbing Heating A/C &

Router

Sign Hanger's Bonds:

Miller Sign Shoppe, LLC

Tri-City Sign Company

Action: Referred to License.

10. CANCELLATION NOTICES:

Electrical Contractor's Bonds:

Richard Davis DBA Davis Electric

Empire Electric Services & Technologies, LLC

Timothy S. Gates

US Tower Services, Inc.

HVAC Bond:

One Seventy Services, LLC

Mechanical Contractor's Bonds:

Alex HVAC Services, LLC

B & C Mechanical Services, LLC

Extraordinaire Heating and Cooling, Inc.

Miscellaneous Bonds:

Erick Johnson Plumbing, LLC

S & J Electrical Contractors, LLC

Plumber's Bonds:

Glen Anderson Plumbing Co., Inc Anderson Heating and Air Conditioning

Bobby Burkeen DBA Knee Deep Plumbing

Sanders Management, Inc.

Action: Referred to License.

11. ADDITIONAL INSURED ENDORSEMENT:

DCKC, LLC

Action: Referred to License.

12. NOTICE OF NON-RENEWAL:

Miscellaneous Bonds:

US Engineering Company, Joseph Finnigan

US Engineering Company, Joseph D. Oxler, Jr.

Action: Referred to License.

13. REINSTATEMENT NOTICE:

Miscellaneous Bond:
Erick Johnson Plumbing, LLC

Action: Referred to License.

14. APPLICATIONS FOR CMB LICENSE (PKG):

786 Enterprises, Inc./Khalid Hussain DBA Rapido Mart #1, 748 Washington Blvd.
Hariom Corporation/Mansinh Chandhari DBA 7-Eleven Store #35783A, 10950 Parallel Pkwy.
Himalayan Petro, LLC/Yam Maya Bastola DBA Quick Shop #3, 5568 Leavenworth, Rd.
Kandy Corporation/Vamsi Lingamanini DBA 7-Eleven Store #36101A, 4431 Shawnee Dr.
La Bendicion 2, Inc./Sara Rodriguez-Valerio DBA La Bendicion 2 Inc., 2711 S. 47th St.
Mayan Commercial, LLC/Mayan Saxena DBA Fast Trip, 4039 Metropolitan Ave.
My Store III, Inc./Terri Hadley DBA Speed Stop, 9801 Parallel Pkwy.
PK Brothers, LLC/Kumar Monger DBA One Stop N Shop, 901 Minnesota Ave.
Parallel Parkway, LLC/William Hutton DBA Bargain Tobacco & Vapor, 11500 Parallel Pkwy.
QuikTrip Corporation/Jaime Lopez DBA QuikTrip #231, 4202 Kansas Ave.
QuikTrip Corporation/Jaime Lopez DBA QuikTrip #239, 555 N. 78th St.
QuikTrip Corporation/Jaime Lopez DBA QuikTrip #172, 8200 Parallel Pkwy.
Victor Investment, LLC/Nayna Pettel DBA Super Store, 13815 Polfer Rd.
Wyandotte Petro Services, LLC/Douglas Spangler DBA Xpress Mart, 1800 Steele Rd.

Action: Referred to License.

15. APPLICATIONS FOR CMB LICENSE (OP):

KCK Food Mart, LLC/Rick Rehorn DBA KCK Food Mart, LLC, 51 N. 7th St.
Pizza Stop So., Inc./Aletha Schrader DBA Pizza Stop, 7541 Leavenworth Rd.
Rosedale Drive In Theatre, Inc./Wes Neal DBA Boulevard Drive-In/Swap & Shop, 1051 Merriam Lane

Action: Referred to License.

16. APPLICATIONS FOR DRINKING ESTABLISHMENT/PUBLIC VENUE CATERER:

7th Street Casino, Kevin Lien GM/Marilyn Young DBA 7th Street Casino, 777 N. 7th St.
Alfonso Herrero Hernandez/William Hutton DBA El Toro Loco Legends, LLC, 1706 Village West Pkwy.
Patrice Gerkovich DBA Dotlanders, 1705 Central Ave.

Action: Referred to License.

17. APPLICATION FOR CATERER/DRINKING ESTABLISHMENT/HOTEL:

KE Service, LLC/Ameryst Barton DBA Hollywood Casino at Kansas Speedway, 777 Hollywood Casino Dr.

Action: Referred to License.

