

TERM OF COMMISSION: April Session of the April Adjourned Term

PLACE OF MEETING: Roger B. Wilson Boone County Government Center
Boone County Commission Chambers

PRESENT WERE: Presiding Commissioner Kip Kendrick
District I Commissioner Justin Aldred
District II Commissioner Janet Thompson
Director of Resource Management Bill Florea
Senior Buyer Liz Palazzolo
Deputy County Clerk III Jodi Vanskike

Public: Jordan Craig, Tom Bass, Brian Mayse, Sharline Paul, Jerry Craig, Sue Griffen, Kevin Hull, Carolyn Amparan, Sarah Polachek, James Owen, Philip Fracica,

Conference Call Information:

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

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

P&Z

1. First and Second Reading: Consent Agenda

- A. Porter Bend, Plat 1. A-2. S24-T46N-R13W. Martin & Tanya Porter, owners. David Butcher, surveyor.
- B. Richardson Estates. A-2. S17-T46N-R12W. Richard & Ambra Richardson, owners. Kevin Schweikert, surveyor.
- C. Century Point. A-2. S35-T48N-R14W. John Sam Williamson & Susan Williamson, owners. David Butcher, surveyor.

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

The Planning and Zoning Commission reviewed agenda items 1 and 3 at its March 21, 2024 meeting. The minutes of that meeting and the Boone County Zoning and Subdivision Regulations are incorporated into the record of this meeting.

Regarding item 1, the consent agenda, the final plats, items A through C, were approved, and are presented for your receipt and acceptance. I request that you waive the reading of the staff reports and authorize the Clerk to insert them into the minutes of this meeting.

A. Porter Bend, Plat 1. A-2. S24-T46N-R13W. Martin & Tanya Porter, owners. David Butcher, surveyor.

The subject property is located off East Route M, approximately one mile southwest of the intersection of East Route M and East Cedar Tree Lane. The property is 20.57 acres and zoned Agriculture 2 (A-2). The property is surrounded by A-2 zoning on all sides. A single-family dwelling, several barns, and an onsite wastewater lagoon are located on the southern portion of the property. The proposed subdivision plat is to divide the property into 5.04 acre, 5.03 acre, and 10.46 acre lots.

Both five (5) acre lots will have direct road frontage on and access to East Route M, a publicly dedicated roadway. The ten acre lot will be served by a 50' private ingress/egress easement. The applicants have not submitted a request to waive the traffic study. However, the subdivision of the property will create two (2) additional lots for residential development. A waiver of the traffic study is appropriate in this case.

Consolidated Public Water Supply District #1 provides water service. Boone Electric provides power service. The Southern Boone County Fire Protection District provides fire protection. The nearest station, station 17, is approximately 5 miles away.

The single-family dwelling on the property utilizes an onsite wastewater lagoon. The applicants proposed the use of onsite wastewater lagoons for future residential development of the property. The applicants have not submitted a waiver to the sewer cost benefit analysis. However, no nearby public sewer is available for the property to connect to. Granting of a waiver to the sewer cost benefit analysis is appropriate in this case.

The property scored 23 points on the rating system

Staff recommends approval of the plat and granting of waivers.

B. Richardson Estates. A-2. S17-T46N-R12W. Richard & Ambra Richardson, owners. Kevin Schweikert, surveyor.

The subject property is located off South James Sapp Road, approximately a quarter-mile south of the intersection of South James Sapp Road and East Liberty Lane. A single-family dwelling and several accessory structures are present on the site. The onsite wastewater lagoon for the dwelling is located west of the property boundary of the three-acre tract. The proposal is to plat

both the existing 3-acre survey tract and additional acreage from the surrounding 40-plus acre parcel into a single 5.05-acre lot. The proposed plat will combine the single-family dwelling and onsite wastewater lagoon within the same legal property boundary.

The property has direct road frontage on, and direct access to, South James Sapp Road, a publicly maintained roadway. A driveway provides access to the single-family dwelling. The applicants have not submitted a request for a waiver to the traffic study. However, the proposed lot already has a single-family dwelling and is at its maximum residential development potential. Granting a waiver to the traffic study is appropriate in this case.

Consolidated Public Water Supply District #1 provides water service in the area. Boone Electric provides power service. The Southern Boone County Fire Protection District provides fire protection. The nearest station, station 17, is 2.7 miles away.

An existing onsite wastewater lagoon serves the single-family dwelling. The applicants have not submitted a request for a waiver from the sewer cost benefit analysis. However, no nearby public sewer system is nearby for the property to connect to. Granting a waiver to the sewer cost benefit analysis is appropriate in this case.

The property scored 37 points on the rating system.

Staff recommends approval of the plat and granting of waivers.

C. Century Point. A-2. S35-T48N-R14W. John Sam Williamson & Susan Williamson, owners. David Butcher, surveyor.

The subject property is located between State Route O and Nebo Cemetery Road approximately 250 feet northeast of the intersection of Nebo Cemetery Road & State Route O. The property was originally split-zoned between Agriculture 1 (A-1) and Agriculture (A-2), but has been subsequently rezoned to be homogenously A-2. All the surrounding properties are zoned either A-1 or A-2, and these are all original 1973 zonings.

The property is proposed to be platted into a single 3.48-acre lot, bounded by Nebo Cemetery Road and State Route O. Any portions of the original tax parcel outside of the proposed plat will need to be incorporated into the corresponding adjoining properties.

The property has road frontage along State Route O, a publicly maintained road. MODOT is uncertain whether a driveway may be permitted on their frontage. Road access can be taken off Nebo Cemetery Rd, however, much of this frontage is in a regulatory stream buffer and/or floodplain, so obtaining a driveway permit may be more involved than for locations without stream buffer or floodplain. The applicants have requested a waiver from the required traffic study. The creation of a one-lot plat will have minimal impact on the existing transportation resources in the area. Granting a waiver to the traffic study is appropriate in this case.

The property is in Consolidated Public Water District #1 service area, with a 4-inch waterline present but no fire flow, which in this case is not required. Boone Electric provides power service. The Boone County Fire Protection District provides fire protection. The nearest station, Station 14, is approximately 7 miles away.

The applicant has submitted an onsite sewer plan with intended lagoon location to serve future development. The applicants have submitted a request for a waiver from the sewer cost benefit analysis. No public sewer facility is nearby to provide sanitary sewer service. Waiver of the sewer cost benefit analysis is appropriate in this case.

The property scored 30 points on the rating system.

Staff recommends approval of the plat and granting of the traffic & sewer waivers subject to the following conditions:

1. Portions of the original tax parcel, outside of the proposed plat, will need to be incorporated into the corresponding adjoining properties, as concurrent actions with the recording of the plat.
2. The utility easement along the eastern new right-of-way line will be concurrently recorded with this plat.

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

Attachment A:

- A. Porter Bend, Plat 1. Martin & Tanya Porter, owners. David Butcher, surveyor;
- B. Richardson Estates. Richard & Ambra Richardson, owners. Kevin Schweikert, surveyor;
- C. Century Point. John Sam Williamson & Susan Williamson, owners. David Butcher, surveyor;

Commissioner Thompson seconded the motion.
The motion carried 3 to 0. **Order #175-2024**

2. **First Reading: Request by Sue Bet Porter to vacate Sunrise Estates Block 2, Lot 14, and the right of way for Sunnybrook Lane as recorded in Plat Book 10, Page 195 of the records of Boone County, Missouri and replat both into one single lot. (Open Public Hearing)**

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

A petition has been submitted by Sue Porter to vacate Lot 14 of Sunrise Estates Subdivision, Block 2, and the right-of-way for Sunnybrook Lane recorded in Plat Book 10, Page 195 of the records of the Boone County Missouri Recorder of Deeds.

