



**PohlmanUSA®**  
**Court Reporting and**  
**Litigation Services**

---

Planning & Zoning Meeting

November 17, 2022

---

Jefferson County, Missouri

JEFFERSON COUNTY, MISSOURI  
PLANNING AND ZONING COMMISSION  
MEETING AND PUBLIC HEARING

November 17, 2022

6:30 P.M.

Jennifer M. Jett, CCR  
MISSOURI CCR NUMBER: 634

1

## E X H I B I T S

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

Exhibits	Description	Identified
Exhibit A	Official Master Plan for Jefferson County, Missouri	Page 12
Exhibit B	Jefferson County Code of Ordinances - Chapter 400 Unified Development Order	Page 12
Exhibit C	Planning Division Staff Report and Respective Case File	Page 12
Exhibit D	Information Regarding PR122068	Page 26
Exhibit E	Jefferson County Economic Development Letter (PR122068)	Page 26
Exhibit F	Watershed Map (PR122068)	Page 26
Exhibit G	Lawsuit (PR122068)	Page 36
Exhibit H	Petition (PR122068)	Page 36
Exhibit I	2020 Zoning Case Information (PR122068)	Page 37
Exhibit J	Folder of Letters (PR122068)	Page 37
Exhibit K	Statement of Chris Borgerson (PR122068)	Page 42

[Exhibits retained by Counsel.]

1

2

3

4                    JEFFERSON COUNTY PLANNING AND ZONING  
5                    COMMISSION MEETING AND PUBLIC HEARING, November 17,  
6                    2022, between the hours of 6:30 in the evening and  
7                    8:12 in the evening of that day, at the Jefferson  
8                    County Administration Center, 729 Maple Street,  
9                    Hillsboro, Missouri 63050, before Jennifer M. Jett,  
10                    MO-CCR.

11

12

13

14                    PLANNING AND ZONING COMMISSION:

15                    Larry Adkins

16                    Greg Bowers

17                    Tim Dugan

18                    Chris Hastings

19                    Mike Huskey

20                    Danny Tuggle

21

22                    PLANNING DIVISION STAFF:

23                    Dennis Kehm

24                    Josh Jump

25                    Rachel Krispin

26                    Elaine Roesch

27

28                    COUNTY COUNSELOR'S OFFICE:

29                    Jason Cordes

30

31

32

33

34

35

1                   IT IS HEREBY STIPULATED AND AGREED by and  
2    between the parties, that this meeting may be taken in  
3    shorthand by Jennifer M. Jett, a Certified Court  
4    Reporter, and afterwards transcribed into typewriting.

5                   -----

6                   COMMISSIONER BOWERS: Ladies and gentlemen,  
7    this evening's activities represent a public hearing  
8    before the Planning and Zoning Commission. This  
9    public hearing is designed to allow citizens and other  
10   interested parties to provide the Commission and  
11   ultimately the County Council with information,  
12   comments, testimony, and evidence to assist the  
13   Commission in making a more-informed decision relative  
14   to the applications before it and for making  
15   recommendations to the council on those applications.

16                  Each individual wishing to address the  
17   Commission on a specific application must complete an  
18   oath form. These forms are located on the side of the  
19   room. It is important that the speaker place the  
20   agenda item on this form so an accurate record can be  
21   maintained. You're also required to print your name  
22   and address and sign this form.

23                  When the chairman asks if anyone in  
24   attendance wishing to speak on a specific application,  
25   those wishing to provide comments are required to come

1 forward, provide your name and your address, and then  
2 address their comments to the Planning and Zoning  
3 Commission. It is important to remember that the  
4 members of the Planning and Zoning Commission will  
5 make a decision on each application and you should  
6 direct all comments to the Commission. Responding to  
7 the audience both wastes time and may reduce the  
8 impact of your statement.

9                         Members of the Planning and Zoning  
10 Commission may question any speaker. The Commission  
11 will not tolerate verbal outbursts or disruptions from  
12 the audience nor will the Commission tolerate personal  
13 or abusive attacks directed at the county staff.

14                         The structure of the meeting is as follows:

15                         The chairman will introduce each project by  
16 name and number and will then direct the staff of the  
17 Planning Division to present the application. The  
18 staff representative will then present a brief  
19 overview of the application. The Commission may  
20 question the staff relative to the project.

21                         The chairman will then call the petitioner,  
22 the party that submitted the application. The  
23 petitioner -- petitioner may call additional  
24 individuals, generally supporting consultants, and is  
25 allowed a five-minute uninterrupted period of

1 presentation of the facts surrounding the application.  
2 After completion of the presentation of the  
3 application, the members of the Commission may ask  
4 questions of the petitioner relative to the  
5 application. There is no time limit for questions.

6 After all questions from the Commission  
7 have been heard, the chairman will then ask for  
8 citizens wishing to address the Commission who are in  
9 favor of the application to come forward. There will  
10 be a total of five minutes allocated for the public  
11 comment in favor of the application. The Commission  
12 may ask questions of any speaker. The time used for  
13 speakers to answer questions will not be subtracted  
14 from the five minutes.

15 After all questions from the Commission  
16 have been heard, the chairman will then ask any  
17 citizens wishing to address the Commission who are  
18 opposed to the application. There will be a total of  
19 fifteen minutes allocated for the public comment in  
20 opposition to the application. No speaker will be  
21 allowed to speak more than three minutes. The  
22 Commission may ask questions of any speaker. The time  
23 used for speakers' answers to the questions will not  
24 be subtracted from the fifteen minutes.

25 Because time is limited, we strongly

1 recommend that speakers be prepared and know the facts  
2 regarding the application. We -- we recommend that  
3 you avoid repetition. If you are part of a large  
4 group, we suggest you designate a spokesperson to  
5 provide comment for the group. The speaker may  
6 acknowledge that he or she represents a larger group.  
7 With this -- this will be the sole public hearing  
8 before a public body regarding the application.

9                   The petitioner will then have five minutes  
10 to respond to the issues raised during the comment  
11 periods. The Commission may further question the --  
12 question the petitioner. Time used to respond to the  
13 questions of the Commission will not be counted  
14 against the time allocation.

15                   After closure of the comment period, the  
16 Commission will then deliberate on the application.  
17 The Commission may direct additional questions to  
18 staff or it may proceed directly to considering the  
19 application. Decisions of the Planning and Zoning  
20 Commission will be forwarded to the County Council for  
21 final action. Final action by the County Council will  
22 generally take the form of an ordinance approving the  
23 application or a resolution denying the application.  
24 In most instances, there will be no public -- no  
25 further public hearing before the County Council.

1 I call this meeting to order.  
2 Madam Secretary, will you please call roll?  
3 MS. ROESCH: Danny Tuggle.  
4 COMMISSIONER TUGGLE: Here.  
5 MS. ROESCH: Greg Bowers.  
6 COMMISSIONER BOWERS: Here.  
7 MS. ROESCH: Larry Adkins.  
8 COMMISSIONER ADKINS: Here.  
9 MS. ROESCH: Chris Hastings.  
10 COMMISSIONER HASTINGS: Here.  
11 MS. ROESCH: Tim Dugan.  
12 COMMISSIONER DUGAN: Here.  
13 MS. ROESCH: Mike Huskey.  
14 COMMISSIONER HUSKEY: Here.  
15 MS. ROESCH: We have a quorum.  
16 COMMISSIONER BOWERS: Thank you.  
17 I believe there is a change to the agenda.  
18 I need a motion to amend the agenda.  
19 COMMISSIONER DUGAN: I make a motion to  
20 agend -- make a motion to amend the agenda,  
21 recognizing that A and B will be not be heard tonight.  
22 COMMISSIONER TUGGLE: Second.  
23 COMMISSIONER BOWERS: I have a motion for  
24 -- to amend the agenda by Commissioner Dugan; seconded  
25 by Commissioner Tuggle.

1                   All those in favor, say aye.

2                   COMMISSION: Aye.

3                   COMMISSIONER BOWERS: All those opposed?

4                   Passes unanimous.

5                   I need a motion to approve the amended

6 agenda.

7                   COMMISSIONER DUGAN: Make a motion to

8 approve the amended agenda.

9                   COMMISSIONER ADKINS: Second.

10                  COMMISSIONER BOWERS: I have a motion to

11 approve the amended agenda by Commissioner Dugan;

12 seconded by Commissioner Adkins.

13                  All those in favor, say aye.

14                  COMMISSION: Aye.

15                  COMMISSIONER BOWERS: Opposed?

16                  Passes unanimous.

17                  Approval of the minutes. I believe there

18 is an update to the minutes.

19                  COMMISSIONER DUGAN: Yeah. I guess

20 Mr. Tuggle made the motion for -- and Larry seconded

21 it.

22                  COMMISSIONER BOWERS: Yep. On page 3 at

23 the top, Commissioner Tuggle made the motion that

24 Adkins seconded. I need a --

25                  COMMISSIONER DUGAN: Make a motion to

1 approve of the minutes as amended.

2 COMMISSIONER TUGGLE: Second.

3 COMMISSIONER BOWERS: I have a motion to  
4 approve or to amend the minutes by Commissioner Dugan;  
5 seconded by Commissioner Tuggle.

6 All those in favor, say aye.

7 COMMISSION: Aye.

8 COMMISSIONER BOWERS: Opposed?

9 Passes unanimous.

10 I need a motion to approve the amended  
11 minutes.

12 COMMISSIONER DUGAN: Make a motion to  
13 approve the amended minutes.

14 COMMISSIONER ADKINS: Second.

15 COMMISSIONER BOWERS: I have a motion to  
16 approve the amended minutes by Commissioner Dugan;  
17 seconded by Commissioner Adkins.

18 All those in favor, say aye.

19 COMMISSION: Aye.

20 COMMISSIONER BOWERS: Opposed?

21 Passes unanimous.

22 Swearing in of the witnesses.

23 MR. KEHM: Thank you very much. Again,  
24 thank you all for being here this evening.

25 If you are planning on speaking on either

1 of the two cases tonight, your testimony actually  
2 makes up part of the record of that case; therefore,  
3 your testimony does need to be sworn. Rather than  
4 swear people in individually when they come up, we do  
5 it all at once here at the beginning of the meeting.

6 So if you are going to be speaking or  
7 you're thinking about speaking on either of the  
8 two cases tonight, please do go ahead and stand up  
9 right now, please turn your cell phone off, raise your  
10 right hand, and the secretary, over here, will swear  
11 you in.

12 [Witnesses sworn by Secretary Roesch.]

13 MR. KEHM: Thank you very much. You can  
14 have a seat.

15 Again, when it's time for you to speak, the  
16 chair will call you up. So go up to that microphone,  
17 right there; on your way, hand your speaker slip to  
18 one of these folks; approach the microphone, state  
19 your name, state your address, and state that you have  
20 been sworn in and then you can go ahead and begin your  
21 remarks.

22 COMMISSIONER BOWERS: Thank you.

23 Introduction of evidence.

24 MR. KEHM: Members of the Planning and  
25 Zoning Commission -- that's all right, I don't think

1 need it anyway -- the county would ask that the  
2 following exhibits be entered into the record for the  
3 cases to be heard by you this evening:

4                   They are Exhibit A, the Official Master  
5 Plan for Jefferson County, Missouri, which was adopted  
6 on August 6, 2003, and was made effective on April 2,  
7 2008. Exhibit B, which is the Code of Ordinances of  
8 Jefferson County, Chapter 400. That chapter is known  
9 as the Unified Development Order. And the Unified  
10 Development Order was adopted on April 2, 2008, and  
11 has been amended at various times since then. And,  
12 finally, Exhibit C. Said exhibit consisting of the  
13 Planning Division staff reports with their respective  
14 case files.

15                   COMMISSIONER BOWERS: I'll entertain a  
16 motion to accept the evidence.

17                   COMMISSIONER DUGAN: So moved.

18                   COMMISSIONER HUSKEY: Second.

19                   COMMISSIONER BOWERS: I have a motion to  
20 accept the evidence by Commissioner Dugan; seconded by  
21 Commissioner Huskey.

22                   All those in favor, say aye.

23                   COMMISSION: Aye.

24                   COMMISSIONER BOWERS: Opposed?

25                   Passes unanimous.

1                   COMMISSIONER BOWERS: Moving on to new  
2 business. We're moving straight to Letter C,  
3 PR122068, a request for a zone change and development  
4 plan for a parcel located at 9988 Zion Church Road,  
5 Hillsboro, in Joachim Township, Council District  
6 No. 4.

7                   And, Mr. Jump.

8                   MR. JUMP: Thank you.

9                   This is Case No. PR122068. The  
10 petitioner's request is to rezone from large lot  
11 residential LR2 to planned single-family residential  
12 PR1 and development plan approval for Heartland.

13                   A little bit about the subject property:  
14 It's located on the north side of State Highway A and  
15 it fronts on State Highway A on the south -- on the  
16 south side of the property, Sandy Valley Road to the  
17 west, and Zion Lutheran Church to the north. It is  
18 currently developed with a single-family residence on  
19 the entirety of the two parcels. It looks to be  
20 vacant currently. There are -- there's a home and  
21 some outbuildings on there, currently. There is a  
22 significant amount of road frontage on State Highway  
23 A, about 2900 feet; about 880 feet on Sandy Valley;  
24 and about 530 feet on the Zion Lutheran Church. This  
25 proposed development would require public water and

1       public sewer. So those are services that would have  
2       to be provided if -- if -- eventually, if approved.

3               Little bit of background: This property  
4       has some history. In 2007, a petition was filed to  
5       rezone only one parcel. There are two parcels in this  
6       petition and it went -- it was proposed to be a  
7       planned unit development, which is a PUD. There were  
8       200 total -- 223 total units proposed on the -- on  
9       only one parcel. And following the public hearings,  
10      the zoning commission and county commission denied the  
11      zoning request. A lawsuit was then filed. In -- and  
12      then on 2011, the circuit court upheld that denial of  
13      the rezoning by the county commission and that it was  
14      proper and did not deprive the petitioners of the use  
15      of their property.

16               Following that, in 2019, an application was  
17      filed by the present petitioner seeking rezoning of  
18      the property to R7. That petition was withdrawn due  
19      to concerns of the overwhelming density of the R7  
20      zoned district. And then in 2020, a petition was  
21      brought before you that proposed 273 lots, a total of  
22      297 units. That plan was ultimately denied by the  
23      Planning and Zoning Commission on September 10th and a  
24      resolution was passed on September 28th by the County  
25      Council denying that application. And then on

1 November 17th -- or the petitioner brought forth a  
2 revised plan and traffic study to be heard tonight and  
3 that is being reviewed per the UDO.

4                   This is your zoning map. There is -- there  
5 is primarily large lot residential surrounding in  
6 direct vicinity of the property. All of this yellow  
7 down here is R20. And then this is a PUD that kind of  
8 follows R7/R10 density numbers. This is Lockport  
9 Landing. And so this is kind of what your zoning map  
10 -- this is State Highway A, right here; this is Sandy  
11 Valley; and this is Zion Lutheran. So there's your  
12 frontage on Zion Lutheran; here's your frontage on  
13 Sandy Valley; here's your big road frontage on State  
14 Highway A.

