

TERM OF COMMISSION: July Session of the July Adjourned Term

PLACE OF MEETING: Boone County Government Center Chambers

PRESENT WERE: Presiding Commissioner Kip Kendrick
District I Commissioner Justin Aldred
District II Commissioner Janet Thompson
Director of Resource Management Bill Florea
Planner Uriah Mach
Right-of-Way Agent Natalie Meighan
Boone County Counselor CJ Dykhouse
Boone County Deputy Clerk III Jodi Vanskike

Conference Call Information:

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

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

P&Z

1. Consent Agenda

- A. Rocheport Reserve Plat 1. A-2. S5 & S8-T51N-R14W. Mary Lee Traxler Trust, owner. Kevin Schweikert, surveyor.

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

Regarding the Consent Agenda, Item A, was approved by consent and is presented for Commission receipt and acceptance. Director Florea requested that Commission waive the

reading of the staff report and authorize the Clerk to insert it into the minutes of this meeting as if read verbatim.

- A. Rocheport Reserve Plat 1. A-2. S5 & S8-T51N-R14W. Mary Lee Traxler Trust, owner. Kevin Schweikert, surveyor.

The subject property is located off West Old Rocheport Road, approximately .5 mile east of the intersection of West Old Rocheport Road and West Highway BB. The property is zoned Agriculture 2 (A-2) and is surrounded by A-2 zoning on all sides. The property is currently undeveloped. The proposal is to subdivide the hundred-plus-acre parent parcel into three 5-acre lots served by a private access easement.

The property has direct access to West Old Rocheport Road, a publicly maintained roadway. A 50-foot-wide private access easement is proposed to serve lots 2 and 3 for access onto West Old Rocheport Road. The applicant has submitted a written request for a waiver from the traffic impact study. Creation of three lots is unlikely to have a significant impact on existing transportation infrastructure. Granting a waiver from the traffic impact study is appropriate in this case.

The property is located within Consolidated Water service area. Boone Electric provides power service. The Boone County Fire Protection District provides fire protection in the area. The nearest station, Station 2, is approximately 2.7 miles away.

An onsite wastewater plan showing potential lagoon location for each lot was submitted concurrent to the submittal of the plat. The applicant has submitted a written request for a waiver from the sewer cost benefit analysis requirement. There is no public sanitary sewer system available nearby. Creation of a three-lot minor plat is unlikely to create conditions suitable to creation of a public sanitary sewer system. Granting a waiver to the sewer cost benefit analysis is appropriate in this case.

The property scored 24 points on the rating system.

Staff recommended approval of the plat and granting of waivers.

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby receive and accept the plat as listed in the attached consent agenda (Attachment A) and authorizes the Deputy Clerk to insert the associated staff report into the minutes of this meeting.

Attachment A:

- A. Rocheport Reserve Plat 1. A-2. S5 & S8-T51N-R14W. Mary Lee Traxler Trust, owner. Kevin Schweikert, surveyor.

Commissioner Thompson seconded the motion.
The motion carried 3 to 0. **Order #310-2025**

2. First Reading: Request by Trevor and Amber Till to vacate Lots 1 through 7 of Lakelure Development 1, Block A, including the right-of-way for Bow Drive, as recorded in Plat Book 10, Page 71 of the records of Boone County, Missouri (**open public hearing**)

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

A petition has been submitted by Trevor and Amber Till to vacate Lots 1 through 7 of Lakelure Development No. 1 Block A found in Plat Book 10 Page 71 of the records of the Boone County, Missouri, Recorder of Deeds.

Lakelure Development No. 1 Block A was recorded on April 20, 1970. The plat consists of 35 lots divided into three blocks. It is located approximately 700 feet east of the intersection of Hopper Road and Simms Road. Most of the subdivision was vacated by the County Commission in 1989 and is memorialized in Book 710 Page 650 of the Boone County Recorder of Deeds. Other than the seven lots of this request, all that will remain of the original subdivision will be Lots 1 through 4 of Block C, Lot 1 of Block B and the right-of-way for Silver Lake Road.

There is a home located primarily on Lot 7 that appears to be constructed over the shared lot line with Lot 6. The lagoon for the home is at least partly located within the right-of-way for Bow Drive. The owner is currently in the process of building a detached garage on Lot 7. That project is currently on hold until the vacation and replat process is complete. It is the intent of the petitioner to replat the seven existing lots and vacated right-of-way for Bow Drive into a single five-plus-acre lot. The replat will also allow for construction of the detached garage to restart.

In accordance with Boone County Subdivision Regulations Section 1.8, the County Commission is required to conduct a public hearing prior to granting permission to vacate and replat a subdivision. Before granting permission, the County Commission must find that the action will not adversely affect the character of the neighborhood, traffic conditions, circulation, the proper location, alignment and improvement of streets and roads within and adjacent to the subdivision, property values within the subdivision, public utility facilities and services and will not generally adversely affect the health, welfare or safety of persons owning or possessing real estate within the subdivision.

Character:

The area is characterized by single-family dwellings mostly situated on parcels of 20 acres or more. A pair of 10-acre lots adjoining the subject lots to the south represent the mid-sized properties in the area. The original subdivision was an anomaly within this context, and most of

it has since been vacated and absorbed into larger tracts. Once the proposed vacation and replat are completed, only five of the original small subdivision lots will remain. Most properties in the surrounding area were created many years ago. The proposed replat aligns more closely with the established character of the area than the remnants of the original subdivision.

Traffic: Granting the vacation request will not adversely affect future traffic conditions, circulation, location and alignment of streets within and adjacent to the subdivision. The replat will not change the existing roadway or access; Bow Drive was never constructed and will serve no function if Lots 1 through 7 are combined into a single lot. With no additional lots created and the elimination of six existing lots there should be no additional traffic beyond that expected from the original plat.

Utilities and Property Values: The existing home is served currently by utilities. After the replat, the lagoon will be on the same lot as the home, which is a requirement of the County Health Code. There is no indication that the vacation and replat will have any negative impact to the utilities, easements, or property values of the neighborhood.

