

BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, KANSAS

ADDRESSING THE COMMISSION: Public comment will be taken for each regular agenda item as each item is discussed. Individuals will be limited to one comment per agenda item.

Individuals are asked to come to the microphone, sign in, and state their name. We ask that you sign in so that we can get the spelling of your name correct in the minutes of the meeting. Speakers should address all comments/questions to the Commission.

WEDNESDAY, MARCH 6, 2019

4:00 p.m. WORK SESSION

- 1.) Behavioral Health Peer Fellows Project – Bob Tryanski, presenting

No action is taken at Work Sessions. All items are referred to future agendas for consideration.

5:30 p.m. BUSINESS MEETING

-Consider approval of the minutes for February 20 and February 27, 2019.

CONSENT AGENDA

- (1) (a) Consider approval of Commission Orders;
(b) Authorize staff to access the Sourcewell contract with Foley Equipment for the purchase of a motor grader and attachment for Public Works (Jackie Waggoner/Doug Stephens);
(c) Authorize Emergency Vehicle Permits allowing designated particular vehicles to be used for emergency response. (Ken McGovern); and
(d) Accounts payable.

REGULAR AGENDA

- (2) Consider approval of **SP-18-00583**, a site plan for construction of a 19,200 square foot *School* with gymnasium and classrooms and associated parking, on approximately 8.49 acres located southeast of the intersection of N. 968 Road and County Route 1045/E. 1296 Road. Submitted by Blue Mountain Capital Inc. for Veritas Christian School Society, property owner of record. Mary Miller is the Planner.
- (3) Consider authorization to move forward with one of two options for providing ADA-accessible viewing platform(s) and picnic shelter at Wells Overlook Park, and authorization to apply for a Land & Water Conservation Fund grant that would reimburse Douglas County for 50% of the eligible expenses.(Keith Browning)
- (4) Appointments:
 - Community Corrections Advisory Board (2) positions open (General/Social Services)
 - Criminal Justice Coordinating Council (2) positions open (Commissioner Appt/Consumer)
 - JAAA Advisory Council (1) position
 - JAAA Board of Directors (2) positions
 - Heritage Conservation Council: (1) position (Architect)
 - Lawrence-Douglas County Advocacy Council on Aging (10) open positions
- (5) General Public Comment
General Public Comment will be at the end of each meeting with a limit of one comment per person and keep their comments brief. Individuals may not give unused time to other speakers. As a general practice, the Commission will not discuss/debate these items, nor will the Commission make decisions on items presented during this time, rather they will refer the items to staff for follow up, if necessary.
- (6) Committee Reports
- (7) Commissioner and/or Administrator Miscellaneous
- (8) Adjourn

WEDNESDAY, MARCH 13, 2019

5:30 p.m. – MEETING

-Consider interlocal agreement with the City of Eudora regarding UGA (Mary Miller/Barack Matite)
-**SP-19-00011**: Site plan for minor changes to plans approved with Conditional Use Permit, CUP-15-00613, for Calcio Village an *Athletic Field* complex for youth soccer on approximately 80 acres, located at the intersection of E. 1750 Road and N. 1300 Road. Submitted by Jambars Futbol Club Inc./Calcio Village, LLC, on behalf of John Pendleton for Lorita H. Pendleton, Trustee, property owner of record. (Mary Miller is the Planner)

WEDNESDAY, MARCH 20, 2019

4:00 p.m. - WORK SESSION

-2020 Budget Preparations

5:30 p.m. – MEETING

-Agritourism Tier 1 application for Winter Schoolhouse (Tonya Voigt)
-TBU for a temporary asphalt plant for Bettis Asphalt (Tonya Voigt)
-**CUP-18-00570**: Consider an amended Conditional Use Permit to reduce the amount of the performance/reclamation bond required for Big Springs Quarry, located at 2 N 1700 Rd, Lecompton. Submitted by Mid-States Ventures LLC, for Mid-States Ventures LLC, Nancy J Hughes, James R Meek, Thomas R Meek, and Bonnie M Nichols, Trustee, property owners of record. (Mary Miller is the Planner)

WEDNESDAY, MARCH 27, 2019

4:00 p.m. - WORK SESSION

-Private Road/Cross Access Easement Discussion

5:30 p.m. – MEETING

-Proclamation for National Public Health Week- Dan Partridge

WEDNESDAY, APRIL 3, 2019

-Proclamation for "National Service Recognition Day" (Linda Brandenburger)

WEDNESDAY, OCTOBER 2, 2019- cancelled

***Note:** The Douglas County Commission meets regularly on Wednesdays at 4:00 P.M. for Work Sessions and 5:30 P.M. for Business Meetings at the Douglas County Courthouse. Specific regular meeting dates that are not listed above have not been cancelled unless specifically noted on this schedule.*



Douglas County Peer Fellows Program

CONNECT • BUILD TRUST • THRIVE

The Douglas County Peer Fellows program will build peer support capacity in our community, develop our peer workforce and shape a culture of recovery wherever Douglas County residents live, learn, work and play. The program will connect trained individuals, sharing insight and wisdom gained through lived experience, to community members who struggle with mental illness and addiction. These peers specialists will provide emotional and social supports along with resources that can lead to better health outcomes.

