



Patrick Zenner <patrick.zenner@como.gov>

[Planning]: Public comments on Case#335-2

Laura Eggeman <LauraE@eandeenterprises.com>

Mon, Nov 3, 2025 at 5:34 PM

To: planning@como.gov

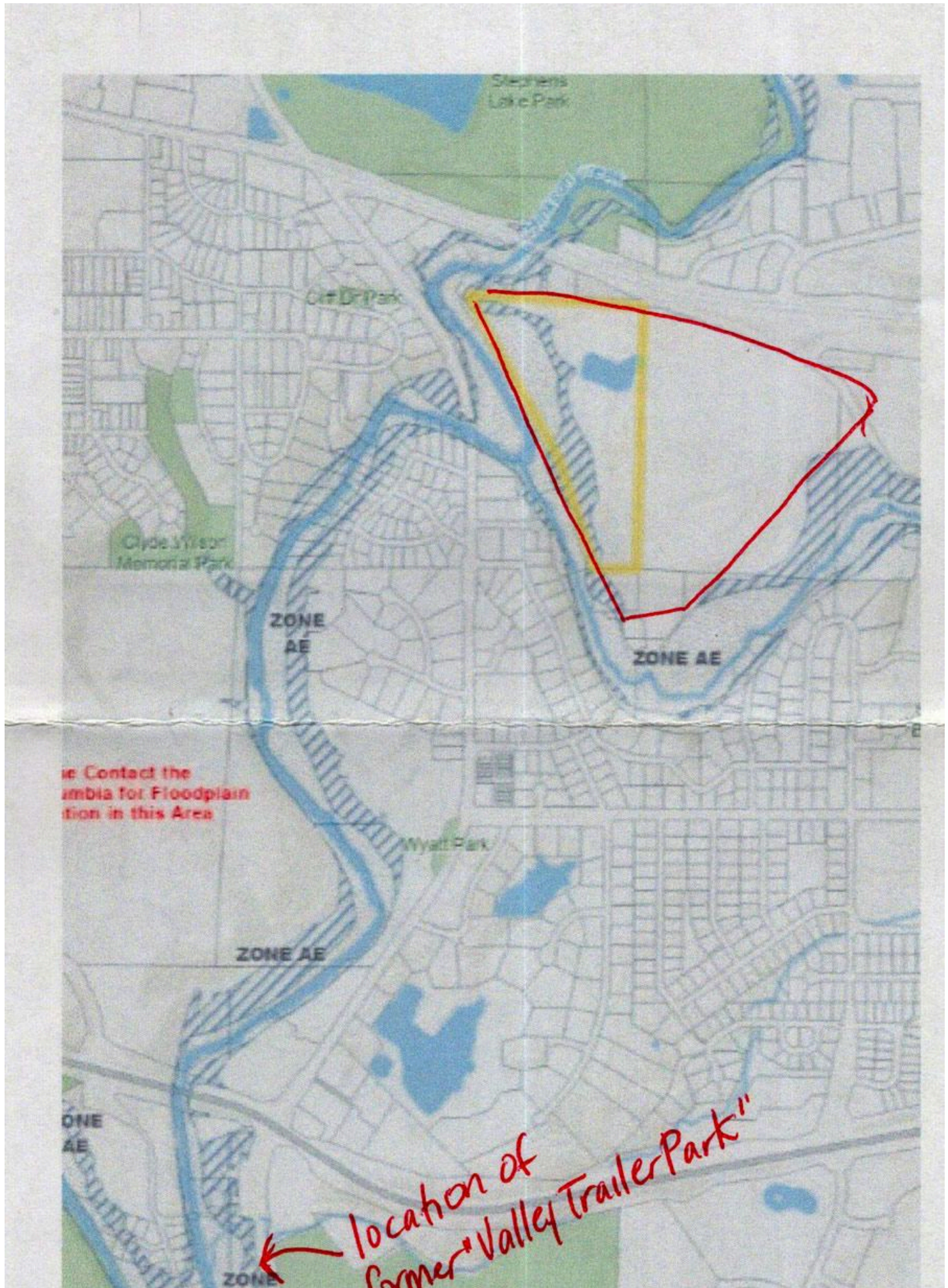
To Whom It May Concern,

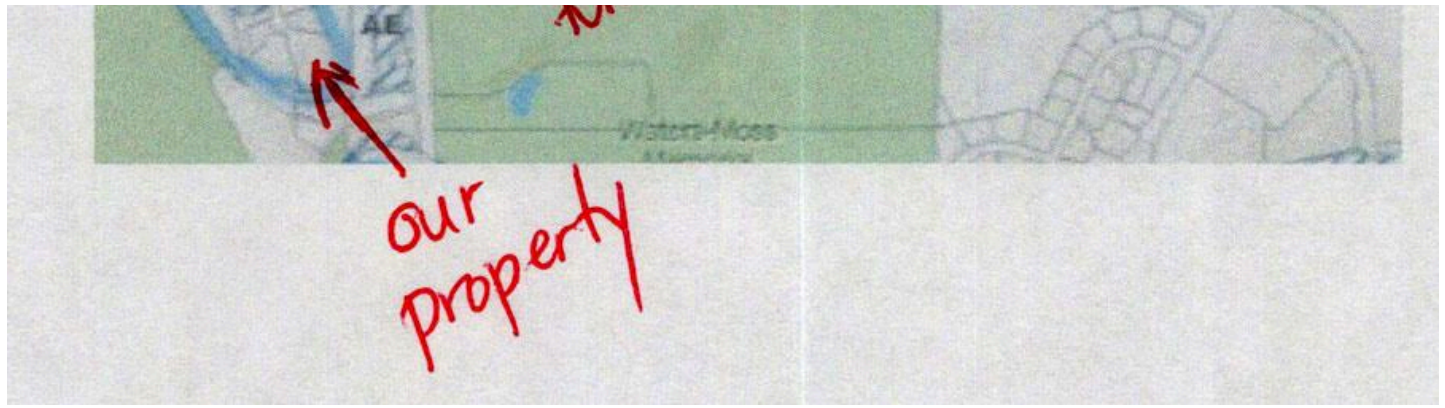
We own property along Hinkson Creek, downstream of these parcels. The purpose of the original zoning was to ensure the overall site, which is in/near the floodplain, was not "overly" developed. Hinkson Creek already has problems with storm water, and allowing the site to be rezoned to R-MF would potentially cause more storm water problems and flooding. We do not believe the stormwater UDC standards would protect property downstream, because the city ignores stormwater problems in favor of development. For example,

1615 S Old Hwy 63 used to be "Valley Trailer Court," known for it's flooding issues. That site was known to flood since the early 70's. The Capital Improvement Plan of 2008 even proposed the "Valley Trailer Park floodplain purchase." Valley Trailer Court prevented our property on the other side of Hinkson Creek from being flooded in 1993, yet, sometime in 2006 or 2007, the city allowed the property owner to fill in most of that site in order to get his property removed from the floodplain, KNOWING THAT IT WOULD EFFECT OUR PROPERTY. The city Flood Plain Development Permit I received from a records request didn't have a date, development permit# or a certificate of elevation, almost as if it was filled in AFTER my request.

