

# BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, KANSAS

## WEDNESDAY, NOVEMBER 30, 2011

4:00 p.m.

-Consider approval of the minutes for September 28, October 5, October 12, November 2 and November 9, 2011

## CONSENT AGENDA

- (1) (a) Consider approval of Commission Orders;
- (b) Consider resolution approving Cereal Malt Beverage License for The Clinton Store, 598 N 1190 Road (Clerk's Office); and
- (c) Consider resolution approving Cereal Malt Beverage Licenses Midland Farm Store, 1423 East 900 Road. (Clerk's Office);
- (d) Consider approval of acquisition of a backhoe for Public Works (Jackie Waggoner);
- (e) Consider accessing the State Contract to purchase storage tanks (Jackie Waggoner);
- (f) Consider approval of acquisition of fingerprinting equipment (Pam Weigand); and
- (g) Acknowledge fee reports for October 2011.

## REGULAR AGENDA

- (2) Recognize Agamani Sen, P.E., Chief Design Engineer, for receiving the George C. Askew award from the Kansas Certified Public Manager program (Keith Browning);
- (3) Discussion of foundation repair for Baldwin EMS Station (Sarah Plinsky)
- (4) Other Business
  - (a) Consider approval of Accounts Payable (if necessary)
  - (b) Appointments:
    - Building Code Board of Appeals - vacancy**
    - Lawrence-Douglas County Advocacy Council on Aging – vacancy**
    - Douglas County Community Corrections Advisory Board - 12/2011**
    - Douglas County Senior Services, Inc. Board of Directors - 12/2011**
    - Jayhawk Area Agency on Aging Tri-County Advisory Council - vacancy**
    - Fire/EMS District No. 1 - 12/2011**
  - (c) Public Comment
  - (d) Miscellaneous

## **RECESS UNTIL 6:35 P.M.**

5:00 p.m. - Meet with District Court Judges in the Citizen's Review Board Conference Room, Main Floor of Judicial and Law Enforcement Building, to discuss upcoming legislative issues. (Two or more Commissioners may attend. No County Business will be conducted.)

## RECONVENE

Reconvene at 6:35 pm.

- (5) Accept dedication of easements and rights of way for Preliminary Plat, **PP-8-8-11**, of Sadies Lake Addition, a one lot, approximately 207 acres, located at 778 East 1300 Road. Submitted by Grob Engineering for Sadies Lake LC, property owner of record. (PC Item 1; approved 8-0 on 11/14/11) Mary Miller is the Planner.
- (6) Adjourn

**WEDNESDAY, DECEMBER 7, 2011**

6:35 p.m.-Kaw Valley Sand Dredging CUP- requesting the item to be remanded back to Lawrence-Douglas County Planning Commission (Sandy Day)

**WEDNESDAY, DECEMBER 14, 2011**

4:00 p.m.

-Public Hearing to amend 2011 Budget

**WEDNESDAY, DECEMBER 21, 2011**

**WEDNESDAY, DECEMBER 28, 2011**

-Tentatively Cancelled

***Note:** The Douglas County Commission meets regularly on Wednesdays at 4:00 P.M. for administrative items and 6:35 P.M. for public items at the Douglas County Courthouse. Specific regular meeting dates that are not listed above have not been cancelled unless specifically noted on this schedule.*

**RESOLUTION \_\_\_\_\_**

**WHEREAS**, on the 30<sup>th</sup> of November, 2011, the same being a regular session of the Board of County Commissioners of the County of Douglas, the application of **Midland Farm Store** for a cereal malt beverage license came up for considerations by the above board and

**WHEREAS**, the Board does find that said **Midland Farm Store** is qualified under the law to sell cereal malt beverages not for consumption on the premises located **1401 N 1941 Diagonal Rd, Lawrence, Kansas**

**WHEREAS**, the Board further finds that due and legal notice has been given the **Grant Township Board** and that ten days has expired from the giving of said notice and that no written objection has been filed by the **Grant Township Board** protesting the granting of a cereal malt beverage license.

**NOW THEREFORE, BE IT RESOLVED** that the applicant, **Midland Farm Store** granted a license to sell cereal malt beverage not for consumption on the premises located at **1401 N 1941 Diagonal Rd, Lawrence, Kansas**

**BE IT FURTHER RESOLVED**, that Jameson Shew, County Clerk of Douglas County, Kansas be directed to issue said license.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Member

\_\_\_\_\_  
Member

**ATTEST:**

\_\_\_\_\_  
Jameson Shew, Douglas County Clerk

KEEP THIS LICENSE POSTED CONSPICUOUSLY AT ALL TIME

RETAIL

Fee \$75.00

NO.

**DEALER'S 2012 LICENSE**

**TO ALL WHOM IT MAY CONCERN:**

License is hereby granted to: **The Clinton Store**

**TO SELL CEREAL MALT BEVERAGES AT RETAIL IN ORIGINAL AND UNOPENED  
CONTAINERS AND NOT FOR CONSUMPTION ON PREMISES**

(State if for consumption on the premises or for sale in original and unopened containers and not for consumption on premises)

**598 N 1190 Rd, LAWRENCE, KS. Application therefore on file in the office of the County Clerk of Douglas County, having been approved by the governing body of said County, as provided by Laws of Kansas and the regulations of the board of County Commissioners.**

**This License will expire 12:00 midnight December 31, 2012 unless sooner revoked, is not transferable, nor will any refund be allowed thereon.**

**Done by the Board of County Commissioners of Douglas County, Kansas**

**This 30<sup>th</sup> Day of November 2011**

Attest: \_\_\_\_\_  
County Clerk

\_\_\_\_\_  
Chairman

**RESOLUTION \_\_\_\_\_**

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**WHEREAS**, the Board does find that said **Midland Farm Store** is qualified under the law to sell cereal malt beverages not for consumption on the premises located **1401 N 1941 Diagonal Rd, Lawrence, Kansas**

**WHEREAS**, the Board further finds that due and legal notice has been given the **Grant Township Board** and that ten days has expired from the giving of said notice and that no written objection has been filed by the **Grant Township Board** protesting the granting of a cereal malt beverage license.

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**BE IT FURTHER RESOLVED**, that Jameson Shew, County Clerk of Douglas County, Kansas be directed to issue said license.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Member

\_\_\_\_\_  
Member

**ATTEST:**

\_\_\_\_\_  
Jameson Shew, Douglas County Clerk

KEEP THIS LICENSE POSTED CONSPICUOUSLY AT ALL TIME

**RETAIL**

Fee \$75.00

NO.

**DEALER'S 2012 LICENSE**

**TO ALL WHOM IT MAY CONCERN:**

License is hereby granted to: **MIDLAND FARM STORE**

**TO SELL CEREAL MALT BEVERAGES AT RETAIL IN ORIGINAL AND UNOPENED  
CONTAINERS AND NOT FOR CONSUMPTION ON PREMISES**

(State if for consumption on the premises, or for sale in original and unopened containers and not for consumption on premises)

**1401 N 1941 DIAGONAL RD, LAWRENCE, KS. Application therefore on file in the office of the County Clerk of  
Douglas County, having been approved by the governing body of said County, as provided by Laws of Kansas and the  
regulations of the board of County Commissioners.**

**This License will expire 12:00 midnight December 31, 2012 unless sooner revoked, is not transferable, nor will any  
refund be allowed thereon.**

**Done by the Board of County Commissioners of Douglas County, Kansas**

**This 30<sup>th</sup> of November 2011**

Attest: \_\_\_\_\_  
**County Clerk**

\_\_\_\_\_  
**Chairman**

MEMO TO: The Board of County Commissioner  
Craig Weinaug, County Administrator

FROM: Jackie Waggoner, Purchasing Director  
Division of Purchasing

SUBJECT: Consider Acquisition of a Backhoe for Public Works

DATE: November 22, 2011

Public Works has funds allocated in equipment reserve to replace a 1998 Case backhoe with 6022 hours. This equipment is used for a variety of applications; drainage maintenance and repair, entrance upgrade and installation, culvert installation repair and replacement, snow and ice control, stockpile bulk material, and pavement repairs.

The existing equipment is in average condition with a number of rust areas on the body and the bushings are worn out on the loader bucket. It is used on a daily basis and anticipated to be used during the winter to load trucks or move snow as needed.

Both Case and John Deere models are available on the HGAC (Houston-Galveston Area Council) co-op contract. Staff determined that both models will meet their equipment needs. We have access to the HGAC contracts through an inter-local agreement with MARC (Mid America Regional Council). The HGAC quotes are provided below:

Contractor	Equipment Description	Warranty	Cost
The Victor L. Phillips Co.	Case 590SN Loader Backhoe	Loader Backhoe – 12 months/ unlimited hours; Engines, torque converter transmission, drive shafts, and drive axles – 24 months/2000 hours	\$89,644.52
Murphy Tractor & Equipment Co.	John Deere 410J Loader Backhoe	12 Months full machine	\$107,512.82

Mike Perkins and I will be available at the meeting to answer any questions you may have.