Sunrise Estates Subdivision Block 2 was recorded on July 10th, 1972, prior to the County's adoption of Subdivision Regulations. The plat included a right of way for Sunnybrook Lane. The roadway was never constructed, and subsequent development of Sunrise Estates has rendered the right-of-way useless. It is the intent of the Petitioner to combine the entire right-of-way for Sunnybrook Lane with Lot 14, into a single lot by replat. Normally, a vacated right-of-way is split between the adjoining lots, in this case, lots 14 and 15. However, the Petitioner has provided a notarized statement from the owner of lot 15, that releases their interest in the vacated right-of-way.

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 property was created when the County did not have applicable land use regulations for the creation of major subdivisions. Development of the subdivision began around 1962 and was about half completed when this plat was recorded in 1972. The vacation and replat proposal is harmonious with the character of the residential neighborhood.

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 roadway for Sunnybrook Lane has never been constructed. Sunrise Estates Subdivision Block 10, adjoining to the south, did not include a connecting right of way which rendered Sunnybrook Lane obsolete.

Utilities and Property Values: The subdivision is fully developed, and there is no reason to believe 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, or welfare. This vacation and replat will clean up a very long-standing problematic property by eliminating unused right-of-way by incorporating it all as a single lot.

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 reason to believe 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 lot 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 written public comment forms were submitted for this item.

Commissioner Kendrick stated this is a first reading and requested the Deputy County Clerk to schedule this item for a second reading at the next available commission meeting with appropriate order for approval.

3. First Reading: Request by Fairway Commercial Building Inc., to rezone from Agriculture 1 (A-1) to Planned Recreation (REC-P), and to approve a Review Plan for Show-Me Farms Event Center on 10 acres, located at 7750 East Hwy AB, Columbia. (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 March 21, 2024 meeting and issued a recommendation for approval of the rezoning on a 4-3 vote and approval of the review plan on a 5-2 vote with one added condition.

The subject property is located on State Route AB, approximately 2 miles east of Highway 63. The parent property is approximately 80 acres in size and zoned Agriculture (A-1). There are several utility buildings, a house, and a lagoon present on the property. This proposal intends to rezone 10 acres to Planned Recreation (REC-P), from the original A-1, to support a reception facility. The surrounding zoning is as follows:

North – A-1

West – A-1

South - A-1

East - A-1 & Planned Agriculture (A-1P)

The A-1 zoning is all original 1973 zoning. The A-1P was rezoned in 2003. The REC-P review plan identifies all the existing structures, proposes some expansion opportunities, and legitimizes the desired use on the property. Required improvements such as fire hydrants, improved wastewater treatment, and dust-free parking and drive areas are obligatory as part of the change of zoning and future use.

Staff notified 12 people about the rezoning request.

The 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 Consolidated Public Water Service District #1, the Boone Electric Cooperative service area, and the Southern Boone County Fire Protection District. There is a 6" water main on the south side of Highway AB for fire protection. The fire protection district has agreed to the installation of a hydrant near Highway AB to meet the needs of the fire code. A fire pond with a dry hydrant is also proposed as part of the fire protection for the site. There is no central sewer available to this property. To be permitted by Boone County for onsite wastewater treatment, the facility is limited to an occupancy of 199 persons. A 60,000 square foot on-site wastewater treatment system is proposed to provide treatment for this proposal.

Transportation: This property has direct access to Highway AB. The Missouri Department of Transportation will review and permit all improvements to the drive access to the property from AB.

Public Safety: The property is in the Southern Boone County Fire Protection District, with the nearest stations at 10555 Airport Drive and 208 Henry Clay Boulevard. The stations are 4 miles and 8.1 miles away respectively. The installation of a fire hydrant, when combined with the proposed dry-hydrant fire pond on the property is considered adequate by the Southern Boone County Fire Protection District for fire protection on this property.

Zoning Analysis: The character of the area is agricultural and rural residential. This proposal is a significant increase in intensity of activity in this area. Traffic on AB will increase, however the development of this site as a reception facility will have minor impacts to Highway AB. The traffic analysis submitted with the application indicates that traffic generation will be off cycle with peak traffic hours. The generated traffic will also be low compared to the overall capacity of the road network in this area.

Increased levels of noise and light are expected to occur. Hours of operation are proposed to limit the impact to surrounding properties. The proposal identifies both inside and outside event hours of operation as mitigating measures.

There is no public sewer available at this location. The applicants have proposed an on-site wastewater treatment system to serve this development. The location on Highway AB allows for the transportation element to be met, as Highway AB can handle additional traffic.

The site is not close to any public safety facilities. Despite being four to eight miles away, which may be significant for emergency service response, the Southern Boone County Fire Protection District is confident in its ability to provide service to this site.

If the necessary infrastructure improvements to the site (fire protection, improved access, parking, wastewater) are completed and buildings are improved to allow commercial

occupancy, the proposal can meet the sufficiency of resources test. Failure to construct the necessary improvements will result in a failure of this proposal to meet the sufficiency of resources test. Conditions of approval are suggested to ensure sufficient resources are provided prior to commencement of the use.

The property scored 49 points on the rating system.

Staff recommended approval of the rezoning request and review plan with conditions 1 through 4. The Planning and Zoning Commission recommendation for approval with added Condition Number 5.

- 1) Certificates of occupancy for the existing structures under their new uses, including associated inspected & approved remodeling permits, must be gained prior to use of the property as identified on the plan.
- 2) That the supporting infrastructure for this facility, as described, be installed prior to the approval of the final plan. This infrastructure includes paving of parking and driving surfaces to serve the proposal, installation of water and fire infrastructure as described in the plan, and installation of the on-site wastewater collection & treatment system.
- 3) That the hours of operation be limited as described in the plan document. That the approved conditions of the review plan be listed on the face of the final plan.
- 4) That the approved conditions of the review plan be listed on the face of the final plan.
- 5) That fireworks are only allowed during the two specific holiday events listed on the plan. Specifically, New Year's Day (January 1st) and Independence Day (July 1-7).

Commissioner Kendrick opened and closed the public hearing. All submitted public comment forms for this item can be found attached to the end of the minutes.

Commissioner Kendrick stated this is a first reading, and requested the Deputy County Clerk to schedule this item for a second reading at the next available commission meeting with appropriate order for approval.

4. Readoption of the Boone County Zoning Regulations, including revisions to Section 2, Definitions; Section 15.H, Conditional Use Permits for Energy Storage Facilities Located Within a Solar Energy Overlay District; and Section 30, Solar Energy Overlay District. (Open Public Hearing)

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

On December 2021, The Boone County Commission requested that the Planning and Zoning (P&Z) Commission begin drafting regulations pertaining to utility scale solar energy development. P&Z, along with Resource Management staff, began that work in early 2022. Since that time, P&Z held several work sessions to identify and discuss potential impacts of utility scale solar. Several iterations and revisions of the regulations were presented until P&Z determined they were ready for a public hearing.

The P&Z Commission held three public hearings on the proposed ordinance:

- October 10th, 2022 in the Boone County Government Center;
- November 2nd, 2022 in Ashland, MO;
- December 8th, 2022 in Centralia, MO.

Public comments were accepted at the hearings, and written public comments were accepted from the date of the first public hearings through December 8th, 2022. P&Z reviewed all the public comments, and directed staff to make several adjustments to the draft regulations. After further work sessions and revisions, staff presented a revised draft to the P&Z Commission on June 15th, 2023. The P&Z Commission voted unanimously to recommend to the County Commission to adopt the draft regulations as part of the Boone County Zoning Ordinance.

Over time it became clear that the P&Z Commission's work on this issue focused on several priorities including:

- Ensuring a high level of community support for all proposed solar facilities;
- Ensuring a commitment to public safety, health, and welfare;
- Minimizing impacts to non-participating properties and property owners;
- Ensuring mitigation of any degradation of public transportation infrastructure;
- Minimizing impacts to the natural environment;
- Ensuring a fair process.

