

# PUBLIC NOTICES

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<div>PUBLIC NOTICE CONTINUED FROM 3B</div> <p>VACANCIES. Individuals appointed to serve on the Douglas County Fair Board by the Board of County Commissioners may serve a maximum of six one-year terms of office. Each such term shall commence on February 1st and conclude on January 31st of the following calendar year. If a board member resigns, an appointment shall be made by the Board of County Commissioners to fill the unexpired one-year term. Any such appointee shall be eligible to serve the remaining number of one-year terms of the person they replace and, at the end of such period, that person may be considered by the Board of County Commissioners for appointment for six one-year terms.</p> <p>1-805 SAME; RESPONSIBILITIES. The Douglas County Fair Board, acting for itself or through an executive board, shall have responsibility for the management and control of the business of the fair association and its property, subject to</p>	<p>the approval of the Board of County Commissioners. At the December meeting each calendar year, the Fair Board may invite the newly appointed members of the Fair Board whose terms of office will commence on February 1st of the succeeding calendar year to meet in joint session with the current Fair Board. Such joint meeting shall be held for the purpose of ensuring continuity of board operations.</p> <p>No other provisions of the current Douglas County Code are hereby amended in any manner and shall remain in full force and effect.</p> <p><b>SECTION 3. COPIES.</b> Not less than one copy of Chapter 1, Article 8 of the Douglas County Code, as amended, marked and stamped in the manner provided by K.S.A. 12-3304, shall be filed with the County Clerk and shall be open to inspection and available to the public during reasonable business hours. Subsequent references herein to the “Fair Board Codes” shall mean Chapter 1, Article 8, Sections 1-803, 1-804, and 1-805 of the Douglas Coun-</p>	<p>ty Code, as adopted and amended above.</p> <p><b>SECTION 4. SEVERABILITY.</b> If any section, subsection, sentence, clause, or phrase herein or in the Fair Board Codes is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the validity of any remaining portions thereof. The Board declares that it would have amended the Fair Board Codes, and each section, subsection, clause, and phrase thereof, irrespective of the fact that any one or more section, subsection, sentence, clause, or phrase might be declared unconstitutional or invalid.</p> <p><b>SECTION 5. RESCISSION.</b> All previous resolutions of the Board that are inconsistent with this Charter Resolution or with the amended Fair Board Codes are hereby rescinded in relevant part. Such rescinded previous resolutions of the Board include, without limitation, HR-88-9-5.</p> <p><b>SECTION 6. EXISTING RIGHTS OR VIOLATIONS.</b> Nothing herein or in the Fair Board Codes, as hereby adopted, shall be con-</p>	<p>strued to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or resolution repealed in connection with the adoption of the Fair Board Codes, as amended, nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Charter Resolution.</p> <p><b>SECTION 7. EFFECTIVE DATE.</b> This Charter Resolution shall take full effect sixty (60) days after the date of its final publication unless it is submitted to a referendum pursuant to K.S.A. 19-101b(b).</p> <p><b>SECTION 8. RESOLUTION RECORDS.</b> This Charter Resolution shall be entered into the resolution records of the County by the County Clerk.</p> <p><b>SECTION 9. PUBLICATION.</b> This Charter Resolution shall be published in the official County newspaper, as required by K.S.A. 19-101b(b), once each week for two consecutive weeks.</p> <p><b>ADOPTED</b> by the Board of County Commissioners</p>	<p>of the County of Douglas, Kansas, on this 16th day of April, 2025.</p> <p><b>Board of County Commissioners of the County of Douglas, Kansas</b></p> <p>Patrick Kelly, Chair Shannon Reid, Vice Chair Karen Willey, Member Gene Dorsey, Member Erica Anderson, Member</p> <p><b>ATTEST:</b> Jameson D. Shew, County Clerk</p> <p>(First Published in the Lawrence Daily Journal-World on the 29th of April, 2025)</p> <p><b>NOTICE OF INTENT TO SELL OR DISPOSE OF TENANT PROPERTY</b></p> <p>Abandoned property of Dylan Clutz, located at 2600 W. 6th Street, Apt. D3, Lawrence, Kansas, including but not limited to, bed, desks, foldable tables, TV stand, small fridge and freezer, clothes, office chairs, 3D printer, Primo water cooler, and small kitchen appliances, will be disposed of if not claimed by May 16, 2025.</p> <p>Tuckaway L.C. and Tower</p>	<p>Properties Company</p> <p>STEVENS &amp; BRAND, L.L.P. Jeffrey L. Heiman, #20858 900 Massachusetts, Ste. 500 PO Box 189 Lawrence KS 66044-0189 (785) 843-0811 Attorneys for Tuckaway, L.C. and Tower Properties Company</p> <p>(First published in the Lawrence Daily Journal-World on the 15th of April, 2025)</p> <p><b>IN THE SEVENTH JUDICIAL DISTRICT COURT, DOUGLAS COUNTY, KANSAS</b></p> <p>ASHLEY TINDALL, Plaintiff, and ALIZA A. EDMONDSON, Defendant.</p> <p>Case No. DG-2024-CV-000426 Pur. to K.S.A. Chapter 60.</p> <p><b>NOTICE OF SUIT</b></p> <p><b>To ALIZA A. EDMONDSON, and all other concerned persons: You are notified that a Petition has been filed in District Court of Douglas County Kansas by Ashley Tindall praying</b></p>	<p><b>for in excess of \$75,000 for damages arising from your negligence related to a motor vehicle collision on or about December 30, 2022, and you are hereby required to plead to the Petition on or before May 26th, 2025, in the court at the District Court for Douglas County, Kansas. If you fail to plead, judgment will be entered upon the Petition.</b></p> <p><b>Respectfully Submitted,</b> <u>/s/ Christopher P. Lawson</u></p> <p>Christopher P. Lawson #17688 Lawson Law Office, LLC 6750 Antioch Rd., Ste. 215 Overland Park, KS 66204 (Ph) 913-432-9922 (Email) chris.lawson@lawsonlawllc.com Attorney for Plaintiff</p> <p>(First published in the Lawrence Daily Journal-World on the 15th of April, 2025)</p> <p><b>IN THE DISTRICT COURT OF DOUGLAS COUNTY, KANSAS</b></p> <p>In the Matter of the Estate of BARBARA J. ROGERS, Deceased</p> <p>Case No.</p>	<p>DG-2025-PR-000059 Division 4 Pursuant to K.S.A. Chapter 59</p> <p><b>NOTICE TO CREDITORS</b></p> <p>THE STATE OF KANSAS TO ALL PERSONS CONCERNED:</p> <p>You are hereby notified that on April 1, 2025, a Petition for Issuance of Letters of Administration under the Kansas Simplified Estates Act was filed in this Court by Joseph L. Simmons, an heir of Barbara J. Rogers, deceased.</p> <p>All creditors are notified to exhibit their demands against the Estate within four months from the date of the first publication of this notice, as provided by law, and if their demands are not thus exhibited, they shall be forever barred.</p> <p>Joseph L. Simmons, Petitioner</p> <p>Prepared by: Stevens &amp; Brand, L.L.P. 900 Massachusetts, Ste. 500 Lawrence, KS 66044 785.843.0811 Attorneys for Petitioner Rebecca J. Wempe #16875</p>

