

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

Minutes

7:00 P.M.

Thursday, May 16, 2019

I. Chairperson Harris called the meeting to order at 7:00 p.m., with a quorum present.

II. Roll Call:

a. Members Present:

Boyd Harris, Chairperson	Centralia Township
Carl Freiling, Vice Chairperson	Cedar Township
Michael Poehlman, Secretary	Rock Bridge Township
Gregory Martin	Katy Township
Bill Lloyd	Three Creeks Township
Rhonda Proctor	Perche Township
Steve Koirtyohann	Rocky Fork Township
Jeff McCann	County Engineer

b. Members Absent:

Eric Kurzejeski	Missouri Township
Loyd Wilson	Columbia Township
Fred Furlong	Bourbon Township

c. Staff Present:

Stan Shawver, Director	Thad Yonke, Senior Planner
Bill Florea, Senior Planner	Uriah Mach, Planner
Paula Evans, Staff	

III. Approval of Minutes:

Minutes from the April 18, 2019 meeting were approved by acclamation.

IV. Chairperson Statement

Chairperson Harris read the following procedural statement:

The Boone County Planning and Zoning Commission is an advisory commission to the County Commission. The commission is made up of individuals representing each township of the county and the county engineer.

The Planning and Zoning Commission makes recommendations to the County Commission on matters dealing with land use. Tonight's agenda includes three rezoning requests and seven subdivision plats.

In general, the Planning and Zoning Commission tries to follow Robert's Rules of Order, however, it is authorized by the Missouri state statutes to follow its own by-laws. The by-laws provide that all members

of the commission, including the chairperson, enjoy full privileges of the floor. The chairperson may debate, vote upon or even make any motion.

The following procedure will be followed:

The agenda item will be announced, followed by a report from the planning department staff. At that time, the applicant or the applicant's representative may make a presentation to the commission. The commission may request additional information at that time, or later following the public hearing. After the applicant's presentation, the floor will be opened for a public hearing to allow anyone wishing to speak in support of the request. We ask that any presentation made to the commission be to the point.

Next, the floor will be given over to those who may be opposed to the request. Direct all comments or questions to the commission and please restrict your comments to the matter under discussion. Please be considerate of everyone here. We ask that you please not be repetitious with your remarks. We also recognize that some issues can be quite emotional. In that regard we ask that you refrain from applause, cheers, or other signs of support or displeasure. Please afford those with a different point of view than yours the same respect and consideration you would like yourself.

There may be individuals that neither support nor oppose a particular request. Those individuals are welcome to address the commission at any time during the public hearing portion of the request.

Please give your name and mailing address when you address the commission. When you address the commission please speak directly into the microphone so that your remarks are properly recorded. Please sign the sheet on the table after you testify. Also, we ask that you turn off your cell phones.

Any materials that are presented to the commission, such as photographs, written statements or other materials will become a part of the record for these proceedings. If you would like to recover original material, please see the staff during regular business hours after they have had an opportunity to make a copy of your submission.

After those opposed to the request have had a chance to speak, the applicant will have an opportunity to respond to the concerns of those opposed to the request. Next the staff will be given an opportunity for any additional comments, as appropriate. The public hearing will then be closed, and no further comments will be permitted from the audience or the applicant unless requested by the commission. The commission will then discuss the matter and may ask questions of anyone present during the discussion. Finally, a motion will be made to either recommend the approval or denial of the request to the county commission. Please note that the Boone County Zoning Regulations and Subdivision Regulations are considered to be a part of the record of these proceedings.

All recommendations for approval are forwarded to the county Commission. They will conduct another public hearing on Tuesday, May 28th. Interested parties will again have the opportunity to comment on the requests at that time. The County Commission generally follows the recommendations of the Planning and Zoning Commission; however, they are not obligated to uphold any recommendation. Requests that are denied will not proceed to the County Commission unless the applicant files an appeal form within 3 working days. Please contact the planning office to see if a request that has been denied has filed an appeal, as there will be no further public notification due to the short time between the hearing tonight and the County Commission hearing. The County Commission hearing scheduled for Tuesday, May 28th will begin at 7:00 p.m. and will convene in this same room.

V. Rezoning Requests

1. Request by RRJK LLC to rezone from A-1P (Planned Agriculture) to A-1 (Agriculture) on 90 acres, more or less, located at 7601 N Rte Z, Columbia.

Planner, Uriah Mach gave the following staff report:

The subject property is located on Route Z, south of State Route HH, near Murray. This site is approximately 4 ½ miles to the east of the city limits of Columbia. The subject property consists approximately 200 acres is zoned A-1P (Planned Agriculture). The property is undeveloped. There is A-1 zoning to the north, south, east, and west, with C-G (General Commercial) zoning to the northeast. This property was rezoned and a review plan were initially approved by the County Commission on August 1st, 2017, with the final plan approved on August 29, 2017 and plat approved on March 19, 2019. A request to vacate the previously approved plat was approved on April 30, 2019.

This rezoning request is to return this property to its original A-1 zoning.

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 located in Public Water Service District #9, the Boone Electric Cooperative service area, and the Boone County Fire Protection District.

Transportation: The property has direct access on to State Highway HH and State Route Z, both publicly-dedicated, publicly-maintained rights-of-way.

Public Safety: The property is located in the Boone County Fire Protection District, with the station in Hallsville being closest for service.

Zoning Analysis: As the original zoning of this property was A-1(Agriculture), returning it to that zoning classification is within the expectations of the Boone County Master Plan and the existing resources present.

The property scored 36 points on the rating system.

Staff recommends approval of the rezoning.

Present, representing the request:

Kevin Schweikert, Brush and Associates, 506 Nichols St, Columbia

Kevin Schweikert: The staff report covered everything. The owner began the process a couple of years ago of an A-1P in order to create five acre tracts and has found a better market for ten acre tracts and wants to return the property to its original zoning of A-1.

Chairperson Harris: Will this take a new plat?

Uriah Mach: Yes, Reeves Subdivision plat is on tonight's agenda.

Open to public hearing.

No one spoke in support or opposition to the request.

Closed to public hearing.

Commissioner Freiling made and Commissioner Lloyd seconded a motion to **approve** the request by RRJK LLC to rezone from A-1P (Planned Agriculture) to A-1 (Agriculture) on 90 acres, more or less, located at 7601 N Rte Z, Columbia:

Boyd Harris – Yes	Carl Freiling – Yes
Michael Poehlman – Yes	Greg Martin – Yes
Bill Lloyd – Yes	Rhonda Proctor – Yes
Steve Koirtyohann – Yes	Jeff McCann – Yes

Motion to approve the request passes unanimously.

Chairperson Harris informed the applicant that this request would go before the County Commission on May 28, 2019 and the applicant needs to be present for the hearing.

2. Request by Steve and Julie Koirtyohann to rezone from A-1 (Agriculture) to A-2P (Planned Agriculture) and approve a Review Plan on 10.0 acres, more or less, located at 9901 E Hwy OO, Hallsville. -Rezone - Review Plan

Commissioner Koirtyohann left the Commission Chambers. Chairperson Harris acknowledged that Commissioner Koirtyohann has recused himself as he is one of the owners of the subject property.