In order to ensure community support of a proposed utility scale solar facility, P&Z chose to use the established Boone County policy for creating a Wind Energy Conversation Overlay District and the Character Preservation Overlay District as a model. That process requires the applicant to obtain the notarized signatures of a super majority of property owners in a defined area where the facility is proposed.

The most recent drafts of the proposed amendments to Section 2, Definitions; Section 15 H Conditional Use Permits for Energy Storage Facilities Located Within a Solar Energy Overlay District; and Section 30, Solar Energy Overlay District (SEOD) were provided in your session packets. Resource Management staff published the drafted regulations on Boone County's website, and provided notice of tonight's public hearing in a newspaper having general circulation within the County in accordance with statutory requirements.

The drafted regulations are presented for public hearing and your consideration.

Commissioner Kendrick opened and closed the public hearing. All submitted public comment forms for this item can be found attached to the end of the minutes.

Purchasing

5. **First and Second Reading: Award of C000769 from Cooperative Contract CC240753001, New Vehicles QVL for 2024 Chevrolet Silverado Custom Crew TB 4X4 Truck from Jim Butler Chevrolet for the Boone County Sheriff's Office**

Senior Buyer Liz Palazzolo read the following memo:

Purchasing requests approval for the award of contract C000769 from contract CC240753001 established by the State of Missouri as a cooperative contract for the purchase of new vehicles. In this case, the County requested quotes from all dealerships for selling light duty trucks on the Qualified Vendors List.

Seven bids were received, and the bid tabulation is attached to this memo:

- 1) Reed Auto of St. Joseph, Missouri
- 2) Joe Machens Ford of Columbia, Missouri
- 3) Don Brown Chevrolet of St. Louis Missouri
- 4) Jim Butler Chevrolet of Centralia, Missouri
- 5) Corwin Motors of Springfield, Missouri
- 6) Ed Morse Chevrolet North of California, Missouri (White Silverado)
- 7) Ed Morse Chevrolet North of California, Missouri (Sterling Gray Silverado)

The Purchasing Department has worked with the Sheriff's Office in reviewing all of the quotes. It is noted that the intended use of the truck includes using the truck for drug detective work which necessitates features that do not signal the truck is a fleet work truck; the quote request stated that the truck should have a black exterior and chrome alloy or black wheels, not painted, including other details and features the Sheriff's Office deems essential for future use of the truck for undercover work. Since there are 7 quotes, the review started from lowest price to highest price. The fourth-lowest price quote is acceptable to the Sheriff's Office; higher-priced offers were not considered further.

The following briefly explains for the record why the three lower priced quotes were not accepted. It is noted that the total price of the vehicle has been added to the quoted delivery charge, if any, to determine the total cost to the County, and it is this total cost that is used to cost rank the quotes.

- The lowest priced bid from Ed Morse is the quote for the 2024 Chevrolet Silverado 1500 Crew Cab for \$46,640.85. It is a white work truck with painted wheels and vinyl flooring. The County's quote request indicated that the County did not prefer painted wheels or a "work-truck" appearance and also indicated that carpet was preferred over vinyl flooring for this reason. The truck was also not equipped with Trailer-Sway or Hill-Assist features. The truck was removed from further consideration.

The Contract 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 #176-2024**

- 6. Second Reading: Award of Amendment #3 for Contract C000080 awarded from Sole Source 134-123116SS for Card & Software License & Service with Priority Dispatch for the Boone County Joint Communications Department – First Read 04.04.24**

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve the Award of County Contract C000080 awarded from Sole Source 134-123116SS with Priority Dispatch of Salt Lake City, Utah for Card and Software License and Service for the Boone County Joint Communications Department.

The Contract Amendment is set out in the attached and the Presiding Commissioner is authorized to sign the same.

Commissioner Thompson seconded the motion.
The motion carried 3 to 0. **Order #177-2024**

- 7. Second Reading: Surplus Disposal – First Read 04.04.24**

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

Commissioner Aldred seconded the motion.
The motion carried 3 to 0. **Order #178-2024**

Resource Management

- 8. Second Reading: Approval of Stormwater Security Agreement and Erosion and Sediment Control Cash Deposit for Arrowhead Lake Estates – Southwest – First Read 04.04.24**

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve the Stormwater Security Agreement and Erosion and Sediment Control Cash Deposit between the County of Boone and Jehovah-Jireh Trust.

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 #179-2024**

9. **Second Reading: Release of the Stormwater Security Agreement and Erosion and Sediment Control Irrevocable Letter of Credit for Calibrated Technologies – First Read 04.04.24**

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby release the Irrevocable Letter of Credit No. 610063-0399, issued by Central Bank of Boone County in the amount of \$57,874.81. Said letter of credit was issued on behalf of Coil Construction, Inc. for stormwater improvements located at Calibrated Technologies, 920 N. Trade Winds Parkway, Columbia, Missouri 65203. The work has been completed as required. The original Commission Order accepting the letter of credit is 179-2022.

Commissioner Aldred seconded the motion.
The motion carried 3 to 0. **Order #180-2024**

Commission

10. Public Comment

None

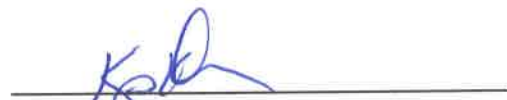
11. Commissioner Reports

Commissioner Aldred stated he has written testimony for Item #3 from Carol Faust that he will submit for the record.

Attest:



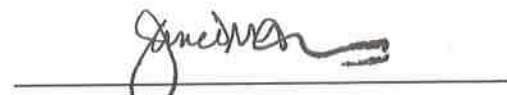
Brianna L. Lennon
Clerk of the County Commission



Kip Kendrick
Presiding Commissioner



Justin Aldred
District I Commissioner



Janet M. Thompson
District II Commissioner

Good morning,

We wanted to reach out about the potential for show me farms expanding— My family and I just moved on E Hwy AB in October because we love how peaceful the area is. We really want it to stay that way- if an event center gets approved for the area it will change the entire dynamic of the road. Traffic will be much higher and not to mention the higher potential of drinking and driving on a 55mph narrow road.

We just love how the area feels right now and feel very strongly that this does not benefit the entire area. People have lived on this highway for a very long time and love how serene it is and we want to see it stay that way.

Please consider how this event center will change the area for a lot of long term residents and new ones that came out to the area for a different setting.

We absolutely do not want to see a large event space get placed on such a beautiful and peaceful part of the county.

Thank you for the consideration,

Melissa Cochran

Good morning,

My name is Ashley French, and we recently built a home and moved to 9880 East Highway AB in Columbia Missouri. This is just down the street from the proposed Show Me Farms event center. Unfortunately, I only just became aware of the plan to rezone and build the event center on Sunday of this past week. I request a delay in the final vote for permitting. The reason for this is that it's unclear if the noticing was done correctly as many of our neighbors had no idea that this event center was being proposed or that the hearing was scheduled for today because we are on a rural road where homes are very far apart. The required noticing distance only notices a few houses around the area, not all the homes impacted. Some of those homes are owned by the person who would need to provide notice for the event center.

I have several concerns about the event center being built in this quiet rural neighbourhood. My main concern is the increased in alcohol consumption and drunk driving on a country highway with no shoulder. Being right next to the University this is bound to happen. It is being proposed as a party barn. Barn is certainly going to have parties with marked alcohol consumption and drunk driving on my road going to my house at all times of night.

I recently hosted a neighborhood open house, and it was clear to me that all my neighbors interested in this community remaining a serene countryside neighborhood. Aside from the increased risk of drunk driving on a dangerous road with no shoulder, I am also concerned about some fundamental run off and sewage management since there is no city sewer.

Ultimately, I would request both more time to discuss this project with the neighborhood. I am opposed to permitting for this as this is a quiet country neighborhood. A party barn ought to be in an area where there was anticipated commercial development. There are many homes occupied here and being built here with the understanding that this was not going to be a party barn area.