(First Published in the Lawrence Daily Journal- World on the 29th of April, 2025)

RESOLUTION NO. 25-19

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, KANSAS ADOPTING TEXT AMENDMENTS TO THE ZONING REGULATIONS FOR THE UNINCORPORATED TERRITORY OF DOUGLAS COUNTY, KANSAS.

WHEREAS, the Lawrence-Douglas County Planning Commission, after holding a public hearing on December 16, 2024, following due and lawful notice pursuant to K.S.A. 12-757 and the Zoning and Land Use Regulations for the Unincorporated Territory of Douglas County, Kansas, as codified in Chapter 12, Article 3 of the Douglas County Code, as amended (the “Zoning Regulations”), has recommended that the Board of County Commissioners of Douglas County, Kansas (the “Board”) make text amendments to the Zoning Regulations, the nature and description of such changes being fully set forth below; and

WHEREAS, on April 23, 2025, the Board found that the Zoning Regulations should be amended to revise the Home Occupation standards and registration process.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, KANSAS AS FOLLOWS:

- I.

Adoption of Text Amendments. The Board hereby finds that there has been full compliance with the statutory provisions governing amendment of the Zoning Regulations and hereby adopts the following text amendments (the “Text Amendments”), amending the Zoning Regulations as follows:
- A.

Repeal Sections 12-306-21 Type 1 Home Occupations and 12-306-22 Type 2 Home Occupations; and
- B.