**RECOMMENDATION:** The Board of County Commissioners waives our formal bidding process and authorizes staff to access the HGAC contract with The Victor L. Phillips Co. for a loader backhoe in the amount of \$89,644.52.

MEMO TO: The Board of County Commissioners  
 Craig Weinaug, County Administrator

FROM: Jackie Waggoner, Purchasing Director  
 Division of Purchasing

SUBJECT: Consider Accessing the State Contract to Purchase Storage Tanks

DATE: November 22, 2011

Public Works has funds available to purchase three deicing storage tanks and pumps for all snow equipment.

The tanks are above ground storage tanks that will be located at three locations (County Shop, Vinland, and Lone Star) allowing snow equipment access to transfer deicing chemicals to their smaller tanks. This is to treat salt/sand, and pre-treat bridges and problem areas during winter storms. It is expected to reduce the impact and effects from the snow storms, and improve our road conditions significantly.

Dultmeir Sales LLC, State contractor, has provided the following quote:

Description	Quantity	Unit Cost	Extended Cost
10500Gal Poly Vert Tank; 13.33 LB/Gal.	3	\$5,485.00	\$16,455.00
2" SS Fittings-Installed DBLE Thread	6	\$ 177.00	\$ 1,062.00
2" Plumbing Kit for Deice Tank w/ Eductor	3	\$ 929.00	\$ 2,787.00
2" Pacer Pump Unit 3HP 1PH 1.7 SG.	3	\$1,132.00	\$ 3,396.00
		Freight	\$ 857.00
		<b>TOTAL COST</b>	<b>\$24,557.00</b>
Warranty: 3 years on tanks; 1 year on pumps			

Mike Perkins and I will be available at the meeting to answer questions.

**RECOMMENDATION:** The Board of County Commissioners waives the bidding process and authorizes staff to access the State contract for deicing storage tanks with Dultmeir Sales in the amount of \$24,557.



MEMO TO: The Board of County Commissioners  
Craig Weinaug, County Administrator

FROM: Jackie Waggoner, Purchasing Director  
Division of Purchasing

SUBJECT: Consider Acquisition of Fingerprinting Equipment

DATE: November 22, 2011

The existing fingerprint equipment in use at Youth Services is no longer serviceable: the current equipment does not have the capacity to produce palm prints which are required by Kansas Statutes; and, does not comply with the new finger print standards with respect to the level of digital quality required for submission of fingerprints to the Kansas Bureau of Investigation and the National Fingerprint Database (AFIS).

Youth Services is interested in purchasing a Morpho Trak fingerprinting station to replace their existing equipment. The Sheriff's Office currently uses Morpho Trak equipment at the jail; the Morpho Trak equipment meets the current State and Federal fingerprint standards. Additionally, one of the significant benefits of purchasing Morpho Trak is that the County has already made the investment (\$9,100 in 2007) to interface Morpho Trak with the Jail Management System (JMS) that is used at both the Sheriff's Office and Youth Services. The interfacing allows offender information entered into the JMS database to automatically populate the same offender information into the fingerprinting software. This eliminates duplication of data entry by staff and reduces the possibility of errors.

Morpho Trak the company is on the State contract, however state pricing for the fingerprinting equipment is not. Although state pricing is not available, the Morpho Trak sales manager is extending a discount to the County until the end of the year that would ensure that the purchase price matches state pricing rates. Morpho Trak provided the following quote:

ILS2-P300/D Livescan booking workstation w/ 1 year warranty	\$28,398.00
Extended Maintenance: One Year	\$ 3,022.00
Less discount through 12/31/2011	<u>(\$ 2,000.00)</u>
<b>TOTAL COST</b>	<b>\$29,420.00</b>

Youth Services has \$18,284.00 in Juvenile Justice Authority Juvenile Detention Facilities Grant Funds budgeted for fingerprint equipment replacement, the remaining \$11,136.00 would be paid for out of Youth Services Equipment Reserve funds.

Pam Weigand and I will be available at the meeting to answer any questions you may have.

**SUGGESTED MOTION:** The Board of County Commissioners waives our bidding process, and authorizes staff to purchase fingerprinting equipment in the amount of \$29,420 from Morpho Trak as a sole source purchase.

## MEMORANDUM

To : Board of County Commissioners

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

Date : November 4, 2011

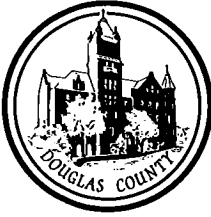
Re : Recognize Agamani Sen, P.E., Chief Design Engineer  
George C. Askew award from Kansas Certified Public Manager program  
Top rated Capstone project

Agamani Sen, chief design engineer, in 2010 participated in the Kansas Certified Public Manager program from KU. As part of the program, each participant develops and implements a project, termed a Capstone project, which has a demonstrable impact on an organization. The project should achieve innovative change in the organization. Agamani was notified her project was the highest rated Capstone project in her class.

Agamani's project involved use of open-bottomed, precast, concrete culverts for many of our culvert replacement projects. These culverts have received very favorable reviews from environmental agencies. The installation can be accomplished with department crews. Construction is also much faster than required for cast-in-place concrete culverts, so there is much less disruption to the travelling public.

Representatives from the Kansas Certified Public Manager program will attend the BOCC meeting to present Agamani the award.

Action Required: Witness Agamani Sen receiving the George C. Askew award from the Kansas Certified Public Manager program, and recognize her for her accomplishment.



## DOUGLAS COUNTY ADMINISTRATIVE SERVICES

1100 Massachusetts Street  
Lawrence, KS 66044-3064  
(785) 832-5358 Fax (785) 838-2480  
www.douglas-county.com

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MEMO TO: The Board of County Commissioners  
Craig Weinaug, County Administrator

FROM: Sarah Plinsky, Assistant County Administrator *SP*

CC: Jackie Waggoner, Purchasing Director  
Bill Bell, Maintenance Director

SUBJECT: Baldwin Station Foundation Repair Update

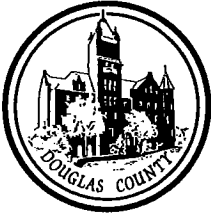
DATE: November 23, 2011

Earlier this year, staff asked the Board of County Commissioners for permission to use an informal bid process to repair the foundation at the Baldwin EMS Station. As discussed at that time, the foundation is need of significant repair. The memo to the Board from August 11<sup>th</sup> is attached to provide background on this issue. Staff has been working with DGM Consulting to assist with the project.

After the Commission action, County Counselor Evan Ice informed staff that formal bids were required by statute because the repair to the structure would be over \$25,000. Staff proceeded with a formal bid process. The bids that that were submitted were around \$130,000 (depending on options), which is significantly over what was estimated and close to the total value of the property.

Staff asked Treanor Architects to look at the site and assess the situation. We asked them if we had any other options to the full foundation repair. Their review is also attached. Given the original direction of the Commission, staff felt it was appropriate to return this item to the Commissioner for an update and additional direction on how to proceed.

Please let me know if you have any questions or concerns.



## DOUGLAS COUNTY ADMINISTRATIVE SERVICES

### Division of Purchasing

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www.douglas-county.com

MEMO TO: The Board of County Commissioners  
Craig Weinaug, County Administrator

FROM: Jackie Waggoner, Purchasing Director *JW*  
Division of Purchasing

SUBJECT: Foundation Repairs for Baldwin Fire Station #11

DATE: August 11, 2011

In late May the County became aware of foundation repairs that need to be made at the Baldwin Fire Station.

In the beginning Bill Bell had a couple of contractors review the site and submitted a proposal based on their recommendation of the repairs. After reviewing the proposals, staff determined that we don't have the expertise to determine if the recommendations provided workable solutions. This led us to have discussions with a structural engineer (contractor for Courthouse repairs), Don McMican of DGM Consultants, P.A.

Initially Don was hired to perform a site survey assessment and offer possible solutions. The south wall is cracked and considered to be structurally unstable, the north wall is pushed in approximately  $\frac{3}{4}$ " at the top and will increasingly get worse, east corners are cracked, north sidewalk has settled 6", and the original garage has settled 1-1/2" at west end which is creating the foundation to be too shallow. While the scope of work has not been developed yet, Don recommends building walls on the outside of the existing walls on the south and north to create stabilization, repair the west corner cracks, and add sidewalk around all three sides to help direct moisture away from the fire station. These repairs would provide a 25-50 years fix. The County has approved to hire DGM Consultant, P.A. for professional services for design, bidding, and construction administration for an amount not-to-exceed \$9,680.