Public Health, Safety, and Welfare: The vacation will not adversely affect public health, safety, and welfare. This vacation and replat will contribute to the orderly development of the area since the vacation will only go into effect with the recording of the replat that is replacing the current plat and the proposed replat concept will have to fully comply with the current subdivision regulations before it can be approved.

The proposed concept of the replat is not detrimental to the character of the neighborhood, will not adversely affect future traffic conditions, circulation, location and alignment of streets within and adjacent to the subdivision, or adversely impact property values within the subdivision. There is no indication there will be an adverse effect on public health and safety.

Therefore, Staff recommends approval of this request subject to the following condition:

1. Said vacation is not effective until the lots and right-of-way proposed to be vacated have been incorporated into a subdivision plat in accordance with Boone County Subdivision Regulations and said plat is recorded in the Records of Boone County, Missouri.

Commissioner Kendrick opened and closed the public hearing. No public comment forms were submitted.

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 Mertens LLC to expand an existing conditional use permit to place a remote scale house and scale in the Agriculture 2 (A-2) zoning district on 36.7 acres located at 1400 W. Williams Rd., Sturgeon. Bourbon Township. **(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 June 12, 2025, meeting. A motion recommending approval was approved by a unanimous vote.

The subject property is located along West Williams Road, approximately 1,200 feet west of the intersection of West Williams Road and West Creed Road. The property encompasses 36.7 acres and is zoned Agriculture 2 (A-2), with surrounding parcels also zoned A-2. The site is mostly undeveloped, except for a driveway entrance on West Williams Road that provides access to the existing quarry located to the west.

The proposal is for a conditional use permit to allow the placement of support facilities—a scale and a scale house—for the adjacent quarry. No additional mining activities are proposed on the subject property. The existing quarry to the west was approved for expansion under County Commission Order #463-99. Additionally, a separate request for material stockpiling on a parcel west of the quarry was granted under County Commission Order #172-2021. Both of these previous conditional use permits specifically excluded the subject property from quarry operations.

The proposed placement of the scale and scale house on this property, intended to serve quarry traffic, requires a new conditional use permit before a building permit can be issued.

The Boone County Master Plan identifies this area as being suitable for agricultural and rural residential land uses. The property is located within Bourbon Township.

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) 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 developed in accordance with current County regulations, and with appropriate conditions, this proposal can meet this criterion for approval.

- (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.

Approval of a new location for a scale and scale house to serve existing traffic to and from the quarry should have minimal impact on the use and enjoyment of surrounding property owners.

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

The quarry has been in continuous use for several decades. Approval of the location of the scale and scale house to serve existing quarry traffic should not diminish or impair property values.

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

An existing driveway provides access to West Williams Road, a publicly maintained roadway. Initial building design documents provided to staff show the scale house will be an unmanned facility with limited interior space. Sanitary sewer service or an onsite wastewater system will not be required.

(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.

Surrounding properties are either undeveloped or utilized for large lot residential. Approval of the scale and scale house is unlikely to impact future development of the neighborhood.

(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 applicants propose to continue utilizing an existing driveway for access to West Williams Road. The application for a quarry is limited to support features to accommodate existing traffic; no additional enlargement of the quarry area is proposed.

(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 conform to the applicable regulations of the zoning district that it is located in.

Zoning analysis: The conditional use permit request is for a scale and scale house to support an existing quarry. The applicant has not proposed mining, excavation for the purpose of material extraction, or storage of material or overburden as part of this application.

Use of a scale and scale house is a common occurrence for quarry activity. Approval of the permit should result in minimal impacts on surrounding property owners.

The proposal scored 22 points on the point rating system. Staff notified eight property owners regarding this request.

Staff recommended approval of the request with the following condition:

1. The permit for a quarry is limited to construction and operation of a scale and scale house. There shall be no mining operations or storage of materials on the subject property.

Commissioner Kendrick opened and closed the public hearing. No public comment forms were submitted.

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.

4. First Reading: Request by Brunstrom Family Irrevocable Trust to rezone from Moderate-Density Residential (R-M) to Agriculture 2 (A-2) on 10.32 acres located at 18001 S. Old Hwy 63, Ashland. Cedar Township. **(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 June 12, 2025, meeting. A motion recommending approval was approved by a unanimous vote. The subject property is located on the west side of Old Highway 63, between Christian School Road and Old Route A, south of Ashland. The property is 10.32 acres in size and split-zoned Residential Moderate Density (R-M), Neighborhood Commercial (C-N), and Agriculture 2 (A-2).

The surrounding zoning is as follows:

- North – R-M, A-2, and C-N
- South – R-M and A-2
- East – A-2
- West – A-2

The property has a dwelling, and several accessory structures present on the property.

This proposal seeks to rezone the R-M portion of the property to A-2. The application does not explain the rationale behind the request. However, at the P&Z hearing, the applicant's representative stated that the purpose was to allow a family transfer division. The C-N zoning is proposed to remain unchanged.

The 1996 Boone County Master Plan identifies this area as being suitable for agriculture and rural residential land uses. The sufficiency of resources test was used to analyze this request.

Transportation – The subject property has direct access to Old Highway 63, a publicly dedicated, publicly maintained road.

Utilities – The property is in the Boone Electric Cooperative service area, Consolidated Water, and the Southern Boone County Fire Protection District. Public sewer is not available; any additional development will require an on-site system.

Public Safety – The property is located in the Southern Boone County Fire Protection District. The nearest station is approximately 1.5 miles to the south on South North Mount Pleasant Road.

The property scored 42 points on the rating system.

Zoning analysis: Zoning requests are evaluated with the presumption that the existing zoning is appropriate, having been established through sound planning practices. A rezoning request challenges this presumption and must be supported by evidence that justifies the change, typically through the criteria in the sufficiency of resources test and general planning principles.

The sufficiency of resources test shows that a downzoning of the R-M zoning to A-2 can be supported by the available resources. Moving on to further analysis of the request, there is an inconsistency in the request.

The applicant does not propose to rezone the C-N portion of the property. This weakens the rationale for rezoning the R-M portion, as C-N zoning allows for uses that typically require greater infrastructure capacity than R-M. If infrastructure adequacy is the concern, retaining the C-N zoning contradicts the logic of rezoning R-M to A-2.

