

**BOONE COUNTY PLANNING & ZONING COMMISSION WORK SESSION**  
BOONE COUNTY GOVERNMENT CENTER, COMMISSION CHAMBERS  
801 E. WALNUT, COLUMBIA, MISSOURI  
(573) 886-4330

**Minutes**

**3:30 P.M.**

**Thursday, January 19, 2017**

Present: Eric Kurzejeski, Carl Freiling, Rhonda Lightfoot, Derin Campbell

Also Present: David Butcher, Stakeholder Committee, Dan Brush, Stakeholder Committee

Staff: Bill Florea, Thad Yonke, Uriah Mach, Paula Evans

Mr. Florea informed the Commissioners that some public comments were emailed to the Commissioners this afternoon. When the Commission is satisfied with this document and believe it is ready for public hearing, during the public hearing the Commission can consider those comments as testimony.

Members continued a review of proposed changes of the regulations. As in the past, the Commission will not discuss reorganization or areas of “clean-up”.

**Appendix B, Section 1.12 Private Access Easements**

Section 1.12.1.2 Commissioner Kurzejeski stated he didn’t think the Commission was going to get into whether or not the Commission likes a particular maintenance agreement. Mr. Florea stated staff was going to make sure these elements are addressed in the agreement. Commissioner Kurzejeski asked if this would affect an existing non-occupancy; his home is at the end of a private road and he is going to divide property he will have to build the road up for the other lots to be occupied but he still uses the road to access his existing home. Mr. Florea stated at that point it is just a driveway.

**Section 1.12.3 Notice of Non-Occupancy**

Commissioner Kurzejeski used his previous example and stated he wasn’t ready to build the road yet but now he wants to build a pole barn on his property. Mr. Florea stated this may need to be clarified because it isn’t intended to prevent development of an accessory building to an existing residence within the subdivision. This would prevent construction of a pole barn on one of the other tracts.

**Section 1.12.4 Release of Notice of Non-Occupancy of the Property**

Mr. Florea stated there was a lot of discussion on how we were going to verify.

**Section 1.12.6 When Construction Occurs After Recording the Plat or Survey**

Commissioner Freiling stated one of the biggest problems with private roads is the buying public’s lack of knowledge; has there been any discussion about road signs that states “public maintenance ends, private maintenance begins”? Mr. Yonke stated it is in the zoning ordinance that there should be a totem that shows the addresses. The County Commission adopted that when they adopted the sign ordinance but they chose for it not to be in effect until there is more of a mechanism to get it done at the time of platting. Commissioner Freiling asked if private roads need to be named. Mr. Florea stated if there is a certain number of members but there isn’t a county maintenance ends requirement. Commissioner Freiling stated we do that everywhere else county maintenance ends. Commissioner Campbell stated it would be nice if a sign would be put up at the entrance of the private road. Mr. Florea asked if the County would install and maintain the sign or if it would be private. Commissioner Campbell stated the County could probably do it.

**Section 1.12.7 Driving Surface Standards**

Commissioner asked if the surface could be both a 10 foot asphalt/concrete surface down the middle with gravel on both sides. Mr. Florea stated not if it is required to be a paved surface; if paving is optional then yes.

Commissioner Campbell asked regarding “Centerline horizontal curve radii shall not exceed 100-feet” if that is the correct terminology. Commissioner Campbell believed it was supposed to say “minimum”. The 38 foot radius turnaround is the minimum that Assistant Fire Marshal Gale Blomenkamp will allow.

#### Section 2.1 Improvements

Commissioner Kurzejeski asked if “minor subdivision” was supposed to be included. Mr. Florea stated that should be removed.

#### Section 2.2 Traffic Analysis - No Comments

##### Section 2.2.1 Consultant Selection

Commissioner Freiling asked who determines the compensation structure. Mr. Florea stated that is done at the scoping meeting, it will be a negotiated item. The engineer will have a cost sheet. Commissioner Freiling stated he could talk to the engineer on the list. Mr. Florea stated staff will not get involved in that negotiation.

