

CERTIFIED COPY OF ORDER

STATE OF MISSOURI }
 County of Boone } ea.

July Session of the April Adjourned

Term. 20 08

In the County Commission of said county, on the 1st day of July 20 08

the following, among other proceedings, were had, viz:

Now on this day the County Commission of the County of Boone does hereby **approve** the request of Nancy Bass for a permit for a dog kennel on 10.15 acres, located at 13841 S. Rangeline Rd., Ashland, **with the following conditions:**

- Outside hours of operation limited to 7:00 a.m. to 6:00 p.m.
- No more than 15 dogs on-site at any time, including the owner's dogs.
- No more than 10 dogs being boarded at any one time.

Done this 1st day of July, 2008.

ATTEST:

Wendy S. Noren
 Wendy S. Noren
 Clerk of the County Commission

Kenneth M. Pearson
 Kenneth M. Pearson
 Presiding Commissioner

Karen M. Miller
 Karen M. Miller
 District I Commissioner

Skip Elkin
 Skip Elkin
 District II Commissioner

Bass Request
Conditional Use Permit for a Boarding Kennel
Staff Report
July 1, 2008

The subject property is 10.15 acres located approximately 1 ½ miles east of Ashland. The property is zoned A-2 (Agriculture), which is original 1973 zoning. This property has A-2 zoning to the north, south and west, with A-1 (Agriculture) zoning to the east. This is all original 1973 zoning.

The applicants are requesting a conditional use permit to operate a boarding kennel and doggy day-care. They are proposing a 24' x 36' structure for the kennel use. This structure will be approximately 750 feet from the east property line, and 75 feet from the northern property line. There will also be a fenced grassy area with shade trees for the dogs. Those dogs boarded at this kennel have passed an interview process where they prove that they can socialize with other dogs, not constantly bark at other dogs, are non-aggressive, free of parasites, and have been spayed or neutered. This kennel will serve a maximum of ten dogs at one time.

The property is located inside the South Boone County R-1 public school district, Consolidated Public Water Service District #1 service area, and the Southern Boone County Fire Protection District. The Master Plan describes this area as being suitable for agricultural and rural residential land use. Staff notified 15 property owners about this request.

The following criteria are the standards for approval of a conditional use permit, followed by staff analysis of how this application may meet those standards. Staff analysis of the request is based upon the application and public comments received following notification of the surrounding property owners.

(a) The establishment, maintenance, or operation of a conditional use permit will not be detrimental to or endanger the public health, safety, comfort or general welfare.

If operated in conformance with existing county regulations, the use should comply with this criterion.

(b) The conditional use permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted by these regulations.

The requested use has the potential to be injurious to the use and enjoyment of other property in the immediate vicinity. However, the proposed structure is approximately 800 feet from the nearest dwelling, and is placed at the rear of the property. That distance may be sufficient to provide some buffering to the adjacent property owners. Public testimony may be more indicative as to whether this criterion is met.

(c) The conditional use permit will not substantially diminish or impair property values of existing properties in the neighborhood.

The proposed use may have a negative impact on property values in the area. Typically, kennels can generate significant noise and odor impacts on the surrounding properties. Public testimony may be indicative as to whether this criterion is met.

(d) All necessary facilities will be available, including, but not limited to, utilities, roads, road access and drainage.

The site has access to all necessary facilities.

(e) The establishment of a conditional use permit will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the zoning district.

This property is zoned A-2 (Agriculture), with residential uses limited to 2.5 acre lots. Development of this area may be restricted due to the presence of the kennel. Some of the surrounding tracts have the potential to be divided at a higher density than their present status. The location of the kennel structure in relation to the location of utilities and current roads is such that the kennel alone will not impede the development of the surrounding property. While larger tracts would be preferable to provide a buffer between the kennel and new residences, the availability of road frontage and utilities may be a greater limitation to developing this area.

(f) The establishment of a conditional use permit will not hinder the flow of traffic or result in traffic congestion on the public streets. This will include the provision of points of access to the subject property.

The site has direct access to Rangeline Road, a county-maintained public road. The proposed use should not hinder traffic or cause congestion on public streets. While a boarding kennel may increase the amount of traffic to this site, the long drive on this property would allow those who are dropping off or picking up dogs to pull off of Rangeline without blocking the road.

(g) The conditional use permit shall in all other respects conform to the applicable regulations of the zoning district in which it is located. The County Commission shall find that there is a public necessity for the conditional use permit.

The proposal conforms to other applicable regulations of the A-2 zoning district.

The level of activity on the property as described by the application and the applicant would appear consistent with the criteria for approval of this conditional use permit.

Staff recommended approval of this conditional use permit.

OWNER: Nancy Bass

13841 S. Rangeline Rd., Ashland.

TRACT SIZE: 10.15 acres

CURRENT ZONING: A-2 (Agriculture)

ADJACENT ZONING: North – A-2

East – A-1

South – A-2

West – A-2

REQUEST TYPE: permit for a boarding kennel.

LOCATION: this site is located 1 ½ miles northeast of Ashland.

LAND USE: there is a residence on the property.

PROPOSED USE: applicant would like to operate a boarding kennel and dog day care facility.

COMPREHENSIVE PLAN: the master plan designates this area as being suitable for agriculture and rural residential land uses.

ZONING HISTORY: the original zoning for this site is A-2. There have been no previous requests submitted for this site.

NOTIFICATION: staff notified 15 property owners about this request.

REQUEST FOR CONDITIONAL USE PERMIT

* 1. Nancy Bass
Print Name (Property Owner)
13841 S Rangeline
Address
Ashland MO 65010
City - State - Zip PHONE
Print Name (Potential Buyer/Lessee)
Address
City - State - Zip PHONE

* 2. LEGAL DESCRIPTION of land for which Conditional Use Permit application is made, including Section, Township and Range. Please attach copy of Warranty Deed, Deed of Trust or survey.
Attached survey

* 3. Present zoning Agriculture Actual land use

* 4. Lot/tract size 10.1 Acres/Sq. Ft. 5. Adjacent Zoning Agriculture

* 6. Classification and proposed use for conditional use: (Please be as detailed as possible in describing the proposed use)
Dog Day Care & Boarding 8-15 dogs in house & fenced yard socializing

Reason and justification for the request being submitted:
To operate Boarding Kennel + Doggy Day-Care

* 8. Approximate size, use and location of any structure:
24' x 36"
Existing:
Proposed:

* 9. Type of wastewater system: Consolidated Public H2O District #1 - lagoon attached to house
The above information is true and correct to the best of my knowledge. **FEE \$100.00 ** PLUS COSTS

Nancy H Bass 5/6/08
Owner's Signature Date Potential Buyer's/Lessee's Signature Date

NOTE: Please attach any additional documentation, sketches, permits, names and addresses as required as minimum information. Failure to provide any of the required material will result in the invalidation of the application.

Received by David Mack Date 5/6/08
Boone County Planning & Building Inspections

The Crate Escape ^{Daycare & Boarding}
is located in southern
Boone county on 10 acres.

The Dog house will be a
24x36 building that matches
my home. There will be
a secured fenced grass yard
with mature shade trees
for dogs to relax under.

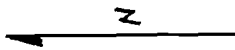
The building will be climate
controlled for year round
comfort. Dogs will have
choice of soft beds or large
kennels to rest in. Lots of
toys & hands on attention to
keep dogs pampered all day.
A maximum of 10 dogs at
one time ensures quality
attention.

Dog must pass interview
to show they can socialize
with other dogs & are non
aggressive, free of parasites,
spayed or neutered.

Dogs that can be together
do not bark all day. A
tired dog makes a happy
owner.

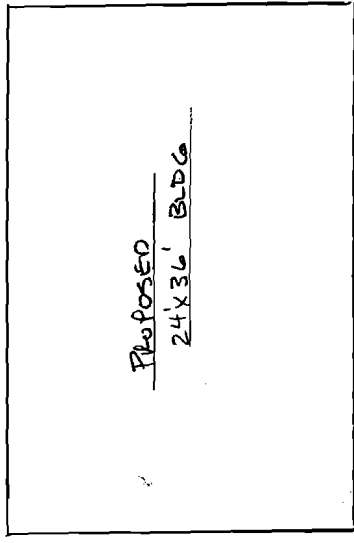
MO Dept of Agriculture
Animal Care Facilities will
inspect Kennel as will
my veterinarian Tom Rose