The request would potentially decrease the infrastructure needs of permitted uses in the R-M zoning district but perpetuates the lack of adequate infrastructure for uses in the C-N zoning district. Despite this inconsistency, staff recommended approval.

Commissioner Kendrick opened and closed the public hearing. No public comment forms were submitted.

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.

5. First Reading: Request by Carl and Marlene Dunn to rezone from Agriculture 1 (A-1) to Planned Agriculture 2 (A-2P) and to approve a Review Plan on 9.62 acres located at 4880 E. Hwy CC, Sturgeon, Bourbon Township. **(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 June 12, 2025, meeting. A motion recommending approval was approved by a unanimous vote.

The subject property is in the southeast section of the intersection of East Highway CC and North Sydow Road. The property is 9.62 acres in size and contains a single-family dwelling and onsite wastewater lagoon. The property is zoned Agriculture 1 (A-1). The surrounding zoning is as follows:

- North, across East Highway CC, A-1 and Agriculture-Residential (A-R)
- East, A-1
- South, A-1
- West, across North Sydow Road, A-1

The proposal is to rezone from A-1 to Planned Agriculture 2 (A-2P) to facilitate a family transfer. Lot 1 will be two acres in size and contain the existing home, lagoon, and a future detached accessory structure. Lot 2 will consist of 7.62 acres with agriculture as the only proposed Allowed Use. According to the review plan, Lot 2 will be transferred to an eligible family member through the family transfer process. No additional development is proposed for Lot 2, which will remain in agricultural use. The review plan indicates that a two-acre lot is desired to satisfy a requirement for a veteran-specific benefit.

A 50-foot perimeter setback is provided along the perimeter of lot 2. A 50-foot building line is shown along the front of Lot 1. If the plan is approved, the 50-foot perimeter setback will need to be adjusted to run the entire perimeter of the planned development. The proposal is located in Bourbon Township.

The 1996 Boone County Master Plan identifies this area as being suitable for agriculture and rural residential land uses. The sufficiency of resources test was used to analyze this request.

Utilities: The property is in the Public Water Supply District #10 service area. Boone Electric provides power service. An onsite wastewater lagoon serves the existing single-family dwelling. There is no nearby public sanitary sewer system.

Transportation: An existing driveway provides access onto East Highway CC, a publicly maintained road. No additional development is proposed to require additional access to a public road.

Public Safety: The Boone County Fire Protection District provides fire protection in the area. The nearest station, Station 6, is approximately 2.8 miles away.

Zoning analysis:

If this were a request for open zoning with increased density, it would not pass the sufficiency of resources test due to the lack of supporting infrastructure. However, the use of a planned development allows for further analysis based on the proposed density and permitted uses detailed in the development plan.

The proposed rezoning from A-1 to A-2P is intended to accommodate the use of a family transfer to an eligible family member without increasing overall density. The lot to be transferred, Lot 2, can only be utilized for agricultural use and cannot be developed for future residential use. The existing dwelling will remain on the two-acre remainder lot under the current ownership.

Given these limitations, staff finds that the proposed development plan is consistent with the character of surrounding properties. Although the rezoning would result in two distinct lots, the Allowed Uses—single-family residential and agriculture—are consistent with current land use. Lot 2 will not be eligible for building permits for any structures, maintaining its current undeveloped agricultural state.

The proposal scored 43 points on the point rating system. Staff notified four property owners about this request.

Staff recommended approval of the review plan and rezoning request with the following condition:

1. The Final Plan demonstrates a 50-foot perimeter setback adjacent to perimeter of the entire planned development.

Commissioner Kendrick opened and closed the public hearing. No public comment forms were submitted.

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.

6. First Reading: Request by D & D Investments of Columbia LLC to rezone from Agriculture 1 (A-1) to Planned Single-Family Residential (R-SP) and Planned General

Commercial (C-GP) on 61.04 acres; and to rezone to Planned Single-Family Residential (R-SP) on 17.72 acres and approve a Review Plan and Preliminary Plat for Willow Creek East located at 8455 E. St. Charles Rd., Columbia. Columbia Township. (**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 June 12, 2025, meeting. A motion recommending approval was approved by a unanimous vote.

The subject property is located at the northwest corner of the roundabout intersection of St. Charles Road and State Route Z, north of St. Charles Road and west of Route Z. The site encompasses 80.22 acres and is currently zoned Agriculture (A-1) and Planned Single-Family Residential (R-SP), reflecting original 1973 zoning and a 2018 rezoning, respectively.

The applicant is requesting to rezone:

- 77.28 acres to Planned Single-Family Residential (R-SP)
- 2.94 acres to Planned General Commercial (C-GP)

The proposed development includes a maximum of 219 dwelling units and 13,500 square feet of commercial space.

Surrounding Zoning

- North: A-1 and A-2
- East: Agriculture-Residential (A-R)
- South: A-1, Single-Family Residential (R-S) and Planned Industrial (M-LP) – pending
- Southwest: A-2
- West: R-SP

Proposed Residential Breakdown

- 141 standard single-family lots ($\geq 7,000$ square feet)
- 44 cottage lots ($< 7,000$ square feet)
- 11 optional two-family lots (primary unit + internal accessory dwelling unit or ADU)
- Six single-family attached lots (duplex-style homes on corner lots with separate driveways)

The 1996 Boone County Master Plan and the Northeast Columbia Area Plan both identify this area as being suitable for residential land uses. The sufficiency of resources test was used to analyze this request.

Utilities:

- Water: Provided by Public Water Service District #9. Additional coordination is needed to ensure service adequacy, particularly for the commercial area.

- Sewer: To be served by Boone County Regional Sewer District (BCRSD) via a hybrid system jointly operated with the City of Columbia. An annexation agreement has been recorded (Book 6006, Page 127). An additional agreement is required to address sewer service for multi-dwelling lots.
- Electric: Provided by Boone Electric Cooperative

Transportation: The property has frontage on two publicly maintained roadways and contains one future area collector public roadway, Mosby Drive. The site design currently proposes one public road connection for Mosby Drive to Route Z along with a private drive to serve the commercial area. This private drive connection to Route Z triggered the need for turn lanes according to the Traffic Impact Study (TIS).