15                   This is the topographical map. The most  
16 important thing kind of to note on this is it does  
17 have some topographical challenges, I would say. And  
18 there are multiple Stream Order 1's that do traverse  
19 the property and kind of feed into this stream here.

20                   This is the overall development plan that  
21 was submitted. It's a big plan so we're going to go  
22 over details in a couple more slides, just wanted to  
23 give you the overall picture. This is State Highway A  
24 here and Sandy Valley here. So you kind of got to  
25 flip that. This is looking north here. And so we'll

1 go through a few features of this in the next two  
2 slides that are worth noting. Oh, you can kind of see  
3 the totality of it here. There is a boulevard-style  
4 entrance that traverses from north to the sort of  
5 western edge of the property, right here, so that kind  
6 of connects everything there. And then you've got  
7 several cul-de-sacs and round -- roundabout style  
8 thing here in the middle. And -- and so that's --  
9 that kind of gives you an overall picture of how it  
10 flows.

11 This first slide here is the northern edge.  
12 The northern edge consists of lots that are a little  
13 bigger. These kind of range in from up over 20,000 to  
14 the biggest being 53,295 square feet, so over an acre.  
15 That's -- that's sort of at the northern edge to  
16 transition back to the Zion Lutheran Church Road.  
17 Then it -- and then, as you move south, you get into  
18 the sort of R10 density. There's some -- there is  
19 some bigger lots in here that are in the 20,000 square  
20 foot that are kind of in the R20 density range.

21 This is all -- there is also a walking  
22 trail amenity connecting, it's all of the sidewalks  
23 and then various detention basins shown that are kind  
24 of added as amenities, and trees and protected  
25 woodlands being proposed. And then you've got

1 landscaping kind of shown on the boulevard-style  
2 connection there. So that's the northern part of the  
3 property.

4 And then the plan transitions to the  
5 southern part of it. This is State Highway A and then  
6 there are proposed duplex lots. There are 45  
7 two-family duplex lots being proposed close to the  
8 highway here and then you kind of transition into the  
9 single-family residential R10. Some -- some bigger  
10 lots. It's kind of in the 10,000 square foot lot.  
11 They're -- they do range in size and then you  
12 transition back into the bigger lots the further you  
13 get away from the highway. So that's kind of the  
14 overall plan. There are a total of 348 units and 303  
15 lots being proposed.

16 There were three modifications requested.  
17 The first one is the street standards to allow a  
18 26-foot wide street with parking on one side. With  
19 the exception of the proposed parkway, the streets are  
20 proposed at 20 foot -- 26-foot in width. The  
21 remaining streets could be installed at 22 or 20 feet  
22 wide to meet UDO -- UDO requirements if posted for no  
23 parking on both sides. The parking is desired on one  
24 side of the pavement, width must be widened to at  
25 least 28 feet to meet UDO requirements.

1                   The through parkway consists of a divided  
2 parkway and due to being a higher traffic volume road,  
3 it should be required to meet UDO minimum widths for  
4 parking in order to maintain traffic flow and  
5 accessibility. If the requested deviation is granted,  
6 it should be with the condition that the parkway be  
7 allowed parking on one side only as it meets UDO  
8 standards for such parking.

9                   The next section is that the UDO  
10 requirement that less than 65 percent of traffic  
11 utilizes one entrance. This section of the UDO states  
12 that when subdivisions are required to have more than  
13 one entrance due to the number of lots, only 65  
14 percent of the traffic may utilize one entrance. This  
15 project has limited access to the county roads due to  
16 the layout of the property. A memo from the traffic  
17 engineer states that the entrances will function at a  
18 level of service A or B causing minimal delays.

19                   And, finally, minimum subdivision access is  
20 required. The UDO requires a minimum of three access  
21 points for subdivisions of 300 or more lots. The  
22 subdivision proposes 303 lots and a total of 348  
23 units. The project has limited access, again, to the  
24 county roads due to the layout of the property. A  
25 memo from the traffic engineer states the entrances

1 will function at a level of service A or B causing  
2 minimal delays.

3 So our zone change and development plan  
4 analysis: This property is in the secondary growth  
5 area. And under our UDO, the development within the  
6 primary or -- and secondary growth area shall be  
7 required to utilize or extend public infrastructure  
8 systems including water, sewer, and roads. Septic or  
9 on-site waste-water treatment systems shall be  
10 discouraged in the primary and secondary growth areas.  
11 And lots with existing systems in these areas should  
12 be connected to public sewer when physically,  
13 financially possible. And commercial and employment  
14 centers shall be located either -- within either a  
15 municipality or the primary growth area immediately  
16 adjacent and have direct access to county, state, or  
17 federal highway.

18 The -- the proposed development achieves  
19 objectives of development within the secondary growth  
20 area. It would be required to extend public  
21 infrastructure systems. This includes both public  
22 water and sewer. It is similar to the lot size and  
23 density of Lockport Landing which equates to 2.07  
24 units an acre; this is at 2.2, so it's just a little  
25 bit above that, and it has 303 and 348 units across

1 the 155 acres. It puts it over just the two units an  
2 acre, which is the R20 standard. This is also  
3 reinforced with large lot side on the north side of  
4 the development, which have several lots larger than  
5 20,000 square feet, as well as -- as well as lots that  
6 extend and exceed the 40,000 square foot R40 minimums.

7 There are large amounts of common ground  
8 left undeveloped as well as an integrated walking  
9 trail as an amenity in that common ground. The  
10 development lots do range in size across multiple  
11 residential densities.

12 So a little bit more on our development  
13 plan analysis: It shows multiple access points that  
14 do not meet the standards of in -- ingress and egress.  
15 A modification has been requested and the company  
16 support from the traffic engineer to reduce the number  
17 of entrances to the proposed two from the required  
18 three. There is also a modification supported by the  
19 traffic engineer, as well, for the 65 percent amount  
20 of traffic going to one entrance.

21 The development would allow for county  
22 residents to have a variety of types of housing.  
23 Variety of types of housing for county residents is  
24 encouraged by the Official Master Plan. This would  
25 allow for a variety of lot sizes and it would allow

1 for different types of housing within the development.

2 And these are very similar in two proposals  
3 before in density and, like I said, the Lockport  
4 Landing density -- or development at 2.07 acres. It  
5 does go slightly above that but still falls between  
6 the R20 density which is two units an acre and the R10  
7 density which is four units an acre.

8 These are some photos. This is from left  
9 to right, you're kind of looking -- this is Sandy  
10 Valley looking toward Zion Lutheran Church; this is  
11 looking back. This is kind of the intersection of  
12 Lockport Landing; you can see it kind of right here.  
13 This is looking back towards the highway. This at the  
14 intersection itself of the highway and Sandy Valley  
15 and as well as this photo.

16 These are some additional photos of that  
17 intersection. This is kind of looking more in that  
18 Lockport Landing, looking out towards there. And this  
19 is the property itself. Like I said, it -- it is  
20 developed with a single-family home that appears to  
21 have been vacated. And then this is kind of the  
22 gravel road coming down to that -- to that home.

23 These are some photos of the additional  
24 roadways. This is the roadway to the north, Zion  
25 Lutheran, as well as this one. And then this is at

1 the intersection of Sandy Valley and Zion Lutheran.  
2 And this one is Sandy Valley looking back towards the  
3 intersection.

4                   Lastly, this one's kind of hard to tell.  
5 We were trying to get some pictures of the surrounding  
6 development. This is the development on Vail Drive  
7 behind -- I guess to the east of the property. And  
8 this is kind of looking out over the rest of the  
9 property. It -- it's kind of a -- a open field.

10                  So, finally, for your consideration, the  
11 rezoning from large lot residential LR2 to planned  
12 single-family residential PR1 and development plan  
13 approval for Heartland. And I'd be happy to take any  
14 questions.

15                  COMMISSIONER BOWERS: Do we have any  
16 questions of staff?

17                  COMMISSIONER TUGGLE: I got one.

18                  MR. JUMP: Yes, sir.

19                  COMMISSIONER TUGGLE: The entrance at -- at  
20 A Highway and Plass Road and Sandy (sic) up there, is  
21 there going to be any kind of red lights put in there  
22 or is that part of this plan?

23                  MR. JUMP: Yeah.

24                  Are you talking about Sandy Valley and --  
25 and State Highway A?

1                   COMMISSIONER TUGGLE: Yes.

2                   MR. JUMP: Any infrastructure requirements?

3                   Yeah. The traffic study did warrant a

4 traffic signal to be installed if -- if approved.

5                   COMMISSIONER TUGGLE: If approved?

6                   MR. JUMP: Yeah.

7                   COMMISSIONER TUGGLE: So two years ago it

8 would be within 5 percent is what I understood.

9                   MR. JUMP: No. I'm pretty sure two years  
10 ago, it was required then too.

11                  COMMISSIONER TUGGLE: Required to put it  
12 in?

13                  MR. JUMP: Yeah.

14                  COMMISSIONER TUGGLE: Okay. So there will  
15 be an --

16                  MR. JUMP: Yeah. It's part of the --

17                  COMMISSIONER TUGGLE: Okay.

18                  MR. JUMP: -- it's part of the traffic  
19 study. I mean, I'd be happy to let the traffic  
20 engineer talk a little more in detail --

21                  COMMISSIONER TUGGLE: Sure.

22                  MR. JUMP: -- about that but, yeah, it is a  
23 requirement.

24                  COMMISSIONER TUGGLE: Okay.

25                  COMMISSIONER BOWERS: So does the traffic

1 study, does it satisfy your -- any -- the concerns  
2 with the 65 percent rule and/or the two versus three  
3 entrances?

4 MR. JUMP: I mean, our code is our code.

5 It requires that. There's evidence in the traffic  
6 study that would support those two positions but the  
7 code's still the code and that's what it -- that's  
8 what's required.

9 COMMISSIONER BOWERS: Thank you.

10 MR. JUMP: Yep.

11 COMMISSIONER BOWERS: Any other questions  
12 of staff?

13 Being none, is the petitioner present?

14 Please come forward, state your name, your  
15 address, and that you have been sworn. And as a  
16 reminder, you will have a total of five minutes  
17 presentation that would include any supporting  
18 witnesses with you.

19 MR. FRIBIS: Good evening. My name is Gene  
20 Fribis. I'm a civil engineer. I work for Heneghan  
21 and Associates in Arnold at 1929 Richardson Road and I  
22 have been sworn.

23 COMMISSIONER BOWERS: Thank you.

24 MR. FRIBIS: I want to introduce a few  
25 people with me here tonight. Just to my right Jon

1       Scrabacz is an attorney with the Breeze Westoff Law  
2       Firm in Festus. Next to Jon is Shawn White. You'll  
3       be hearing from her later. She's a traffic engineer  
4       with CBC Transportation and she's done -- she'll be  
5       able to answer some of the questions that were just  
6       asked. And then next to her, our client, our mutual  
7       client for all three of us is Todd Bauman. Todd is  
8       the owner of the property. They are in the land  
9       development business. They're not homebuilders so the  
10       ground, once sold, would go to a homebuilder or perhaps --  
11       more likely, several board members or homebuilders.

12           I have some exhibits that I want to exhibit  
13       (sic). I don't know if that goes -- or exhibits that  
14       I want to introduce into evidence which Rachel has  
15       here. There should be enough copies for everybody.  
16       There's --

17           COMMISSIONER BOWERS: All right. Well,  
18       hold on one second before we do that.

19           MR. FRIBIS: Okay.

20           COMMISSIONER BOWERS: Let us --

21           MR. FRIBIS: Stop the time.

22           COMMISSIONER BOWERS: -- do what we need to  
23       do.

24           Mr. Kehm, exhibit?

25           MR. KEHM: We're going to have several.

1                   COMMISSIONER BOWERS: Okay.

2                   MR. KEHM: First up, we have Exhibit D, as  
3 in dog. And we will pass those --

4                   COMMISSIONER BOWERS: Can we do them all at  
5 one time or do we need to do it individually?

6                   MR. KEHM: They got --

7                   MR. CORDES: You can -- I mean, you can  
8 make a motion, once Mr. Kehm states what the -- what  
9 the letters are going to be, make one motion to  
10 introduce them all.

11                  COMMISSIONER BOWERS: Thank you.

12                  Do we have another one?

13                  MR. KEHM: We do. We have Exhibit E which  
14 is a letter from the Jefferson County Economic  
15 Development Corporation.

16                  COMMISSIONER BOWERS: Is there only two?

17                  MR. KEHM: No. We got one more.

18                  And then we have Exhibit F, which is a  
19 watershed map of the Sandy Creek watershed so we'll  
20 pass that exhibit.

21                  COMMISSIONER BOWERS: Accept a motion to  
22 accept Exhibit D, E, and F.

23                  COMMISSIONER DUGAN: So moved.

24                  COMMISSIONER ADKINS: Second.

25                  COMMISSIONER BOWERS: I have a motion to

1 accept Exhibit D, E, and F by Commissioner Dugan;  
2 seconded by Commissioner Adkins.

3 All those in favor, say aye.

4 COMMISSION: Aye.

5 COMMISSIONER BOWERS: Opposed?

6 Passes unanimous.

7 All right. Will you give us just a second  
8 to look and see what we've got here?

9 Are you going to be pointing out specific  
10 items on these? Do we need to leave these open?

11 MR. FRIBIS: On the map, I will. On the  
12 letters, I don't think I need to.

13 COMMISSIONER BOWERS: All right. All  
14 right. Has everyone reviewed those exhibits?

15 Do you feel free to move forward?

16 All right. Continue, please.

17 MR. FRIBIS: I think the letters that  
18 you've been handed speak for themselves but I will say  
19 for the sake of the people here this evening that we  
20 have two, one from Hillsboro School District by -- in  
21 fact, it was authored and given to me by Dr. Isaacson.  
22 And the other one is from the Jefferson County  
23 Economic Development Corporation which is written by  
24 Tom -- Todd Tracy, excuse me.

25 The watershed maps need a little bit of

1 description but I'll have to get into that later.

2 First of all, I'd like to just briefly talk  
3 about the overall map. This is quite different from  
4 the maps that were submitted before. There is one key  
5 element that made this plan work and that is, I call  
6 it a parkway, the central parkway, it starts at the  
7 bottom of the plan, goes up the hill, turns to the  
8 left, goes more or less straight north, and eventually  
9 collects -- connects to Zion Lutheran Church Road.  
10 This by far exceeds the standards of subdivision roads  
11 in Jefferson County.