##### Section 2.2.2 Payment for Traffic Analysis

David Butcher asked why the county pays the engineer. Mr. Florea stated this is to prevent a conflict of interest; the study is being done for the public’s benefit.

##### Section 2.2.3 Content of Traffic Analysis - No Comments

##### Section 2.2.4 Scoping Meeting - No Comments

##### Section 2.2.5 Waiver of Traffic Analysis - No Comments

#### Section 2.7.2 Connectivity - No Comments

#### Section 2.11 Agriculture District Roads - No Comments

##### Section 2.11.1 Applicability - No Comments

##### Section 2.11.2 Standards

There was some discussion regarding 500 foot minimum spacing but no changes were proposed.

#### Section 3.2.2 Cost Benefit Analysis - No Comments

#### Section 3.2.3 Waiver of Cost Benefit Analysis - No Comments

#### Section 3.2.4 Use of Cost Benefit Analysis - No Comments

##### Section 3.2.4.1 Requirement for Centralized System - No Comments

##### Section 3.2.4.2 Allow Use of Individual Onsite Systems

Dan Brush asked if this will lock him in to a specific system in the cost benefit analysis and if I choose to use something different I am not allowed to? Thad Yonke stated yes. Mr. Brush stated what if he wanted to use a system that would work better. Mr. Yonke stated we could look at adding some language that would allow for that. Mr. Florea stated he made a note that reads “need to allow new technologies that achieve equal or better results”.

##### Section 3.2.5 Standards for Use of Individual On-Site Systems

The issue of knowing the size of the proposed lagoon was brought up. Lagoon sizes are determined by the number of bedrooms in the house; at the subdivision stage the developer of the property may now know the size of the

proposed house or number of bedrooms. Showing exact sizes of the lagoons places a burden on the future homeowner because they will be restricted to the size of the lagoon shown on the plat which will restrict the number of bedrooms. It was suggested that instead the subdivision show a proposed area for the lagoon showing the required setbacks to show that a lagoon will fit in the area. The suggestion was made to remove the lagoon size requirement. Mr. Florea stated that this will not be part of the plat so homeowners are not necessarily bound to the size of the lagoon. Mr. Florea stated he would speak with the Health Department about this issue.

#### Section 4.2 Preliminary Water Supply Plan - No Comments

#### Section 4.4 Fire Protection in Low Density Subdivisions

This section is to help with the rural road standards. Under the current regulations you have to provide the water flow automatically and running the water from that distance is preventing a lot of development. Water districts aren't as adamant about getting six inch water lines anymore. If there is a private road the developer will dedicate a utility easement so that the water district can run a bigger water line in the future if needed.

#### Section 4.4.1 Waiver of Cost Benefit Analysis

The Stakeholders group had discussed that if it is obvious that you can't meet fire flows is it necessary to have a cost benefit analysis? Mr. Florea stated that isn't a bad idea to have some additional criteria. Language will be added that states "when all lots within a major subdivision are 10 acres or larger"

#### Section 4.4.2. Use of the Cost Benefit Analysis - No Comments

#### Appendix B, Table A

A point rating of 50 means you are in the Urban Service Area. Mr. Florea stated the point rating system is advisory to whether or not a plat should be approved and it has regulatory implications.

The difference between "Central Sewer Available" and "Sewer Main on Property Now" was asked and why is "Available" given more points than "On Property". "Available" means it is available on the property but not necessarily on site; even though a sewer main is on the property doesn't mean it has available capacity. Staff will look into adding a category to the sewer criteria.

The first review is complete. Staff indicated that Commissioners should review on their own and come up with questions, concerns, or sections that they are still unclear on. There are still issues that need to be discussed further such as the 40 acre versus 20 acre requirement. Staff has received multiple different opinions from the Commission on that; the Commission needs to figure those issues out as a group so that the next draft is something the Commission understands and is comfortable with. The issues should be ironed out before the next public stage.

Commissioner Freiling stated that since the attendance has been small for these work sessions the review should take place during a regular meeting where there is more attendance.

The work session adjourned at 5:20 pm

Minutes taken by Paula Evans, Administrative Coordinator, Boone County Resource Management