Replace Section 12-306-21 as follows:

12-306-21 Home Occupation

12-306-21.01 These regulations provide opportunities to conduct limited business activity as an accessory residential use that is compatible with surrounding land uses and maintains the character of the area. The standards ensure that Home Occupations remain accessory and ancillary to the residential use and that the operation of the Home Occupation does not alter the residential nature of the dwelling or the character of the area.

12-306-21.02 Types of Home Occupation

- a.

**Type 1 Home Occupation.** Type 1 Home Occupations are exempt from registration provided all Type 1 standards are satisfied. A Type 1 Home Occupation includes low-impact uses, such as:

1)

Art, crafts, music, or photographic studios or instruction;

2)

Educational classes, teaching or tutoring;

3)

Business or professional home office;

4)

Personal services such as seamstresses, upholstery, barbering, cosmetologist, therapists, etc.;

5)

Animal services - excluding kennels;

6)

Baking cooking, canning, and catering;

7)

When employed and required to drive a work vehicle home, work vehicles are exempt;

8)

A single large commercial vehicle (i.e.: one semi truck, or one tow truck) is exempt if parked behind the front plane of the residence. No additional vehicle storage or semi-trailer parking/storage is permitted; and

9)

Other uses that the Director of Zoning and Codes determines satisfy the purpose of these regulations and are similar in character to the uses listed above.
- b.

**Type 2 Home Occupation.** A Type 2 Home Occupation includes higher-impact uses that often involve production of materials for off-premise sales such as:

1)

Maintenance, and repair of agricultural implements and equipment;

2)

Assembly and repair of mechanical devices and components;

3)

Contractor's equipment and material storage;

4)

Uses permitted as Type 1 Home Occupation that exceed the standards for a Type 1 Home Occupation, such as the restricted class size;

5)

Pet sitting; and

6)

Other uses that the Director of Zoning and Codes determines satisfy the purpose of these regulations and are similar in character to the uses listed above.
- c.

**Uses Deemed Not to be a Home Occupation**

1)

Funeral homes, crematories;

2)

Medical or dental offices which result in, or generate, biohazardous materials;

3)

Renting of trailers, cars, or other equipment;

4)

Restaurants;

5)

Commercial storage of recreational vehicles (RV's), boats, or automobiles;

6)

Hotels, motels, bed and breakfast operations;

7)

Vehicle sales, storage, and salvage;

8)

Kennels;

9)

Automobile painting, or mechanical or body repairs; and

10)

Welding and machine shops, except when such uses are an ancillary activity of an otherwise approved home occupation.

12-306-21.03 Use Specific Standards

- a.

**Standards That Apply to All Home Occupations**

1)

A Home Occupation shall only be allowed as an accessory use to an occupied residence, within districts identified in Table 12-304-3.

2)

A Home Occupation shall be located within an enclosed structure, with a valid building permit. A change of use permit may be required.

3)

The operator of the business must reside on the site of the Home Occupation.

4)

A resident of the premises shall not rent space to others in association with a Home Occupation.

5)

The residential characteristics of the residence shall be maintained.

6)

The manufacture or storage of hazardous materials is prohibited, as defined in Chapter 10 of the County Code.

7)

The business shall comply with the nuisance regulations in Chapter 7 of the County Code.

8)

Activity or equipment that creates noise, vibration, electrical interference, smoke, odor, or particulate matter emission that is perceptible beyond the property lines of the subject parcel is prohibited.

9)

No inventory of products shall be displayed or sold on the premises other than what has been produced on the premises or the incidental sale of goods that are associated with the Home Occupation (beauty products with a beauty salon or art supplies for an art class, for example). (Internet sales, mail order, telephone, and off-site deliveries are not limited.)

10)

Parking shall not occur on adjacent roads or road right-of-way.

11)

The Home Occupation shall take access on a public road. The Home Occupation may take access on a private road, provided the operator provides a use agreement from all other parties to the private road or cross access easement drive and provides a revised maintenance agreement (or waiver of maintenance agreement) from the other parties.

12)

All equipment, materials, and vehicles used for the Home Occupation shall be stored indoors or otherwise noted and shown on an administratively approved plan and shall be completely screened from view of adjacent parcels and rights-of-way.
- b.

**Standards That Apply to Type 1 Home Occupations**

1)

The Home Occupation activity shall be conducted wholly within the dwelling unit or accessory structure(s).