12 As a lot of you know, maybe all of you  
13 know, the typical subdivision right-of-way is 40 to  
14 50 feet. We are going to provide a 60-foot  
15 right-of-way on that -- on that road for functionality  
16 and also for appearance. It's not required to do a  
17 60-foot right-of-way, it's not required to put a  
18 20-foot wide median landscape in the middle of the  
19 road, but this is what's going to sell the project to  
20 the home buyers. I've done this before. I've done  
21 about 75, maybe even a hundred subdivisions here in  
22 Jefferson County over the last 40 years. I've done  
23 this a couple of times and it really looks good.

24 Now, the standards for roads and the reason  
25 Josh has correctly bought up that is because there --

1 in one way, we don't -- we don't fit into the  
2 cubbyhole that the county has created. This so far  
3 exceeds the requirements of the county roads that some  
4 of the things don't apply. Let me give you a couple  
5 of examples. Number one, in addition to the  
6 right-of-way, the landscape median in the middle, this  
7 is going to be one-way traffic on either side of the  
8 median. If I haven't said it already, it's 20 feet  
9 wide. There will be no parking. Parking was brought  
10 up. We don't want any parking on this road. There  
11 will be no houses that face this road. There will be  
12 no driveways that enter or exit off of that road.  
13 This is special. I don't think anything's been done  
14 like this in the county but, believe me, it is what  
15 makes this project work.

16 COMMISSIONER BOWERS: You've got about  
17 two minutes left.

18 MR. FRIBIS: Okay. I'll go fast because I  
19 want to get Shawn up here; she has a lot to say.

20 So just remember, no parking, no driveways.  
21 That makes a heck of a difference with respect to the  
22 whole concept of this project.

23 I want to talk about the benefits real  
24 quick. This was put together, again, by Dr. Isaacson.  
25 This project, figure in the state funding, the

1 government funding, the county real estate taxes and  
2 personal property taxes will generate 2 1/2 million  
3 dollars every year once this project is completed. It  
4 will also help the fire district and the ambulance  
5 district because they get part of the real estate  
6 taxes and personal property taxes, as you -- as you  
7 know.

8 The other really important thing here is  
9 the Jefferson County Public Sewer District and that  
10 relates to the large map that you were given. The  
11 sewers -- and, by the way, they're going to get over a  
12 million dollars in tap-on fees from this development  
13 and when fully occupied 213,000 per year, every year  
14 to maintain the facilities. Everything is going to go  
15 to the east. All the sewage is going to go to the  
16 east. We will be able to eliminate eleven treatment  
17 plants that are in terrible condition right now; some  
18 operated by the sewer district are old and some  
19 operated by the original subdivision association. So  
20 the sewer district is so confident that this will go  
21 through and be a big improvement, they have --

22 COMMISSIONER BOWERS: You've got about 30  
23 seconds.

24 MR. FRIBIS: -- they have already retained  
25 a St. Louis engineer firm to do a facility plan that

1 will be submitted to the Department of Natural  
2 Resources for approval. So those things will happen.

3 So I'm just going to finish by saying this  
4 is the right project at the right place and at the  
5 right time. This is the most significant project  
6 we've done in terms of the benefits to all the various  
7 county agencies that I just mentioned. So that's all  
8 that I have. And I hope that we can bring Shawn White  
9 up because she has some important information on the  
10 -- on the traffic situation.

11 COMMISSIONER BOWERS: You -- you've  
12 allotted your five minutes there.

13 Was there -- there was questions about the  
14 traffic?

15 Did you -- would you please come forward  
16 and answer, we -- we have a question about it. I will  
17 need you to -- your name, your address, and state that  
18 you have been sworn.

19 MS. WHITE: Shawn White, 12400 Olive  
20 Boulevard, 63141, and I have been sworn in.

21 COMMISSIONER BOWERS: Mr. Tuggle, your  
22 question?

23 COMMISSIONER TUGGLE: Again -- again, it's  
24 going back to the intersection at A Highway. So what  
25 is -- what do you got planned for that?

1 MS. WHITE: Yeah. I mean, in looking at it  
2 at that intersection today, there are -- MoDOT gets a  
3 fair amount of complaints when people say we need a  
4 signal, we need a signal, this is really dangerous and  
5 MoDOT's gone out and done counts a couple of different  
6 times to look to see if it would met signal warrants;  
7 at the time, it had not. You know, currently, that --  
8 you know, the southbound approach of Sandy Valley  
9 operates at a level of service E. And from looking at  
10 our studies before, you know, A's, we -- we're an A  
11 through F system. A through D is considered  
12 acceptable, E and F are considered not and that it  
13 needs improvement. So it is an E right now.

14 With the proposed development, we would be,  
15 you know, we're -- we're right at borderline  
16 warranting a signal. So, obviously, adding this size  
17 of a development would tip it over to where it would  
18 meet warrants for a traffic signal. And so as part of  
19 this development, we would recommend installing a  
20 traffic signal. And with the signal, that southbound  
21 approach goes from an E and over 40 seconds of delay  
22 on average for every vehicle, it would go down to a C  
23 and 23. So it's a significant improvement even with  
24 the full build-out of the development.

25 COMMISSIONER TUGGLE: Thank you.

1                   COMMISSIONER BOWERS: There also was a  
2 question towards the percentage on use on the -- the  
3 roads as far as the exits. Can you kind of give a  
4 quick explanation on that?

5                   MS. WHITE: I can. I think, in general,  
6 when you're looking at access for a subdivision, I  
7 mean, you're wanting to make sure it's safe; that  
8 people can see, you know, good as far as sight  
9 distance, getting in and out; and that it operates  
10 acceptably. I mean, whether there's two or three, I  
11 think, is immaterial. I mean, if you have two, in  
12 this case, the two intersections that we have, all  
13 approaches at both the intersection on Zion and the  
14 intersection on Sandy Valley operate at level service  
15 A or B, which is highly favorable. Again, D is  
16 acceptable. And they're all level service A and B.  
17 So there is no capacity issues.

18                   You know, even though the majority of our  
19 traffic -- obviously, this is not a site that is in  
20 the -- the center of the roadway network where we have  
21 a lot of people coming from the north, from the east,  
22 from the west, from the south, you know, all of our  
23 traffic, for the most part, is coming off of  
24 Highway A. You know, you might -- you'll have a few  
25 that people maybe, you know, come down Mount Zion, you

1 know, and those ways but for the most part, all of our  
2 traffic is coming off of Highway A. So when you turn  
3 and go north, I mean, almost all of them are going to  
4 want to use the first access drive. It just makes  
5 sense versus driving all the way down Sandy Valley to  
6 Zion to then come back down into the development just  
7 doesn't make sense.

8 So, yes, the majority of our traffic would  
9 be using the access on -- on Sandy Valley. But even  
10 assuming that, you know, it operates at level service  
11 A and B. You know, if we were to spread it out and  
12 say half of it's going to go around, even though we  
13 don't believe that's what's going to happen and we're  
14 kind of presented a worst-case scenario in that we  
15 have assigned the majority of it to the entrance off  
16 of Sandy Valley and it operates at level service A and  
17 B just fine.

18 And like Gene had pointed out, the nice  
19 thing about this subdivision is they've essentially  
20 created a -- a new roadway. I mean, so they have a  
21 new, nice, median-divided roadway with no driveways on  
22 it that goes through the whole entire subdivision.  
23 So, in essence, you have almost, you know, twelve  
24 driveways off of the roadway serving the site, not --  
25 not just, you know, the one or two that we've talked

1 about.

2 COMMISSIONER BOWERS: Thank you.

3 Are there any other questions for this

4 witness?

5 Thank you.

6 Is there anyone in attendance that wants to  
7 speak in favor of this application?

8 Anyone wanting to speak in favor of this  
9 application?

10 Anyone wishing to speak in opposition to  
11 this?

12 Please, come forward. One at a time,  
13 please. Just as a reminder, there's fifteen minutes  
14 totally allocated for this. One -- one person can  
15 only speak up to three minutes.

16 MR. JUMP: Can I get your speaker slip?

17 Are you submitting this as evidence?

18 MR. SIEBERT: Yes. All this is evidence.

19 There's letters, signatures, and here's the court case  
20 from 2020 -- 2011.

21 BAILIFF: Can I remind everyone in the  
22 gallery that if you want to make conversation, please  
23 do so outside; otherwise, please stay in order. Thank  
24 you.

25 COMMISSIONER BOWERS: Would you go ahead

1 and state your name and your address?

2 MR. SIEBERT: Yes. It's Michael Siebert,  
3 202 Welsford Court, Hillsboro.

4 COMMISSIONER BOWERS: And have you been  
5 sworn?

6 MR. SIEBERT: Yes. I've been sworn in.

7 COMMISSIONER BOWERS: All right. We've got  
8 some exhibits to bring in.

9 MR. JUMP: Give us a minute to check this  
10 into...

11 BAILIFF: Ma'am, if you'd like to leave,  
12 you can take care of that outside.

13 COMMISSIONER BOWERS: Is it all one exhibit  
14 or?

15 MR. KEHM: No. We're going to have four.

16 MR. JUMP: Four, total.

17 COMMISSIONER BOWERS: Okay.

18 MR. KEHM: So, first up, we're going to  
19 have Exhibit G, which is a copy of the lawsuit  
20 captioned Stonebrook Construction Company versus Chuck  
21 Banks. And then Exhibit H which is going to be a  
22 petition.

23 This it? What else we got?

24 MR. JUMP: Oh, letters and then there's the  
25 little packet, that top.

1                   MR. KEHM: And this is I, and this is --  
2 not sure what it is. This is information related to  
3 the 2020 zoning case. And then Exhibit J which is a  
4 folder containing a large number of letters.

5                   So you should have G, H, I, J.

6                   COMMISSIONER BOWERS: G, H, I, J. I'll  
7 entertain a motion to accept Exhibit G, H, I, and J.

8                   COMMISSIONER DUGAN: So moved.

9                   COMMISSIONER BOWERS: Seconded by?

10                  COMMISSIONER HUSKEY: Second.

11                  COMMISSIONER BOWERS: Mr. Huskey, all  
12 right.

13                  I have a motion to accept Exhibit G, H, I,  
14 and J by Commissioner Dugan; seconded by Commissioner  
15 Huskey. All those in favor, say aye.

16                  COMMISSION: Aye.

17                  COMMISSIONER BOWERS: Opposed?

18                  Passes unanimous.

19                  All right. Give us one second just to kind  
20 of look at this stuff, okay?

21                  MR. SIEBERT: Sure.

22                  MR. KEHM: Ah, there it is.

23                  COMMISSIONER BOWERS: Are there multiple  
24 copies of this?

25                  MR. KEHM: No. That's the only copy so I'm

1 going to need that sent back down here when you guys  
2 are done.

3 COMMISSIONER BOWERS: Is that the last?

4 MR. KEHM: Yeah. And then there's the --  
5 there's the exhibit that's paper-clipped together that  
6 Mr. Adkins has; that's the one I'm going to need back.

7 COMMISSIONER BOWERS: Right. Oh, we have  
8 three. What's -- what's the fourth exhibit?

9 MR. KEHM: Well, the last one is this giant  
10 packet of letters which is a single copy of those. If  
11 you would like to look at them, I can send them your  
12 way.

13 COMMISSIONER DUGAN: Pass them on.

14 COMMISSIONER BOWERS: Yeah, send them down.

15 Let's just kind of --

16 MR. SIEBERT: I believe these were turned  
17 in to -- to you guys too.

18 AUDIENCE: No.

19 MR. SIEBERT: No? Okay. That's...

20 MR. KEHM: Just make sure that those all  
21 stay in there.

22 COMMISSIONER BOWERS: Yep. There is  
23 multiple copies on this.

24 MR. KEHM: Is there?

25 COMMISSIONER BOWERS: Yeah.

1                   Hand those down. The ones that are stapled  
2 -- are paper-clipped together are all --

3                   MR. SIEBERT: Yes.

4                   COMMISSIONER BOWERS: Okay. That's what I  
5 thought, yeah. Just give you one back. Pass the one  
6 back.

7                   I think -- is the Commission all right if  
8 we continue?

9                   All right. Start the clock.

10                  I'm sorry. You did say you were sworn in?

11                  MR. SIEBERT: Yes.

12                  COMMISSIONER BOWERS: Thank you.

13                  MR. SIEBERT: We the community of the  
14 citizens of proposed Heartland rezoning property have  
15 -- 72 out of 95 property owners have signed the  
16 petition with less than 600 feet of the site. This is  
17 approximately 76 percent of the total; remove the  
18 eleven government business and the percentage is  
19 85 percent. Multiple letters submitted. Many of  
20 these are wearing -- many of us are wearing red today  
21 to oppose this and, also, from earlier, we all are  
22 here for that reason.

23                  The main thing is court -- the courts of  
24 Stonebrook verse the County Council have included in  
25 2011 that the parcel was properly zoned and they

1 upheld the court. I have highlighted the judgment in  
2 there and, also, the conclusion of law, nine through  
3 seventeen are the main points for the -- in there.

4 We have also -- we all purchased our  
5 properties under detrimental reliance. We in good  
6 faith have purchased our properties with the known  
7 zoning of the area. We have also relied on the  
8 Planning and Zoning Commission to uphold the current  
9 zoning. If this rezoning was to pass, we would suffer  
10 a detriment as a result of our reliance. Out of  
11 fundamental fairness to promise to us what local  
12 zoning should not arbitrarily change. The proposed  
13 change would negatively affect public, health, safety,  
14 morals, and welfare of our community.

15 The Planning and Zoning Board has set  
16 precedence of denying rezoning multiple times in court  
17 case judgment since 2007 and, lastly, in 2020, of 290  
18 units on 157.6 acres, which was 1.9 units per acre.  
19 Now, it has been bumped up to 348 units, which is  
20 16.8 percent increase of which was already denied.  
21 This does not meet the criteria for approval from  
22 Planning and Zoning.

23 The developer has not stated why the  
24 current zoning is inappropriate or reason -- or  
25 unreasonable. Largely, the surrounding homes are

1 large lot, fitting with the area. The developer must  
2 prove the unreasonableness of maintaining the current  
3 zoning of 77 lots. He did not in 2020 and has not to  
4 this day.

5 This development would cause more hardships  
6 on the surrounding landowners and no part of the  
7 proposal would fit the adjacent zoning and uses. The  
8 high density of this size will destroy the local  
9 habitat and natural resources of the area. With the  
10 facts above, we the people are requesting immediate  
11 denial of PR122068 and recommend the developer develop  
12 his own.

13 We also must stop these types of intrusive  
14 requests by limiting this to the Jeffco Master Plan.  
15 Lockport also has three entrances and it is less  
16 dense; this is very unsafe. And like Josh Jump  
17 mentioned earlier, code is code. That's all I have.  
18 Thank you.

19 COMMISSIONER BOWERS: Is there questions  
20 for this witness?

21 Thank you, sir.

22 MR. SIEBERT: Okay.

23 COMMISSIONER BOWERS: State your name, your  
24 address, and that you have been sworn.

25 MR. JUMP: Thank you.

1 MR. BORGERSON: More evidence.

2 MR. JUMP: Okay.

3 MR. BORGERSON: My name is Chris Borgerson.

4 I live at 102 Glenfield Drive in Mapaville and I have

5 been sworn in.