Thank you

Ashley French

We are writing to oppose the rezoning of Fairway Commercial Building Inc from A-1 to planned Recreation and any approval for the Show Me Farms Event Center located at 7750 E Hwy AB Columbia.

We have just now been made aware of these possible changes in our residential area near our home which we have had for the past 20 years. We love our peaceful location surrounded by agriculture and hate the thought of these changes which would lower the value and enjoyment of our home, We are located within a mile of this possible venue and really do not want this close to our home as we know it will increase traffic, noise and change the overall peaceful and serene environment we have loved for 20 years.

I will be attending the meeting this morning to demonstrate our opposition.

Please consider our homeowners in this area and oppose these changes.

Respectfully,

Ramsey and Cari Shouman

Dear Commissioner Aldred,

I hope this email finds you well and reaches you in time before your 9:30 AM public meeting this morning. I am sorry that I was unable to attend in person.

I am emailing this public comment strongly suggesting the Commission table any approval of the proposed Show-Me Farms Event Center until further notice. Many of the residents along E HWY AB and Rangeline were unaware of this rezoning and use request. I only learned of it this past weekend because a concerned neighbor took the time to go door-to-door for three days to ensure the neighborhood was aware of this proposal. Show-Me Farms made no such effort.

While there may have been legally sufficient notice to "neighbors", clearly this change would affect the nearby residents and community. Only a few persons were even aware of the original zoning meeting (see that attendee list). I myself have driven past the proposed site nearly twice a day, five days a week, since the beginning of March, and never observed a sign notifying of a public meeting.

I urge you to move the Commission (and I urge the Commission), to table any approval until the owner of Show-Me Farms holds a widely-publicized, accessible, convenient community meeting, where the neighborhood can ask frank, serious questions to learn more about the project. I further ask the Commission take up this business only after the owner submits proof of the meeting, including an attendee list, for the Commission to keep as a record along with any final decision.

We may be in support of it, or we may be opposed, *but at least we will be aware*. At this time, too few of us have the details.

Thank you so much for your attention to this important local community issue.

Respectfully,
Jacob Westen

9880 E HWY AB
Columbia, MO 65201
816.876.9629

To Commissioner Thompson,

My husband and I own 279 acres of agricultural land at 8400 South Rangeline Road. We do not want to have the proposed Show-Me Event Center in our quiet neighborhood of farmers and small-acreage homeowners.

We think this proposed Event Center would be bad for our neighborhood at this time. Increased use of the J-turn at Deer Park Store will increase safety concerns. We do not need the increased traffic and increased noise that would accompany the Event Center.

Please vote against this proposal at the meeting on Tuesday, April 16, 2024.

Bud Holiman and Geraldean C Holiman

Charlene Brittain just called to express her opposition to the building of the event center on AB. She and her husband bought their farm in 1957 and have lived there ever since. She shared that it is a very residential area with many people having built large, beautiful homes in the area. She is concerned that the event center will disrupt that aspect of the area. She is also concerned about the potential drinking and disorderly conduct of people attending events at the event center, including the potential of inebriated people using weapons at events. She feels that those wishing to build the event center have the capital to acquire different, more appropriate land for that use.

We are writing to express our strong opposition to the rezoning request of Fairway Commercial Building Inc, to rezone from Agriculture 1 (A1) to Planned Recreation (REC-P) 10 acres of property located at 7750 Highway AB, Columbia. We were unaware of the hearing on March 21, 2024 to voice our opposition and recently found out about the application for rezoning from neighbors who are also opposed.

The main reason for opposition is due to the additional traffic this will cause for a rural highway that uses J-turns on Highway 63. The plan for this property is to host weddings that could have several hundred people in attendance. If you consider 2 people per car, there could be 100 or more cars traveling this area at one time. Even though J-turns on Highway 63 have decreased fatality car accidents, there are still safety issues with people trying to navigate them. Also, Highway AB is a rural road with no shoulders and a few small hills that cause blind spots with a speed limit of 50 MPH. Having this many cars at one time on this road makes this road dangerous.

Also, wedding receptions will include music that could be played until late in the night that would be a noise disturbance for surrounding homes. Allowing the rezoning of this property for this use would allow no recourse for neighbors to do anything about the noise. Even though this is a rural area, there are still several homes near this property that loud music would be heard. Also, events held at night will require lots of lighting, which would be another disturbance to neighboring homes.

Even though they are only requesting 10 acres to be rezoned, they own a total of 80 acres. Once 10 acres are rezoned, they may decide to expand and request rezoning of more land, which will make traffic, noise, and lighting concerns even worse. This may also encourage other property owners to want to rezone their land, which will then change the peaceful, rural dynamic of the area, which is why so many of us built homes here. Ultimately, all these concerns will devalue our property.

We urge you to disapprove the property rezoning and we know many neighbors who were also unaware of the hearing on March 21st that share our opinion. Thank you for your continued service and support of our community.

Sincerely,

Joe and Kathy Mertzluft

Kip, my name is Tom Bass. I own the 900 acres contiguous acres directly across from the proposed Show-Me Farms Event Center. My first exposure to the project was at the P & Z meeting last Tuesday. Like all the other stakeholders I am greatly concerned about the noise, traffic, alcohol consumption, etc. This is NOT an insignificant commercial development. The proposal includes 85 parking spaces and a 199 person occupancy. To put that in perspective, I counted 99 parking spaces in front of the "Food Barn" on the business loop. I feel that a commercial development of this size in the middle of a residential area is not appropriate and will have a detrimental affect on property values. I don't know how you regulate noise?? I refer to the area as residential because other then few large tracts of tillable farm land most of the property has been subdivided into single family homes. There was one important issue that was not discussed at the meeting and that is access. To access the proposed Event Center [party barn] from Hwy 63 coming from Columbia you have to negotiate the "J turn" in front of the Break Time convenience store at the corner of Hwy 63 and Hwy AB. The 4 lanes of Hwy 63 are so close together that it is difficult to complete the J turn without exposing the front of your vehicle to the oncoming northbound traffic. After completing the "J turn" the vehicle has to accelerate uphill in order to merge with the northbound traffic then cross both lanes of traffic in order to turn right in front of the Break Time. For example, if a person were going to attend an event at a party at the proposed event center [party barn] after a football game, had a couple of drinks at a tailgate gathering and then had to negotiate the J turn on their way to a party at the event center... [especially in the evening or after dark]... this could potentially create a very dangerous situation. I would encourage you to drive down hwy 63 and try to use the J turn yourself. I drive this route sometimes several times a day going to my farming operation. I am not exaggerating or embellishing the situation. Every time I make the trip I have to dodge the oncoming traffic to make the J turn, try to accelerate up hill while I merge onto the hwy, and then work across two lanes of traffic in order to turn right on hwy AB. 55 miles an hour is about as fast as I can go by the time I reach hwy AB to turn right and the traffic is usually bearing down on me from behind. It is not uncommon to hire a traffic engineer in a commercial development of this size to deal with these types of issues. Brian called me yesterday to discuss the development and mentioned that he originally asked for a 300 person occupancy permit but was unable to get it approved. If this were to be approved in the future it would make the situation more tenuous. When I brought up the issue of the the J turn with Brian he said that MoDot had conducted a study and concluded the the development would be a "low impact" development. I am unaware of any such study by MoDot.

In conclusion, I am against the proposal. A group of us have been visiting neighbors and no one beyond 1000 feet that I have spoken with is aware of the proposal. No one that I have spoken with is in favor of it. A development of this size should probably have had a larger notification radius. I have other issues

that I would be willing to discuss but it might be easier in person or on the phone. Feel free to call me at any time and please feel free to forward this e-mail to the other commissioners. Thanks for your time and effort on this project.

Sincerely
Tom Bass

Dear Ms. Thompson, Mr. Aldred, and Mr. Kendrick,

My name is Stacy Papa. I live at 7801 South Rangeline Road, on Rangeline , just West of Highway AB. I want to add my voice to the voice of others who are in opposition of the rezoning proposal of the Show-Me Farms Events Center. I would have reached out sooner but, unfortunately, only found out about this a few days ago.

