

CERTIFIED COPY OF ORDER

STATE OF MISSOURI

September Session of the July Adjourned

Term. 20²⁰

County of Boone

} ea.

15th

day of September

20²⁰

In the County Commission of said county, on the

the following, among other proceedings, were had, viz:

Now on this day the Boone County Commission does hereby adopt the Findings of Fact and Conclusions of Law relative to a conditional use permit for Shannon Kasmann and Amir Ziv to operate a Kennel for the Boarding of Cats on 3.99 acres, located at 8101 W Highway 40, Columbia.

Done this 15th day of September 2020.

ATTEST:

Brianna L. Lennon
Brianna L. Lennon
Clerk of the County Commission

Daniel K. Atwill

Daniel K. Atwill
Presiding Commissioner

Fred J. Parry
Fred J. Parry
District I Commissioner

Janet M. Thompson
Janet M. Thompson
District II Commissioner

**CONDITIONAL USE PERMIT
BOONE COUNTY, MISSOURI**

PROPERTY OWNER: Shannon Kasmann and Amir Ziv

ADDRESS: 8101 W. Highway 40, Columbia MO

LEGAL DESCRIPTION: Lot 1 of Kasmann Plat recorded in Plat Book 54, Page 11, Records of Boone County, Missouri.

TAX PARCEL: 15-306-02-07-001.00

ZONING: A-2 Agriculture

DATE APPROVED: September 1, 2020

CONDITIONAL USE: Kennel for the boarding of cats.

CONDITIONS OF APPROVAL:

- a) There is recognition that any change in the proposal to attempt to use on-site wastewater is a significant change and would require coming back through the process.
- b) An animal waste disposal plan acceptable to the Director of Resource Management must be approved prior to the commencement of this use for this property.
- c) All site lighting shall be shielded and orientated inward and downward so as to minimize glare and light trespass to adjoining properties.
- d) There is recognition that the existing building will be required to obtain a remodeling permit for a change of use overseen by an Architect licensed to practice in the State of Missouri and that a certificate of occupancy for the commercial use must be obtained for the structure prior to the buildings use as a Cat Hotel (Kennel).

VOID DATE: Void if not used for 12-month period.

EXPIRATION DATE: N/A

ORDER OF APPROVAL

The Boone County Commission through its presiding officer hereby approves issuance of the above conditional use permit as prescribed above, subject to the conditions of approval specified above. Subject to the conditions for issuance and use of this permit, the Commission finds in issuance of this permit that all requirements for issuance are satisfied and that the Commission further makes its findings of fact and conclusions of law in accordance with the provisions, shown below, validating issuance of this permit. This permit shall not be valid unless countersigned by the Director of the Boone County Department of Resource Management and shall expire unless the use authorized hereunder is exercised within one year after the approval date shown above or is discontinued for a continuous period of 12-months. This permit shall also be revocable for violation of any term or condition contained in this permit upon the complaint of the director and a showing of good cause upon order of the Boone County Commission in accordance with the regulations applicable hereto.

ATTEST:

Brianna L. Lennon
County Clerk

BOONE COUNTY, MISSOURI
BOONE COUNTY COMMISSION

by *Daniel K. Atwill*
Presiding Commissioner

APPROVED:

[Signature]
Director, Boone County Resource Management Department

Dated: _____

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Subject to the conditions of approval, the Boone County Commission finds and concludes in issuance of this permit that:

1. The establishment, maintenance, operation and use of the conditional use permit issued hereunder will not be detrimental to or endanger the public health, safety, comfort or general welfare, and
2. The conditional use permit issued hereunder will not be injurious to the use and enjoyment of other property in the immediate vicinity of the property which is the subject matter of this permit with respect to the purposes already permitted by these regulations, and
3. The conditional use permit and authorized uses thereunder will not substantially diminish or impair property values of existing properties in the neighborhood surrounding the property which is the subject matter of this permit, and
4. All necessary public facilities for use of the land subject to this permit are or will be available if the conditions for issuance are satisfied, and
5. The conditional use permit issued hereunder and the authorized uses under such permit will not impede the normal or orderly development or improvement of surrounding property for the uses permitted within the zoning district, and
6. The grant of this conditional use permit will not hinder the flow of traffic or result in traffic congestion on the public roads and that adequate access points to the subject property from public streets are available, and
7. The uses authorized by this conditional use permit are otherwise in conformity with the regulations pertaining to the zoning districts in which the uses are located and that there is a public necessity for the issuance of the conditional use permit hereunder.

The Commission, by authorizing issuance of the conditional use permit hereunder, further concludes as a matter of law that issuance of the permit is proper under the zoning regulations of Boone County in effect at the time of issuance and the general statutes and laws of this state.

Additional Findings:

The County Commission further finds as fact in support of issuance of this conditional use permit the following to be true:

This facility can be operated such that it will have no impact on the neighborhood, existing utilities, property values or road access.