

BOONE COUNTY PLANNING & ZONING COMMISSION WORK SESSION
BOONE COUNTY GOVERNMENT CENTER, CONFERENCE ROOM 301
801 E. WALNUT, COLUMBIA, MISSOURI
(573) 886-4330

Minutes

5:00 P.M.

Wednesday, January 10, 2018

Present: Boyd Harris, Erik Kurzejeski, Carl Freiling, Rhonda Proctor, Bill Lloyd, Jeff McCann

Also Present: David Butcher and Phil Clithero, Stakeholder Committee

Staff: Stan Shawver, Bill Florea, Thad Yonke, Paula Evans

Staff Note: For those not attending the work session please reference the comment matrix emailed to you as a guide to the minutes. Only responses to questions proposed for change, questions with lengthy discussion, and responses with further clarification are addressed in these minutes.

Mr. Florea informed the Commissioners that the meeting recording from Monday, January 8, 2018 has been sent to the P& Z Commission and Stakeholders. Staff would like the process to keep moving forward and doesn't want to repeat discussions of comments already addressed, however, if there any Commissioners have an issue that was not discussed at a previous meeting they are welcome to bring up the topic again. Please keep in mind that there are still several unresolved issues that were held over for further discussion. Discussion on those items will take place after going through all of the comments.

Mr. Florea stated that staff looked in to the lot / tract issue from the previous discussion and "lot" appears 250 plus times and "parcel" or "tract" around 20 each. Staff looked through all of the instances of "parcel" and "tract" and we can either leave them as is, we can actually eliminate "tract" and replace it with "lot", in most cases we could probably do that with "parcel" as well. Under the definition of lot we can add a bullet that says "includes the term tract and parcel".

Commissioner Kurzejeski stated if staff is comfortable we should do that.

Mr. Yonke stated there are instances where "parcel" is part of a defined term such as "tax parcel", "original parcel" and "parent parcel", those will stay because they are defined terms in the regulations.

Chairperson Harris stated in his mind a tract was always a larger parcel.

Mr. Florea stated you can still use the word, it will fit underneath the umbrella definition.

We will begin where we left off with the public comments beginning with section 1.4.38

1.4.50 "These regulations arbitrarily set the subdivision limit..."

NOTE: Relates to the 20 to 40 acre change. Question was skipped for further discussion at a later work session.

1.4.52 "Why so many different surveys?"

Staff Note: First paragraph of the answer clarified to state the following:

The list was developed by identifying types of divisions that are currently authorized, divisions that are allowed but not authorized in the regulations, divisions that are authorized in the regulations but need a defined review process, and divisions that are not currently allowed but for which a need has been demonstrated. The subdivision types were organized into four categories that are based on the approval process.

1.4.52 "Major Plat should be Major Subdivision..."

Remove the first sentence of the answer.

1.4.55 “Why 50 points?”

Remove the last sentence of the answer

1.5.1.1

NOTE: Relates to the 20 to 40 acre change. Questions were skipped for further discussion at a later work session.

1.5.3 “The way this is written, you may be requiring...”

First sentence of second paragraph was changed to:

The decision to approve subdivision of property is based on whether there is adequate infrastructure. (Remainder of answer stays as written)

1.5.16 “If a lot has public road frontage it shouldn’t be included...”

Change first sentence to change “there is no way” to “there is no practical way”

Staff Note: This section received lengthy discussion regarding PAE’s. Due to the fact that this topic will be discussed at length at a future work session this discussion was not included in these minutes. This work session is dedicated to responding to comments.

1.5.18 “Should read: No easement or right-of-way shall be dedicated...”

Staff note: Add date of adoption

1.5.18.1 “This is written so that a complete chain of title...”

Staff note: Add date of adoption

1.5.19 “Point Rating System should be Appendix C.

Answer changed to: Will retain as Appendix B, Table A

1.5.19 “Point rating system advisory vs regulatory”

Staff note: Add language to notify of potential regulatory impacts

1.5.21 “Under these regulations, even boundary retracement surveys...”

Delete last sentence of answer.

1.5.21 “Why not provide an option for the owner to sign...”

Delete last sentence of answer

1.5.21 “Shall contain an accurate legal description.”

Delete last sentence of answer.

1.5.21 “All surveys – some people will choose not to record some surveys”

Answer changed to:

If the owner does not intend to record the survey then it does not need to be submitted.

1.6.1.1 “How does anyone know if a parcel was legally created.

Delete first sentence of answer.

1.6.2.1 “Bullet 1: what is the difference...”

Discussion:

Commissioner McCann stated there have been administrative surveys where they are trying to split the property where it is topographically impossible to claim that there is direct access to the public road. Is that something that needs to be addressed?

Mr. Florea asked if we need to define “direct access”.

Commissioner McCann stated or add a bullet point. We have gotten arguments about this.

Mr. Florea stated in those cases that we argue that it is not considered direct access. If you can’t physically access the property then you don’t have direct access.

Mr. Florea stated staff will look into this.

1.6.2.1 “Bullet 2: Does this mean that tracts over 40-acres count...”

NOTE: Relates to the 20 to 40 acre change. Will be discussed further at a later work session.

The next work session is scheduled for Wednesday, January 17, 2018 at 6:00 pm where we will continue with section 1.6.2.2

The work session adjourned at 6:38 pm

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