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Subject: New Boone County Subdivision Regulations
Date: Mon, Oct 15, 2012 8:42 pm

Thoughts on new subdivision regulations:

- 1) Proof of ownership - applicant must provide a printout from the assessor website or from the assessor's office at time of application/submittal that they own the property. Printout must not be dated any later than one business day prior to application/submittal.
Applicant would sign an affidavit at time of application stating that he holds title to the land and would disclose if there is any contract pending on property. The affidavit would have statement noting the penalty for fraud.
- 2) Keep the 20 acre threshold regulations in place and delete the new 40 acre size regulations. I personally don't see a reason for the change.
- 3) 5 year requirement for a preliminary plat to be valid and 5 years for final plat to be approved.
- 4) Private roads - Keep them as the public, developers, engineers and realtors have viewed them in the past. That being four lots with two lots that front on county/state maintained roads that are not included as part of the four lots and an allowance of one 20 acre lot at the tip of the stem. With the following regulations:
 - No more than a total of seven lots allowed.
 - Road width would meet Boone County road requirement for width including ROW.
 - A sign must be placed at the entrance, stating that the road is not county maintained and is a private drive.
 - A Private Road Maintenance Agreement would be recorded at the same time the plat is, but would be recorded as a separate document from the plat and any restrictions and covenants. This way the road maintenance agreement would show up on a title commitment as a Special Exception by itself, alerting the potential new owner that the road is not county maintained and that the land owner has a obligation to maintain the road. The fee/dues collected for the maintenance would be collected and enforced the same way subdivisions handle green space and common areas.
 - I am being told that Columbia has a private road provision. It would be interesting to see how their regulations are structured and how do these new regulations match up with the city's regulations.

I found out that this is not totally true

*Thanks
Larry Oetting*