NANCY BASS
SITE PLAN

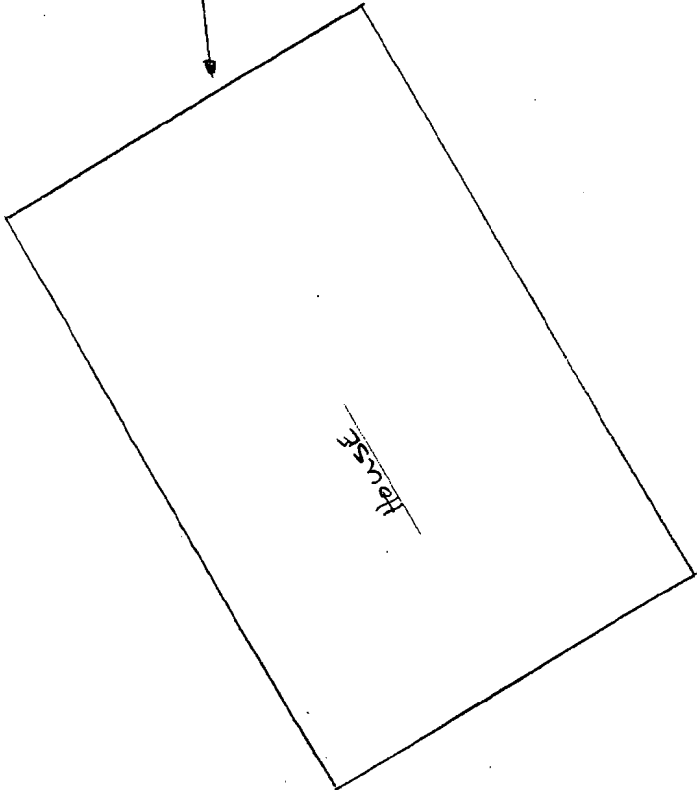


NORTH PROPERTY LINE

75'-100'

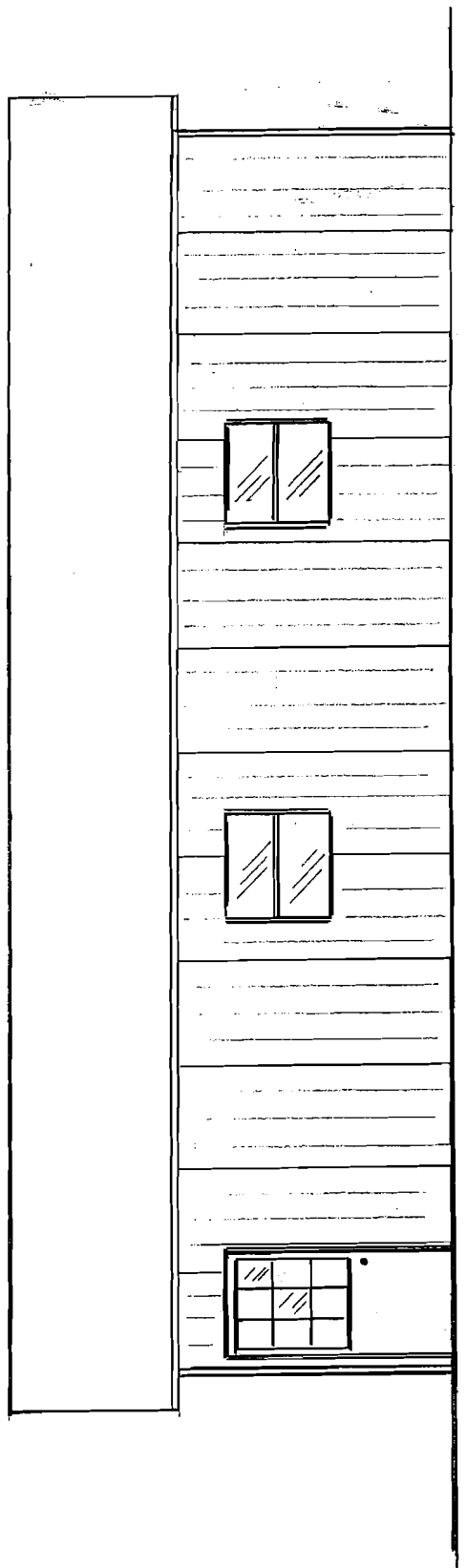
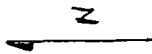
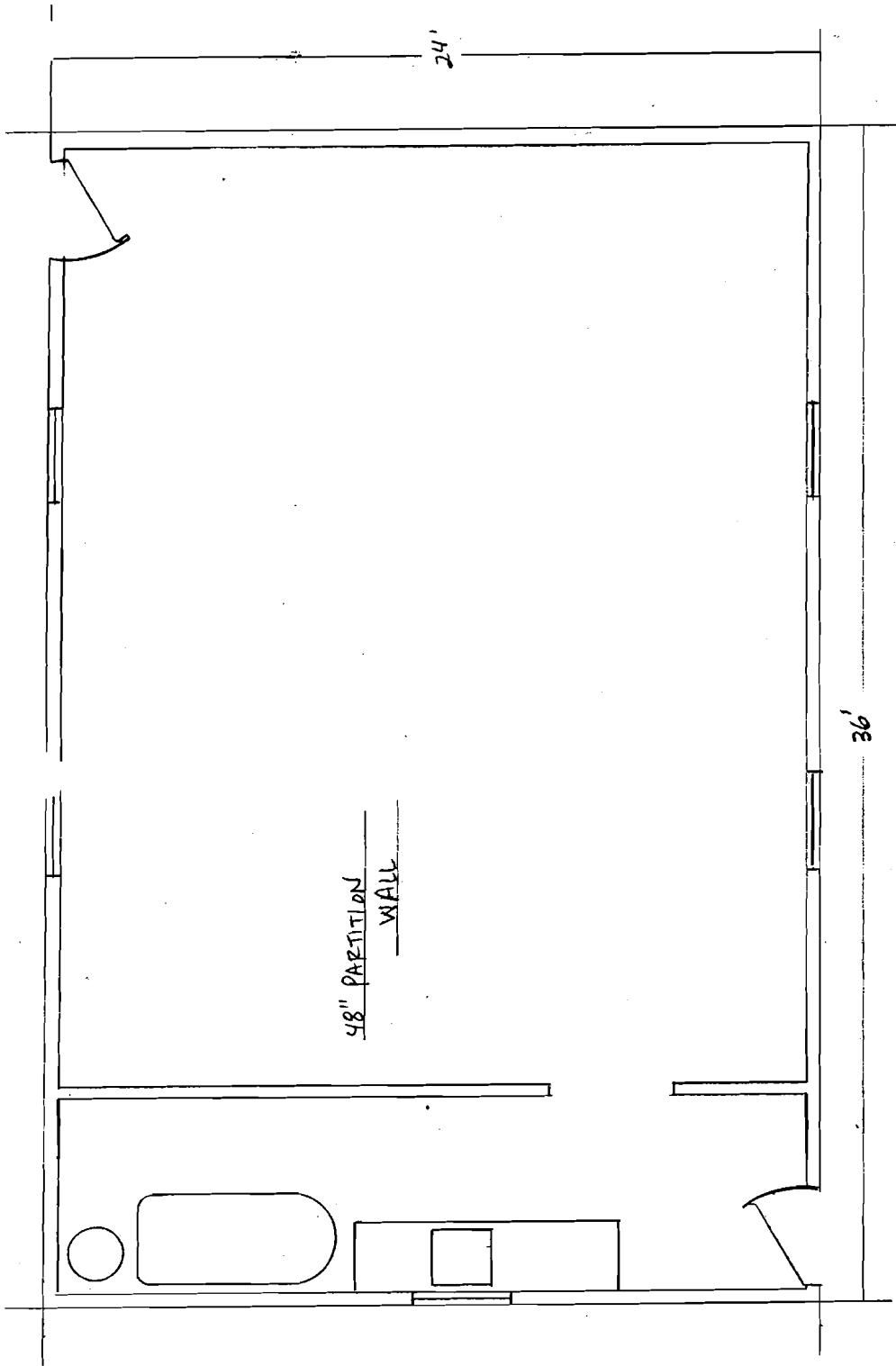


100'
150'



PRIVACY

NOT TO SCALE - SEE
PLAT MAP FOR OTHER PROPERTY LINES





STATE OF MISSOURI
DEPARTMENT OF AGRICULTURE
DIVISION OF ANIMAL HEALTH
**ANIMAL CARE FACILITIES ACT PROGRAM
LICENSE/REGISTRATION APPLICATION**

No money Rec'd

New 2008
BK-7417

pk-ok
unsp

INSTRUCTIONS: Complete applicable sections of this form and return it with appropriate fee(s) (\$100.00 initial fee) made payable to Animal Care Reserve Fund. Mail to ACFA Program, Division of Animal Health, P.O. Box 630, Jefferson City, MO 65102-0630. Direct questions regarding this application to ACFA Program at 573/751-3076.

SECTION A
I hereby apply for a LICENSE/REGISTRATION as ONE of the following designated businesses in accordance with the "Animal Care Facilities Act." (Check applicable category according to the definitions in the enclosed LAW and REGULATIONS.)