We moved here 7 years ago. The first time I drove out to look at our (now) home, I parked in the driveway, rolled down the windows and just listened to the sounds outside. I heard birds and horses and it was the most incredible sound. I immediately fell in love with the area and the property. This is our dream home and location. We treasure our peace and quiet. It is what makes the farther drive to schools, (our middle schooler attends Oakland Middle School in the FAR north part of Columbia) stores, and work worth it. My husband works in Vandalia, MO- an hour and 15 minute commute, We think it is worth it because we LOVE where we live. We love the quiet, safety and privacy of this country setting.

We felt frustrated and helpless when Lakeside Ashland opened. We didn't know it had even opened until we were sitting in our backyard one night and were shocked to be hearing such overwhelming loud music and bass that continued for hours. Now, an event center is looking to re-zone RIGHT up the street, bringing noise, traffic, and potential safety hazards to our quiet neighborhood. Please do not allow this to happen!

We have four teenagers. I already worry about them driving. Three are currently old enough to drive and one will learn to drive next year. AB is a narrow road with no shoulder and it is the way we drive multiple times a day. The added traffic and possibility for drunk drivers scares me. Not to mention the added unexperienced and potentially drunk drivers using the j-turn. All of it seems like a really bad combination and only benefits one group- while causing harm to everyone else around.

I urge you to vote against letting this change take place.

Thank you so much for the consideration.

Sincerely,

Stacy Papa

I am opposed to event center on east highway AB. They have miss led us on several items that they are planning. If they get the 10 acres rezoned now then the next thing they will continue towards wanting more rezoned.

Frances Martin

Commissioners Aldred, Thompson and Kendrick,

BACKGROUND:

Our family and extended family voted for you each and appreciate the work you have done.

I'm sure that one of the most difficult categories of decisions you have before you daily are those regarding where to encourage business and commercial growth.

I recognize the importance of proper planning and organization. There are often too many opinions and preferences to consider.

However, I ask that you strongly consider our preference to reject the plan for the Show-Me Farms Event Center rezoning on AB. (pictured below)

My decade-old small business has been collecting \$2 million annually from Audrain, Ralls, Pike and other northern counties and bringing it home to Boone for the past 6 years.

My business is overwhelmingly supported by all the local residents because it is properly located.

THE ISSUE:

Increased traffic along narrow AB to events famous for DUIs is a poor decision.

Home values will drop in what "used to be" a quiet residential and agricultural area.

A precedent will be established in turning a green, peaceful township into commercial zoning with parking lots and noise pollution.

Standing up to those "flood gates" and not establishing the precedent is what truly matters.

It is a big part of why Boone will never resemble St. Louis Co or Johnson Co.

Careful planning to keep everything in its own lane gives Boone a unique appeal over areas that bow to the dollar and incrementally court chaos with every opportunity for revenue.

SUMMARY:

I know you have a good/better/best decision on your hands and the proposal hearing did not invite everyone who would have their lives disrupted by rotating parties of inebriated traffic and dance music.

(Inviting within 1000 ft of the proposal is ineffective around farmland)

All of the neighboring homes specifically chose our homes for the proximity to certain areas and the DISTANCE FROM others. Bringing commercial into our backyard after the fact is selfish and unfair. It only benefits 1 business but forever brings the rest of our home-lives down.

I urge you to consider the 48 other landowner's preferences over the one business looking to capitalize on limited noise, light and behavior restrictions.

Thank you,
-Dr. Cedric Papa

Brian & Jennifer Mayse

Fairway Commercial Buildings

7750 E. Hwy AB

Columbia, MO 65201

bsqueaky@gmail.com

Boone County Commissioners

Kip Kendrick, Dustin Aldred, Janet Thompson

Commissioner,

As you may expect, the last few days following last week's commission meeting have been exciting around the farm. I have been contacted by supporters living in the area with reports that a few concerned neighbors, some nearby, some more distant, have rallied in opposition seeking to further their position with petitions and social media posts. Many of them completely misrepresenting the facts or my intentions. It has stirred up quite a social media frenzy. Therefore, I am reaching out to further my case and position.

Since this all began, nearly 2 years ago, I have held the same position that hosting events at my property is the least impactful and most in keeping with the history of the property. Far less than any of my other options. For decades the property has been operated commercially with sales of goods nearly every day but much more on the weekends, Farm sales, livestock auctions, even political events being commonplace. All of those operations were under the umbrella of agriculture, but it was commerce none the less, and it was never a problem. Neighbors never complained and many were regularly in attendance.

After discontinuing the livestock business in 2017, I was looking to find a way to continue the revenue stream from this property. Many options existed, and still do. However, I personally find them less desirable for the neighborhood than hosting small events as proposed. The row crop farmer who rents the tillable portion of the farm is presently an organic operator. He raises organic crops and thereby uses organic fertilizer annually. Until I was introduced to this farming practice, I had no idea, but there is an overwhelming demand for organic fertilizer and a local brokerage would be very lucrative. That was an option that would be both financially rewarding and be in keeping with the present A-1 zoning. Large-scale grain storage is another prospective option, similar to the one Mr. Tom Bass operates across the street. It would have to be expansive to make it worthwhile but is very doable with minimal input costs comparatively. Also within the limits of my present zoning. While I have no interest in livestock operations, I could easily find a local operator willing to rent space for large scale

livestock production. I have ample space to accommodate a feedlot housing hundreds of head of cattle or pigs. Tens of thousands if it were a poultry operation, all coming and going by semi-trucks weekly or daily. Agriculture can be a messy business, with sounds and smells that many who have only lived in a city or more urban environment have never experienced day in and day out. But I have. It can be unpleasant. Those unpleasanties are what I am trying to prevent.

The good news for the neighborhood is I simply don't want to engage in those permitted yet offensive operations. It's just not in my nature. Doing so would be an enormous detriment to the community both economically and aesthetically. That is not my style or my intent. My intention is to create a safe place where people can gather to celebrate milestones in their lives while in the breathtakingly beautiful surroundings of this Southern Boone County setting. Within the last two years we have hosted birthday parties, anniversaries, graduations, a celebration of life for a local individual who loved the farm, and two company events that had live music with amplified sound that the noise could barely be heard at our mailbox. To date, these activities had no neighborhood complaints or interactions with law enforcement.

Personally, I take pride in being a good steward to the land I own. I am extremely proactive in preventing erosion, and healing erosion caused before my time. In the last 5 or so years, I have spent hundreds of thousands of dollars in this effort on my various properties. All of that seems to go unnoticed, perhaps because I don't showcase those achievements, but they happened none the less. Generally speaking, I insist on leaving a property in better condition than I receive it and I have demonstrated that repeatedly and will continue to do so.

I feel that the design and planning team at Crockett Engineering have done an outstanding job creating a proposal that satisfies my needs while providing protections for the neighborhood. Additional limitations have been suggested by both county staff and the advisory commission and I have agreed to adopt those changes as of this writing. Therefore, I am truly hopeful the proposal shifts in my favor. Failure could force my hand to consider all other options including any of the aforementioned, or in the worst case, liquidation to a developer(s) for subdivision of all of my Southern Boone County properties, totaling nearly 700 acres. Obviously, that is a worst case scenario that I really hope never comes to be, but financial hardship can come to anyone at any time, and I am no more exempt than anyone else.

Sincerely,

Brian Mayse – Fairway Commercial Buildings Inc.

Dear Boone County Commissioners:

I am writing you to express my concerns and state my opposition to the rezoning of the property located on Hwy AB owned by Fairway Commercial Building Inc., for Show-Me-Farms Event Center.

