

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, JULY 17, 2019

5:30 p.m. BUSINESS MEETING

CONSENT AGENDA

- (1) (a) Consider approval of Commission Orders;
- (b) Consider approval of the minutes for June 12, 2019; and
- (c) Accounts payable.

REGULAR AGENDA

- (2) **CUP-19-00219**: Consider a Conditional Use Permit for EZ Storage, a Boat Storage and Mini-Storage facility, located at 1803 E 1200 Rd. Submitted by Anthony Fanello, property owner of record.(Mary Miller)
- (3) Continued discussion on the 2020 Budget. *No backup material provided.*
- (4) Executive session to discuss personnel matters of non-elected personnel.
- (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, JULY 24, 2019

- No Work Session
- Township for Cereal Malt Beverage License

WEDNESDAY, JULY 31, 2019

WEDNESDAY, AUGUST 7, 2019 - cancelled

WEDNESDAY, AUGUST 14, 2019

- Cereal Malt Beverage Resolution for License

WEDNESDAY, AUGUST 21, 2019

WEDNESDAY, AUGUST 28, 2019

- Proclamation for "First Responders Appreciation Month"

WEDNESDAY, OCTOBER 2, 2019- cancelled

Note: *The Douglas County Commission meets regularly on Wednesdays at 5:30 p.m., and at 4:00 p.m. for Work Sessions as needed. Meetings are held at the Douglas County Courthouse (2nd Floor) at 1100 Massachusetts Street, Lawrence, KS 66044. Specific regular meeting dates that are not listed above have not been cancelled unless specifically noted on this schedule.*

PLANNING COMMISSION REPORT
Regular Agenda – Public Hearing Item

PC Staff Report
6/26/2019

CONDITIONAL USE PERMIT FOR EZ STORAGE; 1803 E. 1200 ROAD

CUP-19-00219: Consider a conditional use permit for a *Boat Storage* and *Mini-Storage* facility, located on approximately 28.68 acres at 1803 E. 1200 Road. Submitted by Anthony Fanello, property owner of record.

STAFF RECOMMENDATION: Staff recommends forwarding the conditional use permit for a *Boat Storage* and *Mini-Storage* facility to the Board of County Commissioners with a recommendation for approval based on the findings of fact found in the body of the staff report and subject to the following conditions:

- 1) The applicant shall provide an executed annexation agreement, including consent to annexation, to the Planning Office prior to the release of the conditional use site plan to the Zoning and Codes Office for processing of building permits.
- 2) The access point on E. 1200 Road will be revised, if necessary, to meet Wakarusa Township requirements and a revised plan reflecting these changes will be provided to the Planning Office prior to the release of the plan to the Zoning and Codes Office.

Applicant's reason for request:

"Owner was unable to construct a second home on the property per Horizon 2020 and future zoning. Owners desire to still use property and meet future zoning established for the site. The owner determined that a mini-storage facility would meet all of these requirements."

KEY POINT

- The property is located within the urban growth area (UGA) of the City of Lawrence. Land divisions for residential development in the UGA require approval of a Cluster Development Certificate of Survey, Section 20-804 of the Subdivision Regulations. One of the criteria for review of a cluster certificate of survey is: *"The proposed residential development parcels and all other aspects of the proposed certificate of survey conform with the current comprehensive plan of Lawrence and Douglas County, or, where applicable, the comprehensive plan of another city in Douglas County."*

The property is located within the boundary of the *K-10 and Farmer's Turnpike Plan*, included with this report as Attachment A. The plan recommends 'Office/Research' as a future land use for the subject property and lists the following as appropriate uses: offices, research services, manufacturing and production limited and technology, light wholesale, storage, and distribution. The property cannot be developed with a residence, as that would require a land division and a finding that the proposed residential use is in compliance with the comprehensive plan. The proposed uses: *Boat Storage* and *Mini- or Self-Storage*, are seen as transitional or placeholder uses as their infrastructure requirements are limited and they could be converted to a more intensive office, manufacturing, research, or storage use when the property is annexed into the city. These uses would be compliant with the recommendations in the *K-10 and Farmer's Turnpike Plan*.

OTHER ACTION REQUIRED

- Approval of conditional use permit by the Board of County Commissioners.
- Applicant shall obtain a permit for the conditional use and a building permit for the new building from the Zoning and Codes Office prior to construction.

PUBLIC COMMENT

- Relatives of the property owner to the north stopped in to discuss the proposed facility to determine if there would be a negative impact on her parents. They were concerned primarily with lights and increased traffic on E. 1200 Road.
- A letter provided to the Planning Office expressed opposition to the project based on concerns with the impact on the rural character of the area and the increase in traffic on N. 1800 Road. This letter is included with this report as Attachment A.

Project Summary:

The subject property contains approximately 28.68 acres. The western portion of the property contains floodway, floodplain, and high quality agricultural soils while the eastern portion contains a residence and agricultural uses. The storage facility would be located in the southeast corner of the property and would not impact the environmentally sensitive lands or the high quality agricultural soils. The storage facility would be located approximately 121 feet from the south property line adjacent to N. 1800 Road/Farmer's Turnpike and approximately 47 feet from E. 1200 Road right-of-way. The conditional use permit will apply to approximately 9 acres of the property, as shown in Figure 1.



Figure 1a. General outline of storage areas in red. Current area is dotted. Yellow highlighted area denotes high quality soils.



Figure 1b. Red area is floodway and pink is floodplain.

The plan shows three buildings (40 feet by 200 feet or 8,000 square feet) for the mini- or self-storage facility and a total of 76 boat and RV spaces in the first phase: 6 spaces (15 feet by 30 feet), 15 spaces (14 feet by 30 feet) and 55 spaces (10 feet by 20 feet). Three additional 40 foot x 200 foot (8,000 square feet) self-storage buildings are shown as phase two. The second phase is included on this conditional use permit; however, a site plan would need to be submitted prior to the construction of the additional buildings to insure compliance with code and compatibility with nearby land uses.

The property currently has 2 access points serving a circular driveway. These access points will be closed with this application and a new, wider access point will be installed in the same general location to serve the property.

I. ZONING AND LAND USES OF SURROUNDING PROPERTIES

Current Zoning and Land use

A (Agricultural) District with F-W (Floodway) and F-F (Floodway Fringe) Overlay Districts; *Residential Detached Dwelling, Agriculture*, and wooded stream corridor.

Surrounding Zoning and Land Use

To the north, west, and south: A (Agricultural) District with F-W (Floodway) and F-F (Floodway Fringe) Overlay Districts; *Residential Detached Dwelling, Agriculture*, and wooded stream corridor.

To the east: A-1 (Suburban Home Residential) District with the F-F (Floodway Fringe Overlay) District to the west; *Single Family Dwellings* and woodland.

To the east: I-3 (*Heavy Industrial*) District; *Agriculture, Public Utility*, Rural Water District Pump Station, and wooded stream corridor (Figure 2)

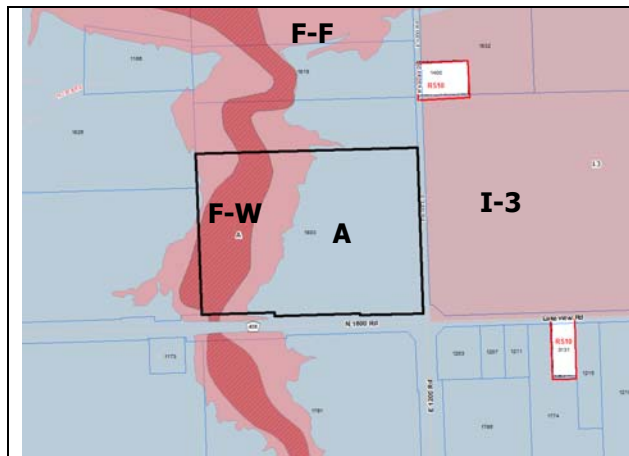


Figure 2a. Zoning in the area. White areas have been annexed into the city limits and are zoned RS10 (City-Single-Dwelling Residential) District. (Subject property outlined)



Figure 2b. Land use/development in the area.

Staff Finding – Zoning in the area is split, with agricultural zoning west of E. 1200 Road and industrial zoning to the east. Two nearby residential properties which were annexed into the City of Lawrence were assigned single dwelling residential zoning until development is proposed. The floodplain overlay district cuts through the area north/south along the west

border of the subject property. The area is primarily agricultural in nature, with small rural residential parcels located along N. 1800 Road/ County Route 438. The proposed use would be compatible with the industrial and agricultural uses and zoning. The facility could have a visual impact and should be oriented and designed to minimize any negative impacts on nearby residential land uses.

II. CHARACTER OF THE AREA

The area is the N. 1800 Road/County Route 438 corridor, commonly referred to as the Farmer's Turnpike. Interstate 70 makes up the southern boundary of the area; however, access is not provided to the turnpike in this area. The Kansas River makes up the northern boundary and the area ends at E. 1125 Road on the west and N. Iowa Street (extended) on the east. (Figure 3) Industrial uses are located to the east of E. 1200 Road with the Westar facility approved with a conditional use permit in the unincorporated portion of the county and the Lawrence Paper Company and K-Mart Distribution Center approved with site plans within the city limits. Two lots, one on N. 1800 Road/ County Route 438 and one on E. 1200 Road, were annexed into the city limits in 1981. The City Commission minutes do not reflect the reasoning for these annexations.

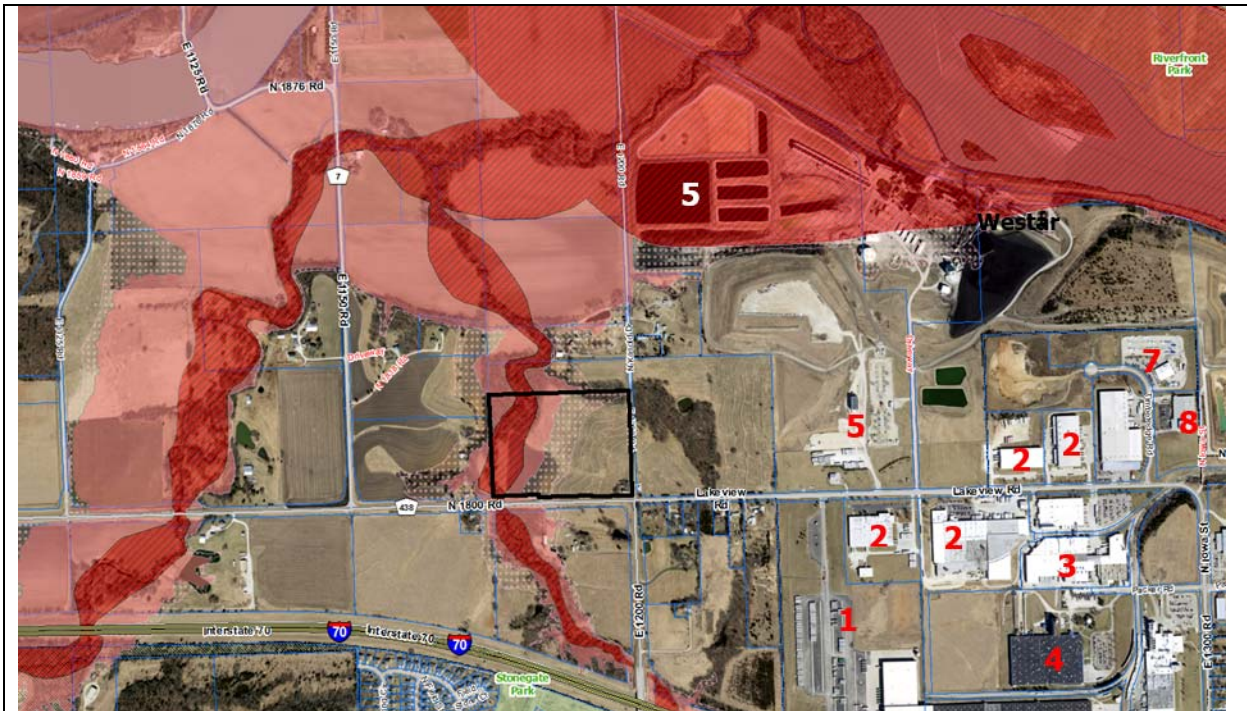


Figure 3. Character of the area. The Kansas River and associated floodplain is located along the north of the area. Streams and floodplain are located west of E. 1200 Road along with agricultural and residential land uses. Industrial uses, listed below, are located east of E. 1200 Road with some rural residences located on the south side of N. 1800 Road/County Route 438.

- | | |
|------------------------------|-------------------------|
| 1. Kmart Distribution Center | 5. Westar Energy |
| 2. Lawrence Paper Company | 6. Standard Beverage |
| 3. Berry Plastics | 7. City/KU Bus Facility |
| 4. Shlumberger Technology | 8. Reuter Pipe Organ |

The area has access to the higher classification road network. It is transacted east/west by N. 1800 Road/County Route 438, a minor arterial commonly known as 'Farmer's Turnpike'. E. 1200

Road, south of N. 1800 Road, is classified as a principal arterial and E. 1150 Road, to the west of the subject property, is classified as a major collector. (Figure 4)

Staff Finding – The area contains a mix of urban and rural uses with the dividing line being generally E. 1200 Road. Industrial zoning and land uses are located to the east of E. 1200 Road, with some residential uses along N. 1800 Road/County Route 438 and agricultural and residential uses are located primarily to the west of E. 1200 Road. Higher classification roadways access this area with N. 1800 Road/County Route 438 providing a connection through the area from east to west and E. 1150 Road and E.1200 Road, south of N. 1800 Road, providing north/south access.

III. SUITABILITY OF SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED

Applicant's Response:

"With the site located in the Service Area 4 with a future land use of Office Research per Horizon 2020 the proposed facility will be in line with the City's vision upon annexation of this property."

Staff Finding – The subject property is well suited to agricultural use and has been used for agriculture. The property owner originally inquired about dividing the land and building another residence, but this did not comply with the recommendations in the approved long range plan which will be discussed in Section VII of this report. *Boat Storage* and *Mini- or Self-Storage* uses are permitted in the A District when approved with a conditional use permit. The property, with its access to the higher classification road system, is suitable for the proposed storage use.

IV. LENGTH OF TIME SUBJECT PROPERTY HAS REMAINED VACANT AS ZONED

Staff Finding – This property is not vacant. The Douglas County Appraisers records note that the residence was built in 1900.

V. EXTENT TO WHICH REMOVAL OF RESTRICTIONS WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

Applicant's response:

"This property is border property between Residential, Industrial, and Agricultural. The proposed site plan places the mini storage area away from the Agricultural and residential uses with natural boundaries in place. The existing floodway, tree line and contour of the land create these boundaries."

The proposal is evaluated below with the standards for mini-or self-storage facilities provided in Section 12-319-4.34 of the Zoning Regulations.

Mini-or self-storage facility standards with staff discussion following in *italics*:

- a. Must be located in an Urban Growth Area.
 - *The subject property is located within the City of Lawrence's Urban Growth Area.*
- b. Must take direct access from a paved road classified as collector or higher.
 - *The facility will take access to E. 1200 Road, which is classified as a local road in the Douglas County Access Management Map. While the standards were written to encourage direct access to collector or higher classification roads, direct access to N.*

1800 Road is not permitted for safety reasons. Taking access from a local road within close proximity of the intersection of a minor or principal arterial, N. 1800 Road/County Route 438 and E. 1200 Road to the south, provides good transportation network for traffic to the site and also provides an access area that will not result in traffic backing up on N. 1800 Road. Considering that traffic may consist of boats, RVs, or trailers, having an access set back from the main road will allow for turning movements to occur into the facility without creating an issue on the higher classification of roads. Wakarusa Township approved of the use of E. 1200 Road on the condition that the access to the facility was 40 to 50 feet wide to allow turning movements of vehicles without compromising the township road edge. The revised plan shows a 45 foot wide access and has been submitted to the township for review. If the township requires any revisions to the access to accommodate the vehicles without compromising their roadway, these changes will be made prior to the release of the plan to the Zoning and Codes Office.

- c. Security fencing and lighting must be provided for the entire facility. Security fencing is fencing which permits visibility while obstructing access. An example would be a 6 foot high chain link fence.
 - *The facility will be fenced with 6 foot tall chain link fencing and security lighting will be provided.*
- d. All outdoor lights shall, to the maximum extent feasible, confine emitted light on the property on which the light is located and not be directed upwards toward the sky. All lights are to be shielded to reflect or direct light away from adjoining property but may be of sufficient intensity to discourage vandalism and theft.

The following light limits apply:

 - 1. 0.2 foot-candles or less, if adjacent to a residentially zoned property.
 - 2. 3.0 foot-candles or less, if adjacent to a non-residentially zoned property.
 - 3. 1 foot-candle or less, if adjacent to a road right-of-way.
 - *The photometric plan, sheet 2 of the site plan, shows that full cut-off fixtures will be used for both the pole mounted and building mounted lights, which should prevent glare. The lighting levels at the property line comply with these standards.*
- e. Screening must be provided on any side which abuts a residentially zoned district or a property containing a residence with a view reducing wall, fence, berm, landscaping materials, or a combination.
 - *The plan shows existing stands of trees along the north and west side of the property. This should adequately screen the facility from residentially developed properties to the north; however, the plan notes that, in the event that the existing trees and undergrowth shown along the north and west side of the property are damaged or removed to the point that they no longer provide an adequate buffer for the existing residences to the north and west, additional plantings will be added as required by the Director of Zoning and Codes.*
- f. Access way width must be a minimum of 20 feet for one-way traffic and 25 feet for two-way traffic to allow parking within the drive aisles.
 - *All access ways within the facility are 25 feet wide.*

- g. Off-street parking shall be required on the basis of one space for each 8,000 square feet of floor area in the facility, plus one space for each employee; but in no case shall the number be less than five spaces.
- *As shown in the following table, the parking provided exceeds that required by Code which will provide additional parking for the boat storage use.*

	Requirement	Parking Required	Parking Provided
Mini-Storage	1 space per 8,000 square feet plus 1 space per employee, minimum of 5 spaces	24,000 square feet of floor area= 3 spaces 2 employees=2 spaces Total 5 parking spaces	8 spaces (including one ADA accessible space)
ADA Parking	1 space required for parking areas with up to 25 parking spaces	1 space	1 space

- h. All storage will be kept within an enclosed building, unless a portion is designated for covered (non-enclosed) or exterior vehicle storage. This area may be used for storage of trucks, automobiles, trailers, boats, or RVs. Exterior storage of unregistered and/or disassembled vehicles is prohibited. Access ways and individual spaces must be shown on the plan and designated on the site. One vehicle and trailer will be permitted per stall. Any covered (non-enclosed) or exterior vehicle storage must be screened from adjacent public roads, residentially zoned properties, or a property containing a residence with a view reducing wall, fence, landscaping materials, or a combination of these measures.

- *All storage will be within enclosed buildings with the exception of the boat and RV storage marked on the plan. This storage will be located in front of the mini-storage buildings along E. 1200 Road. Landscape screening, in the form of evergreen trees on 8 foot centers, is proposed along the north and east side of this exterior storage area. Landscape screening is also proposed along the southern side of the mini-storage facility which would be visible from N. 1800 Road. Per code, evergreen trees used for landscaping should be 6 to 8 feet (balled and burlapped). Landscaping is not proposed along the south side of the boat/RV storage area as the existing buildings will provide adequate screening from the south. (Figure 4)*

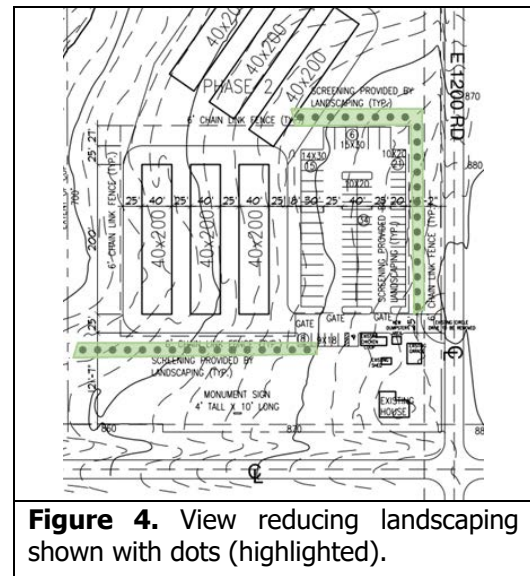


Figure 4. View reducing landscaping shown with dots (highlighted).

- i. Activities which are prohibited on the premises include miscellaneous or garage sales, commercial shipping and receiving, and the servicing or repair of motor vehicles, boats, trailers, lawn mowers, and other similar equipment. Storage spaces shall not be used for storage of commercial or industrial trucks and/or trailers, workshops, hobby shops, manufacturing or similar uses. Human occupancy shall be limited to that required to transport, arrange, and maintain stored materials.
- *This requirement is noted on the plan.*

- j. The area shall be properly policed by the owner or operator for removal of trash and debris.
 - *This requirement is noted on the plan.*

Staff Finding – The standards for the mini-storage use provided in the Zoning Regulations are intended to facilitate the operation of the facility and to minimize the impact on nearby properties. The proposed facility is compliant with these standards and should not detrimentally affect nearby properties. The visual impact of the exterior boat and RV storage will be reduced with the existing and proposed landscaping.

VI. RELATIVE GAIN TO THE PUBLIC HEALTH, SAFETY AND WELFARE BY THE DESTRUCTION OF THE VALUE OF THE PETITIONER'S PROPERTY AS COMPARED TO THE HARDSHIP IMPOSED UPON THE INDIVIDUAL LANDOWNERS

Applicant's response:

"The current home is unoccupied. The project will bring a permanent resident to the property. The mini-storage will provide service to the surrounding residences. The mini-storage facility is also a lesser intense use than those allowed by the Office Research Zoning."

Evaluation of these criteria includes weighing the benefits the denial of the rezoning request would provide for the public versus the hardship the denial would impose on the owner of the subject property. Benefits are measured based on the anticipated impacts of the rezoning request on the public health, safety, and welfare.

Approval of the conditional use permit application would allow the property to be used in accordance with the recommendations of the adopted land use plan for the area, the *K-10 and Farmer's Turnpike Plan*. Denial of the application would require the land owner to pursue other uses that are permitted in the 'Office Research' designation recommended in the plan or to seek an amendment to the *K-10 and Farmer's Turnpike Plan*, which is incorporated in the comprehensive plan, to revise the recommended uses for this property. If the comprehensive plan were amended so that other uses were recommended for this property, the property owner would have other development options.

As the facility is compliant with the standards set for the *Mini- or Self-Storage* use, it is expected to be compatible with the character of the area which contains a mix of agricultural and industrial uses.

Staff Finding – As the facility is compliant with the standards established in the Zoning Regulations for a *Mini- or Self-Storage* use and is compatible with the character of the area, little benefit would be gained from the denial of the application. The hardship for the applicant would be the need to pursue another, perhaps a more intrusive use, permitted in the 'Office/Research' land use category recommended in the *K-10 and Farmer's Turnpike Plan* or to submit an application for an amendment to the plan to revise the land use recommendations.

VII. CONFORMANCE WITH THE COMPREHENSIVE PLAN

Applicant's Response:

"The property will be in line with the proposed use of Office Research."

The adopted long range land use plan for this area, the *K-10 and Farmer's Turnpike Plan*, is incorporated into the comprehensive plan. When property in the urban growth area is located

Figure 5. Future land use recommendations provided in the *K-10 and Farmer's Turnpike Plan*. Subject property is marked with a star.

Section 3.2.1.7 of the *K-10 and Farmer's Turnpike Plan* notes the type of businesses that are recommended for the 'Office/Research' use. These include businesses that are involved in technology, research, and scientific-related activities and/or office, office research activities. Light manufacturing and production uses are also acceptable within this category. The plan recommends the property be zoned IBP (Industrial Business Park) or IL (Limited Industrial) when it is annexed into the city and recommends the following primary uses: Professional offices, research services, manufacturing and production limited and technology, light wholesale, storage and distribution. The City of Lawrence's Land Development Code defines *Light Wholesale, Storage, and Distribution* as "*Wholesaling, storage, and warehousing services within enclosed structures. Typical uses include wholesale distributors, storage warehouses and moving and storage firms.*"

The comprehensive plan recommends the protection of high quality agricultural soils (Chapter 16, Policy 2.7; page 16-15) and floodplain (Chapter 16, Policy 1.6, Page 16-6). High quality

agricultural soils and floodplain are present on the western portion of this property, which is not included in the conditional use permit application (Figure 1).

The Growth Management policies in Chapter 4 of *Horizon 2020* encourage annexation of land prior to urban densities of development but notes that annexation should occur only when infrastructure is in place to serve the development. A use that is permitted in the rural portion of the county is being proposed for this property because infrastructure necessary to accommodate annexation is not currently in place. Additional development in the area may result in the extension of infrastructure and it may be appropriate for the property to annex into the city at that time. An annexation agreement and consent to annex should be executed for the subject property with this conditional use permit.

Staff Finding –The conditional use permit is in conformance with the recommendations in the comprehensive plan, including the specific future land use recommendations in the adopted area plan.

VIII. PROFESSIONAL STAFF RECOMENDATION

Staff recommends approval of the conditional use permit subject to the condition that an annexation agreement and consent to annex be executed and submitted to the Planning Office. This will facilitate annexation when infrastructure has been extended to the area and annexation is desired and determined to be appropriate.

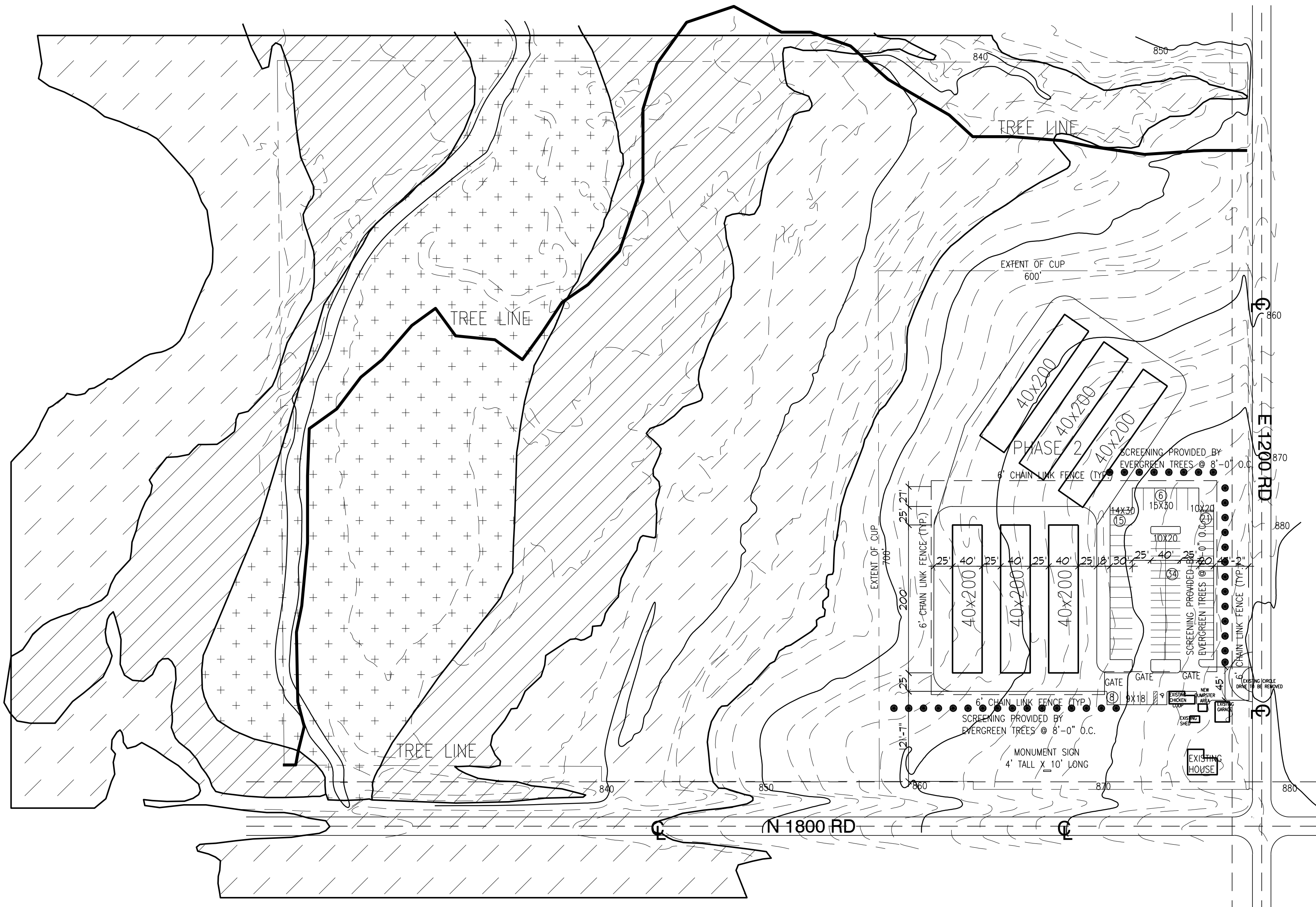
DATE PRINTED: Wednesday, June 12, 2019
LAST SAVED: Wednesday, June 12, 2019
PRINTED BY: Adams Architects pc

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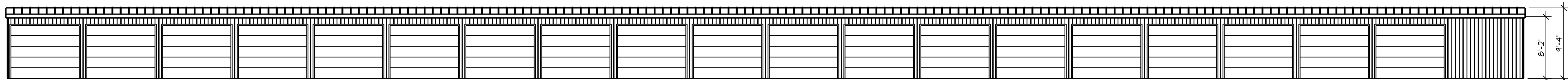
Site Plan

Scale : 1" = 100'

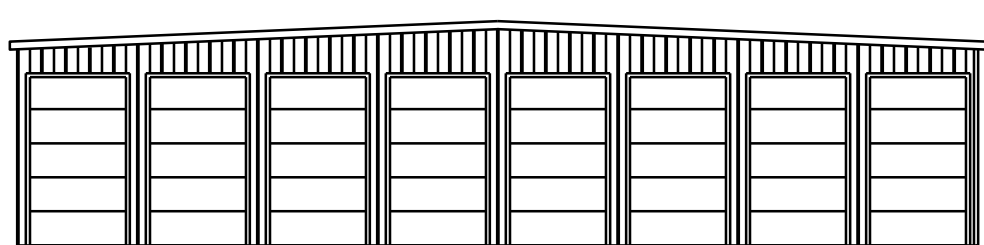


Vicinity Map

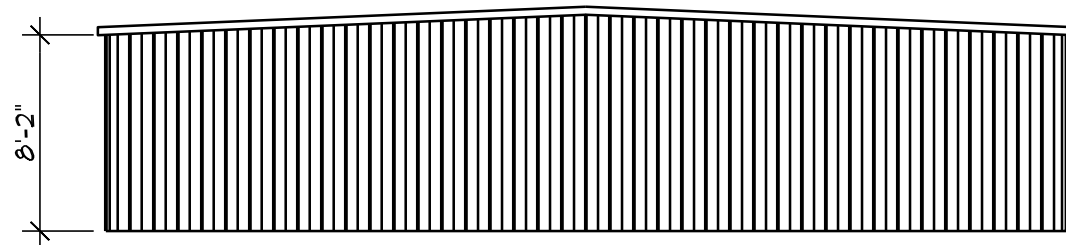
Scale : 1" = 500'



BUILDING ELEVATION (TYP.)



BUILDING END ELEVATION (TYP.)



BUILDING ELEVATION TO 1800 RD (TYP.)

BUILDING ELEVATIONS

Scale : 1/8" = 1'-0"

GENERAL NOTES:

1. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS DERIVED FROM DOUGLAS COUNTY AERIAL PHOTOGRAPHY AND LIDAR DATA.
2. THIS DOCUMENT IS FOR PLAN APPROVAL ONLY, NOT FOR CONSTRUCTION.
3. ACTIVITIES WHICH ARE PROHIBITED ON THE PREMISES INCLUDE MISCELLANEOUS OR GARAGE SALES, COMMERCIAL SHIPPING AND OR RECEIVING, AND THE SERVICING OR REPAIR OF MOTOR VEHICLES, BOATS, TRAILERS, LAWN MOWERS AND OTHER SIMILAR EQUIPMENT. STORAGE SPACES SHALL NOT BE USED FOR STORAGE OF COMMERCIAL OR INDUSTRIAL TRUCKS AND /OR TRAILERS, WORKSHOPS, HOBBY SHOPS, MANUFACTURING OR SIMILAR USES. HUMAN OCCUPANCY SHALL BE LIMITED TO THAT REQUIRED TO TRANSPORT, ARRANGE, AND MAINTAIN STORED MATERIALS EXCEPT FOR THE OFFICE/EXISTING HOME.
4. THE AREA SHALL BE PROPERLY POLICED BY THE OWNER OR OPERATOR FOR THE REMOVAL OF TRASH AND DEBRIS.
5. THE EXTERIOR STORAGE AREA PORTION IS DESIGNATED FOR VEHICLE STORAGE. THIS AREA MAY BE USED FOR STORAGE OF TRUCKS, AUTOMOBILES, TRAILERS, BOATS, PERSONAL WATERCRAFTS AND RVs. EXTERIOR STORAGE OF UNREGISTERED AND/OR DISASSEMBLED VEHICLES IS PROHIBITED.. ACCESS WAYS AND INDIVIDUAL SPACES MUST BE DESIGNATED ON THE SITE. ONE VEHICLE AND TRAILER WILL BE PERMITTED PER STALL. ANY EXTERIOR VEHICLE STORAGE MUST BE SCREENED FROM ADJACENT PUBLIC ROADS, RESIDENTIALLY ZONED PROPERTIES OR A COMBINATION OF THESE MEASURES.
6. ENTRY/EXIT GATES WILL BE CONTROLLED BY A KEYLESS KEYPAD ENTRY AND EXIT SYSTEM.
7. SIGNAGE WILL BE APPROVED BY A SEPARATE PERMIT AND IS NOT PART OF THIS CUP PROCESS.
8. ACCESS WAY WIDTHS MUST BE 20' FOR ONE-WAY TRAFFIC AND 25' FOR TWO-WAY TRAFFIC (TO ALLOW PARKING WITH IN DRIVE AISLES)
9. SCREENING MUST BE PROVIDED ON ANY SIDE WHICH ABUTS A RESIDENTIALLY ZONED DISTRICT OR A PROPERTY CONTAINING A RESIDENCE WITH IN A VIEW REDUCING WALL, FENCE, BERM, LANDSCAPING MATERIALS OR A COMBINATION.
10. DUMPSTER ENCLOSURE IS 10' X 10' AND IS DEFINED BY A 6' WOOD FENCE.
11. IN THE EVENT THAT THE EXISTING TREES AND UNDERGROWTH SHOWN ALONG THE NORTH AND WEST SIDE OF THE PROPERTY ARE DAMAGED OR REMOVED TO THE POINT THAT THEY NO LONGER PROVIDE AN ADEQUATE BUFFER FOR THE EXISTING RESIDENCES TO THE NORTH AND WEST, ADDITIONAL PLANTINGS WILL BE ADDED AS REQUIRED BY THE DIRECTOR OF ZONING AND CODES.

BUILDING INFORMATION:

EXISTING HOME AND OUT BUILDINGS TO REMAIN.
EXISTING GARAGE TO BE CONVERTED TO AN OFFICE STRUCTURE FOR THE MINI STORAGE.
THE EXISTING HOUSE WILL BE USED AS THE RESIDENCE FOR THE MANAGER.
MINI STORAGE BUILDINGS WILL BE BUILT IN PHASES.
PHASE 1 CONTAINS 3 BUILDINGS AND EXTERIOR PARKING SPACES.
EACH BUILDING IS 40' X 200' = 8,000 SQ. FEET.
THE TOTAL PARKING REQUIRED IS 1 SPACE FOR EACH 8,000 SQUARE FEET OF FLOOR AREA IN THE FACILITY, PLUS ONE SPACE FOR EACH EMPLOYEE, BUT IN NO CASE SHALL THE PARKING BE LESS THAN 5 SPACES.
PARKING SPACES REQUIRED = 8 SPACES. ON SPACE SHALL BE HANDICAP ACCESSIBLE.

LEGAL DESCRIPTION:
28.88 ACRES TRACT IN SE/4 15-12-19 DESCRIBED AS: BEG AT SE CORNER SE 1/4 SD SEC, THEN N80DEG00'00"W ALONG S LINE OF SE 1/4 SEC 15 1318.64 FT TO SW CORNER SE 1/4 SE, 1/4 OF SD SEC, THEN N00DEG34'48"W ALONG W LINE SE 1/4 SE 1/4 SD SEC 1024.77 FT, THEN S80DEG56'58"E 119.97 FT TO E LINE SE 1/4 SEC 15, THEN S00DEG30'22"E ALONG E LINE OF SE 1/4 SD SEC 1023.58 FT TO POINT BEGINNING (800667 SPLIT 2016)

C19.028.03
CONDITIONAL
USE
PERMIT
EZ Storage
1803 E 1200 Road
Lawrence, Kansas



ADAMS
ARCHITECTS
700 Massachusetts St.
Suite 202
Lawrence, Kansas 66044
(785) 218-3980
www.adamsarchts.com

APPROVED BY:

Name: - - - Date: - - - - -
Name: - - - Date: - - - - -
Name: - - - Date: - - - - -

UNLESS A
PROFESSIONAL
SEAL WITH
SIGNATURE AND
DATE IS AFFIXED,
THIS DOCUMENT IS
PRELIMINARY AND
IS NOT INTENDED
FOR CONSTRUCTION.

REVISIONS

x	Comment: Per County Review
Date:	6-4-19
Comment: Per County Review	
Date:	6-12-19
Comment:	
Date:	
Comment:	
Date:	

Rel. Date: 4-22-19

CONDITIONAL
USE PERMIT
DOCUMENT

C100

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K-10 & Farmer's Turnpike Plan

Lawrence-Douglas County Planning Office

Adopted:	Lawrence-Douglas County Planning Commission	11/17/08
	Lawrence City Commission	12/9/08
	Douglas County Board of County Commissioners	1/7/09

Amended:	Lawrence-Douglas County Planning Commission	3/21/16
	Lawrence City Commission	4/19/16
	Douglas County Board of County Commissioners	4/20/16



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Section 1: Introduction

1.1 Purpose

The purpose of the *K-10 & Farmer's Turnpike Plan* is to outline specific land use goals, policies and recommendations for the planning area shown on Map 1-1, while being consistent with the overall adopted comprehensive plan for the community. Portions of the planning area are adjacent to the city of Lawrence and because of its proximity to the city and interstate highways, it is likely to be an area of intense development pressure. The plan outlines future land uses for the planning area to be used as a guide for urban development only after annexation into the city of Lawrence occurs. This plan does not annex property nor does it rezone property upon adoption. These types of requests are typically requested by the property owners and/or developers that have stake in such property and wish to develop within the city of Lawrence.

The plan should fit like a puzzle piece into the larger context of the surrounding street, utility, and land use network of the entire community. Logical connections between the planning area and adjacent neighborhoods are a key factor in the development of the plan. The recommendations contained within this plan are intended to guide the area's growth patterns as the development of the K-10 Highway and Farmer's Turnpike area occurs within the city of Lawrence. The plan identifies appropriate land uses along an arterial road corridor and a highway interchange that aid in meeting a recognized need for industrial/employment center opportunities that will support the general health and prosperity of the region.

It is expected that development in the planning area will occur within the span of decades as the market demands and as urban services are able to be provided. It is anticipated that rural and agricultural uses will continue to be present as the planning area urbanizes. Because of the long timeframe of the plan, it should be reviewed on a regular basis.

