

TERM OF COMMISSION: December Session of the October Adjourned Term

PLACE OF MEETING: Roger B. Wilson Boone County Government Center  
Boone County Commission Chambers

PRESENT WERE: Presiding Commissioner Dan Atwill  
District I Commissioner Justin Aldred  
District II Commissioner Janet Thompson  
Director of Resource Management Bill Florea  
Planner Uriah Mach  
Deputy Boone County Clerk Jodi Vanskike

Public: Keenan Simon, Simon & Struempff Engineering; Jim Krogman; JR2 Development,

**Conference Call Information:**

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

The meeting was called to order at 7:30pm.

**P&Z**

- 1. Request by Faye Nowell on Behalf of Robin Diebold for a Conditional Use Permit for a Boarding Kennel/ Daycare Facility for Dogs on (3.65 acres, according to Assessor) A-2 (agriculture) Zoning District Located at 5550 W Gillespie Bridge Road, Columbia. (Open Public Hearing)**

Director of Resource Management Bill Florea read the following staff report:

The Planning and Zoning Commission conducted a public hearing on this request at its December 15, 2022, meeting and voted to recommend approval of the request, with conditions, on a unanimous vote. The minutes of that meeting and the Boone County Zoning and Subdivision Regulations are entered into the record of this meeting.

The subject property is located off Gillespie Bridge Road and adjacent to the boundaries of the City of Columbia to the north and south. The property is zoned A-2 agriculture. Adjacent zoning is as follows:

- North – City of Columbia Planned Development (PD)
- South – City of Columbia One-Family Dwelling (R-1)
- East – Single Family Residential (R-S)
- West – Agriculture (A-2)

In 2001, the property was down-zoned from R-S to A-2 (County Commission order 3-2001). The surrounding Boone County zoning appears to be original 1973 zoning. A Conditional Use Permit (CUP) was issued for dog kennel and dog day care facility in May of 2001 (Commission Order 209-2001).

The CUP included the following conditions:

1. There be no more than ten (10) dogs at any one time on the property.
2. The permit be issued to Ms. Nowell only, and is non-transferable.
3. The business is to be opened from 7:00am to 7:00pm, Monday thru Friday, and weekends by appointment only.
4. No breeding, raising or selling of animals would ever occur.
5. The permit is contingent upon the business plan.

The current application for a CUP for dog kennel and dog day care indicates that Ms. Nowell plans to retire and transfer the business to Ms. Diebold, requiring a new CUP application to modify the previously mentioned conditions. The applicants have requested the following modifications to the conditions placed on the 2001 CUP:

1. That a limit on dogs be determined by ordinances set by the Department of Agriculture and Boone County, dependent on the property and business practices of running a dog kennel.
2. That any ownership conditions on the CUP are removed allowing the permit to run with the property and not the owner.
3. That business hours be by appointment only seven days a week.
4. That the word “raising” is removed from Condition 4 to read “No breeding and selling of animals would ever occur.”

Staff met with the applicants on December 6, 2022, to discuss the current CUP application. During the discussion, the applicants requested the following modifications to their requested conditions:

1. There be no more than fifteen (15) dogs at any one time on the property.
2. The permit is issued to Faye Nowell and shall be transferrable only to Robin Diebold after a real estate transaction.
3. Business hours will be by appointment only seven days a week.

4. No breeding or selling of animals would ever occur.

The following criteria are the standards for approval of a conditional use permit, followed by staff analysis of how this application may meet those standards. Staff analysis of the request is based upon the application and public comments received following notification of the surrounding property owners.

- a. The establishment, maintenance or operation of a conditional use permit will not be detrimental to or endanger the public health, safety, comfort or general welfare.

Domesticated dogs are a common feature in a suburban setting. The applicants proposed no more than 15 dogs on the property at any one time. Limiting the number of animals to 15 should not pose any risk to public health, safety, comfort, or welfare.

- b. The conditional use permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted by these regulations.

The existing CUP for a dog kennel and dog care has not generated any complaints that staff are aware of. Ms. Diebold has indicated that she would follow the same practices and procedures Ms. Nowell has implemented. Conditioning future ownership from Ms. Nowell to Ms. Diebold ensures future ownership will follow existing or similar practices that have no known impact on the community.

- c. The conditional use permit will not substantially diminish or impair property values of existing properties in the neighborhood.