Planner, Uriah Mach gave the following staff report:

The subject property is located on the north side State Route OO, approximately 2 miles to the southeast of the City of Hallsville, ¼ mile west of Doris Boulevard. The property is 10 acres in size, with a house and accessory structures present. The property is zoned A-1(Agriculture), and has A-1 zoning to the north, east, and west, with A-2(Agriculture) zoning to the south. This is all original 1973 zoning.

This proposal is to rezone the property to A-2P(Planned Agriculture) for purposes of dividing the property via family transfer.

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 located in Public Water Service District #4, the Boone Electric Cooperative service area, and the Boone County Fire Protection District.

Transportation: The property has direct access on to State Highway OO, a publicly dedicated, publicly maintained right-of-way.

Public Safety: The property is located in the Boone County Fire Protection District, with the station in Hallsville being closest for service.

Zoning Analysis: This proposal is reasonable, utilizing the A-2 density to create a new lot via family transfer. The proposal can meet the sufficiency of resources test. The expansion of A-2 zoning to the south might be better served by creation of a more compact area rather than what might be considered a spot rezoning. The proposed lot 2 would be impossible to divide further due to design decisions made in its shape creating a long stem currently impossible to approve under the subdivision regulation design standards. A family transfer is the only mechanism to create lot 2 as shown. Any reconfiguration of this property will require a revised review plan and final plan.

The property scored 46 points on the rating system.

Staff recommends approval of the rezoning and review plan.

Present, representing the request:

Kevin Schweikert, Brush and Associates, 506 Nichols St, Columbia

Kevin Schweikert: The applicants are creating a family transfer lot in the back, they want to build a house which is the purpose of the rezoning. The area is adequate for A-2 zoning anyway, there is a small lot at the southeast corner of the property that is well under ten acres. The lot to the west is eight acres rather than ten and it is primarily surrounded from the south side along Highway OO by A-2 zoning; this is an island of A-1 zoning in the area. The applicants have chosen to do an A-2 planned district to build a house.

Chairperson Harris: So we are ending up with a long stem.

Uriah Mach: Yes, for public water to be established, Public Water District 4 wants water meters placed on the property the meter serves.

Kevin Schweikert: The closest 6-inch water line that they would run from is the 12 inch water line at the intersection of Doris Boulevard and Highway OO; it is approximately ¼ mile away. There is an existing 3 inch waterline on the north side of Highway OO that can handle the house in the back so that is the reason for the stem.

Open to public hearing.

No one spoke in support or opposition to the request.

Closed to public hearing.

Commissioner Lloyd made and Commissioner Freiling seconded a motion to **approve** the request by Steve and Julie Koirtyohann to rezone from A-1 (Agriculture) to A-2P (Planned Agriculture) on 10.0 acres, more or less, located at 9901 E Hwy OO, Hallsville, located at 7601 N Rte Z, Columbia:

Boyd Harris – Yes

Carl Freiling – Yes

Michael Poehlman – Yes	Greg Martin – Yes
Bill Lloyd – Yes	Rhonda Proctor – Yes
Jeff McCann – Yes	Steve Koirtyohann – Not Present

Motion to approve the request passes 7 YES

Commissioner Proctor made and Commissioner McCann seconded a motion to **approve** the request by Steve and Julie Koirtyohann to approve a Review Plan on 10.0 acres, more or less, located at 9901 E Hwy OO, Hallsville, located at 7601 N Rte Z, Columbia:

Boyd Harris – Yes	Carl Freiling – Yes
Michael Poehlman – Yes	Greg Martin – Yes
Bill Lloyd – Yes	Rhonda Proctor – Yes
Jeff McCann – Yes	Steve Koirtyohann – Not Present

Motion to approve the request passes 7 YES

Chairperson Harris informed the applicant that this request would go before the County Commission on May 28, 2019 and the applicant needs to be present at the hearing.

Commissioner Koirtyohann returned to Commission Chambers

3. Request by Gary and Rhonda Wilson to rezone from A-RP (Planned Agriculture Residential) to A-2 (Agriculture) on 19.21 acres, more or less, located at 5450 E. Hwy 124, Hallsville.

Planner, Bill Florea gave the following staff report:

The property is located on the south side State Highway 124 approximately 1400-feet west of Hallsville. The original zoning was Agriculture, A-2. In 2011 a rezoning to AR-P with a preliminary plat and development plan was approved. The approved plan enabled the creation of 8 lots ranging in size from 2 to 3 acres. The current request is to revert to the original A-2 zoning. If successful, the developer intends to subdivide this property and some additional acreage into seven lots ranging in size from five to nine acres.

The Master Plan designates this property as suitable for residential land use. The Master Plan identifies a “sufficiency of resources” test for determining whether there are sufficient resources available for the needs of the proposal. The sufficiency of resources test provides a “gate-keeping” function. Failure to pass the test should result in denial of a request. Success in passing the test should allow the request to be considered and evaluated based on accepted planning principles.

The resources typically used for this analysis can generally be broken down into three categories, Utilities, Transportation, and Public Safety Services.

Utilities: The property is in the service area of Public Water Supply District 4. There is a ten-inch waterline along the frontage of this property. Fire hydrants will be required to be installed at intervals not to exceed 500-feet prior to recording the final plat.

Sewage will be conveyed by Boone County Regional Sewer District to the City of Hallsville for treatment. The conveyance system will be installed and accepted by BCRSD completion of the platting process.

Transportation: The property has frontage on State Highway 124.

Public Safety Services: The property is approximately 1.7 miles from the Boone County Fire District Station on Route B in Hallsville.

Stormwater: Development on the site will be required to comply with the Boone County Stormwater Regulations.

Zoning Analysis: Services are available to support the level of development contemplated by this rezoning.

Staff notified 27 property owners about this request. The property scored 70 points on the rating system.

Staff recommends approval of the rezoning.

Present representing the request:

David Butcher, Crockett Engineering, 1000 W Nifong, Columbia

David Butcher presented three items:

A copy of the original plan approved in 2010 for Silver Creek Subdivision – Marked as Exhibit 1

A copy of a plan showing the remnant – Market as Exhibit 2

A copy of the proposed plat – Marked as Exhibit 3

David Butcher: In 2010 when the applicants applied for the planned zoning there was an existing house and shop on the property. The goal was to rezone the property and subdivide into smaller lots so they could sell those lots. The highlighted areas in Exhibit 2 is almost a 30 acre parcel that was left as a remnant when the property was subdivided. The red outline shows the lots from the 2010 plan. The existing shop was too close to the property line so the applicants were required to apply for a variance from the Board of Adjustment. That variance was denied so the only other option was to tear down the shop and the applicants didn't want to do that so they are applying to rezone it back to the original A-2 zoning and subdivide the property in a different manner. The sewer is being designed now to serve it and it already has preliminary approval from the sewer district we just need to provide the depths of the gas lines that we are crossing then we should be ready.

Chairperson Harris: Are the pieces of property to the south a different development and different property owners? How do they access those?

David Butcher: That is how the back portion of the property was subdivided, they originally rezoned the front and then they were going to subdivide the back into some ten acre pieces, those are all sold and owned by other people now. All that is left is the 29 acre remnant.

Chairperson Harris: Does the access to the back property come through the property being rezoned?

David Butcher: Yes.

Commissioner Poehlmann: Why didn't the applicants apply for A-2P?

David Butcher: Because the shop was too close to the property line to meet the required perimeter setback; the applicants were denied a variance form the Board of Adjustment.