1.2 Description of Planning Area

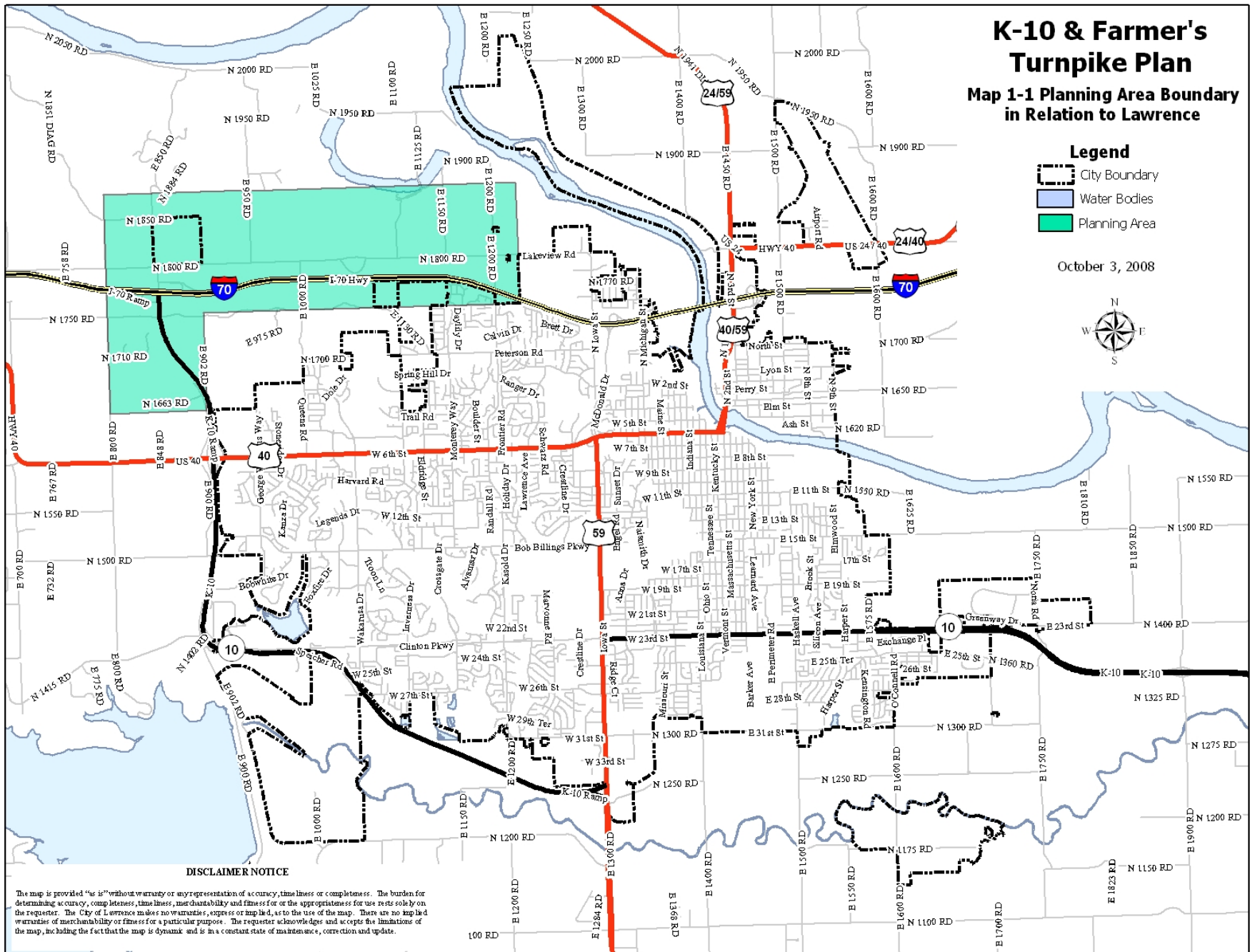
The *K-10 and Farmer's Turnpike Plan* planning area is located northwest of the city of Lawrence (see Map 1-1) and southeast of the city of Lecompton, in northern Douglas County, Kansas. The planning area contains approximately 4,075 acres and encompasses portions of Sections 17 and 18 of the Lecompton Township, portions of Sections 14, 15, 16, 21, 22, and 23 of the Wakarusa Township, and portions of Sections 19, 20, and 30 of the Kanwaka Township.

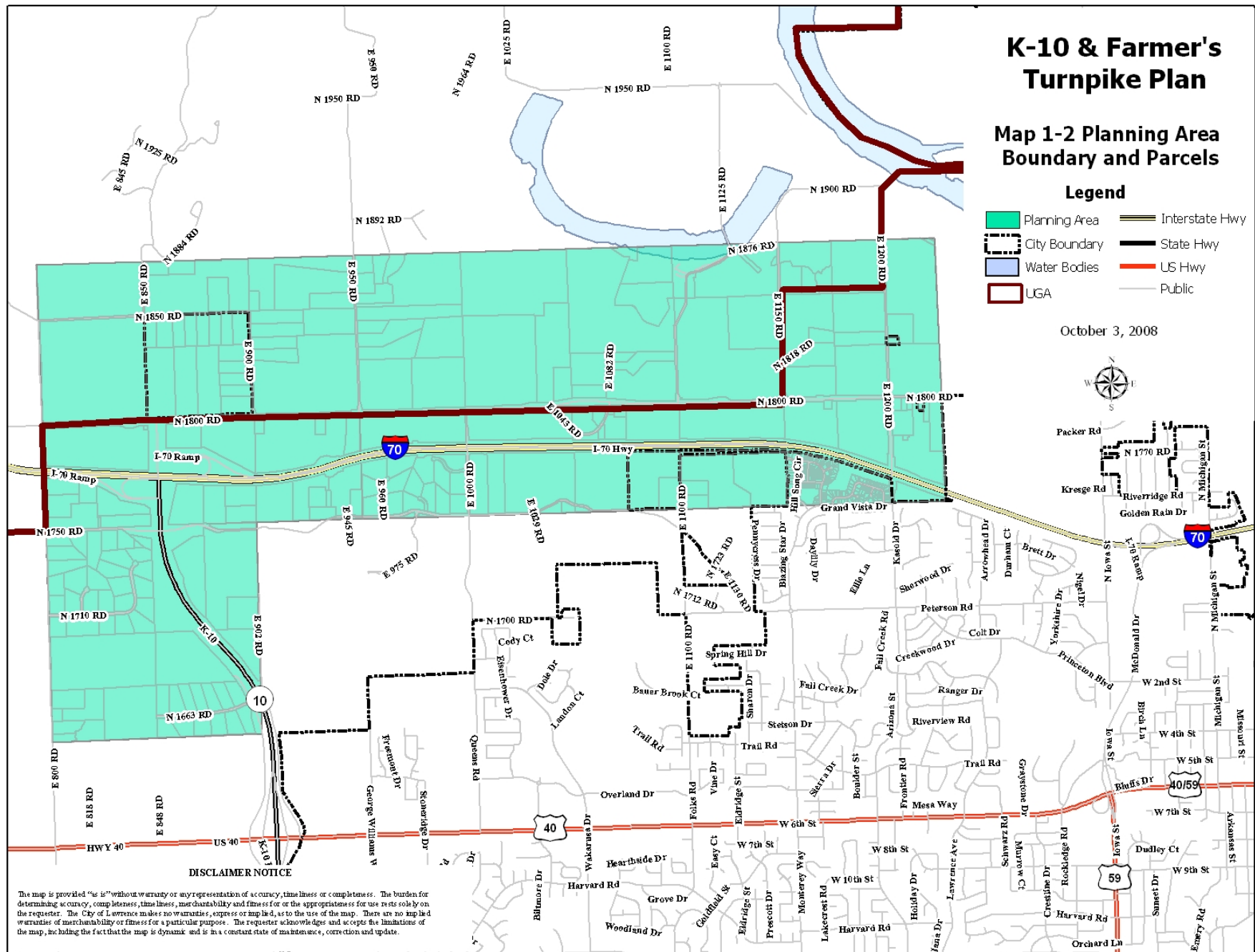
The planning area boundaries are: E 800 Road on the west, approximately $\frac{3}{4}$ of a mile north of the Farmer's Turnpike (N 1800 Road/County Hwy 438) on the north, approximately $\frac{1}{4}$ of a mile east of E 1200 Road from the north boundary to Grand Vista Drive extended on the east and E 902 Road from approximately N 1750 Road to approximately $\frac{1}{2}$ of a mile north of W. 6th Street (Hwy 40), and approximately N 1750 Road from E 902 Road to approximately $\frac{1}{4}$ of a mile east of E 1200 Road and approximately $\frac{1}{2}$ of a mile north of W. 6th Street (Hwy 40) from E 800 Road to E 900 Road on the south. See Map 1-1. Approximately half of the planning area is located outside the Lawrence Urban Growth Area (UGA), as currently identified in *Horizon 2020*. Those portions of the planning area that are located within the UGA, are located in service area 4 which is the outer most service area in *Horizon 2020*.



The dominant character of the planning area is rural in nature although a variety of uses surround the planning area. I-70 and a toll plaza are major elements within the area. North of the planning area is predominantly rural in nature with some rural residential uses and agriculture crop uses. East of the planning area is primarily industrial along with the Westar power plant. Urban density residential uses are south of the planning area, but mainly to the east. Rural uses are also south of the planning area, but the area is urbanizing from the south towards the planning area. West of the planning area is rural in nature. While the areas described are outside of the planning area boundaries, they can influence the land use development patterns within the K-10 Highway and Farmer's Turnpike area.

The planning area contains a wide range of ownership parcel sizes with the largest being approximately 186 acres to approximately 1,378 square feet. The planning area boundaries and parcel composition are illustrated in Map 1-2.





1.3 Background

The Kansas Turnpike travels through the planning area as it travels through Lawrence and Douglas County. The Kansas Turnpike is 50 years old and extends 236 miles from Kansas City, Kansas to the Oklahoma border south of Wichita. 32,755,932 vehicles traveled the Turnpike in 2006.¹ The Lecompton, Lawrence: K-10 interchange (Exit 197) opened in November of 1996 and is the western Kansas Turnpike interchange in Douglas County that serves the planning area. It connects the Kansas Turnpike to K-10 Highway which was also completed in November of 1996. K-10 Highway, also known as the South Lawrence Trafficway (SLT), takes traffic from the Kansas Turnpike and from US Hwy 40, south to US Hwy 59, south of Lawrence.

The city of Lecompton is a destination located approximately 3 miles northwest of the planning area. Lecompton has a long history beginning in 1854 when it was founded and originally called "Bald Eagle". Lecompton became the capital of the Kansas Territory in 1855. Its early history as the territorial capital revolved around gaining Kansas' entrance into the Union as a pro-slave state. That effort failed as the free-state supporters ultimately prevailed and led to the political birth of the Civil War. The free-state leaders moved the capital to Topeka when Kansas became a state in 1861. Much of that early history is on display in Lecompton². Farmer's Turnpike (N 1800 Road) and the Lecompton interchange play an important role in directing tourists to Lecompton. The Farmer's Turnpike was the original highway between Lecompton and Lawrence before I-70 (Kansas Turnpike) was completed in 1956.

The Kansas Territory was opened to settlement in May of 1854. Soon after the territory was opened, abolitionists from New England rushed to the area in an effort to keep the territory from becoming pro-slavery. Lawrence is said to be one of the few cities founded purely for political reasons. The founding group named the town after the financier of the expedition, Amos Lawrence. Lawrence also acted as an important stop on the Underground Railroad, helping escaped slaves reach freedom safely. On August 21, 1863, William Quantrill assembled a group of men in Missouri and rode into Lawrence. The raiders entered the city "to burn every house and kill every man." Additionally, Lawrence is located between the two trails, the Oregon and the Santa Fe Trails. After the Civil War ended in 1865, railroads rapidly pushed across the Great Plains and wagon trails became obsolete³.

Most recently the city of Lawrence has been growing and developing to the south and west of the central city. Development proposals to the north and west of the city of Lawrence, within the Urban Growth Area (UGA), have become more frequent in recent years. The completion of Free State High School in 1997 also spurred development on the west side of Lawrence. *Horizon 2020* includes policies that encourage development to city standards within the UGA.

¹ Kansas Turnpike Authority, <http://ksturnpike.com/history.shtml>

² Lecompton Kansas Historical Society, <http://lecomptonkansas.com/>

³ Lawrence Convention and Visitor's Bureau, <http://www.visitlawrence.com/>

1.4 Industrial and Employment Related Development

There is a recognized need to foster job creation and industrial space in the community, with a particular deficiency of large tract industrial space (approximately 100 acres and greater). *Horizon 2020*, the city and county's comprehensive long-range plan, identifies many goals, policies and strategies as to how to grow and develop the city of Lawrence and Douglas County as a whole. Chapter 7 – Industrial and Employment-Related Land Use of *Horizon 2020* lists a strategy of “increasing the community's involvement in economic development in order to secure a job growth goal of 20,000 total new jobs in Douglas County by the year 2020”. The K-10 & Farmer's Turnpike area can assist in reaching this goal by supporting areas for potential industrial and office/research development. The area lends itself as an ideal location for industrial and employment center development because of the access to both a federal interstate and a state highway. Additionally, there is an opportunity to develop large parcels on land that contains minimal slopes. The intent is not to locate all of those potential jobs within the planning area but to spread them out across the city and county in existing and new industrial areas to address the different needs of the potential employers.

Historically, industry has developed in clusters throughout the city. Some examples of existing industrial areas are the Santa Fe Industrial area, the Burroughs Creek Corridor, the Union Pacific Railroad Corridor and the East Hills Business Park. The East Hills Business Park specifically was developed in the 1980's by a partnership between the city of Lawrence, Douglas County and the Chamber of Commerce as a way to fulfill the need for industrial space. Presently, East Hills is almost fully built out, with only a few small lots available for development along with one large tract consisting of approximately 87 acres on the east side of the park.

ECO² is an advisory board to the Lawrence City Commission and Board of County Commissioners of Douglas County created in order to develop a long-term plan for the identification, evaluation and selection of land for both industrial/business parks and open space preservation. They presented their report in 2007 which outlines a long-term plan of public/private partnership that satisfies their goals of the advancement of industrial/business park and open space preservation. The ECO² report, in conjunction with *Horizon 2020* provides a methodology to weigh specific criteria to identify and recommend a number of new business and industrial development locations in the city of Lawrence and unincorporated Douglas County. Some of the criteria used to identify and recommend locations for industrial development include being generally located in close proximity to major transportation networks, contains land that has minimal average slope, be in an area that lies outside of the regulatory floodplain, and have the potential for large tract development.

1.5 Policy Framework

Horizon 2020 serves as the overall planning guide and policy document for this plan. In addition to *Horizon 2020*, guiding policy is also obtained in other adopted physical element plans. Together, these plans provide the general “umbrella” policies under which this plan is developed. Listed, these plans are:

- *Horizon 2020*, the Comprehensive Plan for Lawrence and Unincorporated Douglas County. Lawrence-Douglas County Metropolitan Planning Office. 1998 as amended.
- *Transportation 2030*, Lawrence/Douglas County Long Range Transportation Plan. Lawrence/ Douglas County Metropolitan Planning Office and Parsons Brinkerhoff. March 26, 2008.
- *Lawrence-Douglas County Bicycle Plan*, Lawrence/Douglas County Metropolitan Planning Office. May 2004.
- *Northwest Plan*, Lawrence/Douglas County Metropolitan Planning Office. January, 1997.
- *Lawrence Parks & Recreation Department A Comprehensive Master Plan*. Leon Younger & PROS. 2000.
- *City of Lawrence, Kansas Water Master Plan*. Black & Veatch. December 2003.
- *City of Lawrence, Kansas Wastewater Master Plan*. Black & Veatch. December 2003.
- *2008-2013 Capital Improvement Plan*. City of Lawrence. June 26, 2007.

Section 2 - Existing Conditions

The inventory and analysis of existing conditions in this plan are intended to serve as a resource and background for the recommendations included in Section 3 of this plan.

2.1 Land Uses

2.1.1 Existing Land Uses

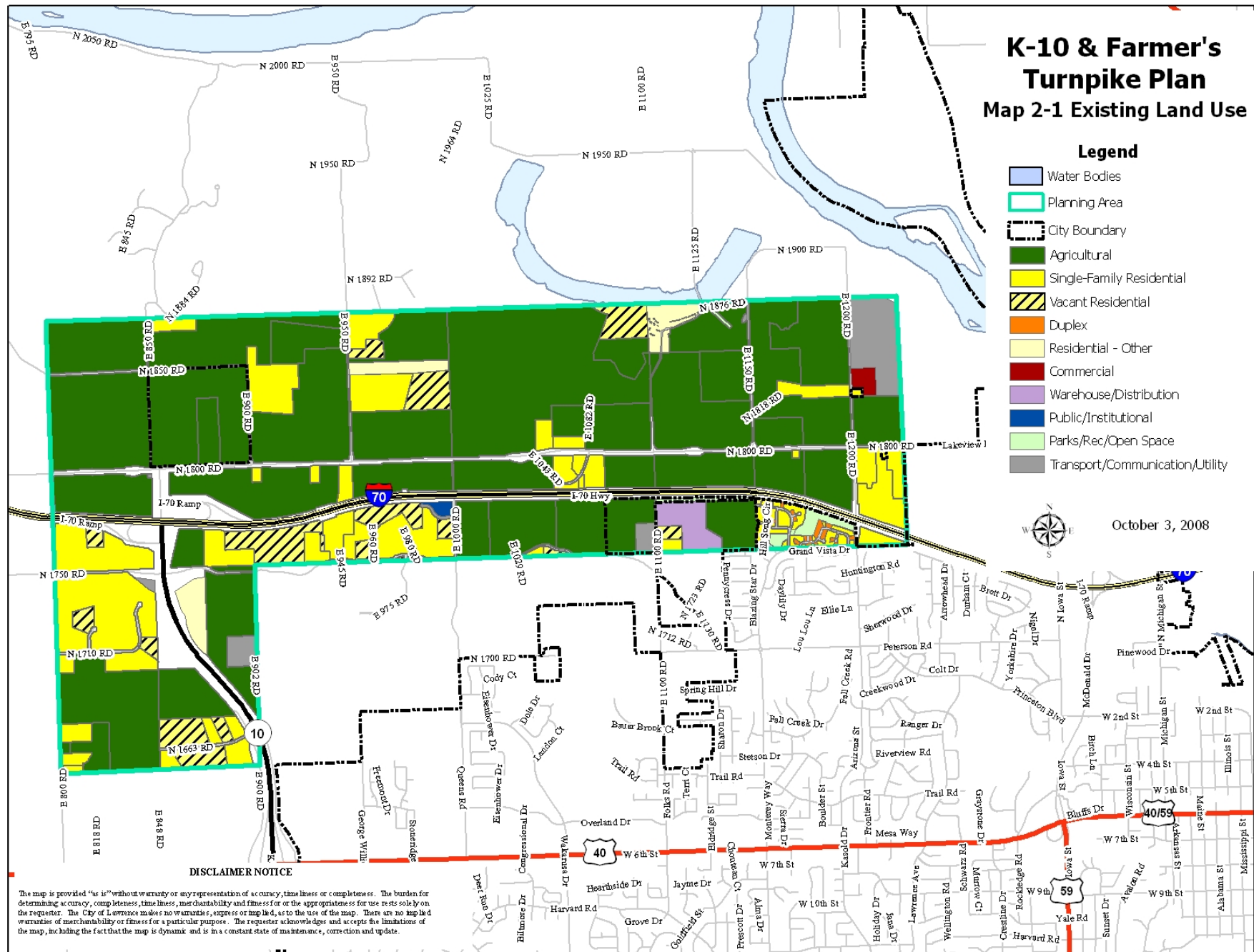
There are currently a variety of land uses within the planning area. The planning area has approximately 3,609 acres of land dedicated to uses other than public rights-of-way. The source information for the existing land use summary and map are based on the County Appraisers' land use code and updated by planning staff. Agricultural uses, in the form of row crops, pasturelands, and farms are the prominent land uses and encompass approximately 2,569 acres of land. As the area urbanizes, these agricultural uses will be reused for more urban uses and this category is not carried forward to the future land use map. Remaining open spaces in an urbanized environment are referred to as park or open space.

The second largest land use category is single-family residential use with approximately 593 acres. The single-family residential use category is property with one dwelling unit located on it. The *Land Development Code* defines a dwelling unit as, "one room, or a suite of two or more rooms, designed for or used by one family or housekeeping unit for living and sleeping purposes and having only one kitchen or kitchenette". The single-family residential use is seen within the planning area in both the rural and urban form. There are three rural subdivisions and two urban subdivisions platted within the planning area. The urban subdivisions are a mix of single-family and duplex residential uses.

The remaining land is designated a variety of uses ranging from open space to public/institutional uses. The category identified as residential-other is mainly used to identify a situation near Lakeview Lake where the property is owned by a homeowners association but the individual homes are privately owned. The existing land uses are shown on Map 2-1 and the planning area breakdown is described in Table 2-1.

TABLE 2-1: EXISTING LAND USE SUMMARY

Land use	Acres
Agricultural	2,568.60
Single-Family Residential	593.57
Vacant Residential	203.83
Duplex	6.00
Residential - Other	69.58
Commercial	9.980
Warehouse/Distribution	33.998
Public/Institutional	4.972
Parks/Rec/Open Space	22.69
Transport/Communication/Utility	95.72
TOTAL	3,608.94



2.1.1 Historic Resources

Currently, there are no sites or structures listed on the National, State or Local Register of Historic Places within the planning area. However some resources have been identified as having the potential to qualify for listing. At the time that these sites or structures are listed, those resources should be protected and preserved in accordance with local, state and national preservation law.

The planning area is located within the Freedom Frontier National Heritage Area. This is an area encompassing 41 counties in Kansas and Missouri. A National Heritage Area, as defined by the National Parks Service, U.S. Department of Interiors, is “a place designated by the United States Congress where natural, cultural, historic and recreational resources combine to form a cohesive, nationally-distinctive landscape arising from patterns of human activity shaped by geography. These areas tell nationally important stories about our nation and are representative of the national experience through both the physical features that remain and the traditions that have evolved within them.” Currently the Freedom Frontier National Heritage Area is in the process of completing a management plan to set out goals, objectives, suggest alternative approaches for development, management, preservation, conservation, interpretation, and/or marketing for the area.

The Lawrence-Douglas County region has been the epicenter of conflicts that still define American values, and its struggles to achieve them. The issues of slavery's abolition, the forced immigration of Native American nations and the inspiring resilience of those nations in the face of oppression, the voluntary immigration of settlers along the Santa Fe and Oregon Trails, and the final resolution of racial segregation in our public schools a century later – all these belong to the story of the Freedom's Frontier National Heritage Area. This story continues to evolve, to define and influence who we are today, in the region and as a nation.⁴

⁴ Freedom's Frontier National Heritage Area, <http://www.freedomsfrontier.org>

2.2 Zoning Patterns

The planning area encompasses approximately 4,075 acres of land including public rights-of-ways and most of which is located within the unincorporated area of Douglas County. The majority of the planning area that is located within unincorporated Douglas County is zoned A (Agriculture District). This is mainly used for row crops, pasture land and farm purposes. There are four areas zoned A-1 (Suburban Homes District) which are mainly large lot residential subdivisions. The remainder of the planning area within unincorporated Douglas County is zoned R-1 (Single-Family Residential), I-3 (Heavy Industrial) and VC (Valley Channel) Districts. See Map 2-2.

The planning area also includes three areas that are within the city of Lawrence. One area is developed with single-dwelling and multi-dwelling zoning districts. A second area is zoned GPI (General Public and Institutional) and OS (Open Space). These areas include park space and a sanitary sewer pump station. The third area within the city limits is located in the northwest portion of the planning area and is zoned for industrial uses. This area is not yet developed.

Table 2-2 County Zoning Classifications

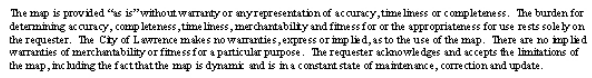
County Zoning	District Name	Comprehensive Plan Designation
A	Agricultural	Agriculture
A-1	Suburban Homes	Very Low-Density Residential
R-1	Single-Family Residential	Low-Density Residential
I-3	Heavy Industrial	Industrial
VC	Valley Channel	N/A

Table 2-3 City Zoning Classifications

City Zoning	District Name	Comprehensive Plan Designation
RS10	Single-Dwelling Residential (10,000 sq. feet per dwelling unit)	Low-Density Residential
RS7	Single-Dwelling Residential (7,000 sq. feet per dwelling unit)	Low-Density Residential
RM12D	Multi-Dwelling Residential Duplex (12 dwelling units per acre)	Medium-Density Residential
IG	General Industrial	Warehouse and Distribution or Industrial
GPI	General Public and Institutional	N/A
OS	Open Space	N/A

Map 2-2 Existing Zoning

 Planning Area  City Zoning
 City Boundary  County Zoning
 Water Bodies

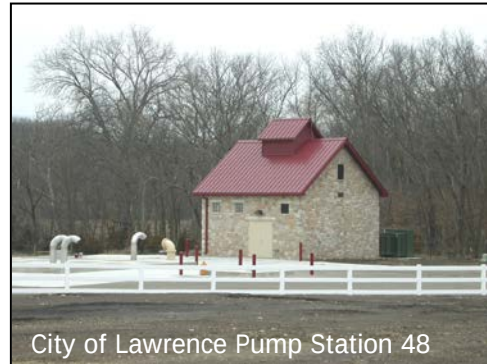


2.3 Infrastructure

2.3.1 Water and Wastewater Infrastructure

A summary of the existing water utilities is shown on Map 2-3 and wastewater utilities (sanitary sewer) is shown on Map 2-4. Municipal water and wastewater is provided to those properties that are within the current city limits. Properties that are within the planning area, but outside the city limits, are served by Douglas County Rural Water District #1, #6 or private wells, and private septic systems.

The city of Lawrence sanitary sewer infrastructure does not extend outside the current city limits. Pump Station 48 (PS 48) was recently completed to provide for growth in the northwest area of Lawrence and is located just south of E 1100 Road and I-70. The Department of Utilities is currently underway with a project to extend a gravity interceptor line west from PS 48 to the area within the city limits, north of W. 6th Street, between Queens Road and K-10 Highway. Based on the adopted sanitary sewer master plan, this interceptor line is being designed to allow for future service to the I-70 corridor within the current urban growth area (UGA) as identified in *Horizon 2020*. The currently adopted 2003 Water and Wastewater Master Plans do not address areas outside of the UGA. As such, the majority of the area north of N 1800 Road within the planning area has not yet been evaluated for water and sanitary sewer service as a part of utilities master plan. An update to the sanitary sewer master plan is in the preliminary stages at this time. The plan update will address the areas within the planning area that have not previously been evaluated.



The majority of the planning area, which is located outside of the Lawrence city limits, is currently served by Douglas County Rural Water District's #1 and #6. The city of Lawrence water distribution mains currently extend to the intersection of E 1200 Road (Kasold Drive) and N 1800 Road (Lakeview Road); Wakarusa Drive and E 1000 Road (Queens Road) and US Hwy 40 (W. 6th Street) and K-10 Highway.

2.3.2 Stormwater Infrastructure

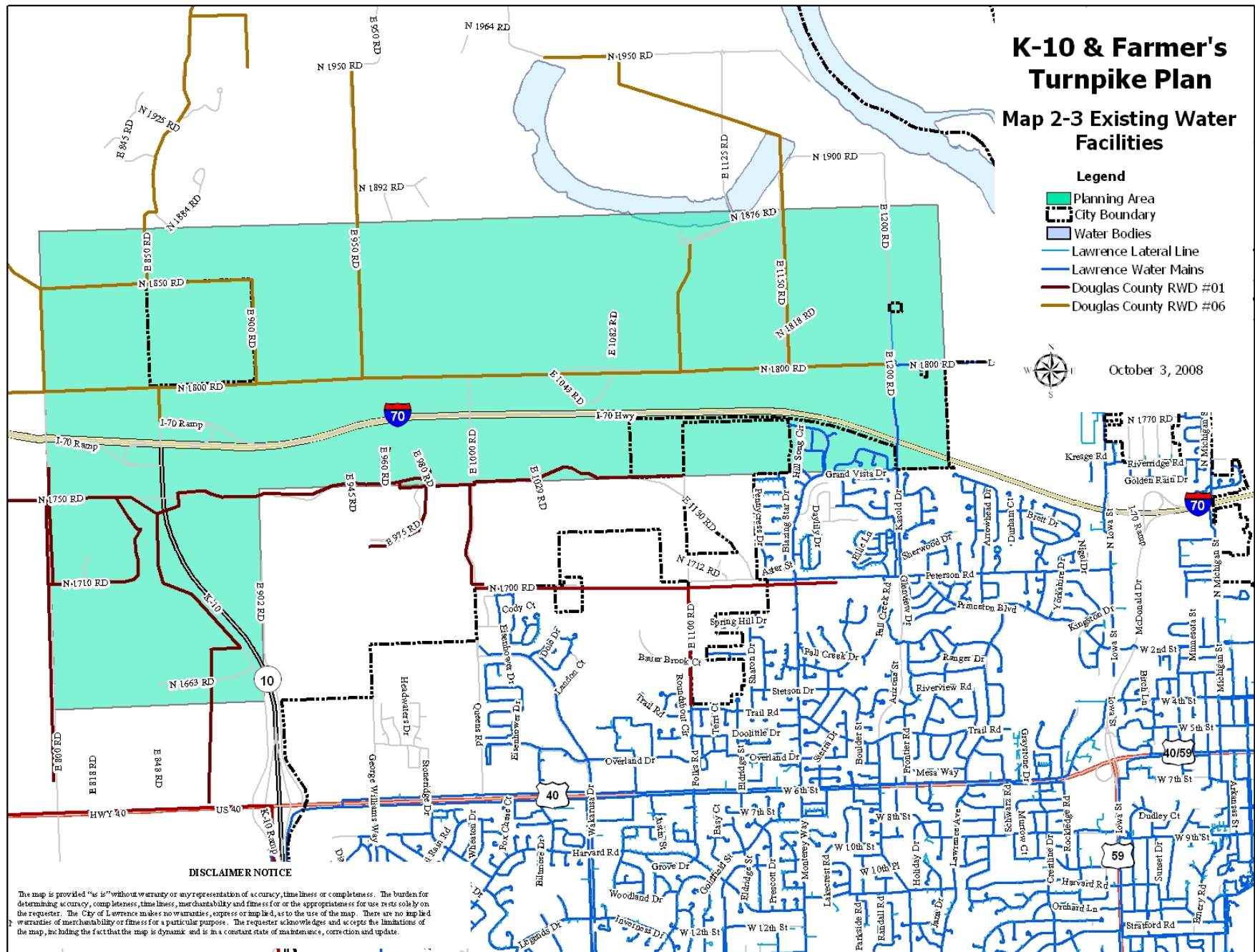
A summary of the existing stormwater utilities, channels, and natural streams are shown on Map 2-4. There is a small amount of stormwater collected by an enclosed stormwater pipe system within portions of the planning area that are within the city limits. The majority of the stormwater is handled by open channels and streams. The stormwater drains to the north, by way of the tributaries, to Lake View Lake and the Kansas River.

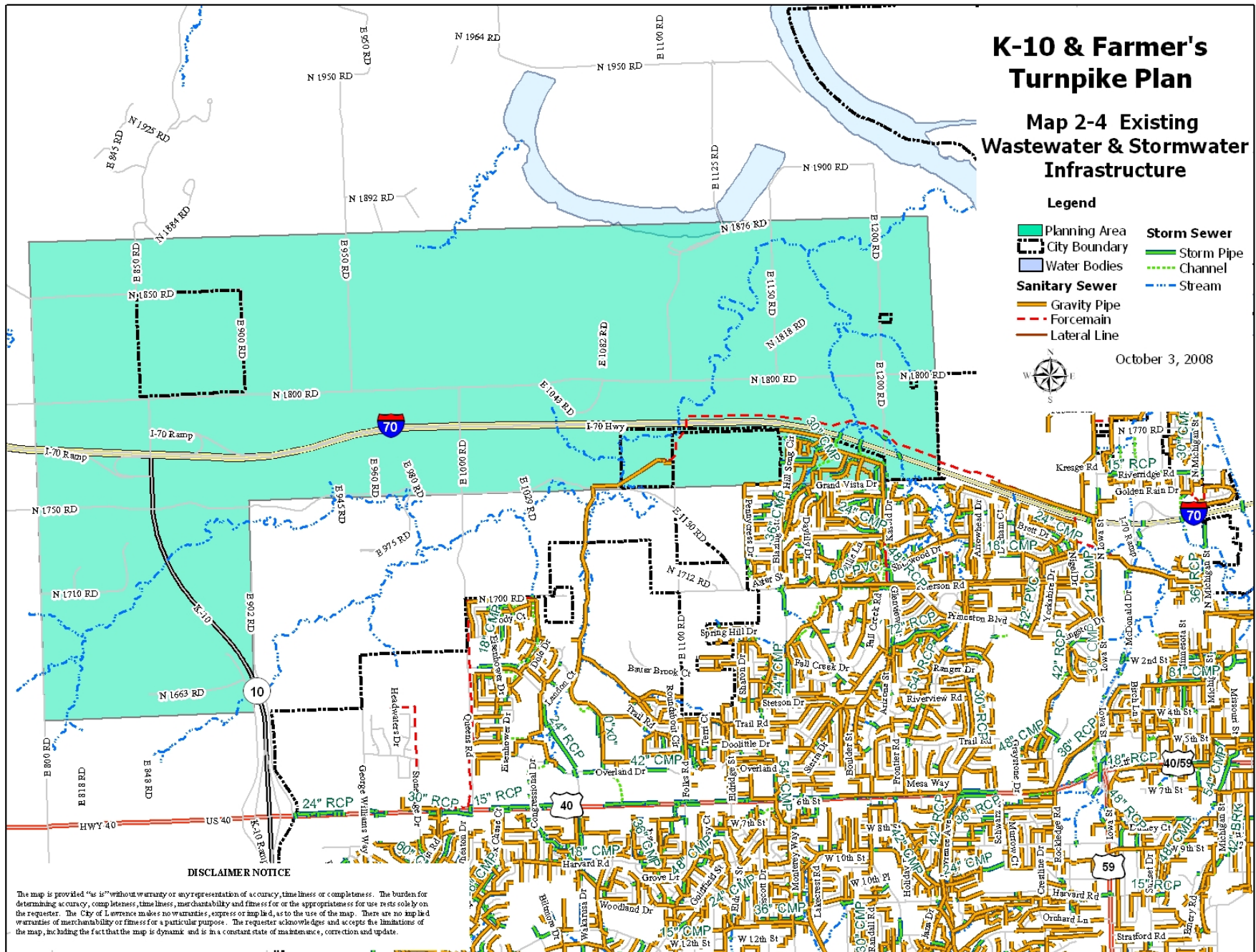
2.3.3 Gas Infrastructure

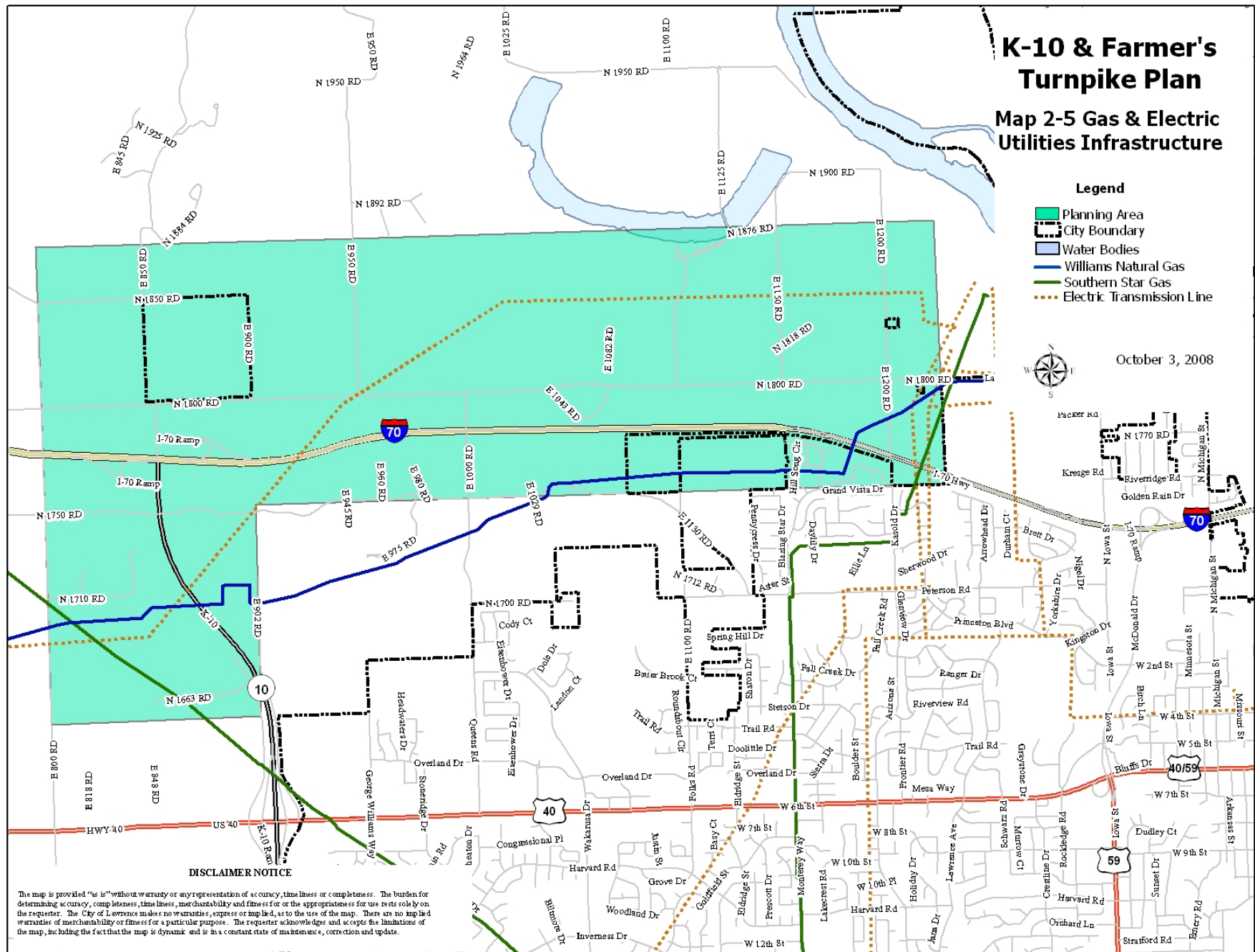
The planning area includes two natural gas lines. One is owned by Southern Star Gas and it crosses the southwestern portion of the planning area. The second is owned by Williams Natural Gas and it crosses the planning area on the southwest portion and crosses again on the eastern portion of the planning area. See Map 2-5.

2.3.4 Electric Infrastructure

There are currently two electric companies that service the planning area. Generally, Kaw Valley Electric services the western side of the planning area and Westar services the eastern side. Large electric transmission lines also travel through the planning area. See Map 2-5.







2.3.3 Transportation

2.3.3.1 Streets

Transportation 2030 (T2030) is the comprehensive, long-range transportation plan for the metropolitan area. T2030 designates streets according to their functional classification or their primary purpose. These functional classifications are shown on Map 2-6. The classification system can be described as a hierarchy from the lowest order, (local streets) that serve to provide direct access to adjacent property, to (collector streets) that carry traffic from local streets, to major thoroughfares (arterial streets) that carry traffic across the entire city. Freeways and expressways are the highest order of streets and are designed with limited access to provide the highest degree of mobility to serve large traffic volumes with long trip lengths.



T2030 does not identify collector streets for the entire planning area. T2030 is updated at least every 5 years. This area should be fully studied during the next update to address the future street network.

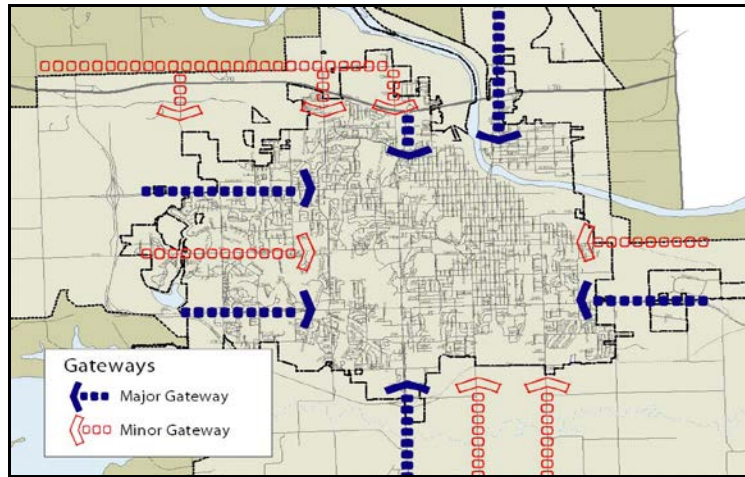
2.3.3.2 Gateways

Chapter 2 of T2030 discusses and identifies minor and major gateway into and out of Lawrence. T2030 states, "Gateways are locations on transportation corridors that define the entrances to cities. These provide visitors with a first impression of the city and often indicate the transition from rural to urban land uses. As such, cities desire to make these locations as attractive and informative as possible. As noted in T2030 in Figure 2.4, there are several roadways that represent gateways into the city of Lawrence or into smaller communities within the region that should be reviewed for aesthetic and informational enhancements when they are improved."

T2030 identifies Farmer's Turnpike (N 1800 Road/County Hwy 438) and E 1000 Road (Queen's Road) as minor gateways into Lawrence based on the corporate boundaries shown in Figure 2.4 of T2030. The interchange of K-10 Highway and I-70 will be a gateway into Lawrence when and as development occurs within the city, and provides the greatest opportunity to develop with quality site planning, building materials, signs and other elements that create a sense of place. Also, K-10 Highway and I-70 are identified as truck routes into and out of Lawrence.

Additionally the I-70/K-10 Highway interchange is a gateway into Lecompton. The "Lecompton Interchange", as it is referred to by the Kansas Turnpike Authority, is the only gateway into the city of Lecompton from I-70.

Lawrence Gateways



2.3.3.3 Transit



Lawrence has a public transportation system (The T) which operates throughout the city. This system allows people to travel to other areas of the city without relying on a personal automobile. There are currently no transit routes that travel into the planning area.

2.3.3.4 Bicycle Facilities

Lawrence and Douglas County have a joint bicycle plan for the community, the *Lawrence-Douglas County Bicycle Plan*. This plan identifies existing and future bicycle routes, lanes, and multi-use paths. A bicycle route is a network of streets to enable direct, convenient and safe access for bicyclists. A bicycle lane is a separate space designated with striping, signage or pavement markings for exclusive use by bicycles within a street. A multi-use path is a separate path adjacent to and independent of the street and is intended solely for non-motorized travel.