THE BIG IDEA

12
peer fellows

working
20
hours each week

impacting
3,000+
community members
each year



	First Quarter	Second Quarter	Third Quarter	Fourth Quarter
TIMELINE 2019	- County Commission work session - Develop application, training expectations, selection process and recruiting	- Interviews and selection - Training begins - Outreach for additional funding	- Begin to recruit new work sites 6 peer specialists working in community	6 more peer specialists hired and working in community, bringing total to 12 - Evaluation and planning for 2020



*Building an integrated system of care that moves
from crisis and illness as a norm to recovery and prevention as a practice*



More info: www.douglascountyks.org/bh

People with a common experience are able to share knowledge and insight gained through common struggles and success. Peer specialists draw upon their shared experience living with mental illness, addiction and recovery. Peer support complements and enhances other health services by creating the emotional, social and practical assistance necessary for managing their illness and staying healthy. Peer support is frequent, ongoing, accessible and flexible. It can take many forms: phone calls, text messaging, group meetings, home visits, going on walks together and even grocery shopping.

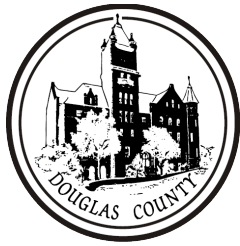
The Douglas County Peer Fellows program will mirror programs such as Teach for America, AmeriCorps and college intern programs. The goal is to build a team of peer specialists and deploy a peer workforce throughout our community.

As a starting point for this partnership, we will identify and recruit six peer specialists to work as part of the team at the LMH Health Emergency Department. Each peer specialist will work up to 20 hours a week, with 16 of these hours at the ED and four hours dedicated to Fellows activities.

Four times per month, the peer specialists will meet along with LMH Behavioral Health Crisis Clinicians and faculty of the Fellows program. This time will be dedicated to group coaching and professional development as well as to the ongoing work of co-creating the strategies necessary to make our system-wide efforts successful. Specific trainings under consideration include LEAP (Listen, Empathize, Agree, and Partner), trauma-informed care, Mental Health First Aid, and deep explorations of topics introduced in the Kansas Certified Peer Specialists training curriculum.

Initial efforts for this project will focus on successful implementation at LMH. Potential expansion sites include Douglas County Correctional Facility, Heartland Regional Alcohol & Drug Assessment Center, DCCCA, Lawrence Public Library, local faith congregations, the Lawrence Community Shelter, and Aetna Better Health of Kansas.





DOUGLAS COUNTY ADMINISTRATIVE SERVICES

Division of Purchasing

1100 Massachusetts Street
Lawrence, KS 66044-3064
(785) 832-5286 Fax (785) 838-2480
www.douglas-county.com

TO: The Board of County Commissioners
Sarah Plinsky, Interim County Administrator

FROM: Jackie Waggoner, Purchasing Director
Division of Purchasing

SUBJECT: Consider Recommendation to Purchase Equipment for Public Works

DATE: February 28, 2019

Public Works has funds allocated in their Equipment Reserve to purchase a 2018 Caterpillar 12M3 motor grader. This will replace their 2004 motor grader which has various mechanical and wiring issues, as well as, the transmission recently lost sixth and eighth gear. Our existing motor grader will be sold in our online auction as is.

Public Works currently has two motor graders in their fleet. This equipment is used to perform routine maintenance on gravel roads. The new equipment can be outfitted with our existing "V" plows to remove heavy accumulations of snow from both hard and gravel surfaced roadways.

Staff is interested in purchasing the following attachment that can be run and operated by the motor grader:

1. WR75 Series Walk N Roll packer/roller. This equipment is used to compact aggregate surfaces during routine blading operations. It will replace an existing walk n roll packer that was purchased with the 2004 motor grader. This attachment has a proprietary patented design.

All equipment is available on a national cooperative contract with Sourcewell except the Walk N Roll packer/roller. This contract was established thru a competitive bidding process with the manufacture and would be purchased thru a local authorized dealer, Foley Equipment. Foley provided a quote based on the contract discounts at a total cost of \$305,342.

RECOMMENDATION: The Board of County Commissioners authorizes staff to access the Sourcewell contract with Foley Equipment for the following purchase of a motor grader and attachment::

2018 Caterpillar Motor Grader	\$ 284,842
Includes extended warranty 7 yr /3500hr	
WR75 Walk N Roll Packer	\$ 20,500
Total Cost	\$305,342

OFFICE OF



THE SHERIFF

Gary Bunting, Undersheriff
Operations
111 E. 11th St.
Lawrence, KS 66044
(785)841-0007, Fax (785)841-5168

KENNETH M. MCGOVERN
Sheriff

Gary Bunting, Undersheriff
Corrections
3601 E. 25th St.
Lawrence, KS 66046
(785)830-1000, Fax (785)830-1085

To: Douglas County Commissioners
From: Ken McGovern, Sheriff 
Re: Emergency Vehicle Permits
Date: February 28, 2019

Kansas Statute 8-2010 give authority to the County Commissioners to approve designated particular vehicles to be used in as an emergency response vehicle.

It is required annually that each person submit an application for renewal or new permit designating a particular vehicle to be used as an emergency response vehicle.

Drivers that are authorized to utilize emergency vehicle permits must comply with Kansas Statute 8-2010 and 8-1506.

Process for Application Submission:

- Applications are submitted to the designated fire chiefs for approval.
- Applications are submitted to Douglas County Sheriff's Office. The Douglas County Sheriff's Office verifies that each individual has proper requirements; valid Kansas driver's license and proof of insurance for particular vehicle.
- Applications are submitted to the County Commissioners for approval.