Goal NR-3 of the Columbia Climate Action and Adaptation Plan is to "Reduce negative impacts from stormwater runoff and flooding", by "Improving stormwater management" and "Minimize risks to flood-prone areas." We would hope the Planning & Zoning Commission would consider the Columbia Climate Action and Adaption Plan when making decisions and hope the zoning will remain as PUD so such things can be considered when the site is eventually developed.

Laura & Paul Eggeman
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May 16, 1970

Flooding Continues Along Local Rivers

Boone County firemen were called to the Valley Trailer Court, Business Loop 63 South at Stadium Blvd., at 11 p.m. Thursday to fight rising waters in Hinkson Creek as rainfall continued to swell local streams to overflowing.

Chief Bill Westhoff said his men and about 25 residents of the trailer court worked until 7 a.m. Friday in a successful effort to contain the water behind a levee and sandbags.

At one time the water was coming over the levee built after earlier floods, and four rows of sandbags were added. Westhoff said water reached the top of the sandbags.

* * *

Westhoff said the department's pumps were run all night except for refueling.

"At 4:30 a.m. it looked like somebody turned off a faucet. The water just stopped coming up and started going down," Westhoff said.

Columbia Police Chief Paul B.

damage. The road from Wilton to the Goshen Baptist Church is blocked because the wooden bridge over Cedar Creek was washed out.

County Court Judge Eugene Hamilton said the roads were being repaired Friday, but in "a lot of these places, the water has to go down before they can fix them."

Hamilton said the road superintendent "had enough calls to keep them busy for a month making road and bridge repairs."

County Court Judge Clarence Drew said, "This rain is going to cost the county a lot of money that we didn't budget for. There isn't much defense against four or five inches of rain."

