

TERM OF COMMISSION: April Session of the April Adjourned Term

PLACE OF MEETING: Roger B. Wilson Boone County Government Center
Boone County Commission Chambers

PRESENT WERE: Presiding Commissioner Kip Kendrick
District I Commissioner Justin Aldred
District II Commissioner Janet Thompson
County Clerk Brianna Lennon
Chief Deputy County Clerk Rhonda Proctor
Resource Management Deputy Building Official Taylor Acton
Resource Management Senior Planner Thaddeus Yonke
Resource Management Planner Uriah Mach
Resource Management Coordinator Roy Kroeger
Resource Management Budget Coordinator Kelle Westcott
County Counselor CJ Dykhouse
Citizen Kevin Schweikert

Conference Call Information:

Number: 425-585-6224 Access Code: 802-162-168

The meeting was called to order at 4:00 p.m. and roll call was taken.

Planning and Zoning

Resource Management Senior Planner Thadd Yonke stated that the Planning & Zoning Commission reviewed agenda items 1 and 2 at its April 16, 2026, 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 Plat

Regarding the Consent Agenda, the plat, Item A, was approved by consent and is presented for Commission receipt and acceptance. Mr. Yonke requested that Commission waive the reading of the staff report and authorize the Clerk to insert it into the minutes of this meeting as if read verbatim.

A. Whispering Ridge Estates. A-2. S35 & S26-T5 IN-R14W. Douglas & Terri Erickson, owners. Kevin Schweikert, surveyor. Bourbon Township.

The property is 16.24 acres along North Ridge Road, approximately one mile north of the intersection of North Ridge Road and West Coyote Hill Road. The property is zoned Agriculture 2 (A-2) and is surrounded by A-2 zoning on all sides. The proposal is to subdivide the property into three lots.

The property has frontage along and direct access to North Ridge Road, a publicly maintained roadway. All three of the proposed lots will have direct frontage to the public road. The applicant has submitted a written request for a waiver from the traffic study requirement. Approval of a three-lot plat will likely have minimal impact on existing transportation resources. Granting a waiver from the traffic study requirement is appropriate in this case.

Boone Electric provides power service. Public Water Supply District #10 provides water service. The Boone County Fire Protection District provides fire protection. The nearest station, Station 4, is approximately 3.8 miles away.

An onsite wastewater plan was submitted with the plat showing potential lagoon locations to serve future single-family dwellings for each lot. The applicant has submitted a written request for a waiver from the sewer cost benefit analysis. No publicly operated sanitary sewer system is nearby. Approval of a three-lot plat is unlikely to be economically feasible to support the creation of a new public sanitary sewer. Granting a waiver from the sewer cost benefit analysis is appropriate in this case.

The property scored 29 points on the rating system.

Staff recommends approval of the plat and granting of waivers.

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby receive and accept the plat, item A, 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. Whispering Ridge Estates. A-2. S35 & S26-T51N-R14W. Douglas & Terri Erickson, owners. Kevin Schweikert, surveyor. Bourbon Township.

Commissioner Thompson seconded the motion.

The motion passed 3-0. **Order #217-2026**

2. Wright - Rezoning A-1 to A-1P. (open public hearing)

Mr. Yonke stated that the Planning & Zoning Commission conducted a public hearing on this request at its April 16, 2026, meeting and issued a recommendation for approval of the rezoning on a unanimous vote (9-0).

The property is located on the north side of Old Highway 124, at the corner of Wright Drive and Old Highway 124. There is a house, garage, several outbuildings, and an onsite wastewater system present on the property. The zoning is Agriculture 1 (A-1), and the surrounding zoning is as follows:

- North, East, & West - A-1
- South - Agriculture-Residential (A-R)
- Southeast - A-1

These are all original 1973 zoning. This request is to change the zoning from A-1 to Planned Agriculture 1 (A-1P). A rezoning of this property from A-1 to Agriculture-2 (A-2) was submitted in November of 2025 and denied by the Planning & Zoning Commission. The intent of the application states that the purpose of the rezoning is to divide the house from the Century Farm, preserving the agricultural use of the property while allowing for the house to be held by another owner. The current A-1 zoning only allows for 10-acre minimum lot sizes and the application states that size of a transfer is not financially feasible.

The Boone County Master Plan identifies this area as Farmland Preservation. Farmland Preservation areas are identified as being priority areas for the preservation of rural character, farmland, and natural habitats, with a desire for low-density development and a recognition that community services and utilities may be limited.