*Permit information and Kansas Statue 8-2010 and 8-1506 are attached

2019 Emergency Vehicle Permits

Name	Agency	Vehicle	Vehicle Yr	Licence Tag	Permit #	Renewal/New
Duane Filkins (Chief)	Kanwaka Fire Department	Nissan Frontier Pickup	2006	KS FF 15875	7	Renewal
Duane Filkins (Chief)	Kanwaka Fire Department	Honda CR-V	2004	KS FF 613	6	New
John E. Steele Jr.	Kanwaka Fire Department	Chevrolet Pickup	2002	KS FF 5436	8	Renewal
John E. Steele Jr.	Kanwaka Fire Department	Chevrolet Van	2008	177 BHN	9	Renewal
Robert O. Rombach	Kanwaka Fire Department	Chevrolet Corvette	2008	KS FF 10965	10	Renewal
Robert O. Rombach	Kanwaka Fire Department	Jeep Grand Cherokee	2004	KS FF 5167	16	Renewal
David Wulfkuhle	Kanwaka Fire Department	Ford F-150	2010	KS FF 15866	11	New
Seth Yost	Kanwaka Fire Department	Dodge Ram 1500	1999	774 JYL	12	New
H. Wayne Riley (Chief)	Lecompton Fire/EMS	Ford Ranger	2011	KS FF 5118	13	new
Samuel Goodwin	Lecompton Fire/EMS	Subaru XVCross Treck	2015	295 GFM	14	New
Danny Rake	Lecompton Fire/EMS	Nissan Armada	2011	774 LPU	15	New
Michael L. Hirshmann (Chief)	Palmyra Fire dept	Dodge Ram 2500	2012	KS FF 616	19	Renewal
Daniel M Quick	Palmyra Fire dept	Dodge Ram 2500	2006	KS FF 15836	18	Renewal
Donathon Thomas	Baldwin City Fire Department	Ford F150	2018		17	New

2018 Kansas Statutes 8-2010. Designation of authorized emergency vehicles. (a) Any particular vehicle listed in subsection (b) of K.S.A. 8-2010a, and amendments thereto, shall be designated, by the board of county commissioners in which such vehicle is located, as an authorized emergency vehicle upon the filing of an application pursuant to K.S.A. 8-2010a, and amendments thereto and a finding that designation of such vehicle is necessary to the preservation of life or property or to the execution of emergency governmental functions. The designation shall be in writing and the written designation shall be carried in the vehicle at all times, but failure to carry the written designation shall not affect the status of the vehicle as an authorized emergency vehicle. (b) Any vehicle designated as an authorized emergency vehicle prior to the effective date of this act, may continue to operate as an authorized emergency vehicle, as long as: (1) The ownership of such vehicle remains unchanged; and (2) the use of such vehicle for purposes for which such vehicle was designated remains unchanged, except that all future operation of such vehicle as an authorized emergency vehicle shall be in accordance with this section and such other applicable provisions of law. (c) The following vehicles shall not be required to be designated by the board of county commissioners as authorized emergency vehicles: (1) Fire department vehicles or police vehicles which are publicly owned; (2) motor vehicles operated by ambulance services permitted by the emergency medical services board under the provisions of K.S.A. 65-6101 et seq., and amendments thereto; and (3) wreckers, tow trucks or car carriers, as defined by K.S.A. 66-1329, and amendments thereto, and having a certificate of public service from the state corporation commission. (d) Any vehicle designated under the provisions of this section, as an authorized emergency vehicle in the county in which such vehicle is located, shall be a valid designation of such vehicle in any other county and such vehicle shall be authorized to operate as an authorized emergency vehicle without being required to obtain any additional designation in any other county. History: L. 1974, ch. 33, § 8-2010; L. 1975, ch. 427, § 58; L. 19

2018 Kansas Statutes 8-1506. Authorized emergency vehicles; rights, duties and liability of drivers thereof. (a) The driver of an authorized emergency vehicle, when responding to an emergency call or when in the pursuit of an actual or suspected violator of the law, or when responding to but not upon returning from a fire alarm, may exercise the privileges set forth in this section, but subject to the conditions herein stated. (b) The driver of an authorized emergency vehicle may: (1) Park or stand, irrespective of the provisions of this article; (2) Proceed past a red or stop signal or stop sign, but only after slowing down as may be necessary for safe operation; (3) Exceed the maximum speed limits so long as such driver does not endanger life or property; (4) Disregard regulations governing direction of movement or turning in specified directions; and (5) Proceed through toll booths on roads or bridges without stopping for payment of tolls, but only after slowing down as may be necessary for safe operation and the picking up or returning of toll cards. (c) The exemptions herein granted to an authorized emergency vehicle shall apply only when such vehicle is making use of an audible signal meeting the requirements of K.S.A. 8-1738 and visual signals meeting the requirements of K.S.A. 8-1720, except that an authorized emergency vehicle operated as a police vehicle need not be equipped with or display a red light visible from in front of the vehicle. (d) The foregoing provisions shall not relieve the driver of an authorized emergency vehicle from the duty to drive with due regard for the safety of all persons, nor shall such provisions protect the driver from the consequences of reckless disregard for the safety of others. History: L. 1974, ch. 33, § 8-1506; L. 1977, ch. 43, § 1; July 1.

SP-18-00583: Site plan for the construction of a 19,200 square foot *School* with a gymnasium, classrooms, and associated parking, on approximately 8.49 acres located southeast of the intersection of N. 968 Road and County Route 1045/E. 1296 Road. Submitted by Blue Mountain Capital Inc. for Veritas Christian School Society, property owner of record.