The request for the rezoning of this property was only known by a couple adjacent landowners as they were the only ones formally notified, though the rezoning and the proposed use of the land would greatly affect the neighborhood surrounding it. Due to this, many residents that would be affected by the event center did not get a chance to voice their opinion earlier, or at all. Once the few landowners realized that only a scarce number of residents were notified, it created a chain of events to inform those that should have been notified to begin with. It almost appears it was being swept under the rug to pass though. I have been in real estate for 30 years and know what kind of mess this can cause. I own 20 acres only a few properties away on Rangeline Rd on the ski lake. Sounds travels across the lake with even a soft voice. I have owned this since 1996 and built a house in 1998.

My concerns with this property are as follows:

1. The benefits seem to apply solely to the owner who inherited this property from his deceased parents. It in no way benefits the surrounding landowners, nor really promotes any farming lifestyle. The proposal mentions promoting agricultural lifestyle, which seems like a gimmick to make it sound better to get approved. The common good is not achieved when it is detrimental to the surrounding neighborhood.
2. Hwy AB is not a well maintained state highway. The road is narrow, with deep ditches and several hills that make turning off the road dangerous. A line of traffic slowing down to turn is not safe from cars popping up over the hills. The road tends to be very bumpy with the center part of each lane raised, making your vehicle bounce around. They did repave it twice within about two years which has made it now more tolerable, but it breaks down so fast with the current amount of traffic alone. In the winter, it is one of the last in the area that the state clears. More traffic will make it considerably more dangerous, along with further deteriorating the road and causing further need for repairs and resurfacing- an inconvenience to the area's residents and to the state and taxpayers.
3. The events will likely cause a high amount of continuous drinking and driving on a road that is too narrow and already has too much traffic on it. Continuous late night traffic with vehicles pulling in and out of the drive will cause noise for neighbors who chose to live in a quiet rural area, plus likely cause wrecks and potential property damage to others when drinking and driving, not to mention more crime and civil disturbances from more people being in the area.
4. The events will cause nightly noise from parties and events, fireworks, people, and music. There is no buffer for the area- there is not thick woods or trees or anything

that would stop noise from traveling in most directions. We hear traffic on 63 on many days from our residence. This sound would echo through the area, affecting residents in quite a wide radius of the property.

5. The property owner owns 80 acres, including the 10 in the proposal, and he also owns many more acres that are adjacent to this property. He would have the potential to keep rezoning the additional land if gets approved. It also means he has the ability to actually use more land that is stated without people ever really knowing it. People bought and built in this area because it was homes with small acreages and farmland in a quiet and peaceful environment. The property values will be affected with this type of facility and the traffic and noise it brings, in addition to disturbing the peaceful land that the surrounding residents chose to build their homes and lives on, long before he inherited this land.

I sincerely hope the commissioners hear the voices of concern and opposition of the surrounding landowners and vote to deny the rezoning that only benefits one person at the expense and disruption of the surrounding landowners. I also would like it to be known that I unable to make the hearing Tuesday morning as my daughter has a cardiologist appointment that cannot be changed.

I greatly thank you for your time and consideration.

Sincerely,

Laura Fox

7931 S Rangeline Rd
Columbia, MO 65201

Laura Fox
Accountant
Broker-Salesperson licensed in the state of Missouri
House of Brokers Realty, Inc
HOB Holdings, LLC
573-446-6767
www.houseofbrokers.com



Boone County Commission
Public Comment Form

Agenda Item: 3	DATE: 3-9-24
COMMITTEE: Boone County Commission	
TESTIFYING: <input type="checkbox"/> IN SUPPORT OF <input checked="" type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES	
NAME	
INDIVIDUAL	
NAME: JORDAN CRAIG	PHONE NUMBER: 573-489-5897
BUSINESS/ORGANIZATION NAME:	TITLE:
ADDRESS: 8053 E HW AB	
CITY: Columbia	STATE: Mo ZIP: 65201
EMAIL: JORDAN.CRAIG1996@GMAIL.COM	ATTENDANCE: <input checked="" type="checkbox"/> SUBMIT DATE: 3-9-24

I have no objections to the information in this application being made public. I do hereby certify that the information provided on this form is true and accurate.

As a 27-year-old resident of 8053 E HW AB and a staunch advocate for our neighborhood, I strongly oppose the proposal to rezone A1 rural property. I am planning to build and raise a family on our family land that I am currently on. I'm deeply concerned about the safety and well being of our neighborhood. The potential for excess partying, sound and disruption to our peace and quiet could greatly impact our quality of life. Additionally there are already numerous venues, such as the Bradford farm and Elk Lodge, catering to similar events, negating the necessity for another venue in our area. Preserving the sanctity of our land and ensuring a safe environment for the future generations should be a priority. Rezoning the A1 property use could jeopardize these goals and negatively affect our community.



Boone County Commission
Public Comment Form

Agenda Item: <i>FAIR VIEW COMMERCIAL BLDG</i>		DATE: <i>4-9-24</i>
COMMITTEE: Boone County Commission		
TESTIFYING: <input type="checkbox"/> IN SUPPORT OF <input checked="" type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES		
NAME		
INDIVIDUAL		
NAME: <i>SHARLINE PAUL</i>	PHONE NUMBER: <i>636-459-5826</i>	
BUSINESS/ORGANIZATION NAME:	TITLE:	
ADDRESS: <i>7851 E HWY AB</i>		
CITY: <i>COLUMBIA</i>	STATE: <i>MO</i>	ZIP: <i>65201</i>
EMAIL:	ATTENDANCE:	SUBMIT DATE:

I have no objections to the information in this application being made public. I do hereby certify that the information provided on this form is true and accurate.

Submitting Petition By PROPERTY OWNERS.

The area of the proposed rezoning is currently zoned as A-1, as is all of the property surrounding the area. Spot zoning in the middle of a large agricultural zoned area would seem to contradict any master plan. The proposed project redefines the use of the land for the benefit of one property owner, at the expense of the overall quality of life for all residents.

The 1,000 foot notification requirement may meet the regulatory requirement for notification of the rezoning request, but the number of citizens affected exceeds well beyond 1,000 feet. Some notifications were sent to property owner who do not live in the area, including the party requesting rezoning.

Event and traffic noise are one of the many concerns. Evening events and traffic noise can interfere with sleep, conversation, and other activities on our own property. The increased noise level from these proposed events and large volumes of people are not compatible with the zoning in the surrounding the area.

Event centers, such as the proposed Show-Me Farms Event Center, allow the use of alcohol. Often weddings, holiday parties and other social events include drinking to excess and inappropriate behavior. Large gatherings of people, where alcohol is allowed, can result in altercations and crime. This becomes a security and safety issue for everyone in the neighborhood and everyone using the roads. Users of a venue often wander outside the buildings. Residents are concerned about mischief and crime that sometimes accompany this behavior.

Intense lighting used for security around the venue and parking is a concern to impacted residents. They have chosen to live in an agricultural zone for the peace, quiet surrounding, the wildlife, and the absence of high intensity lighting.

This type of development would be better suited in an area where such issues are mitigated with good planning and zoning.

There is seating inside the main building for 199 guests. However, the additional structures on the property could potentially accommodate a much larger crowd with no means to monitor or enforce capacity. The plan presents 72 parking spaces, but it was suggested buses could bring larger crowds.

There are several event centers in Columbia and the surrounding area that seem to satisfy the needs of consumers and the residents of this area do not feel a need for an additional facility. It is unknown what types of events could be possible, but what has been presented so far does not showcase agriculture. The proposal of carriage rides and hay rides could not possibly be accomplished on the 10 acre tract considered for rezoning.

The rural character of this area would be lost by one development, while negatively impacting our quality of life. Rezoning should not be arbitrary and should be done in

accordance with the comprehensive plan. The rezoning request before you is not compatible with the existing current surrounding area and it is not in the public interest.