After reviewing the scope of work with an interested contractor, our best estimate to make the necessary foundation repairs is \$55,000. Funds are available in the Special Building Fund for this expenditure. In compliance with our purchasing policy this cost would typically warrant a formal bidding process. Due to the time frame (3-4 weeks) to prepare the bid documents, a formal bidding process (4-6 weeks), and the estimated time (60 days) to make the repairs, we are seeking approval to solicit informal bids instead of formal. Our preference is for you to authorize administrative approval (Craig or Sarah) to award the contract with a 10% contingency for any unknown expenses that would require a change order. If the bids exceed our estimated cost (\$55,000 + 10%) we can bring a recommendation back to the Board for consideration.

Sarah Plinsky and Bill Bell will be available at the meeting to discuss this project.

**SUGGESTED MOTION:** The Board of County Commissioners authorizes staff to solicit informal bids for foundation repairs at Baldwin Fire Station, and gives administrative approval to award the contract up to the estimated cost of \$55,000 plus 10%.

## **DOUGLAS COUNTY FIRE & MEDICAL STATION 11**

### **ITEMS FOR CONSIDERATION:**

Current Facility/Property Value: \$157,000. (3,753+/- sq.ft residential grade facility)

Initial review of structure suggests that the deteriorating foundation wall conditions and any associated movement is not transferring into the wood framed portions of the structure on the main above grade level of the facility. Doors and windows all remain operational and no drywall cracking was observed. These are typically an indicator that movement from the foundation is significant enough that it is transferring to the remainder of the structure. This was not immediately apparent.

#### **Option #1 (Accept bids and move forward with structural fix previously documented):**

1. **Structural deficiencies will be corrected and the project foundation life of the facility will be significantly extended.**
2. Bid amounts: \$135,000. (Fix is 86% of current property value)

#### **Option #2 (Engage foundation repair companies):**

1. **Option would stabilize the foundation walls and stop at that level of correction with the potential for minor improvements in realignment of the foundation walls. No exterior sidewalk work, repaving, etc. would be performed as part of this option, only foundation stabilization. 20 year warranties are typically available on foundation repair work and should extend the life of this portion of the structure by a minimum of 20 years.**
2. Invite multiple foundation repair contractors to the site to evaluate existing conditions.
3. Request their review of structural soundness of current foundation wall conditions.
4. Request information on their proposed corrective measure to stabilize the structure, but not provide absolute corrective measures. Also request associated costs and warranties for the stabilization effort. (Likely H-post soldiers along interior side of foundation wall at strategic locations to brace wall)
5. TA will assist as requested by the County in preparing any required RFP/RFQ, or review of the information received from foundation repair companies.
6. Refinish stabilized basement wall with local residential builder or by utilizing department staff.
7. Anticipated cost for foundation repair: 10K to 20K. (Stabilize foundation walls only)  
(10% to 20% of current property value)

#### **Option #3 (New Facility):**

1. **New facility would be a 50 – 75 year construction type and be better tailored to the needs of the department.**
2. Provide corrective measure to existing Station 11 in order to get facility ready for the market.
3. Construct new Station 11 more consistent with other department stations in quality and square footage. Likely a pre-engineered metal bldg, slab on grade construction with a small area hardened for storm shelter.
  - Existing station could be demolished and new built on the same property. EMS services would be displaced, during demolition and construction activities, and need to be housed elsewhere.
  - Should an alternate site be selected for construction of a new facility, site improvement costs and cost of the property have not been included in this information. Co-location with Baldwin City Fire Dept. does not appear to be possible given existing conditions at Baldwin's only station in downtown.
  - Moving the EMS station out of it's current neighborhood would likely be a plus for the surrounding neighbors, but determining the best location for a new Station 11 was not studied as part of these recommendations.
4. Anticipated Project Costs: \$215,000. (3,000 sq.ft. institutional grade facility)  
(This estimate does not including newly acquired property or associated site development costs or value gained from sale of the existing facility)

**PLANNING COMMISSION REPORT  
REGULAR AGENDA --NON-PUBLIC HEARING ITEM:**

PC Staff Report  
11/14/2011

**ITEM NO. 1: PRELIMINARY PLAT; SADIES LAKE ADDITION; 778 E 1300 RD  
(MKM) (MKM)**

**PP-8-8-11** Consider a one lot Preliminary Plat for Sadies Lake Addition, approximately 207 acres, located at 778 East 1300 Road. Submitted by Grob Engineering for Sadies Lake LC, property owner of record.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Preliminary Plat of the Sadies Lake Addition and forwarding it to the Board of County Commissioners for consideration of dedication of easements and rights-of-way subject to the following conditions of approval:

1. The plat shall be revised with the following changes:
  - a. General Note 6 shall be revised to reference the amended Subdivision Section **20-810(i)(4)** and to remove the language regarding the Temporary Set Aside Agreement provisions as the agreement has not yet been executed.
  - b. Revise the site summary to note the gross area of the plat as 205.837 acres.

**Attachments:**

- Attachment A --- Concept plan submitted with rezoning request.
- Attachment B --- Rural Water District #2 report.

**Applicant's Reason for Request:** Platting is required prior to obtaining a building permit for development in the R-T District.

**KEY POINTS**

- Zoning to the R-T (Rural Tourism Business) District was approved by the Board of County Commissioners on August 3, 2011. The rezoning resolution shall be published following the recording of the final plat.
- A temporary set aside agreement shall be executed to protect designated environmentally sensitive areas identified in Section 20-810(i) of the Subdivision Regulations [Section 11-110(i) of the County Code].

**SUBDIVISION CITATIONS TO CONSIDER**

- This application is being reviewed under the Subdivision Regulations for Lawrence and Unincorporated Douglas County, effective December 31, 2006.
- Section 20-813 (Section 12-113 of the County Code) states that building permits in the unincorporated area of the county may be issued only for platted lots, vested land divisions or Residential Development Parcels.

**ASSOCIATED CASES/OTHER ACTION REQUIRED**

- Board of County Commissioners' acceptance of easements as shown on the preliminary plat.

- Final Plat submitted to Planning Office for administrative approval and recordation at the Douglas County Register of Deeds.
- Publication of rezoning resolutions to rezone Lot 1 to the R-T District.
- Approval of site plans for the various phases of the development by the Board of County Commissioners. The Commissioners placed a condition on the rezoning that any development proposal which required County Commission approval would include notification to property owners within 1000 ft of the subject property.

The following actions are required prior to recording of the Final Plat:

- Per Section 20-811(e)(3)(ii) of the Subdivision Regulations [Section 11-111(e)(3)(ii) of the County Code], the applicable Fire Department has approved the proposed water supply system as being adequate to support firefighting needs.
- Per Section 20-811(d)(4) [Section 11-811(d)(4) of the County Code], the proposed method of sewage disposal is approved by the Douglas County Health Department.
- Temporary set-aside agreement shall be executed and recorded.
- The County Engineer shall provide written certification that all public improvements have been completed or one of the means for ensuring completion noted in Section 20-811(h)(2) [Section 11-11(h)(2) of the County Code] has been provided.

#### **PUBLIC COMMENT RECEIVED PRIOR TO PRINTING**

- None

#### **Site Summary**

Gross Area:	205.837 acres
Right-of-Way:	1.315 acres
Net Area:	204.522 acres
Number of Lots:	1

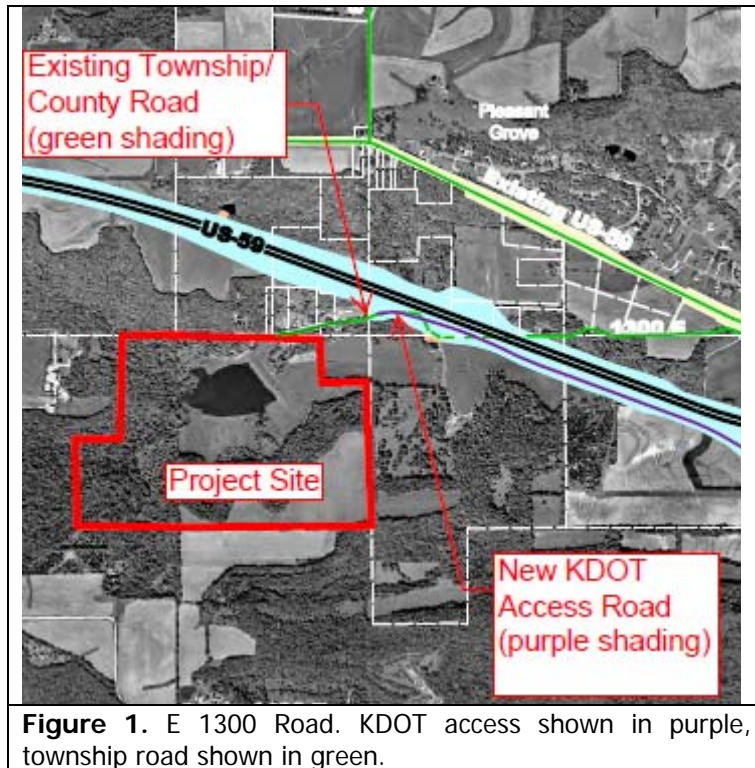
#### **GENERAL INFORMATION**

Current Zoning and Land Use: A (County-Agricultural) District [rezoning to R-T(Rural Tourism Business) District with conditions pending recording of the Sadies Lake Addition final plat and F-F (Floodway Fringe) Overlay District; open space and agricultural uses

Surrounding Zoning and Land Use: A (County-Agricultural) District in all directions with F-F (Floodway Fringe) Overlay District to the north and west; open space and agricultural uses with scattered rural residences.