Currently, there is only one existing bicycle facility within the planning area. There is an existing multi-use path along the east side of K-10 Highway to E 1130 Road. There is a future bike lane identified to connect E 1100 Road (Folks Road) to Monterey Way by way of Hunters Hill Drive. Existing bike routes are identified along N 1800 Road (Farmer's Turnpike/County Hwy 438 and Lakeview Road) through the planning area and from N 1800 Road (Farmer's Turnpike and Lakeview Road) along E 1200 Road (Kasold Drive) to I-70. Future multi-use paths are identified along E 1130 Road, E 1000 Road (Queens Road) and Kasold Drive from I-70 to the south, out of the planning area. These facilities are shown on Map 2-7.

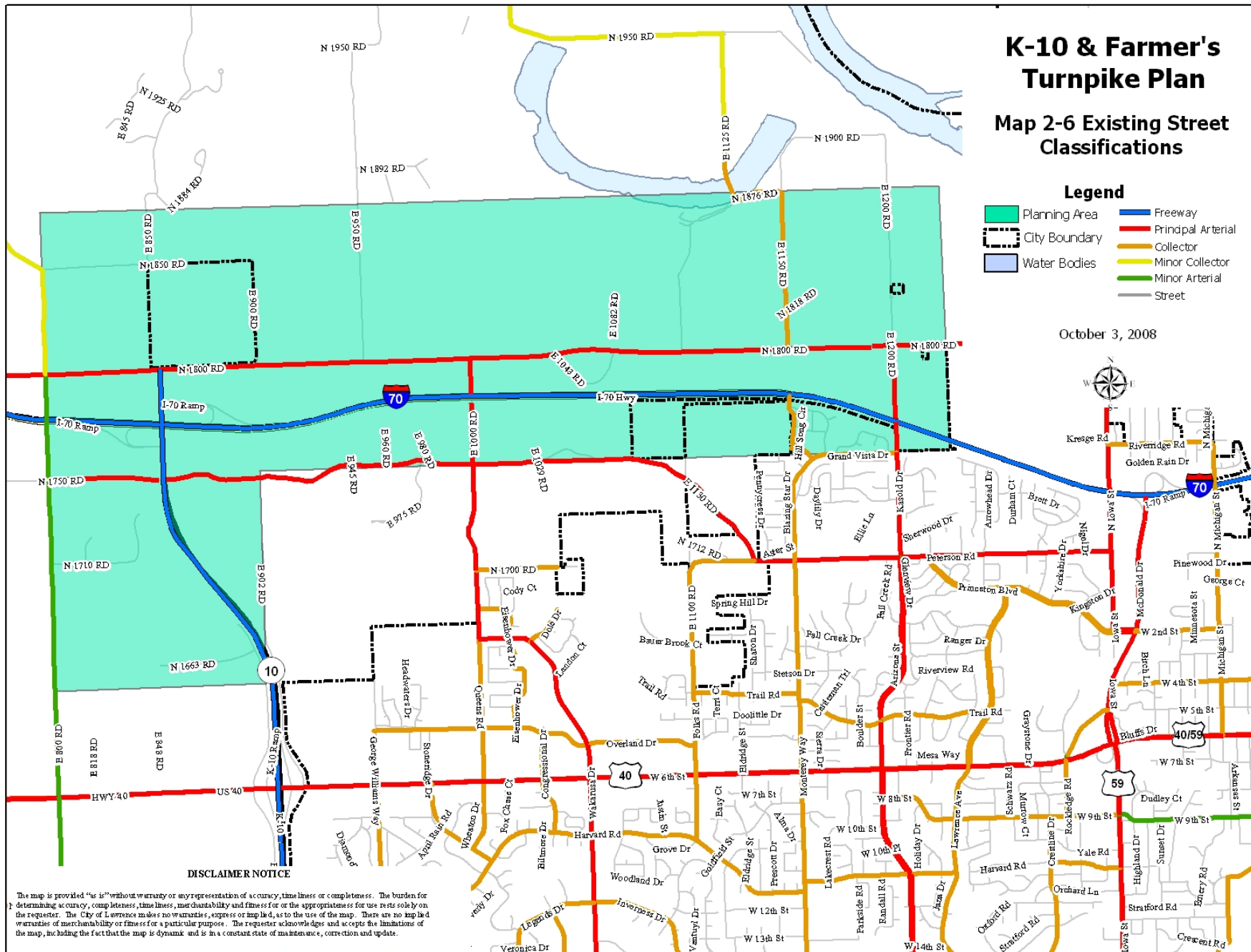
K-10 & Farmer's Turnpike Plan

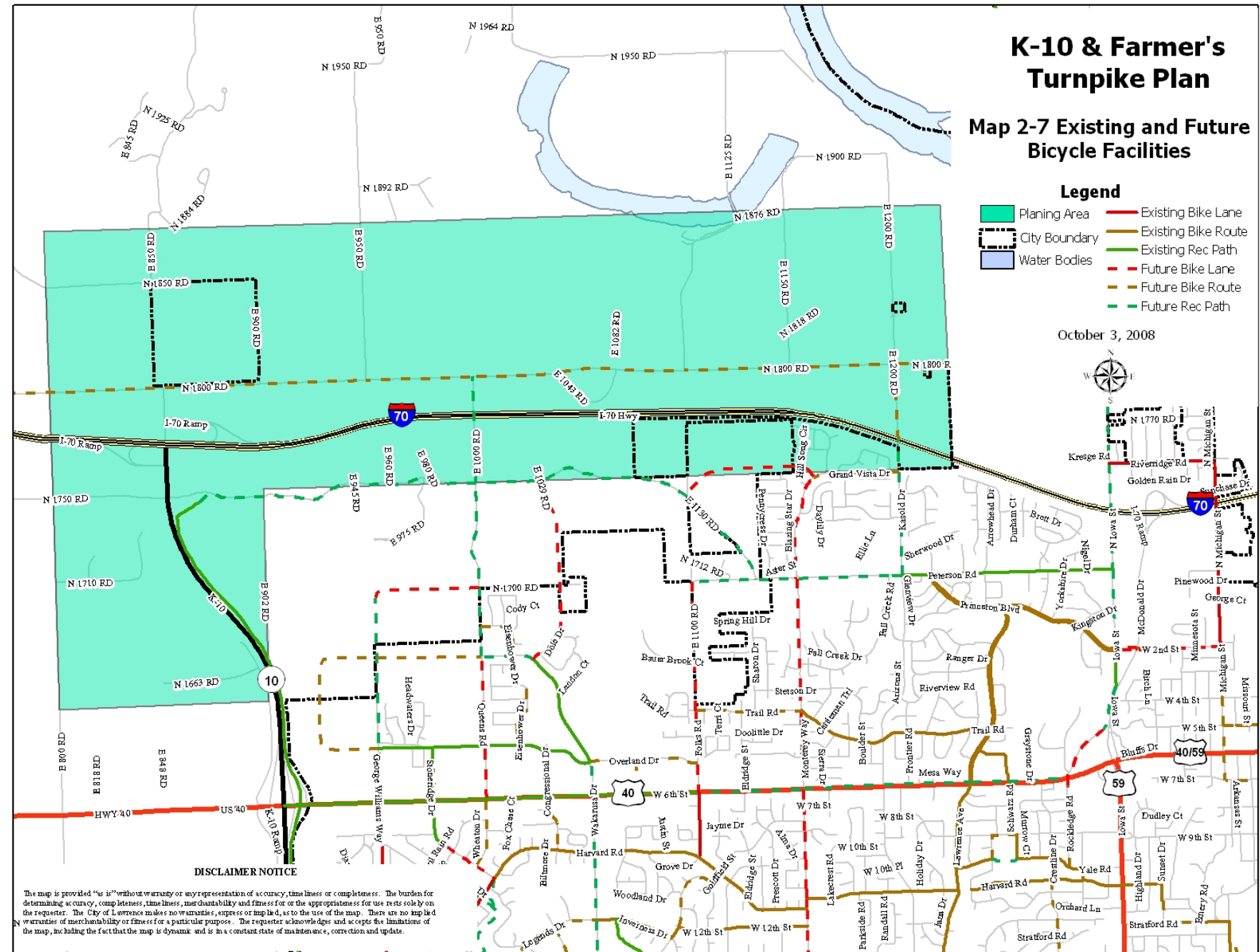
Map 2-6 Existing Street Classifications

Legend

- Planning Area
- Freeway
- Principal Arterial
- City Boundary
- Collector
- Water Bodies
- Minor Collector
- Minor Arterial
- Street

October 3, 2008





2.4 Environmental Conditions

The planning area is made up of several drainage basins. The drainage basins drain into the Kansas River or Lake View Lake. There is Federal Emergency Management Agency (FEMA) designated floodplain and floodway located within the planning area. These are areas around Baldwin Creek, Deerfield Creek, Lake View Lake and the Kansas River. See Map 2-8. The floodplain is any land area susceptible to being inundated by flood waters from any source. The floodway is the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Developing in the floodplain is allowed both in the city and in the county based on the corresponding regulations. No development is allowed in the floodway except for flood control structures, road improvements, easements and rights-of-way, or structures for bridging the floodway. This helps to protect drainage ways that lead to Lake View Lake and the Kansas River and wetland areas such as Lake View Lake.

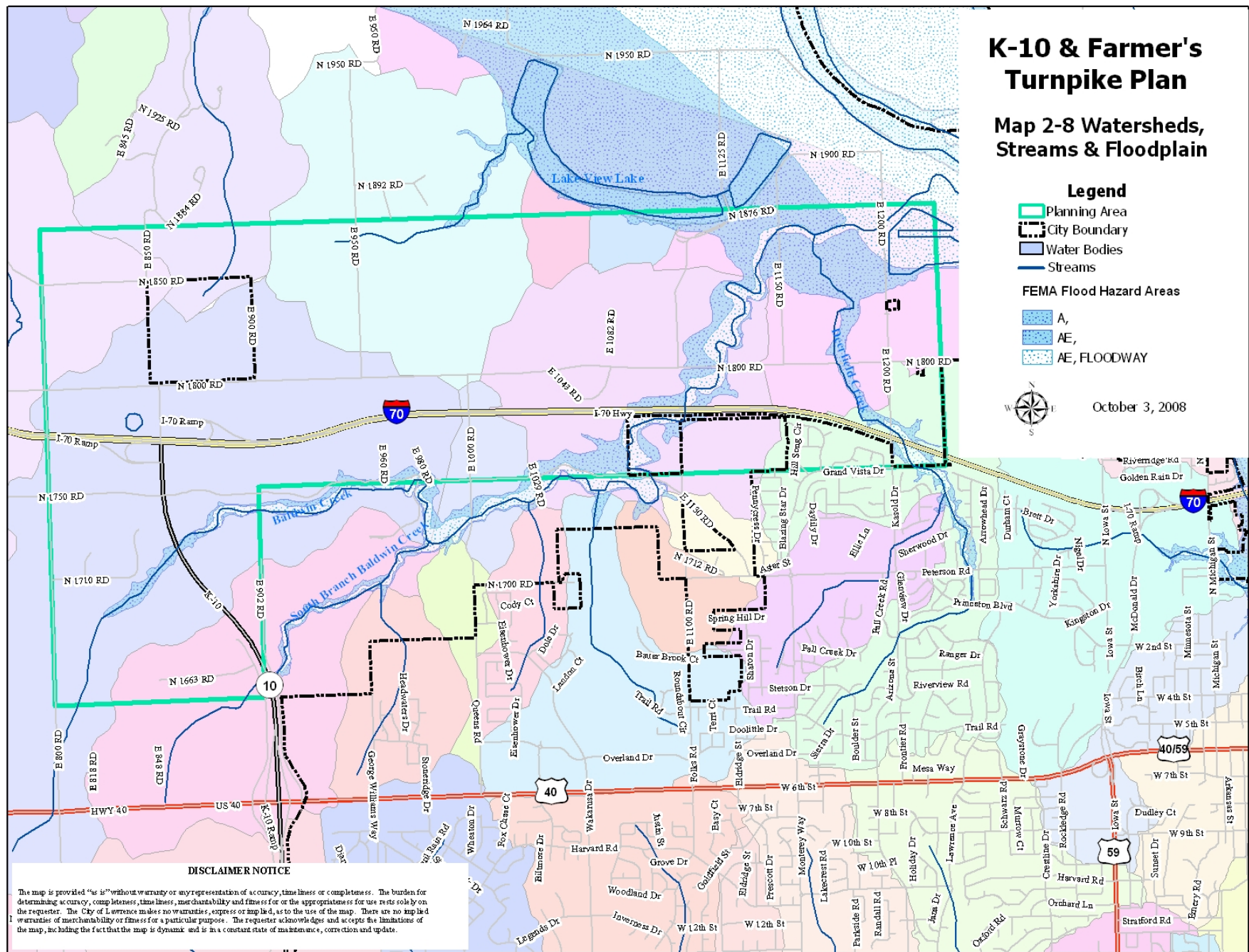
Three significant water features either run through or are in portions of the planning area. Lakeview Lake, a privately owned lake located in the northeast portion of the planning area, is an old oxbow of the Kansas River and one of Kansas's only naturally created lakes. This lake is shallow and contains areas of wetlands. Baldwin Creek and Deerfield Creek are both creeks that drain into the Kansas River and help take stormwater out of the planning area.

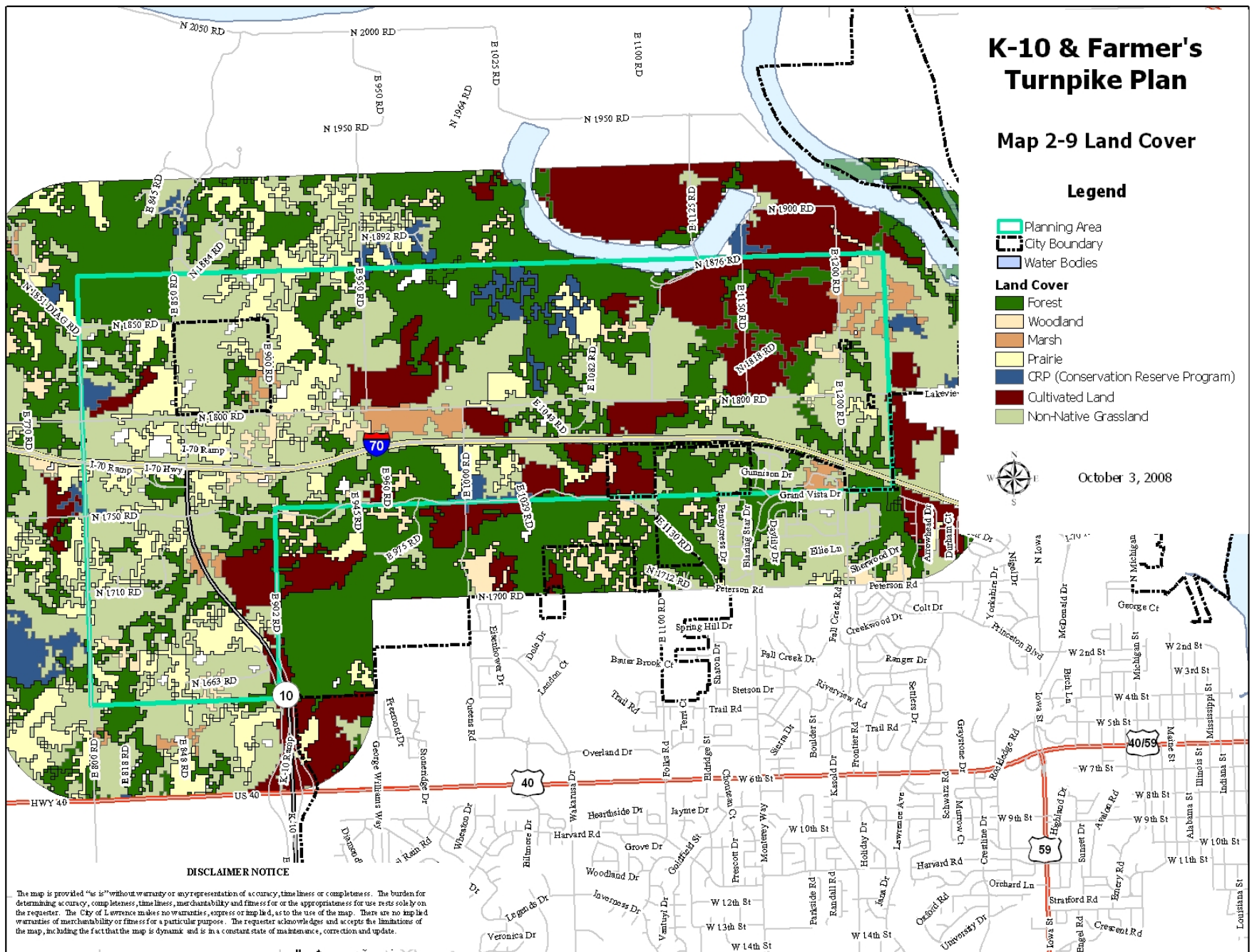
The majority of the undeveloped land within the planning area is either forest land or non-native grass land which is mainly used for cattle grazing. The planning area also contains areas of prairie, cultivated land and areas of land that are a part of the Conservation Reserve Program. See Map 2-9 for a summary and locations.

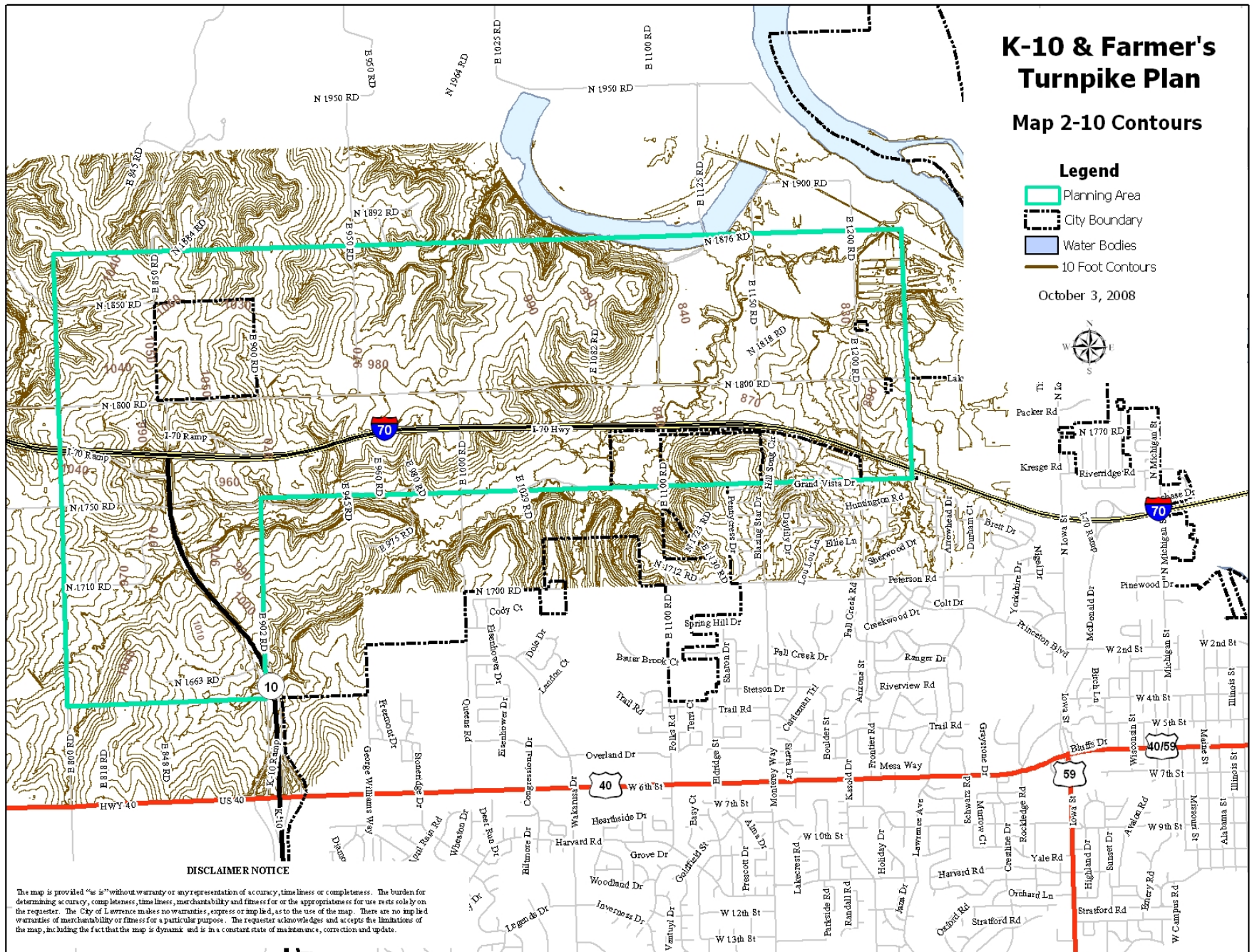


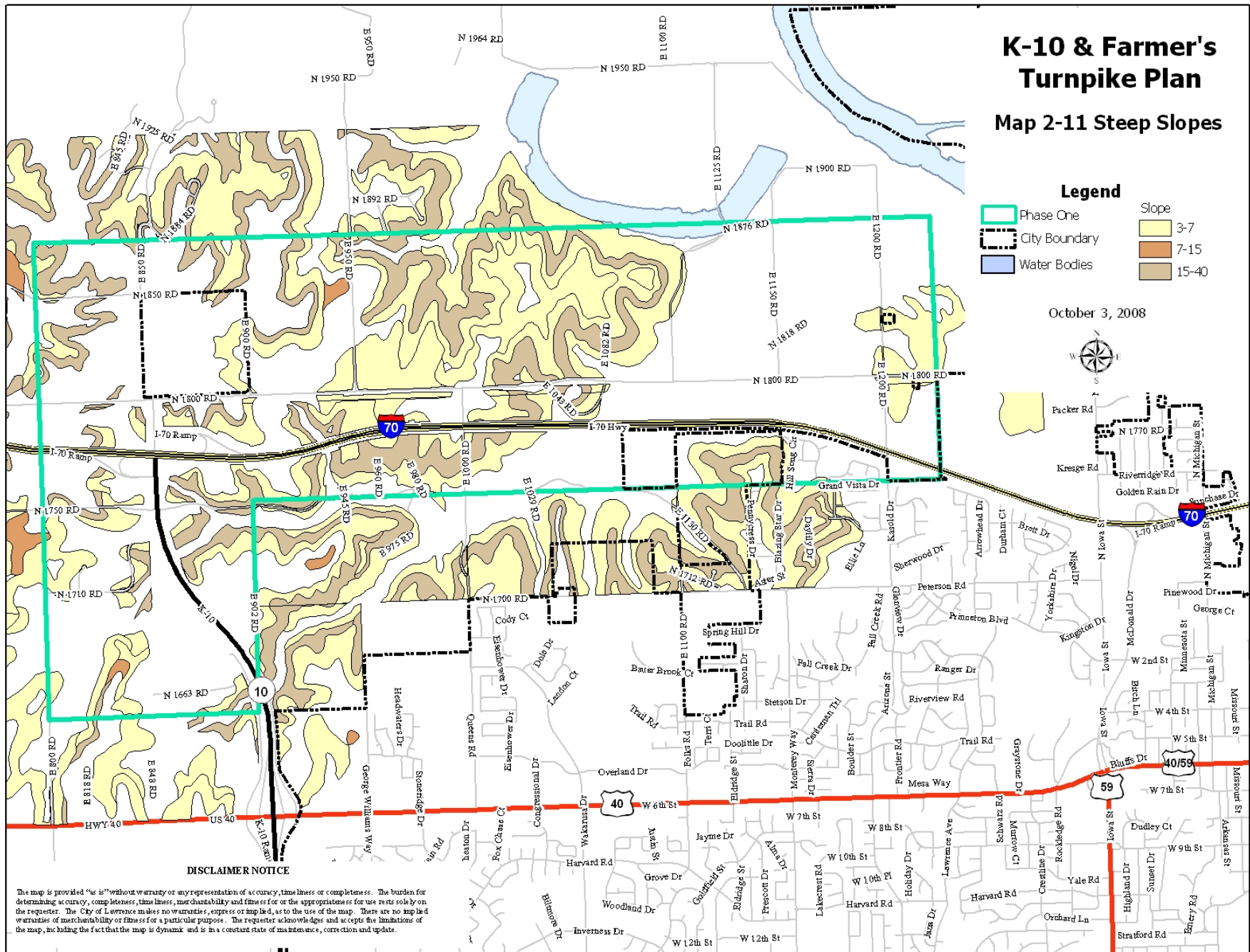
There is a wide range of topography within the planning area. The high points are along the western side of the planning area north of I-70 and in the southwestern portion around K-10 Highway. The low points are along the eastern side of the planning area where Baldwin Creek cuts through the planning area. The northeast corner of the planning area, which is also encumbered by floodplain, is relatively flat. The area in the middle contains the most abrupt grade change which continues with rolling hills to the west. A lack of steep slopes is

considered to be a beneficial factor for urban and industrial/employment center development. See Map 2-10 and Map 2-11. Detailed topographic surveys will be required as individual properties are developed.









2.5 Community Facilities

Community facilities are services provided either by government or non-government agencies for the benefit of, and use of, the community. Most of the community facilities including urban public services, schools, fire/medical, law enforcement, developed parks, etc., are located to the east and south of the planning area within the city of Lawrence. See Map 2-12.



The planning area is located within the Lawrence Public School District (USD 497) and the Perry-Lecompton School District (USD 343). The Lawrence School District covers the southwest portion and the northeast portion of the planning area. The students currently within the Lawrence School District attend either Langston

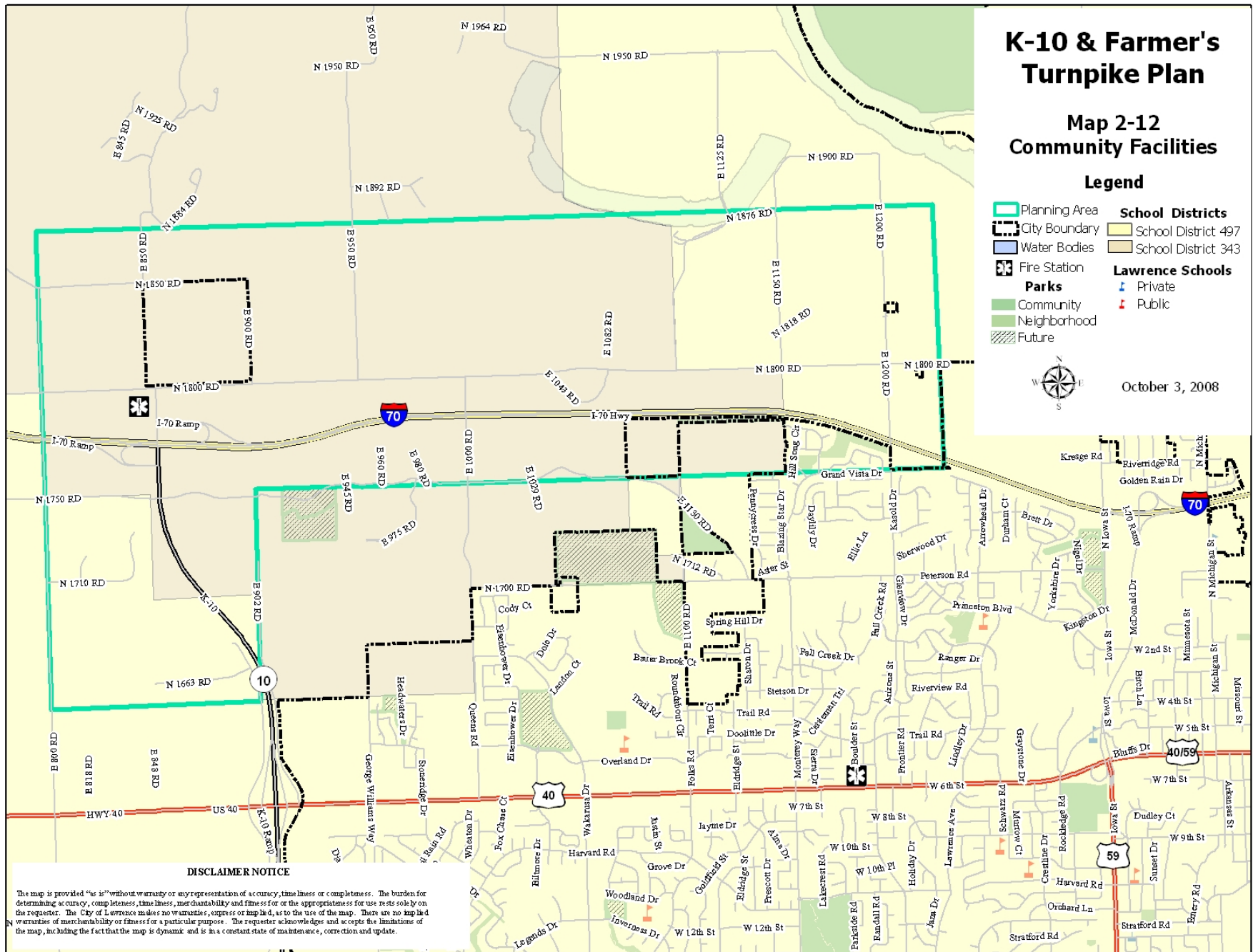
Hughes Elementary or Deerfield Elementary for elementary school; West Junior High or Central Junior High for junior high; and Free State High for high school. The students currently within the Perry-Lecompton school district attend Lecompton Elementary School, Perry-Lecompton Middle School and Perry-Lecompton High School.

Currently, there are three public or institutional land uses within the planning area. These uses include Stonegate Park, Lecompton Township fire department and Morning Star Christian Church. It is anticipated that additional park areas will be developed within the planning area, as the area urbanizes. There is currently land adjacent to the planning area to the south, along N 1750 Road which is owned by the city. This land is undeveloped and identified as a future park. This park would serve the planning area once developed.

The planning area will be served partially by Lawrence-Douglas County Fire & Medical Station Number 3, an existing facility located on W. 6th Street between Kasold and Monterey Way and partially by township fire departments. The Lecompton Township Fire Department has a station on N 1800 Road, northwest of the I-70/K-10 Highway interchange. A future Fire & Medical station location west of the intersection of K-10 Highway and W. 6th Street is identified for 2009-2010 in the city of Lawrence *2008-2013 Capital Improvement Plan*. A more in depth study will need to be conducted to ultimately locate the facility and to address emergency response time issues as the city grows and develops to the west.



Law enforcement would be shared between the City of Lawrence Police Department and the Douglas County Sheriff's Department, depending on whether the property is within the city or in the county. Both are located in the Law Enforcement Center in downtown Lawrence.



Section 3 – Recommendations

The K-10 & Farmer's Turnpike planning area is anticipated to develop with a wide range of uses and intensities that extend from very low-density residential to industrial uses. The more intensive industrial and commercial use areas are recommended where they are in close proximity to K-10 Highway, I-70 and Farmer's Turnpike, and arterial and collector streets. Residential uses are generally located in the southern and northern portions of the planning area.

3.1 Goals and Policies

Goals are broad statements of ideal future conditions that are desired by the community. Policies are guiding principles that provide direction for decisions to be made regarding the planning area in order to meet the goals. These policies are in addition to the policies in *Horizon 2020* and are only applicable to the property within the *K-10 & Farmer's Turnpike Plan* planning area.

3.1.1 Goals

- Goal 1:** Create quality development that will further support the city's efforts to promote additional employment opportunities for economic development and tax base expansion and diversification.
- Goal 2:** Maintain the rural character in existing areas until the time that municipal services allow urban densities to develop.
- Goal 3:** Create quality, mixed-use areas that encourage pedestrian friendly, work-live neighborhoods where appropriate.
- Goal 4:** Develop to urban densities over time while taking care to respect and protect the natural systems currently in place.
- Goal 5:** Provide ongoing infrastructure and public facilities improvements as the area develops.
- Goal 6:** Create viable and unique urban residential neighborhoods; develop sound commercial nodes, develop strong park/trail systems that are sustainable and remain viable over the long-term.

3.1.2 Policies

The following policy statements are for the development of the K-10 & Farmer's Turnpike area. "Shall" statements identify the items that are expected to be incorporated into development within the planning area. "Should" and "encouraged" statements identify the items that are strongly recommended to be incorporated into development within the planning area. "Shall" statements are stronger than "should" and "encouraged" statements.

3.1.2.1 General

1. Encourage maximum efficiency, low wattage, downward directional exterior lighting. The point source shall be screened from view off-site. Encourage limiting exterior lighting at night.
2. Quality, aesthetically pleasing building materials and quality architectural elements should be used.
3. Pedestrian friendly connectivity between land uses and properties should be incorporated.
4. Sensitive lands, as designated by the *Land Development Code* shall be preserved and protected per those standards identified in the code.
5. Landscaping that includes native and drought resistant materials is strongly encouraged to create a rural feel and to conserve water.

3.1.2.2 Residential Land Uses

1. Residential uses shall maintain a "back-to-back" relationship to more intense uses. Buffering shall include use of green space as a primary transition tool.
2. Residential streets shall be extended to undeveloped property and shall use a grid or modified grid pattern.
3. The medium-density residential use is not intended to provide for large-scale apartment type development but instead take the form of small lot, detached, attached, cluster type housing, or small scale multi-dwelling structures, such as two-story, 4-6-plexes containing residential architectural elements.
4. Transitioning should be accomplished by buffer yards, landscaping, setbacks and progression of use intensities.
5. Cluster development is strongly encouraged where environmentally sensitive areas are present.
6. Residential developments are encouraged to create a sense of rural living while achieving the designated density identified on the future land use map.

3.1.2.3 Residential/Office Land Use

1. Development shall include a residential use.
2. The residential/office use is not intended to provide for large-scale apartment type development.
3. Traditional Neighborhood Development (TND)/mixed use is encouraged.

3.1.2.4 Commercial Land Use

1. The neighborhood commercial centers shall be designed in accordance with policies and standards of *Horizon 2020*.
2. Commercial development shall be designed to facilitate pedestrian and non-motorized access from abutting areas.
3. The auto-related commercial center is intended to serve the immediate employment center area and passenger vehicles from I-70. It is not intended to

serve a significant amount of large truck traffic from the interstate as there are larger service facilities that exist along I-70.

4. The auto-related commercial center should include amenities that support tourism. Elements such as way finding signs, informational signs noting the history of the area, and a tourist information booth are strongly encouraged to be incorporated as amenities.
5. Transitioning should be accomplished by buffer yards, landscaping, setbacks and progression of use intensities.
6. Commercial development is intended to be nodal type development at the identified intersections. Areas identified for office/research uses along the N 1800 Road (Farmer's Turnpike) corridor are intended to support employment center type uses and discourage strip-type commercial development.
7. Native and drought resistant landscaping materials are strongly encouraged be utilized to filter drainage and stormwater runoff from large areas of pavement, conserve water, and to create a rural feeling.

3.1.2.5 Industrial/Office/Research Land Uses

1. Structures should be aesthetically pleasing from all sides and should incorporate quality building materials and quality architectural elements.
2. Transitions between uses should be accomplished by buffer yards, landscaping, setbacks, scale and massing, and transition of uses to include low-intensity industrial uses along the perimeter of the areas identified as industrial or office/research.
3. Sites should incorporate a variety of landscaping treatments to alleviate the potential for monotonous perimeter buffering.
4. Structures along N 1800 Road (Farmer's Turnpike) should present a front face to N 1800 Road (Farmer's Turnpike) to add to the high quality aesthetics encouraged in the gateway.
5. Structures with visible façades from K-10/South Lawrence Trafficway shall have high quality architecture to enhance and support the gateway entries of this plan, as well as adjacent sector and area plans.
6. Access to major roads from the industrial or office/research development lots shall be limited. However, industrial users on large lots that are significant generators of traffic may directly access arterial roads if the size of the site is such that it allows internal circulation without the necessity of constructing local roads to direct that circulation to the arterial road. Such access shall be based on sound traffic engineering principles and shall be properly controlled with appropriate signalization and turn lanes. Smaller lots shall take access from local roads. Additional local roads that serve the site should be arranged to minimize development lot access to the future major roads.
7. Commercial uses shall not be permitted along the frontage of N 1800 Road (Farmer's Turnpike) except where commercial centers are identified in this plan. Areas identified for office/research uses along this corridor are intended to support employment center type uses and discourage strip-type commercial development.
8. Native and drought resistant landscaping materials are strongly encouraged be utilized to filter drainage and stormwater runoff from large areas of pavement, conserve water, and to create a rural feeling.
9. Exterior storage, fleet storage, and other similar exposed storage shall not be permitted.

3.1.2.6 Public Facility/Open Space/ Floodplain Land Uses

1. Smaller parks should be located throughout the planning area as outlined in Chapter 9 of *Horizon 2020*.
2. Open space areas should be provided and/or acquired along major thoroughfares and along drainage ways for development of pedestrian and bicycle trails.
3. Regional detention should be utilized when possible within each corresponding watershed.
4. Streams should follow their natural paths and should not be rerouted or straightened.
5. Environmentally sensitive lands should be protected and maintained as natural areas per the *Land Development Code* standards.
6. Restrict uses within the regulatory floodplain that are dangerous to health, safety or property in times of flooding or that cause undue increases in flood heights or velocities.
7. Additional property should be obtained wherever possible for parks purposes when acquiring property or easements for utility use.

3.1.2.7 Gateways

1. The intersection of I-70/K-10 Highway/N 1800 Road (Farmer's Turnpike) shall be identified as a gateway to the city of Lawrence as the area urbanizes.
2. The intersection of K-10 Highway/South Lawrence Trafficway and W. 6th Street/US-40 shall be identified as a gateway to the City of Lawrence as the area urbanizes.
3. Development shall enhance the gateway at the intersection of I-70/K-10 Highway/N 1800 Road (Farmer's Turnpike) by creating an aesthetically pleasing corridor.
4. Gateway treatments shall be a priority in development and redevelopment of the area around the intersection of I-70/K-10 Highway/N 1800 Road (Farmer's Turnpike) and shall reflect the goals and policies stated in *Horizon 2020*.
5. Aesthetically pleasing landscaped entryways should be required. Both public and private property owners are responsible for achieving and maintaining this aesthetically pleasing landscaping.
6. Gateway development should include amenities that support tourism. Elements such as way finding signs, informational signs noting the history of the area, and a tourist information booth are strongly encouraged to be incorporated as amenities.

3.1.2.8 Transportation Facilities and Corridors

1. Sufficient area, outside of the required street rights-of-way, should be required to provide and shall be restricted in use to provide for: utility, berming, and landscaping needs.
2. No additional access to K-10, except as identified in *Transportation 2030*, shall be permitted.
3. Street networks should be interconnected through and beyond the planning area wherever possible.
4. Truck routes shall not be designated through areas identified for residential land uses and should be limited to N 1800 Road (Farmer's Turnpike), K-10 Highway and I-70 or as otherwise designated by the city.
5. Adequate rights-of-way shall be obtained at the time of platting to ensure for sufficient space for roads, utility and landscaping easement needs.
6. Topography should be taken into account when comparing different alignments for future roads.

7. Master planning areas identified as industrial and office/research is encouraged to provide an adequate street network that limits the number of access points to N 1800 Road (Farmer's Turnpike).

3.1.2.9 Utilities

1. The area north of N 1800 Road (Farmer's Turnpike) has not been evaluated in the currently adopted 2003 Water and Wastewater Master Plans. This area should be evaluated on a watershed basis with the upcoming plan update and an overall service plan developed with project costs for water and sanitary service prior to development requiring urban services.
2. Extension of water and sewer infrastructure should be coordinated with ultimate street right-of-way acquisition and construction to avoid reconstructing water and sewer lines as streets are improved to city standards.
3. Extension of water and sewer services to the area should follow adopted city policies for such.
4. Additional property should be obtained wherever possible for parks purposes when acquiring property or easements for utility use.

3.1.2.10 Traditional Neighborhood Design (TND)

1. Development under the *Lawrence SmartCode* is encouraged throughout the planning area wherever industrial or office/research is not designated. TND development can be used upon annexation and through the process outlined in the *Lawrence SmartCode*.
2. Development under the *Lawrence SmartCode*, Landowners/developers shall develop their own plans that conform to the *Lawrence SmartCode* in order to develop TND neighborhoods.
3. Development shall be developed as either a Cluster Land Development (CLD) or a Traditional Neighborhood Development (TND) community type as outlined in the *Lawrence SmartCode* in a Greenfield development situation. A minimum of 40 acres is required to develop a CLD neighborhood and a minimum of 60 acres is required to develop a new TND neighborhood.
4. A range of transects shall be incorporated into a CLD or TND community type.

3.1.2.11 Environmentally Sensitive Lands

1. Environmentally sensitive lands shall be protected as outline in the *Land Development Code*.
2. Street rights-of-way, public utility corridors and building sites should be located so as to minimize their impact on environmentally sensitive areas.
3. Where possible, environmentally sensitive areas to be protected should be located within designated public or private open space, either through dedication, a conservation easement, or control by a homeowner's association.
4. If a review indicates that it is not possible or reasonable to protect sensitive features, mitigation should be incorporated.

3.2 Land Use

This section outlines the recommended land uses for the planning area. The future land use maps (Map 3-1) and land use descriptions are explained on the subsequent pages. The map is an illustration to help visually identify the recommended land uses in the K-10 & Farmer's Turnpike planning area. The land use descriptions are more detailed information regarding the different land use categories. The official definitions and the permitted uses within each zoning district are outlined in the use tables that are located in the *Land Development Code* for the City of Lawrence. The map and text descriptions must be used in conjunction with one another in order to obtain the complete recommendation for each particular area. The map is not intended to provide a scaleable map for determining specific land use/zoning boundaries within this area.