If operations continue as currently permitted, no substantial impact to property values could be expected.

- d. All necessary facilities will be available, including but not limited to utilities, roads, road access, and drainage.

Wastewater is handled by a conventional septic system. The area is serviced by Consolidated Public Water Supply District 1 and Boone Electric Cooperative. The property has direct access to Gillespie Bridge Road.

- e. The establishment of a conditional use permit will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the zoning district.

Due to shape and total acreage of the subject property, further development outside of a home or small business permitted under the zoning code is highly unlikely. Most of the area to the north or south has developed along a pattern of single-family homes. Future development to the west of the subject property is unlikely to be impacted by the approval of a dog kennel.

f. The establishment of a conditional use permit will not hinder the flow of traffic or result in traffic congestion on the public streets. This will include the provision of points of access to the subject property.

The property has frontage along Gillespie Bridge Road, a public roadway. An existing paved driveway allows vehicular traffic to enter and exit the site via Gillespie Bridge Road.

g. The conditional use permit shall in all other respects conform to the applicable regulations of the zoning district in which it is located. The County Commission shall find that there is a public necessity for the conditional use permit.

With adequate conditions placed on the property, the use in all other respects would conform to the applicable regulations of the zoning district.

Zoning Analysis: The area surrounding the property has developed into a single-family residential area. The existing CUP for the dog kennel and dog day care granted to Ms. Nowell placed several conditions on the business which limited its development to a scale like that of a home occupation. The continued use of the property as a dog kennel has not generated any complaints to Resource Management regarding Ms. Nowell's business activities.

For this CUP, the applicants are requesting modification of the previous conditions of the 2001 CUP. The applicants have requested that the number of dogs allowed on the property not exceed 15, that the permit be issued to Ms. Nowell and transferable to Ms. Diebold, that hours of operation be limited to appointment only, and that no breeding or selling of animals occur, but raising be allowed.

With the requested increase to 15 dogs, the scale of the business would continue to blend with the surrounding character of the residential community. The requested increase in number of dogs would also allow for personal dogs to reside within the residence, outside of the business.

The applicants have requested that the ownership condition be modified to allow Ms. Diebold to take over the business once Ms. Nowell retires. Ms. Nowell has operated the dog kennel in harmony with the residential neighborhood for several years. Her business practices have ensured that the dog kennel and care operation would not cause a nuisance to her neighbors. Ms. Diebold has indicated that she intends to follow the same practices that Ms. Nowell has implemented.

A condition placed on ownership is rare for a CUP. A CUP generally runs with the land and not the owner. However, placing a condition on ownership allows the County a higher level of oversight on uses that could become incompatible depending on scale and business practice. When Ms. Diebold decides to sell the property to the next potential operator, it allows the County an opportunity to verify that the potential buyer is aware of and intends to comply with the Conditions of Approval.

The applicants have requested a modification of hours of operation to “by appointment only”. The applicants have indicated to staff that they will continue to utilize set pick up/drop off times for their clients. Modification to “by appointment only” would allow the business to service clients in unique or emergency situations that would need access to dog kennel services. Due to the limited scale of the business, the undefined hours of operation are likely to have no impact on the surrounding community.

Removal of the word raising from Condition 4 to read “No breeding or selling of animals would ever occur” would have no impact on the business currently. The subject property contains a single-family dwelling, and raising a dog is a common practice in a home. It is likely that the future homeowner and business operator on the property would raise an animal outside of the business operation.

Staff notified 150 property owners of the request. The proposal scored 53 points on the point rating system.

Staff recommended approval of the request with the following conditions:

- 1) There be no more than fifteen (15) dogs at any one time on the property.
- 2) The permit is issued to Faye Nowell and shall be transferrable only to Robin Diebold after a real estate transaction.
- 3) Business hours be by appointment only seven days a week.
- 4) No breeding or selling of animals would ever occur.

Commissioner Atwill opened and closed the public hearing.

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve a conditional use permit to operate a Kennel in the A-2 (Agriculture) zoning district on 3.65 acres located at 5550 W. Gillespie Bridge Road, Columbia, subject to the following conditions:

- 1) There be no more than fifteen (15) dogs at any one time on the property.
- 2) The permit is issued to Faye Nowell and shall be transferrable only to Robin Diebold after a real estate transaction.
- 3) Business hours be by appointment only seven days a week.
- 4) No breeding or selling of animals would ever occur.