Chairperson Harris: There is one driveway on the east property line serving lots 5, 6, and 7 and the rest will access off of Highway 124?

David Butcher: Yes.

Open to public hearing.

No one spoke in support or opposition to the request.

Closed to public hearing.

Commissioner Proctor: Why is the Commission just getting these exhibits now? Why weren't they submitted with the application so the Commission could look them over before the meeting?

David Butcher: Because I was only required to submit the application.

Chairperson Harris: Is the driveway serving lot 3 already there?

David Butcher: Yes.

Chairperson Harris: That is coming to benefit one of the tracts in the back?

David Butcher: Yes.

Commissioner Lloyd made and Commissioner Freiling seconded a motion to **approve** the request by Gary and Rhonda Wilson to rezone from A-RP (Planned Agriculture Residential) to A-2 (Agriculture) on 19.21 acres, more or less, located at 5450 E. Hwy 124, Hallsville:

Boyd Harris – Yes	Carl Freiling – Yes
Michael Poehlman – Yes	Greg Martin – Yes
Bill Lloyd – Yes	Rhonda Proctor – Yes
Steve Koirtyohann – Yes	Jeff McCann – Yes

Motion to approve the request passes unanimously.

Chairperson Harris informed the applicant that this request would go before the County Commission on May 28, 2019 and the applicant needs to be present at the hearing.

VII. Plats

The following items were placed on consent agenda:

1. Wilhelm. S2-T49N-R12W. A-2. Robert L. Wilhelm, owner. Jonathan A. Cole, surveyor.

The subject property is located on the south side of Spiva Crossing Road, approximately 2 miles north of the City of Columbia. The subject property is 15.47 acres in size and currently vacant. This proposal creates a 5.06-acre lot and has an accompanying administrative survey that consolidates the remainder

with an adjacent property. The property is zoned A-2(Agriculture) and surrounded by A-2 zoning. This is all original 1973 zoning.

The proposed lot has direct access on to Spiva Crossing Road, a publicly-dedicated, publicly-maintained right of way. The applicant has submitted a request to waive the traffic study requirement.

The subject property is located in Public Water Service District #4, the Boone Electric Cooperative Service area, and the Boone County Fire Protection District.

Residential development on this property will be served by an on-site wastewater system as permitted by the Columbia/Boone County Health Department. The applicant has submitted a request to waive the wastewater cost/benefit analysis requirement.

The property scored 66 points on the rating system.

Staff recommends approval of the plat and granting the requested waivers.

2. Trial. S7-T48N-R13W. A-2. Michael G Trial, owner. Kevin M Schweikert, surveyor.

The subject property is located on Denninghoff Road, approximately 1 mile from the city limits of the City of Columbia. This proposal creates a 5 acre lot from a 109 acre parent tract. The lot has a house, accessory structure, and a lagoon present. The property is zoned A-2(Agriculture) and is surrounded by A-2 zoning. This is all original 1973 zoning.

The new lot will have direct access on to Denninghoff Road, a publicly-dedicated, publicly-maintained right of way. The applicant has requested a waiver to the wastewater cost-benefit analysis.

The property is located in Consolidated Public Water Service District #1, the Boone Electric Cooperative service area, and the Boone County Fire Protection District.

The existing house has a lagoon providing wastewater treatment. Any issues with the lagoon will go to the Columbia/Boone County Health Department.

The property scored 52 points on the rating system.

Staff recommends approval of the plat and granting the requested waivers.

3. Bellaridge. S34-T46N-R12W. A-R. Gary Fisher Family Trust, owner. Anthony Derboven, surveyor.

The property is located at the north, west and south quadrants of the intersection of State Route A and Old 63, approximately 1.5 miles south of the Ashland City Limits.

A preliminary plat was approved for this property in April 2019. An Administrative Survey is proposed, in conjunction with this plat, to create a 12.28-acre tract. A 31.66-acre remainder tract will be left when platting and the administrative survey are complete.

All proposed lots have frontage on and access to a publicly maintained road. Right of way sufficient to provide a 33-foot half width will be dedicated for E. Arnold Lane on the final plat. No new right of way is required to be dedicated for State Route A and Old 63 since sufficient right of way exists.

The property is in the Consolidated Water service area. The district has a 12-inch waterline along the east side Old 63 capable of providing domestic service and fire protection. Hydrants will need to be installed at maximum spacings of 500-feet in order to provide fire protection for Lots 2, 3,4,5, and 6.

A 4-inch main can provide water service to Lot 1, however it is not capable of providing fire flow. Improvements to that main are required to meet the 500 gallon per minute flow requirement. The District states a water study must be conducted, at developer's expense, to determine upgrades that are necessary to provide fire protection for Lot 1.

There is a 4-inch main along Old Route A that will need to be upgraded in order to provide fire protection to Lots 7-10. The District states that a water study must be conducted, at the developer's expense, to determine the extent of those improvements.

On-site wastewater systems are proposed for sewage disposal. A cost benefit analysis was provided by the developer. The study found the cost of providing centralized collection and treatment was approximately twice the cost of on-site systems.

Stormwater management compliance requires a minimum of five trees must be planted on each lot.

The proposal scored 58 points on the rating system.

Staff recommends approval of the final plat with the following conditions:

1. The developer must work with Consolidated Water to fund a water study to determine system improvements necessary to provide fire protection for Lots 1 and 7-10.
 2. Prior to final plat approval, the developer shall provide for the installation of all system improvements necessary to provide fire protection to all lots within the subdivision.
 3. The developer shall provide a plan showing a location for an on-site wastewater system on each lot. Said plan shall be submitted for approval with the final plat.
4. Miltons Place. S15-T50N-R13W. A-2. Diana S Hartsock, Charlotte F. Davidson and Michael Winn, owners. Steven R. Proctor, surveyor.

The parent parcel is approximately 17 acres in size and located approximately 5 miles to the east of Harrisburg, on Willis Road. This proposal creates a 2.97 acre tract from a 17 acre parent parcel. The property has a house and several outbuildings present on the property. This property is zoned A-2(Agriculture) and is surrounded by A-2 zoning. This is original 1973 zoning.

The property has direct access on to Willis Road, a publicly-dedicated, publicly-maintained right-of-way. The applicant has submitted a request to waive the traffic study requirement.

The property is located in Consolidated Public Water Service District #1, the Boone Electric Cooperative service area, and the Boone County Fire protection District.

The existing house has a lagoon that will be rendered extraterritorial by this plat. A new lagoon will be constructed on the lot under permit with the Columbia/Boone County Health Department

The property scored 21 points on the rating system.

Staff recommends approval of the plat and granting the requested waivers.

5. Reeves Plat 2. S8-T49N-R11W. A-1. RRJK LLC, owner. Kevin M. Schweikert, surveyor.

The subject property is located on Route Z, south of State Route HH, near Murray. This site is approximately 4 ½ miles to the east of the city limits of Columbia. The subject property consists approximately 200 acres is zoned A-1 (Agriculture). 90 acres of this property were rezoned to A-1P on the July agenda. The property is undeveloped. There is A-1 zoning to the north, south, east, and west, with C-G (General Commercial) zoning to the northeast. The A-1P rezoning and review plan were initially approved by the County Commission on August 1st, 2017, with the final plan approved on August 29, 2017 and plat approved on March 19, 2019. A request to vacate the plat was approved on April 30, 2019. This replat reconfigures the previously platted 5-acre lots into 10-acre lots. There is a request to rezone this property back to A-1 on the May 2019 Planning & Zoning Commission Agenda.