There is no estimate of the cost of road repairs at this time, according to Hamilton. "We've got places that we had fixed in the last three weeks that have to be fixed again

Cheavens said streets in the low-lying areas of the city were flooded for a time during the night. because of the rain," he said.

"We were busy most of the night rerouting traffic in these areas," he said.

He said a bridge on Northland Drive over Bear Creek had been washed out, but everything had returned to normal by Friday morning.

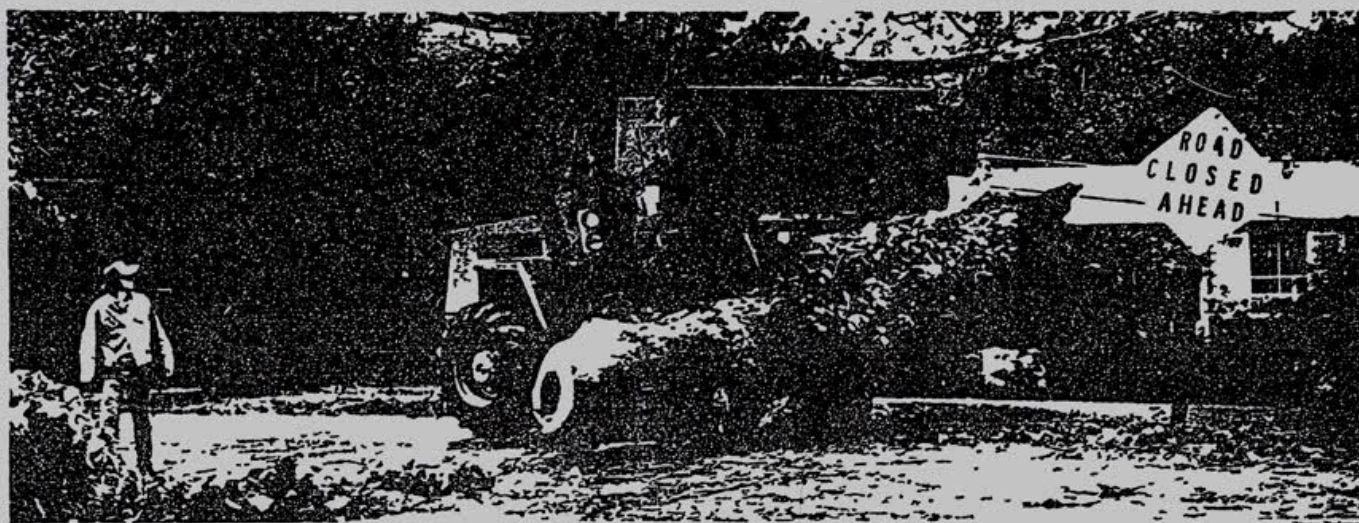
The County Court said that only one Boone County road has been blocked off because of rain

Columbia Missouri

73rd Year — No. 209

Good Morning! It's Tuesday, May 19, 1981

2 Sections — 14 Pages



City workers remove a large tree blocking Ashland Gravel Road below Stadium Boulevard after Monday's storm

Pouring rains and gusty winds
give Columbia a weathery one-two punch

Area gets 3.37 inches

By Tom Glattie and Mark Schwanhauser
Missourian staff writers

A two-day storm which battered Columbia Sunday and Monday with heavy rain and gusty winds downed trees, flooded several county roads and bridges, interrupted phone service and sent some residents scurrying for higher ground.

The storm that originated in the Texas-Oklahoma Panhandle poured huge amounts of rainfall throughout Missouri and flood warnings continued in southeast Missouri well into Monday night.

In Columbia, telephone service for all residents with a "474" prefix was limited to calls within that local exchange. Ron Hopwood of General Telephone Co. said the company hoped to have the exchange reconnected to the whole system by Tuesday morning.

The National Weather Service reported that 3.37 inches (8.56 centimeters) of rain had fallen at Columbia Regional Airport by 5 p.m. Monday, raising the May rainfall total to 6.22 inches (15.8 centimeters). The average May rainfall is 2.63 inches (6.8 centimeters).

Total rainfall for the year climbed to 15.03 inches (38.2 centimeters), nearly double the 1980 level of 8.54 inches (21.7 centimeters), and well ahead of the average annual rainfall to date of 12.38 inches (31.4 centimeters).

While rain poured down Monday, winds gusted up to 34 mph (54.4 kph). A possible tornado sighting was reported Monday evening near Lockwood, Mo., in southwest Missouri.