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> ANIMAL SHELTER | <input type="checkbox"/> COMMERCIAL KENNEL | <input type="checkbox"/> HOBBY/SHOW LICENSED
(NON-COMMERCIAL BREEDER)
(MORE THAN TEN INTACT FEMALES) | <input type="checkbox"/> EXEMPT
(Complete only Sections A & E) |
| <input checked="" type="checkbox"/> BOARDING KENNEL | <input type="checkbox"/> CONTRACT KENNEL | <input type="checkbox"/> INTERMEDIATE HANDLER | |
| <input type="checkbox"/> CARRIER | <input type="checkbox"/> DEALER/BROKER/
INTERNET LISTING SERVICE | <input type="checkbox"/> PET SHOP | <input type="checkbox"/> HOBBY/SHOW REGISTERED
(Complete only Sections A & E) |
| <input type="checkbox"/> COMMERCIAL BREEDER | <input type="checkbox"/> EXHIBITOR | <input type="checkbox"/> PET SITTERS | |
| | <input type="checkbox"/> RESCUE | <input type="checkbox"/> POUND/DOG POUND | |

ALL OF THE ABOVE MUST COMPLETE SECTIONS A, B & C

FACILITY NAME <u>The Crate Escape</u>		FACILITY PHYSICAL ADDRESS/MAILING ADDRESS <u>13841 S. Rangeline</u>			
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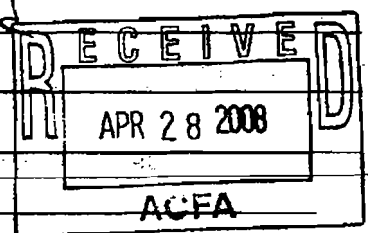
CITY <u>Ashland</u>	COUNTY <u>Boone</u>	STATE <u>MO</u>	ZIP <u>65101</u>	BUSINESS TELEPHONE <u>(573) 657-5569</u>
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OWNER'S/AUTHORIZED REPRESENTATIVE NAME <u>Nancy H Bass</u>		ADDRESS <u>13841 S. Rangeline</u>			
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CITY <u>Ashland</u>	COUNTY <u>Boone</u>	STATE <u>MO</u>	ZIP <u>65101</u>	HOME TELEPHONE <u>(573) 657-5569</u>
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PARTNERSHIP OR CORPORATION, LIST ALL PARTIES AND TITLES. ALSO LIST ANY PERSONS AUTHORIZED TO REPRESENT OR ACT ON BEHALF OF THE ABOVE NAMED OPERATION. ATTACH ADDITIONAL SHEETS IF NECESSARY.

No Money Rec'd



HAS YOUR FACILITY GONE OUT OF BUSINESS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	EFFECTIVE DATE	EMAIL ADDRESS
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MAXIMUM NUMBER OF INTACT ANIMALS (SEE DEFINITION) ON HAND DURING YEAR	FEMALE DOGS	MALE DOGS	FEMALE CATS	MALE CATS
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DO YOU OPERATE OR HAVE AN INTEREST IN, FINANCIAL OR OTHERWISE, ANY BUSINESS, OPERATION OR FACILITY INVOLVING DOGS OR CATS AT ANY OTHER LOCATION(S)?
 YES NO IF YES, ATTACH ADDITIONAL SHEET AND EXPLAIN FULLY.

LICENSED BY USDA-REAC? <input type="checkbox"/> YES <input type="checkbox"/> NO	USDA LICENSE NUMBER AND ID NUMBER	OPERATION INVOLVES <input checked="" type="checkbox"/> DOGS <input type="checkbox"/> CATS <input type="checkbox"/> BOTH
--	-----------------------------------	--

SECTION B
ATTENDING VETERINARIAN PROVIDING SERVICE TO OPERATION AS REQUIRED BY 2 CSR 30-9

DOCTOR AND CLINIC NAME <u>Tom Rose DVM Rolling Hills Vet Hosp</u>		CLINIC ADDRESS <u>210 S. Keene St.</u>		
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CITY <u>Columbia</u>	COUNTY <u>Boone</u>	STATE <u>MO</u>	ZIP <u>65201</u>	CLINIC TELEPHONE <u>(573) 449-3791</u>
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SECTION C

I certify that I have a copy of the Animal Care Facilities Act Law and the Rules and Regulations of 2 CSR 30-9. I agree to comply with all provisions of the Animal Care Facilities Act Law and the rules and regulations promulgated thereunder. Appropriate fee(s) is enclosed with application. I certify the information on this application is true and correct to the best of my knowledge and belief.

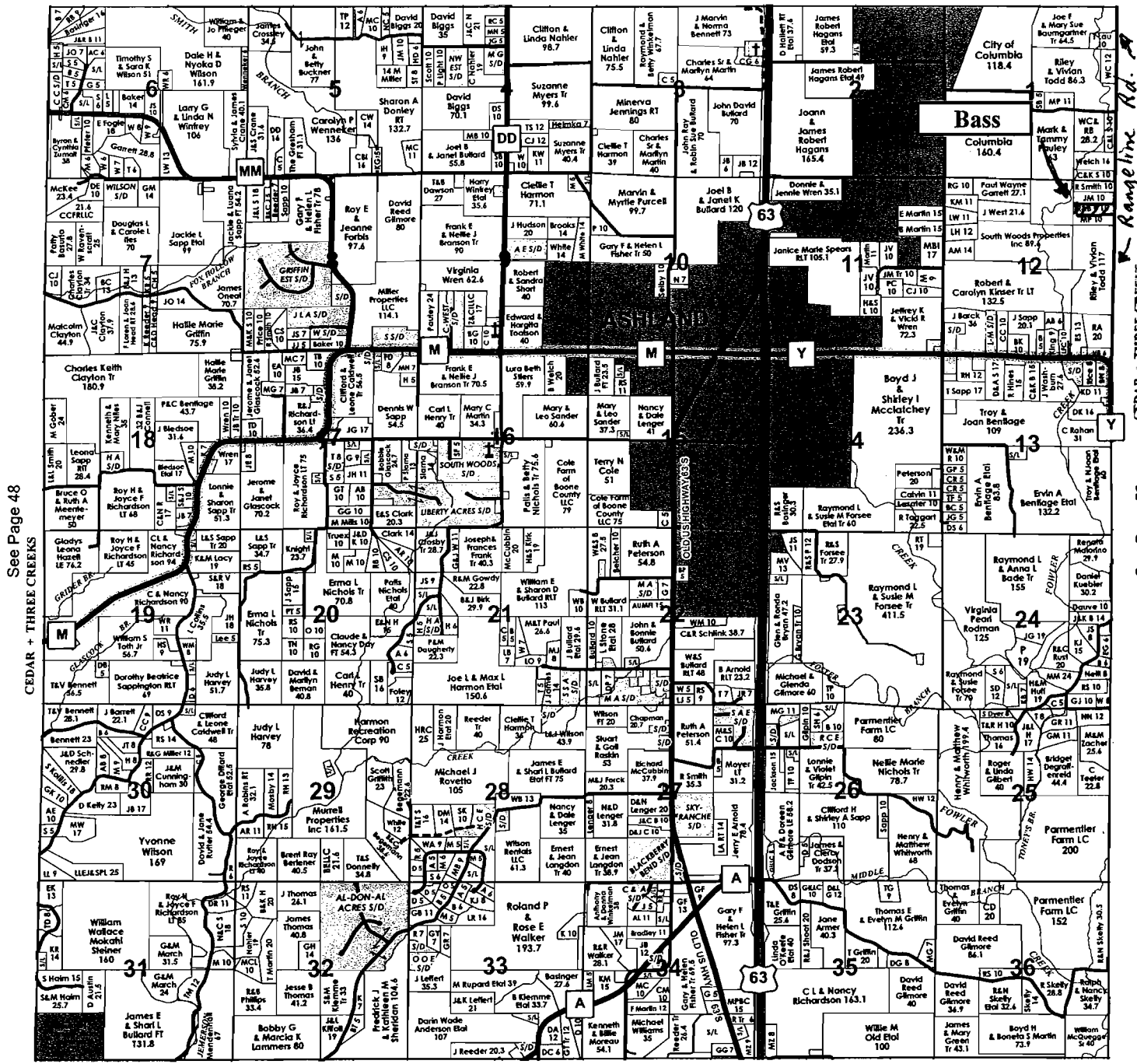
SIGNATURE OF OWNER/AUTHORIZED REPRESENTATIVE (REQUIRED BEFORE LICENSE CAN BE ISSUED) <u>Nancy H Bass</u>	DATE <u>4/24/08</u>
---	------------------------

THREE CREEKS (S) & CEDAR (N)



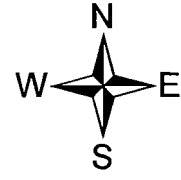
T.46N. - R.12W.

See Page 44



See Page 48
CEDAR + THREE CREEKS

See Page 56



Not To Scale

Ashland

(A-1)

(A-1)

New Salem Ln

(A-2)

Rangeline Rd

Ellis School Rd

(A-1)

(A-1)

Loy Martin Rd

Robbie Forbis Rd

Subject Tract

(A-2)

Clatterbuck Rd

(A-2)

Hunter's Bend Rd

(A-2)

Rangeline Rd

(A-2)

Route Y

(A-1)

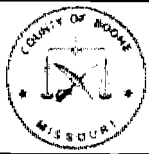
Hagans Rd

(A-2)

(A-2)

(A-1)

Bob Veach Rd



Boone County Internet Tax Parcel Map

Prepared by the Boone County Assessor Office
573-886-4262



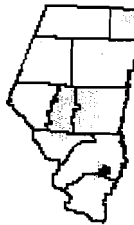
Property of Boone County, MO








Aerial Photo Source:
Boone County, Ortho-rectified
Digital Imagery, March 2002.

Map generated:
6/5/2008 9:48:05 AM

Overview Map



Legend

-  Roads
-  Streams
-  Political Townships
-  Parcel Boundaries
-  City Limits

ATTENTION!!