STAFF RECOMMENDATION: Staff recommends approval of the above-described site plan based on the findings listed in this staff report and subject to the following condition:

1. A floodplain development permit shall be obtained from the Zoning and Codes Office prior to the release of the site plan for processing of building permits.

KEY POINTS

- The property has a vested right to a building permit. It was divided in 2009, after the adoption of the Subdivision Regulations; however, the division was the result of the State's acquisition of highway right-of-way which does not remove the vested right to a permit.
- The property is located within the A (Agricultural) Zoning District. A *School* is a permitted use in the A District with approval of a site plan.
- The property has frontage on County Route 1045/E. 1296 Road, which is classified in the Douglas County Access Management Map as a major collector, and on U.S. Highway 59, which is classified as a principal arterial. The Board of County Commissioners approved a variance from the access management standards at their January 16, 2019 meeting to allow the school an entrance on County Route 1045/E. 1296 Road with 500.56 feet of frontage rather than the 660 feet required.
- The property is encumbered with floodplain; however, 3.29 acres are located outside of the floodplain. A minimum of 3 acres outside the floodplain is required by Douglas County Sanitary Code for placement of a septic system.

OTHER ACTION REQUIRED

- The applicant shall obtain a floodplain development permit for the project prior to the release of the site plan.
- A building permit shall be obtained prior to any construction activity.
- An entrance permit must be obtained from Wakarusa Township prior to installation of the access drive.

ATTACHMENTS

- Site plan

COMMUNICATIONS

No communications were received prior to the printing of this report.

GENERAL INFORMATION

Current Zoning and Land Use:

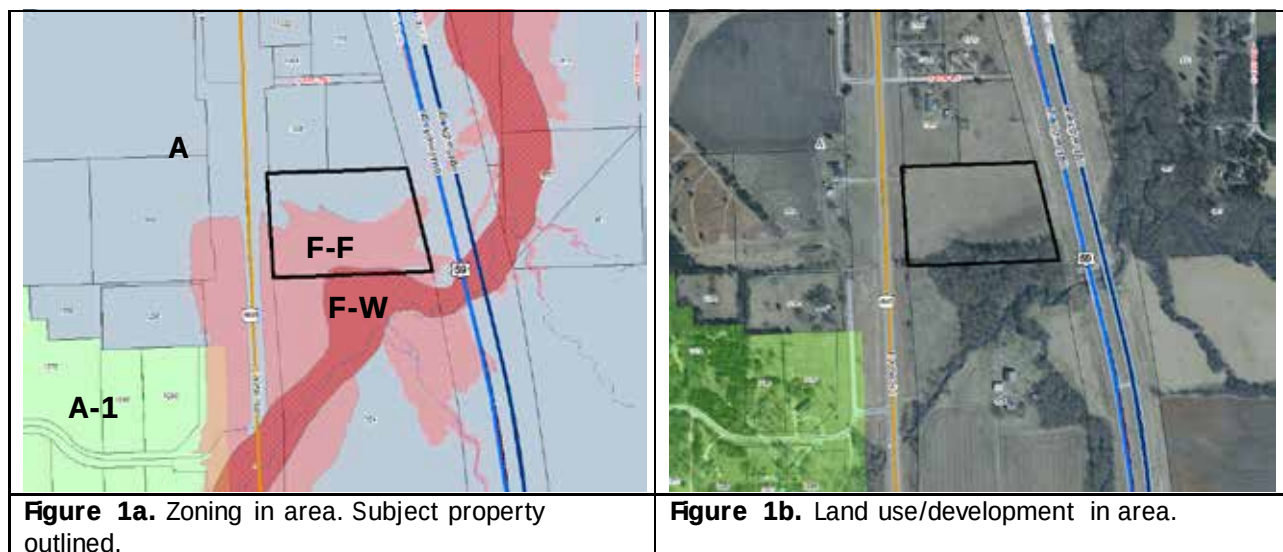
A (Agricultural) District with F-F (Floodway Fringe) and F-W (Floodway) Overlay Districts; *Agriculture*

Surrounding Zoning and Land Use:

A (Agricultural) District in all directions with F-F (Floodway Fringe) and F-W (Floodway) Overlay Districts to the northeast, east, and south; *Agriculture, Residential Detached Dwellings*, a wooded stream corridor, the Pleasant Grove West Tributary, to the south and east, and woodland to the east.

A-1 (Suburban Residential District) in close proximity to the southwest; platted rural residential subdivision with *Single Family Dwellings*.
(Figure 1)

Legal Description: 8.49A 36-13-19 SW 1/4 NW 1/4, LESS N 820 FT, LESS HWY, LESS 4.41A TO HWY R/W (TR 85) D 1035/2325 & LESS .3A TR DESC AS:BEG AT SW COR OF NW 1/4 N03DEG13'23"W 500 FT;TH N87DEG53'03"E 1328FT FOR A PT OF BEG;TH N87DEG53'03"E 69 FT;TH S03DEG13'23"W 338 FT;TH N13DEG51'45"W 345 FT TO PT OF BEG (800536-01M DIV 2009)



SUMMARY OF REQUEST

This site plan application proposes the construction of a 19,200 square foot school which will contain a gymnasium and four classrooms. This will be a satellite facility to the principal campus located at 256 Michigan Street in Lawrence, KS. The school does not intend to bus students to the school. Tournaments and games will be held in the gymnasium and the following high school classes will be taught in this location: gym, industrial arts, home economics, drama, and science. The expected enrollment is 50 to 60 students with between 5 to 7 employees. The facility will be located in the northwest corner of the property to avoid the floodplain. The parking area and

dumpster are located within the floodplain and will require approval of a floodplain development permit.

