

Beginning at a point at the southwest corner of Lot 132, Block 42, West Lawrence, City of Lawrence, Douglas County, Kansas; thence north along the west line of said Lot 7.5 feet; thence west 80 feet to the east line of Lot 131, Block 43, West Lawrence, City of Lawrence, thence 15 feet south along the east line of Lots 131 and 133, Block 43, of said addition; thence east 80 feet to the west line of Lot 134, Block 42, of said addition; thence north 7.5 feet to the point of beginning, be vacated, subject however to the reservations unto the City of Lawrence, Kansas, and the owners of any lesser property rights for public service utilities, rights-of-ways and easements for public service facilities now in existence and use.

It was moved by Mr. Neis that the order of vacation be accepted, seconded by Mrs. Bradley, and carried unanimously.

Associate Judge Mike Elwell notified the Board that Lucinda Johnson is terminating on June 17, 1977.

*Zoning app. 9-10-11-12*  
*9- Boat storage*  
*10- Sect. 19A-1*  
*11- Single Fam. Dwell.*  
*12- Area Reg. A-1*  
*16- Under advisement*  
*Base Set Back Lines*

Mr. Jim Hewitt, acting director of planning; Mr. David Guntert, member of the planning staff; and Mr. Wayne Kellum, county zoning administrator, appeared before the Board to present a number of items forwarded from the planning commission for our consideration from their meeting on 25 May 1977. The first item for this Board's consideration was Item No. 9 from those minutes which refers to a text amendment amending Article 19, Section 19-4 of the Zoning Regulations for the Unincorporated Territory of Douglas County, Kansas, as amended by adding the following:

Boat storage, open or enclosed, of one or more boats which are not the property of the landowner, in the A (Agricultural), B-1 (Neighborhood Business) and the I-1 (Limited Industrial) Districts. Open storage must meet the minimum yard requirements of the district in which it is located and must be screened by a view reducing wall, fence or landscaping material from adjacent public roads and residentially zoned property.

The intent of this text amendment would allow boat storage operations in the A, B-1, and I-1 districts by the mechanism of obtaining a Conditional Use Permit subject to the limitations of set back and screening as they exist within each of these categories. This text amendment comes to the county commission with a unanimous recommendation from the planning commission and with a recommendation from the planning staff. After review it was moved by Mr. Neis that this text amendment be adopted, seconded by Mrs. Bradley, and carried unanimously. Mr. Kellum will prepare the necessary resolution for our adoption and publication.

The next item for our consideration was Item No. 10 of the minutes of the planning commission meeting of 25 May and relates to a text amendment which amends Article 19 of the Zoning Regulations for the Unincorporated Territory of Douglas County, Kansas, by creating a new Section 19A-1 which provides in detail for site plan approval for developments occurring in the following classifications: B-1, B-2, B-3, I-1, I-2, I-3, or I-4 or whenever a specific reference is made to this new article in any part of the zoning regulations. This text amendment includes considerable detail relating to purpose and intent when the site plan might be required, the procedures involved in the filing of the site plan, the contents of the site plan when filed, the conditions of approval, requirements for assurance of performance, the mechanism for a site plan change, and the time limitation on the approved site plan. This text amendment comes to the county commission with a unanimous recommendation from the planning commission and its adoption is recommended by the planning staff. After complete review of the text amendment it was moved by Mrs. Bradley that it be adopted, seconded by Mr. Neis, and carried unanimously. Mr. Kellum will prepare the necessary resolution for our adoption and publication.

The next item for this Board's consideration was Item No. 11 of the minutes of 25 May meeting which is a text amendment which amends Article 6 of the Zoning Regulations for the Unincorporated Territory of Douglas County, Kansas, by amending Section 6.2(8) to read as follows:

8. Single-Family dwellings, provided the lot is exempt from the Subdivision Regulations for Douglas County, and provided a building permit is issued.

This text amendment comes to the Board with the unanimous recommendation of the planning commission and its approval is recommended by the planning staff and after complete review of this text amendment it was moved by Mr. Neis that it be approved, seconded by Mrs. Bradley, and carried unanimously. Mr. Kellum will prepare the necessary resolution for our adoption and publication.

The next item for the Board's consideration was Item No. 12 of the minutes of 25 May meeting which relates to a text amendment which amends Article 18 of the Zoning Regulations for the Unincorporated Territory of Douglas County, Kansas, by amending the chart in Article 18 pertaining to the height, yard, and area requirements for the A-1 (Suburban Home) district. The essence of the change provided in this amendment is that the minimum lot size which will be permitted in the A-1 district will be one acre in size with a minimum width of 150 feet and minimum depth of 150 feet. This text amendment comes to the Board with a unanimous recommendation from the planning commission and its adoption is recommended by the planning staff. After complete review of this amendment it was moved by Mr. Neis that it be adopted, seconded by Mrs. Bradley, and carried unanimously. Mr. Kellum will prepare the necessary resolution for our adoption and publication.