DISCLAIMER; READ CAREFULLY: These maps were prepared for the inventory of real property based on the utilization of deeds, plans, and/or supportive data. In addition, map files are frequently changed to reflect changes in boundaries, lot lines and other geographic features resulting from changes in ownership, development and other causes. The existence, dimension, and location of features, as well as other information, should not be relied upon for any purpose without actual field verification. The County of Boone makes no warranty of any kind concerning the completeness or accuracy of information contained on these maps and assumes no liability or responsibility for the use or reuse of these maps by persons not affiliated with Boone County. Use of these maps by any person not affiliated with Boone County constitutes agreement by the user to assume full liability and responsibility for the verification of the accuracy of information shown on these maps.

CERTIFIED COPY OF ORDER

STATE OF MISSOURI }
 County of Boone } ea.

July Session of the April Adjourned


Term. 20 08

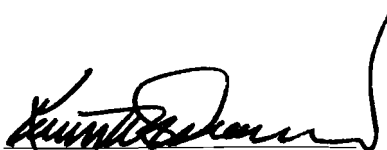
In the County Commission of said county, on the 1st day of July 20 08
 the following, among other proceedings, were had, viz:

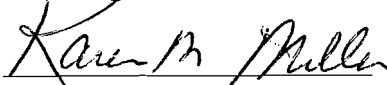
Now on this day the County Commission of the County of Boone does hereby **table** the request of Mark and Kristi Farrell for a permit for a dog kennel on 10.0 acres, more or less, located at 15585 S. Hagans Rd., Ashland, until July 29, 2008.

Done this 1st day of July, 2008.

ATTEST:


 Wendy S. Noren
 Clerk of the County Commission


 Kenneth M. Pearson
 Presiding Commissioner


 Karen M. Miller
 District I Commissioner


 Skip Elkin
 District II Commissioner

Farrell Request
Conditional Use Permit for a Breeding Kennel
Staff Report
July 1, 2008

The subject property is 10 acres located approximately ¼ mile to the east of Ashland, on Hagan's Road. The property is zoned A-2 (Agriculture), which is original 1973 zoning. This property is surrounded by original A-2 zoning.

The applicants are requesting a conditional use permit to operate a breeding kennel for Miniature Australian Shepherds. The applicants have recently moved to Boone County and wish to continue breeding these dogs as they had prior to their move. The applicants will be using an existing 30' x 72' accessory building on their property for this purpose. It is located approximately 90 feet from the northern property line and approximately 450 feet from the eastern property line. The structure will be insulated to control temperatures inside the structure and limit sound from escaping. Wastewater from this use will be handled by a new lagoon for the breeding structure. According to the applicants, the dogs will stay inside the breeding structure at all times, except for cleaning purposes and exercise. There will be two 10' x 60' runs that they will be allowed to exercise in. For exercise, three to four dogs will be released into the runs to control the noise level. This is done between 8:00 am and 8:00 pm. Trees surround the breeding structure on three sides, so shade is present for them while they are outside. This may also serve to help limit the noise of the dogs while they are outside.

The applicants have indicated in a letter describing their operation that they sell via the internet and to local individuals, not to pet stores or brokers. This breed has litters ranging from three to eleven pups, however the applicants indicate that five to eight pups is the norm. They state that they would have at most five dogs having pups and breeding at one time. That indicates a worst case of fifty-five pups and an average of forty pups with eighteen adults.

The property is located inside the South Boone County R-1 public school district and the Southern Boone County Fire Protection District. The Master Plan describes this area as being suitable for agricultural and rural residential land use. Staff notified 18 property owners about this request.

The following criteria are the standards for approval of a conditional use permit, followed by staff analysis of how this application may meet those standards. Staff analysis of the request is based upon the application and public comments received following notification of the surrounding property owners.

(a) The establishment, maintenance, or operation of a conditional use permit will not be detrimental to or endanger the public health, safety, comfort or general welfare.

If operated in conformance with existing county regulations, the use should comply with this criterion.

(b) The conditional use permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted by these regulations.

The requested use has the potential to be injurious to the use and enjoyment of other property in the immediate vicinity. The structure used in the kennel operation is to be insulated for sound and that may help in limiting impacts on the use and enjoyment of the surrounding properties. Public testimony may be more indicative as to whether this criterion is met.

(c) The conditional use permit will not substantially diminish or impair property values of existing properties in the neighborhood.

The proposed use may have a negative impact on property values in the area. Typically, kennels can generate significant noise and odor impacts on the surrounding properties. Some of those impacts can be mitigated by actions by the applicant as described previously. Public testimony may be indicative as to whether this criterion is met.

(d) All necessary facilities will be available, including, but not limited to, utilities, roads, road access and drainage.

The site has access to all necessary facilities.

(e) The establishment of a conditional use permit will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the zoning district.

This property is zoned A-2 (Agriculture), with residential uses limited to 2.5 acre lots. This property is served by a private drive easement off of the end of Hagan's Road. That will limit the ability of the surrounding properties to develop at maximum density more than the approval of this conditional use permit.

(f) The establishment of a conditional use permit will not hinder the flow of traffic or result in traffic congestion on the public streets. This will include the provision of points of access to the subject property.

This use will not result in traffic congestion on public streets. This use, as described by the applicants, will not result in substantial additional traffic to this site.

(g) The conditional use permit shall in all other respects conform to the applicable regulations of the zoning district in which it is located. The County Commission shall find that there is a public necessity for the conditional use permit.

The proposal conforms to other applicable regulations of the A-2 zoning district.

Based on the information presented in the application and the letter describing the breeding operation from the applicant, staff recommended approval of this conditional use permit with the following conditions:

- 1) That the number of breeding females will not exceed 16.
- 2) That the hours during which the dogs are exercised be restricted to 8:00am to 6:00pm.

RECEIVED JUL 01 2008

DARLA SAPP
15650 SOUTH HAGANS RD.
ASHLAND, MO. 65010
573-657-9645

July 1, 2008

Boone County Commission
801 E. Walnut, Room 245
Ashland, Mo. 65201-7732

RE: Conditional Use Permit for Dog Kennel on 15585 S. Hagans Rd., Ashland

Dear Commissioners;

I am unable to attend the meeting in which you are considering a conditional use permit for the Mark & Kristi Farrell to operate a dog kennel on 15585 S. Hagans Rd.


I have concerns of the negative impact this could have on our property values. This is a residential neighborhood and we are in close proximity to each other. I feel if this request is granted it would not be injurious to the use and enjoyment we currently have on our property.

Secondly, I am concerned of the noise and odor this kind of operation could have. I know the Farrell's are planning on putting up insulation in the building, but to what degree does that block that many dogs barking at one time? I know they will be outside some and we have deer, rabbits, birds, turkeys, etc. walking in our yards. The dogs will bark. What kind of disposal would they have for waste from when they are outside the building? Would the dogs run loose for exercise?

If the conditional use permit is granted what recourse do we have as property owners if the dogs disturb our peace? If the odor is offensive? I feel you should be able to do what you want with your own property but to what degree does it have to impact the neighbors?

I hope for the three of you to consider this request as if you were a property owner on this road.

Sincerely,



Darla Sapp

CERTIFIED COPY OF ORDER

STATE OF MISSOURI }
County of Boone } ea.

July Session of the April Adjourned

Term. 20 08


In the County Commission of said county, on the 1st day of July 20 08

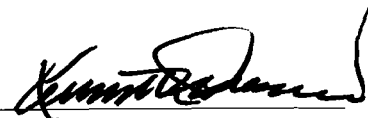
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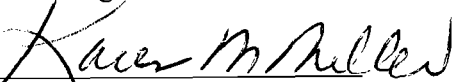
Now on this day the County Commission of the County of Boone does hereby **deny** the request of Karen L. Sapp to rezone from A-1 (Agriculture) to A-2 (Agriculture) on 108.82 acres, more or less, located at 9100 E. Highway AB, Columbia.

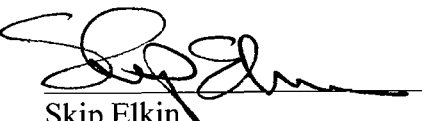
Done this 1st day of July, 2008.

ATTEST:


Wendy S. Noren
Clerk of the County Commission


Kenneth M. Pearson
Presiding Commissioner


Karen M. Miller
District I Commissioner


Skip Elkin
District II Commissioner

Staff Report for
Rezoning Request by Karen L. Sapp
9100 E. Highway AB
Agriculture A-1 to Agriculture A-2
June 19, 2008

The property is located about 3-miles southeast of Columbia. It is accessed from US-63 via State Route AB. The current zoning is A-1, which is the original zoning. The property is currently used for pasture. The applicant has stated that the purpose of the rezoning is to enable transfer of a 5-acre tract to her son. There have been no previous zoning requests for this tract.

Land uses in the area can be categorized as rural and residential and are in character with the A-1 zoning designation. The County GIS system was used to analyze the size of tracts within a one-mile radius of the property. Map Number 1 indicates tracts greater than ten acres, tracts that are nominal 10-acres and tracts that are less than 10-acres. Map Number 2 shows tracts that are nominally 10-acres or greater and tracts that are less than 10 acres. There are 13 tracts less than 10-acres, two of which are the result of a PRD and are zoned A1-P.