2)

The Home Occupation shall not occupy more than 25% of the habitable space of the principal dwelling unit, or 400 sq. feet of gross area of an accessory structure. Habitable space, for the purpose of these regulations, shall be defined as a space in a building for living, sleeping, eating, or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces, and similar areas are not considered habitable space.

3)

A maximum of one (1) non-resident employee is permitted on-site. (No limit to the number of employees who remain off-site.)

4)

Classes are limited to no more than six (6) students at one time, and no more than twelve (12) students per day.

5)

On-site services to the Home Occupation will be by appointment only and not to exceed twelve (12) appointments per day.

6)

Animal services - Grooming (no kennels or pet sitting) shall not have more than four (4) dogs on site at any given time. The total number of dogs must satisfy all governing requirements stated in Chapter 2 of the County Code.

7)

Vehicles used for shipping and receiving are limited to those normally servicing residential neighborhoods (a delivery truck for instance, rather than a semi-truck).

8)

There shall be no visible evidence of the conduct of a Home Occupation, other than a permitted sign (per section 12-314.1). All equipment, materials, and goods shall be stored indoors or otherwise completely screened from view of adjacent parcels and rights-of-way.

a. Storage areas shall satisfy all setback requirements of the zoning district and be screened along the portions of such areas that can be seen from an adjacent parcel or roadway.

c.

**Standards That Apply to Type 2 Home Occupations**

1)

A Type 2 Home Occupation may have up to four (4) non-resident employees. (A Home Occupation is not limited to the number of employees who remain off-site.).

2)

The Home Occupation shall not occupy more than 50% of the habitable space, as previously defined, of the principal dwelling unit.

3)

The traffic associated with the Home Occupation, must be safely accommodated by the adjacent road network. An anticipated count may be required at the Director's discretion.

4)

Customer visits shall be limited to the hours of 8:00am to 7:00pm.

5)

A minimum of one (1) parking space shall be provided for each non-resident employee, based on
- 6)

the maximum number of employees present at any one time, with adequate parking for customers. Pet sitting - The total number of dogs must satisfy all governing requirements stated in Chapter 2 of the County Code and must occur within an enclosed structure.
- d.

**Type 2 Home Occupation Registration:**

1)

Type 2 Home Occupations must be registered biennially (every two years) with the Zoning and Codes Office.

2)

The Home Occupation use registration is valid for a period of twenty-four (24) months from the date of issuance.

3)

An application form is available at the Zoning and Codes Office or on the County website. The following registration process shall apply:

a.

Pre-application meeting. A pre-application meeting with the Douglas County Zoning and Codes staff is required prior to the submission of a registration application.

b.

Neighbor Notification. At least fourteen (14) days prior to submission of a registration application, the applicant shall notify all property owners within 1,000 feet of the proposed home occupation. Applicant shall obtain the names and addresses of such property owners from the Douglas County Clerk's Office.

i.

The notice shall contain the following information, at a minimum:  
“Dear Property Owner, This letter serves as notice of my intention to apply for a Home Occupation registration with the Douglas County Zoning and Codes Department. The Home Occupation will consist of \_\_\_, located at (address). If you have any concerns or questions please reach out to (name) the proprietor at (contact info). For information on the registration process or for additional information please contact the Douglas County Zoning and Codes Department at zoning@dgccok.gov, or 785-331-1343.”

4)

If the operator/owner of a Home Occupation does not own the real estate on which the proposed Home Occupation would be conducted, an owner authorization form is required.

5)

Upon submittal of a completed application, the Zoning and Codes Director will verify that the requested use is compliant with the conditions and standards set forth in Section 12-306-21.

6)

A Type 2 Home Occupation registration certificate will be issued for a use if it is found to be compliant with the conditions and standards set forth in Section 12-306-21.

7)

To request renewal of the registration, a renewal application form and permit fee must be filed at the Douglas County Zoning and Codes office.

8)

After initial registration, notices to renew are sent by the Zoning and Codes office during the first quarter of each even-numbered year.

9)

Failure to renew and/or operating without an approved registration is subject to the zoning compliance standards set forth in Section 12-313 (“Violation, Penalties and Enforcement”).