The subject property is located in Public Water Service District #9, the Boone Electric Cooperative service area, and the Boone County Fire Protection District.

The property has direct access on to State Highway HH and State Route Z, both publicly-dedicated, publicly-maintained rights-of-way. The applicant has submitted a request to waive the traffic study requirement.

On-site wastewater is proposed for these lots, as permitted by the Columbia/Boone County Health Department. The applicant has submitted a request for a waiver to the wastewater cost/benefit analysis requirement.

The property is located in the Boone County Fire Protection District, with the station in Hallsville being closest for service.

The property scored 36 points on the rating system.

Staff recommends approval of the replat.

6. Heavenly Valley Plat 2. S18-T48N-R13W. A-2. Pat and Kristen Hanson, owners. Kevin M. Schweikert, surveyor.

The subject property is located on the south side of State Route UU, approximately eight tenths of a mile south of I-70. The property is zoned A-2, and is occupied by a single-family residence, a garage and two sheds. This subdivision includes a re-plat, in accordance with Subdivision Regulations Section 1.8.1.2, of the plat of Heavenly Valley.

Both lots will have frontage on and direct access to Route UU. The applicant has requested a waiver to the requirement to provide a traffic analysis.

An on-site wastewater treatment system provides sewage treatment for the existing house. An on-site system will be used for the new lot. The applicant has requested a waiver to the requirement to provide a wastewater cost benefit analysis.

Consolidated Water provides service in this area. There is a 12” waterline along the frontage of both lots that can be tapped for domestic service.

Note 3 on the plat states that the two outbuildings on Lot 1 are to be removed.

The property scored 60 points on the rating system.

Staff recommends approval of the plat and waiver requests.

7. Evergreen Ridge Plat 2. S26-T50N-R13W. Jeremy and Rachael Nichols, owners. Ronald G. Lueck, surveyor.

The subject property is located on east side of Old Number 7 approximately 1000 feet north of the intersection of Old Number 7 and Dripping Springs Road and about 5-miles north of the City of Columbia. The subject property is 5.00 acres in size and zoned A-2 (Agriculture). The property is surrounded by A-2 (Agriculture) zoning. This is all original 1973 zoning. The proposal combines Lots 1 and 2 of Evergreen Ridge into a single lot. The County Commission has approved the vacation of the original two lots that will go into effect with the recording of the new Re-Plat. The combined property has a home and wastewater system on it.

The proposed lot has direct access on to Old Number 7, a publicly-dedicated, publicly-maintained right of way, any new driveways will require a permit from Boone County Resource Management. The applicant has submitted a request to waive the traffic study requirement.

The subject property is in Consolidated Public Water Service District #1, the Boone Electric Cooperative service area, and the Boone County Fire Protection District and is within 3-miles of the Fire Station on Dripping Springs.

The existing house is uses an on-site wastewater system and a primary reason for the Re-Plat is to get both the house and wastewater system on the same lot since the home and the wastewater lagoon ended up being constructed on the two separate original lots. The Re-Plat solves the issue by creating a single lot. The applicant has submitted a request to waive the cost-benefit analysis for central sewer.

The property scored 46 points on the rating system.

Staff recommends approval of the plat and granting the requested waivers.

Commissioner Koirtyohann made and Commissioner Martin seconded a motion to approve the items on consent agenda with staff recommendations and conditions:

Boyd Harris – Yes	Carl Freiling – Yes
Michael Poehlman – Yes	Greg Martin – Yes
Bill Lloyd – Abstain	Rhonda Proctor – Yes
Steve Koirtyohann – Yes	Jeff McCann – Yes

Motion to approve the items on consent agenda passes 7 YES 1 ABSTAIN

VIII. Old Business

1. Update on Commission action.

Director, Stan Shawver updated the Commission on the actions taken by the County Commission as follows:

The rezoning request and review plan by New Field LLC was approved as recommended. Commission Orders 183-2019 (rezoning) and 184-2019 (review plan).

Plats for Creekland Estates, Owl Hollow Plat 2, and Max Hollow were approved. Commission Order 187-2019

2. Wind Farm Regulations Update

Stan Shawver stated that an updated work session schedule was handed out to the Commissioners tonight, that schedule is also on the Resource Management Website. We may not need all of these work sessions but we wanted to reserve Commission Chambers just in case. The Energy & Environment Commission should have a report ready by the end of May.

Chairperson Harris asked if staff has had a chance to get started on a draft.

Stan Shawver stated staff is working on it as time allows.

The next scheduled work session for proposed Wind Farm regulations is Wednesday, May 22, 2019 at 5:30 PM

IX. Adjourn

Being no further business the meeting was adjourned at 7:34 p.m.

Respectfully submitted,

Secretary
Michael Poehlman

Minutes approved on this 20th day of June, 2019

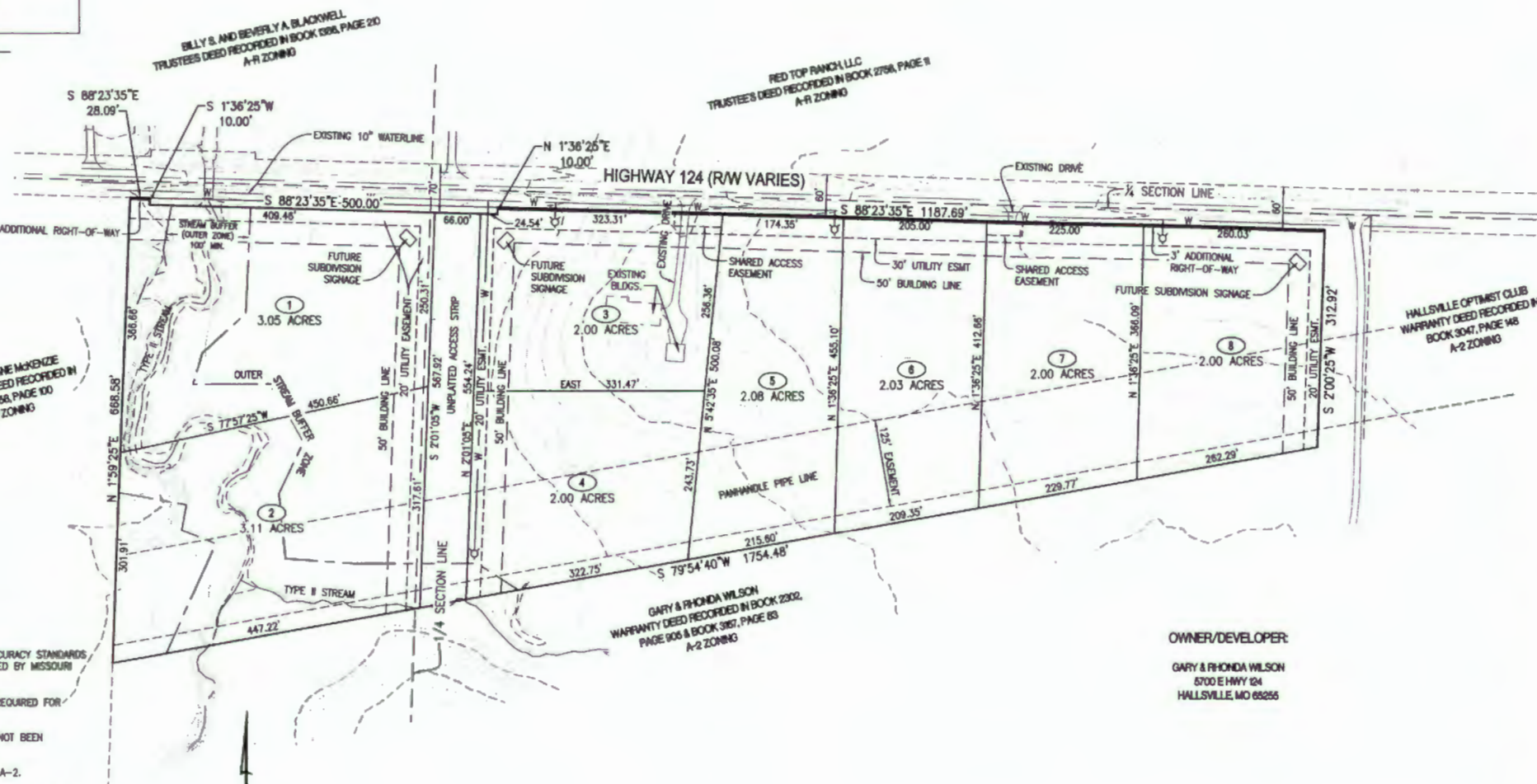
EXHIBIT: 1
 REQUEST: Wilson REF
 DATE: 5/16/19