PARKING

The Zoning Regulations require parking for a *School* use at the rate of 1 space per 5 seats in the main assembly area. The applicant noted that the gym would hold 250 seats; therefore, 50 parking spaces are required. Sixty-six parking spaces are shown on the plan with 5 of them being ADA accessible. The parking spaces will be 9 feet by 20 feet and will be in a gravel parking area. A portion of the parking area near the building will be paved to provide ADA accessible spaces. The parking provided is compliant with the standards in Section 16 of the Zoning Regulations.

HEIGHT, AREA, AND BULK REQUIREMENTS

The Zoning Regulations require a minimum area of 5 acres for properties in the A District that take access from, and have frontage on, a major collector road. The subject property takes access from County Route 1045/E. 1296 Road, which is a major collector road and contains 8.27 acres.

The maximum height permitted in the A District is 35 feet. The school will have a maximum height of 30 feet and is compliant with this standard.

Standards in A District for properties with frontage and access on a major collector

	Required	Provided
Parcel Area:	5 acres, access on Major Collector Road	8.27 acres
Parcel Depth:	250 feet	~744 feet
Parcel Frontage	660 feet	500.56 feet*
Building Setbacks:	Front: 100 feet Rear: 30 feet Side: 10 feet	Front: 206 feet Rear: 256 feet Sides: 40 feet to the north 340 feet to the south
Building Height:	35 feet	30 feet

*At their January 16, 2019 meeting, the Board of County Commissioners approved a variance from the Access Management Standards to allow an entrance with less than the required frontage. The lot was created prior to the adoption of the 2006 Subdivision Regulations and is a nonconforming lot, with a vested right to a building permit.

Findings

Per Section 12-319A-5, staff shall first find that the following criteria have been met:

1. The proposed use is permitted in the district in which the property is located;

This property is zoned A (Agricultural) District. The proposed use, a *School*, is permitted in the A District with approval of a site plan. This is a satellite school facility consisting of four classrooms and a gymnasium. The site plan notes that the facility is limited to school use and is not to be used as a public recreation facility, unless an activity is approved with a special event permit or a conditional use permit is obtained.

2. The proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses;

The building will be located in the northwest corner of the property, to avoid the floodplain, and will take access from County Route 1045/E. 1296 Road. Properties in the area have been developed with rural residences. Rural residences to the east are separated from the subject property by a wooded stream corridor and U.S. Highway 59. Trees located along the County Route 1045/E. 1296 Road right-of-way and four trees being added with this project will provide a buffer for the residential uses to the west. Additional landscaping, trees and shrubs, is also being provided along the north and west perimeter of the parking area as shown in Figure 2. This will screen the parking from nearby residential uses. A stand of mature trees along the south side of the property will be preserved.



Figure 2. Proposed landscaping. Trees to be retained along south property line highlighted in green.

The development will drain toward the floodplain in the southeast of the property.

Two pole mounted lights will be provided in the parking area. These will be full cut-off fixtures mounted on 30 foot poles and will only be on when the parking area or site is in use. Building mounted lighting will also be used. The pole fixture type is illustrated in Figure 3. Staff will review the building mounted light fixture when it's been submitted to insure glare and light trespass are minimized.

The building will be approximately 19,000 square feet in size and is oriented with the front to the road. (Figure 4) There is an overhead door on the south side of the building that will be used occasionally to move large equipment into the building but will primarily be used to create open walled classrooms.

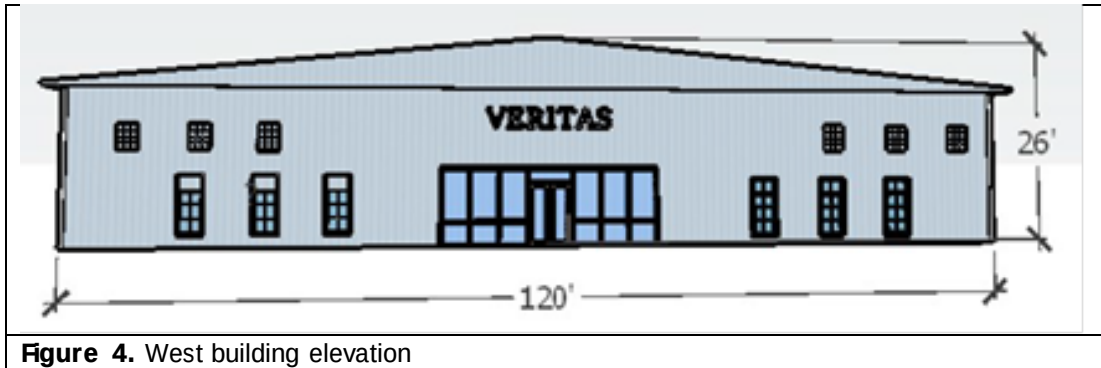


Figure 3a. Parking area light



Figure 3b. Building mounted light

The proposed arrangement, drainage, parking, landscaping, and lighting are compatible with the surrounding area.