10)

The Director of Zoning and Codes may apply conditions to the registration, such as limitation on the hours, location, or the activity itself if, in the Director's discretion, the conditions are necessary to mitigate off-site impacts or to protect the general health, safety, and welfare.
- 12-306-21.04 Appeals of Decisions Concerning Home Occupations

a.

Any applicant for a Home Occupation who is dissatisfied with the final determination of the Douglas County Zoning and Codes Director as it relates to Home Occupation registration may appeal such determination to the Board of County Commissioners.

1)

However, the provisions in Sections 12-306-21.03(a)-(c) are not provisions that can be appealed to the County Board of Zoning Appeals.

2)

The Board of County Commissioners may appoint a hearing officer to hear and decide appeals made from subsection (a) in this section. In the event that there is a single Commissioner so appointed as the hearing officer, the decision of that Commissioner shall be deemed to have been made by the entire Board of County Commissioners and the aggrieved person shall have no right to appeal to the entire Board.

b.

Any person who is dissatisfied with the decision of the Board of County Commissioners may appeal such decision to the District Court, as provided by law.

c.

A final determination of the Board of County Commissioners shall not be a prerequisite to the commencement of any enforcement action against any person allegedly violating the Zoning Regulations.
- 12-306-21.05 Permit Non-Transferable

Home Occupation permits are valid for the registered use and for the current owner of the real estate at the described location on the use permit. The use permit is non-transferable.

C.

12-306-22. (OMIT THIS SECTION)

D.

Amend Section 12-304-3 Permitted Use Table as follows:
- 12-304-3 PERMITTED USE TABLE
- |                          | AG-1 | AG-2 | CP | LS | LB | RT | GB | LI | GI | V  | BSC | USE STDS     |
|--------------------------|------|------|----|----|----|----|----|----|----|----|-----|--------------|
| Home Occupations, Type 1 | A*   | A*   | A* | A* | -  | -  | -  | -  | -  | A* | A*  | 306-21 PG 14 |
| Home Occupations, Type 2 | A*   | A*   | A* | A* | -  | -  | -  | -  | -  | A* | A*  | 306-21 PG 14 |
- E.

Amend Section 12-315 Definitions as follows:
- 12-315-1 USE CATEGORIES
- |                           |   |
|---------------------------|---|
| Home Occupation<br>Type 1 | An occupation or business conducted within a dwelling <b>or an accessory building</b> by a resident of the property and is clearly incidental to the residential use. |
| Home Occupation<br>Type 2 | An occupation that is operated out of the home or within an accessory building and has no more than 4 employees.  |
- II.

Addition to the Zoning Regulations. The Text Amendments made by this Resolution shall be as a supplement to the Zoning Regulations, as codified in Chapter 12, Article 3 of the Douglas County Code.

III.

Copies. Not less than one copy of the Zoning Regulations, as codified at Chapter 12 of the Official County Code of Douglas County, Kansas, as amended by the above Text Amendments, marked and stamped in the manner provided by K.S.A. 12-3304, shall be filed with the County Clerk and shall be open to inspection and available to the public at reasonable business hours.

IV.

Severability. If any article, section, subsection, sentence, clause, or phrase herein or in the above-stated Text Amendments to Chapter 12 of the Douglas County Code is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the validity of any remaining portions thereof. The Board declares that it would have adopted the above-stated Text Amendments to Chapter 12 of the Douglas County Code, and each article, section, subsection, clause, and phrase thereof, irrespective of the fact that any one or more article, section, sub-section, sentence, clause, or phrase might be declared unconstitutional or invalid.

V.

Repeal. The Zoning Regulations heretofore adopted that are in conflict with the above-stated Text Amendments are amended, repealed, or replaced, as the case may be, to be consistent with the Text Amendments adopted hereby.

VI.

Existing Rights or Violations. Nothing herein or in Chapter 12 of the Douglas County Code, as hereby amended, shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act, provision, or resolution repealed in connection with the above amendments to Chapter 12, nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Resolution.

VII.

Effective Date. This Resolution shall be in full force and effect from and after its adoption by the Board and its publication once in the official County newspaper.
- ADOPTED** by the Board of County Commissioners of the County of Douglas, Kansas, on this 23rd day of April, 2025.
- BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, KANSAS
- Patrick Kelly, Chair  
Shannon Reid, Vice Chair  
Erica Anderson, Member  
Gene Dorsey, Member  
Karen Willey, Member
- ATTEST:**  
Jameson D. Shew, County Clerk