#### **STAFF REVIEW**

The subject property consists of approximately 205 acres and is located at 778 E 1300 Road. The property is located on E 1300 Road which has recently been rebuilt by KDOT as part of their Hwy 59 improvements to provide access to the residences in the area. The southern portion of E 1300 Road, adjacent to the subject property, is a township road; while the northern portion is maintained by KDOT. (Figure 1)



**Figure 1.** E 1300 Road. KDOT access shown in purple, township road shown in green.

This plat is preparatory to development of a rural tourism use which will consist of open space, cabins, and a lodge or conference center. The Zoning Regulations define rural tourism uses as typically experience-oriented uses that are located predominately in a natural environment in areas of low population, and contribute to the preservation of the character of the area. A temporary set aside agreement is required for the lands which have been identified as environmentally sensitive in Section 20-810(i) of the Subdivision Regulations [Section 11-110(i) of the County Code]. In addition, other safeguards may be placed on the site plan to insure the rural tourism use preserves the character of the area.

A rezoning request to the R-T District was approved by the Board of County Commissioners at their August 3, 2011 meeting subject to the following condition:

1. Property owners within 1000 ft of the Rural Tourism Zoning District shall be notified when either of the following occur:
  - Submittal of any site plans
  - Submittal of any development proposal which must be considered by the County Commission.

The property currently maintains one residence and a cabin. The owner intends to separate the existing residence from the property through a homestead exemption survey. As this would remove the vested right for the remainder of the property to a building permit, the exemption survey will be timed to coincide with the recording of the final plat. The plat shows the 5.237 acres with the residence which is being removed with the exemption survey.

### **Resource Conservation**

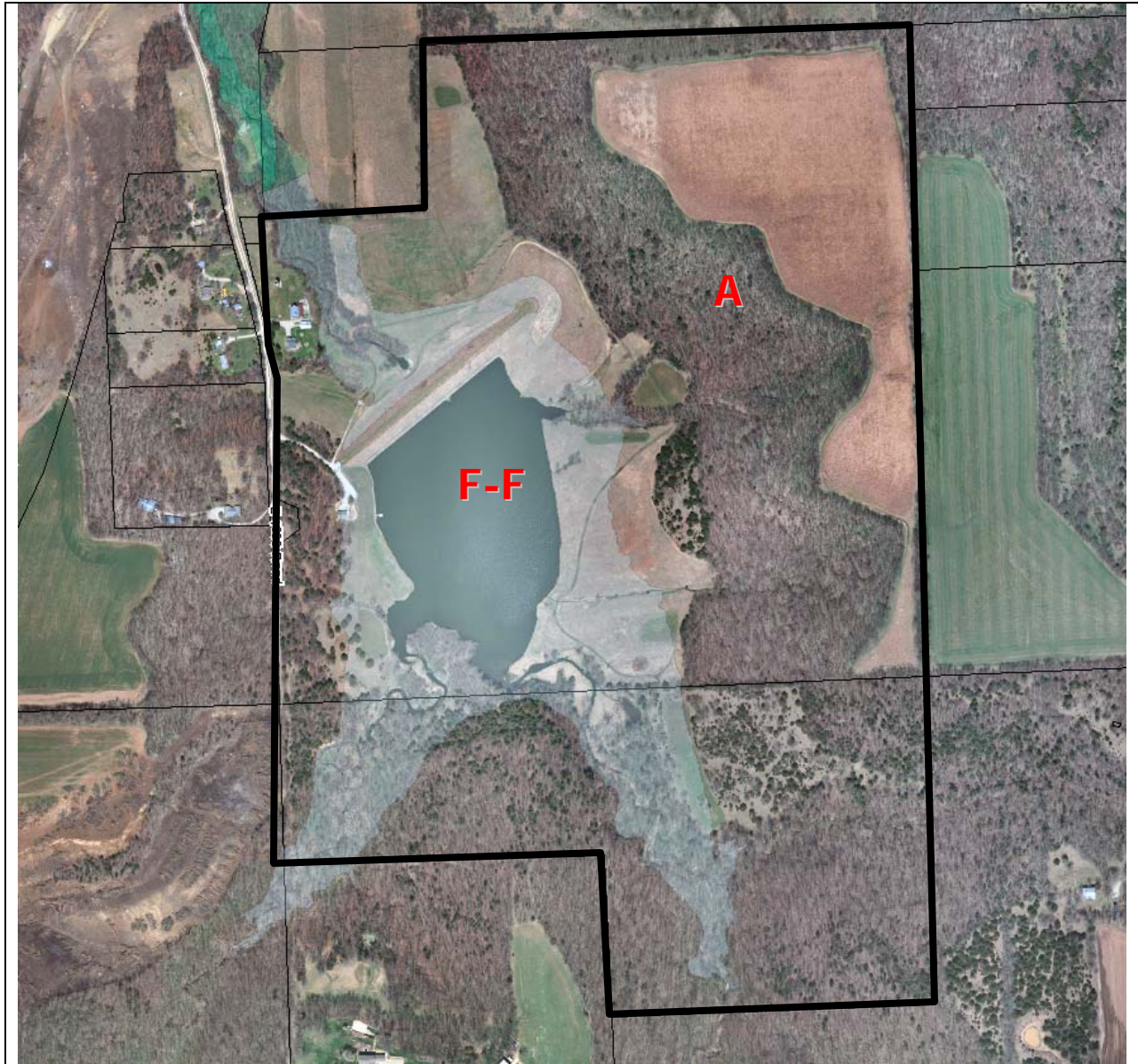
Section 20-810(i)(4)(iii) of the Subdivision Regulations [Section 11-110(i)(4)(iii) of the County Code] requires that platted subdivisions in the unincorporated area of the county be designed in a way that protects and conserves the natural resources and environmentally sensitive lands through the filing of a Temporary Set Aside Agreement or a permanent Conservation Easement with the Register of Deeds or through placement of the environmentally sensitive lands within tracts or easements on the plats. The property owner will provide a Temporary Set Aside Agreement for the protection of the environmentally sensitive lands. The property contains floodplain, stream corridors, and stands of mature trees which the Subdivision Regulations identify as environmentally sensitive areas. Protection of sensitive areas is encouraged to the maximum extent possible, but the required amount for platted property is limited to 20%. As this Rural Tourism Use is based on the woodlands and grasslands their protection should be insured, either through site plan notes or through inclusion in the Temporary Set Aside



Agreement. The Temporary Set Aside Agreement must be executed and filed before the final plat is recorded.

**Zoning and Land Use of Subject Property**

As noted earlier, a rezoning request to the R-T (Rural Tourism) District has been approved for the subject property and will become effective after the final plat has been recorded. The zoning approval included a condition that property owners in the area would be notified of any development activity which requires County Commission approval. This is noted on the plat. Portions of the property is also zoned F-F (Floodway Fringe) Overlay District.



**Figure 2.** Property is currently zoned A (Agriculture) and FF (Floodway Fringe).

The property currently contains a rural residence, a watershed lake, woodlands and grasslands with trails, and a cabin. The rural residence will be divided from the subject property through the Homestead Exemption provision in Section 20-801(d)(2)(ix) of the Subdivision Regulations [Section 11-101(d)(2)(ix) of the County Code]. To insure that the R-T Zoning designation will

apply only to the property which is platted as the Sadies Lake Addition the zoning resolution will be published after the recording of the final plat.