3. The vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well;

The plan proposes an access point on County Route 1045/E. 1296 Road where there is currently a field access. The access point will be directly across the access drive on the west side of the road and the location has been approved by the County Engineer. The parking area will have two-way traffic on 25 foot wide access drives. Parking spaces are delineated with parking blocks. Vehicular ingress and egress and circulation within the site will provide for the safe, efficient, and convenient movement of traffic.

4. The site plan provides for the safe movement of pedestrians within the site;

A 10 foot wide concrete walkway is located along the west and south side of the building to provide access to the entrance and extends around the east side to the door in that location.

5. There is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provides a pleasing appearance to the public. Any part of the site plan not used for building, structures, parking or access ways shall be landscaped with a mixture of grass, trees, and shrubs;

The Zoning Regulations do not specify a required amount of landscape material (trees and shrubs) so this is typically determined on a case-by-case basis. Existing trees will be retained and four new trees will be planted along the E. 1296 Road frontage, to provide a buffer. A stand of mature trees located in the southern portion of the property will provide screening to the south. The property is separated from residential properties to the east by U.S. Highway 59 and stands of trees. The property will be most visible to residentially developed properties to the west and north. A mixture of trees and shrubs will be provided along the west and north perimeter of the parking area. The landscaping of the site will result in a development that is in harmony with adjacent land uses and will provide a pleasing appearance.

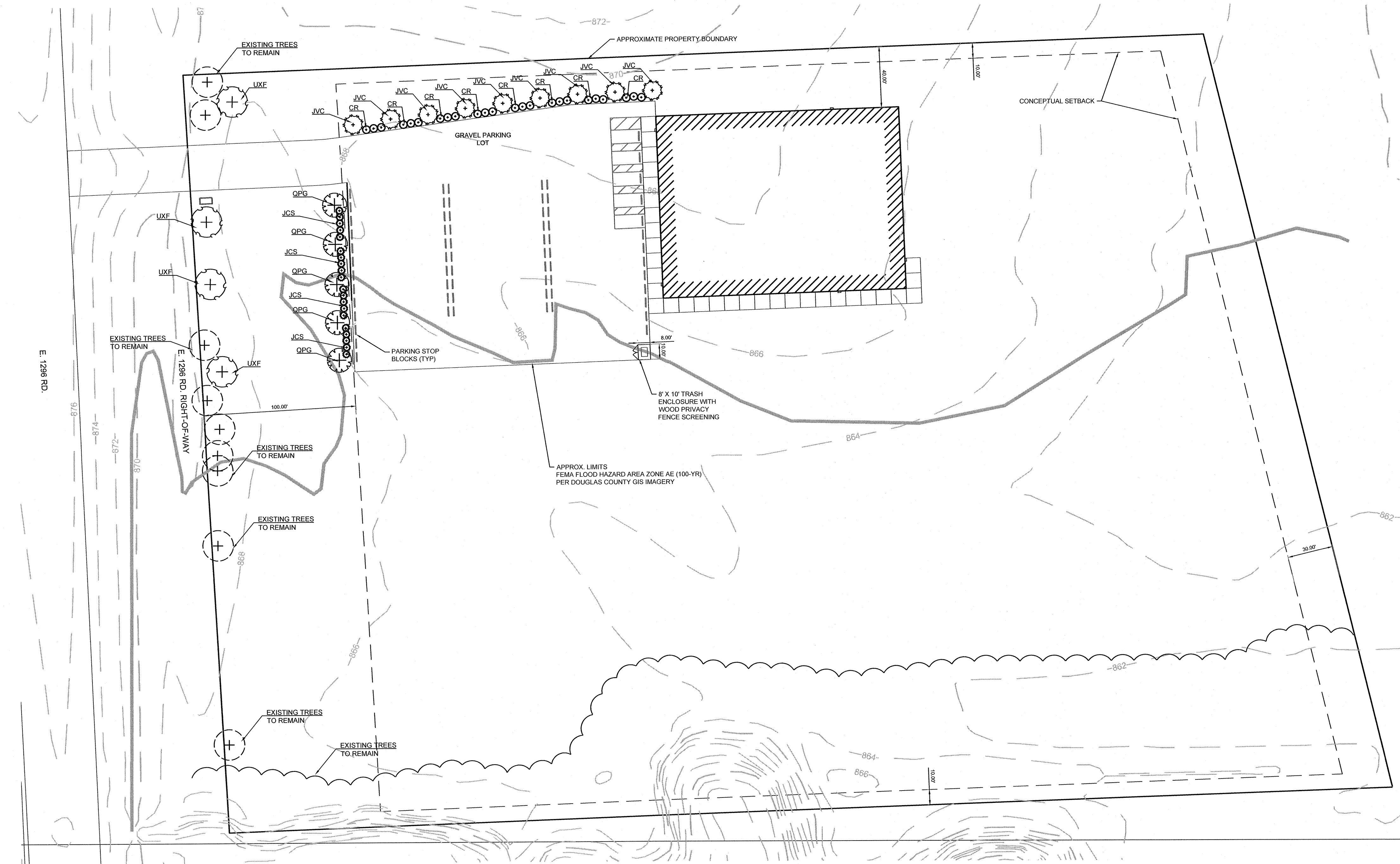
6. All outdoor trash areas are screened

The trash area is screened with a wood enclosure.

Conclusion

This application has been reviewed with the County Zoning Regulations. The proposed development, as conditioned, complies with the standards listed in the Regulations.