Commissioner Thompson seconded the motion.  
The motion carried 3 to 0. Order #600-2022

- 2. Request by D Who Land LLC to rezone from A-1 (Agriculture) to R-SP (Planned Single-Family Residential) and to approve a review plan for Five Pines on 174.98 acres located at 8100 E Richland Rd, Columbia. (Open Public Hearing)**

Planner Uriah Mach read the following staff report:

The Planning and Zoning Commission reviewed this request at its December 15, 2022, meeting and recommended approval on a vote of 9-1.

The property is located on the south side of Richland Road immediately south of the intersection of Richland Road and Trade Winds Parkway. The applicant is seeking to rezone 174.98-acres from Agriculture (A-1) to Planned Single Family Residential (RS-P).

Adjacent zoning is as follows:

- North and Northeast – Light Industrial (M-L)
- East, Southeast, South, Southwest, and West – Agriculture (A-1)
- Northwest – Single Family Residential (R-S)

These are all original 1973 zonings except for approximately 9-acres of the northern M-L (Light Industrial) that was rezoned from R-S (Single-Family Residential) in 2008. The property is occupied by two homes and several outbuildings. In June of this year, a preceding request on a 145.72-acre portion of the same property was denied by both the Planning and Zoning Commission and County Commission.

This current request is approximately 30-acres larger than the preceding request. The additional 30-acres is not included in the current Annexation Agreement with the City of Columbia. The proposed Phasing Plan prevents platting of that area until after January 1, 2025. A condition will be proposed to allow time for the developer and Columbia to execute a new agreement without disrupting the development process.

The requested rezoning to R-SP (Planned Single-Family Residential) includes a Review Plan/Preliminary Plat for 358 residential lots, 10 common lots, extension of an existing public roadway, and 11 new public roadways. Three of the residential lots are proposed to allow multi-family options with a density up to 4 units per lot for a 12 unit maximum. The proposal includes the ability to subdivide the multi-family lots. A new residential lot will be platted around one of the existing houses. Lot C-4 is proposed for development amenities such as recreational fields and courts. A clubhouse of up to 3,000 square feet may be constructed on this lot under a future Conditional Use Permit. The proposal indicates up to 11 phases to complete the buildout. The remaining common lots are primarily intended for stormwater management. Staff notified 38 property owners about this request.

The Master Plan designates this property as suitable for residential land uses. The proposed development is also within the East Area Plan which is a sub-area plan that compliments and refines the Master Plan. The *East Area Plan Future Land Use Map* shows a generalized graphic depiction of future land use allocation in the Plan area. The text of the plan refines that generalization by allocating land use by watershed. Approximately 86 percent of the property is within the Grindstone Creek Watershed. The East Area Plan (EAP) encourages growth in the Grindstone Watershed.

The break between the residential and agricultural areas in the EAP is based upon watershed boundaries, with the Grindstone watersheds in the residential and industrial areas and the Gans

watershed being predominantly agricultural/rural. This is based in part upon the infrastructure investments already completed and existing land use and land cover. However, this is not an absolute distinction to be taken without considering the context of a proposed development. Traditional rectilinear property boundaries do not generally correspond with ridgelines that separate watersheds. These ridgeline boundaries should be considered to be slightly fluid as a delineator. Site grading and underground utilities can focus impacts caused by development into the dominant watershed. The current proposal is predominantly found within the Grindstone watershed with only a fringe of approximately 20-acres that extends into the Gans watershed.

The Sufficiency of Resources test was used to analyze this request.

**Utilities:** This property is served by Public Water Service District #9, water for fire protection must be extended into the development from the existing mains along Richland Road. The Boone County Regional Sewer District and the City of Columbia will provide wastewater services. The property is served by a sewer main that was constructed by the Boone County Regional Sewer District with sufficient capacity to serve the anticipated needs within the watershed up to the I-70/Route Z interchange. Boone Electric Cooperative provides power. There is adequate utility capacity to serve the needs of this development without significant upgrades.

**Transportation:** Access to this property is via Richland Road. The development proposes a short public street, Aleppo Street, that will serve six lots and stubs to the property to the west for future redevelopment. The overall development has three street stubs to the west including Aleppo Street, one to the south and two to the east. An extension of Trade Winds Parkway provides the main collector on the west side of the development and is the southern stub while Kieffer Lane is created as the connection on the east.