3.2.1 Land Use Descriptions

3.2.1.1 Very Low-Density Residential

The intent of the very low-density residential use is to allow for large lot, single-dwelling type uses.

Density: 1 or fewer dwelling units per acre

Intensity: Very low

Applicable Area:

- Ranch Estates Subdivision, west of the intersection of N 1663 Road and E 900 Road.
- Oak Ridge Estates, area bounded to the north by I-70, to the south by N 1750 Road, to the west by E 950 Road extended and to the east by E 1000 Road.

Zoning Districts: RS40 (Single-Dwelling Residential), PD (Planned Development Overlay)

Primary Uses: Detached dwellings, cluster dwellings, manufactured home residential-design, zero lot line dwellings, group home, public and civic uses

3.2.1.2 Low-Density Residential

The intent of the low-density residential use is to allow for single-dwelling, duplex, and attached dwellings but emphasis is placed on residential type uses.

Density: 6 or fewer dwelling units per acre

Intensity: Low

Applicable Areas:

- Area bounded by the planning area boundary on the north and west, N 1850 Road and N 1850 Road extended on the south and the FEMA designated floodplain on the east.
- Area generally southeast of the intersection of N 1850 Road and E 800 Road.
- Area bounded by N 1750 Road on the north, the southern boundary of the planning area on the south, E 800 Road on the west and K-10 Highway on the east; excluding Ranch Estates Subdivision.
- Area bounded by N 1850 Road extended on the north, N 1800 Road (Farmer's Turnpike) on the south, E 1000 Road extended on the west and the FEMA designated floodplain to the east; excluding the area bound approximately $\frac{1}{4}$ mile north of N 1800 Road (Farmer's Turnpike) on the north, N 1800 Road (Farmer's Turnpike) on the south, E 1000 Road on the west and approximately $\frac{1}{2}$ mile east of E 1000 Road on the east.

- Area bound by I-70 on the north, N 1750 Road on the south, E 1000 Road on the west and the FEMA designated floodplain west of E 1100 Road on the east.
 - Area north of the intersection of N 1800 Road (Farmer's Turnpike) and E 1150 Road, and bound to the north by the FEMA designated floodplain.
 - Area bound by I-70 to the north, N 1750 Road extended on the south, E 1100 Road on the west and the west side of Stonegate III Addition on the east.
 - Area generally south of I-70 and east of Kasold Drive.
- Zoning Districts: RS10 (Single-Dwelling Residential), RS7 (Single-Dwelling Residential), RS5 (Single-Dwelling Residential), RM12D (Multi-Dwelling Duplex Residential), PD (Planned Development Overlay)
- Primary Uses: Detached dwellings, attached dwellings, cluster dwellings, manufactured home residential-design, zero lot line dwellings, duplex, group home, public and civic uses

3.2.1.3 Medium-Density Residential

The intent of the medium-density residential use is to allow for a variety of types of residential options for the area.

Density: 7-15 dwelling units per acre

Intensity: Medium

Applicable Areas:

- Area bound by I-70 on the north, N 1750 Road on the south, E 800 Road on the west and K-10 Highway on the east.
- Area bound by I-70 on the north, N 1750 Road on the south, K-10 Highway on the west, and George Williams Way extended on the east.
- Area bound by N 1850 Road extended on the north, approximately 1/4 mile north of N 1800 Road (Farmer's Turnpike) on the south, E 900 Road on the west and E 1000 Road extended on the east.
- Area bound by N 1800 Road (Farmer's Turnpike) on the north, I-70 on the south, E 1043 Road on the west and the FEMA designated floodplain on the east.
- Area bound by I-70 on the north, Grand Vista Drive on the south, just west of Gunnison Way on the west and Kasold Drive on the east.

Zoning Districts: RS5 (Single-Dwelling Residential), RS3 (Single-Dwelling Residential), RM12 (Multiple-Dwelling Residential), RM12D (Multi-Dwelling Duplex Residential), RM15 (Multi-Dwelling Residential), PD (Planned Development Overlay)

Primary Uses: Detached dwellings, attached dwellings, cluster dwellings, manufactured home residential-design, zero lot line dwellings, duplex, multi-dwelling structures, boarding houses, group home, civic and public uses

3.2.1.4 High-Density Residential

The intent of the high-density residential use is to allow for compact residential development.

Density: 16+ dwelling units per acre

Intensity: High

Applicable Areas:

- Area bound by N 1800 Road (Farmer's Turnpike) on the north, I-70 on the south, and the FEMA designated floodplain on both the west and east.

Zoning Districts: RM12 (Multiple-Dwelling Residential), RM12D (Multi-Dwelling Duplex Residential), RM15 (Multi-Dwelling Residential), RM24 (Multi-Dwelling Residential), RM32 (Multi-Dwelling Residential), PD (Planned Development Overlay)

Primary Uses: Attached dwellings, zero lot line dwellings, duplex, boarding houses, multi-dwelling structures, group home, civic and public uses

3.2.1.5 Residential/Office

The intent of the residential/office use is to accommodate mixed use development of administrative and professional offices with varying degrees of residential. This may be achieved by the use of work/live units.

Density: 6-22 dwelling units per acre

Intensity: Medium-high

Applicable Areas:

- Area bound by N 1750 Road on the north, K-10 highway on the west, and E 902 Road on the east.
- Area bound by N 1800 Road (Farmer's Turnpike) on the north, I-70 on the south, E 1000 Road on the west and E 1043 Road on the east.
- Area bound approximately $\frac{1}{4}$ mile north of N 1800 Road (Farmer's Turnpike) on the north, N 1800 Road (Farmer's Turnpike) on the south, E 1000 Road on the west and approximately $\frac{1}{2}$ mile east of E 1000 Road on the east.

Zoning Districts: RSO (Single-Dwelling Residential-Office), RMO (Multi-Dwelling Residential-Office), MU (Mixed Use), PD (Planned Development Overlay)

Primary Uses: Detached Dwellings, work/live units, non-ground floor dwellings, attached dwellings, multi-dwelling structures, civic and public uses, veterinary office, administrative and professional offices, financial, insurance and real estate services, personal improvement, health care office, health care clinic, health care center

3.2.1.6 Commercial

The intent of the commercial use is to allow for retail and service uses. A Neighborhood Commercial Center provides for the sale of goods and services at the neighborhood level. An auto-related commercial center provides goods and services aimed toward those traveling by an auto. This commercial center is intended to serve the surrounding employment center area in addition to tourists traveling along I-70 and/or visiting Lecompton and Lawrence tourist attractions. *Horizon 2020*, Chapter 6 – Commercial Land Use offers more specific language regarding each commercial center.

Intensity: Medium-High

Applicable Areas:

- Area bound by N 1800 Road (Farmer's Turnpike) on the north, I-70 on the south, E 800 Road on the west and E 900 Road on the east. (Auto-Related Commercial Center)
- Area bound by N 1800 Road (Farmer's Turnpike) on the north, FEMA designated floodplain on the south and west and E 1200 Road on the east. (Neighborhood Commercial Center)
- One of the northern corners of the intersection of N 1800 Road (Farmer's Turnpike) and E 1000 Road. (Neighborhood Commercial Center)
- One corner of the intersection of N 1700 Road extended and E 800 Road. (Neighborhood Commercial Center)

Zoning Districts: MU (Mixed Use), CN1 (Inner Neighborhood Commercial District), CN2 (Neighborhood Commercial Center District), CC200 (Community Commercial

District) (auto-related commercial center only), PD (Planned Development Overlay)

Primary Uses: non-ground floor dwellings, civic and public uses, eating and drinking establishments, general office, retail sales and services, hotels, motels, gas and fuel sales, car wash

3.2.1.7 Office/Research

The office/research use is characterized by businesses involved in technology, research and scientific-related activities and/or office, office research activities that are designed in a campus like setting. Light manufacturing and production uses are also acceptable within this use category. Areas identified for office/research uses along N 1800 Road (Farmer's Turnpike) are intended to support employment center type uses and not strip-type commercial development.

Intensity: Medium

Applicable Area:

- Area bound by approximately 1/4 mile north of N 1800 Road (Farmer's Turnpike) on the north, N 1800 Road (Farmer's Turnpike) on the south, E 900 Road on the west and E 1000 Road extended on the east.
- Area bound by the FEMA designated floodplain on the north, west and east and N 1800 Road (Farmer's Turnpike) on the south.
- Area bound by K-10 to the west, E.902 Road to the east, approximately the future crossing near N. 1700 Road to the south.

Zoning Districts: IBP (Industrial and Business Park District), IL (Limited Industrial District), PD (Planned Development Overlay)

Primary Uses: Professional offices, research services, manufacturing and production limited and technology, light wholesale, storage and distribution

3.2.1.8 Industrial

The intent of the industrial use is to allow for moderate to high-impact uses including large scale or specialized industrial uses geared toward utilizing K-10 Highway and I-70 for materials transportation.

Intensity: Medium-High

Applicable Area:

- Area generally bound by N 1850 Road on the north, N 1800 Road (Farmer's Turnpike) on the south, E 800 Road on the west and E 950 Road on the east; excluding an area generally southeast of the intersection of N 1850 Road and E 800 Road .
- Area bound by N 1800 Road (Farmer's Turnpike) on the north, I-70 on the south, E 900 Road extended on the west and E 1000 Road on the east.
- Area bordered by N 1800 Road (Farmer's Turnpike) on the north, I-70 on the south, E 1200 Road on the west and the eastern boundary of the planning area on the east.

Zoning Districts: IBP (Industrial and Business Park District) IL (Limited Industrial District), IG (General Industrial District), PD (Planned Development Overlay)

Primary Uses: Utility facilities, building maintenance services, fleet storage, business support services, construction sales and service, industrial facilities, wholesale, distribution, and storage, research services, manufacturing and production limited and technology

3.2.1.9 Public/Institutional

The intent of the public/institutional use is to allow for public, civic, and utility uses.

Intensity: Variable

Applicable Area:

- Area bound by the FEMA designated floodplain on the north and west, N 1750 Road extended on the south and E 1100 Road on the east.

Zoning Districts: GPI (General Public and Institutional)

Primary Uses: Cultural center/library, school, utilities, recreational facilities, utility services

3.2.1.10 Open Space/Floodplain

The intent of the open space/floodplain use is to provide space for public recreational facilities and natural area preservation.

Intensity: Low

Applicable Areas:

- Regulatory floodplain and floodway.
- Tributaries along the northern area of the planning area.

Zoning Districts: GPI (General Public and Institutional District), OS (Open Space), UR (Urban Reserve),

Primary Uses: crop agricultural, cultural center, schools, active recreation, passive recreation, nature preserve, entertainment and spectator sports, participant sports and recreation outdoor, private recreation

Please note: This map is intended to be used in conjunction with the plan text. The map is not scaleable.

K-10 & Farmer's Turnpike Plan

Map 3-1 Future Land Use

Legend

- Planning Area
- City Boundary
- Water Bodies
- Future land use**
- Very Low-Density Residential
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Residential/Office
- Auto-Related Commercial
- Neighborhood Commercial
- Office/Research
- Industrial
- Public/Institutional
- Open Space/Floodplain
- Neighborhood Commercial Center

T2040 Future Thoroughfares

- Future Freeway
- Future Principal Arterial
- Future Minor Arterial
- Future Collector
- Future Local
- Freeway
- Principal Arterial
- Minor Arterial
- Minor Collector
- Collector
- Street

Plan Identified Thoroughfares

- Future Collector

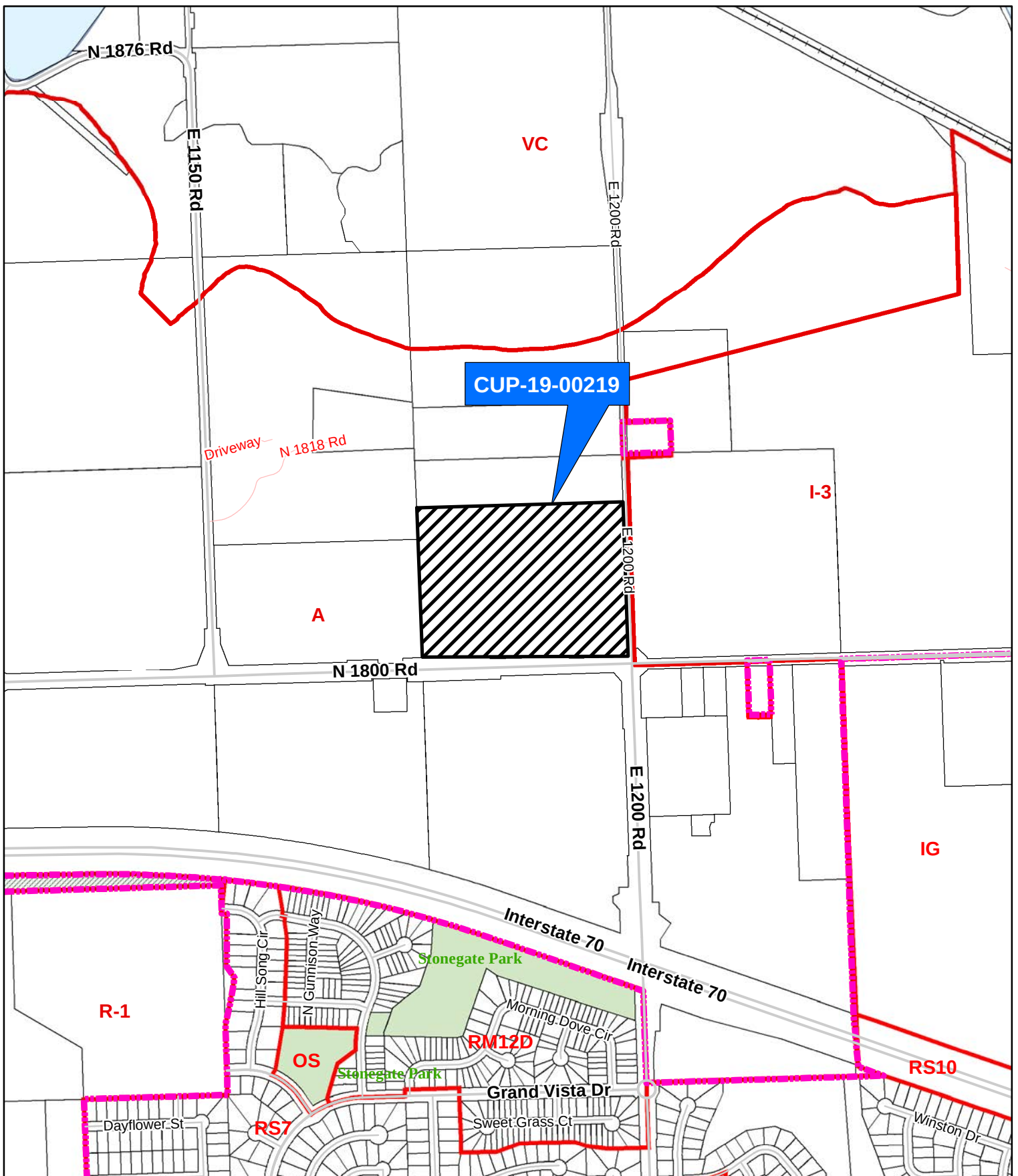


March 1, 2016

DISCLAIMER NOTICE
The map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The City of Lawrence makes no warranties, express or implied, as to the use of the map. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the map, including the fact that the map is dynamic and is in a constant state of maintenance, correction and update.

3.3 Implementation

1. Amend *Horizon 2020* Chapter 6 - Commercial Land Use to add a Neighborhood Commercial Center at the southwest corner of the intersection of N 1800 Road (Farmer's Turnpike) and E 1200 Road.
2. Amend *Horizon 2020* Chapter 6 - Commercial Land Use relocate the Neighborhood Commercial Center at the intersection of N 1750 Road and E 1000 Road to the northern portion of the intersection of N 1800 Road (Farmer's Turnpike) and E 1000 Road.
3. Update *Horizon 2020*, Chapter 7 – Industrial Land Use to reflect industrial land use locations as identified in this plan.
4. Reevaluate and update the Urban Growth Area (UGA) in *Horizon 2020*.
5. Adopt industrial design guidelines for industrially zoned areas to provide high quality, aesthetically pleasing industrial development.
6. Include the planning area in the future wastewater and water master plan updates.
7. Amend plan identified future streets into the future thoroughfares map in *Transportation 2030*.
8. Include the planning area in future long-range transportation plan updates.



CUP-19-00219: Consider a Conditional Use Permit for EZ Storage, a Boat Storage and Mini-Storage Facility, located at 1803 E 1200 Rd.





City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES



City of Lawrence

MINUTES

Planning Commission Meeting
Monday, June 24, 2019 @ 6:30 PM
City Commission Room

PRESENT: Planning Commissioner Struckhoff, Planning Commissioner Ashworth, Planning Commissioner Carpenter, Planning Commissioner Weaver, Planning Commissioner Butler, Planning Commissioner Willey, Planning Commissioner Sinclair, Planning Commissioner Sands, Planning Commissioner Paden, and Planning Commissioner Carttar

STAFF PRESENT: Administrative Support Ewert, Planning Manager Crick, Planner II Miller, Planner II Day, Director McCullough, and Deputy City Attorney Larkin

5. CUP-19-00219: Consider a conditional use permit for a Boat Storage and Mini-Storage facility, located on approximately 28.68 acres at 1803 E. 1200 Road. Submitted by Anthony Fanello, property owner of record. [VIDEO](#)

ACTION: Approve the conditional use permit, CUP-19-00219, and forward to the Board of County Commissioners with a recommendation for approval based on the findings in the staff report and subject to the following conditions:

- 1) The applicant shall provide an executed annexation agreement, including consent to annexation, to the Planning Office prior to the release of the conditional use site plan to the Zoning and Codes Office for processing of building permits.
- 2) The access point on E. 1200 Road will be revised, if necessary, to meet Wakarusa Township requirements and a revised plan reflecting these changes will be provided to the Planning Office prior to the release of the plan to the Zoning and Codes Office.
- 3) Grading to have minimal impact on floodplain.
- 4) Lighting plan to reduce glare.
- 5) Phase two would require amendment to approved Conditional Use Permit or the submission of a new Conditional Use Permit.

Motion: Planning Commissioner Butler
Second: Planning Commissioner Sinclair

RESULT: **DEFEATED. 5-5**

Ayes: Planning Commissioner Struckhoff, Planning Commissioner Butler, Planning Commissioner Willey, Planning Commissioner Sinclair, and Planning Commissioner Carttar

Nays:	Planning Commissioner Ashworth, Planning Commissioner Carpenter, Planning Commissioner Weaver, Planning Commissioner Sands, and Planning Commissioner Paden
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ACTION: Deny the Conditional Use Permit, CUP-19-00219, and forward to the Board of County Commissioners.

Motion: Planning Commissioner Sands

Second: Planning Commissioner Paden

<u>RESULT:</u>	DEFEATED. 5-5
Ayes:	Planning Commissioner Ashworth, Planning Commissioner Carpenter, Planning Commissioner Weaver, Planning Commissioner Sands, and Planning Commissioner Paden
Nays:	Planning Commissioner Struckhoff, Planning Commissioner Butler, Planning Commissioner Willey, Planning Commissioner Sinclair, and Planning Commissioner Carttar

Neighborhood Opposition To Conditional Use Permit Application 19-00219



June 24, 2019

Prepared and submitted on behalf of:

Larry & Lyric Bartz
1819 E 1200 Rd.
Lawrence, KS 66049

Introduction

The neighbors of 1803 E 1200 Rd are deeply concerned about the proposal to redevelop the Subject Property into a self-storage facility. After receiving the mailed notice of the Conditional Use Permit process, we investigated the proposed site plan submitted by the applicant, as well as the applicable Douglas County Zoning Code, Public Works Code, the *Horizon 2020* Comprehensive Plan, the K-10 & Farmer's Turnpike Plan, and the most current draft of the future *Plan 2040* Comprehensive Plan currently under development. It is clear the proposed use does not fit the current character of the neighborhood, it does not follow the zoning regulations for self-storage facilities' acceptable access roads, and the site plan does not comply with the K-10 & Farmer's Turnpike Plan guidelines regarding commercial development along the Farmer's Turnpike.

We have organized our objections in this document as follows:

- **Part 1:** Issues with applicant's responses to Conditional Use Permit "Sheet A" questions.
- **Part 2:** Other issues with applicant's existing site plan.
- **Part 3:** Errors and inconsistencies in Planning & Development Services report.
- **Part 4:** Protest petition filed in response to Conditional Use Permit request.

It should be noted the neighbors of this property agree to support the applicant's request to bisect the current property plat and allow a second home to be built along with renovations to the original home site. The neighbors are also in agreement that any commercial agricultural business and/or agritourism business would be a mutually beneficial addition to the neighborhood both increasing the rural appeal of the neighborhood and offering new economic growth benefits to the county.

If, however, the Planning Commission and Douglas County Commission insist on approving the Conditional Use over these objections, the applicant should be required – at a minimum - to bring the proposed site plan in compliance with all existing zoning and comprehensive plan regulations on site development and entrance locations. The applicant should further stipulate no excavation will occur in the floodplain on the western edge of applicant's property that would disrupt the current flow of Deerfield Creek and adjacent floodways, and the applicant should provide a detailed plan for excavation at the site plan area before approving the Conditional Use permit.

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Part 1: Issues with Conditional Use Permit “Sheet A” questions

We believe the Conditional Use Permit application should be denied based on the criteria outlined in “Sheet A” attached to application CUP-19-00219. To assist the Planning Commission and County Commission in understanding the scope of neighbors’ objections to the proposed use, we have correlated our responses in this section to the questions asked in Sheet A of the Conditional Use Permit application.

1. What is the suitability of Subject Property for the uses to which it has been restricted?

1.1 No existing commercial properties on Farmer’s Turnpike.

The largest reason to deny this Conditional Use Permit is because it would represent the first and only commercial development along Farmer’s Turnpike between the western entrance to the Santa Fe Industrial Area and the intersection of K-10 and Farmer’s Turnpike. Since the original *Horizon 2020* comprehensive plan was created in 1998, which created a variety of proposed future zoning and development guidelines on this area of Douglas County, there have not been any commercial redevelopments that fundamentally changed the rural agricultural character of this neighborhood.



The residents of this neighborhood have made significant investments in their property for personal and agricultural use, which would be diminished if the main thoroughfare through this neighborhood is allowed to commercialize without any regard for the existing neighborhood and its residents.

1.2 Significant investment has been made in adjacent agritourism businesses.

Although the existing residents of this neighborhood have not pursued strictly commercial redevelopment of their property, several residents have made significant investments in creating or maintaining agritourism destinations and specialty-crop farms, including:

Taylor Barn wedding and event venue:

Originally built in 1879, Historic Taylor Barn and farm has been owned by multiple generations of the Taylor family since 1947. Since 2007, Taylor Barn has been made available for weddings and other special events desiring a rural, historic location on a working farm. In 2011, the Taylor Barn and farmstead were listed on the *Kansas State Historical Society Register of Historical Places*. In determining its eligibility for inclusion in the *Register*, it is noted; “Despite extensive rehabilitation, the Gorrill House (Taylor farm) retains sufficient integrity of location, setting, materials, and workmanship to justify its nomination to the Register of Historic Kansas Places. Those aspects of integrity also support the qualities of feeling and association which contribute to its significance. ***The actual location and setting contribute to a sense of its historic agricultural use and its historic place in the rural community of Lecompton Township.***”¹ (emphasis added)

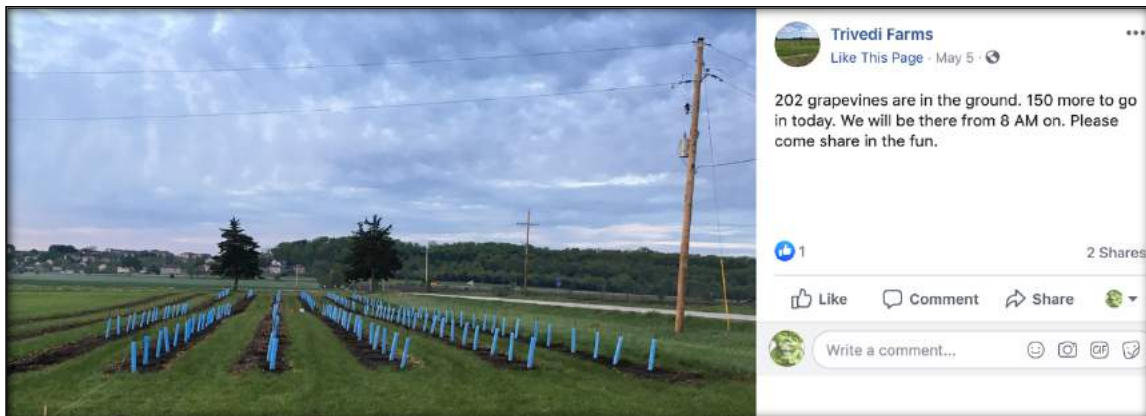


Commercial development not designed to match and complement the current character of the neighborhood threatens to impair the rural appeal of this historic facility in Douglas County.

¹ Kansas State Historical Society, “Robert William and Helen Baldwin Gorrill Farmstead”, site number 045-3837, listed on State Historical Record on 8-13-2011

Trivedi Farms vineyard, winery, and orchard:

After receiving approval from Douglas County in 2018, Trivedi Farms has recently planted over 350 grape vines and an apple orchard and work is underway on a winery and tasting room that will be open to the public. This facility is directly adjacent to the proposed self-storage facility on the west side of the floodplain. Owner Maulik Trivedi has been extremely proactive in meeting with neighbors to discuss his plans for the farm and the neighbors have all been very supportive of Trivedi Farms' plans to develop a public visitor center and winery at his vineyard.



Trivedi Farms and Trivedi Wine offer significant new agritourism benefits to the neighborhood and Douglas County, including long-term investment in vineyards, orchards, and a wine-making facility. This farm is an excellent example of how to boost employment opportunities and economic development within the K-10 & Farmer's Turnpike plan area without degrading the rural character of the neighborhood.

1.3 Property sits on Prime Farmland with extensive agricultural improvements.

The existing farmland above the floodplain consists of Pawnee Clay Loam and Sharpsburg Silt Loam, both considered "Prime Farmland" by the USDA. The proposed self-storage facility would excavate the southeastern corner of the farm, converting virtually all the Sharpsburg Silt Loam soil into buildings and impermeable surfaces. This soil has a USDA "Low" runoff rating and provides >80" of soil depth with a USDA "high" rating for water storage.² This soil is capable of storing 10.2" of rain, equating to 7.65 acre-feet (2.5 million gallons) of water on the roughly 9 acres proposed to be converted to a storage facility.

² "Sharpsburg Silt Loam" soil type, USDA Soil survey, https://websoilsurvey.sc.egov.usda.gov/WssProduct/s3bljaujwnx3p51pmog2my4j/s3bljaujwnx3p51pmog2my4j/20190624_03155503894_69_Map_Unit_Description_Sharpsburg_silt_loam_1_to_4_percent_slopes--Douglas_County_Kansas_and_Jefferson_Co.pdf

The remaining farmland, outside of the current Phase 1 and Phase 2 site plan and above the floodplain, consists of Pawnee Clay Loam which has a USDA “High” runoff classification and “very low to moderately low” (0.00” to 0.06” per hour) capacity to transmit water.³ This field has been extensively terraced to enable active farming on <2% slope and is currently planted with high-quality Brome hay. The terracing was completed in approximately 1949, and the field has been continually planted in the original Brome hay since that time. The terracing and established hay crop work synergistically to trap and absorb rainfall and mitigate the soil’s poor natural water absorption and retention characteristics. Since the field has been allowed to develop for nearly 70 years without tilling, while being regularly cut and baled, the root system is highly developed and the stand “is resistant to temperature extremes and drought.”⁴



Approval of the Conditional Use Permit will irreparably destroy Prime Farmland and significantly alter the rain storage and runoff mitigation characteristics of the property.

³ “Pawnee Clay Loam” soil type, USDA Soil survey, https://websoilsurvey.sc.egov.usda.gov/WssProduct/s3bljaujwnx3p51pmoq2my4j/s3bljaujwnx3p51pmoq2my4j/20190624_03061503412_69_Map_Unit_Description_Pawnee_clay_loam_1_to_4_percent_slopes--Douglas_County_Kansas_and_Jefferson_County.pdf

⁴ “Smooth Bromegrass”, University of Missouri – Extension, <https://extension2.missouri.edu/g4672>

2. To what extent will removal of restrictions detrimentally affect nearby property?

2.1 Diminish scenic character of the neighborhood.

The greatest immediate detriment is low-quality commercialization of a key gateway from Lawrence into unincorporated Douglas County. This intersection serves as the eastern gateway to the K-10 & Farmer's Turnpike plan area, and is currently populated with long-term family farms and single-family homes. A natural hill to the east of the intersection hides virtually all of the Santa Fe Industrial Area and traffic heading from Kasold or Lakeview Rd towards the K-10 & I-70 interchange have an unobstructed view of farms, woods, and fields. Approving the proposed Conditional Use Permit would represent the first commercial development in this area and creates a slippery slope of encouraging further commercialization along Farmer's Turnpike that is not designed or intended to boost the agricultural aesthetic of the area.



View to the west of Subject Property



View to the south of Subject Property



View to the east of Subject Property



View to the north of Subject Property

2.2 Conditional Use will impact Deerfield Creek drainage basin.

The Subject Property serves as a key drainage basin for Deerfield Creek and over 1,200 acres (1.9 mi²) of residential developments in the Deerfield, Monterey, Hutton Farms, and Lawrence Country Club neighborhoods. Storm runoff from these areas flow through 3 storm sewer lines under the Kansas Turnpike and into Deerfield Creek along the western edge of the Subject Property.



Source: K-10 & Farmer's Turnpike Plan, Map 2-4

Deerfield Creek drainage basin



Source: K-10 & Farmer's Turnpike Plan, Map 2-8; visualizations and acreage by Google Earth Pro

Currently, the Subject Property is planted in established Brome hay with extensive terracing to control water runoff and enable active farming of the land. The current site plan calls for excavating and leveling approximately 9 acres of Sharpsburg Silt Loam at the top of the hill. Creating impermeable surfaces over this site plan area will eliminate natural water storage capacity of over 2.5 million gallons of water, which will instead be routed downhill across soil with poor absorption and high runoff risk. It should also be noted the current site plan does not include any information on drainage infrastructure to be installed at the Subject Property, nor does the site plan include any features to mitigate runoff and flooding from the increase in impermeable surfaces.

In practical terms, this means that each 1" of rainfall on the site plan area creates over 244,000 gallons of runoff water, which would be drained to the adjacent farmland and the floodplain. Furthermore, the current site plan does not include any prohibition against excavation work in the floodplain on the eastern side of the property. If the applicant were allowed to relocate the excavated earth from the construction of the Phase 1 and

Phase 2 facilities into the floodplain area, they could potentially raise the elevation enough to remove up to 17 acres from the existing floodplain. Any modification to the existing floodplain increases downstream flooding risks to adjacent property owners sharing the Deerfield Creek drainage basin.

If the Conditional Use is approved, the applicant should update the site plan to provide clear drainage plans appropriate to collect, channel, store, or divert rainwater on the property and applicant should be prohibited from disposing of excavated dirt elsewhere on the premises or from making any modifications likely to impact the floodplain.

2.3 Traffic increase on E 1200 Rd.

The current site plan proposes to make an existing residential driveway on E 1200 Rd the exclusive customer entrance to the facility. This road dead-ends approximately 1,000' north of the Subject Property and is currently only used by the 2 homes north of the Subject Property on E 1200 Rd. Assuming all 3 residents on this block make an average of 2 trips per day, the existing residents account for approximately 6 trips per day. An average of 2-3 additional visitors use the road each day to access nature walks along the closed section E 1200 Rd. Today, average existing traffic pattern is typically ~10 vehicle trips per day.

The current site plan calls for 276 enclosed self-storage units and 76 outdoor vehicle storage sites, for a total of 352 units. Assuming 70% of renters are private individual renters who visit the unit an average of once per month and the other 30% of renters are commercial tenants who visit their unit an average of once per week, the facility is likely to generate ~23 vehicle trips per day. This represents an increase of 230% above existing traffic patterns on a 20' wide minimum maintenance rural road not designed for frequent use by heavy and oversized vehicles.

2.4 Illegal dumping and trespassing concerns.

Due to its location as the first rural dead-end road outside the city of Lawrence, E 1200 Rd has long attracted illegal dumping of trash and animals (both unwanted pets and wild animals captured within the city) and frequent trespassing concerns. As recently as April 2019, the residents of E 1200 Rd had a man break into a house and a horse trailer on opposite sides of the road dumping suspected stolen property in and around the horse trailer before leading Douglas County Sheriff's Deputies on a foot chase across the Westar power plant property.

If the Conditional Use Permit is approved and the final site plan is allowed to route all traffic to the self-storage facility through E 1200 Rd, the existing residents expect a dramatic increase in dumping along the road, as well as further increased problems with trespassing and petty crime issues from the increased traffic and visibility of the area.

2.5 Crime issues at the storage facility and adjacent properties.

Due to its location outside of the City of Lawrence, the neighbors are concerned the proposed self-storage will attract crime due to its perceived isolation. The current site plan only states that a 6-foot chain link fence will surround the property with a keyless keypad entry/exit gate. The applicant has provided no details regarding anticipated staffing or around-the-clock security personnel nor have they provided any plans regarding video and security systems and automatic police notification of alarms. The proposed access on E 1200 Rd does not have any on-street lighting, and the existing rural water district pumphouse and surrounding vegetation on the NE corner of E 1200 Rd and Farmer's Turnpike restricts visibility of activities on E 1200 Rd from passing vehicles.

If the Conditional Use Permit is going to be approved, Douglas County should engage in proactive discussions between the applicant, county planning officials, and the Douglas County Sheriff's Department to identify additions and modifications to the site plan and the applicant's operating procedures to insure the existing residents do not experience additional crime issues as a result of this facility.

2.6 Concerns regarding light pollution.

The current site photometric plan indicates there will be six 20' light poles with 24-hour lighting of the property. While the photometric plan indicates an intention to use shielded down-facing LED lights to minimize light leakage off-site, the neighbors are highly skeptical these lights will not cause annoyance to surrounding homes. The Subject Property is located at the top of a hill between 10' and 50'+ higher than adjacent homes. After accounting for the height of the light poles, the proposed storage lot is likely to illuminate the entire area. The site plan does include plans for landscaping around the property, but even if 6'-8' evergreen trees are used for screening it is unlikely they would be able to block all light to surrounding properties for at least a decade.

2.7 Tax implications of adjacent development.

The other residents of E 1200 Rd are also concerned the significant improvements to the road surface and county infrastructure along E 1200 Rd could lead to future increases in property taxes for the adjacent parcels. The recent issues surrounding the Queens Road Benefit District in Lawrence illustrate the concerns of existing long-term residents of the neighborhood getting stuck with the bill for infrastructure improvements they neither need nor want triggered by someone else's commercial redevelopment.

2.8 Impact on utilities.

The applicant has not included any information in the site plan to evaluate the impact on utility service to the neighbors. Specifically, the existing farms north of the Subject Property on E 1200 Rd are served by a single power line running north along E 1200 Rd. This existing service serves 2 single family residences and several farm buildings associated with the 2 residences. Despite the proximity to the Westar power plant and extensive high-voltage power transmission lines in the neighborhood, the actual service lines serving E 1200 Rd were all designed for relatively low-impact rural agricultural usage.



Local power line on E 1200 Rd



High amperage power line on Farmer's Turnpike

Prior to approving the Conditional Use Permit, applicant should ascertain the predicted electrical demand of the Phase 1 and Phase 2 proposed development and the existing spare capacity of the power line serving E 1200 Rd. If the proposed facility would constrain the existing service at the existing residents' property, Douglas County should require the applicant to pay for any required upgrades necessary to not constrain the existing residents' electricity capacity. More preferably, the facility should be required to connect to the existing high-capacity power lines adjacent to Farmer's Turnpike. These power lines are intended to serve a large area with sufficient commercial and residential power and would be a more appropriate connection for a new commercial facility.

3. What is the relative gain to the public health, safety, and welfare by the destruction of the value of the petitioner's property as compared to the hardship imposed upon the individual landowners?

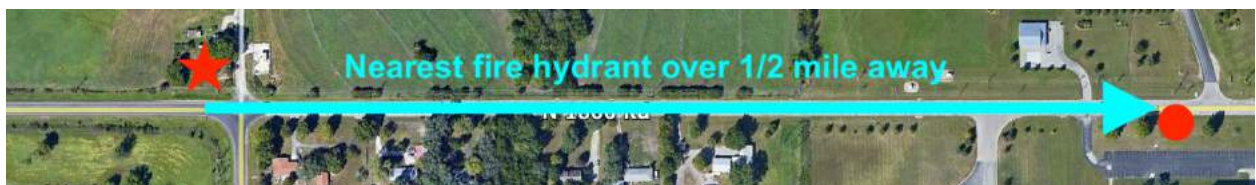
3.1 Water contamination from rainwater on outdoor vehicle storage.

The existing site plan for the proposed self-storage facility does not include any information on measures that will be taken to sequester any oil and chemical pollution from rain water runoff at the outdoor vehicle and boat storage lot. As discussed elsewhere in this document, the proposed excavation and construction at the property will remove the natural rain storage features of the property and redirect all runoff from the approximately 9-acre facility into the adjacent Deerfield Creek on the North and West sides of the property. This creek then flows through adjacent farms before merging with Baldwin Creek which empties into the Kansas River.

The livelihood of neighboring properties is particularly threatened by the risk of oil and chemical runoff at the proposed vehicle storage lot. The neighbors to the North have 6 horses and use their property along Deerfield Creek for riding trails and pasture for their horses. This property is the first downstream property from the proposed facility and stands the greatest risk of issues in the event of oil or chemical contamination from vehicles at the storage facility. On the West side of Deerfield Creek, Trivedi Farms has made significant investment in a vineyard and orchard. Current and future irrigation of this farm could be impaired by contaminated runoff from the vehicle storage lot.

3.2 Lack of fire suppression and fire hydrants at the property.

The nearest fire hydrant is approximately ½ mile east of the proposed facility - east of the Wakarusa Fire Station. In the event of a fire, tanker trucks would be required to bring all fire suppression water on-site. This raises the importance of proper site design to ensure that emergency personnel can easily reach all units to contain the spread of any fires.



The current site plan does not include any information about fire suppression plans nor does the current layout take into consideration minimum widths for emergency vehicles to access the facility in the event of a fire in an enclosed storage unit. Although zoning code only requires a minimum of 25' between buildings, self-storage facility best practices recommend $\geq 30'$ of clearance in fire lanes and a minimum of 2 entry/exit points to the property. The current site plan fails both recommendations.

The site plan also does not include any information regarding building design, sprinkler systems, or standpipe connections to contain and extinguish any potential fires. Although storage of flammable gases and liquids is prohibited, self-storage managers have little to no ability to monitor and police violations of this policy. Also, due to the wide variety of products which may be stored and the extreme density that many units are packed ("floor to ceiling, wall to wall"), fires pose unique hazards to first responders and other tenants of a storage facility. If Douglas County decides to approve this facility, management should be required to include appropriate fire suppression technologies and design features to contain fires to a specific unit without quickly spreading through the whole building.

3.3 Already 17 existing self-storage facilities within a 10-mile radius.

There is not a demonstrated need for additional self-storage in the Lawrence area. Based on a search in Google Maps, there are at least 17 existing self-storage facilities within a 10-mile radius of the Subject Property.

	Distance	Business Name	open	close	Address
1	1.8 miles	Ertl Self Storage	6:30am	10pm	412 N Iowa, Lawrence, KS 66044
2	2.4 miles	Space Saver Storage	6am	10pm	3707 W. 6th, Lawrence, KS 66049
3	5.4 miles	LLI Storage	24 hrs	24 hrs	615 Maple St, Lawrence, KS 66044
4	5.6 miles	Parkway Storage	6am	11pm	4921 Wakarusa Ct, Lawrence, Kansas 66047
5	5.6 miles	University Storage	6am	10pm	1601 W 23rd St., Lawrence, KS 66046
6	6.1 miles	A1 Mini Storage			2910 Iowa St, Lawrence, KS 66046
7	6.1 miles	Plaza Storage of Lawrence	6am	10pm	2300 W 31st St, Lawrence, KS 66047
8	6.1 miles	Lawrence RV and Boat Storage	24 hrs	24 hrs	1473 US-40, Lawrence, KS 66044
9	6.5 miles	A1 Self Storage	24 hrs	24 hrs	1717 W 31st St, Lawrence, KS 66046
10	6.5 miles	A1 Self Storage	24 hrs	24 hrs	816 Lynn St, Lawrence, KS 66044
11	7.0 miles	Public Storage	6am	9pm	2223 Haskell Ave, Lawrence, KS 66046
12	7.2 miles	23rd Street Advantage Storage	24 hrs	24 hrs	1104 E 23rd St, Lawrence, KS 66046
13	7.3 miles	Clinton Self Storage	24 hrs	24 hrs	1423 East 900 Rd, Lawrence, KS 66049
14	7.4 miles	Space Place			1201 E 24th St, Lawrence, KS 66046
15	7.4 miles	Lawrence Storage	7am	10pm	2201 St James Ct, Lawrence, KS 66046
16	7.5 miles	Climate Storage	6am	11pm	1547 E 23rd St, Lawrence, KS 66046
17	8.8 miles	Ace Self-Storage	24 hrs	24 hrs	2400 Franklin Rd, Lawrence, KS 66046

3.4 Net employment impact of 1 to 2 jobs.

The proposed facility will have virtually no impact on employment in Douglas County. The current site plan includes an on-site caretaker residence, but does not include any other information regarding hours of operation or expected staffing at the facility. However, it is reasonable to assume that the net employment impact is likely to be 1 full-time caretaker and possibly 1 additional part-time employee to fill-in as needed. This is a negligible increase to the employment base of Douglas County and represents an extremely low-value redevelopment opportunity from a jobs and economic impact perspective.