The Boone County Master Plan designates a sufficiency of resources test for the evaluation of zoning changes where each proposal is evaluated to see if sufficient utility, transportation, and public safety infrastructure is in place to support the change in zoning. The sufficiency of

resources test provides a "gatekeeping" function. Failure to pass the test should result in denial of a request. Success in passing the test should result in further analysis.

Utilities: The subject property is located in Public Water Service District #4, the Boone Electric Cooperative, and the Boone County Fire Protection District. Existing utility infrastructure can serve the house and utility buildings on the lot. This proposal can be served by the existing 4" water lines on both Wright Drive and Old Highway 124 to provide water service and fire protection.

Transportation: The subject property has direct frontage on and access to Old Highway 124 and Wright Drive, both publicly dedicated, publicly maintained rights of way.

Public Safety: The subject property is located in the Boone County Fire Protection District, with the nearest station being Station 3 in Hallsville, approximately 2 ½ miles away.

Zoning Analysis: Existing infrastructure is sufficient to serve the current land use under A-1 zoning. This rezoning to A-1P maintains the density of the property, keeping the infrastructure needs at the same level as the original zoning. The proposed A-1P plan allows for creation of a 2.51-acre lot for purposes of family transfer while protecting the integrity of the century farm. The remaining 7.49 acres is identified on the plan as being only for agricultural activity and preserves the overall density to one dwelling per 10 acres. This is in concordance with the Boone County Master Plan's goal of protecting rural character and operates within the ability of existing infrastructure to support the desired development.

The property scored 43 points on the rating system.

Staff recommends approval of the rezoning request and the review plan.

Commissioner Thompson expressed her question that the property transfer did not include a stem in the property line. Mr. Yonke stated that his office discussed this with the developers, but it was not financially feasible to do so if the end goal was to transfer the property to another owner.

Kevin Schweikert, surveyor with Brush & Associates, appeared representing the current owners of the property. Mr. Schweikert stated that the owners' original request was to rezone the property to Agriculture-2 (A-2), but in discussion of options, they did not wish to divide the property further. Mr. Schweikert stated that a subsequent plan was developed, which is the current plan presented to the Commission. Mr. Schweikert stated that the initial plan was to square the lines, but the desire to maintain road frontage necessitated a change. Mr. Schweikert stated that there are no plans to divide the property any further.

Commissioner Kendrick opened the public hearing and asked if any members of the public present via phone or in person would like to speak on the agenda item. Hearing none, Commissioner Kendrick closed the public hearing.

Commissioner Kendrick requested that the Deputy Clerk place the matter on a future meeting agenda for a second reading.

Resource Management

3. First Reading: Resource Management Building Permit Fee adjustment

Resource Management Deputy Building Official Taylor Acton stated that Resource Management is requesting to update building permit fees by changing the method used to calculate new structure permit fees. Mr. Acton stated that the new method uses the square foot of the structure times the square foot of construction cost as established by the International Code Council (ICC) and multiplied by a specific multiplier (0.00222 for non-commercial structures and 0.003 for commercial structures). Mr. Acton stated that the non-commercial structures use the per square foot construction cost under 5D construction, which is the lowest cost per square foot on the chart and accurately describes the majority of the non-commercial structures built in Boone County. Mr. Acton stated that for commercial structures, they would use the per square foot construction costs listed under the construction type and use group specified by the professionally designed building plans. Mr. Acton stated that the ICC updates the construction cost two times per year, February and August, and Boone County Resource Management uses the data from August in their permit fee calculations. Mr. Acton stated that the department suggests a decrease of the commercial plan review fee of \$100 for non-occupiable structures, which will apply to buildings or structures that have no normal inhabitants such as a commercial sign or cellular tower. Mr. Acton stated that the department will maintain the standard \$300 plan review fee for all other commercial buildings. Mr. Acton stated that the department recommends changing the commercial plan review resubmittal fee from \$100 to one-third of the original plan review fee. Mr. Acton stated that the department recommends removal of the \$75 plan review fee for non-commercial structures that exceed 3,000 square feet. Mr. Acton stated that all other fees remain unchanged.

Commissioner Thompson expressed appreciation that these reviews were based upon verifiable data that could be directly referenced and validated, and thanked Mr. Acton and the Resource Management Department for compiling this request.

