

005 -2024

# CERTIFIED COPY OF ORDER

STATE OF MISSOURI }  
County of Boone } ea.

January Session of the January Adjourned

Term. 2024

In the County Commission of said county, on the 4th day of January 20 24

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 plats, items A and B, 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. Perche Loop Subdivision Plat 2. A-2. S32-T50N-R13W. Denise M. Lamonda, owner. Steve Proctor, surveyor.
- B. Harrison Subdivision. A-2. S33-T51N-R13W. David D. & Mary L. Ridge, owners. Jonathan Cole, surveyor.

Done this 4th day of January 2024.

ATTEST:

*Brianna L. Lennon*  
Brianna L. Lennon  
Clerk of the County Commission

*Kip Kendrick*  
Kip Kendrick  
Presiding Commissioner

*Justin Aldred*  
Justin Aldred  
District I Commissioner

*Janet M. Thompson*  
Janet M. Thompson  
District II Commissioner

**Staff Report for County Commission**  
**RE: P&Z Agenda Items**  
**January 4, 2024**

The Planning and Zoning Commission reviewed the items on tonight's agenda at its December 21, 2023 meeting. The minutes of that meeting and the Boone County Zoning and Subdivision Regulations are incorporated into the record of this meeting.

**1. Consent Agenda – Final Plats**

Regarding Item 1, the consent agenda, the plats, items A and B, were approved by consent and are presented to you for receipt and acceptance. I ask that you waive the reading of the staff reports for these items and authorize the clerk to insert them into the meeting minutes.

**A. Perche Loop Subdivision Plat 2. A-2. S32-T50N-R13W. Denise M. Lamonda, owner. Steve Proctor, surveyor.**

The subject property is located off Lewis Lane, less than half a mile from the intersection of Lewis Lane and West Red Rock Road. The property is zoned Agriculture 2 (A-2) and is surrounded by A-2 zoning on all sides. The proposal is a replat of Perche Loop Subdivision recorded in book 10 page 152 of the Boone County records. The proposal seeks to modify tracts D, E, and F of Perche Loop Subdivision as well as include unplatted property into lots 1, 2, and 3 of the replatted subdivision. Lots 1 and 2 are 20 plus acre lots each with a dwelling and onsite wastewater lagoon. Lot 3 of the replatted subdivision is a 91.26-acre lot that is undeveloped.

Lot 1 has road frontage along North Lewis Lane, a publicly maintained roadway. Lots 2 and 3 are served by a 40' private access easement off North Lewis Lane. The applicants have not submitted a written request for a waiver to the traffic impact study. However, this area was already platted as a subdivision with a private access easement. Replatting this property is likely to have minimal impact on existing transportation infrastructure. Granting of a waiver to the traffic impact study is appropriate in this case.

Consolidated Water provides water service in this area. Boone Electric provides power. The Boone County Fire Protection District provides fire protection. The nearest station, Station 7, is 4.9 miles away.

Wastewater from the dwellings on lots 1 and 2 are handled by onsite sewage lagoons. The applicants propose the use of onsite sewage lagoon to serve future development on lot 3. The applicants have not submitted a request for a waiver to the sewer cost benefit analysis. However, this replat will not create any additional lots for development, nor will replatting this property make it feasible to construct a public sewer facility. Granting of a waiver to the sewer cost benefit analysis is appropriate in this case.

Perche Loop Subdivision was platted in 1971 and did not have recorded vacation procedures. County Commission order #438-2023 tentatively vacated Perche Loop Subdivision, subject to a

replat compliant with the Subdivision Regulations, the vacation does not go into effect until the recording of the replat.

The property scored 27 points on the rating system.

Staff recommended approval of the plat and granting of waivers.

**B. Harrison Subdivision. A-2. S33-T51N-R13W. David D. & Mary L. Ridge, owners. Jonathan Cole, surveyor.**

The subject property is located on Voorheis Road, approximately 207 feet to the west of its intersection with Oak Grove School Road, six miles east of Harrisburg. The property is currently vacant. This proposal divides 3.5 acres from a 300+ acre parent parcel. The property is zoned Agriculture (A-2) and is surrounded by A-2 zoning. This is all original 1973 zoning.

The subject property is located on Voorheis Road, a public road. This plat is dedicating a full 66' right of way to the county, as the parent parcel is on both sides of Voorheis Road. The applicant has submitted a request to waive the traffic study requirement of the subdivision regulations.

The subject property is in Public Water Supply District #10 and the Boone Electric Cooperative service areas for water and electrical services.

On-site wastewater is proposed for this lot. Given the severity of the slopes on this property, an engineered on-site wastewater system is the most likely system to be proposed for use if development occurs. The applicant has submitted a request to waive the wastewater cost-benefit analysis requirement of the subdivision regulations.

The property scored 18 points on the rating system.

Staff recommended approval of the plat and granting the requested waivers.