6 MR. JUMP: Give us a second to check that

7 piece of evidence in.

8 MR. BORGERSON: Yes, sir. Go ahead.

9 Excuse me.

10 MR. JUMP: Okay. He's got a piece of

11 evidence.

12 COMMISSIONER BOWERS: Oh, I'm sorry.

13 MR. JUMP: Yep.

14 MR. BORGERSON: Here, ma'am, same thing I

15 gave him for you. Keep it or pitch it.

16 MR. KEHM: So this is going to be

17 Exhibit K.

18 COMMISSIONER BOWERS: Accept a motion to

19 accept Exhibit K.

20 COMMISSIONER DUGAN: So moved.

21 COMMISSIONER ADKINS: Second.

22 COMMISSIONER BOWERS: I have a motion to

23 accept Exhibit K; seconded by Commissioner Adkins.

24 All those in favor, say aye.

25 COMMISSION: Aye.

1                   COMMISSIONER BOWERS:  Opposed?

2                   Passes unanimous.

3                   Is there multiple copies or?

4                   MR. KEHM:  There's one copy.

5                   Is this going to be the statement that  
6 you're about to make?

7                   MR. BORGERSON:  Yes, it is.

8                   MR. KEHM:  So I think it's just a written  
9 copy of what he's about to say.

10                  MR. BORGERSON:  Photocopies of what I'm  
11 about to say and I also gave one to the reporter if  
12 that's permissible.

13                  COMMISSIONER BOWERS:  All right.  Then if  
14 you'll continue.

15                  MR. BORGERSON:  Start over?

16                  COMMISSIONER BOWERS:  You've already stated  
17 your name and address.

18                  MR. BORGERSON:  Yes.

19                  COMMISSIONER BOWERS:  And you've been  
20 sworn.  You may start your statement, sir.

21                  MR. BORGERSON:  Okay.  Chris Borgerson's  
22 statement to Jefferson County Planning and  
23 Zoning Commission on November 17, 2022, Jefferson  
24 County, Missouri.

25                  I respectfully request that this Commission

1 not change the presently designated zoning on the  
2 parcels of property under consideration. The only  
3 exception to this might be to allow residential lots  
4 no smaller than one per acre residence and that each  
5 residence have its own septic waste-water system and  
6 be independent of a common system and future coercion  
7 to become part of a sewer district.

8 The reasons for this are the following:

9 Bullet point: The residence density the  
10 property developer is proposing is abusive to the  
11 land, our community, and potential buyers. Too  
12 crowded a neighborhood will likely lead to later  
13 social and economic problems that are too many and  
14 complicated to discuss in this statement.

15 This crowded and intense type of  
16 development is in contradiction to the idea of men and  
17 women providing stewardship for our land in accordance  
18 with Christian principles.

19 Bullet point: The history of how this land  
20 was bought and sold by a public school district does  
21 not pass the sniff test and smells like, somehow,  
22 there was public corruption in the sale of this  
23 property that is to be developed. If the Planning and  
24 Zoning Commission approves the zoning changes  
25 requested, it may be unwittingly assisting in public

1 corruption.

2 I and many I have spoken with ask, quote,  
3 Why did the Hillsboro School District sell this land  
4 at such a loss and not sit on it until it could get  
5 its money out of the sale.

6 Bullet point: I request that this  
7 Commission refer this matter to an appropriate public  
8 body for investigation as it is part of a pattern of  
9 similar school district behavior that may be construed  
10 as misconduct and may have occurred in other -- two  
11 other districts as well.

12 I am not accusing anyone or thing of doing  
13 anything illegal but I am raising the issues of ethics  
14 and public trust. Where there is smoke, there is  
15 fire. Thank you for hearing me out. Chris Borgerson.

16 Any questions?

17 COMMISSIONER BOWERS: Is there any  
18 questions for this witness?

19 Thank you, sir.

20 MR. BORGERSON: Thank you.

21 MR. TERRY: Good evening. My name is Jim  
22 Terry. I live at 8323 Crystal Ridge Court in Cedar  
23 Hill, and I have been sworn.

24 COMMISSIONER BOWERS: Thank you.

25 MR. TERRY: This appears to be,

1 essentially, the same project that came up two years  
2 ago when this actual -- when I was on the council. My  
3 statement then, when I voted against it, was in my  
4 opinion there would be way too many people in this  
5 development that will want to avoid the intersection  
6 of Sandy Valley and Highway A, especially those near  
7 the north exit. As I noted tonight, the 65 percent  
8 rule, as I understand it, there would be at least 121  
9 houses heading up to Zion Church Road. So that road,  
10 currently, my con -- part of my concern, as well, is  
11 that once people get up there, they're going to look  
12 -- take the shortcut over to Highway 21 over to 55.

13 There currently is 134 vehicles per day on  
14 Zion Road. Now, put 121 houses times the number of  
15 cars there and the multipliers and you're talking  
16 about an awful lot of traffic that, in my opinion, is  
17 going to over -- overwhelm Zion Church Road, at least,  
18 and Jarvis, which would be the road they connect to go  
19 to 21. That and all the added traffic on the other  
20 roads would put a large cost burden on the county to  
21 upgrade.

22 Furthermore, I do not see a justification  
23 for rezoning this property from LR2. Jefferson County  
24 is a rural county. People moved here because of that;  
25 me too. I believe we need to continue resisting dense

1 development in rural areas until the new master plan  
2 is completed and we learn what citizens really want  
3 for their county. Thank you.

4 COMMISSIONER BOWERS: Are there any  
5 questions of this witness?

6 Thank you, sir.

7 MR. TERRY: Thank you.

8 COMMISSIONER BOWERS: We are right at seven  
9 minutes total so far, so.

10 MS. MANN: My name is Rhonda Mann, 4130  
11 South Milford, Hillsboro, and I have been sworn in.

12 COMMISSIONER BOWERS: Thank you. You may  
13 begin.

14 MS. MANN: Traffic issues are my focus. In  
15 a short amount of resource time, we have found some  
16 code violations. One code that's been talked about a  
17 lot is for the developments to have an X amount of  
18 entrances based on the amount of homes proposed.  
19 Streets shall be designed to maintain a balanced  
20 distribution of traffic throughout the subdivision  
21 among all points of ingress/egress.

22 According to the scale, there should be no  
23 less than three exits planned at Heartland but the  
24 plan only has two. Per the Jeffco 2010  
25 primary/secondary growth plan, it says there is 2.67

1 average cars per household in Jeffco which I'm sure is  
2 higher by now. Approximately, 900-plus cars from  
3 Heartland would be using two exits. Other  
4 subdivisions around have three exits and are not as  
5 densely packed. At 65 percent of a three-exit  
6 subdivision, it would be 603 cars. According to the  
7 traffic study, Heartland traffic will primary be using  
8 the Sandy Valley entrance, which is much more than  
9 65 percent using two exits. This is a major safety  
10 issue. As Josh said, code is code.

11                   Where will buses stop for this new  
12 development? Because of the proposed narrow road  
13 dimensions of 26-foot wide roads, buses along with  
14 emergency vehicles can't safely navigate the  
15 subdivision or easily make the turns with the  
16 cul-de-sacs. This will leave the buses stopping on  
17 Zion -- at the Zion and Sandy Valley entrances.

18                   The main entrance will be Sandy Valley, a  
19 couple hundred feet from the outer road which will  
20 cause an already backup to A, outer road, and the  
21 villas. If traffic is backed up on Sandy Valley,  
22 impatient drivers will divert down the outer road  
23 in front of Lockport Landing. Buses already stop on  
24 the outer road at the two front entrances of Lockport.  
25 We already have issues with people passing buses at

1 the bus stops. With the increased traffic from  
2 Heartland, children will be in more danger. Would you  
3 want your child loading/unloading on a nonshoulder  
4 road that just had a 900-plus car increase?

5 There are concerns that other important  
6 intersections were not included in the traffic study  
7 such as Highland Baptist Church and the A and Pioneer.  
8 People will cut across the outer road when they're in  
9 a hurry or to avoid traffic and use that as a shortcut  
10 and try to pull out on A. There has been two fatality  
11 accidents at Highland and A in the past year. Other  
12 intersections that are important but were not  
13 considered were Zion Lutheran Road at Jarvis, Jarvis  
14 at Highway Z, Sandy Valley at Jarvis.

15 The development is very, very dense.  
16 Heartland knows this since they are requesting  
17 modifications of zoning guidelines. It was stated in  
18 2020 with a proposed lesser amount of homes that the  
19 amount of traffic would degrade the quality -- quality  
20 of the intersection. This will negatively affect the  
21 character of the neighboring properties.

22 COMMISSIONER BOWERS: Ma'am, I'm going to  
23 have to stop you, right there. That's your three  
24 minutes.

25 MS. MANN: Okay.

1                   COMMISSIONER BOWERS: Thank you.

2                   I'm sorry. Is there any questions of this  
3 witness?

4                   Thank you.

5                   MR. POOKER: I'm Norman Pooker at 4050  
6 Plass Road and I have been sworn.

7                   MR. JUMP: Thank you.

8                   MR. POOKER: Good evening. Our family farm  
9 known in the area as the Keister Farm is located  
10 directly west of the proposed development. It is my  
11 family's intent to maintain and improve the land so it  
12 continues as a working farm. We wanted to preserve  
13 the rural atmosphere of this century farm in the Sandy  
14 Valley area as -- and, as proposed, this zoning change  
15 and development plan will be to our detriment.

16                  The proposed development property is now a  
17 combination of woods, grass, cropland with no hard  
18 surface draining -- drainage. The proposed streets,  
19 roofs, and driveways will drastically increase the  
20 flow rate off the proposed developments. Numerous  
21 outlet drains from the paved streets will exit  
22 directly onto the property line of this farm. No  
23 water retention has been designated on the proposed  
24 development plan. Lot lines run directly along the  
25 farm property line with no buffer zone.

1                   Other areas of proposed development are of  
2 equal concern. The south side of the property is  
3 predominantly mature timber. The proposed streets and  
4 small lots will require the clear-cutting of 30 acres  
5 of forested land. This will adversely affect the  
6 wildlife and also increase the amount of area  
7 susceptible to erosion. The rate of flow off these  
8 various small lots and steep grades will cause  
9 additional erosion and adversely affect the quality of  
10 the properties that are downstream and of the stream  
11 itself.

12                   Erosion is not the only impact of excessive  
13 runoff without proper water retention measures.  
14 Runoff in developed areas include many chemical  
15 contaminants from hard surfaces including vehicle  
16 oils, roof shingles, and lawn chemicals. As we are  
17 striving to regenerate this nearly 170-year-old farm  
18 and operate it at near organic standards, runoff from  
19 high-density developments that have stripped the area  
20 of deep-rooted vegetation and woodlands will  
21 contaminate our soil, ground water, and livestock.

22                   Proposed development plans for this  
23 property was denied in 2020 because of high density  
24 and traffic issues. The proposed plan has increased  
25 the number of family units to 348 from the previous

1 298. It doesn't really matter what kind of streets  
2 you put in a development, the fact of the matter is  
3 those streets have to exit onto the county roads.  
4 Nothing's changed from 2020 to 2022. The same -- in  
5 fact, more cars are going to have to exit onto these  
6 two entrances.

7                   My simple question is when does no really  
8 mean no. Why do citizens in the area have to expend  
9 time and energy to oppose this development every  
10 two years when the density keeps increasing?

11                  I am asking on behalf of my family and  
12 neighbors to deny the request for this proposed zoning  
13 change for an even higher density housing development  
14 than had been previously denied. Thank you for your  
15 consideration.

16                  COMMISSIONER BOWERS: Thank you.

17                  Is there any questions for this witness?  
18                  Thank you.

19                  You've got about a minute and forty seconds  
20 left.

21                  MR. MYERS: Okay. My name is --

22                  COMMISSIONER BOWERS: State your name and  
23 address and that you've been sworn.

24                  MR. MYERS: My name is Brent Myers. I live  
25 at 9677 Goldman Road in Hillsboro. I have been sworn

1 in.

2 COMMISSIONER BOWERS: Thank you. You may  
3 begin.

4 MR. MYERS: I've lived on Goldman Road for  
5 42 years. A lot has changed since I was a kid. The  
6 occasional house being built wasn't a big deal. I've  
7 got to modify this since I'm out of time here, but  
8 Lockport Landing changed all of that.

9 For those of you that don't know, Goldman  
10 Road is about a quarter of a mile west of the proposed  
11 Bridle Creek Development. Regardless of what the  
12 traffic report says, a report that was paid for by the  
13 developer, there will be serious impact on all the  
14 neighboring roads. I've seen it with my own eyes  
15 since the development of Lockport Landing.

16 The criteria that is required for rezoning  
17 includes about fifteen items such as traffic, storm  
18 water runoff, environmental impact, hardship to the  
19 developer, sewer and so on. The developer has not  
20 even met half of those requirements. There are no  
21 documented plans for a sewer that I've found.

22 I've been told that the developer has met  
23 with the Jefferson County sewer officials and  
24 discussed possibly building an off-site treatment  
25 plant. Where will that be located? Whose property

1 will that be built on?

2 I've also been told that Missouri  
3 Department of Natural Resources has said the developer  
4 would not be able to add onto Lockport Landing's  
5 sewer. To my knowledge, Jefferson County doesn't own  
6 any vacant property in the area. If no one sells him  
7 the ground, are they going to use eminent domain to  
8 take it? What about the property owners in between;  
9 are they going to be forced to allow a sewer line  
10 across their land? I know there was a lawsuit about  
11 that several years ago.

12 So why are we here? The answer is simple  
13 because he wants to make more money, period. He has  
14 not proven any hardship and he is the only person that  
15 benefits from this development. I feel like the  
16 citizens of the county to be put second to the need of  
17 a developer who doesn't even live in this county.

18 I'm not an attorney, but given what was  
19 said about detrimental reliance and the lack of  
20 criteria being met for rezoning, it sure seems like  
21 this -- if this was passed, there could be a  
22 class-action lawsuit against the county and the  
23 developer.

24 As far as the zoning commissioners go, I  
25 feel like most of you see this for what it is and will

1 make the right choice for the citizens of this county.

2 COMMISSIONER BOWERS: Sir, I'm going to  
3 have to cut you off right there.

4 MR. MYERS: Thank you.

5 COMMISSIONER BOWERS: Thank you.

6 Is there any questions for this witness?

7 Thank you.

8 Would the petitioner please come forward  
9 for your five-minute rebuttal?

10 MR. FRIBIS: Shawn's going to handle all  
11 the traffic issues.

12 I'm going to respond to a couple things  
13 here. I've been making some notes. One of the  
14 gentleman, I think Mr. Welkerson (sic) made some  
15 mention about maybe 2 acre lots or larger lots on  
16 septic tanks. That's not going to happen. That's --  
17 that's talk from 25, 30 years ago and it won't improve  
18 the property values.