Two public roadway connections are proposed onto St. Charles Road. These proposed roadways are Tribeca Drive and Ascent Drive. No direct lot access is proposed or allowed onto either St. Charles or Route Z, with the exception of the commercial access mentioned previously. The other access to the commercial lot is at the eastern leg of the intersection of Vivio Drive and Ascent Drive near the St. Charles Road front of the subdivision. The portion of Ascent Drive between St. Charles Road and Vivio Drive is a County Commercial Roadway that transitions to a local roadway as it proceeds further north.

This site lies within the Boone County Northeast Traffic Plan (BCNeTP) area and is subject to Trip Generation Fees. The purpose of the Trip Generation Fee is to provide funding for transportation network improvements identified in the BCNeTP. The developers may propose Mosby Drive construction in lieu of these fees because Mosby Drive is an improvement that is identified in the BCNeTP. If the developers choose that option, all cost documentation must be acceptable to the County Engineer and Director of Resource Management.

Public Safety: The property is in the Boone County Fire Protection District with the closest station being Station 1, 2.2 miles away by roadway.

Zoning Analysis: The property is in the Northeast Area Plan which was adopted by the County Commission in 2010. The future land use map in the plan shows this area as suitable for residential land use. Commercial uses envisioned within the area should follow the "Neighborhood Commons concept as described in the Metro 2020 Plan in order to support the residential neighborhoods of the plan area."

The residential subdivision has four types of housing proposed in order to make an integrated and cohesive neighborhood with a mixture of housing types.

- Cottage Lots:
Smaller lots (<7,000 square feet) with smaller homes. Due to limited space, detailed plot plans must accompany each building permit.
- ADU Lots:
Allow for internal accessory dwelling units in addition to a primary home. The exterior

must resemble a standard single-family home, with minimal visibility of the ADU entrance. Detached ADUs and accessory buildings are expressly prohibited under the ARCHITECTURAL CONTROLS provision shown on sheet 1 of the plan. The proposal prohibits any accessory buildings within the development.

- Single-Family Attached:
Duplex-style homes on corner lots. Each unit has its own driveway and orientation, presenting it as a single-family home.
- Standard Lots:
Minimum 7,000 square feet, supporting traditional single-family homes.

This project is proposed to be phased. The commercial component is an unnumbered phase that cannot occur until after or concurrent with Phase 3. Note 21 on the plan requires a Revised C-GP Plan for Lot 203 once an end-user is identified. This will be treated as a new rezoning and review plan process.

A revised traffic study will be required with the submission of the revised Rezoning and Review Plan for Lot 203. It should be recognized that the southbound right-turn lane on Route Z will be required as a component of the commercial phase of this project.

The property scored 70 points on the rating system.

Staff recommended approval of the rezoning request and review plan subject to the following conditions:

1. All building permit applications on lots marked “Cottage Lot” are required to provide an accurate detailed plot plan graphically showing the proposed construction.
2. Any concerns of the Water District in conjunction with this development must be worked out to the satisfaction of both Water District #9 and the Director of Resource Management.
3. An agreement acceptable to the BCRSD and the Director of Resource Management must be provided prior to the submission of the Final Plan that includes the details of sewer service/connections for lots that can contain multiple dwelling units on single lots.
4. Prior to submission of a Final Plan, the developer shall propose what they believe their transportation impact fee should be, based upon the methodology set out in the Northeast Area Transportation Study, and work with Staff to set the appropriate amount. A payment schedule will be a required component of compliance with this condition. Alternatively, documentation acceptable to the Director of Resource Management and the County Engineer that shows that the construction of Mosby Drive within the development constitutes an equivalent or greater contribution may be accepted instead.

5. Upon approval of the development plan for Willow Creek East and prior to issuance of a building permit authorizing the development of Lot 203, the commercially zoned parcel at the southeast corner of the project site, Boone County Resource Management and/or the City of Columbia, as applicable, reserves the right to require an update to the November 25, 2024, Traffic Impact Study prepared by CBB Transportation Engineers + Planners with respect to this parcel. The purpose of such update would be to ensure that impacts to adjacent roadways (State Route Z and/or St. Charles Road) have been fully evaluated based on intended development of the parcel and that any requirements identified within the updated study have been or will be implemented prior to issuance of a certificate of occupancy for any structures built upon the parcel.
6. It is recognized that proposed Lot 203 is required to come back through the process with a revised rezoning and review plan request prior to development as part of the applicant's current proposal and is binding.

Commissioner Kendrick opened and closed the public hearing. No public comment forms were submitted.

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.

Resource Management

7. Second Reading: Pipes Lane – Petition for Vacation of a Public Road – First Read
04.01.25

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the vacation of right-of-way of Pipes Lane in accordance with the description attached to the petition submitted by the Boone County Resource Management Department.

Commissioner Aldred seconded the motion.
The motion carried 3 to 0. **Order #311-2025**

Human Resources

8. First and Second Reading: Request to Reclassify Position 1138, Senior Administrative Assistant (Class Code 101300, Range 26) to Administrative Coordinator (Class Code 101200, Range 28)

Commissioner Kendrick stated this is a new position within Resource Management and, with the job responsibilities of this position, it would be better suited as an Administrative Coordinator.

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby authorize the reclassification of Position 1138 from Senior Administrative Assistant (class code 101300, Range 26) to Administrative Coordinator (class code 101200, Range 28).

Commissioner Thompson seconded the motion.
The motion carried 3 to 0. **Order #312-2025**

Boone County Sheriff's Office

9. First and Second Reading: Agreement for Electric Service

Boone County Counselor CJ Dykhouse stated this is an agreement to provide electrical service to the Law Enforcement Regional Training Center building from Boone Electric. Counselor Dykhouse stated Boone Electric is ready to proceed with the work after they receive the signed agreement.