4. How does your request conform with the Comprehensive Plan, *Horizon 2020*?

4.1 Conditional Use does not conform to planned future zoning.

The current version of the *Horizon 2020* Comprehensive Plan designates the Subject Property as having “Office/Research” zoning in the future. The plan states:

*“Office research uses have been recommended as an appropriate land use activity at gateways into the community. **Developments occurring at gateways to the community are required to be of high-quality design and visual character** utilizing best management practices for site planning and design. **Such developments are intended to promote an integrated and contextual design approach that minimizes unnecessary impacts, such as noise, odor, glare, or other similar intrusions to the community and surrounding neighborhoods.**”⁵ (emphasis added)*

The proposed use does not fit within the planned development for this area nor does it offer the “high-quality design and visual character” expected from the first commercial development in this neighborhood. Furthermore, allowing this self-storage facility to be built on the intersection of E 1200 Rd and Farmer’s Turnpike would impair future efforts to redevelop the whole area west of the Westar power plant. The currently proposed use would be right in the middle of a 130+ acre contiguous area adjacent to the Westar plant that could be master planned as a research park or employment center use.

The *Horizon 2020* Comprehensive Plan also includes guidelines for future Industrial & Employment uses that call for developers to “minimize impacts to the natural environment” and a “reduction of visual impacts on surrounding areas.” It continues, “as new areas evolve, encourage development proposals to employ sound site planning and

⁵ *Horizon 2020* Comprehensive Plan, page 7-10

design principles. Interfacings with surrounding properties and neighborhoods are also encouraged to minimize negative impacts and employ appropriate and compatible industrial and business activities.”⁶

The proposed self-storage facility is not compatible with planned “Office/Research” uses, it is not compatible with the surrounding area, and it does not increase employment.

4.2 Conditional Use does not conform to existing “K-10 & Farmer’s Turnpike” plan.

The Future Land Use Map 3-1 in the K-10 & Farmer’s Turnpike Plan designates the Subject Property as having an “Office/Research” future land use.⁷ Section 3.2.1.7 of the plan defines Office/Research uses as **“characterized by businesses involved in technology, research and scientific-related activities and/or office, office research activities that are designed in a campus like setting.** Light manufacturing and production uses are also acceptable within this use category. Areas identified as office/research uses along N 1800 Road (Farmer’s Turnpike) are **intended to support employment center type uses and not strip-type commercial development.”**⁸ (emphasis added)

The K-10 & Farmer’s Turnpike Plan outlines 6 goals that are intended to be “broad statements of ideal future conditions that are desired by the community.”⁹ The proposed Conditional Use fails to meet a single one of the stated goals. It does not promote employment opportunities for economic development (Goal 1), it would destroy the rural character of the area before any urban density or growth develops (Goal 2), it is not a quality mixed-use area and would impair future development of large-scale mixed use office/research facilities in the future (Goal 3), it fails to respect the natural systems currently in place (Goal 4), the site currently lacks infrastructure and public facilities necessary to develop the area (Goal 5), and it fails to build commercial nodes (Goal 6).

The K-10 & Farmer’s Turnpike Plan also includes a series of guiding principles that provide direction for decisions to be made regarding the planning area in order to meet the goals.¹⁰ Section 3.1.2.5 outlines 9 policy statements regarding development of Industrial / Office / Research land uses.¹¹ The proposed Conditional Use fails to meet at least 3 of these policies. Specifically, policy #4 “structures along N 1800 Road (Farmer’s Turnpike)

⁶ Horizon 2020 Comprehensive Plan, page 7-2

⁷ K-10 & Farmer’s Turnpike Plan, Map 3-1, page 3-11

⁸ K-10 & Farmer’s Turnpike Plan, page 3-9

⁹ K-10 & Farmer’s Turnpike Plan, page 3-1

¹⁰ K-10 & Farmer’s Turnpike Plan, page 3-1

¹¹ K-10 & Farmer’s Turnpike Plan, page 3-3

should present a front face to N 1800 Road (Farmer's Turnpike) to add to the high quality aesthetics encouraged in the gateway," and policy #7 "areas identified for office/research uses along this corridor are intended to support employment center type uses and discourage strip-type commercial development," and policy #9 "exterior storage, fleet storage, and other similar exposed storage shall not be permitted."

The K-10 & Farmer's Turnpike Plan also states, "the plan outlines future land uses for the planning area to be used as a guide for urban development **only after annexation into the city of Lawrence occurs**. [...] The plan should fit like a puzzle piece into the larger context of the surrounding street, utility, and land use network of the entire community. [...] It is expected that development in the planning area will occur within the span of decades as the market demands and **as urban services are able to be provided**."¹² (emphasis added)

The Subject Property has not been annexed into Lawrence nor has any additional infrastructure been recently added to Farmer's Turnpike to support large-scale annexation and redevelopment of this area. It is the first non-agricultural commercial use to be proposed on the Farmer's Turnpike since the creation of the plan.

The proposed facility fails to meet virtually every goal and criteria for appropriate development of this site. This facility would not boost employment and would be located on the key Farmer's Turnpike and Kasold St intersection at the gateway to a potential 130-acre redevelopment opportunity. As the first new commercial development in the plan area, this could define future redevelopment opportunities for the whole region and potentially discourage the development of the planned research and technology park.

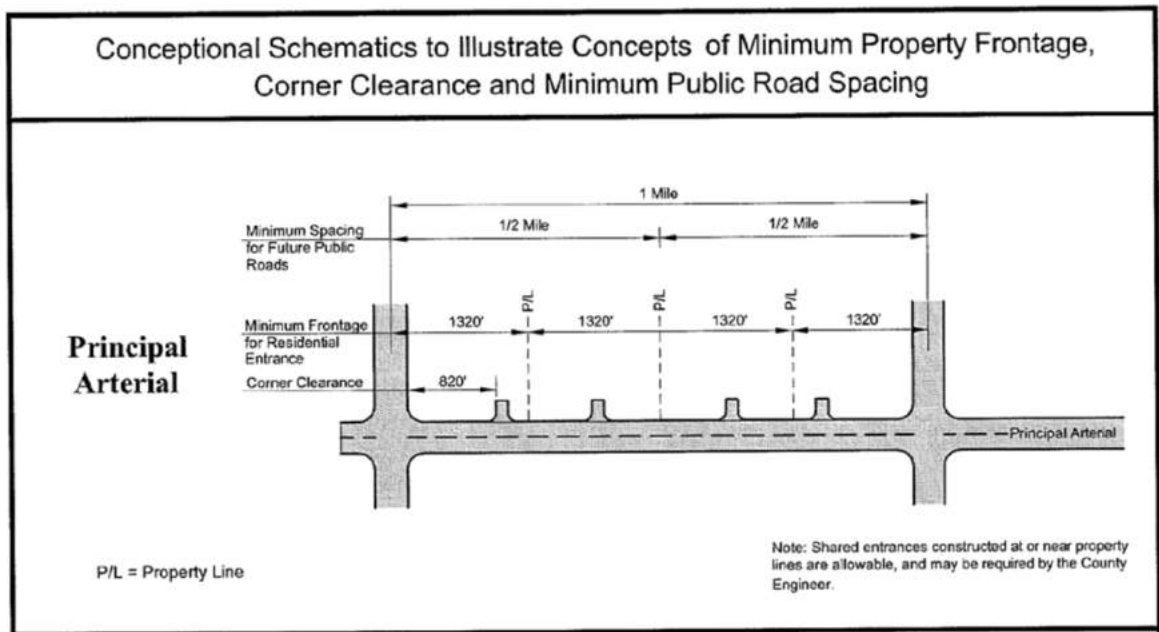
4.3 Proposed entrance does not comply with Public Road Access Management Standards

The current site plan proposes to direct all traffic in and out of the facility through a single entrance located on E 1200 Rd. This entrance is approximately 150' north of the intersection of E 1200 Rd and Farmer's Turnpike. Pursuant to Douglas County Zoning Code 9-501, current Public Works regulations require at least 200' corner clearance from the intersection of a 'local' road.¹³ The current site plan does not meet this requirement, nor does the site plan qualify for grandfather status as it represents a major redevelopment of the property from its existing agricultural use into an unrelated commercial use.

¹² K-10 & Farmer's Turnpike Plan, page 1-1

¹³ Douglas County Code, Chapter 9, Article 5, section 9-501, page 23

Douglas County zoning regulations for self-storage facilities require the facility “must take direct access from a paved road classified as ‘collector’ or higher.”¹⁴ Currently, E 1200 Rd is a ‘local’ road that does not meet the minimum design specifications of a ‘collector’ road in county code 9-203(b)(3)(c).¹⁵ Furthermore, the K-10 & Farmer’s Turnpike Plan requires all Industrial/Office/Research development to “present a front face to N 1800 Rd (Farmer’s Turnpike) to add to the high quality aesthetics encouraged in the gateway.”¹⁶



Source: Douglas County Code Chapter 9 Public Works, page 24

If the Conditional Use is approved, the applicant should be required to bring the site plan in compliance with the terms of existing zoning code and the K-10 & Farmer’s Turnpike Plan. Specifically, the entrance must face Farmer’s Turnpike.¹⁷ Furthermore, since Farmer’s Turnpike (N 1800 Rd) is currently designated a ‘Principal Arterial’ -class road, the entrance should be located no less than 820’ east of the intersection with all vehicle access onto Farmer’s Turnpike.^{18,19}

¹⁴ Douglas County Zoning Code, section 12-319-4.34, page 72 of 148

¹⁵ Douglas County Code, Chapter 9, section 9-203(b)(3)(c), page 16

¹⁶ K-10 & Farmer’s Turnpike Plan, section 3.1.2.5(4), page 3-3

¹⁷ Douglas County Zoning Code, section 12-319-4.32(b), page 72 of 148

¹⁸ K-10 & Farmer’s Turnpike Plan, map 2-6 “Existing Street Classifications”, page 2-12

¹⁹ Douglas County Code, Chapter 9, Article 5, section 9-501, page 23

Part 2: Issues not addressed by Applicant's Conditional Use Permit application

5. Questions and concerns regarding proposed operations and future expansion.

5.1 Types of storage allowed by use permit is unclear.

Applicant has filed for a Conditional Use Permit to allow both “self-storage” and “boat storage,” which have different definitions and regulations in the Douglas County zoning code. When comparing these two use types, there are several significant differences in the applicable criteria and development standards. The regulations for the “boat storage” use type is exclusively limited to boat storage and does not allow any other vehicle or trailer.²⁰ However, the regulations for “Mini- or self-storage” specifically allow outdoor “storage of trucks, automobiles, trailers, boats or RVs” in addition to indoor storage.²¹ As “boat storage” is already included as one of the allowed storage types detailed in the “mini- and self-storage facilities” regulations, and since the applicant has included “trucks, automobiles, trailers, boats, personal watercraft and RVs” in his Conditional Use Permit application, it would seem most appropriate to disregard the “boat storage” zoning use type and evaluate this Conditional Use Permit only against the regulations outlined for “mini- and self-storage facilities” in section 12-319-4.34 of the zoning code.

5.2 Proposed hours of operation are not stated in CUP application.

The existing residents of this area are concerned about the potential around-the-clock traffic to this facility. The current Conditional Use Permit application does not include any information regarding anticipated hours of operation and/or security gate access times. To better understand the typical hours of operation for a self-storage facility, we researched the 17 existing self-storage and boat storage businesses currently open within a 10-mile radius of the subject property. Of the businesses with access hours posted: 47% allow 24-hour access (7 locations), 33% are open until 10pm (5 locations), 7% are open until 11pm (1 location), and 7% close at 9pm (1 location). Among the businesses that are not open 24-hours, all open between 6am and 7am each morning.

²⁰ Douglas County Zoning Code section 12-319-4.23, page 60 of 132

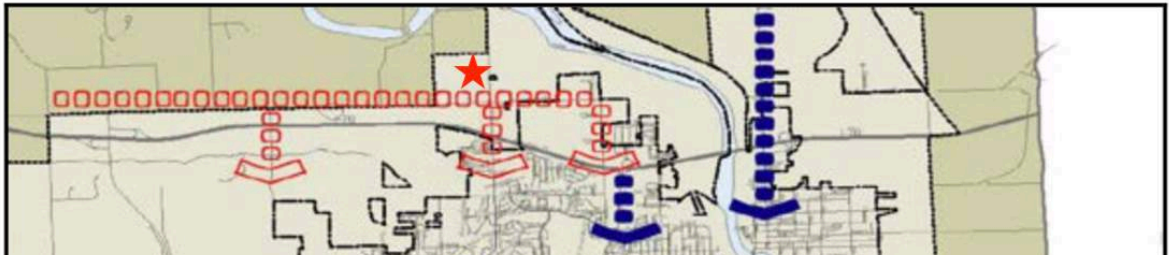
²¹ Douglas County Zoning Code section 12-319-4.34, page 65 of 132

Since there are no other around-the-clock businesses in this neighborhood, we request the County Commission require the applicant to stipulate expected hours of operation and prohibit 24-hour customer access to the storage area.

5.3 Questions regarding policies to avoid abandoned and junk vehicle storage.

Applicant has not included any information indicating their policies and procedures to avoid the vehicle storage lot from looking like a junkyard. Given the prominent location of the subject property on a 'Minor Gateway' into Lawrence, and conversely as the first rural gateway for traffic leaving Lawrence north on Kasold St or west from the Santa Fe Industrial Area, the subject property will be highly visible to everyone passing through the area.

Lawrence Gateways



Source: K-10 & Farmer's Turnpike Plan, page 2-11, original chart from Transportation 2030 figure 2.4

We request that the applicant further stipulate the company's anticipated policies and procedures to avoid the appearance of a junkyard in the exterior vehicle storage area, and require on-going compliance with these procedures after the business opens.

5.4 Building design does not fit the character of the neighborhood.

The current site plan calls for basic corrugated steel buildings with low-rise roofs. No information is provided regarding proposed colors or other decoration to the building façade to more closely match the rural agricultural aesthetic of the neighborhood. If the Conditional Use is approved, the design of storage buildings should be required to look like barns or similar rural buildings that blend in to the neighborhood.

5.5 Parking lot layout not adequate for proposed vehicle storage.

The current site plan calls for a total of 76 outdoor parking spaces for the storage of cars, trucks, trailers, boats, campers, and RVs. The current site plan only calls for the minimum allowed driveway width as articulated in the zoning code without any practical basis on

the specific vehicles intended to be stored in this area. Typical new RVs range from 30' – 42' in length, total combined length for a truck towing a pontoon or speedboat regularly exceeds 45' in length, and travel trailers and 5th wheel campers towed by full-size trucks regularly exceed 50' in length. At a maximum, Kansas law allows non-commercial vehicles to tow up to 65' of combined truck and trailer length and up to 26,000 lbs.²² Since most of the vehicles proposed to be stored in this outdoor lot will have significantly wider turning radii than passenger cars and trucks, the minimum driveway widths outlined in the zoning code are likely inadequate for the proposed use.

If the Conditional Use is going to be approved, the applicant should be required to rework the layout of the outdoor storage lot to adequately allow for maneuverability of the vehicles that will be stored in the lot and/or limit the size and type of vehicles that may be stored in the outdoor storage lot. The current plan includes 34 spaces 10'x20' in two adjacent rows in the middle of the lot. The plan does not include any details on intended dividers or vehicle barriers that would prohibit parking oversized trailers on a double space 10' wide by 40' long. The applicant should either include plans for permanent dividers between the 10'x20' spaces or the driveways surrounding these spaces should be enlarged to enable oversized recreational vehicles and trailers to be stored safely.

The neighbors are concerned that if the proposed outdoor vehicle storage lot is approved, as drawn in the current site plan, the operator will create unsafe conditions for the vehicles being stored on-site with a significant risk of property damage to other tenants from oversized vehicles attempting to maneuver through the lot and into assigned spaces. This is likely to lead the operator to request future expansions to the outdoor lot to rectify the current design flaws which further feeds a slippery slope of incremental expansions to the facility beyond the currently proposed footprint.

5.6 No details provided of timeframe for Phase II expansion.

The applicant seems to be requesting pre-approval for both the "Phase 1" and "Phase 2" portions of the project, but has provided no timeline or other indications of the schedule for this project. If the project is going to be approved, the applicant should first provide more substantive details regarding anticipated excavation and construction schedules and an anticipated opening date for some or all of the facility. In the absence of any additional information, the County Commission should disregard the Phase 1 and Phase 2 designations and consider the project under a single site plan and permitting process.

²² Kansas State Highway Patrol, <https://www.kansashighwaypatrol.org/223/Trailers>

5.7 Proposed signage exceeds county regulations.

The current site plan calls for a 40ft² monument sign facing Farmer's Turnpike. As the current zoning of the property is "A – Agricultural," the signage regulations in Douglas County Zoning Code section 12-306-2.18 would apply to the Conditional Use.²³ Pursuant to the regulations, the sign shall be limited to no more than 30 ft² in area.

If the proposed Conditional Use is going to be approved, the applicant should be required to modify the proposed site plan to bring proposed signage into compliance with all existing zoning regulations. Additionally, the applicant should stipulate the sign will not be illuminated or otherwise be visible off-site at night.

5.8 No details provided of planned landscaping and screening.

The current site plan lists "Landscaping (Typ)" and shows trees spaced 15'-20' on part of the south side of the property, on the whole east side of the site plan facing E 1200 Rd, and on approximately 1/3 of the north side of the Phase 1 plan area. The staff report states the landscape screening shall be 6 to 8-foot-tall evergreen trees on 8' center, although these details are not reflected in the applicant's site plan. While the current plans would offer a small level of screening from adjacent homes and traffic, the applicant falls far short of demonstrating a desire to screen the property from neighbors or exceed the bare minimum requirements outlined in the Conditional Use zoning regulations.

If the Conditional Use is going to be approved, the applicant should be required to use 2 to 3 rows of mature evergreens (8'+ tall at planting) spaced in a manner to provide an immediate screen or hedgerow blocking visibility of the self-storage facility. Furthermore, the applicant should be required to extend the landscaping features around the entire storage area and should be required to maintain similar peripheral landscaping around Phase 2 or any other future expansion at the Subject Property.

5.9 Questions regarding future accessory uses such as moving van rental.

The current site plan does not include any mention of moving van rental; however, this is a typical accessory to many self-storage facilities. Prior to approval of the proposed Conditional Use, applicant should stipulate any future plans to add business lines beyond self-storage. The Conditional Use permit should stipulate that moving van storage and rental is not allowed nor would it be an appropriate future use.

²³ Douglas County Zoning Code, section 12-306-2.18, page 22 of 132

6. Questions regarding renovation of existing house and outbuildings.

6.1 Existing house built in 1900 and no details included of planned renovations.

The site plan states the current home and outbuildings will remain and the garage will be converted into the main office for the storage facility, but it does not include any information about structural or aesthetic improvements planned for the residential piece of the site plan. Before approving the Conditional Use, the applicant should provide more information on how they intended to merge the design and siting of the new storage buildings with the exterior of the house and residential area of the property.



The house was originally built in 1900 and at the time of its sale in 2018 required significant improvements to the septic system and living spaces before it would be appropriate for full-time residential use. As the largest and most visible structure on the property, the house serves as a focal point for northbound traffic on Kasold and eastbound traffic on Farmer's Turnpike. Since the applicant has chosen to retain the house in the site plan, special consideration should be given to ensuring all planned and necessary renovations are carried out in a manner appropriate for a 120-year-old home and in a design that maintains the historic rural character of the property.

Without any details about the plans for the existing residence and outbuildings, it is difficult to predict the final aesthetic of the property. If the Conditional Use permit is going to be approved, it should include stipulations from the applicant regarding the intention for all residential features of the property to maintain their rural historical character and integrated into the overall design aesthetic for the storage facility.

6.2 Garage constructed in 1920 will be turned into office, but no details of renovations.

The site plan states the garage will be converted into the main office for the storage facility. This building was originally built in 1920 and is little more than a wood shell. Significant improvements will be required to bring this building up to modern building and electrical code. The applicant has included no details regarding this planned “conversion.”



The neighbors are concerned the current site plan seeking approval retains these historic buildings in an effort to receive approval from the Planning Committee and County Commission, but once the Conditional Use permit is approved the applicant will attempt to claim unforeseen circumstances and prohibitively high expenses to appropriately rehabilitate and maintain the existing residence and outbuildings. If the Conditional Use is going to be approved, the applicant should first be required to provide details regarding the planned renovation and a commitment to keep the house in place.

6.3 Site plan does not mention existing water well.

The area of the site plan marked “Dumpster Area” is an active water well. The site plan does not include any information on plans to retain, relocate, or decommission the well. The water well is located in the path of the only planned entrance to the facility.



Location of existing water well

Prior to approval, the applicant should be required to provide plans regarding this water well and, if it is to be decommissioned, to demonstrate the well has been properly filled and sealed before the area is used as a driveway. Any potential oil or chemical runoff could quickly contaminate the water table if the well is abandoned improperly.

7. Concerns regarding owner-operator.

7.1 Owner leave vehicles and frequently dumps off-site construction debris at the property.

Since taking possession of the property in October 2018, the applicant has left multiple unattended vehicles at the property and has built a large pile of construction and household debris brought in from off-site. The debris piles have been left unburned for weeks or months at a time with large items like furniture, a mattress and box springs, and a pile of lumber and remodeling debris visible to passing traffic. For the last 3+ months, the owner has kept an apparently non-functional Camaro rolled behind the garage and left to become overgrown with weeds. At one point, a Douglas County Sheriff's came to question the neighbors about the Camaro out of concern the farm was being used to abandon stolen vehicles.



The neighbors are aware the applicant co-owns two used car lots and a leasing company engaged in the business of buying and rehabilitating residential properties in Lawrence. The neighbors are concerned that if the Conditional Use is granted the property will be used to store and dispose of junk from the applicant's other businesses to the detriment of the neighbors and the overall aesthetic of the storage facility.

7.2 No indication that owner intends to remain involved in the business after construction.

Given all the issues outlined in the preceding sections, the neighbors are also very concerned the approval of the current Conditional Use Permit would enable the current owner to make minimal improvements to the property and minimal completion of any future building permits simply to drive up the present value of the property to sell to another entity not involved in this long-term planning process.

The neighbors have all made large, long-term investments in their properties and anticipate staying in their homes for the foreseeable future. To whatever extent possible, if the County Commission is going to approve this Conditional Use they should first seek additional information from the applicant regarding their intentions for the property during the permitting and construction process as well as after the facility is open for business. The goals and policies of the *Horizon 2020* plan and the K-10 & Farmer's Turnpike Plan proscribe a comprehensive, long-term approach to master planning commercial development in this agricultural neighborhood. Before approving a Conditional Use for this property, the County should be given assurances of the applicant's long-term intentions to be a positive addition to the neighborhood.

Part 3: Issues with Planning & Development Services report

8. Annexation agreement requirement

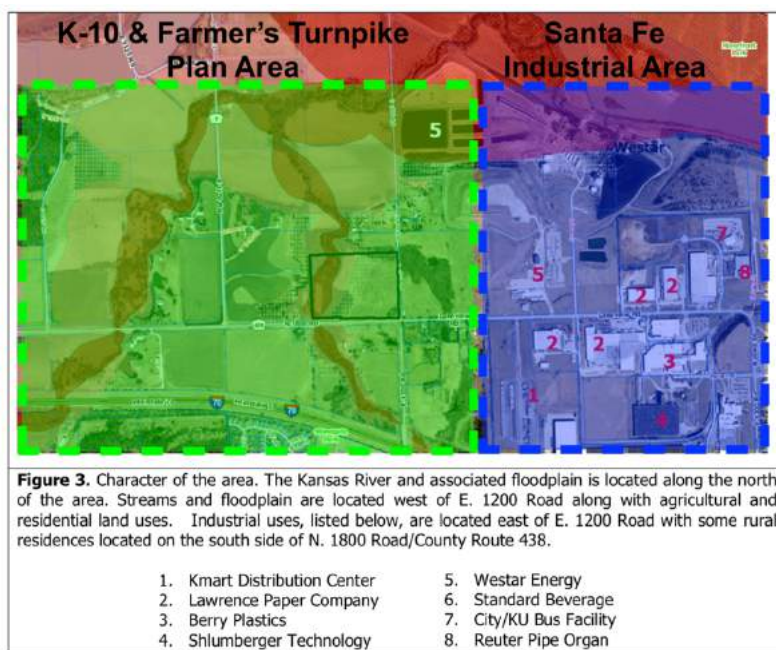
8.1 Annexation agreement is a slippery slope to forced annexation of neighboring properties.

The neighbors do not want to be forced to annex into the City of Lawrence against their wishes. Forcing the current applicant to sign an annexation agreement as a precondition for approving the Conditional Use puts existing residents at a disadvantage if future annexation is proposed for the neighborhood. The existing residents have resisted annexation on several occasions, and do not want to be forced to annex in the future.

9. Incorrect descriptions in Staff Report

9.1 Incorrect description of 'Character Of The Area' in Part II of staff report.

Part II of the staff report on this Conditional Use Permit application incorrectly describes the Subject Property as a part of the Santa Fe Industrial Area, and lists 8 other industrial businesses east of the Subject Property in an attempt to describe the Subject Property as appropriate for commercial development at this time.²⁴ In fact, all the subject businesses listed in the staff report are between ½ and 1 mile east of the Subject Property, in a completely different business district.



Source: Staff Report on CUP-19-00219

²⁴ Planning & Development Services Staff Report on CUP-19-00219, page 6 of 57

This misleading description gives the Planning Commission and County Commissioners the improper impression the proposed use is normal for this neighborhood, when in fact it would be the first non-agricultural commercial redevelopment in the K-10 & Farmer's Turnpike planning area along N 1800 Rd. The K-10 & Farmer's Turnpike plan area and the boundaries of the Santa Fe Industrial Area provide clear delineation between existing industrial uses and existing agricultural areas.

9.2 Incorrect description of dividing line between industrial and agricultural areas.

The staff report incorrectly states E 1200 Rd is the dividing line between the agricultural area covered by the K-10 & Farmer's Turnpike Plan and the Santa Fe Industrial Park.²⁵ **This is not correct.** The actual dividing line between these two distinct areas is approximately one quarter mile east of E 1200 Rd, following the high-voltage power distribution lines running parallel to Kasold Rd.²⁶ All areas west of the industrial park and north of I-70 are distinctly rural agricultural and single-family homes, as enumerated in the K-10 & Farmer's Turnpike Plan.²⁷



Source: Horizon 2020 Comprehensive Plan, Map 7-1

9.3 Incorrect description of natural boundaries and visibility off-premises.

The woods running along the north and west property lines of the Subject Property are deciduous trees and only provide obstruction during the late-spring and summer months. The staff report incorrectly concludes this existing vegetation will prevent light pollution and other nuisance from the Subject Property to neighbors.

If the Conditional Use Permit is going to be approved, the applicant should be required to add additional landscaping either around all sides of the storage area or along the existing tree line on the north side of the property.

²⁵ Planning & Development Services Staff Report on CUP-19-00219, page 7 of 57

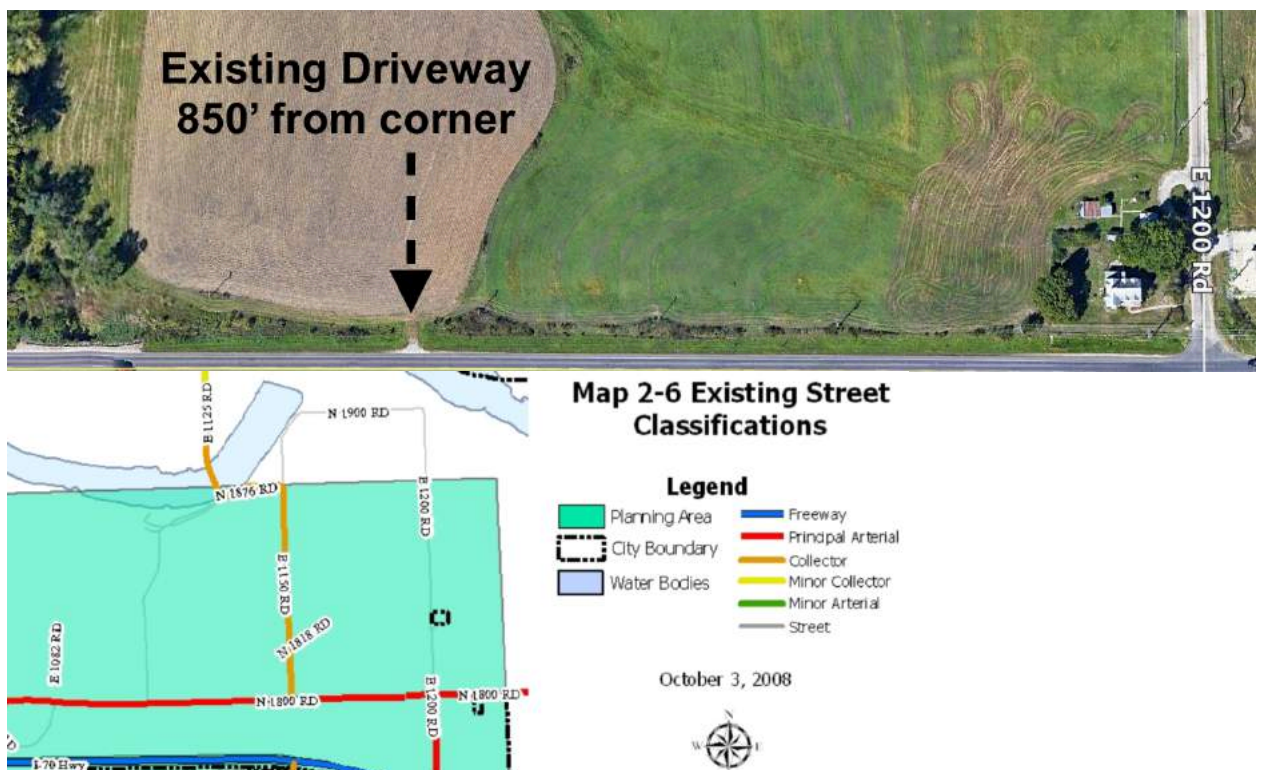
²⁶ Horizon 2020 Comprehensive Plan, Map 7-1, page 7-23

²⁷ K-10 & Farmer's Turnpike Plan, page 1-2

9.4 Incorrect approval of allowing sole entrance to the property on E 1200 Rd.

The the proposed sole entrance to the facility off E 1200 Rd violates existing regulations in the Douglas County Zoning Code and the Public Works regulations, and does not conform with the front-facing requirements of the K-10 & Farmer's Turnpike Plan.

The staff report also incorrectly states "direct access to N. 1800 Road (Farmer's Turnpike) is not permitted for safety reasons."²⁸ The staff report does not indicate what regulation would prohibit this facility from facing Farmer's Turnpike and providing direct access to the facility from the "principal arterial" N 1800 Road, nor does the staff report indicate why a 20' wide local road should be considered appropriate when Wakarusa Township states that the entrance must be 40'-50' wide to allow oversized vehicles. The Subject Property already has a driveway entrance located 850' from the corner and facing Farmer's Turnpike. Neither the applicant nor the Planning & Development Services staff report indicates why the site plan does not use the existing entrance that complies with all guidelines in the Public Works code and the K-10 & Farmer's Turnpike Plan. Finally, the staff report incorrectly labels N 1800 Road (Farmer's Turnpike) as a "minor arterial", when in fact, it is considered a "principal arterial" and is subject to an 820' corner clearance.



Source: K-10 & Farmer's Turnpike Plan, Map 2-6

If the Conditional Use Permit must be approved, the applicant should be required to use the existing compliant driveway facing Farmer's Turnpike instead of the local E 1200 Rd.

²⁸ Staff report on CUP-19-00219, pages 7 & 8

Part 4: Protest Petition filed by neighbors

Pursuant to the authority granted in K.S.A. 12-757(f) and Douglas County Zoning Code section 12-319-1.05, the neighbors of 1803 E 1200 Rd, Lawrence KS 66049 have drafted an official Protest Petition officially objecting to the issuance of the proposed Conditional Use Permit. The Douglas County GIS mapping system and Google Earth were used to identify parcels within 1,000' of the Subject Property. We have identified the following 20 parcels as falling within the statutory notification area.

Neighbors owning properties 1, 2, 3, 4, 5, 8, 10, 12, 14, 15, 16, and 18 have already signed the Protest Petition.



Conditional Use Permit Protest Petition

Protest Petition against Conditional Use Permit 19-00219

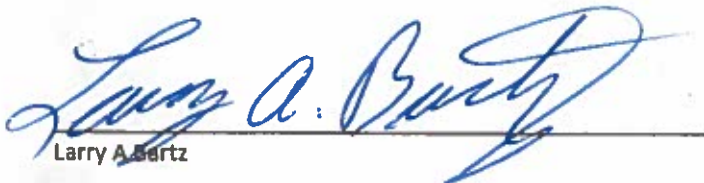
We, the undersigned property owners, do hereby protest the Conditional Use Permit application under consideration by the Lawrence-Douglas County Metropolitan Planning Commission for a boat and self-storage facility at 1803 E 1200 Rd, Lawrence, KS 66049, on property legally described as:

28.68 ACRES TRACK IN SE/4 15-12-19 DESCRIBED AS: BEG AT SE CORNER SE 1/4 SD SEC, THEN N90DEG00'00"W ALONG S LINE OF SE 1/4 SEC 15 1318.64 FT TO SW CORNER SE 1/4 SE 1/4 OF SD SEC, TH N00DEG34'48"W ALONG W LINE SE 1/4 SE 1/4 SD SEC 1024.77 FT, THEN S89DEG56'58"E 1319.97 FT TO E LINE SE 1/4 SEC 15, THEN S00DEG30'22"E ALONG E LINE OF SE 1/4 SD SEC 1023.59 FT TO POINT BEGINNING (800067 SPLIT 2016)

We, the undersigned, are owners of real property located within the statutory area of notification for which the Conditional Use Permit is sought. See K.S.A. 12-757(f).

STATE OF KANSAS)
) ss:
COUNTY OF DOUGLAS)

I am the circulator of this Protest Petition and a resident of the state of Kansas and possess the qualifications of an elector of the State of Kansas. I have personally witnessed the signing of the Protest Petition by each person whose name appears thereon.


Larry A. Bartz

6-24-19
Date

Circulator's Residence and Address: 1819 E 1200 Rd, Lawrence KS 66049

Signed and sworn to (or affirmed) before me on this 24 day of June, 2019,
by Larry A Bartz, circulator of this Protest Petition.


Notary Public

My appointment expires: 7/25/20



The following map is based on information available in the Douglas County Kansas GIS property records system. The numbers added by the petition drafter are provided for organizational and informational purposes only, and are subject to revision by the Lawrence-Douglas County Planning Commission and/or the Douglas County Board of Commissioners.



Protest Petition Signatures

Conditional Use Permit 19-00219

ID #	Signature & Printed Name	Date	Parcel ID	Property Address	Mailing Address	Title	Representing
1	<i>Ida J. Bartz</i> Ida J Bartz	6/14/19	023-065-15-0-00-00-019.00-0	no address assigned	3510 Sweet Grass Ct, Lawrence KS 66049	Trustee	Ida J Bartz Trust
2	<i>Larry A. Bartz</i> Larry A Bartz			1819 E 1200 Rd, Lawrence KS 66049			
	<i>Lyric L Bartz</i> Lyric L Bartz	6-10-19	023-065-15-0-00-00-019.01-0				
3	<i>Larry A. Bartz</i> Larry A Bartz			no address assigned	1819 E 1200 Rd, Lawrence KS 66049		
	<i>Lyric L Bartz</i> Lyric L Bartz	6-10-19	023-065-15-0-00-00-018.01-0				
4	<i>Ellen Bartz</i> Ellen H Bartz		023-066-14-0-00-00-005.00-0	1832 E 1200 Rd, Lawrence KS 66049	1828 E 1200 Rd, Lawrence KS 66049	Trustee	Gary L Bartz Trust
5	<i>Ellen Bartz</i> Ellen H Bartz		023-066-14-0-30-01-004.00-0	1400 N Kasold Dr, Lawrence KS 66049	1828 E 1200 Rd, Lawrence KS 66049	Trustee	Gary L Bartz Trust
6			023-066-14-0-00-00-004.00-0	1250 N 1800 Rd, Lawrence KS 66049	PO Box 889, Topeka, KS 66601		Kansas Power & Light Co
7			023-066-14-0-30-01-006.00-0	no address assigned	1827 E 1150 Rd, Lawrence KS 66049		Taylor Four LLC
8	<i>Michael Cheek</i> Michael R Cheek	6-10-19		1203 N 1800 Rd, Lawrence KS 66049			
	<i>Carol Cheek</i> Carol L Cheek	6-11-19	023-066-23-0-20-03-005.00-0				

ID #	Signature & Printed Name	Date	Parcel ID	Property Address	Mailing Address	Title	Representing
9	Leslie W Blevins, Jr		023-066-23-0-20-03-004.00-0	1207 N 1800 Rd, Lawrence KS 66049			
	Joycelyn Blevins						
10	Willis D Crawford		023-066-23-0-20-03-003.00-0	1211 N 1800 Rd, Lawrence KS 66049			
	 Judy L Crawford	6-11-19					
11	Brian Culliss		023-066-23-0-20-02-001.00-0	3131 Lakeview Rd, Lawrence, KS 66049	28465 W 95th St, De Soto, KS 66018		
	Kim T Culliss						
12	 Everett J Shockley	6-11-19	023-066-23-0-20-03-002.00-0	1215 N 1800 Rd, Lawrence KS 66049			
	 Nancy L Shockley	6-11-19					
13			023-066-23-0-20-03-008.00-0	1774B E 1200 Rd, Lawrence KS 66049	2001 Wyandotte St, Kansas City, MO 64108		MCV Limited
14	 Sherman E Edmondson	6-29-19	023-066-23-0-20-03-006.00-0	1786 E 1200 Rd, Lawrence KS 66049			
	 Janice Edmondson	6-29-19					

ID #	Signature & Printed Name	Date	Parcel ID	Property Address	Mailing Address	Title	Representing
15	<i>Christina Spray</i> CHRISTINA SPRAY	6-14-19	023-065-22-0-00-01-001.00-0	1791 E 1200 Rd, Lawrence KS 66049			Hattchet Farms LLC
16	<i>Wm R Spray</i> WM R SPRAY	6-14-19	023-065-22-0-00-01-003.00-0	no address assigned	1791 E 1200 Rd, Lawrence KS 66049		Hattchet Farms LLC
17	Glennett A Corel		023-065-22-0-00-01-002.00-0	1173 N 1800 Rd, Lawrence KS 66049			
18	<i>Raelynn Moon</i> Raelynn Moon	6/24/19	023-065-15-0-00-00-017.00-0	1812 no address assigned	3105 Sherwood Dr, Lawrence KS 66049		
	<i>Duane Moon</i> Duane R Moon	6/24/19		E 1150			
19			023-065-15-0-00-00-015.00-0	1826 E 1150 Rd, Lawrence KS 66049	3201 Riverview Rd, Lawrence KS 66049		Trivedi Farms LLC
20	Dennis L Meuffel		023-065-15-0-00-00-016.00-0	1166 N 1818 Rd, Lawrence, KS 66049			
	Paula J Meuffel						

1215 North 1800 Road
Lawrence, Kansas 66049
June 7, 2019

RECEIVED

JUN 13 2019

Planning & Development Services
City of Lawrence/Douglas County, KS

Lawrence-Douglas County Metropolitan Planning Commission
1 Riverfront Plaza, Ste 320
P.O. Box 708
Lawrence, Kansas 66044

Commissioners:

Thank you for the notice regarding the request for a Conditional Use Permit for EZ Storage at 1803 E. 1200 Road.

We are firmly opposed to this CUP. Our home sits 870 feet to the east of that location. We have lived here more than 50 years. One of the appeals to us for this location is the fact that it is close to the city yet has managed to maintain the rural atmosphere we have enjoyed all these years. We would like for this neighborhood to retain that identity without fear of encroachment from commercial or industrial facilities.

We are already dealing with a high volume of truck traffic on our road. Any sort of commercial enterprise would raise the nuisance and danger level for all of us who drive on North 1800 Road.

We plan to attend the meeting on June 24th and will express our opposition to this request in person.

Everett and Nancy Shockley



JAMIE SHEW
DOUGLAS COUNTY CLERK
1100 Massachusetts
Lawrence, KS 66044

Marni Penrod-Chief Deputy Clerk
Heather Dill-Deputy Clerk Elections

July 5, 2019

ATTN: DOUGLAS COUNTY COMMISSIONERS

RE: Protest Petition against Conditional Use Permit 19-00219, EZ STORAGE; 1803 E. 1200 ROAD
for Anthony Fanello, property owner of record.