19 Jefferson County Public Sewer District, as  
20 I said earlier, they're -- they're working hard at  
21 making this work. It's a huge -- it's a huge deal for  
22 them in terms of the future expansion of the sewer  
23 district. When we put these lots on sewers and --  
24 and, by the way, probably, you know, I'm not deciding  
25 that part of it but I know where the sewers are going

1 to go. It will probably be down the other side of  
2 Jarvis Road where Jarvis makes that 90-degree turn.  
3 There's excellent places there for a big treatment  
4 plant.

5 The benefit for that sewer won't be only  
6 for all the future residents of the subdivision but  
7 dozens of other subdivisions to the east of us.  
8 That's what we do these days. We don't put in large  
9 lots and septic tanks anymore. It's not the market.  
10 It's not good for the environment. What we are doing  
11 here is exactly those things. It will be very  
12 marketable. That's what people want now. This is a  
13 very typical subdivision and I think even better. And  
14 they certainly want sewers. I see it all the time.  
15 People coming down from other areas, they don't even  
16 know what a septic tank and drain field is anymore.  
17 This is what people want. This is what's going to  
18 make the county better. This is what the school  
19 district wants.

20 And I want to mention the buses. If you  
21 look at the letter. That letter from the school  
22 district is very important. You should read that a  
23 couple of times. One of the things that he says, and  
24 I've talked to Dr. Isaacson about it, that central  
25 corridor, the central parkway that we put in with no

1 parking, a big median in the middle is great as far as  
2 the school district is concerned. They don't want to  
3 be picking up people on Jarvis Road and -- and Sandy  
4 Valley and all those places. That's not that safe and  
5 it hurts traffic.

6 Here, they can come into this development  
7 and stop at each one of those entrances that we have,  
8 I think there's eleven of them, off of that main  
9 corridor. They love that idea because of the safety  
10 for their kids. And that's what these new projects do  
11 and that is make things better.

12 One gentleman mentioned that this would be  
13 a detriment. Well, a detriment to what? We're  
14 putting in sewers. We're putting in better roads than  
15 exist in the area. There will be storm water  
16 detention.

17 The people need to know that, at this  
18 stage, we're just going for zoning. We're going to  
19 have to comply with all the new regulations that exist  
20 now. You know, we have a Storm Water Department in  
21 Jefferson County, now. We're going to need detention.  
22 We can utilize, to some extent, the existing lakes  
23 that are already on that plan shown in blue.

24 COMMISSIONER BOWERS: You got about two  
25 minutes left.

1                   MR. FRIBIS: Okay. Well, I want to then  
2 yield to the traffic expert here because I think her  
3 comments are going to be very important.

4                   MS. WHITE: Hello. I think, to reiterate  
5 on some of those things that we've already talked  
6 about in the beginning, I guess, one point that came  
7 up was to the credibility of the study. And I guess I  
8 will just point out, I mean, I'm a professional. I'm  
9 a professional engineer. I take a code of ethics, you  
10 know, and when we do our traffic studies, I mean, we  
11 -- as soon as we get authorization on a study, we're  
12 meeting with the county, with MoDOT. We coordinate  
13 with them throughout the process to make sure that  
14 they are agreeing with our assumptions of how -- you  
15 know, when the counts are taken, when -- the trips  
16 that are generated, where we think they're coming to  
17 and from. All of that is something that's done in  
18 cooperation with the county; not the owner. I mean, I  
19 don't -- I don't ask them what they think; I ask the  
20 county and MODOT what they think.

21                   So I -- I assure you the study is done with  
22 the utmost integrity and does follow industry  
23 standards and is a rep -- fair representation of what  
24 can be expected as far as traffic is concerned. And  
25 with that, just to point out, again, I mean, we're --

1 the traffic, when you add the signal, is better. It  
2 will be better. The operations at the intersection  
3 will be better with the full build-out of this  
4 development than it is currently today. So they are  
5 more than mitigating their traffic 'cause they're --  
6 you know, usually, we're asked to mitigate our  
7 traffic. So we, you know, make it go from a C to a D  
8 or a D to an E, you know, hey, what do you need to do  
9 to make it stay the same. In this case, we're  
10 improving it. We're making it better.

11 I mean, we -- and we already talked about  
12 the three access points. And I think the county has a  
13 code but there's definitely a precedence that that  
14 code has been amended or acceptance granted over and  
15 over and over because, oftentimes, there's not a need  
16 for three access points. In this particular case,  
17 given the majority of our frontage along Highway A, we  
18 can't get access to Highway A, nor would that be safe  
19 or what I would even recommend. The frontage that we  
20 have along Sandy Valley, we really only want to have  
21 one access point on that separated as far from Highway  
22 A and the signal as it can be and it is. And the  
23 limited amount of frontage on Zion, 500 feet,  
24 obviously, we don't want one -- more than one driveway  
25 there, nor do we need it.

1                   There was one statement mentioning  
2                   something about, you know, three or four or five  
3                   hundred cars going up Zion. I mean, that's just,  
4                   again, that's not going to happen. Just because you  
5                   think that 35 percent of the traffic needs to use that  
6                   intersection because of the county's code doesn't mean  
7                   they're going to. They're not. When you look at the  
8                   existing Lockport Landing and we've counted the outer  
9                   road, in the morning zero cars turn and go north,  
10                   zero. They all are going toward Highway A and the --

11                   COMMISSIONER BOWERS: I'm going to have to  
12                   stop you right there.

13                   (Overlapping conversation.)

14                   MS. WHITE: -- one car. So, I mean, we're  
15                   not going to --

16                   COMMISSIONER BOWERS: Your five minutes are  
17                   done.

18                   MS. WHITE: -- add a lot of traffic to  
19                   Zion.

20                   COMMISSIONER BOWERS: Is there any  
21                   questions for the petitioner?

22                   Yes, sir.

23                   COMMISSIONER TUGGLE: Yeah. Back to that  
24                   intersection, okay, so you -- it's been recommended.  
25                   So what's going to make that happen?

1 MS. WHITE: I mean, it's something that's a  
2 condition of approval so, I mean, if you're  
3 recommending it, I mean, I would understand --

4 COMMISSIONER TUGGLE: Who's going to pay  
5 for it?

6 MS. WHITE: Oh, the developer would be --  
7 would be a hundred percent responsible for that.

8 COMMISSIONER TUGGLE: Okay.

9 MS. WHITE: Even though it's something that  
10 is --

11 (Overlapping conversation.)

12 COMMISSIONER TUGGLE: (Inaudible.)

13 MS. WHITE: -- I mean, it's probably  
14 within, you know, like you were saying, it's very  
15 close to meeting warrants now which would make it  
16 someone else's responsibility, you know. But, again,  
17 it's the opportunity that MoDOT takes like, hey, we  
18 have a development here, they're the ones tipping it  
19 over the edge so they're the ones that get to pay for  
20 it.

21 COMMISSIONER BOWERS: Would there be --

22 (Overlapping conversation.)

23 MS. WHITE: Even though Lockport --

24 COMMISSIONER BOWERS: Would there be a  
25 (inaudible)?

1 MS. WHITE: -- will benefit significantly.  
2 THE COURT REPORTER: I'm sorry. I couldn't  
3 hear you.

4 COMMISSIONER TUGGLE: Would there be a  
5 timeline?

6 MS. WHITE: I mean, generally with this, I  
7 mean, those types of improvements are required, you  
8 know, prior to the -- the subdivision, you know,  
9 occupancy. I mean, there's different, you know, I  
10 mean, Dennis might be able to speak to that but  
11 there's different parameters. Sometimes there may or  
12 maybe you can build twenty houses or maybe you can  
13 build forty houses before the signal has to be  
14 operational. But, you know, it was assumed in the  
15 study that the signal would just be there, you know,  
16 from the beginning.

17 COMMISSIONER TUGGLE: Thank you.

18 COMMISSIONER BOWERS: Are there any other  
19 questions for the petitioner?

20 Any other questions?

21 Do you have another question?

22 COMMISSIONER TUGGLE: Yeah. I've got one  
23 for Mr. Fribis, I think.

24 COMMISSIONER BOWERS: Mr. Fribis, would  
25 you, please, come back forward.

1 MR. FRIBIS: Yes.

2 COMMISSIONER TUGGLE: Mr. Fribis, I may be  
3 wrong, but I think it was Mr. Myers that said looks  
4 like a lot of greed here, could be some greed  
5 involved. And when I look at the limit would be 300;  
6 why do we have to go to 303?

7 MR. FRIBIS: Well --

8 COMMISSIONER TUGGLE: That kind of -- I  
9 mean.

10 MR. FRIBIS: There's no special reason. It  
11 just laid out that way. I follow -- when I do a  
12 subdivision, I follow the lay of the ground. And it  
13 -- it just -- is it better? It's another lot that  
14 could be sold. It raises the value a little bit. But  
15 look at the plan. I mean, that plan has a lot of  
16 common ground, walking trails. It's just the way it  
17 fell into place, tried to make the best plan we  
18 possibly could. I could have got more lots on here.  
19 You can kind of see a lot of areas but it lays out  
20 nicer that way. That's all, just they're lots.

21 COMMISSIONER TUGGLE: Okay. Thanks.

22 COMMISSIONER BOWERS: Are there any other  
23 questions for this petitioner?

24 Discussion among commissioners?

25 So this is in front of us as a zone change

1 with the asked for variances. So on your motion, we  
2 need to make sure that we're specific on the zone  
3 change and the variances and there are multiple  
4 planning staff comments in this proposal.

5 MR. JUMP: Mr. Bowers.

6 COMMISSIONER BOWERS: Yes.

7 MR. JUMP: I put the modifications back up  
8 for you guys, so.

9 COMMISSIONER BOWERS: Okay. So those are  
10 the modifications we're looking at for this proposal.

11 Is there any discussion -- has everyone's  
12 questions been satisfied?

13 If so, I will entertain a motion to accept  
14 or deny. Do we need any more discussion?

15 COMMISSIONER HASTINGS: I'll make a motion  
16 to deny the zoning request as presented.

17 COMMISSIONER DUGAN: Second.

18 COMMISSIONER BOWERS: I have a motion made  
19 by Commissioner Hastings to deny PR122068; seconded by  
20 Commissioner Dugan.

21 All those in favor, and the aye vote is in  
22 denial, please say aye.

23 COMMISSION: Aye.

24 COMMISSIONER BOWERS: Opposed?

25 Nay.

1                   A roll call vote, please.

2                   MS. ROESCH: Danny Tuggle.

3                   COMMISSIONER TUGGLE: Aye.

4                   MS. ROESCH: Pardon?

5                   COMMISSIONER TUGGLE: Aye.

6                   MR. KEHM: Yes or no?

7                   COMMISSIONER TUGGLE: Yes.

8                   MS. ROESCH: Tim Dugan.

9                   COMMISSIONER DUGAN: Yes.

10                  MS. ROESCH: Jess -- oh. I'm sorry.

11                  Mike Huskey.

12                  COMMISSIONER HUSKEY: Yes.

13                  MS. ROESCH: Greg Bowers.

14                  COMMISSIONER BOWERS: No.

15                  MS. ROESCH: Larry Adkins.

16                  COMMISSIONER ADKINS: Yes.

17                  MS. ROESCH: Chris Hastings.

18                  COMMISSIONER HASTINGS: Yes.

19                  COMMISSIONER BOWERS: I have the motion

20                  failing with a vote of five to one.

21                  MR. KEHM: No. Motion passes.

22                  MR. CORDES: Motion passes.

23                  COMMISSIONER BOWERS: I'm sorry. I'm

24                  sorry.

25                  The motion carries of denial. My

1       apologies.

2                   Motion to deny carries with a vote of five  
3       to one.

4                   We'll take a two-minute recess for people  
5       to leave.

6                   (In recess 7:48 p.m. to 7:50 p.m.)

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1                   COMMISSIONER BOWERS: Call this meeting back  
2 to order. Next item under considerations: PC22069, a  
3 request for a zone change development plan for a  
4 parcel located at 4325 Jeffco Boulevard, Arnold, in  
5 Town -- in the Windsor Township, Council District  
6 No. 4.

7                   And, Ms. Krispin.

8                   MS. KRISPIN: Thank you.

9                   This is PC22069. The petitioner is  
10 requesting to rezone the subject property from  
11 nonplanned community commercial to planned commercial  
12 and development plan approval for Pleasant View  
13 Storage.

14                   The subject property is located at 4326  
15 (sic) Jeffco Boulevard in Arnold and is roughly 1.66  
16 acres in size and there are no flood concerns.

17 Outlined in black is the subject property zoned CC2.  
18 You can see there is a lot of other CC2 in the area.  
19 Directly north is zoned planned mixed which is the  
20 Pleasant View Motel that came in front of you guys  
21 last year as a development plan. And then there is  
22 some PR2, as well.

23                   This is a look at the topography map. The  
24 property with its road frontage along Jeffco Boulevard  
25 is fairly flat. It does start to slope downward

1       towards the rear of the property.

2               These are photos of the subject property.

3       It appears to be an unoccupied commercial building on  
4       the property; two views of Jeffco Boulevard. And then  
5       this is a look at the general area of the subject  
6       property.

7               This is the submitted development plan. It  
8       includes one indoor self-storage building which is  
9       approximately 36,000 square feet, right here; a  
10       detention basin in the southern portion of the  
11       property. Six parking spaces are proposed with one  
12       ADA compliant space. There is one ingress and egress  
13       from Jeffco Boulevard. There is office space proposed  
14       within the building and then street frontage  
15       landscaping is also shown.

16               The petitioner requested two modifications.  
17       The first one is Section 400.2620. The petitioner is  
18       requesting relief from the required 125-foot offset  
19       required between driveways and entrances. Due to the  
20       existing driveways on both sides of Jeffco Boulevard,  
21       this condition is not and cannot be met. Staff does  
22       not see an issue with this request.

23               And next is Section 400.4050. The  
24       petitioner is requesting relief from the required  
25       number of parking spaces for storage and office space.

1 The UDO requires one parking space per 2,000 square  
2 feet of storage area. In addition, the UDO requires  
3 four parking spaces per 1,000 feet of office space.  
4 The required parking spaces for this proposed  
5 development would be roughly nine -- nineteen parking  
6 spaces. The petitioner has proposed six parking  
7 spaces. In addition, there are two loading spaces  
8 near the entrance of the building, although, these  
9 spaces cannot be counted in the requirement since they  
10 are temporary parking spaces for customers loading and  
11 unloading. Given that mini-storage facilities,  
12 typically, have low volumes of traffic, staff does not  
13 have an issue with this parking request. In the past,  
14 other storage facilities have been improved with a  
15 reduced number of parking spaces and staff has not  
16 been made aware of any issues caused by this.