I:\PROJECTS\2018\18-193\3.0 Design\2.0 DWG Model\18-193 BASE PRO.dwg, 1/25/2019 8:47:18 AM, 1:1



LANDSCAPE CALCULATIONS

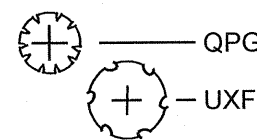
STREET TREES - 1300 ROAD
250 FEET LENGTH ALONG AREA OF PROPERTY BEING DEVELOPED

SHADE TREES REQUIRED (1 PER 40 FEET) (250/40X1) 6 TREES
SHADE TREES PROVIDED 6 TREES (INCL. EXIST. TREES)

NOTES:

- UTILITY INFORMATION SHOWN IS DESIGNED LOCATION OR LOCATIONS BASED ON UTILITY LOCATES. AS BUILT LOCATIONS MAY VARY. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING LANDSCAPE INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- QUANTITIES INDICATED ON THE PLAN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE PLAN QUANTITIES AND NUMBER OF SYMBOLS SHALL SUPERSEDE QUANTITIES IN THE SCHEDULE.
- ALL PLANT MATERIAL SHALL COMPLY WITH THE CITY STANDARDS AND ANSI A60.1 THE AMERICAN STANDARD FOR NURSERY STOCK.
- ALL TREES SHALL MEET THE SIZE REQUIREMENTS OF THE CITY CODE. ALL TREES SHALL BE CALLIPERED AND UNDERSIZED TREES SHALL BE REJECTED.
- ALL PLANTING BEDS CONTAINING SHRUBS, GROUND COVER, PERENNIALS, ANNUALS SHALL BE IN A PLANTING BED WITH 3" MIN. DEPTH OF MULCH AND A "V-CUT" EDGE.
- ALL TREES SHALL HAVE A MIN. 3 FT. DIA. AREA THAT HAS 3" MIN. DEPTH OF WOOD MULCH.
- ALL DISTURBED AREAS TO BE TURF AREAS AND SHALL BE SEEDED WITH A FESCUE SEED MIX.
- ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY, PRIOR TO INSTALLATION.
- INSTALLATION AND MAINTENANCE OF LANDSCAPING SHALL COMPLY WITH THE CITY STANDARDS.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A MINIMUM CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT OF 1 FT. FOR PERENNIALS AND GROUND COVER AND 1.5 FT. FOR SHRUBS. A 2 FT. CLEARANCE 4 FEET FROM BACK OF CURB TO THE CENTER OF SHRUB/FOR CAR OVERHANG IS REQUIRED AT ALL PARKING ISLANDS AND PERIMETERS.
- AFTER COMPLETE INSTALLATION OF ALL PLANT MATERIAL AND SEED THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT THAT THE WORK IS COMPLETE AND READY FOR REVIEW. THE LANDSCAPE ARCHITECT SHALL REVIEW THE LANDSCAPE INSTALLATION TO DETERMINE COMPLIANCE WITH THE APPROVED PLANS. WHEN THE LANDSCAPE INSTALLATION MEETS THE REQUIREMENTS OF THE APPROVED PLAN, THE LANDSCAPE ARCHITECT SHALL PROVIDE A SIGNED AND SEALED LETTER TO THE CITY STATING THAT ALL LANDSCAPE PLANTINGS HAVE BEEN INSTALLED PER THE APPROVED PLAN.

SHADE TREES



5 EA. Quercus palustris Green Pillar
4 EA. Ulmus x Frontier

Green Pillar Oak 2.5" Cal. B&B
Frontier Elm 2.5" Cal. B&B

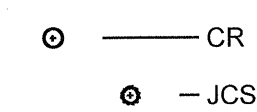
EVERGREEN TREES



9 EA. Juniperus virginiana 'Canaertii'

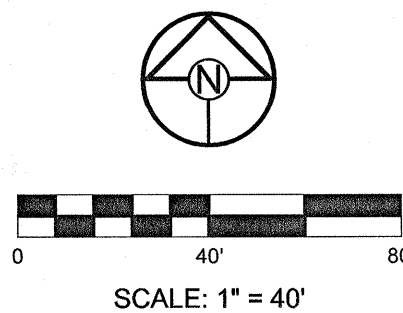
Canaert Juniper 6' ht. B&B

SHRUBS

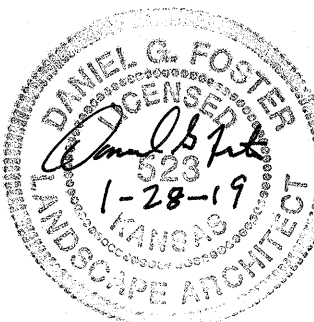
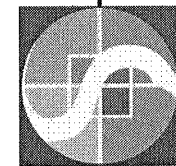


24 EA. Cornus racemosa
20 EA. Juniperus chinensis 'Sea Green'

Gray Dogwood 5 gal. B&B
Sea Green Juniper 5 gal. Cont.