PRELIMINARY PLAT & REVIEW PLAN-APP ZONING
SILVER CREEK SUBDIVISION

A MAJOR PLAT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 50 N, RANGE 12 W
 BOONE COUNTY, MISSOURI
 OCTOBER 25, 2010



LOCATION MAP
 NOT TO SCALE



- NOTES:**
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR SUBURBAN PROPERTY AS DEFINED BY MISSOURI STATUTE 4 CSR 30-16.040(2)(8).
 - A MINIMUM OF 2 PARKING SPACES REQUIRED FOR EACH RESIDENCE.
 - A CURRENT TITLE COMMITMENT HAS NOT BEEN PROVIDED FOR THIS SURVEY.
 - CURRENT ZONING OF THIS TRACT IS A-2.
 - EXACT BUILDING LOCATIONS AND SIZES WILL BE DETERMINED BY INDIVIDUAL OWNERS.
 - THE DRIVEWAY AND ACCESS EASEMENTS SHOWN ARE USED TO MINIMIZE DRIVEWAY ACCESS TO THE STATE ROAD AND PROVIDE BETTER SIGHT DISTANCE. THE MAINTENANCE IS THE RESPONSIBILITY OF EACH OWNER RESPECTIVELY. ANY DRIVEWAYS ADDED TO HIGHWAY 124 WILL REQUIRE PERMITTING FROM MDOT PRIOR TO CONSTRUCTION.
 - THERE WILL BE ONE SINGLE FAMILY RESIDENCE PER LOT. ACCESSORY STRUCTURES ARE ALLOWED.
 - PERIMETER SIDE YARD AND REAR YARD SETBACKS WILL NOT BE ANY LESS THAN 25 FEET. BUILDING SIZES AND LOCATIONS WILL BE DETERMINED BY THE INDIVIDUAL LOT OWNERS.
 - INTERIOR SIDE AND REAR YARD SETBACKS WILL NOT BE LESS THAN 10 FEET. THIS PROVISION INCLUDES ACCESSORY STRUCTURES.
 - SIDE YARDS BETWEEN LOTS 1 & 2 AND LOTS 3 & 4 WILL BE ZERO. ALL OTHERS WILL BE AS PREVIOUSLY DESCRIBED.
 - ZONING ON THIS PLAN IS A-R-P. THIS PLAN IS REQUIRED TO DICTATE ALLOWED USES, DENSITY AND RESTRICTIONS TO THIS PLANNED DISTRICT.
 - THE UNPLATTED ACCESS STRIP IS TO BE USED EXCLUSIVELY FOR THIS DEVELOPMENT UNTIL IT IS DEDICATED AND BUILT AS A PUBLIC STREET. SPECIFICALLY, THIS ACCESS IS INTENDED TO SERVE LOTS 1-4. A MAINTENANCE AGREEMENT WILL BE REQUIRED TO ACCOMPANY A FINAL PLAT OF LOTS 1 THROUGH 4.

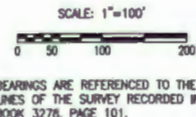
BILLY & BEVERLY A. BLACKWELL
 TRUSTEES DEED RECORDED IN BOOK 098, PAGE 20
 A-R ZONING

RED TOP RANCH, LLC
 TRUSTEES DEED RECORDED IN BOOK 2798, PAGE 1
 A-R ZONING

ROBERT & JANE MCKENZIE
 BENEFICIARY DEED RECORDED IN
 BOOK 2468, PAGE 00
 A-2 ZONING

GARY & RHONDA WILSON
 WARRANTY DEED RECORDED IN BOOK 2302,
 PAGE 905 & BOOK 3167, PAGE 83
 A-2 ZONING

OWNER/DEVELOPER:
 GARY & RHONDA WILSON
 6700 E HWY 124
 HALLSVILLE, MO 65255



FLOOD PLAN STATEMENT:
 THIS TRACT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAN AS SHOWN BY FIRM PANELS 290034-00508 DATED JULY 15, 1983 AND 290034-01008 DATED JULY 15, 1983.

- LEGEND:**
- FOUND IRON PIPE
 - SET 1/2" IRON PIPE WITH CAP
 - PERMANENT MONUMENT
 - 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
 - FENCE
 - EXISTING WATERLINE
 - PROPOSED WATERLINE
 - PROPOSED FIRE HYDRANT

APPROVED BY THE BOONE COUNTY PLANNING AND ZONING COMMISSION, THIS _____ DAY OF _____, 2010.

BOYD HARRIS, CHAIRPERSON

APPROVED BY THE BOONE COUNTY COMMISSION, THIS _____ DAY OF _____, 2010.

KENNETH PEARSON, PRESIDING COMMISSIONER

ATTEST: WENDY MOREL, COUNTY CLERK

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE WEST HALF OF THE SOUTH HALF OF SECTION 15, TOWNSHIP 50 NORTH, RANGE 12 WEST IN BOONE COUNTY, MISSOURI AND BEING PART OF THE TRACT SHOWN BY THE SURVEY RECORDED IN BOO. 3278, PAGE 101 AND DESCRIBED BY THE WARRANTY DEEDS RECORDED IN BOOK 2302, PAGE 905 AND BOOK 3167, PAGE 83 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1 BEGINNING AT THE NORTHWEST CORNER OF SAID SURVEY AND WITH THE NORTH LINES THEREOF: S 88°23'35"E, 28.09 FEET; THENCE S 1°36'25"W, 10.00 FEET; THENCE S 88°23'35"E, 500.00 FEET; THENCE N 1°36'25"E, 10.00 FEET; THENCE S 88°23'35"E, 1187.69 FEET; THENCE LEAVING SAID NORTH LINES, S 2°00'25"W, 312.92 FEET; THENCE S 79°54'40"W, 1754.48 FEET TO THE WEST LINE OF SAID SURVEY; THENCE WITH SAID WEST LINE, N 1°59'25"E, 668.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.21 ACRES.