17 The development plan satisfies most of the  
18 criteria of approval. The development plan and  
19 proposed zoning seem to fit the area of the proposed  
20 site, which is mainly commercial. The site fronts on  
21 Jeffco Boulevard, providing adequate ingress and  
22 egress. The site is currently developed with an  
23 unoccupied commercial building. The proposed use of  
24 an indoor mini-storage/mini-warehouse facility and  
25 office in a highly commercialized portion of the

1 county with road frontage on a major roadway and  
2 is in accordance with the Jefferson County Master  
3 Plan.

4 The development plan as proposed seeks to  
5 minimize the impact to surrounding properties. Staff  
6 has not seen any evidence to indicate there would be  
7 any risk to public health, safety, and welfare from  
8 this development plan as proposed. The development  
9 plan does not impede the normal and orderly  
10 development and improvement of the surrounding  
11 property given that the development follows the  
12 existing nature of commercial uses on Jeffco  
13 Boulevard. Approval of the proposed development would  
14 allow for a development consistent with the intended  
15 state -- with the stated intent, I'm sorry, of the  
16 planned commercial zoned district.

17 And here is for your consideration tonight.  
18 Rezone the subject property from CC2 to planned  
19 commercial and development plan approval for Pleasant  
20 View Storage with these two modifications listed. And  
21 I'll be happy to answer any questions.

22 COMMISSIONER BOWERS: Any questions of  
23 staff?

24 COMMISSIONER DUGAN: No.

25 COMMISSIONER BOWERS: Is the petitioner

1 present?

2 Please come forward. State your name, your  
3 address, and that you have been sworn. Just a  
4 reminder, you will get a five-minute uninterrupted  
5 presentation.

6 MR. VONARX: Good evening. Dave VonArx,  
7 VonArx Engineering. I have been sworn in. My address  
8 is 10785 Business 21.

9 Tonight, we're representing petitioner  
10 Jusco Development for this proposed development. It's  
11 a 36,000 square-foot indoor storage building so it  
12 will have three levels. One, basically, a basement  
13 level; one, a first story level; and then one upper  
14 level. So we're proposing six parking spaces along  
15 Jeffco and then two loading spaces at -- at the side  
16 entrance. There's going to be a small office,  
17 actually, and then there's a -- a handicapped space  
18 there. So it's going to be a small office just for,  
19 you know, the operation of the facility but I think  
20 most of it is like self-storage.

21 So we're proposing a storm water retention  
22 basin to the south, a bioretention basin here, a  
23 bioswale as a storm water BMP. So we're going to meet  
24 all the storm water requirements of the county. The  
25 petitioner owns this property behind it and I think it

1 actually continues on to the south. Petitioner owns  
2 the property to the north, which is the Pleasant View  
3 Motel which is being redeveloped right now. There  
4 will be sanitary sewers that will serve the  
5 development. The old building that's very close to  
6 the road would be torn down.

7 You know, so this is our proposed entrance.  
8 It's going to be much more controlled access to the  
9 site than is -- currently exists. We can't meet the  
10 125 feet but we're going to make it a safer entrance  
11 and exit location for the property.

12 Also, the parking, so these developments  
13 are not a high traffic generation facility so we feel  
14 that there is ad -- you know, adequate parking for the  
15 type of facility that it is and that the UDO  
16 requirement for nineteen parking spaces is -- is a  
17 hardship for the developer and just for -- create more  
18 impervious area that we would need to mitigate for  
19 storm water detention.

20 That is about all I have unless there is  
21 some questions from the commissioners.

22 COMMISSIONER BOWERS: Is there any  
23 questions for this witness?

24 So you're saying it's a two-story building  
25 with a floor in the basement?

1 MR. VONARX: So three levels.

2 COMMISSIONER BOWERS: So three levels but  
3 only two above grade?

4 MR. VONARX: Correct. Yes.

5 COMMISSIONER BOWERS: And there will be no  
6 exterior parking out in the lots or anything like  
7 that?

8 It's all -- all the storage is done inside  
9 the building?

10 MR. VONARX: It's interior storage. It's  
11 not vehicle storage.

12 COMMISSIONER BOWERS: Thank you.

13 MR. VONARX: Just vehicles that arrive.

14 COMMISSIONER BOWERS: Any other questions  
15 for this petitioner?

16 Thank you, sir. We may call you back.

17 MR. VONARX: All right. Thank you.

18 COMMISSIONER ADKINS: I have one.

19 COMMISSIONER BOWERS: Oh, I'm sorry. I'm  
20 sorry, there is a question. My bad.

21 COMMISSIONER ADKINS: So you said no  
22 vehicles parked outside as far as storage is concerned  
23 but what -- I mean, no boats or anything like that  
24 either?

25 MR. VONARX: No, it's --

1                   COMMISSIONER ADKINS: Everything's going to  
2 be contained in that building?

3                   MR. VONARX: Correct. These are like  
4 10x10s. You know, there's an -- internal halls and  
5 probably an elevator and they just bring their boxes  
6 of stuff in and they, you know, store it inside.  
7 There's no outside storage.

8                   COMMISSIONER ADKINS: Okay. Thank you.

9                   MR. VONARX: You're welcome.

10                  COMMISSIONER BOWERS: Any other questions?  
11                  Thank you, sir.

12                  MR. VONARX: You're welcome.

13                  COMMISSIONER BOWERS: Anyone wishing to  
14 speak in favor of this petition?

15                  Anyone wishing to speak in favor?

16                  MS. ARONS: Nope.

17                  COMMISSIONER BOWERS: Anyone wishing to  
18 speak in opposition?

19                  MS. ARONS: Yes.

20                  COMMISSIONER BOWERS: Please, come forward.

21                  MS. ARONS: Oh, I didn't -- I don't have my  
22 paper. I don't know what I did with my paper.

23                  MR. KEHM: You can fill one out after.

24                  MS. ARONS: Okay.

25                  MR. KEHM: Yeah, go ahead.

1 MS. ARONS: My name's Lori Arons. I live  
2 at 1031 Scenic Oaks Court, Imperial, Missouri, and I  
3 have been sworn in. I live -- if you look at the map,  
4 I live in the subdivision just below this.

5 My concern is with a lot of the storage  
6 facilities in Jeffco, especially down on 61/67, after  
7 the initial build, the builders fail to keep up the  
8 appearance. Yes, this is better than what is there  
9 and that is an eyesore, but my concern is since it's  
10 right on Jeffco, is that it -- is there a guarantee  
11 that there's landscaping, that it will look nice?

12 We already have the Pleasant View Hotel  
13 that we deal with and people walking acrossed (sic)  
14 61/67 that it -- Miller -- Miller East, that is just  
15 on the other side is a very, very dangerous  
16 intersection already. So I have concerns about adding  
17 more cars trying to make lefts, right at that area.  
18 Something needs to be done about that intersection.  
19 So adding more traffic, yes, it's not going to be like  
20 huge amounts but I just want to make it known that  
21 that is already a dangerous -- there is a curve in  
22 there that goes right at the entrance of my  
23 subdivision. But most people -- well, a lot of people  
24 use that back entrance coming off of Miller Road to go  
25 down the hill. There is a lot of apartments. There's

1 a lot of children. There's a lot of people who walk  
2 and Dollar General is their grocery store so there's a  
3 lot of foot traffic that may not show up in a traffic  
4 study. So we just need to be aware that -- and I've  
5 heard builders say before but it's better than what's  
6 there. Well, what's there is empty so there's no  
7 traffic. We just need to make sure that the builder  
8 is aware, makes wherever the entrance actually is,  
9 it's hard to read on the map, that it doesn't impede  
10 an already dangerous part of Jeffco.

11 So my concern as someone who lives right  
12 below that and will drive by that is that it doesn't  
13 -- we want it to improve the look of the area as  
14 opposed to just putting up something and it look  
15 trashy in five years. So I'm going to represent my  
16 neighborhood. I didn't really know I was going to.  
17 But we just want to make sure and we can ask the --  
18 the builder if he has any designs; is there going to  
19 be landscaping; is it going to look nice; and does the  
20 entrance -- is it right next to the Pleasant View  
21 Hotel because, again, there are people that walk  
22 across that daily, hourly that live in those  
23 apartments and the trailer park down there. And  
24 there's a lot of foot traffic in that area that you  
25 need to be aware of before you approve or you can get

1 some idea from the builder if they have thought about  
2 that issue. Thank you.

3 COMMISSIONER BOWERS: Are there any  
4 questions for this witness?

5 Thank you.

6 Anyone else wishing to speak in opposition?

7 Anyone wishing to speak in opposition?

8 Mr. VonArx, will you come back forward?

9 You have a five-minute rebuttal.

10 MR. VONARX: The petitioner -- thank you,  
11 Mr. Commissioner.

12 The petitioner has not requested any  
13 variances for landscaping. You can see on the -- on  
14 the plan that we're providing street trees along  
15 Jeffco; currently, there is just pavement and then a  
16 building within almost an arm's reach of the white  
17 line. So that pavement would be removed. There would  
18 be grass and landscaping. These are three shrubs per  
19 20 feet of frontage and then one tree for every  
20 75 feet of frontage. We're required to do open-space  
21 landscaping. We're providing a storm water BMP which  
22 will be landscaped.

23 The petitioner owns the property to the  
24 north spending a substantial amount of money upgrading  
25 the Pleasant View Motel has -- has removed two very

1 old buildings, will be removing probably the worst  
2 looking of them all, and is substantially -- is -- has  
3 plans to substantially improve this area so why would  
4 he build something and not maintain it next to a  
5 property they already own and are trying to attract  
6 residents to.

7 Now, the county's not responsible for all  
8 the traffic on -- or all the pedestrians on the state  
9 highway. So the state's required to provide for  
10 pedestrian traffic within their right-of-way. It's  
11 not the county's responsibility to handle MoDOT's  
12 problems. But the MoDOT is -- does have plans that  
13 have been programmed to improve the intersection at  
14 Miller and Jeffco. So that's going to occur or may be  
15 occurring right now.

16 So the petitioner is making substantial  
17 improvements to the area, owns the property behind.  
18 So I think the petitioner will be making a substantial  
19 investment more than just about anyone in the area,  
20 probably more than the Dollar General Store. And, you  
21 know, it's in his best interest to protect his  
22 investment.

23 COMMISSIONER BOWERS: Are there any other  
24 questions?

25 Thank you, sir.

1 MR. VONARX: Thank you.

2 COMMISSIONER BOWERS: So on this petition,  
3 it's to rezone; of course, the two modifications also  
4 need to be addressed.

5 Discussion among commissioners?

6 COMMISSIONER DUGAN: I make a motion to  
7 approve to approve the PC22069 with the modifications.

8 COMMISSIONER TUGGLE: Second.

9 COMMISSIONER BOWERS: I have a motion made  
10 by Commissioner Dugan to approve PC22069 with -- and  
11 approve the modification requests; it was seconded by  
12 Commissioner Tuggle.

13 All those in favor, say aye.

14 COMMISSION: Aye.

15 COMMISSIONER BOWERS: Opposed?

16 Passes unanimous.

17 MR. VONARX: Thank you.

18

19

20

21

22

23

24

25

1                   COMMISSIONER BOWERS: Reports to the  
2 Commission.

3                   MR. KEHM: Just briefly.

4                   Thank you, all, for being here tonight. We  
5 always appreciate it as do the citizens and the  
6 petitioners. Our next meeting is December 15th.  
7 Remember, we only have one meeting in each of November  
8 and December. We already have a full slate of cases  
9 for that night so we will be here.

10                  Everybody have a great and happy  
11 Thanksgiving. And we'll see you in December.

12                  MR. CORDES: Oh, and I have one more  
13 announcement and I -- I spoke with -- with Mr. Bowers  
14 about this earlier, but the council did approve  
15 another Commission member. And Mr. Yates and I had a  
16 -- had a pretty fruitful discussion with him,  
17 yesterday, and his name's Johnathan Sparks. So he's  
18 informed us that he'll -- he'll be here for the -- the  
19 December meeting. So you'll have another commissioner  
20 amongst you.

21                  COMMISSIONER BOWERS: Are there any  
22 citizens wishing to be heard?

23                  Please, come forward.

24                  MS. ARONS: Hello, again. My name's Lori  
25 Arons. I live at 1031 Scenic Oaks Court.

1                   Couple of comments from tonight's meeting  
2    that -- that I want to respond to that I heard is you  
3    said when it doesn't meet code, it can't pass. And so  
4    a lot of this, I don't understand why petitioners  
5    bring things that they know doesn't meet code because  
6    if it doesn't meet code, it doesn't meet code and code  
7    is code. And in the new master plan, some things may  
8    be changed but, right now, the comment was if it  
9    doesn't meet code, it doesn't meet code.

10                  The other thing on just a comment that I  
11    kept hearing is when does no mean no. If you guys say  
12    no, when does no simply mean no, you can't do that.  
13    So to bring something back when you've already said no  
14    and you still say no, I don't -- I don't understand  
15    that. So no means no.

16                  Thank you for voting -- I guess you voted  
17    yes to vote no but it's just one of those  
18    double-negative type things.

19                  Next, I mentioned the last time I was here  
20    -- I missed the last meeting because I travel, my  
21    husband and I are retired. We are fortunate to get to  
22    travel often. I missed the meeting. I didn't get to  
23    watch the meeting because it's not recorded. I  
24    mentioned it. A friend of mine talked to someone and  
25    they said it's going to cost \$2,000 to do that. Well,

1 in your budget and the county's budget \$2,000 is -- is  
2 a drop in the bucket to give someone like me, who  
3 happens to be somewhere because I'm traveling, not the  
4 option of being able to watch the meetings, it's not  
5 fair when the recording's here so you have to have  
6 someone come turn on the recording, someone to post it  
7 online. \$2,000 for the whole year in the budget is a  
8 drop in the bucket. I would like to see the Planning  
9 and Zoning meetings because I cannot be here and I  
10 can't make the next month's meeting because my husband  
11 and I are traveling. So, anyway, please reconsider  
12 that. I don't know if you need to go back to the  
13 council and, say, hey, it's a drop in the bucket,  
14 please record the meetings.

15 The last thing I want to mention, again, is  
16 the time limits. Thank you for increasing from ten  
17 minutes to fifteen. But anybody can speak at the  
18 County Council meeting. Why can't anybody speak at  
19 the Planning and Zoning? To limit it and I had people  
20 call me from the last meeting at the Lake of the  
21 Ozarks and say I was next in line but they said I  
22 can't talk because we're out of time. Why? Why do we  
23 have to limit it when you have citizens who want to  
24 present to you their comments?

25 They could do it at the County Council but

1 you guys are important. What you do is important to  
2 our county. Why would you want to stifle someone's  
3 comment and make them mad and say I wasn't allowed to  
4 speak? I have the right to speak but because of the  
5 live -- the time limits they're not. And then they're  
6 calling me and saying I wanted to speak, I wanted to  
7 speak, but they wouldn't let me. So, seriously,  
8 gentlemen and ladies, you need to relook at that issue  
9 again.