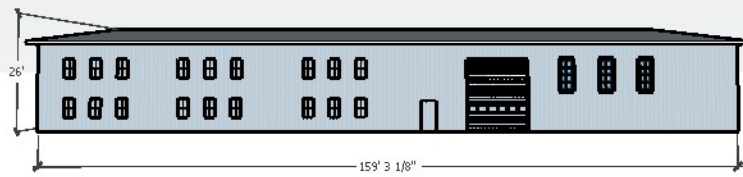
SCHLAGEL & ASSOCIATES, P.A.
Engineers • Planners • Surveyors • Landscape Architects
14320 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-9400
WWW.SCHLAGELASSOCIATES.COM
Kansas State Certificate of Authority
#C-205 #A-743 #LS-04



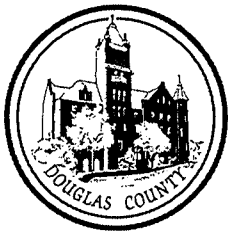
VERITAS CHRISTIAN SCHOOL
MULTI-PURPOSE CLASSROOM/GYMNASIUM
E. 1300 RD
DOUGLAS COUNTY, KANSAS

REVISION DATE	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	

DRAWN BY:	CHECKED BY:	DATE PREPARED:	PROJ. NUMBER:
SCH	SCH	09-25-18	18-193
LANDSCAPE PLAN			
SHEET			
2			
OF 2			







DOUGLAS COUNTY PUBLIC WORKS

3755 E. 25th Street
Lawrence, KS 66046
(785) 832-5293 Fax (785) 842-1201
dgcopubw@douglascountyks.org
www.douglascountyks.org

Keith A. Browning, P.E.
Director of Public Works/County Engineer

MEMORANDUM

To : Board of County Commissioners

From : Keith A. Browning, P.E., Director of Public Works/County Engineer *KAB*

Date : February 28, 2019

Re : Consider ADA accessible improvements at Wells Overlook Park
Consider authorizing application for Land & Water Conservation Fund grant
DGCO Project No. 2018-20

You will recall that in March 2018 we proposed improvements at Wells Overlook Park including an ADA accessible viewing platform and a separate ADA accessible picnic shelter. We requested authorization to apply for a Land & Water Conservation Fund grant. The LWCF grant is a reimbursable grant, meaning the project sponsor must pay all project costs as they are incurred. Project sponsors may then request reimbursement for 50% of eligible expenses up to the amount approved for the project.

The proposed viewing platform was located near the northernmost curve on the park's access drive. There is a small area of relatively flat ground at this location that would allow for a viewing platform with a couple of parking spaces and access meeting ADA requirements. This location is approximately 35 feet lower in elevation than the top of the hill where the timber observation tower is located, but would still provide excellent views to the north and east assuming about ½ acre of trees were removed. The proposal included:

- ADA accessible viewing platform
- Removal of approximately ½-acre of trees to open up sight lines
- Restoring native prairie vegetation in the areas of cleared trees
- Panoramic panels at the viewing platform depicting historical, cultural, and ecological items of interest that can be viewed from the platform
- A separate ADA accessible picnic shelter located south of the south end of the existing parking area

The BoCC did not authorize us to apply for the grant or move forward with the project due to budget concerns pending an upcoming ballot measure concerning expansion of the jail and construction of mental health facilities.

Following the March 2018 BoCC agenda item, Public Works staff expressed concerns to me about safely removing the trees and restoring native prairie vegetation on the site's steep slopes. Erosion is a concern following the equipment activity required to

remove trees. Given the steep slopes and woody stumps left following tree removal, the area will need to be seeded by hand. For at least a couple years following seeding, frequent maintenance will be required to establish native prairie vegetation as the woody vegetation tries to reestablish itself and detrimental weeds germinate.

A second option is to extend the park's access drive with a hairpin turn to the west and north, and provide an ADA accessible parking area on top of the hill at a similar elevation as the base of the observation tower. ADA accessible walkways could then be constructed to two viewing platforms. While this option would result in higher elevation viewing platforms, there will still be a significant amount of trees to be removed, some of which are on private property north of the park, to open up sight lines. Some of the trees are on steep slopes. Similar concerns as for the original option, i.e. erosion, establishing native prairie vegetation on steep slopes, exist for this second option.

Tree removal for either option could be done incrementally over one season. We may need to utilize an outside contractor for at least some of the tree removal. Restoring native prairie vegetation would require an approximately 3-year effort for either option.

We will discuss both options, and provide cost estimates and plan layouts for both options, at the BoCC meeting. We would like to arrive at a decision on which option, if any, should move forward. If it is decided to proceed with a particular option, we will request authorization to apply for a Land & Water Conservation Fund grant for reimbursement of 50% of our out-of-pocket and in-kind costs for the work.

Action Required: Consider authorization to move forward with one of two options for providing ADA-accessible viewing platform(s) and picnic shelter at Wells Overlook Park, and authorization to apply for a Land & Water Conservation Fund grant that would reimburse Douglas County for 50% of the eligible expenses.

Wells Overlook - Handicap Accessible Additions (Option 1 + Option 3, North Curve Viewing Area + Shelter South of Existing Parking Area)

[illegible]

PROJECT QUANTITIES

Wells Overlook - Handicap Accessible Additions (New Road and Parking Lot at Top)

[illegible]



DOUGLAS COUNTY PUBLIC WORKS 3755 East 25th Street Lawrence, Kansas 66046	
	
Project: WELLS OVERLOOK	Project No.:
Designed By: M.S.	Drawn By: J.S.
Checked By: C.V.	Date: 3/2018
TREE REMOVAL	
WELLS OVERLOOK PARKING LOCATION PLAN	
SHEET 4 OF 4	





Douglas County Public Works
3755 East 25th Street
Lawrence, Kansas 66046

Project: WELLS OVERLOOK			
Project No.:		Drawn By:	J.S.
Designed By:	M.S.	Checked By:	C.V.
		Date:	3/2018

PLAN VIEW

SHELTER OPTION 3

SHEET 1 OF 4

WELLS OVERLOOK

PARKING LOCATION PLAN