THIS SURVEY WAS MADE IN CONFORMANCE OF THE CURRENT MISSOURI MINIMUM STANDARDS.
 SURVEY AND PLAT BY:
 CROCKETT ENGINEERING CONSULTANTS, LLC
 2808 NORTH STADIUM BLVD.
 COLUMBIA, MO 65202
 CORPORATE NUMBER: 2000151304



DAVID T. BUTCHER, PLS-2002014095
 11/9/2010
 DATE

PURPOSE:

THE PURPOSE AND INTENT OF THIS PLAN IS TO ALLOW FOR THE DIVISION OF TWO TRACTS WITH A TOTAL OF 19.21 ACRES INTO 8 LOTS. THIS PLAN WILL ALLOW FOR THE FLEXIBILITY OF THE COMBINING OF DRIVE APPROACHES TO MINIMIZE THE ACCESS POINTS NEEDED ONTO STATE HIGHWAY 124.

ALLOWED MODIFICATIONS:

ANY MAJOR CHANGES TO THE PURPOSE, USE AND INTENT OF THIS PLAN WILL REQUIRE A REVISED REVIEW AND FINAL PLAN TO BE PRESENTED FOR PUBLIC INPUT, EXCEPT THE FOLLOWING:

- LOT LINE ADJUSTMENTS MAY BE MADE, PROVIDED NO ONE LOT AREA IS LESS THAN 2.0 ACRES.
- LOTS MAY BE COMBINED TO MAKE LARGER LOTS PROVIDED THE DENSITY DOES NOT EXCEED 8 SINGLE FAMILY UNITS.
- UTILITY EASEMENTS CAN BE ADDED AND VACATED AS NEEDED.
- DRIVEWAYS MAY BE ADDED TO HIGHWAY 124 PROVIDED THEY ARE ALLOWED BY MDOT AND APPROVED BY THE DIRECTOR OF PLANNING AND BUILDING INSPECTION PRIOR TO CONSTRUCTION.

REQUESTED ALLOWED USES:

PERMITTED USES:

- SINGLE FAMILY RESIDENTIAL
- AGRICULTURAL ACTIVITY WHICH SHALL INCLUDE GREENHOUSES AND NURSERIES
- HOME OCCUPATION
- PUBLIC PARK
- PLACE OF WORSHIP
- FAMILY DAY CARE HOME (MAXIMUM OF SIX CHILDREN) AND GROUP DAY CARE HOME (MAXIMUM OF TEN CHILDREN) PROVIDED THAT THE DAY CARE HOME IS (1) IN COMPLIANCE WITH ALL STATE REGULATIONS AND (2) MEETS ALL THE CRITERIA FOR A HOME OCCUPATION.

CONDITIONAL USES:

VETERINARY OFFICE OR CLINIC OR ANIMAL HOSPITAL PROVIDED, HOWEVER, IF THE ESTABLISHMENT IS IN A MAJOR RECORDED SUBDIVISION OR IS WITHIN 500 FEET OF A RESIDENTIALLY DEVELOPED AREA OR AN EXISTING R-S, R-SP, R-D, R-OP, R-M, OR R-MP ZONING DISTRICT, ALL ANIMALS THAT ARE TREATED OR CARED FOR SHALL BE KEPT WITHIN A SOUND-PROOFED, AIR CONDITIONED BUILDING; NO ODOR SHALL BE PERCEPTIBLE AT THE BOUNDARY OF THE PREMISES; AND THE NOISE OUTSIDE THE BUILDING SHALL NOT EXCEED THAT OF AVERAGE DAILY TRAFFIC MEASURED AT THE LOT LINE.

EROSION CONTROL PLAN:

THERE WILL BE MINIMAL EARTH DISTURBED DURING THE CONSTRUCTION OF THE HOMES. THE AREA OF THESE LOTS IS LARGE ENOUGH TO ALLOW FOR NATURAL RUNOFF. SILT FENCE WILL BE USED IN AREAS OF CONCERN AS IDENTIFIED BY INSPECTORS.

LANDSCAPE AND BUFFERING PLAN:

THESE LOTS ARE INTENDED TO BE USED FOR AGRICULTURAL AND RESIDENTIAL USES. IT IS NOT EXPECTED THAT THESE LOTS WILL NEED TO ADD LANDSCAPING OR ANY ADDITIONAL BUFFERING. IT IS HOWEVER NOT RESTRICTED FOR THE OWNERS TO ADD, REMOVE OR IMPROVE THE LANDSCAPING TO MEET THEIR INDIVIDUAL NEEDS.

STORMWATER CONTROL PLAN:

IT IS INTENDED THAT ALL STORM WATER WILL BE ALLOWED TO SHEET ACROSS THE SITES. THE OWNERS SHALL BE ALLOWED TO ADD PONDS AND OR DETENTION AND RETENTION BASINS IF SO DESIRED.

THIS DEVELOPMENT IS SUBJECT TO STORMWATER MANAGEMENT REQUIREMENTS OF THE BOONE COUNTY STORMWATER ORDINANCE IF ONE (1) ACRE OR MORE OF LAND IS DISTURBED BY THE DEVELOPMENT AS A WHOLE. THEREFORE, EACH LOT IS ALLOWED UP TO 5,445 SQUARE FEET OF LAND DISTURBANCE (INCLUDING IT'S PROPORTIONATE SHARE OF ANY COMMON PRIVATE DRIVE) WITHOUT BEING REQUIRED TO PROVIDE STORMWATER MANAGEMENT. IF A LOT EXCEEDS THE LAND DISTURBANCE SQUARE FOOTAGE, THE OWNER(S) OF THE LOT SHALL COMPLY WITH THE STORMWATER MANAGEMENT REQUIREMENTS OF THE BOONE COUNTY STORMWATER ORDINANCE.

PHASING PLAN:

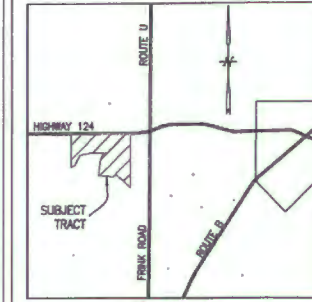
THERE WILL BE A SEWER FORCED MAIN INSTALLED BY THE DEVELOPER. THE FORCED MAIN WILL NEED TO BE BUILT PRIOR TO THE SALE OF ANY LOTS. IT IS THE INTENT OF THE OWNER TO CREATE A FINAL PLAT OF THESE LOTS UPON APPROVAL OF THIS REVIEW PLAN. ONLY ONE PHASE IS REQUIRED, BUT MULTIPLE PHASES CAN BE DONE TO ADDRESS A SLOWER DEMAND. MULTIPLE PLATS MAY BE FILED TO FULFILL THIS DEVELOPMENT, PROVIDED THE SEWER IS BUILT PRIOR TO PLATTING OF THAT PHASE. AT A MINIMUM, THE FIRST PHASE WILL PROVIDE A CONNECTION FROM THE DEVELOPMENT TO THE CITY OF HALLSVILLE.