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the attached agreement for electric service with Boone Electric for service at the Law Enforcement Regional Training Center. The terms of the agreement are set out in the attached and the Presiding Commissioner is authorized to sign the same.

Commissioner Aldred seconded the motion.
The motion carried 3 to 0. **Order #313-2025**

13th Circuit Judicial Court

10. Second Reading: Budget Amendment - Department 2830 - Cover Class 7 – First Read 06.17.25 Open Public Hearing

Commissioner Kendrick 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 attached Budget Amendment for Department 2830 to cover Class 7.

Commissioner Thompson seconded the motion.
The motion carried 3 to 0. **Order #314-2025**

Purchasing

11. Second Reading: Award of Amendment #1 to County contract C000442 awarded from Sole Source 161-123122SS for User Licenses for Tier-4 Bridge 4PS Pro with Mobility 4 Public Safety for the Boone County Emergency Management Department – First Read 06.26.25

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the award of Amendment #1 to County Contract C000442 awarded from Sole Source 161-123122SS for User Licenses for Tier-4 Bridge 4PS Pro with Mobility 4 Public Safety of Houston, Texas, for the Boone County Emergency Management Department. The contract amendment is set out in the attached and the Presiding Commissioner is authorized to sign the same.

Commissioner Aldred seconded the motion.
The motion carried 3 to 0. **Order #315-2025**

12. Second Reading: Bid Award Recommendation: C001014 (20-00000-22-00051AB) - Online Auction Services – First Read 06.26.25

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve an agreement with Liquidity Services Operations LLC DBA GovDeals for online auction services.

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 #316-2025**

13. Second Reading: Surplus Disposal – First Read 06.26.25

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve the attached list of Surplus Disposal.

Commissioner Thompson seconded the motion.
The motion carried 3 to 0. **Order #317-2025**

Commission

14. Public Comment

None

15. Commissioner Reports

Commissioner Kendrick stated the Commission will be in Rocheport on Thursday, July 3 for the 1:30 p.m. Commission meeting.

Attest:



Brianna L. Lennon
Clerk of the County Commission



Kip Kendrick
Presiding Commissioner



Justin Aldred
District I Commissioner

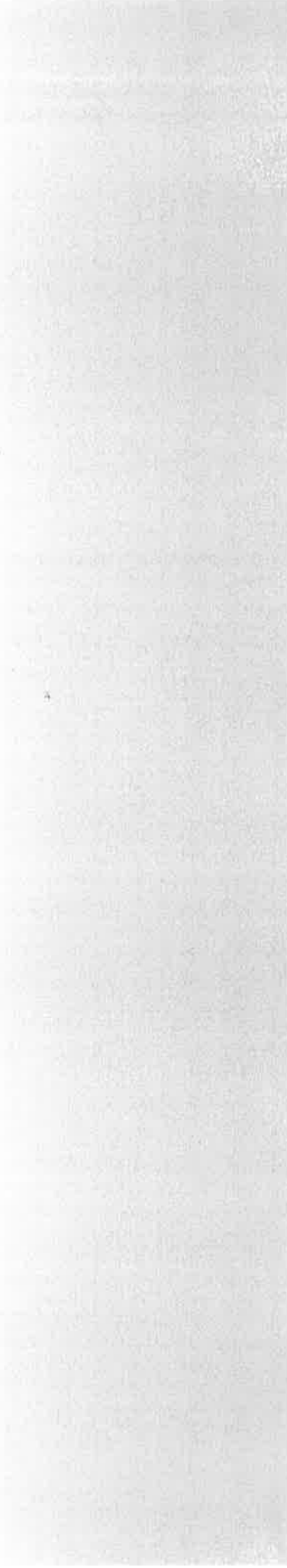


Janet M. Thompson
District II Commissioner

Willow Creek East

PRD & PCD

Boone County



Willow Creek East

Representation

Andy Greene - Crockett Engineering Consultants

Willow Creek East

- 80 acre site
- Planned Development with County Staff support
- Approved City Annexation Agreement to connect to sewer and become a BCRSD customer.
- Proud to propose a unique & exemplar development model for incorporating multiple home and lot types within one development
- Residential Subdivision
 - Providing a selection of lot/home options to appeal to a wide variety of residents
- Commercial Lot at corner
 - Intended to serve the adjacent developments and neighborhoods

Future Land Use Plan

Boone County Master Plan

- Within “Growth Areas”
 - Priority areas for growth and development.
 - These areas will incur significant man-made development.
 - Community services and utilities should be available or planned.
- Specifically, within the Local Community Planning District and the Regional Economic Opportunity Area.