A traffic study was provided that focused on evaluating the intersections of the surrounding area and potential impacts of the proposed development. The study identifies that this development contributes significantly to a failure of the road system at the intersection of Rolling Hills/Grace Lane and Richland Road. The developer has entered into a pre-annexation agreement that requires payment of \$188,097.20 to the City of Columbia to mitigate this impact.

The study identifies that an eastbound right turn lane is needed at the intersection of Trade Winds Parkway and Richland Road, and this turn lane is incorporated into the development design.

The study also indicates that this development will add 3,465 average daily trips—or ADT—to Richland Road. The current ADT for Richland Road is 2,950; the development alone will more than double the traffic load on Richland. While the traffic study does not propose mitigation of this impact, mitigation has been proposed by the developer. The study indicates that Richland Road can handle this increase without causing a failure requiring mitigation.

Despite not triggering a roadway failure, the addition of more than double the existing traffic count on the roadway is an impact directly attributable to the development. The developer has

chosen to try to mitigate this impact by rebuilding the intersection of Trade Winds Parkway and Richland Road to an arterial standard which includes turn lanes. The developer has agreed to dedicate additional road Right-of-Way (ROW) for Richland Road beyond what is required by the regulations. This additional ROW will allow the alignment of Richland Road to be shifted south so it can be reconstructed to its full arterial standard in the future with minimized impact to Sunrise Estates and to a Corps of Engineers regulated stream. Cost estimates of the off-site and other traffic mitigation efforts is provided on Page 4 of the review plan.

The County Roadway Regulations set the ADT threshold for arterial roadways at 2,500 ADT. If all traffic generated by the development was concentrated on a new roadway within the development, the developer would be required to construct an arterial roadway. Proportionally, the development is adding 138 percent of the minimum threshold for a County arterial roadway to an existing roadway that does not meet the geometric requirements for an arterial roadway.

The study indicates that Richland Road has a “book” maximum capacity of 11,232 ADT and assuming this is correct, the roadway is currently carrying 26 percent of its maximum capacity. The additional traffic generated from this development brings this use up to 57 percent of the maximum capacity. The significant increase in ADT will accelerate the time frame for physical improvements to Richland Road.

**Public Safety:** This property is in the Boone County Fire Protection District approximately 4.8 miles from Station 1 on St. Charles Road and 5.4 miles from the Station 12 at El Chaparral Drive.

**Zoning Analysis:** Generally, the starting point of any rezoning request is the assumption that the existing zoning is correct. Considering the adoption of the East Area Plan, that assumption is not the case here. This proposal is consistent with the East Area Plan, and the existing zoning is not. The issue of appropriateness comes down to infrastructure and impacts. The proposal efficiently utilizes existing major infrastructure while enhancing the roadway infrastructure of the area. This is all supported by the East Area Plan. The bulk of the development is in the Grindstone watershed and the small portion that falls in the Gans watershed is likely to be reduced/shifted, as part of site grading, into the Grindstone. The development is required to comply with the stormwater regulations which will further reduce any potential impact to the Gans watershed.

The development utilizes Richland Road, which is a major area roadway. While not constructed to the geometrics of an Arterial Roadway, it is designated both as an arterial and carries the existing ADT that exceeds the County threshold for an arterial. The existing road surface is around 22 to 24 feet in width, which is less than a new local subdivision roadway. The arterial pavement standard is 50 feet in width. As with the other infrastructure, it is critical that improvements to the road network happen in conjunction with impacts attributable to development in order to support the rezoning.

There is a development project currently proposed within the City limits approximately one-half mile to the west that is of similar size to this project that also fronts onto Richland Rd and,

therefore, can be assumed to roughly contribute a similar amount of traffic and will likewise absorb another 25 percent of available roadway capacity, bringing the ADT up to over 80 percent of its capacity. In recognition of these impacts, the City of Columbia and the County of Boone are proceeding to develop a joint project to analyze the Richland Road corridor to define its future improvement.

