

TERM OF COMMISSION: August Session of the July Adjourned Term

PLACE OF MEETING: Roger B. Wilson Boone County Government Center
Conference Room 301 / Conference Call

PRESENT WERE: Presiding Commissioner Daniel Atwill
District I Commissioner Justin Aldred
District II Commissioner Janet Thompson
Director Resource Management Bill Florea
Director Community Services Joanne Nelson
Deputy County Clerk Jodi Vanskike

Public: Adam Sapp

Conference Call Information:

Number: 425-585-6224 Access Code: 802-162-168

The meeting was called to order at 9:30am.

P&Z

- 1. Request by Jon Adam Sapp to rezone from A-1 (Agriculture) to A-1P (Planned Agriculture) and to approve a review plan for Harvest Acres on 10.0 acres located at 12200 S Hwy DD, Ashland**

Director of Resource Management Bill Florea read the following memo:
Sapp Rezoning A-1 to A-1P with Review Plan

The subject property is located on the west side of State Highway DD approximately 1200 feet north of the intersection of Biggs Road and State Highway DD. The parent property is 73.5-acres in size and zoned A-1 (Agriculture). This proposal seeks to rezone 10-acres of the parent parcel to A-1P to facilitate a land division creating a 5.59-acre buildable lot and to define the remaining portion of the 10-acres as a non-developable portion of the parent parcel. The property is surrounded by A-1 zoning, except for an A-1P development to the southwest that adjoins the parent. The adjoining A-1P was rezoned in 1995 and the remaining A-1 is original 1973 zoning. The property scored 60 points on the point rating system.

The sufficiency of resources test, identified in the Boone County Master Plan, was used to analyze this request.

Utilities: The subject property is located in Consolidated Public Water Service District #1. The district has a water line on the west side of Highway DD. Boone Electric Cooperative can provide electrical service to this site, but additional easements may be required. The property is in the Southern Boone County Fire Protection District.

Transportation: The proposed 5.59-acre lot is proposed to share a drive with the parent parcel that already exists. State Highway DD is a hard surface public roadway.

Public Safety: The subject property is just over 3.6 miles from the Southern Boone County Fire Protection District station in Ashland on Henry Clay Blvd.

Zoning Analysis: This proposal does not increase the density over what is allowed currently. The single home that is proposed is the same as could be placed there now, the only difference is that it will be allowed to be conveyed on a 5.59-acre lot rather than a 10-acre lot. However, it should be recognized that the remainder of the defined 10-acres will be a non-developable portion of the parent tract. Therefore, this proposal can meet the needs of the sufficiency of resources test.

Staff recommends approval of the rezoning request and the associated review plan.

Commissioner Atwill opened the public hearing. Mr. Adam Sapp was present and spoke on behalf of his father, who is the property owner. Mr. Sapp stated his family would like to keep this property as a family farm and stated that to get a building loan, the bank requires you own a piece of property. Mr. Sapp stated the end goal would be for him to end up with the whole farm, noting in seventeen years, they will have a century farm. Commissioner Thompson asked if Mr. Sapp understood that the other portion was a non buildable tract to which Mr. Sapp stated yes, they would like to keep that as hay ground.

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve the request by Jon Adam Sapp to rezone from A-1 (Agriculture) to A-1P (Planned Agriculture) on 10.0 acres located at 12200 S Hwy DD, Ashland.

Commissioner Thompson seconded the motion.
The motion carried 3 to 0. **Order #359-2021**

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the request by Jon Adam Sapp to approve a review plan for Harvest Acres on 10.0 acres located at 12200 S Hwy DD, Ashland.

Commissioner Aldred seconded the motion.
The motion carried 3 to 0. **Order #360-2021**

Resource Management

2. Second Reading: Approve Extension Agreement for the Irrevocable Letter of Credit between Boone County and Fred Overton Development, Inc. for Perche Ridge Plat 1 (First Read 08.25.21)

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve the attached Extension Agreement for the \$70,512.00 Irrevocable Letter of Credit between Boone County and Fred Overton Development, Inc. for Perche Ridge Plat 1.

Terms of the agreement are stipulated in the attached Extension Agreement. It is further ordered the Presiding Commissioner is hereby authorized to sign said Agreement.

Commissioner Thompson seconded the motion.
The motion carried 3 to 0. **Order #361-2021**

Community Services

3. First Reading: Boone County 4-H Urban Youth Initiative: Growing and Diversifying Youth Support

Director of Community Services Joanne Nelson stated Boone County 4-H has requested \$65,596.00 through the Children's Services Strategic Opportunity Fund for the Boone County 4-H Urban Youth Initiative. Director Nelson stated this would support 4H's out-of-school programming, which happens after school for an hour a day and out of school programs for camps when school is not in place. Commissioner Thompson asked how kids from various schools will access the program to which Director Nelson stated they are targeting the public schools that haven't typically had a 4-H system and they will also be working with kids from the City of Refuge, the YMCA in Ashland, and will be involved with providing some STEM programs and Agricultural and Healthy Living programs.

Commissioner Atwill stated this is a first reading and requested the Deputy County Clerk schedule this item for a second reading at the next available commission meeting with appropriate order for approval.

Commission

4. Public Comment

Commissioner Atwill opened the floor for public comment. No public was present for comment.

5. Commissioner Reports

None

Attest:



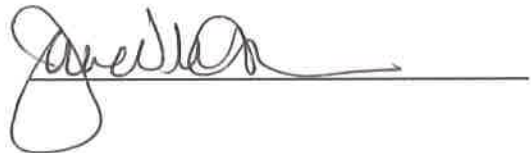
Brianna L. Lennon
Clerk of the County Commission



Daniel K. Atwill
Presiding Commissioner



Justin Aldred
District I Commissioner



Janet M. Thompson
District II Commissioner