A rural tourism use will be developed in this location which will include additional cabins and a conference/reception center or lodge. The open space area will be used for recreational activities. A concept plan was included with the rezoning request and is included with this report as Attachment A.

### **Zoning and Land Use of Surrounding Area:**

The surrounding area is zoned A (Agricultural) and F-F (Floodway Fringe) Overlay Zoning extends to the northwest and southwest of the subject property (Figure 2). The surrounding area is used primarily for agricultural uses, open space, and rural residences.

### **Streets and Access**

E 1300 Road is a full maintenance local road but becomes minimum maintenance approximately 350 ft south of the access into the subject property. (Figure 3) The road continues as a minimum maintenance road for approximately 800 ft then ends. The only traffic on the road would be that generated by the adjacent properties and the rural tourism use; there would be no through traffic as E 1300 Road does not connect to any other roads to the south.

### **Utilities and Infrastructure**

The property is served by Rural Water District No. 2. The Water District's consultant reviewed the development proposal to determine if it would be possible to serve the new development. The engineer's report, Attachment B, indicated that it would be possible to provide water to the proposed development. The applicant understands that infrastructure upgrades may be necessary and General Note 8 states "Full project development may require improvements to the RWD#2 system and the property owner will in part bear the costs of waterline improvements for the project."

Per Section 20-811(e) of the Subdivision Regulations, dry hydrants must be installed adjacent to a pond or other water storage device with sufficient capacity, and in an appropriate location, to support firefighting needs as determined by the applicable Fire Department for properties without adequate water pressure for fire hydrants. Lyle Bowlin, Willow Springs Fire Chief, indicated that a dry hydrant should be provided on the west side of the pond to serve the existing cabin and that additional hydrants should be provided with future phases.

Sewage management for the existing cabin is provided by a septic system. The applicant intends to utilize an on-site method of sewage management such as septic systems for the future buildings. Building permits for buildings which require sewage management may be obtained after a permit for the on-site sewage management system has been issued by the Health Department to insure that an adequate sewage management system is available.

### **Easements and Rights-of-way**

E 1300 Road is classified as a local road. Local roads in the unincorporated portion of the county require 70 ft of right-of-way and 35 ft of right-of-way is being dedicated with this plat for E 1300 Rd. The plat shows that .903 acres of right-of-way was acquired by KDOT and an additional .412 acres of permanent easement for road right-of-way is being dedicated with this plat for a total of 1.315 acres of right-of-way.

The Wakarusa Watershed Joint District No 35 holds an easement on the property for the reservoir for the purpose of floodwater retarding. General Note 9 describes the easement and references the Book and Page Number. RWD#2 holds a right-of-way easement along the west boundary of the property for a rural waterline. The easement does not define width and is therefore noted but not shown on the plat.

### **Conformance with the Comprehensive Plan**

The Comprehensive Plan recommends that conference, recreational, or tourism uses located in the Rural Area, and which include some significant level of urban development shall satisfy the following criteria:

- 1) Have direct access to an improved arterial roadway
- 2) Public water supply must be available
- 3) Be separated from other rural tourism uses by at least 3 miles or other appropriate distance as determined by the board of county Commissioners and
- 4) Be designed to preserve and/or integrate natural resources and the rural environment through appropriate land use, site design, buffering or other methods.

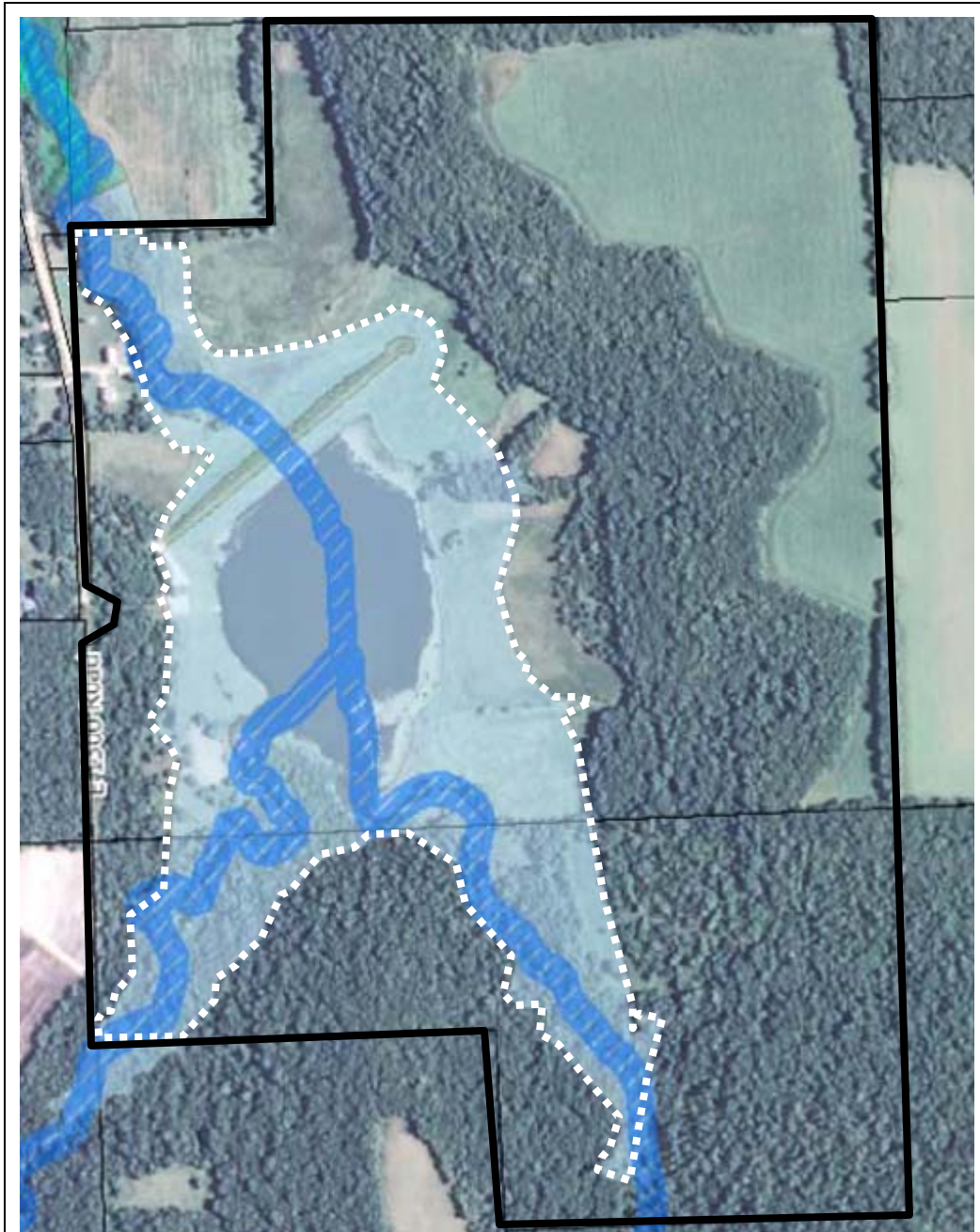
The first 3 criteria have been met:

- 1) The County Commission approved the rezoning of this property to the R-T District even though it does not have direct access to an improved arterial roadway, based on the close proximity of the property to Hwy 59 and the rural nature of the use.
- 2) The Rural Water District confirmed that a public water supply is available; however, improvements may be necessary.
- 3) There are no other rural tourism uses in the area.

Criteria # 4, however, will depend upon the temporary set aside agreement and the site design to insure that the development preserves natural resources and integrates with the rural environment. (Figure 3)

### **Summary**

The proposed uses are permitted in the districts and the plat, as conditioned, conforms with the Subdivision Regulations and the recommendations and locational criteria of the Comprehensive Plan.



**Figure 3** Environmentally Sensitive Lands. Floodplain outlined in white dashes, stream corridors shown in blue, stands of mature trees shown on aerial.

