

**From:** Stan Shawver  
**To:** Bill Florea; Thaddeus Yonke; Uriah Mach  
**CC:** Paula Evans  
**Date:** 9/27/2012 11:01 AM  
**Subject:** Fwd: FW: Request for More Discussion

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>>> Don Stamper <[dstamper@conagg-mo.com](mailto:dstamper@conagg-mo.com)> 9/27/2012 10:56 AM >>>

To: Stan Shaver  
Director of Resource Management  
Boone County

Planning and Zoning Commission Members

County Commissioners

From: Phil Clithero  
President  
Home Builders Association of Columbia

Re: Proposed Changes to County Subdivision Regulations

Dear Mr. Shaver , Planning Commissioners and County Commissioners, we are writing today to request that you delay your planned adoption of the draft changes to the county subdivision regulations and engage stake holders in discussion of any future changes. We offer the following in support of our request;

- \* The proposed changes have not been adequately discussed or vetted with key stake holders and significant questions remain on the potential impact of the proposed changes;
- \* These changes, if adopted in current form, will significantly limit land use choices and lower property values for most rural residents who have large tracts of land;
- \* We have seen an increased interest in residential living of this type and there are a number very successful developments that will be eliminated if these changes are adopted in current form;
- \* We see hidden changes coming that were not discussed with stake holders and which propose to take away private property rights;
- \* These changes some of which were discussed on a limited basis more than 2 years ago, were suddenly brought back to the agenda and it appears that there are hundreds of changes that the staff has given to the Zoning commission for recommendation to the County Commissioners;
- \* Staff has reported that pretty much everything in the changes were only to "clean up" discrepancies in the old code and that nothing significant was proposed. After reviewing the document we find it clear that there were some very significant changes included;
- \* One of the hidden changes (among several) appears to virtually eliminate land division anywhere in the county if tracts of land will be accessed by a private driveway;
- \* Staff indicated at a recent work session that the County Commissioners commonly receive complaints from residents who live on private roads and do not receive county snow removal and road

maintenance. We believe that those specific complaints should be disclosed and discussed in relationship to the overall impact of private drive ways;

\* Members of the Zoning Commission were quite surprise by a number of the proposals and requested more time to study the impact of these changes, but were told by staff that the County Commission wanted to hurry this along and get passed quickly before the new Commission is elected;

\* Change of this type and this radical should be subject to more discussion and disclosure with an open, transparent and defined process that encourages participation;

\* Staff indicated that these proposed changes had recently been discussed, on what dates were these discussions held as a matter of public record and proper posting?

\* We believe that all the public (community, farmers, land owner, home builders, developers, realtors, engineers, surveyors ect) should be made aware of what we believe is a "taking" of property rights to balance a few calls to the commission.

We urge you to commit to and expanded level of communications and not fall into the trap of only relying on the comments and desires of staff. We believe that the best government is promoted when citizens are actively involved in the process and when changes reflect their preferences and needs.

We hope you will agree and suggest that if you are willing to seek more input you follow up with our Executive Director who's contact information is provided below.

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