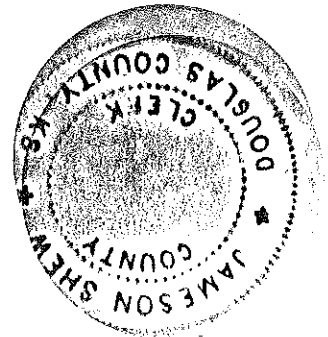
CERTIFICATION

I, JAMIE SHEW, DOUGLAS COUNTY CLERK, DO HEREBY CERTIFY THAT THE ATTACHED
PETITION, RECEIVED JULY 5, 2019, IS A VALID PETITION.



Jamie Shew
Douglas County Clerk

JS/mtb



Conditional Use Permit Protest Petition

Protest Petition against Conditional Use Permit 19-00219

We, the undersigned property owners, do hereby protest the Conditional Use Permit application under consideration by the Lawrence-Douglas County Metropolitan Planning Commission for a boat and self-storage facility at 1803 E 1200 Rd, Lawrence, KS 66049, on property legally described as:

28.68 ACRES TRACK IN SE/4 15-12-19 DESCRIBED AS: BEG AT SE CORNER SE 1/4 SD SEC, THEN N90DEG00'00"W ALONG S LINE OF SE 1/4 SEC 15 1318.64 FT TO SW CORNER SE 1/4 SE 1/4 OF SD SEC, TH N00DEG34'48"W ALONG W LINE SE 1/4 SE 1/4 SD SEC 1024.77 FT, THEN S89DEG56'58"E 1319.97 FT TO E LINE SE 1/4 SEC 15, THEN S00DEG30'22"E ALONG E LINE OF SE 1/4 SD SEC 1023.59 FT TO POINT BEGINNING (800067 SPLIT 2016)

We, the undersigned, are owners of real property located within the statutory area of notification for which the Conditional Use Permit is sought. See K.S.A. 12-757(f).

STATE OF KANSAS)

ss:

COUNTY OF DOUGLAS)

I am the circulator of this Protest Petition and a resident of the state of Kansas and possess the qualifications of an elector of the State of Kansas. I have personally witnessed the signing of the Protest Petition by each person whose name appears thereon.

Larry A. Bartz
Larry A Bartz

6-24-19
Date

Circulator's Residence and Address: 1819 E 1200 Rd, Lawrence KS 66049

Signed and sworn to (or affirmed) before me on this 24 day of June, 2019,
by Larry A Bartz, circulator of this Protest Petition.

Erin Albert
Notary Public

My appointment expires: 7/25/20



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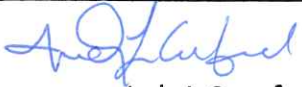
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2	<i>Larry A. Bartz</i> Larry A Bartz		023-065-15-0-00-00-019.01-0	1819 E 1200 Rd, Lawrence KS 66049			
	<i>Lyrice L Bartz</i> Lyrice L Bartz	6-10-19					
3	<i>Larry A. Bartz</i> Larry A Bartz		023-065-15-0-00-00-018.01-0	no address assigned	1819 E 1200 Rd, Lawrence KS 66049		
	<i>Lyrice L Bartz</i> Lyrice L Bartz	6-10-19					
4	<i>Ellen Bartz</i> Ellen H Bartz		023-066-14-0-00-00-005.00-0	1832 E 1200 Rd, Lawrence KS 66049	1828 E 1200 Rd, Lawrence KS 66049	Trustee	Gary L Bartz Trust
5	<i>Ellen Bartz</i> Ellen H Bartz		023-066-14-0-30-01-004.00-0	1400 N Kasold Dr, Lawrence KS 66049	1828 E 1200 Rd, Lawrence KS 66049	Trustee	Gary L Bartz Trust
6			023-066-14-0-00-00-004.00-0	1250 N 1800 Rd, Lawrence KS 66049	PO Box 889, Topeka, KS 66601		Kansas Power & Light Co
7			023-066-14-0-30-01-006.00-0	no address assigned	1827 E 1150 Rd, Lawrence KS 66049		Taylor Four LLC
8	<i>Michael R Cheek</i> Michael R Cheek	6-10-19	023-066-23-0-20-03-005.00-0	1203 N 1800 Rd, Lawrence KS 66049			
	<i>Carol L Cheek</i> Carol L Cheek	6-11-19					

Protest Petition Signatures

Conditional Use Permit 19-00219

ID #	Signature & Printed Name	Date	Parcel ID	Property Address	Mailing Address	Title	Representing
9	Leslie W Blevins, Jr		023-066-23-0-20-03-004.00-0	1207 N 1800 Rd, Lawrence KS 66049			
	Joycelyn Blevins						
10	Willis D Crawford		023-066-23-0-20-03-003.00-0	1211 N 1800 Rd, Lawrence KS 66049			
	 Judy L Crawford	6-11-19					
11	Brian Culliss		023-066-23-0-20-02-001.00-0	3131 Lakeview Rd, Lawrence, KS 66049	28465 W 95th St, De Soto, KS 66018		
	Kim T Culliss						
12	 Everett J Shockley	6-11-19	023-066-23-0-20-03-002.00-0	1215 N 1800 Rd, Lawrence KS 66049			
	 Nancy L Shockley	6-11-19					
13			023-066-23-0-20-03-008.00-0	1774B E 1200 Rd, Lawrence KS 66049	2001 Wyandotte St, Kansas City, MO 64108		MCV Limited
14	 Sherman E Edmondson	6-29-19	023-066-23-0-20-03-006.00-0	1786 E 1200 Rd, Lawrence KS 66049			
	 Janice Edmondson	6-29-19					

Protest Petition Signatures

Conditional Use Permit 19-00219

ID #	Signature & Printed Name	Date	Parcel ID	Property Address	Mailing Address	Title	Representing
15	<i>Christina Spray</i> CHRISTINA SPRAY	6-14-19	023-065-22-0-00-01-001.00-0	1791 E 1200 Rd, Lawrence KS 66049			Hattchet Farms LLC
16	<i>Wm R Spray</i> WM R SPRAY	6-14-19	023-065-22-0-00-01-003.00-0	no address assigned	1791 E 1200 Rd, Lawrence KS 66049		Hattchet Farms LLC
17	Glennett A Corel		023-065-22-0-00-01-002.00-0	1173 N 1800 Rd, Lawrence KS 66049			
18	<i>Raelynn Moon</i> Raelynn Moon	6/24/19	023-065-15-0-00-00-017.00-0	1812 no address assigned	3105 Sherwood Dr, Lawrence KS 66049		
	<i>Duane R Moon</i> Duane R Moon	6/24/19		E 1150			
19	<i>Maulik Tumbler</i>	07/03/19	023-065-15-0-00-00-015.00-0	1826 E 1150 Rd, Lawrence KS 66049	3201 Riverview Rd, Lawrence KS 66049		Trivedi Farms LLC
20	<i>Dennis L Meuffel</i> Dennis L Meuffel	7-3-19	023-065-15-0-00-00-016.00-0	1166 N 1818 Rd, Lawrence, KS 66049			
	<i>Paula J Meuffel</i> Paula J Meuffel	7/3/19					

ZO - Voigt, Tonya

From: Mary Miller <mmiller@lawrenceks.org>
Sent: Friday, June 7, 2019 4:20 PM
To: ZO - Voigt, Tonya
Subject: RE: EZ Storage drainage to the floodplain

This message came from outside of the douglascountyks.org domain - please follow best security practices and use extreme caution before opening attachments or links.

They don't have any specific concerns. It's actually the neighbors adult children who live in town. They are just trying to look out for their parents and wanted me to check on it. They thought draining to the floodplain might impact their parent's property (but they didn't base this on any studies or other information) If you don't have any concerns, I'll let them know.

Thanks!

Mary

Mary K Miller, AICP City/County Planner II –
mmiller@lawrenceks.org
City of Lawrence, Planning & Development Services
1 Riverfront Plaza, Ste 320 NEW LOCATION
Lawrence, KS 66044
Direct (785) 832-3147
Office (785) 832-7700 | Fax (785) 832-3110
www.lawrenceks.org/pds

"Your opinion counts! Customer feedback helps us serve you better. Please tell us how we're doing by completing this short online Customer Satisfaction Survey: <http://lawrenceks.org/pds/survey/satisfaction>

From: tvoigt@douglascountyks.org
Sent: Friday, June 7, 2019 4:06 PM
To: Mary Miller ; kbrowning@douglascountyks.org; cvoigt@douglascountyks.org
Subject: RE: EZ Storage drainage to the floodplain

Chad and spoke and we do not see any concerns regarding drainage at the size of the proposed use.

Do you have more detailed information about what the neighbor to the North is concerned about?

- The reduction of permeable surface? Is this site proposed gravel?
- The reduction of terraces?
- Natural drainage is to the floodway and that doesn't appear to change with the proposed use.

Tonya

From: Mary Miller <mmiller@lawrenceks.org>
Sent: Thursday, June 6, 2019 8:07 AM
To: PW - Browning, Keith <kbrowning@douglascountyks.org>; PW - Voigt, Chad <cvoigt@douglascountyks.org>
Cc: ZO - Voigt, Tonya <tvoigt@douglascountyks.org>
Subject: FW: EZ Storage drainage to the floodplain

This message came from outside of the douglascountyks.org domain - please follow best security practices and use extreme caution before opening attachments or links.

Hi,
I don't believe Tonya will have time to look this over with her work with the tornado damage. Could either of you let me know if you have any concerns/ recommendations about the stormwater drainage?
Thanks,
Mary

Mary K Miller, AICP City/County Planner II –
mmiller@lawrenceks.org
City of Lawrence, Planning & Development Services
1 Riverfront Plaza, Ste 320 NEW LOCATION
Lawrence, KS 66044
Direct (785) 832-3147
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"Your opinion counts! Customer feedback helps us serve you better. Please tell us how we're doing by completing this short online Customer Satisfaction Survey: <http://lawrenceks.org/pds/survey/satisfaction>

From: Mary Miller
Sent: Tuesday, June 4, 2019 10:54 AM
To: kbrowning@douglascountyks.org; cvoigt@douglascountyks.org; tvoigt@douglascountyks.org
Subject: EZ Storage drainage to the floodplain

Hi,
The neighbors to the north asked about the potential impact of the drainage from the storage facility to the floodplain. Could you look the attached revised plans for the EZ Storage CUP and let me know if you have any concerns with the drainage? (Or any other concerns)

The township met with the applicant and determined that the entry drive needs to be at least 40 to 50 feet wide to provide an area large enough for vehicles to turn into the facility without compromising the road edge of E 1200 Road.

I've contacted the fire department to see if they have any concerns, but haven't heard back yet. I'll give them a call later today if they don't get back to me.

I attached the review letter, please let me know if any of your comments have not been addressed. If possible, please get back to me by the end of the week so I can include any information in the staff report and relay it to the applicant.

Thanks,
Mary

Mary K Miller, AICP City/County Planner II –
mmiller@lawrenceks.org
City of Lawrence, Planning & Development Services
1 Riverfront Plaza, Ste 320 NEW LOCATION
Lawrence, KS 66044
Direct (785) 832-3147
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DOUGLAS COUNTY ADMINISTRATOR

1100 Massachusetts Street
Lawrence, KS 66044-3064
(785) 832-5328 Fax (785) 832-5148
splinsky@douglascountyks.org

Sarah Plinsky
Interim County Administrator

Memorandum

Date: July 17, 2019

To: Douglas County Board of County Commissioners

From: Sarah Plinsky, Interim County Administrator

Subject: County Administrator's Weekly Report

Schedule Items

- Kansas Historic Sites Board of Review Meeting
 - August 3, 2019 at 9:00 AM in the Kansas Museum of History – Museum Classrooms (6425 SW 6th Ave., Topeka, KS)
- Lawrence-Douglas County Health Board Meeting
 - August 19, 2019 at 5:00 PM at the Community Health Facility (200 Maine Street)
- 44th Annual KAC Conference
 - November 12-14, 2019 in Wichita/Sedgwick County

Information Items

- Lawrence-Douglas County Health Board – July 15 Meeting Agenda. Attached is the agenda for the Lawrence-Douglas County Health Board meeting.
- Kansas Historic Sites Board of Review – August 3 Meeting Agenda. Attached is the agenda for the Kansas Historic Sites Board of Review meeting.
- 44th Annual KAC Conference. KAC is asking for the completion of the Certificate of Voting Delegate for one voting delegate, along with a first and second delegate. These certifications must be filed no later than October 25, 2019. A brochure with complete information about the annual conference has been distributed and registration is open.
- May 28th Tornado Recovery Update. Douglas County Public Works is winding down operations for picking up woody debris for residences. To date, over 9,000 cubic yards of woody debris has been picked up to be chipped by the contractor. Construction and demolition (C&D) debris pick up is on-going. To date, over 488 tons of C&D debris has been picked up and staff estimates that over 1,000 tons will be collected through July 24th, the last day of pick up. We are working to get the message out to the community that C&D debris that is in the right-of-way can be picked up but it excludes concrete foundations. On July 23rd, Douglas County staff will host a meeting of other public sector entities that were involved in the response and recovery and the Kansas Department of Emergency Management (KDEM) to prepare for our meetings with the Federal Emergency Management Agency (FEMA). This meeting will be preliminary and exploratory. After the meeting with KDEM, staff anticipates hearing from FEMA in the next 60 days. There may be delays because of the number of disasters and events in our FEMA area. The agriculture sub-committee and the financial assistance sub-committee are discussing what proposals could be developed to be submitted to the Community

Foundation. The Community Foundation has indicated that funds will be granted to agencies not individuals. As those proposals are developed and submitted for consideration, I will keep the Commission updated. 211 is still receiving calls for assistance from impacted citizens. The largest area of need is tree removal and clean-up from large properties. Areas near residences have largely been cleaned up, but there is significant damage to trees along streams, windbreaks, and outlying trees. The sub-groups are going to brainstorm some opportunities or proposals to assist with that need, if possible. Our next meeting is scheduled for August 13th at 2:00 p.m. in EOC-A.

Open Appointments

- Community Corrections Board Advisory Board (Social Services) - (1) position open
- Douglas County Food Policy Council (Local food system/Ag Producer) - (2) positions open
- JAAA Advisory Council - (1) position open
- JAAA Board of Directors - (1) position open
- Lawrence-Douglas County Advocacy Council on Aging - (10) open positions

Kansas Historic Sites Board of Review

Meeting Agenda – Regular Meeting



Kansas Museum of History – Museum Classrooms
6425 SW 6th Ave, Topeka, KS
August 3, 2019 9:00 AM

Type of Meeting: Regular - Open Public Meeting

Meeting Facilitator: Jamee Fiore, National Register Coordinator

Members: Jennie Chinn (SHPO), Gregory Schneider – Chair, Sharron Hamilton, Tim Hersh, Kathryn Herzog, John Hoopes, Joseph Johnson, Laura Murphy, David Sachs, Toni Stewart

- I. Call to Order
- II. Roll call
- III. Approval of Minutes from May 4, 2019 meeting
- IV. Update on program activities
- V. Consideration of National Register Nominations
(* denotes properties within a Certified Local Government boundary)
 1. The Avalon – Manhattan, Riley County*
KHRI #161-3490-00463
 2. Hartford House – Manhattan, Riley County*
KHRI #161-3490-00019
 3. Eureka Downtown Historic District – Eureka, Greenwood County
KHRI #073-510
 4. William Henry House – Lecompton, Douglas County*
KHRI #045-5734
 5. Star Cash Grocery & Residence – Vinland, Douglas County*
KHRI #045-5423
 6. Firehouse No. 4 – Topeka, Shawnee County*
KHRI #177-2542
 7. St. Mark's AME Church – Topeka, Shawnee County*
KHRI #177-5400-01491
 8. Innes Department Store – Wichita, Sedgwick County*
KHRI #173-11683
 9. Vickers Petroleum Service Station – Haysville, Sedgwick County
KHRI #173-12988



10. Walnut River Crossing of the Cherokee/Fayetteville Oregon-California Trail
Eldorado, Butler County
KHRI #015-871
11. Hodson Hotel/Hardesty House – Ashland, Clay County
KHRI #025-27

VI. Consideration of State Register Nominations

12. John Brender House – Eudora, Douglas County*
KHRI #045-4399

VII. For the Good of the Order

1. November 16, 2019 Meeting

VIII. New Business

IX. Adjournment

June 28, 2019

Nolan & Stephanie Jones
545 W 20th St
Eudora, KS 66025

Re: John Brender House, 545 W 20th St, Eudora, Douglas County

Dear Mr. & Mrs. Nolan:

We are pleased to inform you that the *John Brender House* will be considered by the Kansas Historic Sites Board of Review for nomination to the Register of Historic Kansas Places at their next meeting on Saturday, August 3, 2019. You are invited but not required to attend this meeting, which will begin at 9:00 AM and will be held in the Museum Classrooms at the Kansas Museum of History, 6425 SW 6th Avenue, Topeka. A draft of the proposed nomination will be available on our website (www.kshs.org/14633) at least two weeks prior to the meeting.

The Register of Historic Kansas Places, also known as the state register, is the state's official list of historic properties worthy of preservation. All properties that are listed in the National Register of Historic Places are also listed in the Register of Historic Kansas Places; however, the state register also recognizes properties that are significant to our state's heritage yet do not meet National Register eligibility standards.

Listing of this property provides recognition of its historic importance and assures construction projects involving this property will be reviewed in accordance with the Kansas Historic Preservation Act (75-2715 through 75-2725). For more information about state preservation law, please visit our website (www.kshs.org/14658). Contact your local permitting authority to learn of any applicable local preservation ordinances.

If the property is listed in the register, it may qualify for state rehabilitation tax credits. For more information, visit our website (www.kshs.org/14673). Register listing also qualifies a property for the Heritage Trust Fund grant. You can find more information about this program on our website (www.kshs.org/14617).

Owners of private properties nominated to the state register have an opportunity to concur with or object to listing. Any owner or partial owner of private property who chooses to object to listing may submit to the State Historic Preservation Officer a **notarized** statement certifying that the party is the sole or partial owner of the private property and objects to the listing. Each owner or partial owner of the private property has one vote regardless of the portion of the property that the party owns. If a majority of private property owners objects, a property will not be listed. If you choose to object to the listing of your property, the notarized objection must be received in our office before the meeting.

Should you have any questions about this nomination before the Kansas Historic Sites Board of Review meeting, please contact Jamee Fiore, National Register coordinator, at ext. 216 or at jamee.fiore@ks.gov.

Historic Sites Board of Review Meeting Notice

We invite you to join us on Facebook at www.facebook.com/KSHPO and follow us on Twitter at @kansashistory.

Sincerely,



Patrick Zollner
Deputy State Historic Preservation Officer



Jamee Fiore
National Register Coordinator

cc: • Douglas County Commission
 Mayor Reazin & City Council
 Jan Shupert-Arick, Douglas County Heritage Conservation Council

June 28, 2019

Daniel & Leah Kuhlman
344 N 1925 Rd
Lecompton, KS 66050

Re: William Henry Residence (344 N 1925 Rd, Lecompton, Douglas County)

Dear Mr. & Mrs. Kuhlman:

We are pleased to inform you that the property at *William Henry Residence* will be considered by the Kansas Historic Sites Board of Review for nomination to the National Register of Historic Places and the Register of Historic Kansas Places (state register) at their next meeting on 8/3/2019. You are invited but not required to attend this meeting, at which the public is given a chance to speak for or against a nomination. The meeting will begin at 9:00 AM and will be held in the Museum Classrooms at the Kansas Museum of History, 6425 SW 6th Avenue, Topeka. An agenda and draft of the proposed nomination will be available on our website (www.kshs.org/14633) at least two weeks before the meeting.

The National Register of Historic Places is the federal government's official list of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our nation's heritage. Listing in the National Register does not mean that limitations will be placed on the property by the federal government. Public visitation rights are not required of owners. The federal government will not attach restrictive covenants to the property or seek to acquire them. Properties approved for nomination to the National Register by the Kansas Historic Sites Board of Review are automatically listed in the Register of Historic Kansas Places.

Listing of this property provides recognition of the community's historic importance and assures protective review of federal projects that might adversely affect the character of the historic property. This property will also be protected under the Kansas Historic Preservation Act (K.S.A. 75-2715 through 75-2725). For more information on state and federal protection, please visit our website (www.kshs.org/14658).

If the property is listed in the registers, it may qualify for federal and/or state rehabilitation tax credits. Rehabilitation projects involving buildings listed in the state register may qualify for the state rehabilitation tax credit. For more information, visit our website (www.kshs.org/14673). Register listing also qualifies a property for the Heritage Trust Fund grant. You can find more information about this program on our website (www.kshs.org/14617).

Owners of private properties nominated to the National Register have an opportunity to concur with or object to listing in accordance with the National Historic Preservation Act and 36 CFR 60. Any owner or partial owner of private property who chooses to object to listing may submit to the State Historic Preservation Officer a **notarized** statement certifying that the party is the sole or partial owner of the private property and objects to the listing. Each owner or partial owner of the private property has one vote regardless of the portion of the property that the party owns. If a majority of private property owners objects, a property will not be listed. However, the State Historic Preservation Officer may submit the

Historic Sites Board of Review Meeting Notice

nomination to the Keeper of the National Register of Historic Places for a determination of eligibility of the property for listing in the National Register. If you choose to object to the listing of your property, the notarized objection must be received in our office before the meeting.

Should you have any questions about this nomination before the Kansas Historic Sites Board of Review meeting, please contact Jamee Fiore, National Register coordinator, at ext. 216 or at Jamee.fiore@ks.gov. We invite you to join us on Facebook at www.facebook.com/KSHPO and follow us on Twitter at [@kansashistory](https://twitter.com/kansashistory).

Sincerely,



Patrick Zollner
Deputy State Historic Preservation Officer



Jamee Fiore
National Register Coordinator

cc: • Douglas County Commission
Mayor Jacquot & Lecompton City Council
Jan Shupert-Arick, Douglas County Heritage Conservation Council

June 28, 2019

Ray Wilber Cathy Dwigans
502 E 1600 Rd
Baldwin City, KS 66006

Re: Star Cash Grocery Store and Residence (696 E 1719 Rd, Vinland, Douglas County)

Dear Ray & Cathy:

We are pleased to inform you that the property at *Star Cash Grocery Store and Residence* will be considered by the Kansas Historic Sites Board of Review for nomination to the National Register of Historic Places and the Register of Historic Kansas Places (state register) at their next meeting on 8/3/2019. You are invited but not required to attend this meeting, at which the public is given a chance to speak for or against a nomination. The meeting will begin at 9:00 AM and will be held in the Museum Classrooms at the Kansas Museum of History, 6425 SW 6th Avenue, Topeka. An agenda and draft of the proposed nomination will be available on our website (www.kshs.org/14633) at least two weeks before the meeting.

The National Register of Historic Places is the federal government's official list of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our nation's heritage. Listing in the National Register does not mean that limitations will be placed on the property by the federal government. Public visitation rights are not required of owners. The federal government will not attach restrictive covenants to the property or seek to acquire them. Properties approved for nomination to the National Register by the Kansas Historic Sites Board of Review are automatically listed in the Register of Historic Kansas Places.

Listing of this property provides recognition of the community's historic importance and assures protective review of federal projects that might adversely affect the character of the historic property. This property will also be protected under the Kansas Historic Preservation Act (K.S.A. 75-2715 through 75-2725). For more information on state and federal protection, please visit our website (www.kshs.org/14658).

If the property is listed in the registers, it may qualify for federal and/or state rehabilitation tax credits. Rehabilitation projects involving buildings listed in the state register may qualify for the state rehabilitation tax credit. For more information, visit our website (www.kshs.org/14673). Register listing also qualifies a property for the Heritage Trust Fund grant. You can find more information about this program on our website (www.kshs.org/14617).

Owners of private properties nominated to the National Register have an opportunity to concur with or object to listing in accordance with the National Historic Preservation Act and 36 CFR 60. Any owner or partial owner of private property who chooses to object to listing may submit to the State Historic Preservation Officer a **notarized** statement certifying that the party is the sole or partial owner of the private property and objects to the listing. Each owner or partial owner of the private property has one vote regardless of the portion of the property that the party owns. If a majority of private property owners objects, a property will not be listed. However, the State Historic Preservation Officer may submit the

Historic Sites Board of Review Meeting Notice

nomination to the Keeper of the National Register of Historic Places for a determination of eligibility of the property for listing in the National Register. If you choose to object to the listing of your property, the notarized objection must be received in our office before the meeting.

Should you have any questions about this nomination before the Kansas Historic Sites Board of Review meeting, please contact Jamee Fiore, National Register coordinator, at ext. 216 or at Jamee.fiore@ks.gov. We invite you to join us on Facebook at www.facebook.com/KSHPO and follow us on Twitter at [@kansashistory](https://twitter.com/kansashistory).

Sincerely,



Patrick Zollner
Deputy State Historic Preservation Officer



Jamee Fiore
National Register Coordinator

cc: • Douglas County Commission
Mayor Simoneau & City Council – Baldwin City
Jan Shupert-Arick, Douglas County Heritage Conservation Council
Paul Caviness, paul.caviness@gmail.com

Lawrence-Douglas County Health Board

July 15, 2019

5:00 p.m.

Agenda:

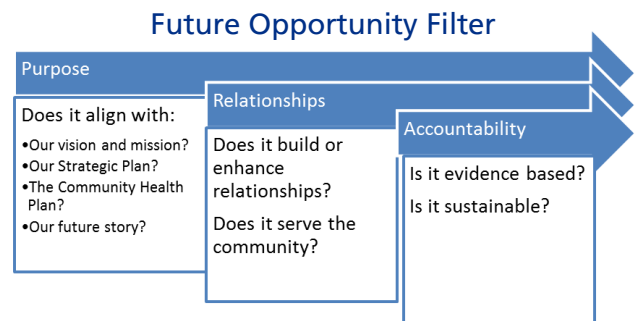
Approximate time 1:25

1. Call to order, Vern Norwood
2. Public Comment *remarks limited to 5 minutes*
5 minutes
3. Approval of agenda, Vern Norwood
2 minutes
4. Approval of minutes of May 20, 2019 meeting, Vern Norwood
3 minutes
5. Approval of May and June monthly financial reports, Michele Hammann
5 minutes
6. Program Report –
15 minutes
7. New Business (*action needed*).
10 minutes
 - a. Consider contract with KU Cofrin-Logan Center for Addiction Research and Treatment for development of data warehouse
 - b. 6 month review of Strategic Plan
8. Director's Report
45 minutes
 - a. City and County budget requests
 - b. Project LIVELY
9. Adjournment

Next Regularly Scheduled Meeting Date

Board Meeting –Monday, August 19, 2019

Future Business



Our mission is to advance policies, practices and programs that promote health for all, prevent disease and protect the environment

PROFESSIONALISM • INTEGRITY • COMPASSION • TEAMWORK

MINUTES
Lawrence-Douglas County Health Board
May 20, 2019

CALL TO ORDER

The monthly meeting of the Lawrence-Douglas County Health Board was held Monday, May 20, 2019. Chair Steve Fawcett called the meeting to order at 5:02 p.m.

PUBLIC COMMENT

There was no public comment.

APPROVAL OF AGENDA

Shanda Hurla made a motion to approve the Agenda for May 20, 2019. Sandy Praeger provided the second and the motion passed.

REVIEW AND APPROVE MINUTES OF APRIL 15, 2019

Sandy Praeger made a motion that the Minutes of April 15, 2019, be approved. Verdell Taylor provided the second and the motion passed.

REVIEW AND APPROVE APRIL MONTHLY FINANCIAL REPORT

Dan Partridge, director, reviewed the April Monthly Financial Report. Sandy Praeger moved that the April Monthly Financial Report be approved. Shanda Hurla provided the second and the motion passed.

PROGRAM REPORT – ENVIRONMENTAL HEALTH

Andrew Stull, environmental health supervisor, provided the Board with a program update on regulatory programs. Andrew reported Domain 6 of the 10 Essential Public Health Services states to enforce public health laws and regulations. This includes the Douglas County Sanitary Code, swimming pool regulations, school inspections, cereal malt beverage license renewals and environmental complaints.

The Douglas County Sanitary Code regulates the design, the installation and repair of onsite waste water management systems. Real estate septic and well inspections are required prior to property transfers. The Sanitary Code also regulates private water well construction. Staff also perform well water testing for bacteria and nitrates.

Andrew stated they inspect ninety-three licensed Lawrence public pools for compliance with the City of Lawrence public pool ordinance inspections including testing for chlorine or bromine, pH, safety equipment, water clarity and drain covers. In 2018, there were 457 total pool inspections and 6.6 percent were closed. Eudora and Baldwin City pools are inspected as a courtesy.

Andrew stated the Child Care Licensing (CCL) program is funded through the Kansas Department of Health and Environment. There are 172 child care facilities in Douglas County consisting of child care centers, drop in program for school age children, and home-based providers. CCL staff offer monthly orientation training, conduct annual and complaint surveys and provide resources to providers.

NEW BUSINESS

Consider Extension of Contract with Douglas County and the Kansas Department of Health and Environment to Support Early Childhood Services (Medicaid Match)

Dan Partridge, director, requested the Board approve the extension of the contract with Douglas County, Kansas Department of Health and Environment and the Lawrence-Douglas County Health Department for outreach, prevention and early intervention to help support local funding for Healthy Families services. The term of this contract is for July 1, 2019, to June 30, 2020. Shannon Oury made a motion to approve the extension of the contract with Douglas County, Kansas Department of Health and Environment, and the

Lawrence-Douglas County Health Department. Sandy Praeger provided the second and the motion passed.

Consider Extension of Contract with Kansas Head Start Association, Douglas County and the Kansas Department of Health and Environment to Support Health Literacy Education (Medicaid Match)

Dan Partridge, director, requested the Board extend the contract between the Kansas Head Start Association, the Board of County Commissioners of Douglas County, Kansas, the Lawrence-Douglas County Health Department, and the Kansas Department of Health and Environment to provide parent health literacy services. The term of this contract is from July 1, 2019, to June 30, 2020. Shannon Oury made a motion to extend the contract between the Kansas Head Start Association, the Board of County Commissioners of Douglas County, Kansas, the Lawrence-Douglas County Health Department, and the Kansas Department of Health and Environment. Sandy Praeger provided the second and the motion passed.

DIRECTORS REPORT

Electronic Medical Record Transition Update (Potential Guidance – Records Retention)

Linda Craig, clinic services director, reported staff had their first day of training for super users with CDP software. Linda stated last week clinic staff received their surface pro laptops and were excited because these will make it much easier and quicker for them to enter information. Linda said staff saw this as a positive experience. Linda stated the training is continuing Tuesday and Wednesday of this week and we go live on Thursday. Linda also stated the implementation of Qless in the clinic is going very well.

First Quarter Performance Report

Dan Partridge, director, reviewed the first quarter performance report on Positive Client Relationships, Culture and Value Alignment, Community Service Leadership and Financial Stewardship.

Community Health Plan

Beth Llewellyn, community health director, provided an update to the Board on the Community Health Plan as organized by the Lawrence-Douglas County Health Department Strategic Plan. Under Priority Area 2, goals 2.1, George Diepenbrock, communications officer, has been working on a comprehensive communications plan. Beth and Dan have initiated conversations with the county and municipalities to adopt the Community Health Plan. Under goal 2.3, with respect to long term sponsorship partners for each issue area, the Human Services Coalition will serve as the issue area convening structure for poverty and jobs led by Douglas County and United Way. Further, the Health Department has recommitted planning, data and communication support for LiveWell. Beth reported LiveWell is working to fund a full-time staff member. Structural and process design objectives are completed for goal 2.4. The first meeting of the steering committee is June 13th.

2020 Budget Status Update

Dan Partridge, director, stated the 2020 Budget has been submitted and we are monitoring the City and County's budget process.

Other New Business

1. The next scheduled Health Board meeting will be Monday, June 17, 2019, at 5 p.m. in the first-floor meeting room.

ADJOURNMENT

The Board meeting was adjourned at 6:39 p.m. on a motion by Shanda Hurla and a second by Sandy Praeger.

Respectfully submitted,

Dan Partridge
Secretary

Present:	Steve Fawcett
	Shanda Hurla
	Shannon Oury
	Sandy Praeger
	Verdell Taylor
Other:	Charlie Brian
	Linda Craig
	George Diepenbrock
	Colleen Hill
	Sonia Jordan
	Beth Llewellyn
	Andrew Stull

Lawrence-Douglas County Health Department

May 2019 Notes for Financial Reports

Income & Expense Statement

Revenues

- City & County Operating Revenue: The 1st half of City and County funding was received earlier in 2019, and on track with the year to date budgeted amounts for both City and County.
- Program Fees: Payments for the delayed invoicing were starting to be received in March and continued through April & May. Fees were up over \$8K from March and more in line with April and budgeted amounts.
- Federal & State Grants: Federal grant receipts were consistent with the prior month but below budget. Noted that State Grants were billed in April but no payments were received in May. Noted a significant receipts of state grants on June 4th and 11th.

Expenses

- Pharmaceuticals: Exceeded budget for the current month due to timing of ordering of vaccines but note that year to date total expenses is \$19,371 less than budget.
- IT Consulting Fees: Were slightly over budget for the month and \$18,859 year to date, this is related to the new EHR, revenue collection management system and planned system upgrades.
- Capital Purchases: See detail as outlined on the 2019 Funded Depreciation expenditures.

Balance Sheet

General/Operating

- Balance decreased in May by \$202,469 to \$1,151,479 which is closer to the March 2019 balance and due to the delay in state grant receipts.

Board Designated Reserve Fund

- Balance increased in May to \$1,753,769 due to \$230 in interest earnings and increase in investment value.

Kay Kent Public Health Service Award Fund

- Balance increased to \$27,253 due to \$6 of interest income.

Funded Depreciation

- Balance decreased in May due to capital expenditures as outlined in the 2019 Funded Depreciation expenditures report.

Vendor payment and payroll lists are included for the month of May.

**LAWRENCE-DOUGLAS COUNTY HEALTH DEPARTMENT
BALANCE SHEET
AS OF 05/31/2019**

Assets

Current Assets

Operating Fund

Cash	\$ 1,150,679
Petty cash / change fund	800
<i>Sub-total</i>	<u>1,151,479</u>

Board Designated Reserve Fund

Cash	551,241
Board Designated Reserve Fund Certificates of Deposit	1,202,528
<i>Sub-total</i>	<u>1,753,769</u>

Kay Kent Public Health Service Award Fund

Cash	27,253
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Funded Depreciation

Cash	<u>158,395</u>
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***Sub-total Current Assets* 3,090,895**

Property, Plant & Equipment

Fixed Assets	582,783
Less - Accumulated Depreciation	(350,264)

***Sub-total Prop., Plant & Equip.* 232,519**

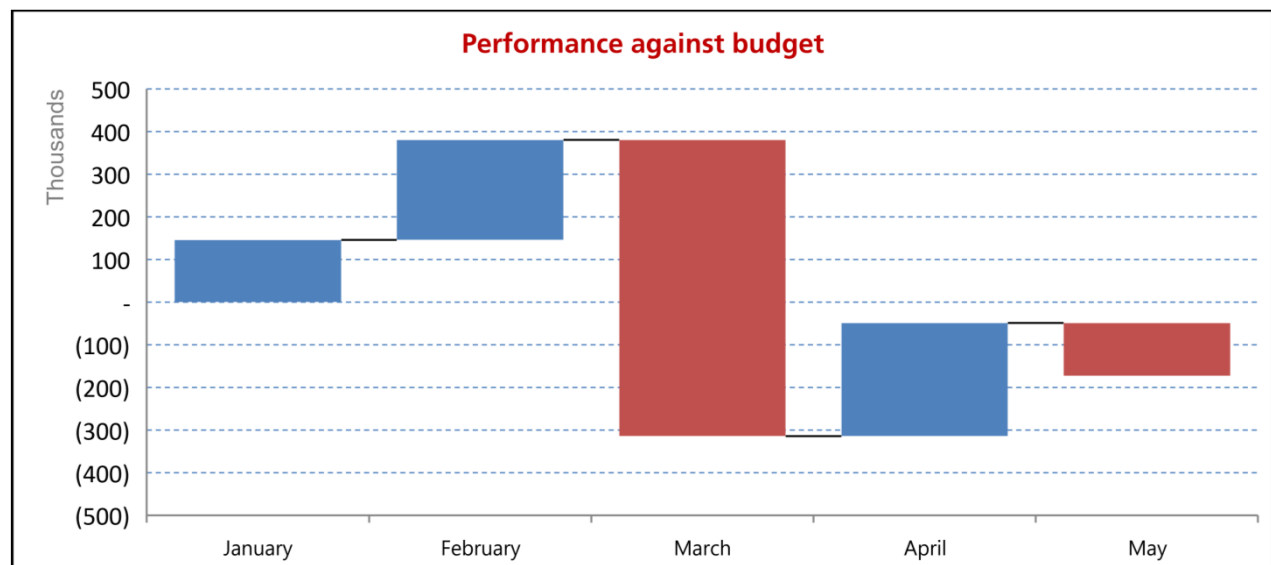
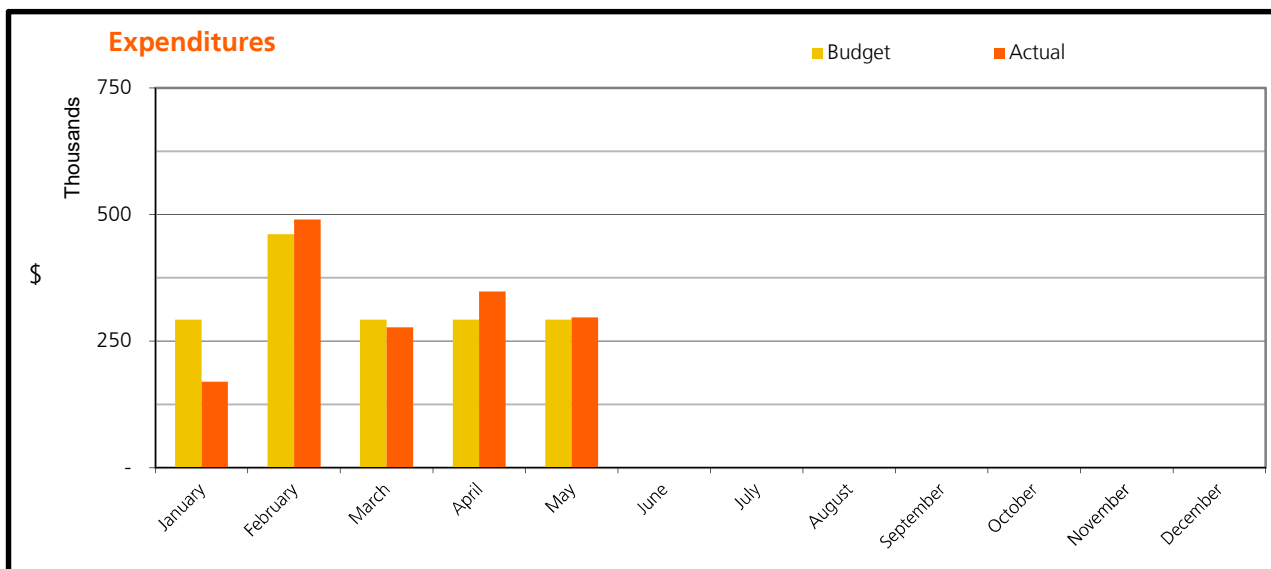
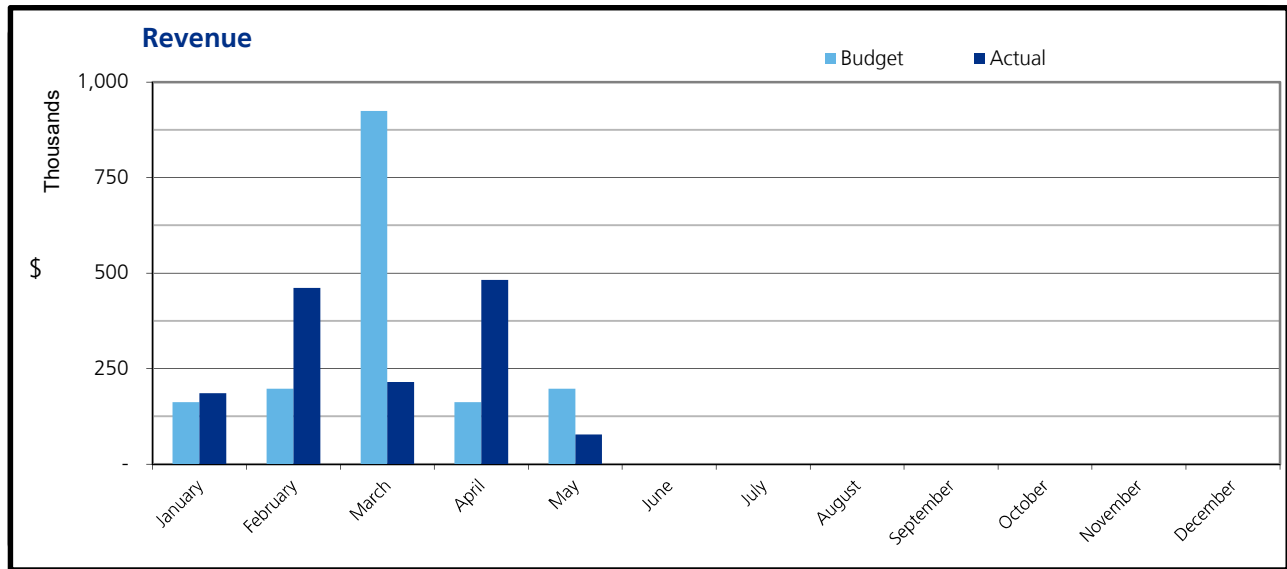
Total Assets \$ 3,323,414

