



City of Columbia, Missouri

Meeting Minutes

Planning and Zoning Commission

Thursday, March 5, 2020
5:30 PM

Work Session

Conference Room 1A
Columbia City Hall
701 E. Broadway

I. CALL TO ORDER

Meeting called to Order by Chairman Loe. Both Boone County and City Planning Commissioners and staff were present. Boone County Commissioners included Poehlman, Martin, Koirtyohann. County Staff included Florea, Mach, Yonke.

Present: 9 - Tootie Burns, Sara Loe, Joy Rushing, Lee Russell, Anthony Stanton, Rusty Strodtman, Brian Toohey, Michael MacMann and Valerie Carroll

II. INTRODUCTIONS

III. APPROVAL OF AGENDA

Approve the agenda as submitted

Move to approve agenda as submitted

IV. APPROVAL OF MINUTES

February 20, 2020 Work Session

Approve February 20, 2020 minutes as submitted

Move to approve minutes as submitted

V. OLD BUSINESS

A. West Area Plan - Scoping and Organization Follow-up (Boone County Planning & Zoning Commission May Attend)

Mr. Zenner introduced the topic. He said staff had prepared revised boundary maps for review by the Planning Commissions (City and Boone County) in response to the discussion that occurred during the February 6, 2020 work session meeting. The boundary map was projected on the screen. He said the staff had attempted to address recommendations offered by the Commissioners. Generally speaking, the new boundary map applied a one-half mile buffer along the northern, western, and southern portions of the study area to capture development impacts on both side of the originally presented exterior roadways. He said the northeastern portion of the study area has been extended eastward to incorporate the future I-70 interchange location at Sorrell's Overpass and Route ZZ (Strawn Road). He said no buffer was applied generally to properties already located within the City of Columbia's corporate limits along on the study area's eastern boundary. There was general discussion of the purpose of the captured area by map, and the likelihood of limited development in the southern area except for pockets with utility availability. Additional discussion on future development trends would be

discussed further as research on existing development and environmental conditions was collected and as the plan evolved in later stages in terms of policy considerations relating to growth.

Mr. Zenner said the revised map also revised the boundaries between the red (southern) area and the yellow (central) area to move from Coats Lane to the Perche Creek/MKT Trail due to environmental conditions and the impact of a natural (creek) boundary. The red area was shrunken a bit but the study area may be more meaningful in terms of analysis. There was general discussion on how and why some areas may be more likely to develop in the City due to the need for utilities and services. There was discussion on environmental features shown in the environmental conditions maps, including floodplain, stream buffers and tree canopies, and the environmental impediments to growth, such as the Perche Creek. Boone County staff was taking the lead on the mapping.

There was additional discussion on how the plan may address commercial and industrial sub-areas that may exist or be created in by the plan in addition to the three sub-areas. There was discussion on how Columbia Imagined and the East Area Plan had identified these areas which may be used as a framework for the West Area Plan. There was also discussion of the existing commercial and industrial areas along Route 40, and how it may work to identify a nodal corridor rather than an intersection for this area. How far along the corridor the build-out may be was discussed, such as all the way to Route J or not, and would be considered during the plan in terms of whether it was appropriate to identify areas between commercial development as likely to develop in the future. It was noted that the Climate Action and Adaptation Plan would also be helpful in terms of strategies.

Mr. Zenner and Mr. Yonke asked for feedback or if the Commissioners were generally supportive of the plan boundaries as presented as a starting point for the exiting conditions, environmental analysis, and other maps and research to get the plan going. The maps were generally acceptable, but there were questions on the intent of the West Area Plan and how it would be used.

Mr. Yonke and Mr. Zenner described how the West Area Plan would be used as a joint planning document and how intergovernmental cooperation for planning activities already occurred. How the East Area Plan was used was discussed in terms of identifying areas which should develop in the County and infrastructure investment. Sharing a common framework was much more successful than planning in a vacuum. Identifying the anticipated goals and outcomes of the West Area Plan would be an important part of the planning process. Identifying infrastructure capacity and investment potential and efficiencies were also important, as was managing growth expectations and shared priorities for staff, elected officials, and residents in the area.

VI. NEW BUSINESS**A. City-County Development Process Comparison - Discussion
(Boone County Planning & Zoning Commission May Attend)**

Mr. Yonke presented an overview of the County's development Process vs. the City's development Process. He explained the state laws which impacted what the City and the County each had the authority to regulate. He said under Dillon's Rule the County was authorized to have comprehensive plans and subdivision and zoning authority. The City had much broader powers when it comes to implementation tools. The County was limited to more general practices. The County doesn't control infrastructure or utilities, and the regulatory process is reflective of this fact. The County's regulatory process, as such, generally promotes land conservation and land is generally held as undeveloped or farmed unless it is absorbed by a municipality which can support urban level densities in terms of utilities and services. The County does not provide the same types of services as cities do, and the County processes are able to work with the City polices and processes via intergovernmental cooperation and joint planning.

Mr. Yonke described the County's zoning and subdivision codes and comprehensive plan and how they are utilized. He described how individual development projects are evaluated and approved in the County vs. the City. In the County, infrastructure must be built up front, and developers can't create or sell lots until then. The costs are front-loaded to the developer. This structure provides assurance to the County that the infrastructure will go in and buyers won't be left hanging. The City has other tools and processes to allow development to be more phased in terms of roads and other infrastructure.

Mr. Zenner described the ability to address cooperative issues with area plans and there was opportunity to evaluate the return on investment of development versus the provision or extension of infrastructure and services. The plan would help them to identify potential density outcomes and decision-making points for political and financial considerations. The plan could address the factors and decisions impacting growth and achieve environmental and other objectives. There was general discussion which would continue at future work sessions on the topic.

VII. NEXT MEETING DATE - March 19, 2020 @ 5:30 pm (tentative)**VIII. ADJOURNMENT**

Meeting adjourned approximately 6:55 pm

Move to adjourn