The Master Plan identifies a sufficiency of resources test for determining whether there are sufficient resources available for the needs of the proposal. The sufficiency of resource test provides a “gate-keeping” function. Failure to pass the test should result in denial of a request. Success in passing the test should result in further analysis. The resources used in the test can generally be broken down into three categories: utilities, transportation and public safety services.

Utilities:

- Water: The property is located within Consolidated Public Water District Number 1. The Water District reports that water is available in the area at a flow rate of 300-340 gallons per minute. The minimum rate necessary for residential development is 500-gallons per minute. Therefore, water service sufficient to supply the needs of the proposal is not currently available.
- Sewer: There is no public sewer available in the area. Development of the property at A-2 density would probably require construction of a central wastewater treatment plant.
- Electricity: There is no indication that there is a lack of electric system capacity for a residential subdivision of the property.

Transportation: The property has frontage on 3 public roads: 1900-feet along Highway AB, 1000-feet along Rangeline Road and 2000-feet along Logan Road. Highway AB is the primary route to US 63. The property is well served by the transportation network, which appears to be adequate to serve development at the existing density. Rezoning to

A-2 could result in nearly four times the amount of traffic generation, which may necessitate improvements to the transportation system. A traffic study was not completed for this proposal however, anecdotal information received from neighboring property owners indicates concern about existing traffic on AB and Rangeline.

Public Safety Services: The nearest fire station is located near Columbia Regional Airport, within three miles of the property. Law enforcement is provided by the Boone County Sheriff. The nearest emergency medical services are in Columbia approximately 9-miles away.

Zoning Analysis:

- The proposed rezoning is out of character with the pattern of development in the area. Development in the area that has occurred since zoning was first implemented has been consistent with the A-1 requirements. There have been no changes in available infrastructure, development patterns or zoning in the area that support the rezoning request.
- Granting the rezoning could have a detrimental impact to the area due to lack of services necessary to support the rezoning. There is no apparent gain to the public health safety and welfare compared to hardship to the proponent. There is a sufficient inventory of A-2 zoned land in Boone County.
- The property is well suited for use within the current zoning regulations. Several Administrative Surveys have been approved in the area that have created 10-acre lots. Large lot residential development is viable in this area as evidenced by the current pattern of development.
- There are other options open to the land owner to achieve her stated goal. A rezoning to A1-P with a review plan showing a 5-acre lot is a viable option that would not disrupt the integrity of the area.

The property scored 38 points on the rating system. Staff notified 12 property owners about this request.

Staff recommends that the request be denied due to lack of resources to support the rezoning and other reasons previously cited in this report.

July 1, 2008

Boone County Planning & Building
801 E. Walnut, Room 210
Columbia, MO 65201-7730

Dear County Commissioners,

On behalf of the property owners listed below, we come before you today to restate our opposition to the request by Karen L. Sapp to rezone from A-1 (Agriculture) to A-2 (Agriculture) on 108.82 acres, more or less, located at 9100 E. Highway AB, Columbia, MO 65201.

On June 19, 2008 we appeared before the County P & Z Committee to oppose above said request. More specifically, we opposed the rezoning request based on the appropriateness of the request to rezone the entire 108 acre tract of land. We are firm in our opposition as it is our understanding that there are current procedures in place to accomplish the goal of family land transfers or zoning.

In reviewing Boone County Zoning Regulations regarding the purpose and intent of Zoning Ordinances, it strengthened our belief that this request should be denied.

Per Section 1, paragraph B1 and B2, the Purpose and Intent of Zoning Ordinances is as follows: The County Commission of Boone County, Missouri has determined that these regulations are necessary for the purpose of promoting the health, safety, morals, comfort or general welfare, and conserving the values of property throughout the County, and lessening or avoiding undue congestion in the public streets or highways; in securing safety from fire and other dangers; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewage, school, parks and other public requirements; all in accordance with a comprehensive plan.

- (1) These regulations are a part of the Boone County Planning and Zoning program and are to be considered along with the County's Comprehensive Plan, Point Rating System, and Subdivision regulations. These Zoning Regulations are in accordance with the Comprehensive Plan for Boone County which was in effect at the time of the adoption of these regulations. Said Comprehensive Plan includes planning goals and objectives, estimate of population growth, land use surveys, a land use plan, plans for major thoroughfares, other transportation facilities, community facilities, public services and utilities, and a public works program.
- (2) A planning goal of Boone County is to reduce urban sprawl through the use of the Point Rating System, County Subdivision Regulations and this Zoning Ordinance. Paramount among the County's objectives are (a) to preserve good agricultural land, (b) to insure that new, urban developments will not seriously interfere with accepted farming practices on adjacent land, (c) to make maximum use of existing facilities and to reduce the need for new and or expanded facilities, and (d) to discourage development in areas where:
 - a. Desired services cannot be provided in a cost effective manner; and
 - b. The safety of the citizens could be jeopardized due to the fact that the area is not readily accessible to fire protection, law enforcement and ambulance services.

Other issues addressed in *Exhibit A* pertain to the pattern and development history of the area, the density, appropriateness, traffic flow and infrastructure concerns. The request as presented should be denied as it does not meet the Zoning Ordinance definition of "purpose or intent" as defined on page one of said regulations. Furthermore, the current and best use of land in this area of the county is best served as A-1. To change a tract of this size challenges the integrity of the Planning and Zoning System as well as the use of the land by land-owners in the area.

In closing we ask that you consider our concerns regarding this rezoning request based on our comments from the meeting on June 19th as well as our continued opposition stated above. Thank you for your consideration.

Respectfully,

EXHIBIT A

June 19, 2008

Boone County Planning & Building
801 E. Walnut, Room 210
Columbia, MO 65201-7730

Dear Commission Members,

On behalf of the property owners listed below, we come before you today to oppose the following rezoning request:

Request by Karen L. Sapp to rezone from A-1 (Agriculture) to A-2 (Agriculture) on 108.82 acres, more or less, located at 9100 E. Highway AB, Columbia, MO 65201.

More specifically, we oppose the rezoning request on the following grounds:

Pattern and development history: The entire area except for one small tract is zoned A-1 (agricultural) and has been for a number of years. Many of the families represented here today are long time land owners who continue to farm the land adjacent to said tract. The aerial map shows that 95% of the land in this part of the county is A-1 and east of our tracts is a large amount of conservation land. The current and best use of this land is farm land.

Density: The area itself is not a high density area. To date, we show less than 30 families representing a considerable amount of acreage within one mile of said tract. The area is used for agricultural purposes and even the small tracts of land still hold the A-1 designation.

Appropriateness: The request to change from A-1 zoning to A-2 zoning for the sole purpose to transfer/sell property to family members can be handled through other avenues that does not change the entire tract of land or burdens surrounding property owners. Changing the zoning from A-1 to A-2 only opens the door for additional developments and the opportunity for others to follow suit at some point in their rezoning requests. We oppose the rezoning based on the appropriateness of the request and believe that there are other avenues to accomplish their goal without affecting property owners in the vicinity.

Traffic Flow: Potential developments arising from the new A-2 designation would create increased traffic flow and speed on an already highly traveled road. From bicyclist to automobiles the average speed is higher than it should be. Not to mention the traffic that feeds into Highway 63 from Route AB and Route H is already a dangerous situation with no overpasses or acceleration/deceleration lanes.

Infrastructure: Finally, the infrastructure is not in place to accommodate a development or planned development in this area. If said tract were developed into forty lots, that would mean 40 lagoons in a high density development. This is not the quality that brought many of us to the area.

In closing, we ask that you consider our opposition and comments regarding the request from Karen L. Sapp to rezone her 108 acre tract of land based on our concerns stated above. Thank you for your consideration.

Respectfully,

(Names listed below)

NAME	ADDRESS	SIGNATURE
LEE E. BROWN	8661 SOUTH RANGELINE RD	Lee E Brown
DONNA BROWN	8661 S. Rangeline Rd.	Donna M. Brown
Jim Brown	8781 S. Rangeline Rd	Jim Brown
Cecil Barnes	8800 E Logan Rd	Cecil Barnes
Jerry Barnes	9525 E. Logan Rd	Jerry Barnes
Terry Barnes Jerry Barnes	9201 E Logan Rd.	Jerry Barnes
Steve Lynn	9501 E. Logan Rd	Steve Lynn
Ann D Lynn	9501 E Logan Rd	Ann D Lynn
Viki Pauley	8801 E Hwy AB	Viki D Pauley
Bob Nistendirk	8750 E Hwy AB	B. Nistendirk
David Hanks	7930 S. Rangeline	Paul Hab
Carol Faust	8701 E. Highway AB	Carol Faust
George Faust	8701 E Highway AB	George Faust
Laura Fox	7931 S. Rangeline Rd	Laura Fox
LANCE FOX	7931 S. Rangeline Rd	Lance Fox
Joe Marshall	7831 S. Rangeline Rd	Joe Marshall
Cheryl Barnes	9201 Logan Rd	Cheryl Barnes
Andy Lillard	8851 E. Hwy AB	Andy Lillard
Donna Lillard	8851 E. Hwy AB	Donna Lillard
Kathy Martzloff	7831 S Rangeline Rd	Kathy Martzloff
Ramsey Shouman	DDS 8300 E. Hwy AB	Ramsey Shouman
Cari Shouman	8300 E. Hwy AB	Cari Shouman
Julie Hanks	7930 S. Rangeline	Julie Hanks
Jeff Manns	9001 Aw Manns Rd	Jeff Manns

RECEIVED

Boone County Commission
801 E. Walnut St. Room 245
Columbia, MO 65201

County Commissioners: Ken Pearson, Skip Elkin, and Karen Miller,

This letter is in regards to the rezoning request for 9100 E. Highway AB by Karen Sapp. We are planning to attend the meeting July 1st; however, we want to make our opposition in writing in case of unforeseen circumstances.