Reconstruction of the intersection of Trade Winds Parkway and Richland Road, including an eastbound right turn lane is, in part, an effort to encourage traffic from Five Pines to utilize Trade Winds Parkway to get to I-70 DR SE. This could reduce the impact of development traffic to Richland Road and establish a long-term configuration for the intersection of Richland Road and Tradewinds Parkway. Additional mitigation for impacts to Richland Road is further offset by the dedication of additional ROW by the developer to facilitate future improvements by shifting this section of the roadway to the south.

With appropriate conditions, Staff believes the requirements of the sufficiency of resources test can be met. The property scored 76 points on the rating system.

Staff recommended approval subject to the first four of the following conditions. The Planning and Zoning Commission Recommendation added the fifth condition:

1. An approved Pre-annexation Agreement that includes the additional property that was added under warranty deed recorded in Book 5668, Page 0051 of the Boone County Recorder of Deeds office shall be provided prior to approval of a Final Plan for any portion of Phase of B or Phase C.
2. Any off-site improvements, other than the roundabout at the intersection of Rolling Hills and Richland Road, must be installed prior to or concurrently with the phase of the development that includes connection of the southern extension of Trade Winds Parkway to Richland Road (which is proposed Phase 2) or the phase that includes the 101<sup>st</sup> lot, whichever is earlier.
3. While the phasing of the numbered phases 1 to 11 do not have to be executed in sequential order, anything other than sequential order is subject to approval of the Director of Resource Management at the Director's sole discretion.
4. No Final Plan may be submitted containing any portion of Phase B or Phase C, as shown on Sheet C103 of the review plan, until the corresponding Annexation Agreement with the City has been approved and includes the additional acreage added to the proposal and the current proposed subdivision design and documentation of said approval has been submitted and accepted by the Director of Resource Management.
5. The note on the Review Plan and Preliminary Plat for Phase C shall be amended to indicate that Phase C can be platted after January 1, 2028.

Commissioner Atwill opened the public hearing. Keenan Simon presented a slideshow that is attached to the end of the minutes. Commissioner Atwill closed the public hearing.

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the request by D Who Land LLC to rezone from A-1 (Agriculture)

to R-SP (Planned Single-Family Residential) and to approve a review plan for Five Pines on 174.98 acres located at 8100 E. Richland Rd., Columbia, subject to the following conditions:

1. An approved Pre-annexation Agreement that includes the additional property that was added under warranty deed recorded in Book 5668, Page 0051 of the Boone County Recorder of Deeds office shall be provided prior to approval of a Final Plan for any portion of Phase of B or Phase C.
2. Any off-site improvements, other than the roundabout at the intersection of Rolling Hills and Richland Road, must be installed prior to or concurrently with the phase of the development that includes connection of the southern extension of Trade Winds Parkway to Richland Road (which is proposed Phase 2) or the phase that includes the 101<sup>st</sup> lot, whichever is earlier.
3. While the phasing of the numbered phases 1 to 11 do not have to be executed in sequential order, anything other than sequential order is subject to approval of the Director of Resource Management at the Director's sole discretion.
4. No Final Plan may be submitted containing any portion of Phase B or Phase C, as shown on Sheet C103 of the review plan, until the corresponding Annexation Agreement with the city has been approved that includes the additional acreage added to the proposal and the current proposed subdivision design and documentation of said approval has been submitted and accepted by the Director of Resource Management.
5. The note on the Review Plan and Preliminary Plat for Phase C shall be amended to indicate that Phase C can be platted after January 1, 2028.

Commissioner Aldred seconded the motion.  
The motion carried 3 to 0. **Order #601-2022**

3. **Request by Christopher Hardin, Tina M. Roberts, Jacob T. Westhoff, Jolyn M. Westhoff, and Cheryl Susan Rosenfeld to vacate the Right of Way for Velda Lane as Shown On and Dedicated to the Public Use by Roemer Lake Subdivision Plat 2, Recorded in Plat Book 11, Page 282. (Open Public Hearing)**

This item was tabled until the February 28, 2023 meeting.

4. **Request by Christopher Hardin, Tina M. Roberts to Vacate Lot 176 of Roemer Lake Subdivision Plat 2, Jacob T. Westhoff and Jolyn M. Westhoff to Vacate Lot 181 of Roemer Lake Subdivision Plat 4, and Dianne E. Ruetsch and Raymond L. Ruetsch to Vacate Lots 4 and 5 of Roemer Lake Subdivision Plat 5. (Open Public Hearing)**

This item was tabled until the February 28, 2023 meeting.