Liabilities and Net Assets

Net Assets

Operating Fund Balance	\$ 1,446,058
Reserves/Restricted Fund Balances	2,055,071
Net Income (Loss)	<u>(177,715)</u>

Total Net Assets \$ 3,323,414



All Funds All Departments All Programs All Sub-programs	Revenue & Expense Financial Report				
	May 2019				
	Current Month		Year to Date		Budget
					Variance
	Actual	Budget	Actual	Budget	Year to Date
Income					
City Operating	-	-	350,500	350,482	700,964
County Operating	-	-	412,058	412,058	824,116
Total Local Government	-	-	762,558	762,540	1,525,080
Contract Services	8,007	38,165	9,090	85,166	176,222
Fees	41,405	38,500	146,526	192,500	462,000
Total Operating Revenue	49,412	76,665	155,616	277,666	638,222
Federal Grants	27,269	91,148	347,213	455,741	1,093,778
State Grants	-	29,245	137,483	146,225	350,941
Local/Private Grants	-	-	2,458	-	75,000
Total Grant Income	27,269	120,393	487,154	601,966	1,519,719
Other Revenue	500	121	22,186	604	1,450
Interest	304	133	2,856	667	1,600
Transfers from Operating	-	-	-	-	-
Total Income	77,485	197,313	1,430,368	1,643,443	3,686,071
Expense					
Gross Salaries & Wages	172,803	183,027	773,894	915,134	2,196,321
Payroll Taxes (SS & MC)	12,457	14,002	55,372	70,008	168,019
Insurance - Health	-	-	201,331	177,061	177,061
KPERS	17,064	17,113	91,602	85,564	205,354
Insurance - Unemployment	178	897	1,602	4,484	10,762
Insurance - Work Comp	100	2,261	21,835	11,303	27,127
Total Payroll Expenses	202,601	217,299	1,145,636	1,263,554	2,784,644
Contractual Services	19,580	18,404	108,447	92,018	220,842
Phone & Communications	3,223	2,448	14,883	12,238	29,370
Employment Ads	100	35	565	175	420
Interpreters	426	821	2,881	4,104	9,850
Postage & Delivery	642	798	4,120	3,988	9,570
Publications & Subscriptions	344	444	6,397	2,220	5,329
Repair & Maintenance	-	123	1,013	615	1,476
Service & Licensing Contracts	8,970	12,899	29,945	64,496	154,790
Medical Fees	410	417	2,624	2,083	5,000
IT Consultation Fees	8,866	6,700	52,359	33,500	80,400
Legal Fees	96	292	2,423	1,458	3,500
Physician Fees	1,260	958	4,590	4,788	11,492
Dues	-	769	3,137	3,844	9,226
Business Administration Fees	-	63	150	313	750
Health Education/Promotion/Adver	724	833	724	4,167	10,000
HR Consultant	-	-	-	-	-
Bank and Credit Card Fees	679	642	2,068	3,208	7,700
Commercial Travel	-	300	731	1,500	3,600
Meals	1,087	740	6,155	3,700	8,879
Lodging	233	822	5,530	4,112	9,869
Registration	950	1,398	16,108	6,988	16,771
Copying and Printing	-	834	2,136	4,172	10,012
Insurance: Non-payroll related	-	792	9,931	3,959	9,501
Insurance: Professional Liability	-	378	100	1,892	4,540
Laboratory	400	460	2,191	2,301	5,522
Mileage/Tolls/Parking	2,270	2,025	7,781	10,127	24,304
Miscellaneous	-	585	410	2,927	7,025
Total Contractual Services	50,260	54,978	287,399	274,891	659,738
Medical Supplies	182	1,700	7,981	8,502	20,405
Pharmaceuticals	20,188	14,426	52,759	72,131	173,114
Office Supplies	1,449	1,305	7,798	6,526	15,663
Other Supplies	2,068	2,709	7,918	13,545	32,507
Other Expenses/Equipment	-	-	1,570	-	-
Total Commodities	23,886	20,141	78,027	100,704	241,689
Capital Purchases	20,007	-	97,022	-	-
Transfers to other HD accounts	-	-	-	-	-
Total Expense	296,755	292,418	1,608,084	1,639,149	3,686,071
Net Income	(219,270)	(95,105)	(177,715)	4,294	(0)
					(182,009)

**2019 Funded
Depreciation Purchases**

**For the period ending
May 31, 2019**

Month	Purchased	Price
January	EMR Project Management Fee - Wyandotte	\$ 9,500
February	CDP Initial Phase Costs	5,933
March	Laser Logic	3,829
April	Scott Rice - Office Furniture	4,771
April	Mcubed Technologies - Computers and Scanners	52,982
May	Missouri Door Co - Auto. Hanicap Door Operators	8,201
May	Johnson Controls - Access Control	2,837
May	Custom Data - Project Kickoff and Travel	4,958
May	Qless - Support & Command	2,750
May	Mcubed Technologies - Barcode Scanner/Cradles	341
May	Mcubed Technologies - Label Printer/Printer Server	920
Year to Date Purchases		<u>\$ 97,022</u>

AP Check Register (Current by Bank)

Check Dates: 5/1/2019 to 5/31/2019

Check No.	Date	Status	Vendor ID	Payee Name	Amount
BANK ID: PEOEFT - BANKMW EFT					1015-01-10-00-000
325492	05/10/19	P	UNITST	United States Treasury	\$18,030.87
325493	05/28/19	P	KANSWI	Kansas Withholding Tax	\$2,642.00
* 325511	05/29/19	P	UNITST	United States Treasury	\$17,903.26
325512	05/28/19	P	KPERS	KPERS	\$13,461.42
325513	05/28/19	P	KPERS	KPERS	\$141.97
325514	05/15/19	P	MCUBED	MCubed Technologies	\$5,853.60
325514	05/31/19	V 5/31/19	MCUBED	MCubed Technologies	(\$5,853.60)
325515	05/17/19	P	MCUBED	MCubed Technologies	\$3,012.00
325515	05/31/19	V 5/31/19	MCUBED	MCubed Technologies	(\$3,012.00)
325516	05/24/19	P	MCUBED	MCubed Technologies	\$341.00
325516	05/31/19	V 5/31/19	MCUBED	MCubed Technologies	(\$341.00)
325517	05/31/19	P	MCUBED	MCubed Technologies	\$920.00
325517	05/31/19	V 5/31/19	MCUBED	MCubed Technologies	(\$920.00)
325518	05/15/19	P	MCUBED	MCubed Technologies	\$5,853.60
325519	05/17/19	P	MCUBED	MCubed Technologies	\$3,012.00
325520	05/24/19	P	MCUBED	MCubed Technologies	\$341.00
325521	05/31/19	P	MCUBED	MCubed Technologies	\$920.00
325522	05/30/19	P	DELUBU	Deluxe Business Checks and Sol	\$287.45
325523	05/07/19	P	EMPOWE	EMPOWER RETIREMENT	\$200.00
325524	05/22/19	P	EMPOWE	EMPOWER RETIREMENT	\$200.00
325525	05/09/19	P	FLEXMD	Flex Made Easy	\$775.42
325526	05/10/19	P	KPERS	KPERS	\$200.00
325526	05/10/19	V 5/10/19	KPERS	KPERS	(\$200.00)
325527	05/10/19	P	EMPOWE	EMPOWER RETIREMENT	\$1,543.50
325528	05/16/19	P	BENEDI	Benefits Direct	\$493.53
325529	05/10/19	P	KPERS	KPERS	\$13,561.37
325530	05/22/19	P	EMPOWE	EMPOWER RETIREMENT	\$1,543.50
325531	05/22/19	P	FLEXMD	Flex Made Easy	\$741.85
325532	05/03/19	P	SONIA	Sonia Jordan	\$71.70
BANK PEOEFT REGISTER TOTAL:					\$81,724.44
BANK ID: PEOFDE - BANKMW FUNDED DEPRECIATION					1022-02-10-00-000
2060	05/15/19	P	CDP	Custom Data Preprocessing, Inc	\$4,958.13
BANK PEOFDE REGISTER TOTAL:					\$4,958.13
BANK ID: PEOPDD - BANKMW DIRECT DEPOSIT					1015-01-10-00-000
36362	05/16/19	P	BENEDI	Benefits Direct	\$493.53
36362	05/16/19	V 5/16/19	BENEDI	Benefits Direct	(\$493.53)
36363	05/09/19	P	FLEXMD	Flex Made Easy	\$775.42
36363	05/09/19	V 5/9/19	FLEXMD	Flex Made Easy	(\$775.42)
36364	05/23/19	P	FLEXMD	Flex Made Easy	\$741.85
36364	05/23/19	V 5/23/19	FLEXMD	Flex Made Easy	(\$741.85)
36365	05/10/19	P	KPERS	KPERS	\$13,561.37
36365	05/10/19	V 5/10/19	KPERS	KPERS	(\$13,561.37)
36366	05/07/19	P	EMPOWE	EMPOWER RETIREMENT	\$1,543.50
36366	05/07/19	V 5/7/19	EMPOWE	EMPOWER RETIREMENT	(\$1,543.50)
36367	05/29/19	P	EMPOWE	EMPOWER RETIREMENT	\$1,543.50
36367	05/29/19	V 5/29/19	EMPOWE	EMPOWER RETIREMENT	(\$1,543.50)
36368	05/10/19	P	KPERS	KPERS	\$200.00
36368	05/10/19	V 5/10/19	KPERS	KPERS	(\$200.00)
36369	05/29/19	P	KPERS	KPERS	\$200.00
36369	05/29/19	V 5/29/19	KPERS	KPERS	(\$200.00)
BANK PEOPDD REGISTER TOTAL:					\$0.00

* Check Status Types: "P" - Printed ; "M" - Manual ; "V" - Void (Void Date); "A" - Application; "E" - EFT

** Denotes broken check sequence.

AP Check Register (Current by Bank)

Check Dates: 5/1/2019 to 5/31/2019

Check No.	Date	Status	Vendor ID	Payee Name	Amount
BANK ID: PEOPOP - BANKMW OPERATING					1015-01-10-00-000
18732	05/07/19	P	DGCOAD	Douglas County Administration	\$7,877.04
18733	05/07/19	P	UNITWA	United Way of Douglas County	\$124.00
18734	05/15/19	P	ANDRST	Andrew Stull	\$440.75
18735	05/15/19	P	BRENHA	Brenda Hawkins	\$132.05
18736	05/15/19	P	CARYAL	Cary Allen	\$20.00
18737	05/15/19	P	CHARBR	Charlie Bryan	\$175.10
18738	05/15/19	P	CHRGUS	Christina Gustafson	\$221.70
18739	05/15/19	P	CRLOOM	Cris Loomis	\$28.30
18740	05/15/19	P	DGCO	Douglas County	\$363.56
18741	05/15/19	P	DIAEVE	Diane Evert	\$98.70
18742	05/15/19	P	GEDIEP	George Diepenbrock	\$10.06
18743	05/15/19	P	HY-VEE	Hy-Vee 125638 6th Street	\$26.86
18744	05/15/19	P	JACCHA	Jackie Chase	\$19.00
18745	05/15/19	P	JEROMA	Jerome Marquez	\$126.40
18746	05/15/19	P	JOHCON	Johnson Controls	\$2,837.19
18747	05/15/19	P	KATHCO	Kathy Colson	\$26.00
18748	05/15/19	P	KELLRA	Kelli Raney	\$152.50
18749	05/15/19	P	KERRCO	Kerr Consulting	\$225.00
18750	05/15/19	P	KROGCU	Kroger-Dillon Customer Charge	\$124.56
18751	05/15/19	P	KUCENT	KU Center for Research	\$7,500.00
18752	05/15/19	P	LAWRJO	Lawrence Journal-World	\$724.06
18753	05/15/19	P	LCSHEL	Lawrence Community Shelter	\$5,814.28
18754	05/15/19	P	LHORN	Lisa Horn	\$13.60
18755	05/15/19	P	LINDRI	Linda Rippetoe	\$135.55
18756	05/15/19	P	LISANJ	Lisa Njoroge	\$85.90
18757	05/15/19	P	LLEWBE	Beth Llewellyn	\$231.03
18758	05/15/19	P	MARIAN	Maria Ana Garza	\$193.00
18759	05/15/19	P	MCKESS	McKesson	\$6,008.31
18760	05/15/19	P	MEDELA	Medela	\$68.11
18761	05/15/19	P	METRCO	Metro Courier, Inc.	\$170.98
18762	05/15/19	P	MIDCO	Midcontinent Communications	\$1,156.00
18763	05/15/19	P	OMEGA	Omega Door and Hardware	\$8,201.00
18764	05/15/19	P	PARTY	Party America	\$50.44
18765	05/15/19	P	PFIZIN	Pfizer Inc	\$1,852.48
18766	05/15/19	P	PRINSO	Printing Solutions	\$869.46
18767	05/15/19	P	QUEST	Quest Diagnostics TB	\$150.00
18768	05/15/19	P	SANOPA	Sanofi Pasteur Inc.	\$4,040.91
18769	05/15/19	P	SARHAR	Sarah Hartsig	\$244.50
18770	05/15/19	P	SHAHOD	Shannon Hodges	\$159.00
18771	05/15/19	P	SONIA	Sonia Jordan	\$229.55
18772	05/15/19	P	STACEY	Stacey Rollins	\$32.40
18773	05/15/19	P	STAMPE	Stampede DBA Lineage	\$50.21
18774	05/15/19	P	STERIC	Stericycle	\$410.40
18775	05/15/19	P	STEVEN	Stevens & Brand L.L.P	\$95.61
18776	05/15/19	P	TAMMFR	Tammy Franchuk	\$16.80
18777	05/15/19	P	UNITWA	United Way of Douglas County	\$583.33
18778	05/15/19	P	VISA	VISA	\$3,942.01
18779	05/15/19	P	MIDCO	Midcontinent Communications	\$143.59
18780	05/15/19	P	MIDCO	Midcontinent Communications	\$909.33
18781	05/31/19	P	BGCLK	Boys and Girls Club Lawrence	\$1,250.00
18782	05/31/19	P	CHLSHE	Chloe Sheridan	\$15.00
18783	05/31/19	P	DGCO	Douglas County	\$363.56
18784	05/31/19	P	DGCOAD	Douglas County Administration	\$8,132.12
18785	05/31/19	P	EVELMO	Evelyn Morales	\$75.00
18786	05/31/19	P	GLAXOS	GlaxoSmithKline	\$1,874.31
18787	05/31/19	P	HAALON	Haase & Long	\$3,000.00

* Check Status Types: "P" - Printed ; "M" - Manual ; "V" - Void (Void Date); "A" - Application; "E" - EFT

** Denotes broken check sequence.

AP Check Register (Current by Bank)

Check Dates: 5/1/2019 to 5/31/2019

Check No.	Date	Status	Vendor ID	Payee Name	Amount
18788	05/31/19	P	HANSHE	Hannah Sheridan	\$60.00
18789	05/31/19	P	KALHD	KALHD	\$175.00
18790	05/31/19	P	KDHETB	KDHE TB Prevention & Control	\$92.00
18791	05/31/19	P	LASELO	Laser Logic	\$854.68
18792	05/31/19	P	LAWRME	Lawrence Memorial Hospital	\$400.00
18793	05/31/19	P	MARIAI	Maria Aida Hernandez Fernandez	\$220.00
18794	05/31/19	P	MCKESS	McKesson	\$6,219.78
18795	05/31/19	P	METRCO	Metro Courier, Inc.	\$170.98
18796	05/31/19	P	MICPEN	Michael S Pennock	\$630.00
18797	05/31/19	P	OFFIDE	Office Depot	\$364.67
18798	05/31/19	P	PREVCA	Prevent Child Abuse America	\$675.00
18799	05/31/19	P	QLESS	QLess Inc	\$10,550.00
18800	05/31/19	P	QUANCO	Quantrimetrix Corporation	\$132.00
18801	05/31/19	P	SALBIR	Sarah Birmingham	\$131.25
18802	05/31/19	P	STAMPE	Stampede DBA Lineage	\$249.48
18803	05/31/19	P	THOMMA	Thomas R. Marcellino, MD	\$1,260.00
18804	05/31/19	P	TRISUN	Trish Unruh	\$717.50
18805	05/31/19	P	UNITWA	United Way of Douglas County	\$124.00

BANK PEOPOP REGISTER TOTAL: \$94,846.94

BANK ID: VISACH - VISA-COLLEEN HILL

2010-01-10-00-000

1169	05/15/19	P	ADOBE	Adobe Acrobat	\$16.38
1170	05/15/19	P	AMAZON	Amazon	\$91.50
1171	05/15/19	P	CONCON	CTC*ConstantContact.com	\$45.00
1172	05/15/19	P	COUNCI	Council of St/Terr Epidemiolog	\$595.00
1173	05/15/19	P	EILEEN	Eileen's Colossal Cookies	\$475.75
1174	05/15/19	P	FULCRM	Fulcrum Internet App	\$76.00
1175	05/15/19	P	INDEED	Indeed	\$170.41
1176	05/15/19	P	MICROS	Microsoft Azure	\$67.20
1177	05/15/19	P	MISCHO	Misc. Hotel	\$691.94
1178	05/15/19	P	MISCTR	Misc Travel	\$23.00
1179	05/15/19	P	NASWKS	NASW Kansas Chapter	\$20.00
1180	05/15/19	P	NEBRAS	Nebraska Furniture Mart	\$126.70
1181	05/15/19	P	SOUTHW	Southwest Airlines	\$313.96
1182	05/15/19	P	UNLCON	Unlimited Conferencing	\$16.98

BANK VISACH REGISTER TOTAL: \$2,729.82

BANK ID: VISADP - VISA - DAN PARTRIDGE

2010-01-10-00-000

1025	05/15/19	P	MISCRE	Misc. Restaurant	\$60.20
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BANK VISADP REGISTER TOTAL: \$60.20

BANK ID: VISAKR - VISA-KELLI RANEY

2010-01-10-00-000

1014	05/15/19	P	MISCHO	Misc. Hotel	\$233.26
1015	05/15/19	P	PARTY	Party America	\$16.77

BANK VISAKR REGISTER TOTAL: \$250.03

BANK ID: VISATF - VISA-TAMMY FRANCHUK

2010-01-10-00-000

1059	05/15/19	P	AMAZON	Amazon	\$119.00
1060	05/15/19	P	MISCRE	Misc. Restaurant	\$707.50
1061	05/15/19	P	WALMAR	WalMart	\$75.46

BANK VISATF REGISTER TOTAL: \$901.96

GRAND TOTAL : \$185,471.52

* Check Status Types: "P" - Printed ; "M" - Manual ; "V" - Void (Void Date); "A" - Application; "E" - EFT

** Denotes broken check sequence.

Lawrence-Douglas County Health Dept
PR Check Register (Current)

Check #	Batch	Date	Type	Employee ID and Name	Amounts	
					Check	Direct Deposit
BANK: BANKMW DIRECT DEPOSIT					1015-01-10-00-000	
36236	471	05/07/19	Regular Check	ALLEN CAR - Allen, Cary S	\$0.00	\$998.52
36237	471	05/07/19	Regular Check	BIRDCAT - Bird, Catherine A	\$0.00	\$1,197.85
36238	471	05/07/19	Regular Check	BRYANCH A - Bryan, Charles W	\$0.00	\$1,736.46
36239	471	05/07/19	Regular Check	CHASEJAC - Chase, Jacki T	\$0.00	\$1,356.86
36240	471	05/07/19	Regular Check	COLSOKAT - Colson, Kathleen M	\$0.00	\$1,475.70
36241	471	05/07/19	Regular Check	CRAIGLIN - Craig, Linda K	\$0.00	\$2,143.50
36242	471	05/07/19	Regular Check	DIEPEGEO - Diepenbrock, George R	\$0.00	\$1,699.02
36243	471	05/07/19	Regular Check	DOTSOTRA - Dotson, Traci	\$0.00	\$926.62
36244	471	05/07/19	Regular Check	EVERTDIA - Evert, Diane	\$0.00	\$1,214.43
36245	471	05/07/19	Regular Check	FRANCTAM - Franchuk, Tamera B	\$0.00	\$706.31
36246	471	05/07/19	Regular Check	HAWKCAI - Fraser, Caitlyn R	\$0.00	\$908.55
36247	471	05/07/19	Regular Check	GARZAMAR - Garza, Maria A	\$0.00	\$1,368.12
36248	471	05/07/19	Regular Check	GENTRCHR - Gentry, Christina	\$0.00	\$1,063.13
36249	471	05/07/19	Regular Check	GUSTACHR - Gustafson, Christina K	\$0.00	\$1,411.13
36250	471	05/07/19	Regular Check	HALLMEM - Hall, Memorie M	\$0.00	\$933.51
36251	471	05/07/19	Regular Check	HARTFMYR - Hartford, Myrna S	\$0.00	\$1,348.52
36252	471	05/07/19	Regular Check	HARTSSAR - Hartsig, Sarah	\$0.00	\$890.72
36253	471	05/07/19	Regular Check	HAWKIBRE - Hawkins, Brenda K	\$0.00	\$1,312.59
36254	471	05/07/19	Regular Check	HILLCOL - Hill, Colleen R	\$0.00	\$1,333.44
36255	471	05/07/19	Regular Check	HODGESHA - Hodges, Shannon	\$0.00	\$1,382.32
36256	471	05/07/19	Regular Check	HORN LIS - Horn, Lisa	\$0.00	\$1,382.37
36257	471	05/07/19	Regular Check	JORDASON - Jordan, Sonia M	\$0.00	\$1,944.43
36258	471	05/07/19	Regular Check	LLEWEELI - Llewellyn, Elizabeth A	\$0.00	\$2,319.89
36259	471	05/07/19	Regular Check	LOOMICHR - Loomis, Christine E	\$0.00	\$1,758.11
36260	471	05/07/19	Regular Check	MARQUJER - Marquez, Jerome	\$0.00	\$1,515.79
36261	471	05/07/19	Regular Check	MCDANSUS - McDanel, Susan R	\$0.00	\$2,403.15
36262	471	05/07/19	Regular Check	GWIRTAMA - Nestler, Amanda M	\$0.00	\$709.55
36263	471	05/07/19	Regular Check	NJOROLIS - Njoroge, Lisa A	\$0.00	\$1,054.88
36264	471	05/07/19	Regular Check	HERRENIC - Parker, Nicole A	\$0.00	\$1,521.19
36265	471	05/07/19	Regular Check	PARKSKRI - Parks, Krista N	\$0.00	\$1,414.20
36266	471	05/07/19	Regular Check	PARTRDAN - Partridge, Dan L	\$0.00	\$3,546.50
36267	471	05/07/19	Regular Check	ORTIZWENDY - Patricio-Ortiz, Wendy	\$0.00	\$824.15
36268	471	05/07/19	Regular Check	PRESTJEN - Preston, Jennifer L	\$0.00	\$1,671.25
36269	471	05/07/19	Regular Check	RANEYKEL - Raney, Kelli K	\$0.00	\$1,617.48
36270	471	05/07/19	Regular Check	RIPPELIN - Rippetoe, Linda R	\$0.00	\$1,262.29
36271	471	05/07/19	Regular Check	ROLLISTA - Rollins, Stacey D	\$0.00	\$1,192.66
36272	471	05/07/19	Regular Check	SINISBRI - Sinisgalli, Brittanie N	\$0.00	\$1,348.52
36273	471	05/07/19	Regular Check	STULLAND - Stull, Andrew N	\$0.00	\$1,939.76
36274	471	05/07/19	Regular Check	STUMBRAC - Stumblingbear, Rachel A	\$0.00	\$1,096.07
36275	471	05/07/19	Regular Check	VERNBKAT - Vernberg, Katherine L	\$0.00	\$1,748.54
36276	471	05/07/19	Regular Check	ZAMORFRE - Zamora, Frendida V	\$0.00	\$894.75
36277	472	05/22/19	Regular Check	ALLEN CAR - Allen, Cary S	\$0.00	\$931.32
36278	472	05/22/19	Regular Check	BIRDCAT - Bird, Catherine A	\$0.00	\$1,125.73
36279	472	05/22/19	Regular Check	BRYANCH A - Bryan, Charles W	\$0.00	\$1,734.21
36280	472	05/22/19	Regular Check	CHASEJAC - Chase, Jacki T	\$0.00	\$1,294.30
36281	472	05/22/19	Regular Check	COLSOKAT - Colson, Kathleen M	\$0.00	\$1,469.01
36282	472	05/22/19	Regular Check	CRAIGLIN - Craig, Linda K	\$0.00	\$2,141.54
36283	472	05/22/19	Regular Check	DIEPEGEO - Diepenbrock, George R	\$0.00	\$1,690.02
36284	472	05/22/19	Regular Check	DOTSOTRA - Dotson, Traci	\$0.00	\$926.62
36285	472	05/22/19	Regular Check	EVERTDIA - Evert, Diane	\$0.00	\$1,079.38
36286	472	05/22/19	Regular Check	FRANCTAM - Franchuk, Tamera B	\$0.00	\$721.83
36287	472	05/22/19	Regular Check	HAWKCAI - Fraser, Caitlyn R	\$0.00	\$917.80
36288	472	05/22/19	Regular Check	GARZAMAR - Garza, Maria A	\$0.00	\$1,362.38
36289	472	05/22/19	Regular Check	GENTRCHR - Gentry, Christina	\$0.00	\$978.12
36290	472	05/22/19	Regular Check	GUSTACHR - Gustafson, Christina K	\$0.00	\$1,408.87
36291	472	05/22/19	Regular Check	HALLMEM - Hall, Memorie M	\$0.00	\$892.45
36292	472	05/22/19	Regular Check	HARTFMYR - Hartford, Myrna S	\$0.00	\$1,374.90
36293	472	05/22/19	Regular Check	HARTSSAR - Hartsig, Sarah	\$0.00	\$1,115.39

Lawrence-Douglas County Health Dept
PR Check Register (Current)

Check #	Batch	Date	Type	Employee ID and Name	Amounts	
					Check	Direct Deposit
36294	472	05/22/19	Regular Check	HAWKIBRE - Hawkins, Brenda K	\$0.00	\$1,369.54
36295	472	05/22/19	Regular Check	HILLCOL - Hill, Colleen R	\$0.00	\$1,344.34
36296	472	05/22/19	Regular Check	HODGESHA - Hodges, Shannon	\$0.00	\$1,440.39
36297	472	05/22/19	Regular Check	HORNLI - Horn, Lisa	\$0.00	\$1,378.55
36298	472	05/22/19	Regular Check	JORDASON - Jordan, Sonia M	\$0.00	\$1,932.88
36299	472	05/22/19	Regular Check	LLEWEELI - Llewellyn, Elizabeth A	\$0.00	\$2,312.11
36300	472	05/22/19	Regular Check	LOOMICHR - Loomis, Christine E	\$0.00	\$1,746.55
36301	472	05/22/19	Regular Check	MARQUJER - Marquez, Jerome	\$0.00	\$1,487.43
36302	472	05/22/19	Regular Check	MCDANSUS - McDanel, Susan R	\$0.00	\$2,401.18
36303	472	05/22/19	Regular Check	GWIRTAMA - Nestler, Amanda M	\$0.00	\$527.47
36304	472	05/22/19	Regular Check	NJOROLIS - Njoroge, Lisa A	\$0.00	\$1,185.53
36305	472	05/22/19	Regular Check	HERRENIC - Parker, Nicole A	\$0.00	\$1,418.39
36306	472	05/22/19	Regular Check	PARKSKRI - Parks, Krista N	\$0.00	\$1,429.35
36307	472	05/22/19	Regular Check	PARTRDAN - Partridge, Dan L	\$0.00	\$3,539.82
36308	472	05/22/19	Regular Check	ORTIZWENDY - Patricio-Ortiz, Wendy	\$0.00	\$791.69
36309	472	05/22/19	Regular Check	PRESTJEN - Preston, Jennifer L	\$0.00	\$1,669.28
36310	472	05/22/19	Regular Check	RANEYKEL - Raney, Kelli K	\$0.00	\$1,483.70
36311	472	05/22/19	Regular Check	RIPPELIN - Rippetoe, Linda R	\$0.00	\$1,350.93
36312	472	05/22/19	Regular Check	ROLLISTA - Rollins, Stacey D	\$0.00	\$1,192.66
36313	472	05/22/19	Regular Check	SINISBRI - Sinisgalli, Brittanie N	\$0.00	\$1,375.20
36314	472	05/22/19	Regular Check	STULLAND - Stull, Andrew N	\$0.00	\$1,939.76
36315	472	05/22/19	Regular Check	STUMBRAC - Stumblingbear, Rachel A	\$0.00	\$1,013.41
36316	472	05/22/19	Regular Check	VERNBKAT - Vernberg, Katherine L	\$0.00	\$1,746.57
36317	472	05/22/19	Regular Check	ZAMORFRE - Zamora, Frendida V	\$0.00	\$915.11
REGISTER TOTALS:					\$0.00	\$116,728.54
TOTAL FOR ALL REGISTERS:					\$0.00	\$116,728.54

Lawrence-Douglas County Health Department

June 2019 Notes for Financial Reports

Income & Expense Statement

Revenues

- City & County Operating Revenue: The 1st half of City and County funding was received earlier in 2019, and on track with the year to date budgeted amounts for both City and County.
- Contract Services: Payments for contract services have increased over \$70K from the prior month and are more in line with year to date budget.
- Program Fees: Remaining payments for the delayed invoicing were continued to be received in June. Fees are more in line with budgeted amounts.
- Federal & State Grants: Federal grant receipts increased from the prior month but still low compared to budget. Noted behind on receiving grant receipts from WIC. State grants increased from the prior month and low compared to budget.
- Interest: Recorded in the month of June for year-to-date interest earned on CD's.

Expenses

- Gross Salaries and Wages / Payroll Taxes: Continue to trend less than budget totaling \$161k less year to date.
- Contractual Services: Exceed budget \$8k for the month of June and \$24k year to date in part due to outsourcing of the payroll, accounts payable and financial statement functions and consulting agreement with SS&C.
- Health Education/Promotion/Advertising: Exceeded budget for the current month and a little over \$900 year to date
- Capital Purchases: See detail as outlined on the 2019 Funded Depreciation expenditures.

Balance Sheet

General/Operating

- Balance decreased in June by \$112,305 to \$1,038,374

Board Designated Reserve Fund

- Balance increased in June to \$1,764,370 due to \$10,601 in CD interest earned year-to-date as described above.

Kay Kent Public Health Service Award Fund

- Balance remained the same for the month of June.

Funded Depreciation

- Balance decreased in June due to capital expenditures as outlined in the 2019 Funded Depreciation expenditures report.

Vendor payment and payroll lists are included for the month of June.

**LAWRENCE-DOUGLAS COUNTY HEALTH DEPARTMENT
BALANCE SHEET
AS OF 06/30/2019**

Assets

Current Assets

Operating Fund

Cash	\$ 1,038,374
Petty cash / change fund	800

<i>Sub-total</i>	<u>1,039,174</u>
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Board Designated Reserve Fund

Cash	551,354
Board Designated Reserve Fund Certificates of Deposit	1,213,016

<i>Sub-total</i>	<u>1,764,370</u>
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Kay Kent Public Health Service Award Fund

Cash	27,253
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Funded Depreciation

Cash	103,035
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<i>Sub-total Current Assets</i>	<u>2,933,832</u>
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Property, Plant & Equipment

Fixed Assets	582,783
Less - Accumulated Depreciation	(350,264)

<i>Sub-total Prop., Plant & Equip.</i>	<u>232,519</u>
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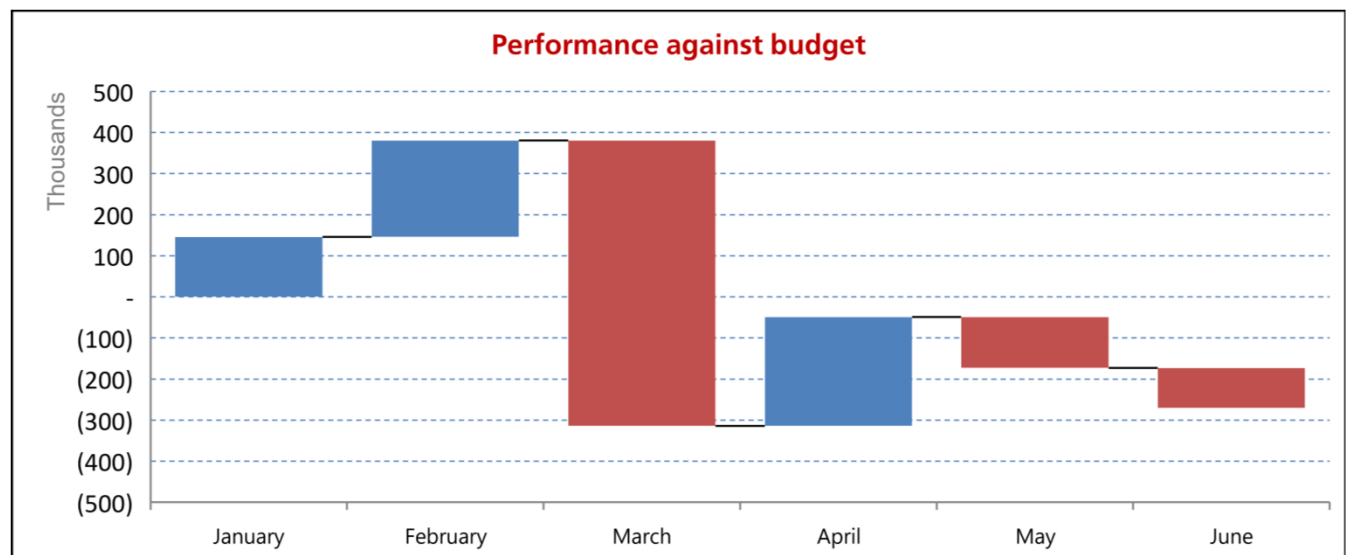
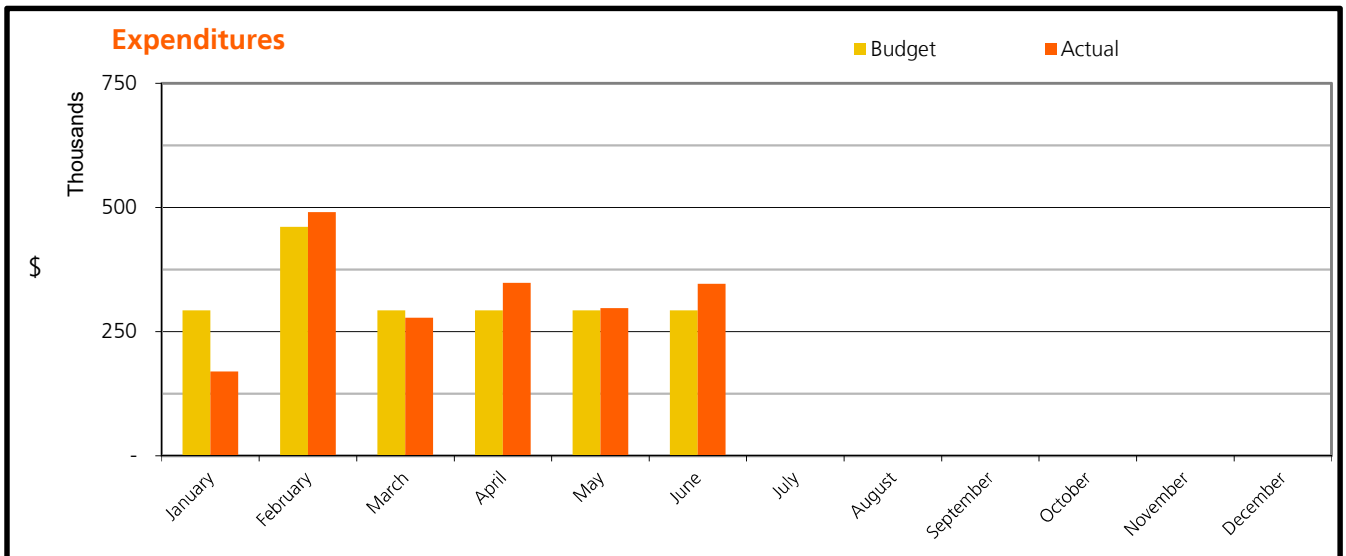
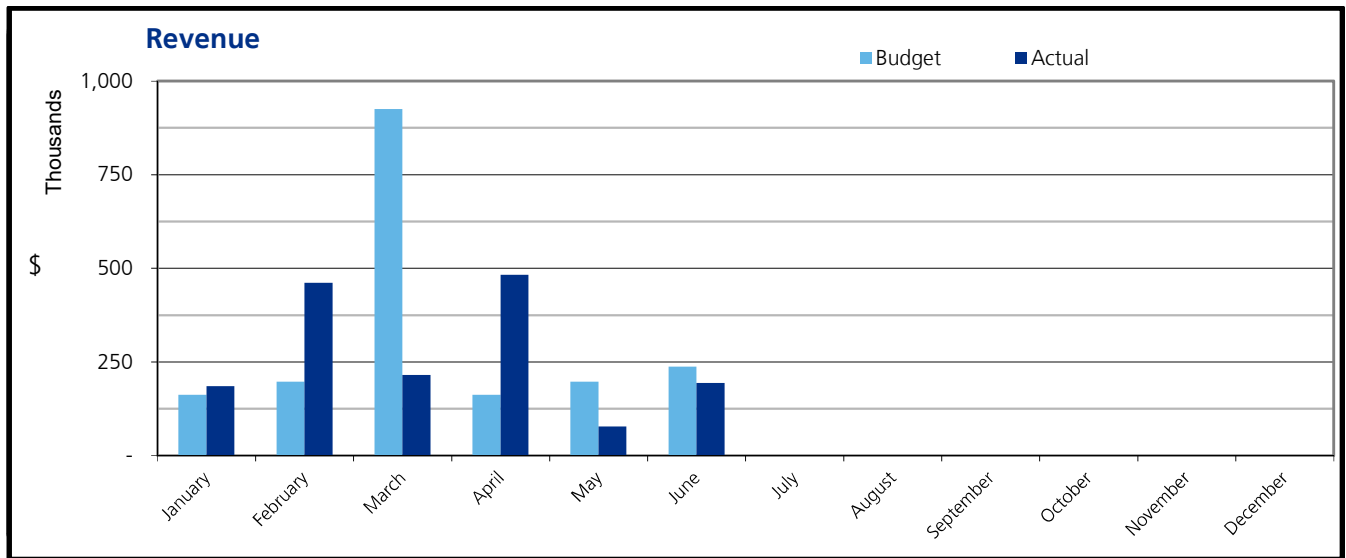
Total Assets	<u><u>\$ 3,166,351</u></u>
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Liabilities and Net Assets

Net Assets

Operating Fund Balance	\$ 1,467,528
Reserves/Restricted Fund Balances	2,028,774
Net Income (Loss)	(329,951)