Purchase of property to build a lifetime home for a family is a major decision made easier when living in a county where there are demonstrated concerns for the well being of the residents who have elected to live in an agricultural area. Many residents have lived in the area for many years and have planned to make this their home for the remainder of their life. Please help us preserve our neighborhood so it does not become a location unappealing to us.

NAME:	ADDRESS:
DENNIS SAFF JIM BASS	7949 HUBBARD RD 909 WESTOVER ST. 65209
Joe McDow	7220 E Highway A.B.
Francis & Marti	7350 E Highway AB
Gerald CRAIG	9620 Verners Ford Rd.
Debra Craig	9620 E Verners Ford Rd.
Patricia Selby	6451 S Rangeline Rd
Tom Selby	6451 S. RANGELINE RD.
Shapline Paul	7851 E Hwy AB
Reck Sapp	3307 LYNNWOOD DR
Daniel B. Sapp	7572 E Hwy AB
Ron Sapp	908 HULEN DR
Carl Sapp	10225 East Hwy AB
Jordan Craig	7851 E Hwy AB
Larry Pauley	8053 E Hwy AB
Vicki S. Pauley	8801 E Hwy AB Col Mo
George Faust	8801 E Hwy AB Col. Mo
Carl Faust	8701 E Hwy AB Col, Mo
	8701 E Hwy AB, Col Mo

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Purchase of property to build a lifetime home for a family is a major decision made easier when living in a county where there are demonstrated concerns for the well being of the residents who have elected to live in an agricultural area. Many residents have lived in the area for many years and have planned to make this their home for the remainder of their life. Please help us preserve our neighborhood so it does not become a location unappealing to us.

NAME:	ADDRESS:
James Franck James Franck 147	9875 E Venus Ford Rd 9803 E Venus Ford Rd 65201
Deborah White	5800 S Rangeline Rd Columbia MO 65201
Dan White	5800 S Rangeline Rd Columbia 65201
Sandy Lapoly	5900 S. Rangeline Rd Columbia 65201
Brooks Fran	9035 E David Allen Rd Col MO 65201
William Goen	9302 E David David Allen Rd (65201 65201)
Shirley Fran	9302 E David Allen Rd 65201
Hank Goen	6400 S. Ransdie Rd. Colum. MO.
Anita Ellis	5920 S. Rangeline Rd Columbia, MO
William McQuegge	6402 S. Rangeline Rd Columbia MO.

carl blank

From: Sharline Paul <sharlinepaul@centurytel.net>
Sent: Monday, April 08, 2024 12:08 PM
To: commission@boonecountymo.org
Cc: Sharlinepaul@centurytel.net; carlblank@centurytel.net
Subject: Fairway Commercial Building, Inc. 7750 E Hwy AB
Attachments: IMG_1254 (002).JPEG

Commissioners,

In early May 2022, I contacted Boone County Planning and Zoning and spoke with Mr. Uriah Mock. The rumored proposed event center, to be started at the Show-Me Farms, appeared to be a reality. I wanted to know if the present zoning of A-1 allowed for an event venue and was told it did not. When I stated I believed development had started because the buildings and grounds were being renovated, and there had been an addition to the house, Mr. Mock said Planning and Zoning was aware of the project but there were no applications for building permits. He also said Planning and Zoning would follow up with the owners.

As the summer progressed a sign advertising Show-Me Farms Event Center was erected on the property with a phone number and website. Once again I contacted Mr. Mock and he assured me, as adjacent property owners, we would be notified when the property owners applied for a conditional use permit.

In September, I once again contacted Mr. Mock to let him know we had never received notification of a hearing for a conditional use permit and the website advertised on the sign had a wedding event posted for October 22, 2022. He said Planning and Zoning would be following up with the property owners because they had not secured the necessary permits to operate the venue.

On, or about October 17, 2022, I once again contacted Mr. Mock to inform the office the wedding scheduled for October 22 was still showing on the event center website. He told me Planning and Zoning had contacted the owners and they had been informed operation of an event center was not permitted without going through proper procedure.

I can assure you preparation for a wedding and a celebration took place at the site October 21, 22, and 23, 2022.

I do not know the procedures that should have been followed, or, how this could have been handled differently by me. I am disappointed the project was allowed to progress, with Planning and Zonings awareness, through completion and implementation of an event center in an A-1 zoned area, before we, and all the other property owners in the area, were allowed to voice opposition or support.

After we received the notice of the Planning and Zoning hearing scheduled March 21, the owners invited us, as notified property owners, to view their completed facility. They stated it was ready except for a few minor adjustments such as making the bathroom handicap accessible. Attached is a picture we took showing the inside of the main building. As one of the most directly affected property owners, we have always been opposed to having an event center across the road from our home.

Sincerely,
Sharline Paul
Carl Blank



Boone County Commission
Public Comment Form

Agenda Item: <u>3</u>		DATE: <u>4/9/24</u>	
COMMITTEE: Boone County Commission			
TESTIFYING: <input type="checkbox"/> IN SUPPORT OF <input checked="" type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
NAME			
INDIVIDUAL			
NAME: <u>Jerry Craig</u>		PHONE NUMBER: <u>573 569 015</u>	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS: <u>9620 E. Verners Ford Rd</u>			
CITY: <u>Columbia MO</u>		STATE: <u>MO</u>	ZIP: <u>65201</u>
EMAIL: <u>jerrybob1@centurytel.net</u>		ATTENDANCE:	SUBMIT DATE: <u>4/9/24</u>

I have no objections to the information in this application being made public. I do hereby certify that the information provided on this form is true and accurate.

① who will control music, drinking, departure time?

② We see every car going in + out.

③ No visual blockage for sight or sound (buffering)

④ actualy sunset or just dark?

⑤ can make contact with a group (flower or motorcycle rally, fratunity)?

⑥ Height of light poles, no sidewalks

⑦ Lakeside (noise), event center, noise decibel?

⑧ Serrenson, Bradford, Alpine, Atruim on Tenth, Riechmann, indoor pavilion, Elk Lodge, Northeast Event center)

⑨ Two other's wanting to rezone if this passes

* NOT Rental praperety - son who will inherit through a trust lives there!

4-H BRADFORD

others in area



Boone County Commission
Public Comment Form

Agenda Item: <u>Show Me Farms Event Ctr</u>		DATE: <u>4-9-2024</u>
COMMITTEE: Boone County Commission		
TESTIFYING: <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES		
NAME		
INDIVIDUAL		
NAME: <u>SUE GRIFFIN</u>	PHONE NUMBER: <u>573-442-2693</u>	
BUSINESS/ORGANIZATION NAME:	TITLE:	
ADDRESS: <u>8000 EAST HWY AB</u>		
CITY: <u>Columbia</u>	STATE: <u>MO</u>	ZIP: <u>65201</u>
EMAIL: <u>SUE-griffin@outlook.com</u>	ATTENDANCE:	SUBMIT DATE: <u>4-9-2024</u>

I have no objections to the information in this application being made public. I do hereby certify that the information provided on this form is true and accurate.

I am favor of granting Show Me Farms a permit for their event center. I have viewed all the plans and feel they have covered all concerns as far as noise - lighting etc. I live just east of the event center on Highway AB. I've known the Mays family for a number of years and they have been good neighbors to me!

To the Boone County Commissioners for your consideration,

I live on Highway AB in Boone County. Yesterday, a neighbor shared that the old Show Me Farms at 7750 E Hwy AB has petitioned the Boone County Commission to become an event venue. Although my property is not located in the legal area of notification, as a resident who has lived on and traveled Hwy AB for 40 years, I am vested in this news and feel I should be allowed to voice my opinion. We are neighbors in our chosen rural location. We wave as we pass by and we respect each others property

Don't let the name Hwy AB fool you. It is a rural road. It has just enough area for two cars to travel on safely. There is maybe 8 inches from the white line to the embankments that most properties have alongside this road. There is no room for error with a misplaced tire. Many acres are still farmed along this road. Therefore, in the planting and harvesting season, you have to be alert 7 days a week, long before sun up to late at night. Those farmers are working around weather and timelines to get the crops planted and harvested. There is also the increased semi tractor trailer vehicle traffic that now utilize AB since Rangeline is paved and they can circumvent the 63/70 connector. With access to the Mark Twain forest at the end of AB, the bicyclists love to take their share of the road. Then there are the horse enthusiasts and their trailers that can access the forest trails from AB. In city neighborhoods there is an errant dog, cat or squirrel that surprise a driver. Add to those,

our neighborhood animals of deer, geese, turtles, raccoons, opossums and even cattle and horses are always a possibility.