**5. Request by Joseph & Kelly Eagle to approve a Final Development Plan for Eagle A-RP on 4.7 acres located at 6910 S High Point Ln, Columbia.**

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby receive and accept the following plats:

- Eagle Nest Estates. A-RP. S10-T47N-R13W. Joseph & Kelly Eagle, owners. Kevin Schweikert, surveyor;
- 4C2AP Acres. A-2. S3-T50N-R13W. 4C2AP, LLC, owner. Nathanael Kohl, surveyor;
- Biggs Estates Plat 1. R-S & A-2. S29-T47N-R11W. Andrew Biggs, owner. Jay Gebhardt, surveyor;
- Kaila's Ranch Plat 1. A-2. S9-T50N-R13W. Kaila Pollard, Amanda Kay Darwent, Kev Gardner, Revocable Trust, owners. James Patchett, surveyor;
- Peabody Ridge Subdivision. A-2. S35-T50N-R13W. Kenneth & Joanne Deakins, owner. Steven R. Proctor, surveyor;
- Douce Division Final Plat. A-R. S22-T50N-R13W. Philip E & Debbie Douce, and William F & Ilene E Douce, Revocable Living Trust, owners. Nathanael Kohl, surveyor;

and hereby authorizes the Presiding Commissioner to sign them.

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #603-2022**

**6. Eagle Nest Estates. Pending A-RP. S10-T47N-R13W. Joseph & Kelly Eagle, owners. Kevin Schweikert, surveyor.**

This item was included in the plat order.

**7. 4C2AP Acres. A-2. S3-T50N-R13W. 4C2AP, LLC, owner. Nathanael Kohl, surveyor**

This item was included in the plat order.

**8. Biggs Estates Plat 1. R-S & A-2. S29-T47N-R11W. Andrew Biggs, owner. Jay Gebhardt, surveyor**

This item was included in the plat order.

**9. Kaila's Ranch Plat 1. A-2. S9-T50N-R13W. Kaila Pollard, Amanda Kay Darwent, Kev Gardner, Revocable Trust, owners. James Patchett, surveyor.**

This item was included in the plat order.

**10. Peabody Ridge Subdivision. A-2. S35-T50N-R13W. Kenneth & Joanne Deakins, owner. Steven R. Proctor, surveyor.**

This item was included in the plat order.

**11. Douce Division Final Plat. A-R. S22-T50N-R13W. Philip E & Debbie Douce, and William F & Ilene E Douce, Revocable Living Trust, owners. Nathanael Kohl, surveyor.**

This item was included in the plat order.

**12. Five Pines Subdivision PRD Preliminary Plat. Pending R-SP. S13-T48N-R12W. D Who Land, LLC, owner. Derek Forbis, surveyor. (Report Only)**

Director of Resource Management Bill Florea read the following report:

The Planning and Zoning Commission reviewed the following plats at its December 15, 2022, meeting and approved them by consent:

- Eagle Nest Estates
- 4C2AP Acres
- Biggs Estates Plat 1
- Kaila's Ranch Plat 1
- Peabody Ridge Subdivision
- Douce Division Final Plat

Director Florea asked the Commission to waive the reading of the staff reports and authorize the clerk to insert them into the meeting minutes as though read verbatim. The Preliminary Plat for Five Pines is on the agenda for your awareness only.

**Resource Management**

**13. Second Reading: Budget Amendment – Dept. 2142 - MO Dept of Agriculture/Pesticide program Grant (First Read 12.15.22) Open Public Hearing**

Commissioner Atwill opened and closed the public hearing.

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve the Budget Amendment from Department 2142.

Commissioner Thompson seconded the motion.  
The motion carried 3 to 0. **Order #604-2022**

**14. Second Reading: Amendment #1 to final design contract with Howe Company, LLC for Ben Williams Bridge #BR3500002 (First Read 12.22.22)**

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the attached contract amendment with Howe Company, LLC for final design of the Ben Williams Bridge #BR3500002, removing construction phase services from the existing agreement and adding an additional \$15,000.00 for design services.

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

Commissioner Aldred seconded the motion.  
The motion carried 3 to 0. **Order #605-2022**

**Purchasing**

**15. Second Reading: Award Contract C000504 from Sole Source 165-123122SS - Idemia MorphoTrak Livescan Subscriptions for the Sheriff's Office (First Read 12.22.22)**

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve Contract #C000504 from Sole Source 165-123122SS for Idemia MorphoTrak Livescan Subscriptions with Idemia Identity and Security USA LLC for the Boone County Sheriff's Office.

Commissioner Aldred seconded the motion.  
The motion carried 3 to 0. **Order #605-2022**

**Joint Communications**

**16. Second Reading: Cooperative Agreement with the City of Centralia for Radio Consulting Services and Equipment (First Read 12.22.22)**

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve a Cooperative Agreement with the City of Centralia for Radio Consulting Services and Equipment.

The terms of the Agreement are set out in the attached and the Presiding Commissioner is authorized to sign said Agreement.

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #607-2022**

**Human Resources**

**13. Second Reading: Request to Hire Above the Flexible Hiring Limit – Position 982 – Services Specialist – Boone County Joint Communications (First Reade 12.22.22)**

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the request to hire above the flexible hiring maximum for Position 982, Services Specialist for the Boone County Joint Communications Department at an hourly rate of \$18.50 an hour.

Commissioner Aldred seconded the motion.  
The motion carried 3 to 0. **Order #608-2022**

**Commission**

14. Public Comment

None

15. Commissioner Reports

None

Attest:



Brianna L. Lennon  
Clerk of the County Commission

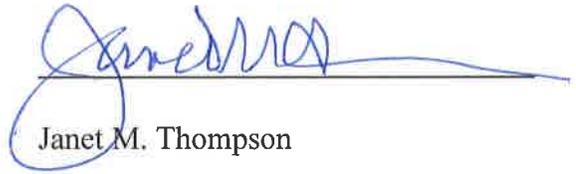


Daniel K. Atwill

Presiding Commissioner



Justin Aldred  
District I Commissioner



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Janet M. Thompson

District II Commissioner



**KEENAN SIMON**  
SIMON & STRUEMPH ENGINEERING

**JIM KROGMAN**  
JR2 DEVELOPMENT



Thank you for your time  
this evening

## CHANGES FROM PREVIOUS PROPOSAL BROUGHT TO COMMISSION

- We have acquired the 29.22-acre property to the East and included it in the development.
  - Removes the complexity of the easement/utility issue
  - Incorporated the new 29.22 acres into development layout
  - Reduced density of development
    - Previously  $370/145.72 = 1 \text{ lot per } 0.39 \text{ acres}$
    - Now  $370/174.94 = 1 \text{ lot per } 0.47 \text{ acres}$
  - Increased average lot size.

## CHANGES FROM PREVIOUS PROPOSAL BROUGHT TO COMMISSION

- Neighbor's expressed existing flooding concerns
  - We have agreed to provide stormwater detention for the 100-year flood event for flood protection.
  - The additional stormwater detention will help control/reduce flooding for higher intensity storms
  - Stormwater design/detention will be per County stormwater design standards

## CHANGES FROM PREVIOUS PROPOSAL BROUGHT TO COMMISSION

- Proposed Traffic Mitigation
  - Working with county/city as they develop an improvement plan for widening Richland Rd.
    - Developed proposed widening and alignment of new Richland Rd with county
    - Provided an additional 1.78 acres of right of way for Richland Rd widening to shift street widening onto our property.
    - This allows reconstruction of Richland Rd without stream remediation costs in future.

## CHANGES FROM PREVIOUS PROPOSAL BROUGHT TO COMMISSION

- Proposed Traffic Mitigation
  - Contributing \$188,097.20 for Richland Rd Roundabout at Grace lane. As this was the only identified failing intersection in traffic study
  - Reconstructing intersection of Richland Rd and Tradewinds Parkway to proposed Arterial width.
    - This is to match future Richland Road Arterial width for when the city/county project occurs.
    - Project costs for intersection improvement = \$310,580.88

## CHANGES FROM PREVIOUS PROPOSAL BROUGHT TO COMMISSION

- Timeline restrictions when lots can be platted to allow for Richland Rd Project
  - Allows for 7 plus years for complete buildout of subdivision
  - Gives county/city time to complete the Richland Rd improvements before all homes are built/occupied.

## CHANGES FROM PREVIOUS PROPOSAL BROUGHT TO COMMISSION

- Thank you for your time this evening and we ask for your vote in support of the proposed Five Pines Community