Willow Creek East

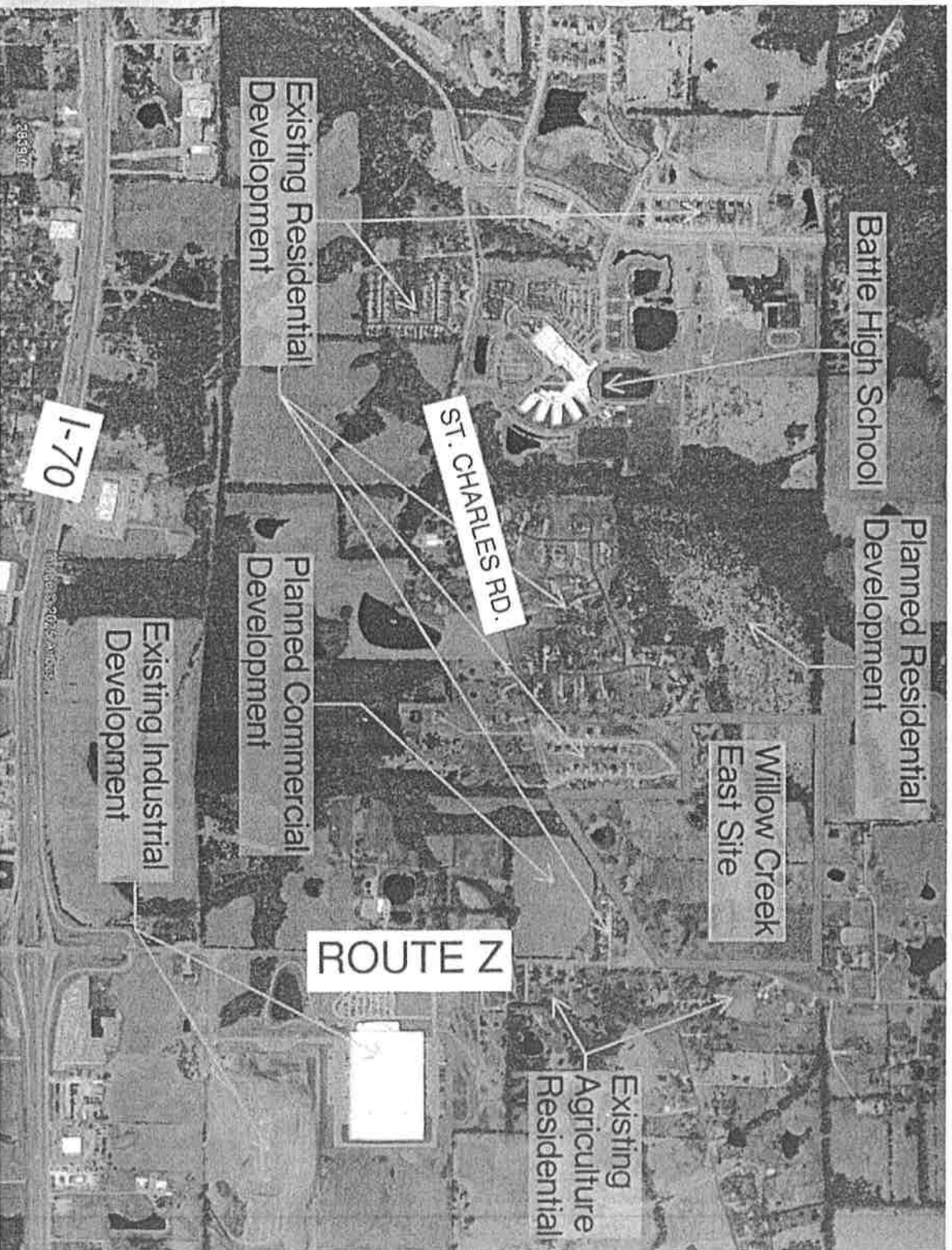


Boone County and the City of Columbia

Housing Study, October 2024

- Study identifies housing needs:
 - Workforce housing
 - Lack of workforce housing options.
 - Need for gentle density
 - Housing types between single-family and multi-family (townhomes, duplexes, condos, etc.) to be placed in the desired context as a transitional use between low and high dense areas, be incorporated into diverse developments.
- Variety of Housing Types
 - Desire for a variety of housing options, mix of types to serve different income levels.

Willow Creek East



Boone County and the City of Columbia

Housing Study, October 2024

- This development helps solve these housing needs by:
 - Workforce housing options
 - Variety of housing options in a location near industry.
 - Need for gentle density
 - Mixing in denser units throughout development, not only in one single location on the development.
- Variety of Housing Types
 - Typical homes, smaller cottage homes, & two-family homes including attached and accessory dwelling unit.

Residential Housing Mix

- Typical Single-Family Lots, 70' wide – 65%
- Narrower “Cottage” Lots, 44' wide – 20%
- Single-Family Attached – 15%
 - On Corner lots, designed to have one unit facing each adjacent street as to not appear as a two-family dwelling
 - Internal/Attached Accessory Dwelling Unit not larger than 50% of the size of the primary structure.
- 219 total units proposed, 466 is the maximum units allowed by R-S Zoning Regulations.