**LEGAL DESCRIPTION**  
 A TRACT OF LAND LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, ALL IN DOUGLASS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE SOUTH 02°00'09" EAST ALONG THE WEST LINE OF SAID SECTION, 663.48 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°00'09" EAST ALONG SAID WEST LINE, 1990.45 FEET; THENCE SOUTH 01°33'57" EAST, 664.11 FEET; THENCE NORTH 87°11'32" EAST, 1323.98 FEET; THENCE SOUTH 01°38'31" EAST, 666.60 FEET; THENCE NORTH 87°28' EAST, 1323.44 FEET; THENCE NORTH 01°34'10" WEST, 2863.46 TO A POINT ON THE NORTH LINE OF SAID SECTION, 37°59' WEST, 1329.45 FEET; THENCE NORTH 02°03'19" WEST, 2863.46 TO A POINT ON THE NORTH LINE OF SAID SECTION, 37°59' WEST, 1329.45 FEET; THENCE SOUTH 02°00'09" EAST, 664.08 FEET; THENCE SOUTH 87°08'49" WEST, 661.09 FEET TO THE POINT OF BEGINNING, LESS

A TRACT OF LAND COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12; THENCE SOUTH 02°00'09" EAST ALONG THE WEST LINE OF SAID SECTION, 663.48 FEET; THENCE CONTINUING SOUTH 02°00'09" EAST ALONG THE WEST LINE OF SAID SECTION, 200.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87°08'49" EAST, 379.00 FEET; THENCE SOUTH 02°00'26" EAST, 187.49 FEET; THENCE SOUTH 45°59'03" WEST, 395.98 FEET; THENCE SOUTH 87°10'23" WEST, 98.88 FEET TO A POINT ON THE WEST LINE OF SAID SECTION; THENCE NORTH 02°00'09" WEST ALONG THE WEST LINE OF SAID SECTION, 463.34 FEET TO THE POINT OF BEGINNING, LESS ROAD RIGHT-OF-WAY. THE TRACT CONTAINS 208.67 ACRES LESS ROAD RIGHT-OF-WAY.

**GENERAL NOTES**

- OWNER:** Sadies Lake LC  
 P.O. Box 1797  
 Lawrence, Kansas 66044
1. **Engineer:** Grob Engineering Services, LLC  
 3210 Mesa Way, Suite A  
 Lawrence, Kansas 66049  
 P.O. Box 4444
2. **Surveyor:** All Points Surveying, LLP  
 Lawrence, KS 66045

3. Aerial and topographic information obtained from aerial survey performed by Sanborn Mapping for the City of Lawrence and Douglas County 2006 and 2009. Specific topographic and boundary information for property & directly adjacent obtained from field survey provided by All Points Surveying, March 2011. Basis for bearings for this plan is State Plane Coordinate - North Zone.
4. **Current Zoning:** A-1
5. **Existing Land Use:** Residence and Accessory Cabin
6. **Proposed Zoning:** R-1
7. **Proposed Land Use:** Retail Tourism
8. The proposed land use is in part within SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% CHANCE FLOOD per FEMA Flood Insurance Rate Map (FIRM) Panel 282 of 460. Map Number 2004-S0282D. Map Revised August 5, 2010. Per the map "The 1% annual chance flood (100-year flood), also known as base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard Area include A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% chance flood." The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. The SFHA for the property as part of the rezoning.
9. No public improvements are required for the property as part of the rezoning.
10. An Easement is held by Wakarusa Watershed Joint District No. 35 for the reservoir for the purpose of floodwater retention. The easement is 42.1 acres adjacent to and including the reservoir to mean seal level elevation 971.1.
11. Additional crop patches or manufactured habitat for deer, turkey and quail may be constructed along the edge of the timberline.
12. For aerial view of site see Sheet 2 of 2.

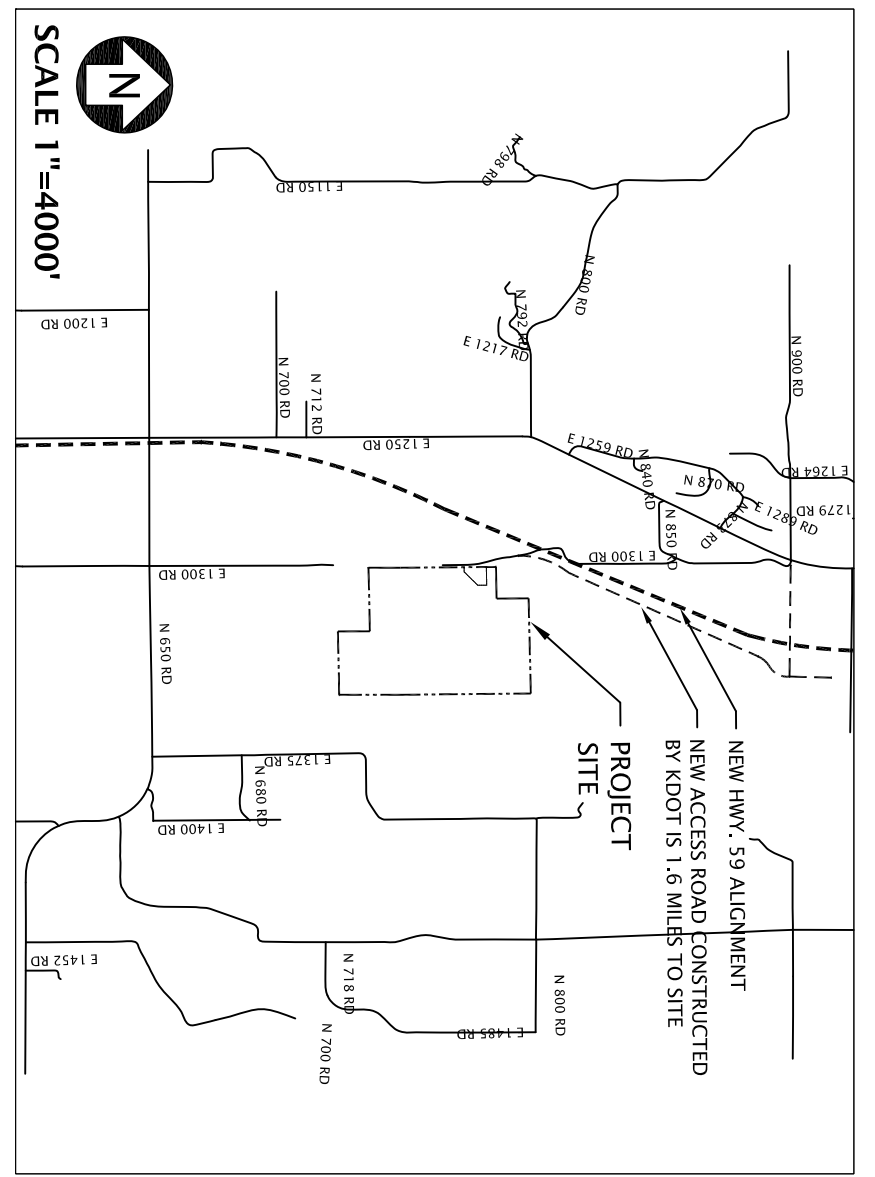
**DEVELOPMENT SUMMARY**

ORIGINAL PROPERTY BOUNDARIES	211.81 AC
PARCEL TO BE REMOVED BY HOMESTEAD SURVEY	3.14 AC
REZONING REQUEST	
ORIGINAL BOUNDARY LESS PARCEL TO BE REMOVED BY HOMESTEAD SURVEY	208.67 AC

**VARIANCE REQUEST**

1. The Owner requests a variance for a reduction of the buffer along the west boundary of the project. The request is for a reduction from 200' to 150'. The owner believes the existing trees, the 30' elevation drop, and that it is adjacent to the existing right-of-way, thus the reduced buffer zone will be met to the intent.

**LOCATION MAP**



THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY. NOT FOR CONSTRUCTION

**CONCEPTUAL SITE PLAN**

**SADIES LAKE ADDITION**

**DESIGNED BY**  
JDC

**CHECKED BY**  
JDC

**ISSUE DATE**  
March 21, 2011

**REVISIONS**

CONCEPTUAL SITE PLAN for  
**SADIES LAKE ADDITION**  
 778 E 1300 ROAD  
 LAWRENCE, KANSAS

**GROB ENGINEERING SERVICES, LLC**  
 3210 Mesa Way, Suite A \* Lawrence, Kansas 66044  
 P.O. Box 502 \* Lawrence, Kansas 66044  
 Phone 785 856-1900 \* Fax 785 856-1901

SHEET **1** OF **2**

June 22, 2011

Board of Directors  
 RWD No. 2, Douglas County  
 681 E. 1250 Road  
 Lawrence, KS 66047

**SUBJECT: Sadies Lake Addition  
 W.O. 4005.102**

Dear Nathan:

This letter is in regard to the proposed service for Sadies Lake addition located in Section 12, Township 14 South, Range 19 East. The developer for this addition is proposing multiple phases of construction. The first phase will include the renovation of an existing cabin and the addition of a new cabin. The future phases could consist of eleven additional cabins and a Lodge/Tourism Center. It is being anticipated that each cabin facility will have water demands in the restrooms, and kitchen area. It is assumed that the Lodge will have water demands at restrooms, a utility room, and a kitchen area. The table below was created for the water demands of each facility using Water Supply Fixture Units (WSFU) as defined by the Uniform Plumbing Code.