10 Thank you for increasing five minutes but  
11 you've got people who were like I won't have time to  
12 talk, I wanted to talk, here's my speech, I wanted to  
13 present my ideas to the Planning and Zoning but I was  
14 not allowed. And I think that is wrong. So, please,  
15 take that into consideration. Thank you for allowing  
16 me the time to speak to you in the public comment  
17 section when I would not have had time to speak on an  
18 issue that was near and dear to my heart earlier.  
19 Thank you. Have a good evening.

20 COMMISSIONER BOWERS: Anyone else wishing  
21 to be heard?

22 Being none --

23 COMMISSIONER DUGAN: Motion to adjourn.

24 COMMISSIONER BOWERS: Accept a motion to  
25 adjourn.

1                   COMMISSIONER HUSKEY: I'll second it.

2                   COMMISSIONER BOWERS: I have a motion made  
3 by Commissioner Dugan; seconded by Commissioner  
4 Huskey.

5                   All those in favor, say aye.

6                   COMMISSION: Aye.

7                   COMMISSIONER BOWERS: Opposed?

8                   Passes unanimously. Meeting is adjourned.

9                   [Adjourned 8:12 p.m.]

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1

## C E R T I F I C A T E

3

4 I, JENNIFER M. JETT, a Certified Court  
5 Reporter, in and for the State of Missouri, do hereby  
6 certify that I was present at the time and place  
7 hereinbefore set forth; that said proceedings were had  
8 as appears herein; and that this is a true and  
9 accurate record of said proceedings.

10

11 IN TESTIMONY WHEREOF, I have hereunto  
12 subscribed my name on this 21st day of November, 2022.

13

14

15

16

17

19

10

30

21

22

88

23 Jefferson County, Missouri, Planning and Zoning  
Commission Meeting

24

25

Jennifer M. Jett

JENNIFER M. JETT, CCR  
MISSOURI CCR NUMBER: 634

November 17, 2022

23 Jefferson County, Missouri, Planning and Zoning  
Commission Meeting

<p style="text-align: center;"><b>A</b></p> <p><b>A's</b> 32:10  <b>able</b> 25:5 30:16    54:4 62:10 82:4  <b>abusive</b> 5:13    44:10  <b>accept</b> 12:16,20    26:21,22 27:1    37:7,13 42:18,19    42:23 64:13    83:24  <b>acceptable</b> 32:12    33:16  <b>acceptably</b> 33:10  <b>acceptance</b> 59:14  <b>access</b> 18:15,19    18:20,23 19:16    20:13 33:6 34:4    34:9 59:12,16,18    59:21 72:8  <b>accessibility</b> 18:5  <b>accidents</b> 49:11  <b>accurate</b> 4:20    85:9  <b>accusing</b> 45:12  <b>achieves</b> 19:18  <b>acknowledge</b> 7:6  <b>acre</b> 16:14 19:24    20:2 21:6,7    40:18 44:4 55:15  <b>acres</b> 20:1 21:4    40:18 51:4 67:16  <b>acrossed</b> 75:13  <b>action</b> 7:21,21  <b>activities</b> 4:7  <b>actual</b> 46:2  <b>ad</b> 72:14  <b>ADA</b> 68:12  <b>add</b> 54:4 59:1    60:18  <b>added</b> 16:24    46:19  <b>adding</b> 32:16    75:16,19  <b>addition</b> 29:5 69:2    69:7  <b>additional</b> 5:23    7:17 21:16,23    51:9  <b>address</b> 4:16,22    5:1,2 6:8,17    11:19 24:15    31:17 36:1 41:24    43:17 52:23 71:3    71:7  <b>addressed</b> 79:4  <b>adequate</b> 69:21    72:14</p>	<p><b>adjacent</b> 19:16    41:7  <b>adjourn</b> 83:23,25  <b>adjourned</b> 84:8,9  <b>Adkins</b> 3:11 8:7,8    9:9,12,24 10:14    10:17 26:24 27:2    38:6 42:21,23    65:15,16 73:18    73:21 74:1,8  <b>Administration</b>    3:5  <b>adopted</b> 12:5,10  <b>adversely</b> 51:5,9  <b>affect</b> 40:13 49:20    51:5,9  <b>agencies</b> 31:7  <b>agend</b> 8:20  <b>agenda</b> 4:20 8:17    8:18,20,24 9:6,8    9:11  <b>ago</b> 23:7,10 46:2    54:11 55:17  <b>AGREED</b> 4:1  <b>agreeing</b> 58:14  <b>Ah</b> 37:22  <b>ahead</b> 11:8,20    35:25 42:8 74:25  <b>allocated</b> 6:10,19    35:14  <b>allocation</b> 7:14  <b>allotted</b> 31:12  <b>allow</b> 4:9 17:17    20:21,25,25 44:3    54:9 70:14  <b>allowed</b> 5:25 6:21    18:7 83:3,14  <b>allowing</b> 83:15  <b>ambulance</b> 30:4  <b>amend</b> 8:18,20,24    10:4  <b>amended</b> 9:5,8,11    10:1,10,13,16    12:11 59:14  <b>amenities</b> 16:24  <b>amenity</b> 16:22    20:9  <b>amount</b> 13:22    20:19 32:3 47:15    47:17,18 49:18    49:19 51:6 59:23    77:24  <b>amounts</b> 20:7    75:20  <b>analysis</b> 19:4    20:13  <b>and/or</b> 24:2  <b>announcement</b></p>	<p>80:13  <b>answer</b> 6:13 25:5    31:16 54:12    70:21  <b>answers</b> 6:23  <b>anybody</b> 82:17,18  <b>anymore</b> 56:9,16  <b>anything's</b> 29:13  <b>anyway</b> 12:1    82:11  <b>apartments</b> 75:25    76:23  <b>apologies</b> 66:1  <b>appearance</b> 28:16    75:8  <b>appears</b> 21:20    45:25 68:3 85:8  <b>application</b> 4:17    4:24 5:5,17,19    5:22 6:1,3,5,9,11    6:18,20 7:2,8,16    7:19,23,23 14:16    14:25 35:7,9  <b>applications</b> 4:14    4:15  <b>apply</b> 29:4  <b>appreciate</b> 80:5  <b>approach</b> 11:18    32:8,21  <b>approaches</b> 33:13  <b>appropriate</b> 45:7  <b>approval</b> 9:17    13:12 22:13 31:2    40:21 61:2 67:12    69:18 70:13,19  <b>approve</b> 9:5,8,11    10:1,4,10,13,16    76:25 79:7,7,10    79:11 80:14  <b>approved</b> 14:2    23:4,5  <b>approves</b> 44:24  <b>approving</b> 7:22  <b>approximately</b>    39:17 48:2 68:9  <b>April</b> 12:6,10  <b>arbitrarily</b> 40:12  <b>area</b> 19:5,6,15,20    40:7 41:1,9 50:9    50:14 51:6,19    52:8 54:6 57:15    67:18 68:5 69:2    69:19 72:18    75:17 76:13,24    78:3,17,19  <b>areas</b> 19:10,11    47:1 51:1,14    56:15 63:19</p>	<p><b>arm's</b> 77:16  <b>Arnold</b> 24:21 67:4    67:15  <b>Arons</b> 74:16,19,21    74:24 75:1,1    80:24,25  <b>arrive</b> 73:13  <b>asked</b> 25:6 59:6    64:1  <b>asking</b> 52:11  <b>asks</b> 4:23  <b>assigned</b> 34:15  <b>assist</b> 4:12  <b>assisting</b> 44:25  <b>Associates</b> 24:21  <b>association</b> 30:19  <b>assumed</b> 62:14  <b>assuming</b> 34:10  <b>assumptions</b>    58:14  <b>assure</b> 58:21  <b>atmosphere</b> 50:13  <b>attacks</b> 5:13  <b>attendance</b> 4:24    35:6  <b>attorney</b> 25:1    54:18  <b>attract</b> 78:5  <b>audience</b> 5:7,12    38:18  <b>August</b> 12:6  <b>authored</b> 27:21  <b>authorization</b>    58:11  <b>average</b> 32:22    48:1  <b>avoid</b> 7:3 46:5    49:9  <b>aware</b> 69:16 76:4    76:8,25  <b>awful</b> 46:16  <b>aye</b> 9:1,2,13,14    10:6,7,18,19    12:22,23 27:3,4    37:15,16 42:24    42:25 64:21,22    64:23 65:3,5    79:13,14 84:5,6</p> <p style="text-align: center;"><b>B</b></p> <p><b>B</b> 2:1,6 8:21 12:7    18:18 19:1 33:15    33:16 34:11,17  <b>back</b> 16:16 17:12    21:11,13 22:2    31:24 34:6 38:1    38:6 39:5,6    60:23 62:25 64:7</p>
--	---	--	---

<b>Borgerson(PR1...</b> 2:20 <b>bottom</b> 28:7 <b>bought</b> 28:25 44:20 <b>Boulevard</b> 31:20 67:4,15,24 68:4 68:13,20 69:21 70:13 <b>boulevard-style</b> 16:3 17:1 <b>Bowers</b> 3:11 4:6 8:5,6,16,23 9:3 9:10,15,22 10:3 10:8,15,20 11:22 12:15,19,24 13:1 22:15 23:25 24:9 24:11,23 25:17 25:20,22 26:1,4 26:11,16,21,25 27:5,13 29:16 30:22 31:11,21 33:1 35:2,25 36:4,7,13,17 37:6,9,11,17,23 38:3,7,14,22,25 39:4,12 41:19,23 42:12,18,22 43:1 43:13,16,19 45:17,24 47:4,8 47:12 49:22 50:1 52:16,22 53:2 55:2,5 57:24 60:11,16,20 61:21,24 62:18 62:24 63:22 64:5 64:6,9,18,24 65:13,14,19,23 67:1 70:22,25 72:22 73:2,5,12 73:14,19 74:10 74:13,17,20 77:3 78:23 79:2,9,15 80:1,13,21 83:20 83:24 84:2,7 <b>boxes</b> 74:5 <b>Breeze</b> 25:1 <b>Brent</b> 52:24 <b>Bridle</b> 53:11 <b>brief</b> 5:18 <b>briefly</b> 28:2 80:3 <b>bring</b> 31:8 36:8 74:5 81:5,13 <b>brought</b> 14:21 15:1 29:9 <b>bucket</b> 82:2,8,13 <b>budget</b> 82:1,1,7 <b>buffer</b> 50:25	<b>build</b> 62:12,13 75:7 78:4 <b>build-out</b> 32:24 59:3 <b>builder</b> 76:7,18 77:1 <b>builders</b> 75:7 76:5 <b>building</b> 53:24 68:3,8,14 69:8 69:23 71:11 72:5 72:24 73:9 74:2 77:16 <b>buildings</b> 78:1 <b>built</b> 53:6 54:1 <b>Bullet</b> 44:9,19 45:6 <b>bumped</b> 40:19 <b>burden</b> 46:20 <b>bus</b> 49:1 <b>buses</b> 48:11,13,16 48:23,25 56:20 <b>business</b> 13:2 25:9 39:18 71:8 <b>buyers</b> 28:20 44:11	<b>Cedar</b> 45:22 <b>cell</b> 11:9 <b>center</b> 3:5 33:20 <b>centers</b> 19:14 <b>central</b> 28:6 56:24 56:25 <b>century</b> 50:13 <b>certainly</b> 56:14 <b>Certified</b> 4:3 85:4 <b>certify</b> 85:6 <b>chair</b> 11:16 <b>chairman</b> 4:23 5:15,21 6:7,16 <b>challenges</b> 15:17 <b>change</b> 8:17 13:3 19:3 40:12,13 44:1 50:14 52:13 63:25 64:3 67:3 <b>changed</b> 52:4 53:5,8 81:8 <b>changes</b> 44:24 <b>chapter</b> 2:6 12:8,8 <b>character</b> 49:21 <b>check</b> 36:9 42:6 <b>chemical</b> 51:14 <b>chemicals</b> 51:16 <b>child</b> 49:3 <b>children</b> 49:2 76:1 <b>choice</b> 55:1 <b>Chris</b> 2:19 3:12 8:9 42:3 43:21 11:16 28:5 65:1 67:1 73:16 82:20 <b>calling</b> 83:6 <b>capacity</b> 33:17 <b>captioned</b> 36:20 <b>car</b> 49:4 60:14 <b>care</b> 36:12 <b>carries</b> 65:25 66:2 <b>cars</b> 46:15 48:1,2 48:6 52:5 60:3,9 75:17 <b>case</b> 2:9,16 11:2 12:14 13:9 33:12 35:19 37:3 40:17 59:9,16 <b>cases</b> 11:1,8 12:3 80:8 <b>cause</b> 41:5 48:20 51:8 59:5 <b>caused</b> 69:16 <b>causing</b> 18:18 19:1 <b>CBC</b> 25:4 <b>CC2</b> 67:17,18 70:18 <b>CCR</b> 1:19,19 85:15,16	<b>code's</b> 24:7 <b>coercion</b> 44:6 <b>collects</b> 28:9 <b>combination</b> 50:17 <b>come</b> 4:25 6:9 11:4 24:14 31:15 33:25 34:6 35:12 55:8 57:6 62:25 71:2 74:20 77:8 80:23 82:6 <b>chairman</b> 4:23 5:15,21 6:7,16 <b>challenges</b> 15:17 <b>change</b> 8:17 13:3 19:3 40:12,13 44:1 50:14 52:13 63:25 64:3 67:3 <b>changed</b> 52:4 53:5,8 81:8 <b>changes</b> 44:24 <b>chapter</b> 2:6 12:8,8 <b>character</b> 49:21 <b>check</b> 36:9 42:6 <b>chemical</b> 51:14 <b>chemicals</b> 51:16 <b>child</b> 49:3 <b>children</b> 49:2 76:1 <b>choice</b> 55:1 <b>Chris</b> 2:19 3:12 8:9 42:3 43:21 11:16 28:5 65:1 67:1 73:16 82:20 <b>calling</b> 83:6 <b>capacity</b> 33:17 <b>captioned</b> 36:20 <b>car</b> 49:4 60:14 <b>care</b> 36:12 <b>carries</b> 65:25 66:2 <b>cars</b> 46:15 48:1,2 48:6 52:5 60:3,9 75:17 <b>case</b> 2:9,16 11:2 12:14 13:9 33:12 35:19 37:3 40:17 59:9,16 <b>cases</b> 11:1,8 12:3 80:8 <b>cause</b> 41:5 48:20 51:8 59:5 <b>caused</b> 69:16 <b>causing</b> 18:18 19:1 <b>CBC</b> 25:4 <b>CC2</b> 67:17,18 70:18 <b>CCR</b> 1:19,19 85:15,16	26:25 27:1,2,5 27:13 29:16 30:22 31:11,21 31:23 32:25 33:1 35:2,25 36:4,7 36:13,17 37:6,8 37:9,10,11,14,14 37:17,23 38:3,7 38:13,14,22,25 39:4,12 41:19,23 42:12,18,20,21 42:22,23 43:1,13 43:16,19 45:17 45:24 47:4,8,12 49:22 50:1 52:16 52:22 53:2 55:2 55:5 57:24 60:11 60:16,20,23 61:4 61:8,12,21,24 62:4,17,18,22,24 63:2,8,21,22 64:6,9,15,17,18 64:19,20,24 65:3 65:5,7,9,12,14 65:16,18,19,23 66:16,18,19,23 67:1 70:22,24,25 72:22 73:2,5,12 73:14,18,19,21 74:1,8,10,13,17 74:20 77:3,11 78:23 79:2,6,8,9 79:10,12,15 80:1 80:19,21 83:20 83:23,24 84:1,2 84:3,3,7 <b>commissioners</b> 54:24 63:24 72:21 79:5 <b>common</b> 20:7,9 44:6 63:16 <b>community</b> 39:13 40:14 44:11 67:11 <b>company</b> 20:15 36:20 <b>complaints</b> 32:3 <b>complete</b> 4:17 <b>completed</b> 30:3 47:2 <b>completion</b> 6:2 <b>compliant</b> 68:12 <b>complicated</b> 44:14 <b>comply</b> 57:19 <b>con</b> 46:10 <b>concept</b> 29:22 <b>concern</b> 46:10 51:2 75:5,9
---	--	--	--	--