A spokesman for the Boone County Disaster Preparedness Office said that, as of 4:12 p.m., four county bridges were affected by the storm.

A bridge at Barnett School Road (Route NN) was reportedly damaged, and Finley Bridge was covered by water. The twin bridges on Route E were "passable," but the disaster office spokesman said witnesses had reported that 18 inches (45.72 centimeters) of water covered the road. The office advises caution when using the road.

In Columbia, a small bridge on West Boulevard South near Fairview Lane was flooded since Monday morning.

The flood warnings for Columbia were rescinded by 1:30 p.m. Monday but a flash flood watch was still in effect at 5 p.m. for southeast Missouri, the National Weather Service said.

A flash flood warning was issued early Monday for the Valley Trailer Court, located off Business 63 in a low area prone to flooding. Columbia Fire Department Battalion Chief Russell "Doc" Hudnell said he told trailer court manager Floyd Morgan at 11 a.m. to prepare to evacuate if the creek overflowed.

"But it didn't develop," Hudnell said. "Usually it does, but this time it didn't."

Morgan, 68, said the trailer court collects overflowing water from Hinkson Creek and runoff water from about 80 acres (32 hectares) of adjacent land. Morgan said the overflow from adjoining land was diverted by blocking a flume, but throughout the afternoon there was still a threat that Hinkson Creek would flood into the trailer court.

Still, Morgan said he didn't anticipate having to evacuate the mobile park.

"I pretty well know what's going on when it comes to rain," he said.

He said he wouldn't move until the water lapped against the wheels of his pickup.



Water on Gillespie Bridge Road slows Columbian Tim Aikens

Severe weather torments U.S.

From our wire services

Severe weather across the nation unleashed flooding and tornadoes in the Midwest but offered no relief to Florida firefighters.

Thunderstorms dumped up to 4 inches (10.2 centimeters) of rain in southern Missouri Monday, flooding streets and basements and knocking out electric power for thousands of residents. Record cold temperatures chilled the Northeast.

A wall of fog and a dusting of snow covered the Colorado mountains, making driving hazardous on several mountain passes. Marble-size hail and 50 mph (80 kilometer) winds battered northwest Louisiana.

The storm turned loose a barrage of tornadoes that splintered houses and barns across Oklahoma and Kansas. Injuries resulting from the twisters were minor and no deaths were reported.

Though only eight twisters are known to

have touched down in Oklahoma, the weather service issued a total of 36 tornado warnings Sunday night and Monday morning. Most of the twisters hit sparsely populated rural areas where tornado-wise residents fled to their storm shelters. Others were just plain lucky.

One of several funnel clouds spotted in Kansas passed over Arkansas City about 4 p.m. Sunday, bringing high winds that tore off most of the copper dome at the Union State Bank and collapsed the roof at the civic auditorium.

In the Mississippi Valley, several communities were awash, with more than 6½ inches (16.5 centimeters) of rain falling in parts of Kansas and 4½ inches (11.4 centimeters) in parts of Missouri. Roads were blocked and lightning and high winds knocked out the power in some areas. At least 75,000 homes in

(See RAIN, Page 8A)

FY 2008 CIP - Storm Water - Projects Requesting Additional Funding								
Project Name	Current Funding Request	Total City Project Cost	Est. 09/30/07 Project Balance	Ward	Begin Design	Begin Construction	Est. Construction Time (Years)	Detail Page Number
6-10 Years								
6 Rockhill Rd	\$160,000	\$160,000		6	2011	2013	.5	J-35
7 Rollins/Cowan/Ridge Drainage	\$170,000	\$170,000		4	2011	2013	.5	J-36
8 Stewart Park Drainage	\$92,000	\$92,000		1	14	16	.2	J-37
9 Valley Trailer Park floodplain purchase	\$126,000	\$126,000		6	14	16	.1	J-38
10 Wayne Road	\$68,000	\$68,000		1	14	16	.5	J-39
10 Projects	Total	\$2,163,000	\$2,163,000					
31 Total Projects		\$5,573,019	\$5,692,019					\$412,589

10/08/07

J - 8

Public Works Department
Columbia, Missouri
FLOOD PLAIN DEVELOPMENT PERMIT

Date _____

DEVELOPMENT PERMIT # _____

ADDRESS OF PROPERTY IN FLOOD PLAIN 1615 S. OLD HWY 63LEGAL DESCRIPTION - LOT SURVEY BOOK 209 PAGE 386 BLOCK _____ SUBDIVISION _____APPLICANT RGM PROPERTIES LLC PHONE # 660-263-3252ADDRESS P.O. Box 273PROPERTY OWNER JANE MS ABOVE PHONE # _____