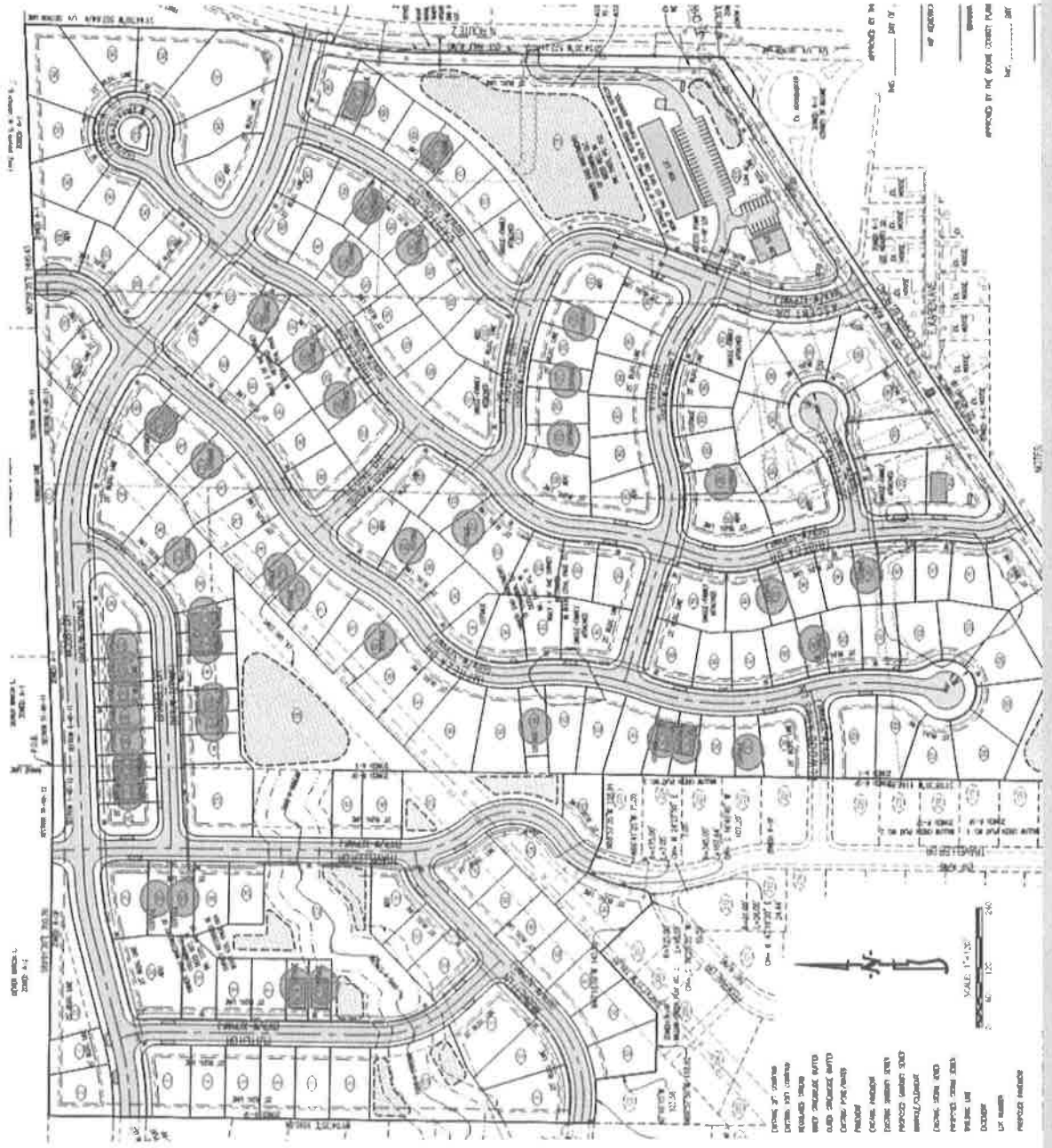
Cottage Lots

- What are “Cottage” Lots?
 - Same setbacks as typical single-family lot
 - 25’ front, 6’ side, 25’ rear.
 - Narrower 44’ minimum lot width, instead of 60’.
 - Only 27% narrower than typical.
 - Placed throughout the development to blend into the rest of the site.
- A way to create a smaller building and lot, which is appealing for a variety of reasons:
 - Lower price point - < \$300k
 - Offers the developer multiple price ranges of units/lots within in the same location/development.
 - Desire to downsize.
 - Less property to maintain.

Cottage Elevations



Cottage Locations



Successful Developments

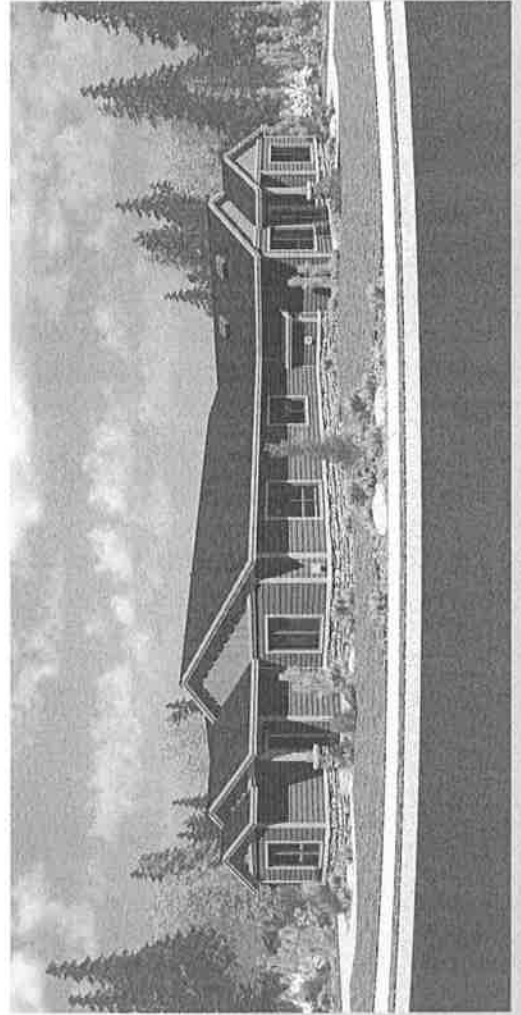
with Cottage Lots

- Corriente Cottages
- The Cottages at Northridge
- Amberton Place
- The Cottages at Evergreen Place
- Cotswold Villas at Bluff Creek
- The Cottages Bristol Lake