STREAM BUFFER STATEMENT:

THE STREAM BUFFER LIMIT SHOWN ON THIS TRACT IS INTENDED TO COMPLY WITH THE REQUIREMENTS OF CHAPTER 26 OF THE ZONING REGULATIONS OF BOONE COUNTY, MISSOURI. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE DESIGNATED STREAM BUFFER EXCEPT AS APPROVED BY THE DIRECTOR.

PREPARED BY:
CROCKETT
 ENGINEERING CONSULTANTS
 2808 North Stadium Boulevard
 Columbia, Missouri 65202
 (572) 447-6099
 www.crockettengineering.com
 Missouri Certificate of Authority
 18-00018364

FILED FOR RECORD IN BOONE COUNTY, MISSOURI
NORA DIETZEL, RECORDER OF DEEDS



LOCATION MAP
NOT TO SCALE



SCALE: 1"=100'
0 50 100 200

BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

LEGEND:

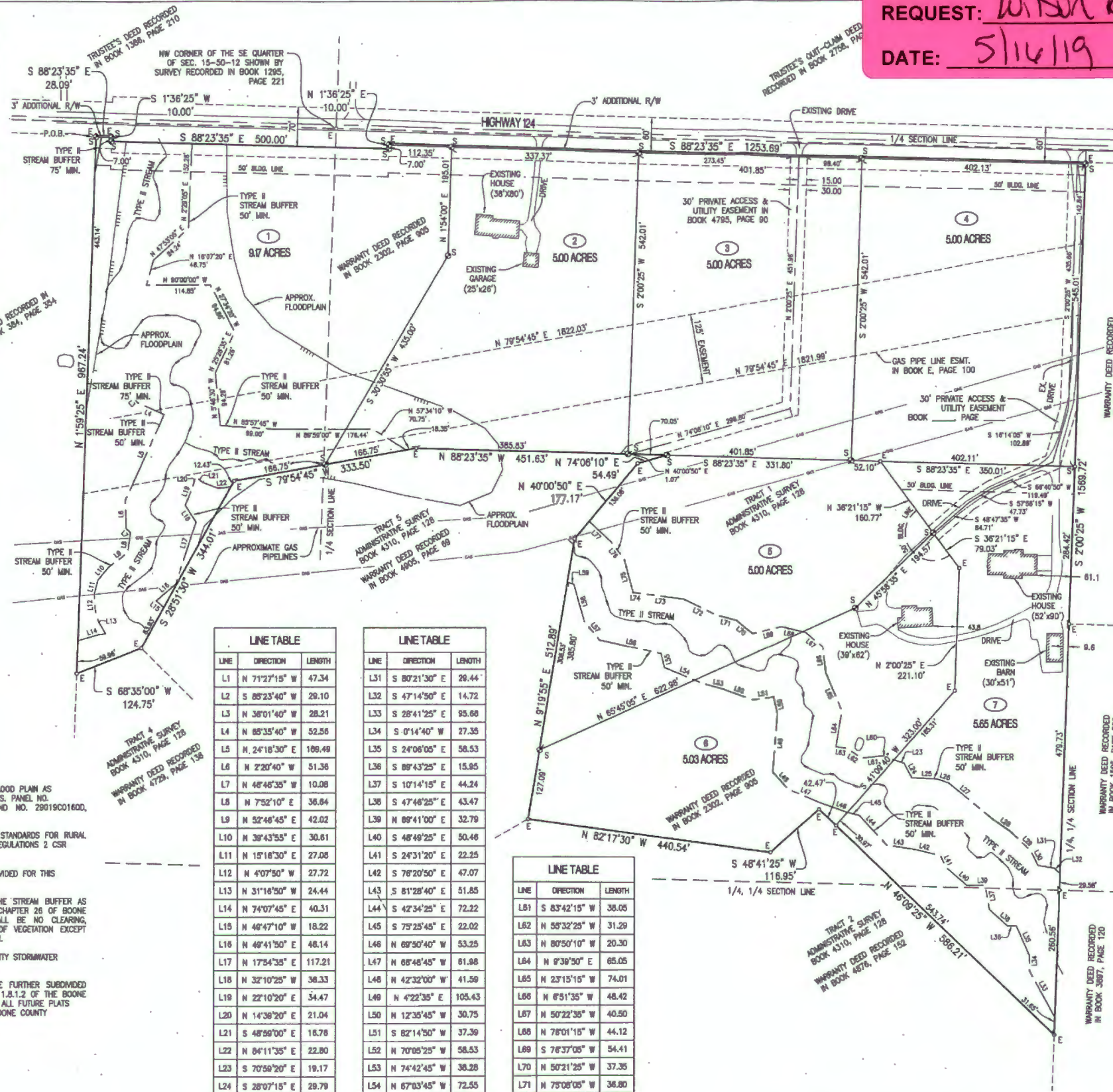
- E EXISTING
- S SET
- SET 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- ⊙ PERMANENT MARKER
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- P.O.B. POINT OF BEGINNING

NOTES:

1. THIS TRACT IS LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY FLOOD PLAIN MAPS, PANEL NO. 29019C0180E, DATED: APRIL 19, 2017 AND NO. 29019C0160D, DATED: MARCH 17, 2011.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR RURAL PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(3)(A)
3. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
4. PART OF THE TRACT IS LOCATED WITHIN THE STREAM BUFFER AS DEFINED BY STREAM BUFFER REGULATIONS, CHAPTER 26 OF BOONE COUNTY ZONING REGULATIONS. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS SPECIFICALLY APPROVED BY THE DIRECTOR.
5. THIS TRACT IS SUBJECT TO THE BOONE COUNTY STORMWATER ORDINANCE.
6. BOONE COUNTY NOTE: THESE LOTS MAY BE FURTHER SUBDIVIDED WITHOUT VACATION AS ALLOWED BY SECTION 1.8.1.2 OF THE BOONE COUNTY SUBDIVISION REGULATIONS, PROVIDED ALL FUTURE PLATS ARE PREPARED IN ACCORDANCE WITH SAID BOONE COUNTY SUBDIVISION REGULATIONS.

APPROVED BY THE BOONE COUNTY PLANNING AND ZONING COMMISSION THIS ____ DAY OF _____, 2019.

BOYD HARRIS, CHAIRPERSON



LINE	DIRECTION	LENGTH
L1	N 71°27'15" W	47.34
L2	S 85°23'40" W	29.10
L3	N 38°01'40" W	28.21
L4	N 85°35'40" W	52.56
L5	N 24°18'30" E	109.49
L6	N 2°20'40" W	51.36
L7	N 48°48'35" W	10.08
L8	N 7°52'10" E	36.84
L9	N 52°46'45" E	42.02
L10	N 39°43'55" E	30.61
L11	N 15°18'30" E	27.06
L12	N 4°07'50" W	27.72
L13	N 31°16'50" W	24.44
L14	N 74°07'45" E	40.31
L15	N 48°47'10" W	18.22
L16	N 48°41'50" E	48.14
L17	N 17°54'35" E	117.21
L18	N 32°10'25" W	38.33
L19	N 22°10'20" E	34.47
L20	N 14°38'20" E	21.04
L21	S 48°58'00" E	18.78
L22	N 84°11'35" E	22.80
L23	S 70°58'20" E	19.17
L24	S 28°07'15" E	29.79
L25	S 87°00'10" E	45.42
L26	S 71°08'00" E	21.28
L27	S 50°08'40" E	101.72
L28	S 54°58'05" E	42.61
L29	S 48°19'05" E	48.43
L30	S 28°19'15" E	27.79