Commissioner Kendrick asked how often the ICC updates their information. Mr. Acton stated that the Council updates the charts that reflect the nation's findings of the cost per square foot of specific use groups and construction types, which takes into consideration inflation and the rise of labor and material cost. Mr. Acton stated that the ICC updates the charts twice per year, but the department recommends following the August update to avoid confusion. Commissioner Kendrick asked if the building permit fee is attached to a specific year from the ICC recommendations so that future Commissions can look back at previous fee schedules to review the formula that has been put in place. Mr. Acton stated that the formula would remain the same unless the Commission chooses to adopt a new cost per square footage calculator or chart, but the methods will stay the same. Commissioner Thompson expressed her desire for a way to reference the year to which each

permit fee was tied to keep a permanent record of how the fee amount was calculated. Commissioner Kendrick asked when the ICC recommendations come out in August and if the Resource Management Department has any concerns about updating their fees in a timely fashion. Mr. Acton stated that the department is an ICC member, so they have access to all of the data and reports the ICC publish.

Commissioner Kendrick requested the Deputy Clerk place the matter on a future meeting agenda for a second reading.

4. Second Reading: Recommendation for Stop Sign placement on Johnson Cemetery Road at Englewood Road. – **First Read 04.23.26**

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby accept the attached recommendation memo and approve the placement of a stop sign on Johnson Cemetery Road at Englewood Road to replace the existing yield sign at the location.

Commissioner Aldred seconded the motion.
The motion passed 3-0. **Order #218-2026**

5. Second Reading: Agreement with Bartlett & West Inc. for conceptual design of Richland Road widening. – **First Read 04.23.26**

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve the attached agreement with Bartlett & West Inc. to provide a conceptual design of Richland Road widening. Terms of the agreement are stipulated in the attached document. It is further ordered that the Presiding Commissioner is hereby authorized to sign the agreement.

Commissioner Thompson seconded the motion.
The motion passed 3-0. **Order #219-2026**

Prosecuting Attorney Office

6. First and Second Reading: U.S. Department of Justice Office of Violence Against Women OVW for Enhancing Investigation and Prosecution of Domestic Violence, Dating Violence, Sexual Assault, and Stalking (EIP) Initiative Grant Application

Commissioner Kendrick stated that the Boone County Prosecuting Attorney Office applies for this grant multiple times, and this grant application would cover the period of May 2, 2026, through April 30, 2029. Commissioner Thompson stated that this would be a continuation of an existing program.

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the attached federal grant application – U.S. Department of Justice Office of Violence Against Women OVW for Enhancing Investigation and Prosecution of Domestic Violence, Dating Violence, Sexual Assault, and Stalking (EIP) Initiative for the period of May 2, 2026, through April 30, 2029, submitted by the Boone County Prosecuting Attorney's Office.

Commissioner Aldred seconded the motion.
The motion passed 3-0. **Order #220-2026**

Circuit Court

7. Second Reading: Budget Amendment for Dept 1242 (Juvenile Detention) Cover Class 6 & 7-ARPA Funding – **First Read 04.14.26 (Open public hearing)**

Commissioner Kendrick opened the public hearing and asked if any members of the public present via phone or in person would like to speak on the budget amendment request. Hearing none, Commissioner Kendrick closed the public hearing.

Commissioner Aldred moved now on this day, the County Commission of the County of Boone does hereby approve the attached Budget Amendment for Juvenile Detention, to Cover Class 6 & 7-ARPA Funding.

Commissioner Thompson seconded the motion.
The motion passed 3-0. **Order #221-2026**

Commission

8. First and Second Reading: Proclamation Recognizing the 50th Anniversary of Boone County Family Resources

Commissioner Thompson reported that Boone County Family Resources held an event at which families who receive services from the organization, members of the public, and former staff and volunteers were in attendance. Commissioner Kendrick stated that many of his former colleagues were in attendance, and Commissioner Thompson stated that the organization was a great resource to have in Boone County.

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby proclaim and recognize the 50th anniversary of Boone County Family Resources as set forth in the order.

Commissioner Aldred seconded the motion.
The motion passed 3-0. **Order #222-2026**

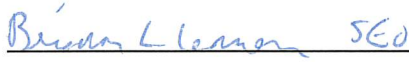
9. Public Comments

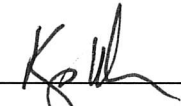
No public comments

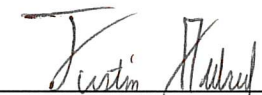
10. Commissioner Reports

No Commissioner reports

Attest:


Brianna L. Lennon
Clerk of the County Commission


Kip Kendrick
Presiding Commissioner


Justin Aldred
District I Commissioner


Janet M. Thompson
District II Commissioner