We received a letter from Karen Sapp stating that she was requesting rezoning of her land to A-2 to provide a place for her 3 children to have a 5 acre tract to build on. However, the request made to the planning and Zoning Commission was to rezone her entire 108.82 acres. According to the P&Z office, the request was for open zoning as no plan for the land was submitted. I feel this is inappropriate for the request as well as the area. She has other more appropriate options available to her if she just wants to provide three 5 acres tracts to her children, such as A-1P.

The following are some reasons we find are that it would be inappropriate to grant the rezoning of the land to A-2.

Pattern of development/history- Most of the area is farm land. Only one tract of land is zoned A-2 and that is on the corner of Hubbard and Rangeline. All other lots appear to be A-1 even those that are less than 10 acres and they were divided many years ago. Other developments have followed the zoning regulations and kept 10 acres tracts.

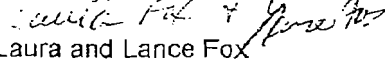
Density- this area is not high density, much of it is farm land and that could change if 2.5 acre tracts are allowed.

Appropriate for A-2? - Not considering the surrounding land is A-1 with most of it being farm land.

Traffic flow- neither Rangeline nor Hwy AB are large roads and the volume of traffic is high enough and fast enough already. This type of development could only increase the flow and the speed. It may also increase the traffic accessing Hwy 63 in the morning, which can be difficult to access or exit at high volume times.

We purchased land in this area and built our home as it was a rural area with farmland. We wanted to be in the country where there were fewer houses, traffic and noise. Rezoning this land to A-2 means the door will be open for many homes to be on a small portion of land. It also sets precedents for more A-2 rezoning and this area will no longer be a rural area. If a subdivision was developed with small tracts, many issues such as noise from stop and go traffic, bright lighting and safety concerns like higher crime are sure to follow. This area is rural and having the potential for this type of development is inappropriate for this area. Ms. Sapp has more appropriate options available to her if she simply wants a couple small tracts for her children. For the above stated reasons, we are opposing this request to rezone the 108.82 acres to A-2.

Sincerely,


Laura and Lance Fox
7931 S. Rangeline Rd
Columbia, MO 65201
573-442-7605

Stuart & Barbara King and Family

8100 E. Route AB
Columbia, Missouri 65201
573-823-8886 Cell
573-442-4855 H

June 25, 2008

Karen Miller
Boone County Commission
Boone County Government Center
Columbia, MO 65205

RE: Request by Karen L. Sapp to rezone from A-1 (Agriculture) to A-2 (Agriculture) on 108.82 acres, more or less, located at 9100 E. Highway AB, Columbia.

Dear Commissioner Miller,

This letter is to express opposition to the request by Karen L. Sapp to rezone from A-1 (Agriculture) to A-2 (Agriculture) 108.82 acres east of Rangeline Road located at 9100 E. Highway AB. This request was heard before the Planning and Zoning Commission on June 19, 2008 where the vote was 8-0 recommending denial.

The applicant has apparently appealed the P&Z commission decision.

The density of dwelling units (approx. 43 lots) which would be possible under the requested zoning would be out of character with the other properties in the surrounding area and for many miles. This rezoning request is not consistent with the land use and development patterns in the area.

This area is characterized by larger tracts, with space between homes and out buildings. Keeping the current zoning as A-1 and therefore keeping the minimum lot size at 10 acres seems reasonable and would be consistent with area development patterns and the expectations of adjacent landowners.

We respectfully request your concurrence with the P&Z commission in voting for denial of the rezoning request. If you have questions or would like to discuss this, please contact us at your convenience.

Sincerely,



Stuart King
Barbara King

Copy: Commissioner Elkin, Commissioner Pearson

RECEIVED JUN 30 2008

COUNTY COMMISSIONER: KAREN MILLER

WE ARE WRITING TO YOU CONCERNING THE REQUEST FROM KAREN SAPP TO CHANGE THE ZONING FROM A1 TO A2 ON 108 ACRES ON RANGELINE RD. AND HIGHWAY AB.

THE TRAFFIC FLOW ON RANGELINE RD. IS HIGH VOLUMN ALREADY, AND WE DON'T NEED ANY MORE TRAFFIC, AND TRYING TO GET ON HIGHWAY 63 FROM AB SOMETIMES IS ALMOST IMPOSSIBLE.

WE BOUGHT OUR LAND OUT HERE TO GET AWAY FROM THE NOISE, TRAFFIC, AND BRIGHT LIGHTS. SO WE WOULD BE ABLE TO RAISE OUR CHILDREN AND OUR GRANDCHILDREN IN A NICE RURAL AREA WITH FARM LAND, AND PEACE AND QUIET.

WE ENJOY OUR WAY OF LIFE, THE RURAL SETTING AND HAVING THE FARM LAND AROUND, WE WOULD LIKE TO KEEP THE ACREAGE AS A1 ZONING.

THANK YOU FOR YOUR CONSIDERATION.
LEE E. & DONNA BROWN
8661 S. RANGELINE RD.
449-3379

Lee E. Brown
Donna M. Brown



June 30, 2008

Commisioner Karen Miller
601 East Walnut
Columbia, MO 65201


RE: Karen Sapp request to change zoning of 108.82 acres from A-1 to A-2 zoning

We purchased our 315 acre farm at the corner of South Rangeline Road and Logan Road in 1991. We had planned to stay neutral in this situation, but now that Ms. Sapp is appealing the 8-0 decision of the County Planning and Zoning Commission, we feel that we should express our opposition to the zoning request.

In the future this land will probably be developed as Columbia moves south and east and Ashland expands to the north. The development of Discovery Ridge and the development of the Philips Farm on Highway 63 will hasten the rezoning but in our opinion this area should remain in A-1 zoning for the present because of the existing water lines and road conditions. The area still has an agricultural atmosphere and is preferred by current residents.

If Ms. Sapp wishes to make land available to her children, she should apply for A-1P zoning and not be requesting A-2 zoning for her entire 108.82 acres, more or less.

Respectfully yours,


Bud Holiman
8400 S Rangeline Rd
Columbia, MO 65201-8922



Geraldean C Holiman

**REGISTERED PROFESSIONAL
ENGINEERS:**

Bill R. Crockett
 Timothy D. Crockett
 Christopher M. Sander
 Nathan T. Eckhoff


**CROCKETT
 ENGINEERING
 CONSULTANTS, LLC**

2608 N. Stadium Blvd.
 Columbia, Missouri 65202
 Phone: 573-447-0292
 Fax: 573-447-3981
 Email: crockett@crockettengineering.com

**PROFESSIONAL LAND
SURVEYORS:**

Bill R. Crockett
 Christopher M. Sander

June 30, 2008

Boone County Commissioners
 801 E. Walnut
 Boone County Government Center
 Columbia, MO 65201

Dear Commissioners,

I have an interesting situation, since I normally bring things in front of you for approval, but this is the first time I will request that you do not support a rezoning request. My personal residence is located at 8951 E. Logan Rd. Columbia. I am adjacent on 2 sides to the property coming before you for rezoning tomorrow night. Karen Sapp has requested to rezone 108 acres from A-1 to A-2 Open zoning. I am a little scared of that potential. While there is surely a need for A-2 zoned property in this area, I question the amount of her request. Make no mistake, I am in support of SOME A-2 zoning, even adjacent to me. Clearly this area has a great potential for development, but is better suited for a planned district so the neighbors and staff can protect the area from poorly executed developments. I have advised and spoken with my neighbors about this process and what she has requested. It is obvious that most of my neighbors and I are not opposed to some A-2 zoned property. We just think that having the ability to build 37 houses on this site is a shock to the system and should be rejected at this time. With proper planning and support from the neighborhood, this can be a very nicely developed A-2P subdivision. The fact that there is not a plan, just a hope to rezone shows how dangerous this can be. We all know that her intentions may be good, but that is exactly how MOST poorly developed sites get started.

I would like to point out some issues that will be brought up. First, it may be suggested that with flood plain on the site there will only be 20 homes at the most that could be built on this site. The fact of the matter is that without the protection of a planned district, there could be as many as 40 homes on this site regardless of the flood plain or implication of less. Secondly, it may be suggested that this site is prime for rezoning because of its proximity to Columbia and Ashland. There is close proximity, that is true, but there are 1000s of acres being row cropped in the area. This site may have good access, but there are other concerns with large farming operations. There will likely be safety issues for children and pets as well as noise and dust issues. At face value, these issues are not that bad, but when you start to consider the complaints that may arise and the inconvenience to the farmers, it becomes a bigger problem. Thirdly, it may be suggested that A-2 zoned property would only increase property values in the near proximity to such a tract. While it is true that a more dense zoning may increase the value of adjoiners, the opposite can occur depending upon the ultimate development that appears. A poor development can only be prevented with a planned district. Lastly, it may be suggested that there will only be a handful of lagoons at the most here. That is not acceptable. There is a lagoon on my property and it is an eyesore to myself and my neighbors. It poses health risks to animals and people in contact with those animals. A planned district is a great way to limit this type of impact.