Phase 1				Future Phase			
	No. of Fixtures	WSFU	Total WSFU		No. of Fixtures	WSFU	Total WSFU
<b>2 Cabins</b>				<b>11 Cabins</b>			
Water Closet	2	2.5	5	Water Closet	11	2.5	27.5
Sink	4	1.5	6	Sink	22	1.5	33
<b>Total WSFU Phase 1</b>			<b>11</b>	<b>Lodge</b>			
<b>Total Peak Demand Flow</b>			<b>10gpm</b>	Water Closet	4	2.5	10
				Urinal	2	2	4
				Sink	6	1.5	9
				Mop Basin	1	3	3
				Water Fountain	2	0.5	1
				<b>Total WSFU Future Phase</b>			<b>87.5</b>
				<b>Total Peak Demand Flow Future Phase</b>			<b>60 gpm</b>
				<b>Total Peak Demand Flow Both Phases</b>			<b>70 gpm</b>

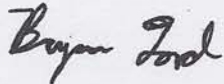
The water district currently has a 2.5-inch PVC waterline that fronts the proposed property and provides the property water service through a standard 5/8"x3/4" residential meter setting. This size of meter is generally rated for a maximum flow of 15 to 20 gpm. For service to the future phase, a new 4-inch waterline will need

to be installed off the District's existing 6-inch waterline from 850 Rd south to Sadies Lake. To serve the peak demand flow of 70 gpm a 1-1/2" positive displacement water meter will be required. With the necessary improvements in place it appears that the additional demands will not have a negative impact on the existing customers in the surrounding area.

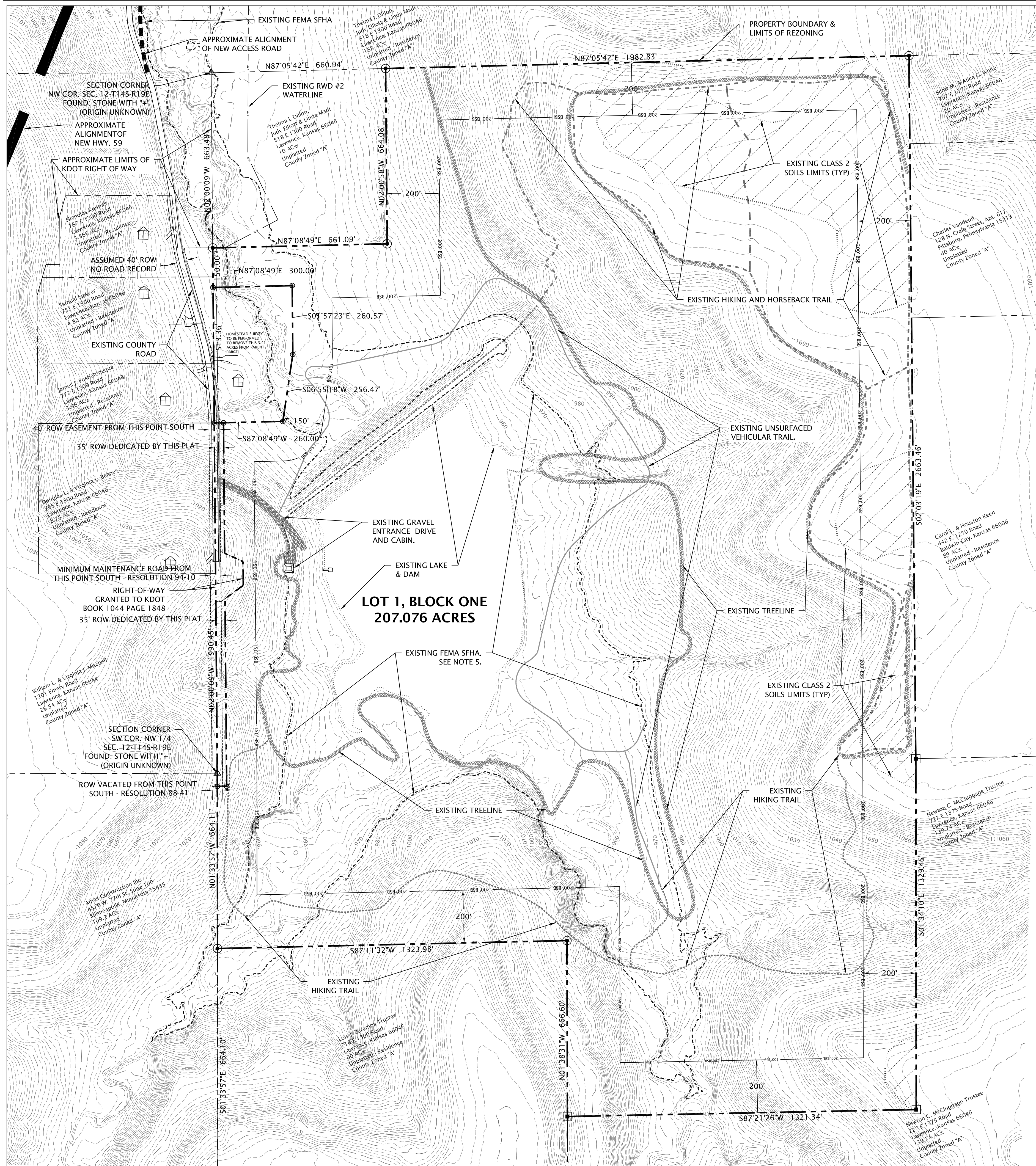
To provide service to the one existing and one proposed cabin the District can continue service as it is currently. However, considering the Future Phases I would recommend the District serve this addition through one larger master meter instead of multiple residential meters. It will make meter reading easier as well as billing the customer. It would also allow the District's maintenance responsibility to end at a master meter vault near the main entrance of the lake addition.

Based on this hydraulic review it is feasible for the water district to provide water service to the proposed development with the upgrades as described above. The Board of Directors at RWD No. 2 should use this hydraulic review as an aid to determine how and if they are willing to provide the increased service to the proposed development.

Sincerely,

A handwritten signature in black ink that reads "Bryan Ford". The signature is written in a cursive, slightly slanted style.

Bryan Ford, P.E.



**LEGAL DESCRIPTION**

A TRACT OF LAND LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, ALL IN DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE SOUTH 02°00'09" EAST ALONG THE WEST LINE OF SAID SECTION, 663.48 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°00'09" EAST ALONG SAID WEST LINE, 1990.45 FEET; THENCE SOUTH 01°33'57" EAST, 664.11 FEET; THENCE NORTH 87°11'32" EAST, 1323.98 FEET; THENCE SOUTH 01°38'31" EAST, 666.60 FEET; THENCE NORTH 87°21'26" EAST, 1321.34 FEET; THENCE NORTH 01°34'10" WEST, 1329.45; THENCE NORTH 02°03'19" WEST, 2663.46 TO A POINT ON THE NORTH LINE OF SAID SECTION; THENCE SOUTH 87°05'42" WEST, 1982.83 FEET; THENCE SOUTH 02°00'58" EAST, 664.08 FEET; THENCE SOUTH 87°08'49" WEST, 661.09 FEET TO THE POINT OF BEGINNING, LESS

A TRACT OF LAND COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE SOUTH 02°00'09" EAST ALONG THE WEST LINE OF SAID SECTION, 663.48 FEET; THENCE CONTINUING SOUTH 02°00'09" EAST ALONG THE WEST LINE OF SAID SECTION, 150.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87°08'49" EAST, 300.00 FEET; THENCE SOUTH 01°57'23" EAST, 260.57 FEET; THENCE SOUTH 06°55'18" WEST, 256.47 FEET; THENCE SOUTH 87°08'49" WEST, 260.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION; THENCE NORTH 02°00'09" WEST ALONG THE WEST LINE OF SAID SECTION, 513.34 FEET TO THE POINT OF BEGINNING, LESS ROAD RIGHT OF WAY. THE TRACT CONTAINS 208.39 ACRES LESS ROAD RIGHT-OF-WAY.