The access to AB is from 63 northbound. There is a J turn from the southbound lane and the acceleration ramps. Go to the Break Time at that corner and observe how most who use that service have no clue how to navigate safely in that area. Cars stop in the J turn and then cut across traffic making vehicles scatter. Both northbound and southbound lanes of 63 are just scary watching drivers unfamiliar with accessing/exiting the J turn. That's just to access AB. When you exit Hwy AB to go northbound, many drivers have a blindness to the acceleration lane. They just jump out into traffic .

What's my point? Why should these traffic issues be of any concern to that proposed venue? Not only will that add to the exiting traffic but I can only assume there will be alcoholic beverages served there. Drivers unfamiliar with the nuances of how to navigate the neighborhood and alcohol does not sound like something else this area needs.

Now granted, I do not expect I will have to deal with any other issues that may arise by living in closer proximity than I do. But if their neighbors do, I support them. I would like to point out that to have a good neighbor is to be a good neighbor. In that thought, the owners of this venue should have gone with that spirit and should have invited all of us for an opportunity to ask questions and voice concerns. Instead they have hired a lawyer, submitted

plans to the commission to get approval, without considering potential impact for others who live in the area. I have not researched zoning laws in the county but I do observe notices on land when I am out and about. Recently, at the corner of Nifond and State Farm Parkway, there was a large notice regarding rezoning that land. Is that not applicable to the county? I would have taken notice of that.

It is my opinion that Hwy AB already has its safety issues with its current traffic and the Show Me Farms Event Center traffic will only add to existing traffic safety. Please take into consideration the opinion of someone who has traveled this road and witnessed some surprising occurrences on AB.

Carol Faust
8701 E HWY AB



Boone County Commission
Public Comment Form

Agenda Item: <u>SOLAR</u>		DATE: <u>4-9-24</u>	
COMMITTEE: Boone County Commission			
TESTIFYING: <input type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
NAME			
INDIVIDUAL			
NAME: <u>Kevin Hull</u>		PHONE NUMBER: <u>573 881-5105</u>	
BUSINESS/ORGANIZATION NAME:		TITLE: <u>owner</u>	
ADDRESS: <u>6825 N. Rt. 2</u>			
CITY: <u>Col</u>		STATE: <u>MO</u>	ZIP: <u>65202</u>
EMAIL: <u>hullkevin@Acad.com</u>	ATTENDANCE: <u>yes</u>	SUBMIT DATE: <u>4-9-24</u>	

I have no objections to the information in this application being made public. I do hereby certify that the information provided on this form is true and accurate.

Informational Purpose -

Sierra Club input to Boone County Utility Scale Solar Farm Regulations

Sierra Club Mid-Missouri Group commends the Boone County team who developed the regulations for the inclusion of incentives to increase pollinator habitat and for the protections for biodiversity and natural resources. We strongly support all of these sections.

These protections would be made even better by requiring wildlife friendly fencing.

30.7.1.3 Visual Impacts

Specify wildlife friendly fencing which allows small animals to pass through. Specify the space between fenced clusters should allow wildlife the size of deer to pass through. In the future due to migrations forced by climate change, we might also anticipate wildlife such as bear or even Missouri's modest newly established elk population to be migrating north. These solar farms may last as long as 30 years and we should plan that they will have new panels installed for an even longer life. The Nature Conservancy has successfully worked with solar farms on wildlife permeable fencing. More information [here](#).

30.7.1.4.3 Soil Erosion and Water Quality

Allow crops under solar panels in addition to between panels. Research and real world experience have proven that crops such as chard, peppers, lettuce, kale, tomatoes, squash and beets can be effectively grown under panels. Crops underneath can benefit energy production by keeping the panels cooler. More information [here](#). Growing these type of crops locally in Boone County will increase the resiliency of the local food supply as well as reduce greenhouse gas emissions related to food transportation.

30.8.1 Decommissioning and Financial Security

Reduce the high security deposit required for decommissioning and reclamation to 100% of the expected cost. As there is an inflation adjustment over the life of the project, 100% seems reasonable.

30.2.1 District Area Requirements

Other similar jurisdictions allow for up to 1000 acres maximum and just 10 acres at minimum, compared to the proposed 640 acre maximum and 20 acre minimum here. Sierra Club supports 10 acres minimum and 1000 acres maximum. In the US as of 2018 the majority of utility scale solar farms were



Boone County Commission
Public Comment Form

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Agenda Item: SEOD ORDINANCE		DATE: 04-09-24
COMMITTEE: Boone County Commission		
TESTIFYING: <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input checked="" type="checkbox"/> FOR INFORMATIONAL PURPOSES		
NAME		
INDIVIDUAL		
NAME: Sarah Polachek	PHONE NUMBER: 978-773-0744	
BUSINESS/ORGANIZATION NAME: ENEL	TITLE:	
ADDRESS: 16105 W 113th St. Suite 105		
CITY: Lenexa	STATE: KS	ZIP: 66219
EMAIL: Sarah.polachek@enel.com	ATTENDANCE:	SUBMIT DATE: 04-09-24

I have no objections to the information in this application being made public. I do hereby certify that the information provided on this form is true and accurate.

Typical Standard for counties we see is that a "notice" of transfer of sale with confirmation the security will remain in place is sufficient as a requirement, rather than a formal county "approval" process. The proposed process could restrict a private transfer of land and put the county in the middle of a ~~process~~ confidential business transaction.



March 27, 2024

Renew Missouri
915 East Ash
Columbia, Missouri 65201

Boone County Commission
801 E. Walnut St.
Columbia, Missouri 65202

Re: Comments Boone County Solar Energy Overlay District

To the Boone County Commission

Renew Missouri, a non-profit committed to clean energy access to all Missourians, appreciates the opportunity to provide additional comments on the proposed Solar Energy Overlay District ("SEOD"). While we do not represent any business, Renew Missouri has been in contact with multiple utility-scale solar generators as a part of our analysis of these ordinances. While the industry professionals we have spoken to see vast improvements to what is being currently contemplated since they were initially drafted – and subject to a September 22nd of 2022 memo penned by Renew Missouri to the Boone County Planning and Zoning Commission (which we have attached to this memo and ask to incorporate *in haec verba*) - concerns remain we wish to enter into the record. These include:

Section 30.2.1. - The maximum size for a SEOD in these proposed ordinances is 640 acres. Compare this to Johnson County, Kansas (a jurisdiction where urban density and rural areas are comparable to Boone County), which allows for 1000 acres and is currently considering revising its ordinance to allow for 2000 acres. Also, the minimum size in Boone County is twenty acres, as compared to ten in Johnson County. The size limitations could be expanded here.

Section 30.2.2.4 - SEODs cannot be within roughly half a mile of each other. The rationale needs to be explained for this.

Section 30.4.1.9 - This section requires a glare analysis to demonstrate impacts on roadways and dwellings with 550 ft. Typically, this is generally required when solar facilities are near airports. This blanket requirement is likely excessive.

Section 30.7.9 - There is an unspecified operating fee that is "set by the Commission," but there is no other information provided. This could lead to arbitrary and capricious fees being assessed in order to prevent development.

Section 30.8.1 - Just note that the required security deposit for decommissioning is 120% of the estimated decommissioning costs. This has to be adjusted for inflation periodically after eleven