In short, it is probable that more dense zoning will be needed and will likely happen in our area, but it should be done with forethought. If Ms. Sapp would like to start with a third of this land

and request Open zoning, I would not have many of these concerns. If she would like to rezone all of this property to A-1P or A-2P, it is likely I would fully support this request. This is not a case of "NIMBY", this is protecting what we have with PROPER planning. Monetary reasons should not be a reason to discount planning first. I have made myself available to Ms. Sapp so that we can work together to protect our investment, but so far there isn't any collaboration. Please see the dangers with this amount of open A-2 zoning, regardless of intentions, and deny the request to rezone this entire tract. Ms. Sapp will then be able to bring back her request on a smaller portion, or for a planned district.

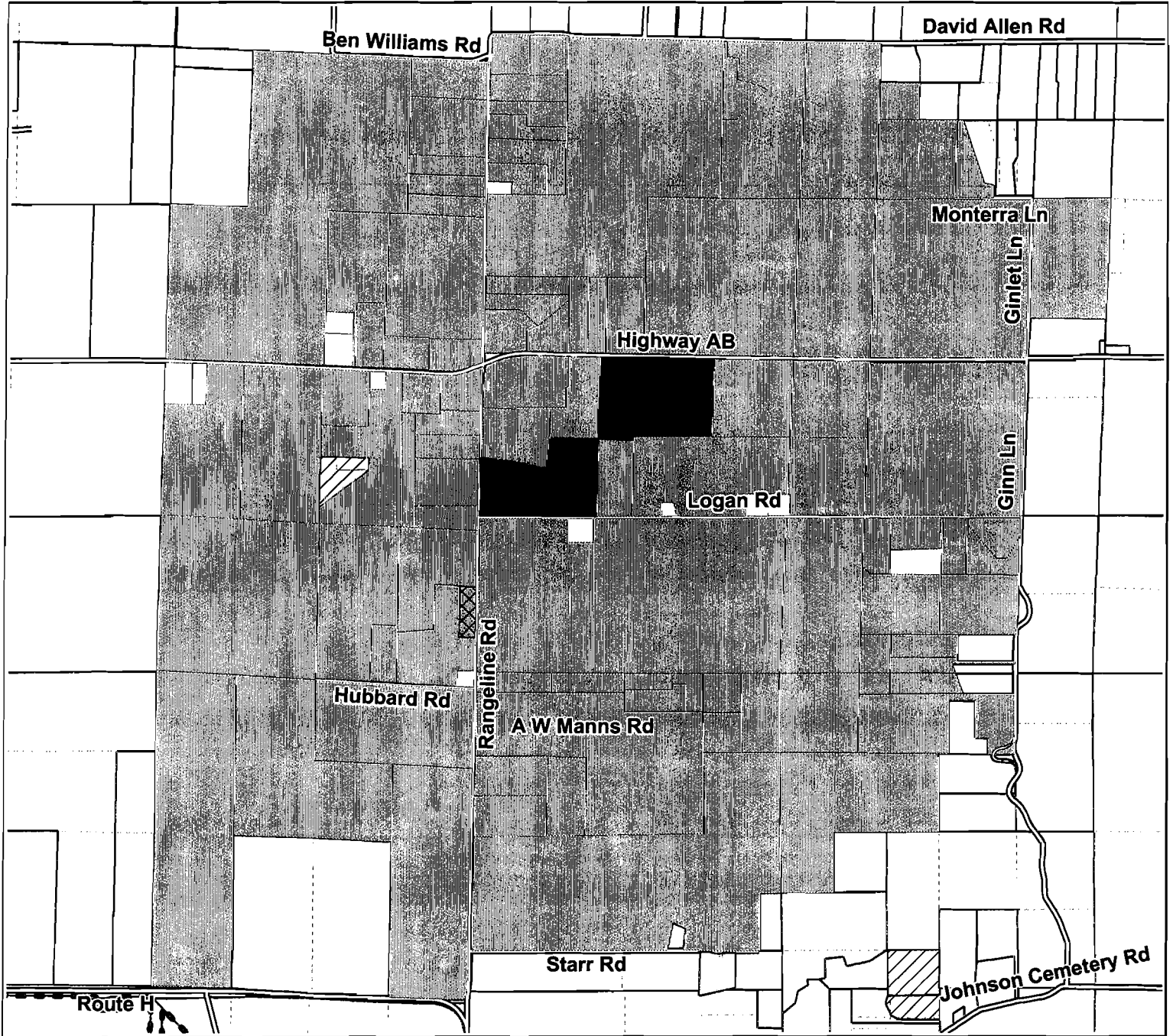
Thank you for your attention in this matter. If you have any questions or need anything further, please feel free to let me know.

Sincerely,

A handwritten signature in cursive script, appearing to read "David T. Butcher".

David T. Butcher, PLS

Map 2
Sapp Rezoning - A-1 to A-2
Acreage of Surrounding Properties



Unless otherwise noted, all properties are zoned A-1.

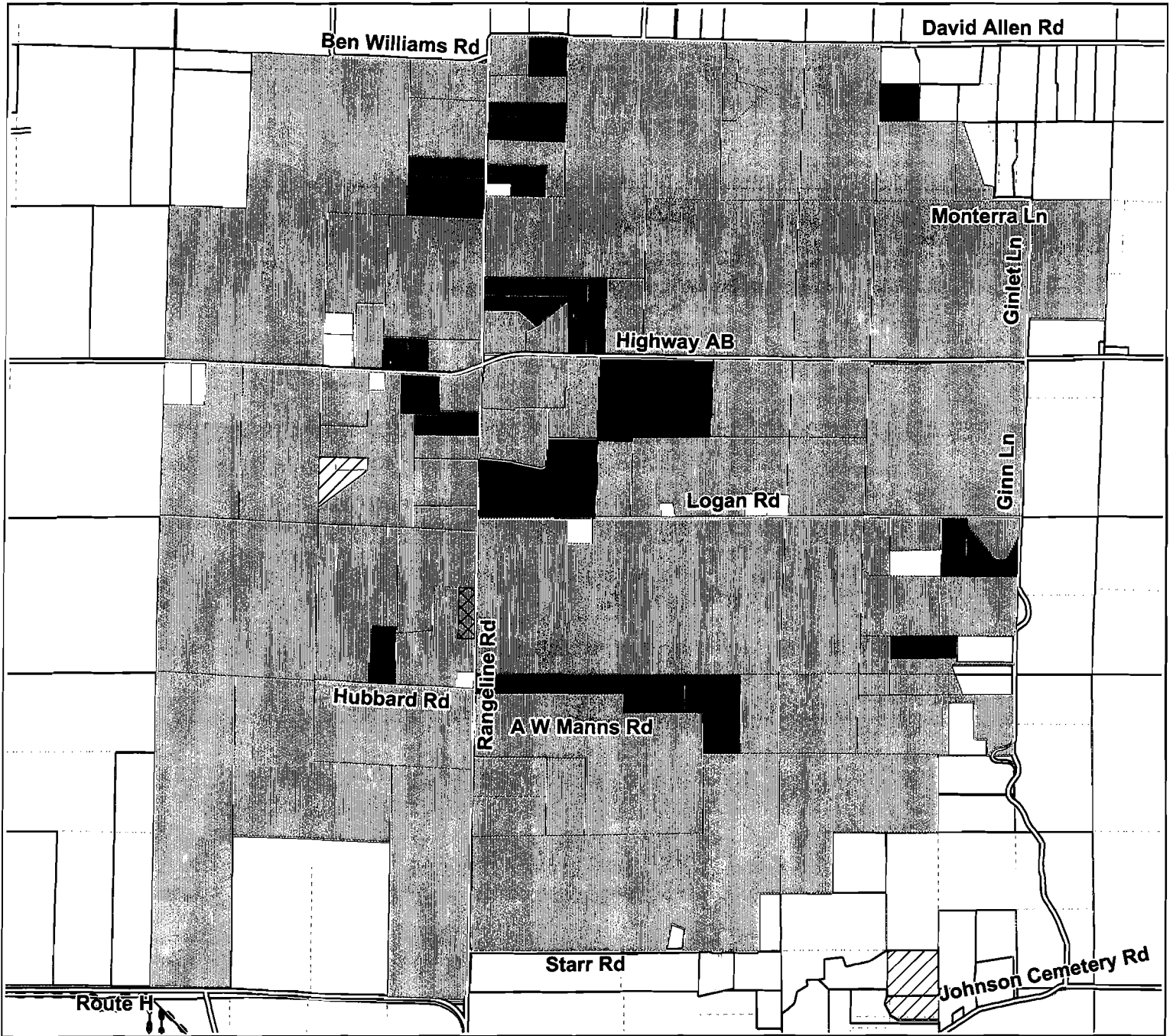


Legend	
	Subject Tract (Karen Sepp 109AC)
	Parcels at 10 AC or greater
	Parcels at less than 10 AC
	A-1P Zoning
	A-2 Zoning

Map 1

Sapp Rezoning - A-1 to A-2

Acreage of Surrounding Properties



Unless otherwise noted, all properties are zoned A-1.



