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> Dear Karen:

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> I attended the County Planning and Zoning Commission meeting this evening (9/20/12) On the agenda was a first reading of an amended land Subdivision regulation for dividing land in Boone County. It appears that there are hundreds of changes that the staff has given to the Zoning commission for a recommendation to the County Commissioners. Staff reported that pretty much everything in the changes were only to "clean up" discrepancies in the old code and that nothing significant was proposed. It was evident to me after reviewing the document and became clear to most members of the zoning commission that there were some very significant changes included. A significant change appears to virtually eliminate land division anywhere in the county if tracts of land will be accessed by a private driveway. I believe that if this is adopted it will dramatically lower the value of larger tracts of land in Boone County. It will eliminate the potential for the owners of such property to divide their land in the way that has been available in the past. It will also limit the availability of building sites for individuals who desire to live on a small private lane. I think that there are a number of people who like living in such areas and do desire private drives rather than traditional "subdivision" lots.

> When asked why the need to do this, Staff indicated that the County Commissioners commonly receive complaints from residents who live on private roads and do not receive county snow removal and road maintenance. That seems like a poor reason to eliminate private roads in this county. Obviously the Commissioners are not going to get calls complimenting the Commission on how happy they are living on their cozy little private roads. I believe that there are a large number of individuals who truly appreciate the setting they have on these private lanes.

> In addition, These type of divisions help the county budget by increasing the tax base. The taxes on a large wooded or agricultural piece of land is quite low. If you take that same piece of land and divide it into 5 or 10 nice building sites accessed by a private lane with 5 or 10 nice houses on them the tax assessment goes up significantly with no additional cost of public roads to maintain by the county.

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> The Zoning commission (specifically Carl Freiling ) 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. I hope that you will take the time to think about the impact this will have and listen to individuals like myself who want to keep the ability to divide land using a private driveway.

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> A big part of my business has come to rely on supplying land and building houses for individuals who desire to live in a private wooded setting accessed by a private driveway. The proposed changes will effectively stop me from providing this product to those who desire it. Over the last several years I have developed a number of these types of building sites along with a number of new homes on them. This provided jobs for my 14 employees along with work for numerous subcontractors. The jobs along with the higher tax base are both are what I know that you desire for our county. The people who buy these properties are well aware of the fact the road maintenance is paid by them. I build the roads to high standards that I have developed to minimize maintenance costs. There are written documents in place that spell out how maintenance costs are shared so there are no surprises. Some of the roads are paved and some are gravel depending on location. I think people still have a right to live on a private gravel lane if they so desire. Please do not eliminate this option for them.

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> Please consider my request to keep the part of our subdivision regulations that allow private driveways as they are currently written.

> Sincerely,

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> Mike Tompkins

> Tompkins Homes and Development Inc.