**GENERAL NOTES**

- OWNER: Sadies Lake LC  
Box 1797  
Lawrence, Kansas 66044
  - ENGINEER: Grob Engineering Services, LLC  
3210 Mesa Way, Suite A  
Lawrence, Kansas 66049
  - SURVEYOR: All Points Surveying, LLP  
Box 4444  
Lawrence, KS 66045
1. Aerial and topographic information obtained from aerial survey performed by Sanborn Mapping for the City of Lawrence and Douglas County 2006 and 2009. Specific topographic and boundary information for property & directly adjacent obtained from field survey provided by All Points Surveying, March 2011. Basis for bearings for this plat is the West Section line of the Northwest Quarter of Section 12, Township 14 South, Range 19 East, N 02° 00' 09"E assumed. Project Vertical Benchmark: Douglas County Public Works Charn ID #DG19 NAVD 88 Elevation = 1,100.27 ft.
  2. Typical Soil Type: Gm - Gymer silt loam - Class 2 Soils - Shown  
Kc - Kennebec soils - Channeled  
Mc - Martin silty clay loam  
Mh - Martin soils  
Oe - Oska silty clay loam  
Sx - Stony steep land  
Vm - Vinland-Martin complex  
Seasonal High Water Table is 2'-5' for Kc, and >6' for Gm, Mc, Mh, Oe, Sx, and Vm
  3. Current Zoning: "R-T" Rural Tourism Business (Rezoned from "A". Adoption pending final boundary definition)
  4. Proposed Land Use: Rural Tourism - Agriculture and Recreation
  5. The property is in part located within a SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% CHANCE FLOOD per FEMA Flood Insurance Rate Map (FIRM) Panel 282 of 460, Map Number 20045C0282D, Map Revised August 5, 2010. Per the map, "The 1% annual chance flood (100-year flood), also known as base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard Area include A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% chance flood." The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. The SFHA for the property is defined as "Zone A - No Base Flood Elevations determined".
  6. "Provisions and Financing of Roads, Sewer, and Other Public Services" - No public road improvements are proposed for this property. Approval for water service has been granted for the property by Douglas County Rural Water District No. 2 (RWD#2). Full project development may require improvements to the RWD#2 system and the property owner will in part bear the costs of waterline improvements for the project. The single lot of the subdivision will rely on an on-site sewage management system. No lot will be subject to any special assessments.
  7. An Easement is held by Wakarusa Watershed Joint District No. 35 for the reservoir for the purpose of floodwater retarding. The easement is 42.1 acres adjacent to and including the reservoir to mean seal level elevation 971.1.

**SITE SUMMARY**

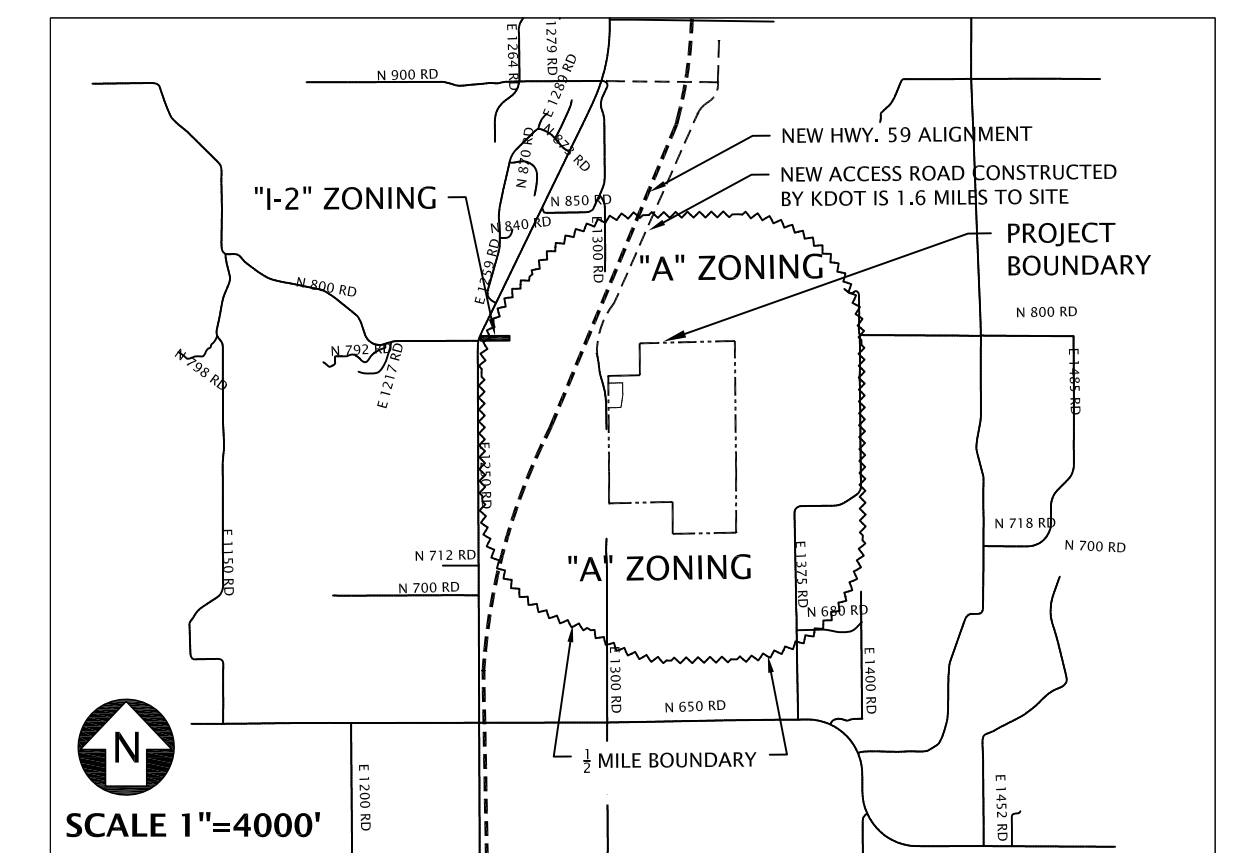
Gross Property Area:	211.809 AC
Existing KDOT ROW & ROW Easement:	0.903 AC
Proposed Dedicated ROW:	0.412 AC
Parcel to be Removed by Homestead Survey:	3.418 AC
Net Property Area of RT Zoning:	208.391 AC
Net Property Area:	207.076 AC
Net Number of Lots:	1
Min., Max., & Avg. Lot Size:	207.076 AC

**LEGEND**

OHE	OHE	OVERHEAD ELECTRICAL	SD	STORM DRAIN	ROW	RIGHT-OF-WAY
UCT	UCT	UNDERGROUND TELEPHONE	GA	GUY ANCHOR	C/L	CENTERLINE
GAS	GAS	GAS	UP	UTILITY POLE	D/E	DRAINAGE EASEMENT
W	W	WATERLINE	WM	WATER METER	U/E	UTILITY EASEMENT
SAW	SAW	SANITARY SEWER LINE	WV	WATER VALVE	PL	PLATTED
STM	STM	SECTION LINE	GM	GAS METER	M	MEASURED
		PROPERTY LINE	SC	SIGN	CM	CALCULATED FROM MEASUREMENTS
		EASEMENT(S)	EB	ELECTRIC BOX	IC	STONE FOUND ORIGIN UNKNOWN
			CB	CABLE TV BOX	FO	FOUND BAR ORIGIN UNKNOWN
					BS	BAR SET W/CAP "APS 1391"

NOTE: "X" IN UTILITY DENOTES EXISTING FEATURE

**LOCATION MAP**



THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY - NOT FOR CONSTRUCTION

**a preliminary plat for  
SADIES LAKE ADDITION**



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**PRELIMINARY PLAT  
SADIES LAKE ADDITION  
778 E 1300 ROAD  
LAWRENCE, KANSAS**

<b>DESIGNED BY</b>	JDG
<b>CHECKED BY</b>	JDG
<b>ISSUE DATE</b>	AUGUST 22, 2011
<b>REVISIONS</b>	



**ITEM NO. 1 PRELIMINARY PLAT; SADIES LAKE ADDITION; 778 E 1300 RD (MKM)**

**PP-8-8-11:** Consider a one lot Preliminary Plat for Sadies Lake Addition, approximately 207 acres, located at 778 East 1300 Road. Submitted by Grob Engineering for Sadies Lake LC, property owner of record.

**STAFF PRESENTATION**

Ms. Mary Miller presented the item.

**APPLICANT PRESENTATION**

Mr. Dean Grob, Grob Engineering, was present for questioning.

**ACTION TAKEN**

Motioned by Commissioner Singleton, seconded by Commissioner Blaser, to approve the Preliminary Plat of the Sadies Lake Addition and forwarding it to the Board of County Commissioners for consideration of dedication of easements and rights-of-way subject to the following conditions of approval:

1. The plat shall be revised with the following changes:
  - a. General Note 6 shall be revised to reference the amended Subdivision Section **20-810(i)(4)** and to remove the language regarding the Temporary Set Aside Agreement provisions as the agreement has not yet been executed.
  - b. Revise the site summary to note the gross area of the plat as 205.837 acres.

Commissioner Hird asked what a dry hydrant was.

Ms. Miller said it was connected to a pond and only utilize when needed. She said it was not hooked on to a waterline.

Unanimously approved 8-0. Student Davis voting in the affirmative.