Legend	
	Subject Tract (Karen Sapp 109AC)
	Parcels greater than 10 AC
	Nominal 10 AC Parcels
	Parcels at less than 10 AC
	A-1P Zoning
	A-2 Zoning

CERTIFIED COPY OF ORDER

STATE OF MISSOURI }
County of Boone } ea.

July Session of the April Adjourned

Term. 20 08

In the County Commission of said county, on the 1st day of July 20 08


the following, among other proceedings, were had, viz:

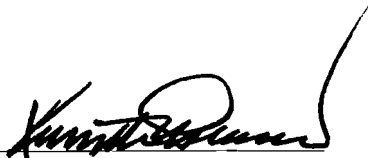
Now on this day the County Commission of the County of Boone does hereby **approve** the petition by Justin G. Powell to vacate and replat Lot 1 of Tumlin Hills Subdivision.

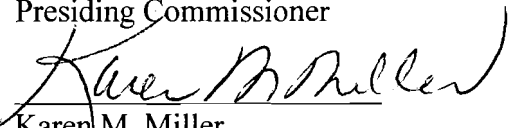
Said vacation is not to take place until the re-plat is approved.

Done this 1st day of July, 2008.

ATTEST:


Wendy S. Noren
Clerk of the County Commission


Kenneth M. Pearson
Presiding Commissioner


Karen M. Miller
District I Commissioner


Skip Elkin
District II Commissioner

CERTIFIED COPY OF ORDER

STATE OF MISSOURI }
 County of Boone } ea.

July Session of the April Adjourned

Term. 20 08

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1st

day of

July

20 08


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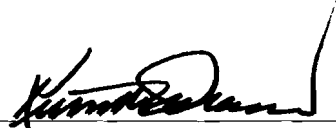
Now on this day the County Commission of the County of Boone does hereby **approve** the petition by Dan Hagan to vacate and replat Lot 98 of Waters Edge Estates Block 4 Replat of Lot 98.

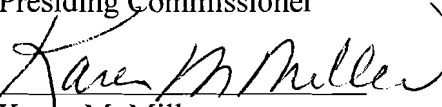
Said vacation is not to take place until the re-plat is approved.

Done this 1st day of July, 2008.

ATTEST:


 Wendy S. Noren
 Clerk of the County Commission


 Kenneth M. Pearson
 Presiding Commissioner


 Karen M. Miller
 District I Commissioner


 Skip Elkin
 District II Commissioner

CERTIFIED COPY OF ORDER

STATE OF MISSOURI }
County of Boone } ea.

July Session of the April Adjourned

Term. 20 08


In the County Commission of said county, on the 1st day of July 20 08

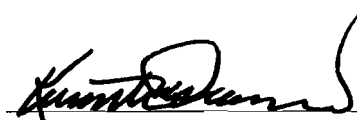
the following, among other proceedings, were had, viz:

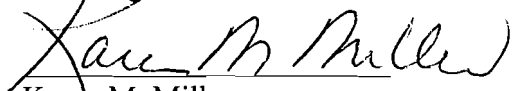
Now on this day the County Commission of the County of Boone does hereby **approve** a request by Robert M. Lemone Revocable Trust for a Final Development Plan for Concorde South Phase 2 on 9.75 acres, more or less, located at 5801 S. Highway 63 South, Columbia.

Done this 1st day of July, 2008.

ATTEST:


Wendy S. Noren
Clerk of the County Commission


Kenneth M. Pearson
Presiding Commissioner


Karen M. Miller
District I Commissioner


Skip Elkin
District II Commissioner

CERTIFIED COPY OF ORDER

STATE OF MISSOURI }
County of Boone } ea.

July Session of the April Adjourned

Term. 20 08

In the County Commission of said county, on the 1st day of July 20 08

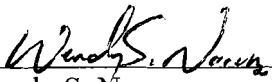
the following, among other proceedings, were had, viz:

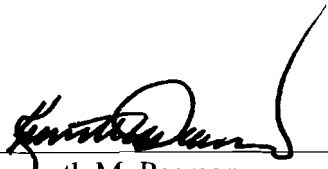
Now on this day the County Commission of the County of Boone does hereby receive and accept the following subdivision plat and authorize the presiding commissioner to sign it:


Boothe Lane. S 27-T49N-R14W. A-1. Charles and Leann Martin, owners. J. Daniel Brush, surveyor.

Done this 1st day of July, 2008.

ATTEST:


Wendy S. Noren
Clerk of the County Commission


Kenneth M. Pearson
Presiding Commissioner


Karen M. Miller
District I Commissioner


Skip Elkin
District II Commissioner

CERTIFIED COPY OF ORDER

STATE OF MISSOURI }
County of Boone } ea.

July Session of the April Adjourned

Term. 20 08


In the County Commission of said county, on the 1st day of July 20 08

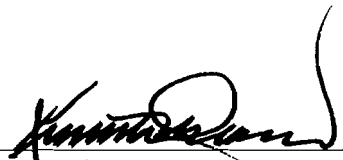
the following, among other proceedings, were had, viz:

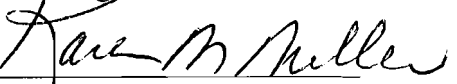
Now on this day the County Commission of the County of Boone does hereby appoint J. Scott Perkins to the Mental Health Board of Trustees as a non-provider for a term beginning June 24, 2008, and ending May 31, 2010.


Done this 1st day of July, 2008.

ATTEST:


Wendy S. Noren
Clerk of the County Commission


Kenneth M. Pearson
Presiding Commissioner


Karen M. Miller
District I Commissioner


Skip Elkin
District II Commissioner

Kmm - 8:45

Skip 8:30 AM

Ken - 9:00 AM 328-2008

Ken Pearson, Presiding Commissioner
Karen, M. Miller, District I Commissioner
Skip Elkin, District II Commissioner



Boone County Government Center
801 E. Walnut, Room 245
Columbia, MO 65201
573-886-4305 • FAX 573-886-4311
E-mail: commission@boonecountymo.org

ffe
expires: 5/31/2010
Non-provider

Boone County Commission

BOONE COUNTY BOARD OR COMMISSION APPLICATION FORM

Board or Commission: Mental Health Board of Trustees Term: 6/13/2008

Current Township: Missouri Today's Date: 6/13/2008

Name: J. Scott Perkins

Home Address: 1513 Doris Drive Zip Code: 65202

Business Address: 1706 E. Elm Street Zip Code: 65102

Home Phone: 573-999-0236 Work Phone: 573-751-8155
Fax: 573-751-7815 E-mail: Scott.Perkins@dmh.mo.gov

Qualifications: I am currently employed as a Project Director with the Missouri Institute of Mental Health which in part of the MU School of Medicine. I have several years of experience working in the field of Suicide Prevention. I recently passed the Licensed Clinical Social Worker exam and I have applied for licensure. I am a life long resident of Boone County.

Past Community Service: Team Captain, Employees of Boone Co Team, Relay for Life, 2002-2005
Big Brothers/Big Sisters of Boone Co, Volunteer, 1994-2000
Alternative Spring Break, Site Leader, 1996 and 1997

References: Rita McElhany - DMH
Joseph Parks, MD - DMH
Mike Krohn - BCSD

I have no objections to the information in this application being made public. To the best of my knowledge at this time I can serve a full term if appointed. I do hereby certify that the above information is true and accurate.

Applicant Signature

Return Application To: Boone County Commission Office
Boone County Government Center
801 East Walnut, Room 245
Columbia, MO 65201
Fax: 573-886-4311

CERTIFIED COPY OF ORDER

STATE OF MISSOURI }
 County of Boone } ea.

July Session of the April Adjourned

Term. 20 08

In the County Commission of said county, on the

1st

day of

July

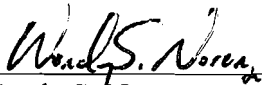
20 08

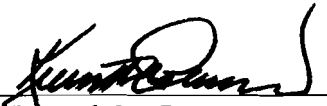
the following, among other proceedings, were had, viz:

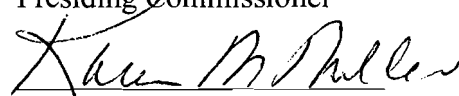
Now on this day the County Commission of the County of Boone does hereby authorize a closed meeting to be held on Tuesday, July 1, 2008, immediately following commission. The meeting will be held in the Commission Chambers of the Roger B. Wilson Boone County Government Center at 801 E Walnut, Columbia, Missouri, as authorized by 610.021 (3) RSMo. to discuss the hiring, firing, disciplining or promoting of particular employee by a public governmental body when personal information about the employee is discussed or recorded.

Done this 1st day of July, 2008.

ATTEST:


 Wendy S. Noren
 Clerk of the County Commission


 Kenneth M. Pearson
 Presiding Commissioner


 Karen M. Miller
 District I Commissioner


 Skip Elkin
 District II Commissioner