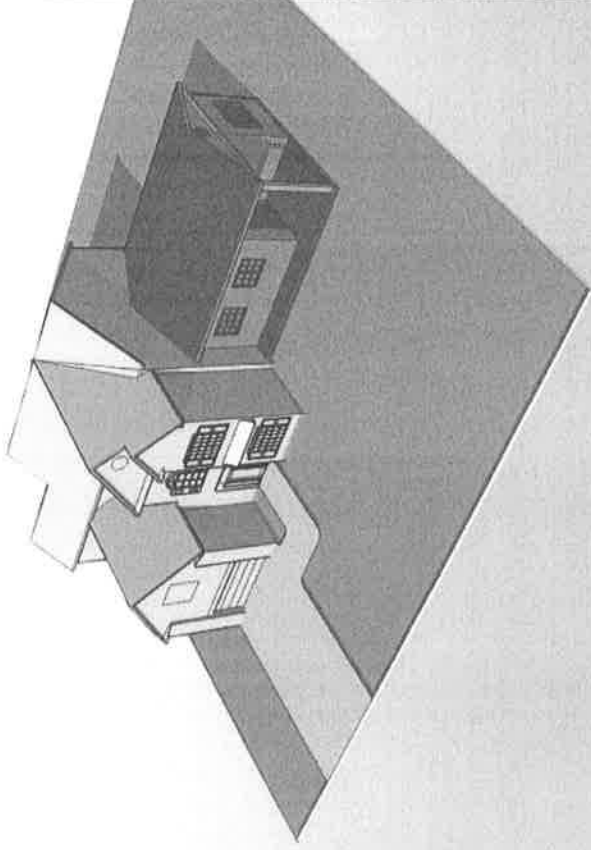
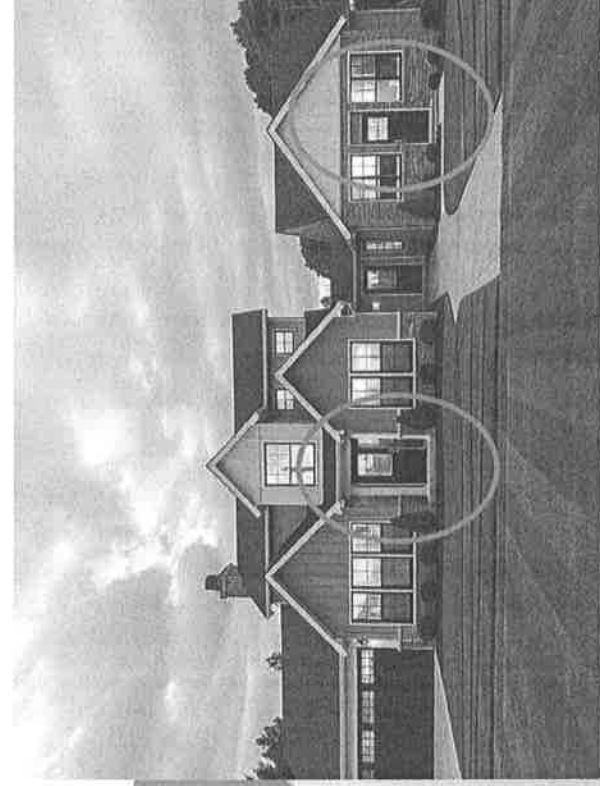
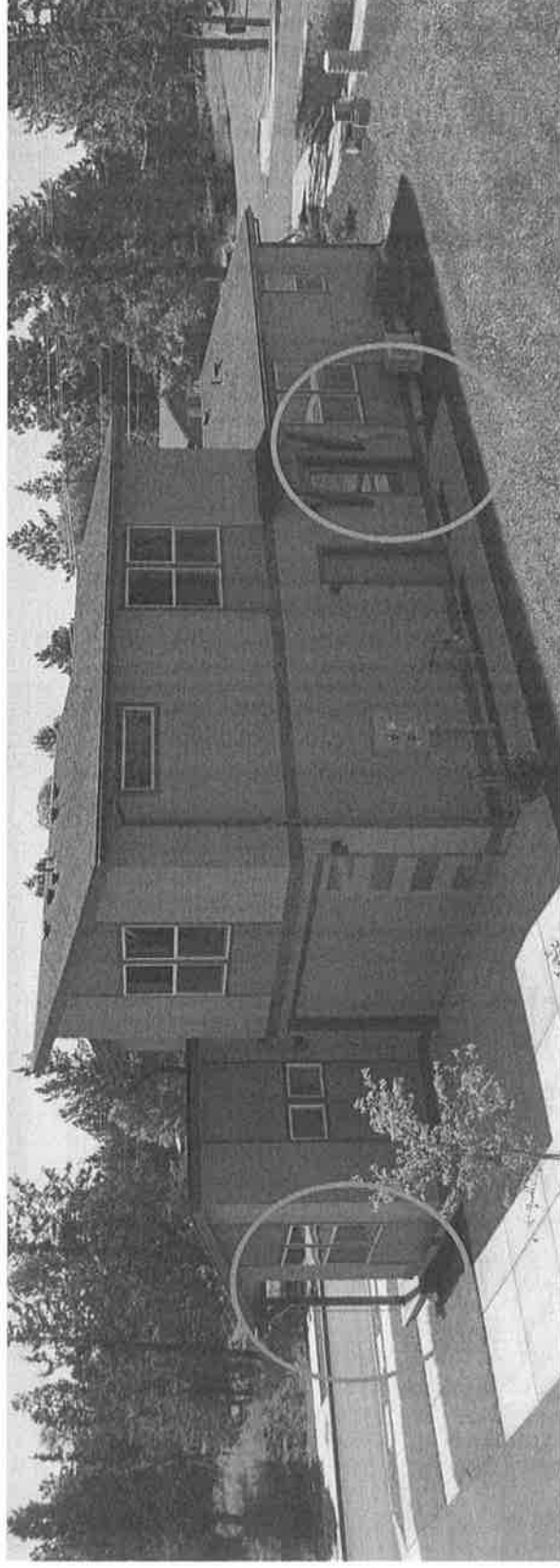
Attached Lots

- Attached single-family lots on Corner Lots
 - Placed only on corner lots, designed to have one unit facing each adjacent street as to not appear as a two-family dwelling
 - Wider to accommodate two units on one lot.
 - Placed throughout the development to blend into the rest of the site.
- ADU subordinate to primary structure.
 - Will be attached/internal to main house with its own exterior door and parking space.
 - Creates a smaller and flexible housing option, appealing to both the tenant and owner.
 - Placed throughout the development to blend into the rest of the site.

A black and white photograph of a modern, multi-story building. The building features a large, sloping roof that extends over a series of windows. The architecture is characterized by clean lines and a mix of materials, including what appears to be brick or stone on the lower levels and smoother surfaces above. The building is surrounded by trees and landscaping, suggesting an urban or suburban setting. The overall style is contemporary and functional.



ADU Elevations



[illegible]

Commercial Lot

- At the node of Major Collector & Major Arterial roadways.
- Representative development shown.
 - Will be revised with a new plan once the end user is further identified.
- Intended to serve the adjacent developments and neighborhoods.
- Uses proposed could be office, bank, personal services (barber, beauty parlor, etc.), retail store, café, daycare, and others.
- Typical heavy commercial uses like drive-thru fast food, car wash, or a hotel are not included.



Road Construction

- Major Collector as shown on CATSO is being proposed within the development along the north side.
- Commercial Road built to provide access to commercial lot.
- The remaining internal roads will be public local residential roads.

Traffic

- A traffic study has been prepared. It has been reviewed and accepted by City and County Staff.
- Generally, concludes adjacent roadways are capable of handling the impact of this development.
- Turn lane from south bound Route Z into Commercial Lot is warranted and proposed, contingent on revised final development plan once the end user is known.

Utilities

- All are available at the property for the development
- Sewer – BCRSD customer
- Stormwater – Boone County
- Water - PWSD #4.
- Electric – Boone Electric.
- Gas – Ameren

Conclusion

- Diverse development with multiple housing options.
- County Staff support.
- Within area planned for growth.
- Adds residential stock to the housing market.
- Adjacent to roads and utilities that support the development.