Total Net Assets	<u><u>\$ 3,166,351</u></u>
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All Funds All Departments All Programs All Sub-programs	Revenue & Expense Financial Report					
	June 2019					
	Current Month		Year to Date		Annual	Budget Variance
	Actual	Budget	Actual	Budget	Budget	Year to Date
Income						
City Operating	-	-	350,500	350,482	700,964	18
County Operating	-	-	412,058	412,058	824,116	-
Total Local Government	-	-	762,558	762,540	1,525,080	18
Contract Services	79,437	2,945	88,527	88,111	176,222	416
Fees	39,308	38,500	185,834	231,000	462,000	(45,166)
Total Operating Revenue	118,745	41,445	274,361	319,111	638,222	(44,750)
Federal Grants	42,096	91,148	389,309	546,889	1,093,778	(157,580)
State Grants	19,647	29,245	157,130	175,471	350,941	(18,341)
Local/Private Grants	-	75,000	2,458	75,000	75,000	(72,542)
Total Grant Income	61,743	195,393	548,896	797,359	1,519,719	(248,463)
Other Revenue	1,989	121	24,174	725	1,450	23,449
Interest	11,219	133	14,074	800	1,600	13,274
Transfers from Operating	-	-	-	-	-	-
Total Income	193,696	237,093	1,624,064	1,880,535	3,686,071	(256,471)
Expense						
Gross Salaries & Wages	177,820	183,027	951,714	1,098,161	2,196,321	(146,447)
Payroll Taxes (SS & MC)	12,794	14,002	68,165	84,009	168,019	(15,844)
Insurance - Health	-	-	201,331	177,061	177,061	24,270
KPERS	15,608	17,113	107,210	102,677	205,354	4,533
Insurance - Unemployment	180	897	1,783	5,381	10,762	(3,598)
Insurance - Work Comp	92	2,261	21,927	13,563	27,127	8,363
Total Payroll Expenses	206,493	217,299	1,352,129	1,480,853	2,784,644	(128,724)
Contractual Services	26,506	18,404	134,953	110,421	220,842	24,532
Phone & Communications	3,065	2,448	17,948	14,685	29,370	3,263
Employment Ads	122	35	687	210	420	477
Interpreters	501	821	3,383	4,925	9,850	(1,542)
Postage & Delivery	523	798	4,643	4,785	9,570	(142)
Publications & Subscriptions	451	444	6,849	2,664	5,329	4,184
Repair & Maintenance	-	123	1,013	738	1,476	275
Service & Licensing Contracts	2,057	12,899	32,002	77,395	154,790	(45,393)
Medical Fees	410	417	3,034	2,500	5,000	534
IT Consultation Fees	6,599	6,700	58,958	40,200	80,400	18,758
Legal Fees	268	292	2,691	1,750	3,500	941
Physician Fees	785	958	5,375	5,746	11,492	(371)
Dues	2,700	769	5,837	4,613	9,226	1,224
Business Administration Fees	-	63	150	375	750	(225)
Health Education/Promotion/Adver	5,260	833	5,984	5,000	10,000	984
HR Consultant	-	-	-	-	-	-
Bank and Credit Card Fees	523	642	2,590	3,850	7,700	(1,260)
Commercial Travel	617	300	1,347	1,800	3,600	(453)
Meals	1,056	740	7,220	4,440	8,879	2,780
Lodging	3,148	822	8,678	4,934	9,869	3,744
Registration	2,825	1,398	18,933	8,386	16,771	10,547
Copying and Printing	352	834	2,488	5,006	10,012	(2,518)
Insurance: Non-payroll related	-	792	9,931	4,750	9,501	5,181
Insurance: Professional Liability	-	378	100	2,270	4,540	(2,170)
Laboratory	150	460	2,341	2,761	5,522	(420)
Mileage/Tolls/Parking	2,713	2,025	10,494	12,152	24,304	(1,658)
Miscellaneous	130	585	539	3,513	7,025	(2,973)
Total Contractual Services	60,761	54,978	348,169	329,869	659,738	18,300
Medical Supplies	674	1,700	8,655	10,203	20,405	(1,548)
Pharmaceuticals	5,477	14,426	58,236	86,557	173,114	(28,321)
Office Supplies	374	1,305	8,172	7,832	15,663	341
Other Supplies	8,149	2,709	16,067	16,253	32,507	(187)
Other Expenses/Equipment	13,544	-	15,115	-	-	15,115
Total Commodities	28,218	20,141	106,245	120,845	241,689	(14,600)
Capital Purchases	50,450	-	147,472	-	-	147,472
Transfers to other HD accounts	-	-	-	-	-	-
Total Expense	345,923	292,418	1,954,015	1,931,566	3,686,071	22,449
Net Income	(152,227)	(55,325)	(329,951)	(51,031)	(0)	(278,920)

**2019 Funded
Depreciation Purchases**

**For the period ending
June 30, 2019**

Month	Purchased	Price
January	EMR Project Management Fee - Wyandotte	\$ 9,500
February	CDP Initial Phase Costs	5,933
March	Laser Logic	3,829
April	Scott Rice - Office Furniture	4,771
April	Mcubed Technologies - Computers and Scanners	52,982
May	Missouri Door Co - Auto. Hanicap Door Operators	8,201
May	Johnson Controls - Access Control	2,837
May	Custom Data - Project Kickoff and Travel	4,958
May	Qless - Support & Command	2,750
May	Mcubed Technologies - Barcode Scanner/Cradles	341
May	Mcubed Technologies - Label Printer/Printer Server	920
June	Custom Data - System Config/Data	14,874
June	Custom Data - Milestone 2	12,659
June	Custom Data - Data Extract & Delivery Auto	13,000
June	Custom Data - Training & Implementation	9,916
Year to Date Purchases		<u>\$ 147,472</u>

AP Check Register (Current by Bank)

Check Dates: 6/1/2019 to 6/30/2019

Check No.	Date	Status	Vendor ID	Payee Name	Amount
BANK ID: PEOEFT - BANKMW EFT					1015-01-10-00-000
325510	06/10/19	P	KANSWI	Kansas Withholding Tax	\$2,622.00
* 325533	06/12/19	P	UNITST	United States Treasury	\$18,784.69
325534	06/10/19	P	KPERS	KPERS	\$14,010.85
325535	06/25/19	P	KANSWI	Kansas Withholding Tax	\$2,778.00
325536	06/13/19	P	MCUBED	MCubed Technologies	\$6,598.80
325537	06/21/19	P	MCUBED	MCubed Technologies	\$9,642.92
325538	06/11/19	P	EMPOWE	EMPOWER RETIREMENT	\$1,743.50
325539	06/14/19	P	FLEXMD	Flex Made Easy	\$943.75
325540	06/19/19	P	BENEDI	Benefits Direct	\$479.27
325541	06/26/19	P	UNITST	United States Treasury	\$17,307.72
325542	06/26/19	P	KPERS	KPERS	\$12,889.73
325543	06/26/19	P	EMPOWE	EMPOWER RETIREMENT	\$1,827.50
325544	06/26/19	P	KPERS	KPERS	\$141.97
* 325546	06/21/19	P	FLEXMD	Flex Made Easy	\$943.75
325547	06/28/19	P	MCUBED	MCubed Technologies	\$441.00
325548	06/30/19	P	VISA	VISA	\$17,391.29
BANK PEOEFT REGISTER TOTAL:					\$108,546.74
BANK ID: PEOFDE - BANKMW FUNDED DEPRECIATION					1022-02-10-00-000
2061	06/28/19	P	CDP	Custom Data Preprocessing, Inc	\$55,408.03
BANK PEOFDE REGISTER TOTAL:					\$55,408.03
BANK ID: PEOPDD - BANKMW DIRECT DEPOSIT					1015-01-10-00-000
36359	06/12/19	P	UNITST	United States Treasury	\$18,784.69
36359	06/12/19	V 6/12/19	UNITST	United States Treasury	(\$18,784.69)
36360	06/10/19	P	KPERS	KPERS	\$14,010.85
36360	06/12/19	V 6/12/19	KPERS	KPERS	(\$14,010.85)
36361	06/10/19	P	EMPOWE	EMPOWER RETIREMENT	\$1,743.50
36361	06/12/19	V 6/12/19	EMPOWE	EMPOWER RETIREMENT	(\$1,743.50)
BANK PEOPDD REGISTER TOTAL:					\$0.00
BANK ID: PEOPOP - BANKMW OPERATING					1015-01-10-00-000
18729	06/15/19	P	ANDRST	Andrew Stull	\$292.25
18730	06/15/19	P	BRENHA	Brenda Hawkins	\$126.00
18731	06/15/19	P	LLEWBE	Beth Llewellyn	\$18.60
* 18806	06/15/19	P	CATHBI	Catherine Bird	\$11.50
18807	06/15/19	P	CDWGOV	CDW Government, Inc.	\$106.40
18808	06/15/19	P	CHARBR	Charlie Bryan	\$34.50
18809	06/15/19	P	CHRGUS	Christina Gustafson	\$225.75
18810	06/15/19	P	CRLOOM	Cris Loomis	\$89.25
18811	06/15/19	P	DANPAR	Dan Partridge	\$108.00
18812	06/15/19	P	DIAEVE	Diane Evert	\$62.00
18813	06/15/19	P	GREAT	Great Kids, Inc.	\$1,740.00
18814	06/15/19	P	LAWDGC	DCHI	\$1,200.00
18815	06/15/19	P	DEEV	Katherine Vernberg	\$650.77
18816	06/15/19	P	GREATP	Great Plains Media	\$750.00
18817	06/15/19	P	HEMOIN	HemoCue America	\$142.00
18818	06/15/19	P	HENRSC	Henry Schein Inc.	\$90.76
18819	06/15/19	P	HY-VEE	Hy-Vee 125638 6th Street	\$6.69
18820	06/15/19	P	HYVEE	Hy-Vee 210343 Clinton Pkwy	\$91.81
18821	06/15/19	P	JACCHA	Jackie Chase	\$10.00
18822	06/15/19	P	KELLRA	Kelli Raney	\$78.60
18823	06/15/19	P	KERRCO	Kerr Consulting	\$1,594.63
18824	06/15/19	P	KHSA	Kansas Head Start Association	\$1,718.68

* Check Status Types: "P" - Printed ; "M" - Manual ; "V" - Void (Void Date); "A" - Application; "E" - EFT

** Denotes broken check sequence.

Lawrence-Douglas County Health DptNEWCOA

AP Check Register (Current by Bank)

Check Dates: 6/1/2019 to 6/30/2019

Check No.	Date	Status	Vendor ID	Payee Name	Amount
18825	06/15/19	P	KSUSPO	Kansas State University	\$4,500.00
18826	06/21/19	P	KROGCU	Kroger-Dillon Customer Charge	\$126.70
18827	06/21/19	P	LASELO	Laser Logic	\$98.00
18828	06/21/19	P	LHORN	Lisa Horn	\$16.20
18829	06/21/19	P	MARIAN	Maria Ana Garza	\$56.50
18830	06/21/19	P	MCKESS	McKesson	\$2,736.52
18831	06/21/19	P	METRCO	Metro Courier, Inc.	\$154.10
18832	06/21/19	P	MICPEN	Michael S Pennock	\$330.00
18833	06/21/19	P	MIDCO	Midcontinent Communications	\$890.04
18834	06/21/19	P	MIDCO	Midcontinent Communications	\$143.59
18835	06/21/19	P	MIDCO	Midcontinent Communications	\$1,191.33
18836	06/21/19	P	MINMOC	Mini Mocs Track Club	\$200.00
18837	06/21/19	P	STAMPE	Stampede DBA Lineage	\$33.37
18838	06/15/19	P	MOONBL	Moonblind Productions	\$2,000.00
18839	06/15/19	P	NCM	Nutrition Care Manual	\$238.98
18840	06/15/19	P	PARTY	Party America	\$63.79
18841	06/15/19	P	PREVCA	Prevent Child Abuse America	\$3,375.00
18842	06/15/19	P	PROPLA	Propio Language Services LLC	\$43.09
18843	06/15/19	P	QUEST	Quest Diagnostics TB	\$250.00
18844	06/15/19	P	SONIA	Sonia Jordan	\$1,182.51
18845	06/15/19	P	SSC	SS&C Solutions, Inc	\$6,500.00
18846	06/15/19	P	STACEY	Stacey Rollins	\$3.10
18847	06/15/19	P	STAPAD	Staples Advantage	\$103.03
18848	06/15/19	P	STERIC	Stericycle	\$410.40
18849	06/15/19	P	STEVEN	Stevens & Brand L.L.P	\$267.71
* 19005	06/15/19	P	EUDFOU	The Eudora School Foundation	\$200.00
19006	06/30/19	P	ALEWIL	Alex Kimball-Williams	\$90.00
19007	06/30/19	P	CDWGOV	CDW Government, Inc.	\$651.00
19008	06/30/19	P	CHRIGE	Christina Gentry	\$10.54
19009	06/30/19	P	DGCO	Douglas County	\$553.06
19010	06/30/19	P	DIANMI	DPSM, LLC	\$92.50
19011	06/30/19	P	DOUGCO	Douglas County Treasurer	\$8,428.94
19012	06/30/19	P	ELSMAR	Elson Martinez	\$315.00
19013	06/30/19	P	EVELMO	Evelyn Morales	\$43.75
19014	06/30/19	P	GLAXOS	GlaxoSmithKline	\$556.64
19015	06/30/19	P	HANSHE	Hannah Sheridan	\$45.00
19016	06/30/19	P	JACCHA	Jackie Chase	\$404.39
19017	06/30/19	P	JASODE	Lunch Mony, Inc. dba Jason's	\$290.11
19018	06/30/19	P	JEROMA	Jerome Marquez	\$694.12
19019	06/30/19	P	KERRCO	Kerr Consulting	\$225.00
19020	06/30/19	P	KRAMES	Krames	\$129.38
19021	06/30/19	P	KROGCU	Kroger-Dillon Customer Charge	\$52.84
19022	06/30/19	P	LAWRME	Lawrence Memorial Hospital	\$150.00
19023	06/30/19	P	MARIAI	Maria Aida Hernandez Fernandez	\$222.00
19024	06/30/19	P	MCKESS	McKesson	\$1,872.33
19025	06/30/19	P	MICPEN	Michael S Pennock	\$765.00
19026	06/30/19	P	MINUPR	Minuteman Press	\$352.00
19027	06/30/19	P	MOONBL	Moonblind Productions	\$2,000.00
19028	06/30/19	P	OFFIDE	Office Depot	\$223.69
19029	06/30/19	P	RACHLY	Rachel Levy	\$1,487.50
19030	06/30/19	P	SALBIR	Sarah Birmingham	\$100.00
19031	06/30/19	P	SANOPA	Sanofi Pasteur Inc.	\$627.01
19032	06/30/19	P	SARHAR	Sarah Hartsig	\$606.50
19033	06/30/19	P	STAMPE	Stampede DBA Lineage	\$181.39
19034	06/30/19	P	THOMMA	Thomas R. Marcellino, MD	\$785.00
19035	06/30/19	P	TRADOT	Traci Dotson	\$346.99
19036	06/30/19	P	UNITWA	United Way of Douglas County	\$774.33
19037	06/30/19	P	CONNEC	Connections to Success	\$3,137.50

* Check Status Types: "P" - Printed ; "M" - Manual ; "V" - Void (Void Date) ; "A" - Application; "E" - EFT

** Denotes broken check sequence.

AP Check Register (Current by Bank)

Check Dates: 6/1/2019 to 6/30/2019

Check No.	Date	Status	Vendor ID	Payee Name	Amount
19038	06/30/19	P	LCSHEL	Lawrence Community Shelter	\$5,814.28
19039	06/30/19	P	METRCO	Metro Courier, Inc.	\$154.10
BANK PEOPOP REGISTER TOTAL:					\$66,444.04

BANK ID: VISACH - VISA-COLLEEN HILL **2010-01-10-00-000**

1195	06/30/19	P	ADOBE	Adobe Acrobat	\$16.38
1196	06/30/19	P	AMAZON	Amazon	\$906.39
1197	06/30/19	P	CONCON	CTC*ConstantContact.com	\$45.00
1198	06/30/19	P	CRIBSF	Cribs for Kids	\$5,155.00
1199	06/30/19	P	DELTA	Delta Airlines	\$222.60
1200	06/30/19	P	FACEBK	Facebook Internet Advertising	\$110.00
1201	06/30/19	P	FULCRM	Fulcrum Internet App	\$76.00
1202	06/30/19	P	INDEED	Indeed	\$121.93
1203	06/30/19	P	MICROS	Microsoft Azure	\$72.10
1204	06/30/19	P	MISCHO	Misc. Hotel	\$1,497.54
1205	06/30/19	P	NATPHI	National Public Health Info Co	\$410.00
1206	06/30/19	P	TECHSM	TechSmith Corporation	\$50.88
1207	06/30/19	P	UNLCON	Unlimited Conferencing	\$16.98
BANK VISACH REGISTER TOTAL:					\$8,700.80

BANK ID: VISADP - VISA - DAN PARTRIDGE **2010-01-10-00-000**

1026	06/30/19	P	FRESHB	Fresh Baby, LLC	\$455.62
1027	06/30/19	P	MISCHO	Misc. Hotel	\$290.64
1028	06/30/19	P	MISCRE	Misc. Restaurant	\$22.28
1029	06/30/19	P	MISCTR	Misc Travel	\$14.25
BANK VISADP REGISTER TOTAL:					\$782.79

BANK ID: VISA KR - VISA-KELLI RANEY **2010-01-10-00-000**

1016	06/30/19	P	KBI	Kansas Bureau of Investigation	\$20.00
1017	06/30/19	P	LAWRPA	Lawrence Parks & Recreation	\$30.00
1018	06/30/19	P	TARGET	Target- Local/Internet	\$1,009.67
1019	06/30/19	P	THEMER	The Merc Co+op	\$400.00
BANK VISA KR REGISTER TOTAL:					\$1,459.67

BANK ID: VISATF - VISA-TAMMY FRANCHUK **2010-01-10-00-000**

1067	06/30/19	P	AMAZON	Amazon	\$1,916.98
1068	06/30/19	P	CRIBSF	Cribs for Kids	\$23.98
1069	06/30/19	P	GLOBAL	Global Equipment Co Inc	\$140.38
1070	06/30/19	P	IDEAST	Ideastage.com	\$43.52
1071	06/30/19	P	IKEA	IKEA	\$142.28
1072	06/30/19	P	PAREAS	Parents As Teachers	\$414.30
BANK VISATF REGISTER TOTAL:					\$2,681.44

GRAND TOTAL : **\$244,023.51**

* Check Status Types: "P" - Printed ; "M" - Manual ; "V" - Void (Void Date); "A" - Application; "E" - EFT

** Denotes broken check sequence.

Lawrence-Douglas County Health Dept
PR Check Register (Current)

Check #	Batch	Date	Type	Employee ID and Name	Amounts	
					Check	Direct Deposit
BANK: BANKMW DIRECT DEPOSIT					1015-01-10-00-000	
36318	473	06/07/19	Regular Check	ALLEN CAR - Allen, Cary S	\$0.00	\$977.18
36319	473	06/07/19	Regular Check	BIRDCAT - Bird, Catherine A	\$0.00	\$1,241.23
36320	473	06/07/19	Regular Check	BRYANCH A - Bryan, Charles W	\$0.00	\$1,734.21
36321	473	06/07/19	Regular Check	CHASEJAC - Chase, Jacki T	\$0.00	\$1,522.70
36322	473	06/07/19	Regular Check	COLSOKAT - Colson, Kathleen M	\$0.00	\$1,561.47
36323	473	06/07/19	Regular Check	CRAIGLIN - Craig, Linda K	\$0.00	\$2,132.16
36324	473	06/07/19	Regular Check	DIEPEGEO - Diepenbrock, George R	\$0.00	\$1,685.33
36325	473	06/07/19	Regular Check	DOTSOTRA - Dotson, Traci	\$0.00	\$1,386.58
36326	473	06/07/19	Regular Check	EVERTDIA - Evert, Diane	\$0.00	\$1,252.59
36327	473	06/07/19	Regular Check	FRANCTAM - Franchuk, Tamera B	\$0.00	\$753.54
36328	473	06/07/19	Regular Check	HAWKCAI - Fraser, Caitlyn R	\$0.00	\$924.09
36329	473	06/07/19	Regular Check	GARZAMAR - Garza, Maria A	\$0.00	\$1,493.85
36330	473	06/07/19	Regular Check	GENTRCHR - Gentry, Christina	\$0.00	\$1,149.27
36331	473	06/07/19	Regular Check	GUSTACHR - Gustafson, Christina K	\$0.00	\$1,529.94
36332	473	06/07/19	Regular Check	HALLMEM - Hall, Memorie M	\$0.00	\$1,013.38
36333	473	06/07/19	Regular Check	HARTFMYR - Hartford, Myrna S	\$0.00	\$1,379.86
36334	473	06/07/19	Regular Check	HARTSSAR - Hartsig, Sarah	\$0.00	\$1,120.22
36335	473	06/07/19	Regular Check	HAWKIBRE - Hawkins, Brenda K	\$0.00	\$1,440.79
36336	473	06/07/19	Regular Check	HILLCOL - Hill, Colleen R	\$0.00	\$1,447.15
36337	473	06/07/19	Regular Check	HODGESHA - Hodges, Shannon	\$0.00	\$1,517.48
36338	473	06/07/19	Regular Check	HORN LIS - Horn, Lisa	\$0.00	\$1,590.73
36339	473	06/07/19	Regular Check	JORDASON - Jordan, Sonia M	\$0.00	\$1,932.88
36340	473	06/07/19	Regular Check	LLEWEELI - Llewellyn, Elizabeth A	\$0.00	\$2,287.46
36341	473	06/07/19	Regular Check	LOOMICHR - Loomis, Christine E	\$0.00	\$1,746.55
36342	473	06/07/19	Regular Check	MARQUJER - Marquez, Jerome	\$0.00	\$1,562.51
36343	473	06/07/19	Regular Check	MCDANSUS - McDanel, Susan R	\$0.00	\$2,401.18
36344	473	06/07/19	Regular Check	GWIRTAMA - Nestler, Amanda M	\$0.00	\$222.01
36345	473	06/07/19	Regular Check	NJOROLIS - Njoroge, Lisa A	\$0.00	\$1,146.34
36346	473	06/07/19	Regular Check	HERRENIC - Parker, Nicole A	\$0.00	\$1,413.65
36347	473	06/07/19	Regular Check	PARKSKRI - Parks, Krista N	\$0.00	\$1,540.99
36348	473	06/07/19	Regular Check	PARTRDAN - Partridge, Dan L	\$0.00	\$3,547.62
36349	473	06/07/19	Regular Check	ORTIZWENDY - Patricio-Ortiz, Wendy	\$0.00	\$819.03
36350	473	06/07/19	Regular Check	PRESTJEN - Preston, Jennifer L	\$0.00	\$1,652.83
36351	473	06/07/19	Regular Check	RANEYKEL - Raney, Kelli K	\$0.00	\$1,417.25
36352	473	06/07/19	Regular Check	RIPPELIN - Rippetoe, Linda R	\$0.00	\$1,434.98
36353	473	06/07/19	Regular Check	ROLLISTA - Rollins, Stacey D	\$0.00	\$1,292.52
36354	473	06/07/19	Regular Check	SINISBRI - Sinisgalli, Brittanie N	\$0.00	\$1,588.23
36355	473	06/07/19	Regular Check	STULLAND - Stull, Andrew N	\$0.00	\$1,939.76
36356	473	06/07/19	Regular Check	STUMBRAC - Stumblingbear, Rachel A	\$0.00	\$1,122.95
36357	473	06/07/19	Regular Check	VERNBKAT - Vernberg, Katherine L	\$0.00	\$1,736.05
36358	473	06/07/19	Regular Check	ZAMORFRE - Zamora, Frendida V	\$0.00	\$977.53
36370	474	06/21/19	Regular Check	ALLEN CAR - Allen, Cary S	\$0.00	\$778.34
36371	474	06/21/19	Regular Check	BIRDCAT - Bird, Catherine A	\$0.00	\$965.71
36372	474	06/21/19	Regular Check	BRYANCH A - Bryan, Charles W	\$0.00	\$1,737.34
36373	474	06/21/19	Regular Check	CAMPBJA - Campbell, Jamie E	\$0.00	\$1,121.89
36374	474	06/21/19	Regular Check	CHASEJAC - Chase, Jacki T	\$0.00	\$1,337.70
36375	474	06/21/19	Regular Check	COLSOKAT - Colson, Kathleen M	\$0.00	\$1,561.47
36376	474	06/21/19	Regular Check	CRAIGLIN - Craig, Linda K	\$0.00	\$2,132.16
36377	474	06/21/19	Regular Check	DIEPEGEO - Diepenbrock, George R	\$0.00	\$1,685.33
36378	474	06/21/19	Regular Check	DOTSOTRA - Dotson, Traci	\$0.00	\$1,265.38
36379	474	06/21/19	Regular Check	EVERTDIA - Evert, Diane	\$0.00	\$1,079.38
36380	474	06/21/19	Regular Check	FRANCTAM - Franchuk, Tamera B	\$0.00	\$580.55
36381	474	06/21/19	Regular Check	HAWKCAI - Fraser, Caitlyn R	\$0.00	\$737.98
36382	474	06/21/19	Regular Check	GARZAMAR - Garza, Maria A	\$0.00	\$1,211.78
36383	474	06/21/19	Regular Check	GENTRCHR - Gentry, Christina	\$0.00	\$970.38
36384	474	06/21/19	Regular Check	GUSTACHR - Gustafson, Christina K	\$0.00	\$1,292.15
36385	474	06/21/19	Regular Check	HALLMEM - Hall, Memorie M	\$0.00	\$861.66
36386	474	06/21/19	Regular Check	HARTFMYR - Hartford, Myrna S	\$0.00	\$1,292.51

Lawrence-Douglas County Health Dept
PR Check Register (Current)

Check #	Batch	Date	Type	Employee ID and Name	Amounts	
					Check	Direct Deposit
36387	474	06/21/19	Regular Check	HARTSSAR - Hartsig, Sarah	\$0.00	\$1,092.23
36388	474	06/21/19	Regular Check	HAWKIBRE - Hawkins, Brenda K	\$0.00	\$1,163.86
36389	474	06/21/19	Regular Check	HILLCOL - Hill, Colleen R	\$0.00	\$1,174.66
36390	474	06/21/19	Regular Check	HODGESHA - Hodges, Shannon	\$0.00	\$1,286.18
36391	474	06/21/19	Regular Check	HORNLI - Horn, Lisa	\$0.00	\$1,240.74
36392	474	06/21/19	Regular Check	JORDASON - Jordan, Sonia M	\$0.00	\$1,932.88
36393	474	06/21/19	Regular Check	LLEWEELI - Llewellyn, Elizabeth A	\$0.00	\$2,212.46
36394	474	06/21/19	Regular Check	LOOMICHR - Loomis, Christine E	\$0.00	\$1,690.83
36395	474	06/21/19	Regular Check	MARQUJER - Marquez, Jerome	\$0.00	\$1,332.12
36396	474	06/21/19	Regular Check	MCDANSUS - McDaneld, Susan R	\$0.00	\$2,401.18
36397	474	06/21/19	Regular Check	GWIRTAMA - Nestler, Amanda M	\$0.00	\$110.11
36398	474	06/21/19	Regular Check	NJOROLIS - Njoroge, Lisa A	\$0.00	\$810.96
36399	474	06/21/19	Regular Check	HERRENIC - Parker, Nicole A	\$0.00	\$1,247.28
36400	474	06/21/19	Regular Check	PARKSKRI - Parks, Krista N	\$0.00	\$1,290.00
36401	474	06/21/19	Regular Check	PARTRDAN - Partridge, Dan L	\$0.00	\$3,547.62
36402	474	06/21/19	Regular Check	ORTIZWENDY - Patricio-Ortiz, Wendy	\$0.00	\$754.04
36403	474	06/21/19	Regular Check	PRESTJEN - Preston, Jennifer L	\$0.00	\$1,657.83
36404	474	06/21/19	Regular Check	RANEYKEL - Raney, Kelli K	\$0.00	\$1,293.78
36405	474	06/21/19	Regular Check	RIPPELIN - Rippetoe, Linda R	\$0.00	\$1,451.29
36406	474	06/21/19	Regular Check	ROLLISTA - Rollins, Stacey D	\$0.00	\$1,099.91
36407	474	06/21/19	Regular Check	SINISBRI - Sinisgalli, Brittanie N	\$0.00	\$1,296.14
36408	474	06/21/19	Regular Check	STULLAND - Stull, Andrew N	\$0.00	\$1,939.76
36409	474	06/21/19	Regular Check	STUMBRAC - Stumblingbear, Rachel A	\$0.00	\$944.56
36410	474	06/21/19	Regular Check	HANSOSTA - Umscheid, Stacy K	\$0.00	\$267.41
36411	474	06/21/19	Regular Check	VERNBKAT - Vernberg, Katherine L	\$0.00	\$1,736.05
36412	474	06/21/19	Regular Check	ZAMORFRE - Zamora, Frendida V	\$0.00	\$956.05
REGISTER TOTALS:					\$0.00	\$117,177.71
TOTAL FOR ALL REGISTERS:					\$0.00	\$117,177.71

OTHER AGENCIES

The requests received for 2020 from other agencies are shown below. The table also shows the amount, if any, the agency was allocated in 2019. All figures shown below are included in the Recommended Budget

Agency	2019 Adopted Budget	2020 Agency Request	2020 Recommended Budget
Lawrence Community Shelter	200,000	504,000	440,000
General Fund	111,000	504,000	440,000
Special Alcohol	89,000	0	0
Lawrence-Douglas County Health Department	701,000	770,875	769,000
General Fund	701,000	770,875	769,000
The Ecumenical Fellowship Inc.	3,000	3,000	3,000
General Fund	3,000	3,000	3,000
eXplore Lawrence	1,120,000	1,180,000	1,066,000
Transient Guest Tax	1,120,000	1,180,000	1,066,000
Downtown Lawrence, Inc.	49,000	99,000	49,000
Transient Guest Tax	49,000	99,000	49,000
Douglas County Historical Society	13,000	22,200	13,000
Transient Guest Tax	13,000	22,200	13,000
Sister Cities	8,000	8,000	8,000
Transient Guest Tax	8,000	8,000	8,000
Johnson County (K-10 Connector)	155,000	155,000	155,000
Public Transportation Fund	155,000	155,000	155,000
Douglas County Special Olympics	500	500	500
Special Recreation	500	500	500
Lawrence Arts Center	30,000	50,000	30,000
Special Recreation	30,000	50,000	30,000
Lawrence Cultural Arts Commission	49,000	76,000	49,000
Special Recreation	49,000	76,000	49,000
Lawrence Public Library	4,457,000	4,700,000	4,700,000
Library Fund	4,457,000	4,700,000	4,700,000
Grand Total	6,785,500	7,568,575	7,282,500

By and for the staff and volunteers
of the Lawrence-Douglas County Health Department

New Breastfeeding Peer Counselor is passionate about helping families, addressing food insecurity



Elena Johnson joined the Health Department in late June as the new Breastfeeding Peer Counselor.

As Elena Johnson began in late June as the Health Department's new Breastfeeding Peer Counselor, she envisioned her experience as a client and her connection to the community driving her new role.

"Being a Native American woman, I think it's good to have representation, not only for other Native Americans but for other women of color to be able to see that breastfeeding is something that everybody can do," said

See Elena, Page 4

WIC supervisor uses nutrition to connect with families

For new WIC supervisor Christine Ebert, she recalls what she thought about early in her career as she pursued becoming a registered dietitian.

"I knew I wanted to help people, and food is one thing that — regardless of race, religion, culture or color — that connects us all, and I just think there is something really powerful about that. So being able to connect with people through food is the way that I want to help them," said Christine, who started with the Health Department on July 8.

She has a variety of experience in helping people with nutrition, healthy habits and addressing food insecurity.

For the past four years, she has served as



WIC Supervisor Christine Ebert worked with the Health Department in her University of Kansas role.

a registered dietitian with the University of Kansas Memorial Unions. She was busy

See Christine, Page 2

Message from the Director

Recently, in our Leadership Team meeting, we talked about the leadership practices we have learned in our journey in the past year and how they apply to work in public health. In coming months, team members will be working more on sharing this on our social media channels and with you, but I wanted to share my own thoughts at this point.

In the book, "The Leadership Challenge" by James Kouzes and Barry Posner, they describe five practices of leadership:

- Model the Way
- Inspire a Shared Vision
- Challenge the Process
- Enable Others to Act
- Encourage the Heart

And I decided that my selection process for picking one and talking about it would be just taking a look at the 10 commitments that

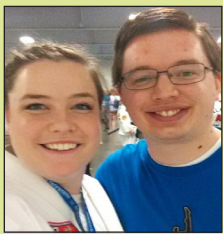
See Director's Report, Page 3

staff news



Congratulations to Office Assistant/Financial Clerk **Caitlyn Fraser** and her husband, Chase, on the birth of their son, Joshua William Fraser, at 3:01 a.m., May 25. He entered the world at 6 pounds, 9 ounces!

...



We are very proud of our taekwondo martial artist **Stacey Rollins**, Strategic Projects Specialist, for

competing in the Midwest District Tournament in June and winning third place in forms! This invitation-only tournament featured the top competitors in Kansas, Missouri and Nebraska. In May, Stacey won state championships in forms, weapons and sparring.

...

Penny Lane won the Penny War! Congratulations to **Kelli Raney**,

See Staff news, Page 3

Top social media posts in June

best on facebook

Topic: Resist - Anti-Vaping Video

Posted: June 17

Reach: 3,678 people

The Message:

Members of Lawrence's Resist chapter star in a video on preventing vaping among youth. We debuted the video at a community forum on June 17. ([Link to story](#))



top tweet

Topic: Linda Rippetoe Retires

Posted: June 11

Reach: 2,780 people

The Message:

Longtime WIC Nutritionist Linda Rippetoe retired in June after 22 years helping families at the Health Department. Congratulations to Linda and her husband, John. ([Link to story](#))



Christine juggled many responsibilities as KU dietitian

Continued from page 1

handling several types of projects from planning dining hall menus to teaching cooking classes to offering nutrition education to students one-on-one and helping students manage food allergies. She also contracted with Watkins Health Center and served on several committees at the university.

"It was a lot of different things, all with the common theme of nutrition and wellness and health and wellness. I also worked with the Health Department on some grants," Christine said.

Before coming to KU, she served in a similar role at

the University of Montana, where she had sought an adventure away from Kansas, where she grew up on a sheep farm northeast of Manhattan.

Her role at KU opened her eyes to the prevalence of food insecurity both in Douglas County and among the college-student population.

"I just think it's something that's not going away or even getting better," Christine said. "Finding ways to address that with a new generation and population is important."

She served in the past on the Douglas County Food Policy Council, and she said the community does have momentum in bringing awareness to food inse-

curity to the forefront and resources in the county, including locally produced foods, farmers markets, community gardens and food pantries, especially Just Food in Lawrence.

Early in her career, Christine worked in the WIC program, and she is excited about helping lead the Health Department's WIC staff and Douglas County families gain access to healthy and nutritious foods.

When she's not working, Christine enjoys traveling, reading and learning to cook with new types of vegetables through her local CSA shares. This summer she has worked on figuring out dishes with fennel and fava beans.

staff news

Continued from page 2



Frendida Zamora, Maria Ana Garza, Brenda Hawkins, Krista Parks, Lisa Horn, Kathy Colson and Tina

Gustafson on their victory. Overall, the Penny War raised \$232 to support SWEET and Wellness committees' activities.

...

Thanks very much to Public Health Nurse **Lisa Horn** and her dog, Ash, as well as Frank Brown and Snickers, all with Pet Partners, for visiting our General Staff Meeting in July and talking about research supporting benefits of pet therapy teams, especially in hospitals and settings in helping children learn to read.

It was also fun for staff to be able to pet Ash and Snickers. You



can watch [this video](#) of Lisa talking about the therapy dog program and its benefits for patients, children and everyone.

Thank you also to our SWEET and Wellness committees for arranging their visit.

...

See Staff news, Page 4

DIRECTOR'S REPORT

Continued from page 1

are underneath each of these five practices, and just see where my heart landed.

It landed on the second practice around inspiring a shared vision and the commitment around energizing others by imagining the future in energizing and enabling ways.

And when you look at that chapter in the book — chapter five — it talks about listening deeply and connecting to shared values and building a common vision.

And I believe those are things that I see — not just me — but all of us doing, and that's intensely rewarding because when I think about leadership, my eye landed on this one because it takes energy to be a

leader. And so what energizes you? What energizes me? My answer is envisioning that future, and because when I do that, it excites me. It energizes me.

I think our future is really around being "healthier together." And I say that because you can't hardly find a document I've created where I haven't shoe-horned "healthier together" in there somewhere. And that's really because it's exciting to me to think about working with and for our community to help them be healthier together.

The energizing piece for me is never the outputs but always the outcomes. When I see those out in our community, that's exciting. That helps me be a leader, and hopefully it inspires you as well.

Health Department sends condolences to family of Health Board member Dr. Doug Dechairo



Dr. Douglas Dechairo passed away on May 26 after a courageous battle with an aggressive form of lung cancer.

Dr. Dechairo, as director of Watkins

Health Service at the University of Kansas, had served as a Lawrence Douglas-County Health Board member since 2013 under appointment of the University of Kansas Chancellor.

"Given both his ties to the community and national experience through an impressive career in health care and public health, Doug was a great resource as a board member and a wonderful partner for the Health Department," said Director Dan Partridge. "We miss him dearly, and we send our deepest sympathies to Lucy and the entire family."

In honor of Doug, you can make a gift to benefit the Watkins Health Services Development Fund [here](#).

staff news

Continued from page 3



The summer months mean the Environmental Health staff is busy inspecting nearly 100

pools monthly in the county to keep swimmers safe. [Watch this video](#) of Environmental Health Specialist **Tina Gustafson** talking about what they look for to ensure the public's safety and prevent health hazards.

...

We wish the best of luck to **Courtney Cloud** as she starts at the University of Kansas School of Medicine. It was great having you here, Courtney!



...

An open house to celebrate the 20th anniversary of the Community Health Facility will be from 4 to 6 p.m. Aug. 8 in the second floor meeting rooms. The public and all staff members are invited to attend.

coming birthdays

- **Frendida Zamora** — July 13
- **Kelli Raney** — July 29
- **Traci Dotson** — July 29
- **Dan Partridge** — July 30
- **Caitlyn Fraser** — Aug. 11
- **Beth Llewellyn** — Aug. 14
- **Maria Ana Garza** — Aug. 30
- **Sonia Jordan** — Aug. 30

Elena eager to give back after receiving support from breastfeeding peer counselor program

Continued from page 1

Johnson, who is currently pursuing her associate degree in social work from Haskell Indian Nations University. "And it's not just for one group of people. When people see other people who look like them doing something, they may be more apt to ask for help or to receive the help they are given or to utilize those resources."

As a Lawrence High School graduate and member of the Apache Tribe of Oklahoma, Elena is passionate about addressing health inequities and helping families connect with programs that offer nutrition, health and food security.

"I think my voice is not very common — more so in Lawrence because there is Haskell and a strong Native community—but if you're not associated with that, then you don't really have any knowledge of it. I'm proud to be Native, and I think I carry that with whatever I do," she said.

She has been active both as a volunteer with Just Food in Lawrence and managing the new food pantry at Haskell.

Elena said her own experience with breastfeeding support programs helped her become interested in the position. She received support at LMH Health after her daughter Coralynn, now 1, was born and from previous Health Department Breastfeeding Peer Counselor Cary Allen,

She recalls the importance of the accessibility of the Health Departments Breastfeeding Peer Counselor program. During one stressful day, her husband, David Johnson, notified her their daughter did not eat while Elena was at work, but she was able to use the program's text line outside of clinic hours to message with Cary for reassurance things were likely OK.

"Once she talked me through that, I felt a little bit better, especially because she was nursing with me," Elena said.

As she continues her studies at Haskell, Elena is excited for the opportunity to help mothers and families on their own breastfeeding journeys, she said.

"It was important to me to be able to give back the support that I got," Elena said, "so if there's somebody else out there who needs help, I can help with that."

TOBACCO-FREE CAMPUS



THIS IS A TOBACCO-FREE ENVIRONMENT

Effective July 1, 2019, we ask all Community Health Facility guests and employees to please refrain from using cigarettes, smokeless tobacco or e-cigarette devices on this campus, including all buildings, parking lots and grounds.







KANSAS
ASSOCIATION OF
COUNTIES

300 SW 8th Avenue, Suite 300 • Topeka, KS 66603
785-272-2585 • Fax 785-272-3585 • www.kansascounties.org



To: Boards of County Commissioners/Supervisors
All KAC-member counties
CC: Clerks and Administrators/Managers
From: Dorrie Sullivan, Interim Executive Director
Subject: Certification of Voting Delegate and Alternates
44th Annual KAC Conference
Date: June 25, 2019

The 44th Annual KAC Conference is fast approaching! The conference will be held in Wichita/Sedgwick County on November 12, 13, and 14, 2019. The business meeting for the Association, at which time all official business is conducted, will start at 8:00 a.m., Wednesday morning, November 13, 2019.

Enclosed please find the Certification of Voting Delegate form for the upcoming conference. **To comply with KAC Bylaws that require the form to be eligible to cast your vote, we request your form (and/or any changes or alterations) no later than Friday, October 25, 2019.** We strongly urge you to designate both a voting delegate, along with a first and second alternate. Only those listed on the certified form will be able to vote for their county, NO exceptions. If your designations change, you must file a **revised** form no later than October 25, 2019.

Voting credentials can be picked up during registration, starting Tuesday, November 12. Voting delegates/alternates must register for the annual conference to be entitled to vote. If you have any questions, please contact me at 785.272.2585, extension 304, or by email: sullivan@kansascounties.org.

A brochure with complete information about the annual conference was mailed out to you in early June and registration is open.

Enclosure (1)

CERTIFICATION OF VOTING DELEGATE

KANSAS ASSOCIATION OF COUNTIES

44th ANNUAL CONFERENCE

Purpose:

The bylaws of the Kansas Association of Counties provide that the county voting delegate be selected and certified in the following manner:

"Each member county shall be allowed one vote, which shall be cast by a chosen delegate designated for the county. Any county elected or appointed official may be selected as the county's voting delegate. The member county shall also appoint two alternates, specifying the order of such alternates, should the voting delegate be unavailable to attend the meeting. Delegates and alternates shall be certified to the KAC at least seven days before the meeting."

Please complete this form and return it at your earliest convenience to:

Kansas Association of Counties
300 SW 8th, Suite 300
Topeka, KS 66603

If you have any questions please contact:

Betty Oliva
oliva@kansascounties.org
(785) 272-2585 ext. 301

For voting delegates to be certified, your response (and/or any changes or alterations to this form) must be received no later than Friday, October 25, 2019.

Date: _____, 2019

I, _____, County Clerk of

_____ County do hereby certify that the following officers have been designated as the voting delegate and alternates for the 44th Annual Conference.

Delegate _____

Position _____

1st Alternate _____

Position _____

2nd Alternate _____

Position _____

Signed: _____
County Clerk