ADDRESS _____

TYPE OF DEVELOPMENT PROPOSED
Residential ☐ Commercial ☐ Industrial ☒ Other ☐DESCRIBE INTENDED USE BRIEFLY DEVELOP BUILDING PAD FOR FUTURE DEVELOPMENTLOCATION OF DEVELOPMENT SITE
Floodway ☐ Floodway Fringe ☒ Flood Drainage Area 629-630ELEVATION OF REGULATORY FLOOD (100 YEAR) FOR THIS PROPERTY 630 M.S.L.*
(Varies)ELEVATION OF PROPOSED BUILDING SITE 631-632 M.S.L.*

ELEVATION OF PROPOSED STRUCTURE

NO STRUCTURE AT THIS TIME
631-632 M.S.L.*
(Must be 2 feet above the regulatory flood elevation.)

The above information is accurate to the best of my knowledge. All provisions of the Flood Plain Ordinance for the City of Columbia, Missouri shall be complied with.

* RGM Properties LLC (By Ronda Hughes, owner)
Signature of Applicant or Owner

Approved By

John O. Glenn
Director of Public Works**CERTIFICATION OF ELEVATION**

This is to certify that the structure described above meets the requirements of the Flood Plain district of the Zoning Ordinance of the City of Columbia, Missouri.

The pertinent regulatory flood elevation for the property is _____ M.S.L.*

The lowest floor elevation, including basement, is _____ M.S.L.*


(SEAL)

SIGNED _____
Engineer/R.L.S.

Please print name _____

DATE _____, 20____

Page 1 of 3	Date: December 18, 2007	Case No.: 07-07-1815A	LOMR-F
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Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION				LEGAL PROPERTY DESCRIPTION				
COMMUNITY	CITY OF COLUMBIA, BOONE COUNTY, MISSOURI			A portion of Section 19, Township 48 North, Range 12 West, as described in the General Warranty Deed (Individual) recorded as Document No. 21089, in Book 1660, Pages 245 and 246, in the Office of the Recorder, Boone County, Missouri The portion of property is more particularly described by the following metes and bounds:				
	COMMUNITY NO.: 290036							
AFFECTED MAP PANEL	NUMBER: 2900360017B							
	DATE: 12/1/1981							
FLOODING SOURCE: HINKSON CREEK				APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 38.929, -92.312 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 7.0 DATUM: NAD 83				

DETERMINATION

LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
-	-	-	1615 South Old Highway 63	Portion of Property	B	629.1 to 630.8 feet	-	630.0 to 632.0 feet


Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION PORTIONS REMAIN IN THE FLOODWAY FILL RECOMMENDATION	STUDY UNDERWAY
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This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.


 William R. Blanton Jr., CFM, Chief
 Engineering Management Branch
 Mitigation Directorate

MA Goal NR-2. Reduce per capita water usage.

Strategy NR-2.1: Encourage water conservation.

NR-2.1.1	Complete change to rate structure to encourage reduced water use.	Priority
NR-2.1.2	Update building code to require water conservation measures (e.g., grey water infrastructure, drought resistant landscaping) in new construction and renovations.	Other
NR-2.1.3	Develop a technical assistance and incentive program to encourage water conservation behavior and upgrades, such as use of drip irrigation and low-flow toilets.	Other

A Goal NR-3. Reduce negative impacts from stormwater runoff and flooding.

Strategy NR-3.1: Improve stormwater management

NR-3.1.1	Implement strategies to mitigate stormwater impacts due to development and redevelopment of properties currently exempted from stormwater management requirements.	Priority
NR-3.1.2	Build more permeable parking lots and driveways and use more recycled materials with concrete.	Other

Strategy NR-3.2: Minimize risks to flood-prone areas.

NR-3.2.1	Mine existing data sources (e.g., FEMA Risk Maps) to identify areas prone to flooding.	Priority
NR-3.2.2	Perform detailed studies to identify areas that are at high risk for flooding and may be a prospect for property acquisition or mitigation.	Priority
NR-3.2.3	Increase stream buffer requirements to provide additional flood water storage and minimize property damage due to erosion and flooding.	Priority
NR-3.2.4	Perform a flood risk assessment using historical data and future precipitation forecasts to identify areas and critical infrastructure vulnerable to flooding.	Priority