18. APPLICATIONS FOR PRIVATE SECURITY BUSINESS:

A-Train Security DBA A-Train Security, 2826 N. 28th St.
State Public Safety/Lisa Beckham DBA State Public Safety, 11411 E. 23rd St. South, Independence, MO

Action: Referred to License.



Suite 323
Kansas City, Kansas 66101-3070

Unified Government Clerk's Office

Bridgette D. Cobbins
Unified Government Clerk

Phone: 913-573-5260
Fax: 913-573-5299
<http://www.wycokck.org>

Memorandum

To: Doug Bach
County Administrator

From: Bridgette Cobbins
UG Clerk

Date: December 26, 2019

Re: Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

In addition to the listing of the items, we have indicated the action taken by the Unified Government Clerk.

cg

Attachment

1. COMMUNICATION:

Jason Norbury, Executive Director, Downtown Shareholders of KCK, Inc., submitting a copy of the financial report for the Self-Supporting Municipal District/Downtown Improvement District (SSMID) for the month of November 2019.

Action: Received and filed.

2. COMMUNICATION:

Pam Kahao, Accounting Manager, regarding a warrant cancellation:

<u>Warrant #</u>	<u>Reissue?</u>	<u>Date Issued</u>	<u>AMOUNT</u>	<u>FUND / ACD</u>	<u>Vendor Name/Number</u>	<u>Reason for void (dropdown)</u>
864863	YES	9/6/2019	\$ 77.88	110 65100195599	Garcia, Ignacio	Stale dated

Action: Received and filed.

3. PERSONNEL ACTION COMMUNICATION, DATED DECEMBER 26, 2019:

No action

Action: Received and filed. Copy previously forwarded to Payroll.

4. CLAIMS FOR DAMAGES:

Argentine Betterment Corporation (Save A Lot property owner), 2102 Metropolitan Ave. c/o Mike Sweeney (property manager), Curry Real Estate Services, 2700 Kendallwood Pkwy., Suite 208, Gladstone, MO, alleging damages to parking cart holder caused by a fire truck.

Sandra Crabb, 1329 N. 90th St., alleging damages to her mailbox caused by a snowplow.

RLS and Associates, LC, 3112 Merriam Lane, alleging damages to water pipe due to digging involved for Merriam Lane project.

Action: Received and filed. Copies previously forwarded to Legal.

5. MOTION FOR SET ASIDES:

Unified Government vs. Daniel Medina, Case. No. 2019-PT-000003-COA489

Unified Government vs. Jose L. Pena, Case No. 2019-PT000003-COA 338

Unified Government vs. Laura E. Perez, Case No. 2019-PT000003-COA046

Unified Government vs. Shara Valiant, Case No. 19PT03 #599, #600

Unified Government vs. Robert Wamkpah, Case No. 2019-PT000003-COA345

Action: Received and filed. Copies previously forwarded to Legal.

6. TRAVEL REQUESTS:

James Turney, Police/Chief's Office/Range, travel to Edinburg, TX, Jan. 5 – 10, 2020, to attend active shooter training, Employee Training & Travel.

Zack Anthony, Calvin Johnson, Kelly Langton, Judge Myers, Delaney Peiper, Noel Poe, Ray Probst, Judge Russell, Jamie VanHouten, Community Corrections, travel to Anaheim, CA, May 27 – 30, 2020, to attend the 2020 Annual Drug Court/Behavioral Health Conference, Employee Training & Travel.

Shadijah Jackson, Amber Johnson, and Henry Virgil, Community Corrections/Youth Services Division, travel to Ames, IA, Jan. 6 - 9, 2020, to attend Strengthening Families Certification, JISP Training.

Action: Approved by Administrator's Office and received and filed.



Staff Request for Commission Action

Tracking No. 1911

Full Commission Meeting Date: 1/9/20

Committee:

Date of Standing Committee Action: NA
(If none, please explain):

Publication Required: No

<u>Date:</u> 1/3/2020	<u>Contact Name:</u> Jeff Fisher	<u>Contact Phone:</u> x5415	<u>Contact Email:</u> jfisher@wycokck.org	<u>Department/Division:</u> Public Works
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Item Description:

The Unified Government is considering a change to the current stormwater fee, which would fairly and adequately fund the maintenance & enhancement of stormwater infrastructure like inlets, culverts, underground pipes, and roadside ditches. Following a year of public engagement, and in consideration of feedback provided by residents and businesses, staff is prepared to make a recommendation to the Board of County Commissioners.

Action Requested:

Information Only

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List: