

TERM OF COMMISSION: February Session of the January Adjourned Term

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

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

Public: Rasha Abousalem

Conference Call Information:

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

The meeting was called to order at 7:00PM and roll call was taken.

P&Z

1. Consent Agenda

- A. Request by 40-J Development, LLC to approve a Final Development Plan in the Planned Light-Industrial (M-LP) zoning district on 180.71 acres, located at 2200 N. Route J, Columbia.
- B. Request by Warren School Estates to approve a Final Development Plan in the pending Planned Agriculture (A-2P) zoning district on 10.23 acres, located at 7900 S. Warren School Road, Columbia.
- C. Request by T-Vine Enterprises to approve a Final Development Plan for Settlers Ridge Phase 7 in the pending Planned Moderate-Density (R-MP) zoning district on 1.08 acres, located at 7901 N. Glen Meadow Dr, Columbia.

- D. Rolling Oaks Subdivision Plat 3. A-2. S19-T50N-R13W. James B Rodgers, owner. Jay Gebhardt, surveyor.
- E. Jay Dains Subdivision Plat 2. A-2. S23-T47N-R13W. Lon Hedglin & Janet Frink-Hedglin, owners. Kevin Schweikert, surveyor.
- F. Zimny Point Plat No. 1. A-2. S25-T46N-R13W. Denise M Zimny Properties LLC, owner. David Butcher, surveyor.
- G. Crocker Plat 1. R-S. S22-T51N-R11W. James D Crocker, Deanna K Crocker, Brian C Crocker, & Dawn R Crocker, owners. Kevin Schweikert, surveyor.
- H. Hancox Plaza Plat 2. C-GP & A-2. S9-T49N-R12W. Nichols Properties LLC, owner. David Butcher, surveyor.

Planner Uriah Mach read the following staff report:

1. Consent Agenda – Final Plans and Plats

Regarding Item 1, the Consent Agenda, the final plans, Items A, B, and C were approved by consent and are recommended for your approval. The plats, Items D through H were approved by consent and are presented for your receipt and acceptance. I ask that you waive the reading of the staff reports for these items and authorize the clerk to insert them into the meeting minutes.

A. Request by 40-J Development LLC to approve a Final Development Plan in the Planned Light-Industrial (M-LP) zoning district on 180.71 acres, located at 2200 N. Route J, Columbia.

The property is located at the immediate southeastern corner of the intersection of US Highway 40 and State Route J. The initial zoning of M-LP (planned industrial) went into effect in June of 2020. A revision to this plan was proposed and approved in 2021. The property is approximately 193 acres in size, and is being developed as an industrial-office park campus. The area currently contains a large distribution center warehouse.

The current request is to revise the approved review plan to allow for the office building shown in phase 2 to potentially be modified from what is currently approved. The approved Final Plan indicates a 2-story office building of 69,000 square feet per floor for a total building of 138,000 square feet. The current proposal refines the development by adding flexibility to the plan to allow buildings to be built up to the maximum sizes shown and in multiple phases so long as the buildings are in the areas shown. An additional option B has been proposed for the main office building that focuses on a smaller building and more compact parking and site circulation network. The location of the office building has not changed and the parking area around the proposed office has been altered to fit the new proposed footprint in this option.

In December 2023, the Planning and Zoning Commission recommended approval of an M-LP PID Revised Review Plan. The County Commission approved the Revised Review Plan on January 11, 2024, by Commission Order 18-2024.

The Revised Review Plan was approved with the same conditions as the original Review Plan and are as follows:

Prior to Final Plan

Preliminary grading/landscaping plan to include buffering submitted prior to submission of the Final Plan that will include:

- Mixed evergreens with a minimum of three rows at triangulated 20-foot centers.
- 5-feet tall at time of planting.
- Disease-resistant long-living species list/schedule appropriate to the site, prepared by an arborist/landscape architect.
- Planting schedule proposal to mix the species in a manner to promote the health of the proposed buffer.
- Replacement schedule for diseased/dead/dying planting replacement.
- Buffers in the three identified areas on the LANDSCAPE AND BUFFER EXHIBIT.
- The plan must be worked out to the satisfaction of the Director of Resource Management.
- An alternate landscaping/buffering plan may be proposed that provides an appropriate level of buffering that meets or exceeds the standards above, subject to the approval of the Director of Resource Management. The Director of Resource Management is the sole arbiter of whether any alternate plan meets or exceeds the standards.
- The intent of the landscaping/buffering plan is to break up sight lines and mitigate impacts to the existing residential structures and not to screen the entire project from view off-site.

Phase 1

- Construct improved structural shoulder/improved radii at I-70 & Route J off-ramps as part of Phase 1 prior to an occupancy permit for the building.
- Lighting shall be shielded and oriented inward and downward to minimize glare and light trespass.

Phase 2

- Improvements to the US Highway 40 - Route J intersection must be constructed prior to any building permits for any structures for Phase 2 building being issued. The improvements to this intersection are to include:
 - Eastbound right-turn lane on Highway 40 at Route J.
 - Westbound right-turn lane on Highway 40 at Route J.
 - Separate Westbound left-turn lane on Highway 40 at Route J.
- The following improvements are required to be constructed when the corresponding access is created:
 - Separate Westbound left-turn lane on Highway 40 at Midway USA drive. (This is already shown on the plan)
 - Separate Eastbound right-turn lane on Highway 40 at the Midway USA drive. (This is already shown on the plan)

- Separate Northbound right-turn lane on Route J at the Midway USA north drive. (This is already shown on the plan)
- If not already provided, the access connections of Phase 2 must be provided when more than 600,000 square feet of building area for the entire property has been issued permits.
- Lighting shall be shielded and oriented inward and downward to minimize glare and light trespass.

The Boone County Zoning Ordinance, Section 6.2.14, Standards for Approval of the Final Development Plan identify 3 criteria for approval, and state that the Commission shall approve a Final Development Plan when it is satisfied that:

- All required information is accurately portrayed on the Plan;
- The Final Plan conforms to the approved review Plan; and,
- The Final Plan demonstrates compliance with all conditions which the County Commission may have imposed on the Review Plan.

Staff has reviewed the Plan. All required information is accurately portrayed, and the Plan conforms to the revised review Plan.

The conditions for approval of the Final Development Plan, imposed by the County Commission, have been complied with. Conditions for approval associated with Phase 1 and Phase 2 will be or have been enforced at the appropriate time.

Staff recommended Approval.

B. Request by Warren School Estates to approve a Final Development Plan in the pending Planned Agriculture (A-2P) zoning district on 10.23 acres, located at 7900 S. Warren School Road, Columbia.

The subject property is located on the east side of Warren School Road approximately 3000 feet south of the intersection of Mount Celestial Road and Warren School Road. The overall property is 10.94 acres in size, and zoned Agriculture 1 (A-1). All of the surrounding property is zoned as follows:

- North – Planned Agriculture 1 (A1-P)
- East – A-1
- South – A-1
- West – A-1

These are all original 1973 zonings except for the A-1P property adjoining to the north which was rezoned in July of 1996. This A-1P allowed the creation of a 3 acre lot for development of a

home location, but the overall 10 acres is still encumbered with the 7 acre lot having no development potential.

This proposal is to rezone the subject property to allow an increase in development density from the one home for which the property is currently eligible, to three homes and allow for the property to be divided into three lots ranging from 2.5 acres to 4.5 acres. The topography as the property falls away to the east from the roadway is fairly severe, limiting the useable area of the proposed lots. The current tract has a couple of accessory buildings that are designated to be removed.

The rezoning request and review plan were approved on the November 9, 2023 County Commission agenda under Commission Order 515-2023 with the following conditions:

1. The plan shows two fire hydrant locations for installation of new hydrants. If the Fire District, the Water District and the Director of Resource Management agree the hydrant requirements can be met with a different hydrant plan, then the Final Plan may reflect such a change approved by all three entities.
2. It is recognized that engineered subsurface wastewater systems are proposed and will be the required system if on-site wastewater is used within this development.

The property scored 51 points on the rating system.

The Boone County Zoning Ordinance, Section 6.2.14, Standards for Approval of the Final Development Plan identify 3 criteria for approval:

- All the required information is accurately portrayed on the Plan
- The Final Plan conforms to the approved Review Plan
- The Final Plan demonstrates compliance with all conditions, which the County Commission may have imposed on the Final Plan

Staff review of the final plan shows that it meets these criteria for approval.

Staff recommended **approval** of the final plan.

C. Request by T-Vine Enterprises to approve a Final Development Plan for Settlers Ridge Phase 7 in the pending Planned Moderate-Density (R-MP) zoning district on 1.08 acres located at 7901 N. Glen Meadow Drive, Columbia.

The proposal covers an undeveloped portion of the Settlers Ridge site at the northeastern and northwestern corners of the intersection of State Routes B & HH, north of Columbia. The property is zoned A-2(Agriculture). The A-2 is the original 1973 zoning. This final development plan creates seven lots for single-family homes on the north side of Glen Meadow Drive, bridging the gap between Glen Meadow Drive and Steiner Glen Drive. This proposal confirms the approved Planned Residential-Moderate Density (R-MP) zoning area, identified on the December 2023 Review Plan, into the seven R-MP lots suitable for development.

The surrounding zoning is as follows:

North – Agriculture (A-2)

North-East – Planned Residential Two-Family (R-DP)

East – Residential Two-Family (R-D)

South – Residential Moderate-Density (R-M)

West – A-2

Since the initial review plan and preliminary plat were approved for this property in 2001, five revised review plans/preliminary plats, six final plats, one final development plan, and three straight rezoning requests have been approved on this property. The most recent review plan and preliminary plat were approved on the July, 2022 agenda. A more detailed revised review plan and preliminary plat for this area was approved on the January 11, 2024 County Commission agenda, under Commission Order 19-2024. This Final Development Plan confirms the design and rezoning of that proposal.

The property scored 71 points on the rating system.

The Boone County Zoning Ordinance, Section 6.2.14, Standards for Approval of the Final Development Plan identify 3 criteria for approval:

- All the required information is accurately portrayed on the Plan;
- The Final Plan conforms to the approved Review Plan; and
- The Final Plan demonstrates compliance with all conditions, which the County Commission may have imposed on the Final Plan.

Staff review of the final plan shows that it meets these criteria for approval.

Staff recommended **approval** of the final plan.

D. Rolling Oaks Subdivision Plat 3. A-2. S19-T50N-R13W. James B. Rodgers, owner. Jay Gebhardt, surveyor.

The subject property is located off the east & north side of Alspaw Road, approximately 1,000 feet west of the intersection of State Route E & Alspaw Road. The property is zoned Agriculture 2 (A-2) and is surrounded by A-2 zoning on all sides and these are all original 1973 zonings. The property is vacant. The proposed subdivision seeks to divide the 16.41 acre property into two lots.

The property has road frontage along W. Alspaw Road, a publicly maintained road. An existing driveway serves proposed Lot 302 and a neighboring property to the north. The applicants have not submitted a request for a waiver from the traffic study. However, the creation of a two-lot plat will have minimal impact on the existing transportation resources in the area. Granting a waiver to the traffic study is appropriate in this case.

The property is in the Consolidated Water service area. Boone Electric provides power service. The Boone County Fire Protection District provides fire protection. The nearest station, Station 4, is approximately 2.7 miles away.

The applicant has submitted an onsite sewer plan with intended lagoon locations to serve future development. The applicants have not submitted a request for a waiver from the sewer cost benefit analysis. However, no public sewer facility is nearby to provide sanitary sewer service. The consolidation and elimination of lots is not likely to have a substantial impact in providing public sewer infrastructure. Waiver of the sewer cost benefit analysis is appropriate in this case.

The property scored 47 points on the rating system.

Staff recommended approval of the plat and granting of waivers.

E. Jay Dains Subdivision Plat 2. A-2. S23-T47N-R13W. Lon Hedglin & Janet Frink-Hedglin, owners. Kevin Schweikert, surveyor.

The subject property is located at the intersection of W. Robin Ridge Road and State Route N. The property is zoned Agriculture 2 (A-2) and is surrounded by A-2 on all sides. An existing home and onsite wastewater system are present on the property. The proposed subdivision is to replat lots 17 and 18 of Jay Dains Subdivision into a single 3.09 acre lot. The concept of the replat of both existing lots was approved under County Commission order #554-2023.

An existing driveway off of Route N serves the existing single-family dwelling. The applicants have submitted a request to waive the traffic study requirement. The replat of this property will not create any additional sources of traffic. Granting a waiver to the traffic study requirement is appropriate in this case.

Consolidated Water provides water service in the area. Boone Electric provides power service. The Boone County Fire Protection District provides fire protection. The nearest station, station 8, is approximately 6 miles away.

The property is currently served by an onsite septic tank. The applicants have submitted an onsite sewer plan showing a proposed lagoon area. Soil data provided by a licensed soil scientist

indicates that the soil on the property support the use of a lagoon. The applicants have not submitted a request for a waiver to the sewer cost benefit analysis. However, the replat of this property will merge two lots into one, further lowering the number of potential public sewer connections. A waiver to the sewer cost benefit analysis is appropriate in this case.

The property scored 43 points on the point rating system.

Staff recommended approval of the plat and granting of waivers.

F. Zimny Point Plat No. 1. A-2. S25-T46N-R13W. Denise M. Zimny Properties LLC, owner. David Butcher, surveyor.

The subject property is located off E. Cedar Tree Lane, approximately 188 feet west of the intersection of Mackie Lane and E. Cedar Tree Lane. The property is zoned Agriculture 2 (A-2) and is surrounded by A-2 zoning on all sides. An existing home and wastewater lagoon are present on the property. The proposed subdivision seeks to divide the 10 acre property into two lots.

The property has road frontage along E. Cedar Tree Lane, a publicly maintained road. An existing driveway serves the single-family dwelling present on the property. The applicants have not submitted a request for a waiver from the traffic study. However, the creation of a two-lot plat will have minimal impact on the existing transportation resources in the area. Granting a waiver to the traffic study is appropriate in this case.

The property is in the Consolidated Water service area. Boone Electric provides power service. The Southern Boone County Fire Protection District provides fire protection. The nearest station, station 17, is approximately 6.2 miles away.

The applicant has submitted an onsite sewer plan with intended lagoon locations to serve future development. A lagoon currently serves the existing home on the property. The applicants have not submitted a request for a waiver from the sewer cost benefit analysis. However, no public sewer facility is nearby to provide sanitary sewer service. The addition of another buildable lot is not likely to have a substantial impact in providing public sewer infrastructure. Waiver of the sewer cost benefit analysis is appropriate in this case.

The property scored 20 points on the rating system.

Staff recommended approval of the plat and granting of waivers.

G. Crocker Plat 1. R-S. S22-T51N-R11W. James D Crocker, Deanna K. Crocker, Brian C. Crocker, & Dawn R. Crocker, owners. Kevin Schweikert, surveyor.

The subject property is located off the east side of State Route Z, approximately 1200 feet south of the intersection of State Route Z & Gano Chance Road. The property is zoned Residential Single-Family (R-S), and the immediate vicinity surrounding the proposed plat is also zoned R-S with Agriculture 2 (A-2) a little further to the south, as well as the southwest and southeast. These are all original 1973 zonings. The property contains a home, small outbuilding and a propane tank. The proposed subdivision seeks to create a 0.22 acre property from the overall nominal 80-acre farm.

The property has road frontage along State Route Z, a publicly maintained road. The existing driveway that serves the home will not be on the platted property and will remain on the overall farm. Lots less than 5 acres can't use off-site private drives for their only access. In this case, MODOT has confirmed that they believe the proposed platted lot can meet the standards to obtain a driveway access permit within its frontage along Route Z. The applicants have requested a waiver from the required traffic study. The creation of a one-lot plat will have minimal impact on the existing transportation resources in the area. Granting a waiver to the traffic study is appropriate in this case.

The property is in Public Water 10 service area. Boone Electric provides power service. The Boone County Fire Protection District provides fire protection. The nearest station, Station 10, is approximately 3.2 miles away.

The applicant has indicated that the home is already connected to the central sewer system from the City of Centralia, and we have a letter from the city verifying this is correct. A letter from the BCRSD allowing the City of Centralia to serve the property unless it is annexed is required. This is being sought.

The property scored 66 points on the rating system. Staff recommended approval of the plat and granting of the traffic waiver subject to the following condition:

1. A letter from the BCRSD allowing Centralia to serve the property with public central sewer without annexing the property into the municipal limits of Centralia is required and must be obtained before the plat can go to the County Commission for it to be received and accepted by the County Commission.

H. Hancox Plaza Plat 2. C-GP & A-2. S9-T49N-R12W. Nichols Properties LLC, owner. David Butcher, surveyor.

The subject property is at the intersection of State Route B & Highway HH, just north of Columbia, near the Settlers Ridge development. This property is 6.98 acres in size and split-zoned Planned General Commercial (C-GP) and Agriculture (A-2). The C-GP was established in 1998 for the gas station/convenience store that is present at this time. The A-2 is the original 1973 zoning. The surrounding zoning is as follows:

North – C-GP

East – Planned Residential 2-Family (R-DP) & A-2

South – A-2

West – A-2

The subject property has frontage on State Route B and on Highway HH. There is existing access onto Highway HH east of the gas station/convenience store.

The subject property is in Public Water Supply District #4, the Boone Electric Cooperative service area, and the Boone County Fire Protection District, with its nearest station, Station 16, approximately 1.5 miles to the east.

Wastewater treatment on this site is handled by a connection agreement with the City of Columbia.

The property scored 71 points on the rating system.

Staff recommended approval of the plat.

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve items A, B, and C, and does receive and accept the plats, items D through H, as listed in the attached consent agenda (Attachment A) and authorizes the Clerk to insert the associated staff reports into the minutes of this meeting.

Attachment A:

- A. Final Development Plan for 40&J Development;
- B. Final Development Plan for Warren School Estates;
- C. Final Development Plan for Settlers Ridge Phase 7;
- D. Rolling Oaks Subdivision Plat 3;
- E. Jay Dains Subdivision Plat 2;
- F. Zimny Point Plat No. 1;
- G. Crocker Plat 1;
- H. Hancox Plaza Plat 2.

Commissioner Thompson seconded the motion.
The motion carried 3 to 0. **Order #104-2024**

2. **First Reading: Request by PC&R Properties, LLC for a conditional use permit to allow manufacture or assembly of metal products in the Light Industrial (M-L) zoning district located at 51 N. Rangeline Road, Columbia. (Open Public Hearing)**

Planner Uriah Mach read the following staff report:

The Planning and Zoning Commission conducted a public hearing on this request at its February 15, 2024 meeting and voted to recommend approval on a unanimous vote.

The subject property is located is approximately ½ mile south of Interstate 70, at the northeastern corner of the intersection of Richland Road and Rangeline Road. The property is approximately 6 acres in size and zoned Light Industrial (M-L). The surrounding zoning is as follows:

North	—	(M-L)
South	—	Agriculture (A-1)
East	—	(M-L)
West	—	(M-L)

On the property, one building is identified as office space, the other as mixed office space and manufacturing. The application identifies a new building, an approximately 12,000 square foot manufacturing/warehouse facility. The applicant operates a small part/custom manufacturing facility at this site. This request is to bring the site's activities into compliance with the zoning ordinance to support expansion of the business.

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.

If development is done in a manner consistent and in compliance with existing county regulations, this request should meet this criterion.

(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 use has been active on this site with no noted complaints to Boone County Resource Management, indicating that this request should meet this criterion. Future users of this conditional use permit may have a more intense level of use for this site with this conditional use permit. A condition is proposed to limit the off-site impacts of the metal manufacturing use on this property. Public testimony may provide more information.

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

The bulk of the surrounding properties are industrial/commercial uses. While the property to the south is agriculturally zoned, the zoning of the subject tract has been unchanged since the

establishment of Planning & Zoning in Boone County. This proposal is consistent with current activity on surrounding developed property. This proposal should not impact the property values of surrounding properties.

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

The subject property has direct access to Richland Road and Rangeline Road. Both are publicly dedicated and publicly maintained roadways. Water and electrical services to support this use are present. The proposal can meet this criterion.

(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.

The surrounding properties developed prior to the submittal of this conditional use permit and the approval of this permit will not impede any re-development of those sites. Undeveloped sites to the south may be impacted by the establishment of this conditional use permit. The development of the sites to the south seems likely, given the increased use of Richland Road as a significant roadway due to developments further west. Conditions limiting the visual impact to the properties to the south have been proposed as part of the recommendations for this conditional use permit. The proposal can meet this criterion.

(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.

Existing points of access to public roads for this property will not be changed by the establishment of this conditional use permit. The proposal will not result in traffic congestion on the public streets.

(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.

This proposal can, in all other respects, conform to the applicable regulations of the zoning district in which it is located.

Zoning Analysis: This conditional use permit request is to bring the current use of the property into compliance with the zoning regulations and to allow for expansion of the site's activities in a future building. This request is consistent with current and past development in the general vicinity of the subject property. Based on the information available, this proposal can meet the standards for approval. The conditions proposed below were designed to best fit the use to this location.

The property scored 76 points on the rating system.

Staff recommends approval of the conditional use permit with the following conditions:

- 1) Manufacturing activities shall be in buildings designed to minimize light, heat, exhaust, and noise impacts to surrounding properties.
- 2) A landscaping/buffering plan shall be proposed to break up sight lines and mitigate impacts to properties to the south. This is not intended to be a complete visual screening of the site. This plan will include a planting schedule to mix the species in a manner to promote the health of the proposed buffer, a replacement schedule for diseased/dying/dead planting replacement, and a disease-resistant long-living species list/schedule appropriate to the site prepared by an Arborist/Landscape Architect. This plan will be confined to the south property line and subject to the approval of the Director of Resource Management.

Commissioner Kendrick opened and closed the public hearing.

Commissioner Kendrick 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.

3. First Reading: Request by John Sam Williamson, Jr. to rezone from Agriculture 1 (A-1) to Agriculture 2 (A-2) on 3.48 acres located at 4100 S. Route O, Columbia. (Open Public Hearing)

Planner Uriah Mach read the following staff report:

The Planning and Zoning Commission conducted a public hearing on this request at its February 15, 2024, meeting and voted to recommend approval on a unanimous vote.

This request covers the property between State Route O and Nebo Cemetery Road, approximately 250 feet northeast of the intersection of Nebo Cemetery Road & State Route O. This rezoning request involves two tax parcels, each of which has small appendages that are found on the opposite side of the roadway from the bulk of the tax parcel. This is because of the age of some of the underlying land divisions, some of which are New Madrid surveys and improvements to the public roads over time. The main tax parcel involved is currently split-zoned, with the northern triangular portion of the parcel zoned Agriculture 2 (A-2) and the southern portion, a little over 3 acres, zoned Agriculture 1 (A-1). All the surrounding properties are zoned either A-1 or A-2, and these are all original 1973 zonings.

The request is to rezone the A-1 portion of this tax parcel, 15-900-35-00-004.02 01, to A-2. Included in the area to be rezoned are two small adjoining mostly triangular portions of a 105.8 acre parcel that is predominantly found across the road to the east. These triangles are on the western side of Nebo Cemetery Road and are currently considered part of tax parcel number 15-900-35-00-002.00 01, despite being on the opposite side of the road from the bulk of this tax parcel. It is anticipated that after a successful rezoning, the property will be platted into a single

lot on the west of the road and that a survey and/or deed work will combine all the remaining portions that are east of the road into a single tax parcel, making the roadway the boundary between the two.

The Boone County Master Plan identifies this area as being suitable for agriculture and rural residential land uses. The Boone County Master Plan designates a sufficiency of resources test for the evaluation of zoning changes where each proposal is evaluated to see if sufficient utility, transportation, and public safety infrastructure is in place to support the change in zoning. The sufficiency of resources test provides a “gatekeeping” function. Failure to pass the test should result in denial of a request. Success in passing the test should result in further analysis.

Utilities: The subject property is in Consolidated Public Water Service District #1 for water service, with only a 4-inch main that can’t produce fire flow, the Boone County Fire Protection District for fire protection, and the Boone Electric Cooperative service area. A future platted lot will likely be proposed for on-site wastewater.

Transportation: It is likely that road access will have to be off Nebo Cemetery Road; however much of this frontage is in the floodplain and could be problematic. It may be possible to obtain access directly off State Route O.

Public Safety: The property is in the Boone County Fire Protection District, with Station 14 on Scott Boulevard and Station 9 on Henderson Road, each being 7 miles away and the closest for service.

Zoning Analysis: This proposal is consistent with the immediate area’s zoning and land use. This rezoning can be viewed as a clean-up action, which will allow for proper platting and use of the subsequent lot. This proposal is sound as a clean-up action, even though it doesn’t fully meet the sufficiency of resources test. This is especially true when considering that no uses applicable to the property are changing under the rezoning as the A-1 and A-2 use lists are the same with the exception of some different lot size minimums; the property size before and after platting does not end up big enough for the distinctions to matter. The future platted lot will be eligible for one single-family dwelling.

The property scored 30 points on the rating system.

Staff recommended approval of the rezoning request.

Commissioner Kendrick opened and closed the public hearing.

Commissioner Kendrick 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. The Commissioners noted the historic significance of this property and suggested that Mr. Williamson document the history for posterity. Mr. Williamson stated that his grandchildren had already made a similar request.

Boone County Sheriff's Office**4. First and Second Reading: 2024-2025 Grant Year - MoDOT Traffic Grant Applications**

Commissioner Thompson read the following memo:

The Boone County Sheriff's Office is requesting Commission approval of four MoDOT Highway Safety and Traffic Division Grant Applications for the upcoming 2024-2025 grant year, which runs October 1, 2024 through September 30, 2025. The four grant applications are listed below with a brief summary for each.

- HMV Enforcement – Requested Amount \$64,571.00

This is an application to continue overtime funding for the enforcement of hazardous moving violations. The Boone County Sheriff's Office has maintained annual grants with MoDOT for decades to fund the overtime costs for deputies to conduct HMV enforcement. In addition to the overtime funding for deputies, we are asking MoDOT to fund the overtime costs for dedicated BCJC operators to support these enforcement details. The request is for MoDOT to fund the overtime salary/benefit costs with no required match from the County. We are also requesting MoDOT fund the purchase of three (3) replacement RADAR units and a drone to assist in documenting crash scenes. The request is for MoDOT to fund the purchase of this equipment with no required match from the County.

Finally, we are requesting MoDOT fund training costs (registration fees, travel, lodging, etc.) for deputies to attend basic crash investigation training, advanced crash investigation training, and the annual LETSAC conference. Again, this request is for MoDOT to fund these training costs with no required match from the County.

- Dedicated HMV Enforcement – Requested Amount \$90,397.89

This is an application to continue funding 50% of the salary/fringe benefits for two deputies, who are primarily tasked with enforcing hazardous moving violations. MoDOT originally funded 100% of the salary/fringe benefits for these two positions, with a commitment to fund at minimum 75% the second year, 50% the third year, and 25% the fourth year with no further commitment after year four. However, MoDOT has continued to fund these two positions annually at 50% and we are asking them to continue to fund these two positions at 50% for the 2024-2025 grant year with the County continuing to match 50% of this cost.

In addition to the funding for salary/fringe for these two deputies, we are asking MoDOT to fund training costs (registration fees, travel, lodging, etc.) for the two deputies to attend the annual LETSAC conference. This request is for MoDOT to fund these training costs with no required match from the County.

- DWI Enforcement – Requested Amount \$22,056.00

This is an application to continue overtime funding for impaired driving enforcement. The Boone County Sheriff's Office has maintained annual grants with MoDOT for decades to fund the overtime costs for deputies to conduct impaired driving enforcement. In addition to the overtime funding for deputies, we are asking MoDOT to fund overtime costs for dedicated BCJC communications operators to support these enforcement details as well. The request is for MoDOT to fund the overtime salary/benefit costs with no required match from the County. Additionally, we are requesting MoDOT fund training costs (registration fees, travel, lodging, etc.) for deputies to attend traffic safety training conferences. Again, this request is for MoDOT to fund these training costs with no required match from the County.

- Dedicated Impaired Driving Enforcement – Requested Amount \$86,121.04

This is an application to continue funding 50% of the salary/fringe benefits for two deputies, who are primarily tasked with enforcing impaired driving violations. MoDOT originally funded 100% of the salary/fringe benefits for these two positions, with a commitment to fund at minimum 75% the second year, 50% the third year, and 25% the fourth year with no further commitment after year four. However, MoDOT has continued to fund these two positions at 50% annually for nearly a decade and we are asking them to continue to fund these two positions at 50% for the 2024-2025 grant year with the County continuing to match 50% of this cost.

In addition to the funding for salary/fringe for these two deputies, we are asking MoDOT to fund training costs (registration fees, travel, lodging, etc.) for the two deputies to attend traffic safety training and/or conferences. This request is for MoDOT to fund these training costs with no required match from the County.

If the Commission approves these four grant applications, we also need approval for Presiding Commissioner Kendrick to sign each Application as the Authorizing Official. This signature is completed electronically through MoDOT's grant management system.

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the following 2024-2025 Missouri Department of Transportation Highway Safety and Traffic Division Grant Applications from the Boone County Sheriff's Office:

- HMV Enforcement
- Dedicated HMV Enforcement
- DWI Enforcement
- Dedicated Impaired Driving Enforcement

It is further ordered that the Boone County Presiding Commissioner is hereby authorized to sign each of the Grant Applications, and the Boone County Commissioners are hereby authorized to sign the attached County Authorization forms for said Grant Applications.

Commissioner Aldred seconded the motion.
The motion carried 3 to 0. **Order #105-2024**

5. Second Reading: Pulaski County Sheriff's Office K-9 Basic Training Agreement – First Read 02.22.24

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve the attached K-9 Training Agreement between Boone County and the Pulaski County Sheriff Office.

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

Commissioner Thompson seconded the motion.
The motion carried 3 to 0. **Order #106-2024**

Purchasing

6. First and Second Reading: ARPA Funding Beneficiary: C000738 – Expansion of Programming with Grade A Plus Incorporated

Commissioner Kendrick read the following memo:

Boone County, Missouri received ARPA grant funding from the federal government and the County Commission engaged in an RFP process to determine ARPA funding Awards.

This ARPA Award is for County Contract# C000738-Expansion of Programming with Grade A Plus Incorporated. The ARPA funds will be used to support and expand academic support and enrichment programming and services, expand programming to include training for parents to serve as better advocates for their children at school and developing academic goals, and expand programming to include mental health and wellness services.

Contract Award is for a not to exceed amount of \$100,000.00, and will be paid from Department 2983 - American Rescue Plan Act, Account 82400 - Other Contracts.

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve an ARPA Beneficiary agreement with Grade A Plus Incorporated for Expansion of Programming.

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

Commissioner Aldred seconded the motion.

The motion carried 3 to 0. **Order #107-2024**

7. First and Second Reading: ARPA Funding Beneficiary: C000735 – Talent Pipeline Management Program with Columbia Chamber of Commerce

Commissioner Kendrick read the following memo:

Boone County, Missouri received ARPA Grant Funding from the federal government and the County Commission engaged in an RFP process to determine ARPA funding awards.

This ARPA award is for County Contract# C000735 - Talent Pipeline Management Program with Columbia Chamber of Commerce. The ARPA funds will be used to support the Talent Pipeline Management program, in which workforce and business leaders can learn how to close the skill gaps present in the working population and increase employment rates. The funds will cover a portion of the salary and benefit requirements for the individuals responsible for the administration of the Talent Pipeline Management program.

Contract award is for a not to exceed amount of \$181,000.00, and will be paid from Department 2983 -American Rescue Plan Act, Account 82400 - Other Contracts.

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve an ARPA Funding Beneficiary Agreement with Columbia Chamber of Commerce for Talent Pipeline Management Program.

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

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #108-2024**

8. Second Reading: Award of Contract C000749 using Cooperative Contract CC232399003 with Ed Morse Chevrolet North for the purchase of a used 2020 Chevrolet Express 2500 Cargo Van for the Boone County Facilities Maintenance Department – First Read 02.22.24

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the award of County Contract C000749 using Cooperative Contract CC232399003 with Ed Morse Chevrolet North for the purchase of a used 2020 Chevrolet Express Cargo Van for Boone County Facilities Maintenance – Custodial Operations.

Commissioner Aldred seconded the motion.

The motion carried 3 to 0. **Order #109-2024**

Commission

9. Public Comment

Rasha Abousalem submitted a public comment form, attached at the bottom of these minutes, stating she is calling on the Commission to release a public statement for ceasefire in Israel – Palestine.

Commissioner Kendrick stated the Commission has been slightly encouraged by President Biden's statements about a potential ceasefire coming as early as next week. Commissioner Kendrick stated hopefully the ceasefire happens sooner than next week, as it looks like prisoners will be released by Hamas and humanitarian aid will be able to get into Gaza to assist in the rapidly deteriorating conditions on the ground. Commissioner Kendrick stated the Commission is optimistic about those continued advancements and hopefully the cease fire comes to pass, and the work that the National Security Council and others put forth, will be successful.

Commissioner Aldred stated his door will always be open to individuals to speak on this issue and he hopes a lasting peace can be found, especially with the alternative being unthinkable.

Commissioner Thompson stated she appreciates Ms. Abousalem coming to speak with the Commission tonight and all her work on behalf of people in crisis around the world. Commissioner Thompson stated as last year ended and a new year began, she suspects many people around the world included in their list of hopes and prayers, a prayer for peace. Commissioner Thompson stated a prayer for peace because of the violence happening on every continent and in every community, including in the United States, is needed now as the violence impacts us all. Commissioner Thompson stated it seems as though violence is a culture in a way. Commissioner Thompson stated, locally, we experience gun violence at sporting events, in schools and in neighborhoods, and that violence creates lifelong crisis and lifelong trauma for the people who survive it, as well as the people who are lost to us because of it. Commissioner Thompson stated violence worldwide must stop.

10. Commissioner Reports

None

Attest:



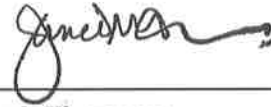
Brianna L. Lennon
Clerk of the County Commission



Kip Kendrick
Presiding Commissioner



Justin Aldred
District I Commissioner



Janet M. Thompson
District II Commissioner



Boone County Commission
Public Comment Form

Agenda Item:		DATE: 07/27/24	
COMMITTEE: Boone County Commission			
TESTIFYING: <input type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input checked="" type="checkbox"/> FOR INFORMATIONAL PURPOSES			
NAME			
INDIVIDUAL			
NAME: Rasha Abousalem		PHONE NUMBER: 954-654-0569	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY: Columbia		STATE: MO	ZIP: 65201
EMAIL: rasha-abousalem@yahoo.com	ATTENDANCE:		SUBMIT DATE: 07/28/25

I have no objections to the information in this application being made public. I do hereby certify that the information provided on this form is true and accurate.

~~Speech~~ Commission needs to release
public statement ~~speech~~
~~speech~~ for ceasefire in
Israel-Palestine