LINE	DIRECTION	LENGTH
L31	S 80°21'30" E	29.44
L32	S 47°14'50" E	14.72
L33	S 28°41'25" E	95.68
L34	S 0°14'40" W	27.38
L35	S 24°06'05" E	58.53
L36	S 89°43'25" E	15.95
L37	S 10°14'15" E	44.24
L38	S 47°48'25" E	43.47
L39	N 89°41'00" E	32.79
L40	S 48°48'25" E	50.46
L41	S 24°31'20" E	22.25
L42	S 78°20'50" E	47.07
L43	S 81°28'40" E	51.85
L44	S 42°34'25" E	72.22
L45	S 75°25'45" E	22.02
L46	N 69°50'40" W	53.25
L47	N 68°48'45" W	61.98
L48	N 42°32'00" W	41.59
L49	N 4°22'35" E	105.43
L50	N 12°35'45" W	30.75
L51	S 82°14'50" W	37.39
L52	N 70°05'25" W	58.53
L53	N 74°42'45" W	38.28
L54	N 67°03'45" W	72.55
L55	N 14°02'55" W	25.85
L56	N 77°18'45" W	113.75
L57	N 38°07'30" W	44.00
L58	N 15°53'30" W	68.58
L59	N 71°50'10" W	12.34
L60	N 70°56'20" W	21.80

LINE	DIRECTION	LENGTH
L61	S 83°42'15" W	38.05
L62	N 58°32'25" W	31.29
L63	N 80°50'10" W	20.30
L64	N 8°38'50" E	65.05
L65	N 23°15'15" W	74.01
L66	N 8°51'35" W	48.42
L67	N 50°22'35" W	40.50
L68	N 78°01'15" W	44.12
L69	S 76°37'05" W	54.41
L70	N 50°21'25" W	37.35
L71	N 75°08'05" W	36.80
L72	N 63°55'45" W	66.38
L73	N 82°26'55" W	82.53
L74	N 84°53'45" W	9.48
L75	N 14°53'45" W	63.01
L76	N 38°21'35" W	40.17
L77	N 48°48'35" W	52.78

EXHIBIT: 3
REQUEST: Wilson BEZ
DATE: 5/16/19

Shivina Presented by Wilson #13

FINAL PLAT
SILVER CREEK SUBDIVISION
PLAT LOCATED IN THE SOUTH HALF OF SECTION 15, TOWNSHIP 50 N, RANGE 12 W
BOONE COUNTY, MISSOURI
APRIL 22, 2019

CERTIFICATION:
I HEREBY CERTIFY THAT IN SEPTEMBER OF 2018, I COMPLETED A SURVEY AND SUBDIVISION FOR GARY AND RHONDA WILSON OF A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 15, TOWNSHIP 50 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF THE TRACT SHOWN BY THE SURVEY RECORDED IN BOOK 3278, PAGE 101 AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 2302, PAGE 905 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SURVEY, SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED BY DEED RECORDED IN BOOK 384, PAGE 354 AND WITH THE LINES OF SAID SURVEY, S 88°23'35"E, 28.09 FEET; THENCE N 1°36'25"W, 10.00 FEET; THENCE S 88°23'35"E, 500.00 FEET; THENCE N 1°36'25"E, 10.00 FEET; THENCE S 88°23'35"E, 1253.69 FEET TO THE NORTHEAST CORNER OF SAID SURVEY, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 3975, PAGE 180; THENCE LEAVING SAID NORTH LINE AND WITH THE EAST LINE OF SAID SURVEY, S 2°00'25"W, 1598.72 FEET; THENCE LEAVING SAID EAST LINE, N 48°09'25"W, 586.21 FEET; THENCE S 48°41'25"W, 118.95 FEET; THENCE N 82°17'30"W, 440.54 FEET; THENCE N 0°19'55"E, 512.69 FEET; THENCE N 4°00'50"E, 177.17 FEET; THENCE N 74°08'10"E, 54.48 FEET; THENCE N 88°23'38"W, 451.83 FEET; THENCE S 79°54'45"W, 333.50 FEET; THENCE S 28°51'30"W, 344.01 FEET; THENCE S 85°35'00"W, 124.75 FEET TO A POINT ON THE EAST LINE OF SAID TRACT DESCRIBED BY DEED RECORDED IN BOOK 384, PAGE 354; THENCE WITH SAID EAST LINE, N 1°56'25"E, 987.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 39.94 ACRES.

I FURTHER CERTIFY THAT I SURVEYED THE ABOVE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
SURVEY AND PLAT BY:
CROCKETT ENGINEERING CONSULTANTS, LLC
1000 W. WIFONG BLD. BUILDING 1
COLUMBIA, MO 65203
CORPORATE NUMBER: 2000151304
DATE: 5-18-19



STATE OF MISSOURI } SS
COUNTY OF BOONE }
SUBSCRIBED AND AFFIRMED BEFORE ME THIS ____ DAY OF _____, 2019.
KENNETH FARRIS, NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2022
COMMISSION NUMBER 14865867



KNOW ALL MEN BY THESE PRESENTS:
THAT GARY WILSON AND RHONDA WILSON, HUSBAND AND WIFE, ARE THE SOLE OWNERS OF THE HEREOF DESCRIBED TRACT AND THAT THEY HAVE CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE STREET RIGHT-OF-WAY SHOWN BY THE ABOVE DRAWING IS HEREBY DEDICATED TO BOONE COUNTY FOR THE PUBLIC USE FOREVER. THE EASEMENTS AS SHOWN, ARE HEREBY DEDICATED TO BOONE COUNTY FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "SILVER CREEK SUBDIVISION".
IN WITNESS WHEREOF, WE HAVE CAUSED THESE PRESENTS TO BE SIGNED.

GARY WILSON, OWNER

RHONDA WILSON, OWNER

STATE OF MISSOURI } SS
COUNTY OF BOONE }
ON THIS ____ DAY OF _____, 2019 BEFORE ME PERSONALLY APPEARED GARY WILSON AND RHONDA WILSON, HUSBAND AND WIFE, TO ME KNOWN, WHO BY ME DULY SWORN, DID ACKNOWLEDGE THIS INSTRUMENT TO BE THEIR FREE ACT AND DEED.
SUBSCRIBED AND AFFIRMED BEFORE ME THIS ____ DAY OF _____, 2019.

KENNETH FARRIS, NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2022
COMMISSION NUMBER 14865867



RECEIVED AND ACCEPTED BY THE BOONE COUNTY COMMISSION
THIS ____ DAY OF _____, 2019.

DAV ATWELL, PRESIDING COMMISSIONER
BRANNA L. LEHNON, COUNTY CLERK



SILVER CREEK SUBDIVISION	
A MAJOR PLAT LOCATED IN THE SOUTH HALF SECTION 15, TOWNSHIP 50 NORTH, RANGE 12 WEST BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	CROCKETT ENGINEERING CONSULTANTS
DATE: 4/22/2019	SCALE: 1"=100'
PROJECT: 07478	DRAWN BY: DMB
1000 W. WIFONG BLD. BUILDING 1 COLUMBIA, MISSOURI 65203 (314) 447-0198 www.crockettengineering.com	