76:11 <b>concerned</b> 57:2 58:24 73:22 <b>concerns</b> 14:19 24:1 49:5 67:16 75:16 <b>conclusion</b> 40:2 <b>condition</b> 18:6 30:17 61:2 68:21 <b>confident</b> 30:20 <b>connect</b> 46:18 <b>connected</b> 19:12 <b>connecting</b> 16:22 <b>connection</b> 17:2 <b>connects</b> 16:6 28:9 <b>consideration</b> 22:10 44:2 52:15 70:17 83:15 <b>considerations</b> 67:2 <b>considered</b> 32:11 32:12 49:13 <b>considering</b> 7:18 <b>consistent</b> 70:14 <b>consisting</b> 12:12 <b>consists</b> 16:12 18:1 <b>Construction</b> 36:20 <b>construed</b> 45:9 <b>consultants</b> 5:24 <b>contained</b> 74:2 <b>containing</b> 37:4 <b>contaminants</b> 51:15 <b>contaminate</b> 51:21 <b>continue</b> 27:16 39:8 43:14 46:25 <b>continues</b> 50:12 72:1 <b>contradiction</b> 44:16 <b>controlled</b> 72:8 <b>conversation</b> 35:22 60:13 61:11,22 <b>cooperation</b> 58:18 <b>coordinate</b> 58:12 <b>copies</b> 25:15 37:24 38:23 43:3 <b>copy</b> 36:19 37:25 38:10 43:4,9 <b>Cordes</b> 3:20 26:7 65:22 80:12 <b>Corporation</b>	26:15 27:23 <b>Correct</b> 73:4 74:3 <b>correctly</b> 28:25 <b>corridor</b> 56:25 57:9 <b>corruption</b> 44:22 45:1 <b>cost</b> 46:20 81:25 <b>council</b> 4:11,15 7:20,21,25 13:5 14:25 39:24 46:2 67:5 80:14 82:13 82:18,25 <b>Counsel</b> 2:23 <b>COUNSELOR'S</b> 3:19 <b>counted</b> 7:13 60:8 69:9 <b>counts</b> 32:5 58:15 <b>county</b> 1:2 2:5,6 2:11 3:3,5,19 4:11 5:13 7:20 7:21,25 12:1,5,8 14:10,13,24 18:15,24 19:16 20:21,23 26:14 27:22 28:11,22 29:2,3,14 30:1,9 31:7 39:24 43:22 43:24 46:20,23 46:24 47:3 52:3 53:23 54:5,16,17 54:22 55:1,19 56:18 57:21 58:12,18,20 59:12 70:1,2 71:24 82:18,25 83:2 85:23 <b>county's</b> 60:6 78:7,11 82:1 <b>couple</b> 15:22 28:23 29:4 32:5 48:19 55:12 56:23 81:1 <b>course</b> 79:3 <b>court</b> 4:3 14:12 35:19 36:3 39:23 40:1,16 45:22 62:2 75:2 80:25 85:4 <b>courts</b> 39:23 <b>create</b> 72:17 <b>created</b> 29:2 34:20 <b>credibility</b> 58:7 <b>Creek</b> 26:19 53:11 <b>criteria</b> 40:21 53:16 54:20	69:18 <b>cropland</b> 50:17 <b>crowded</b> 44:12,15 <b>Crystal</b> 45:22 <b>cubbyhole</b> 29:2 <b>cul-de-sacs</b> 16:7 48:16 <b>current</b> 40:8,24 41:2 <b>currently</b> 13:18,20 13:21 32:7 46:10 46:13 59:4 69:22 72:9 77:15 <b>curve</b> 75:21 <b>customers</b> 69:10 <b>cut</b> 49:8 55:3	19:23 21:3,4,6,7 41:8 44:9 51:23 52:10,13 <b>deny</b> 52:12 64:14 64:16,19 66:2 <b>denying</b> 7:23 14:25 40:16 <b>Department</b> 31:1 54:3 57:20 <b>deprive</b> 14:14 <b>description</b> 2:3 28:1 <b>designate</b> 7:4 <b>designated</b> 44:1 50:23 <b>designed</b> 4:9 47:19 <b>designs</b> 76:18 <b>desired</b> 17:23 <b>destroy</b> 41:8 <b>detail</b> 23:20 <b>details</b> 15:22 <b>detention</b> 57:16 57:21 68:10 72:19 <b>detentions</b> 16:23 <b>detriment</b> 40:10 50:15 57:13,13 <b>detrimental</b> 40:5 54:19 <b>develop</b> 41:11 <b>developed</b> 13:18 21:20 44:23 51:14 69:22 <b>developer</b> 40:23 41:1,11 44:10 53:13,19,19,22 54:3,17,23 61:6 72:17 <b>development</b> 2:7 2:12 12:9,10 13:3,12,25 14:7 15:20 19:3,5,18 19:19 20:4,10,12 20:21 21:1,4 22:6,6,12 25:9 26:15 27:23 30:12 32:14,17 32:19,24 34:6 41:5 44:16 46:5 47:1 48:12 49:15 50:10,15,16,24 51:1,22 52:2,9 52:13 53:11,15 54:15 57:6 59:4 61:18 67:3,12,21 68:7 69:5,17,18 70:4,8,8,10,11	70:13,14,19 71:10,10 72:5 <b>developments</b> 47:17 50:20 51:19 72:12 <b>deviation</b> 18:5 <b>difference</b> 29:21 <b>different</b> 21:1 28:3 32:5 62:9,11 <b>dimensions</b> 48:13 <b>direct</b> 5:6,16 7:17 15:6 19:16 <b>directed</b> 5:13 <b>directly</b> 7:18 50:10,22,24 67:19 <b>discouraged</b> 19:10 <b>discuss</b> 44:14 <b>discussed</b> 53:24 <b>discussion</b> 63:24 64:11,14 79:5 80:16 <b>disruptions</b> 5:11 <b>distance</b> 33:9 <b>distribution</b> 47:20 <b>district</b> 13:5 14:20 27:20 30:4,5,9 30:18,20 44:7,20 45:3,9 55:19,23 56:19,22 57:2 67:5 70:16 <b>districts</b> 45:11 <b>divert</b> 48:22 <b>divided</b> 18:1 <b>Division</b> 2:8 3:15 5:17 12:13 <b>documented</b> 53:21 <b>dog</b> 26:3 <b>doing</b> 45:12 56:10 <b>Dollar</b> 76:2 78:20 <b>dollars</b> 30:3,12 <b>domain</b> 54:7 <b>double-negative</b> 81:18 <b>downstream</b> 51:10 <b>downward</b> 67:25 <b>dozens</b> 56:7 <b>Dr</b> 27:21 29:24 56:24 <b>drain</b> 56:16 <b>drainage</b> 50:18 <b>draining</b> 50:18 <b>drains</b> 50:21 <b>drastically</b> 50:19 <b>drive</b> 22:6 34:4
--	---	---	---	---

42:4 76:12	<b>engineer</b> 18:17,25	<b>excellent</b> 56:3	<b>falls</b> 21:5	24:16 31:12 60:2
<b>drivers</b> 48:22	20:16,19 23:20	<b>exception</b> 17:19	<b>family</b> 50:8 51:25	60:16 65:20 66:2
<b>driveway</b> 59:24	24:20 25:3 30:25	44:3	52:11	76:15 83:10
<b>driveways</b> 29:12	58:9	<b>excessive</b> 51:12	<b>family's</b> 50:11	<b>five-minute</b> 5:25
29:20 34:21,24	<b>Engineering</b> 71:7	<b>excuse</b> 27:24 42:9	<b>far</b> 28:10 29:2	55:9 71:4 77:9
50:19 68:19,20	<b>enter</b> 29:12	<b>exhibit</b> 2:4,6,8,10	33:3,8 47:9	<b>flat</b> 67:25
<b>driving</b> 34:5	<b>entered</b> 12:2	2:11,13,14,15,16	54:24 57:1 58:24	<b>flip</b> 15:25
<b>drop</b> 82:2,8,13	<b>entertain</b> 12:15	2:18,19 12:4,7	59:21 73:22	<b>flood</b> 67:16
<b>due</b> 14:18 18:2,13	37:7 64:13	12:12,12 25:12	<b>farm</b> 50:8,9,12,13	<b>floor</b> 72:25
18:15,24 68:19	<b>entire</b> 34:22	25:24 26:2,13,18	50:22,25 51:17	<b>flow</b> 18:4 50:20
<b>Dugan</b> 3:12 8:11	<b>entirety</b> 13:19	26:20,22 27:1	52:1	51:7
8:12,19,24 9:7	<b>entrance</b> 16:4	36:13,19,21 37:3	<b>flows</b> 16:10	
9:11,19,25 10:4	18:11,13,14	37:7,13 38:5,8	<b>focus</b> 47:14	
10:12,16 12:17	20:20 22:19	42:17,19,23	<b>folder</b> 2:18 37:4	
12:20 26:23 27:1	34:15 48:8,18	<b>exhibits</b> 2:3,23	<b>folks</b> 11:18	
37:8,14 38:13	69:8 71:16 72:7	12:2 25:12,13	<b>follow</b> 58:22	
42:20 64:17,20	72:10 75:22,24	27:14 36:8	63:11,12	
65:8,9 70:24	76:8,20	<b>exist</b> 57:15,19	<b>following</b> 12:2	
79:6,10 83:23	<b>entrances</b> 18:17	<b>existing</b> 19:11	14:9,16 44:8	
84:3	18:25 20:17 24:3	57:22 60:8 68:20	<b>follows</b> 5:14 15:8	
<b>duplex</b> 17:6,7	41:15 47:18	70:12	70:11	
	48:17,24 52:6	<b>exists</b> 72:9	<b>foot</b> 16:20 17:10	
	57:7 68:19	<b>exit</b> 29:12 46:7	17:20 20:6 76:3	
	<b>environment</b>	50:21 52:3,5	76:24	
	56:10	72:11	<b>forced</b> 54:9	
	<b>environmental</b>	<b>exits</b> 33:3 47:23	<b>forested</b> 51:5	
	53:18	48:3,4,9	<b>form</b> 4:18,20,22	
	<b>equal</b> 51:2	<b>expansion</b> 55:22	7:22	
	<b>equates</b> 19:23	<b>expected</b> 58:24	<b>forms</b> 4:18	
	<b>erosion</b> 51:7,9,12	<b>expend</b> 52:8	<b>forth</b> 15:1 85:7	
	<b>especially</b> 46:6	<b>expert</b> 58:2	<b>fortunate</b> 81:21	
	75:6	<b>explanation</b> 33:4	<b>forty</b> 52:19 62:13	
	<b>essence</b> 34:23	<b>extend</b> 19:7,20	<b>forward</b> 5:1 6:9	
	<b>essentially</b> 34:19	20:6	24:14 27:15	
	46:1	<b>extent</b> 57:22	31:15 35:12 55:8	
	<b>estate</b> 30:1,5	<b>exterior</b> 73:6	62:25 71:2 74:20	
	<b>ethics</b> 45:13 58:9	<b>eyes</b> 53:14	77:8 80:23	
	<b>evening</b> 3:4,5	<b>eyesore</b> 75:9	<b>forwarded</b> 7:20	
	10:24 12:3 24:19		<b>figure</b> 29:25	
	27:19 45:21 50:8		<b>File</b> 2:9	
	71:6 83:19		<b>filed</b> 14:4,11,17	
	<b>evening's</b> 4:7		<b>files</b> 12:14	
	<b>eventually</b> 14:2		<b>fill</b> 74:23	
	28:8		<b>final</b> 7:21,21	
	<b>everybody</b> 25:15		<b>finally</b> 12:12 18:19	
	80:10		22:10	
	<b>everyone's</b> 64:11		<b>financially</b> 19:13	
	<b>Everything's</b> 74:1		<b>fine</b> 34:17	
	<b>evidence</b> 4:12		<b>finish</b> 31:3	
	11:23 12:16,20		<b>fire</b> 30:4 45:15	
	24:5 25:14 35:17		<b>firm</b> 25:2 30:25	
	35:18 42:1,7,11		<b>first</b> 16:11 17:17	
	70:6		26:2 28:2 34:4	
	<b>exactly</b> 56:11		36:18 68:17	
	<b>examples</b> 29:5		71:13	
	<b>exceed</b> 20:6		<b>fit</b> 29:1 41:7 69:19	
	<b>exceeds</b> 28:10		<b>fitting</b> 41:1	
	29:3		<b>five</b> 6:10,14 7:9	

fruitful 80:16	going 11:6 15:21	39:1	19:17 21:13,14	imperial 75:2
full 32:24 59:3	20:20 22:21	handed 27:18	22:20,25 31:24	impervious 72:18
80:8	25:25 26:9 27:9	handicapped 7:17	33:24 34:2 46:6	important 4:19
fully 30:13	28:14,19 29:7	handle 55:10	46:12 49:14	5:3 15:16 30:8
function 18:17	30:11,14,15 31:3	78:11	59:17,18,21	31:9 49:5,12
19:1	31:24 34:3,12,13	happen 31:2	60:10 78:9	56:22 58:3 83:1
functionality	36:15,18,21 38:1	34:13 55:16 60:4	hill 28:7 45:23	83:1
28:15	38:6 42:16 43:5	60:25	75:25	improve 50:11
fundamental	46:11,17 49:22	happens 82:3	Hillsboro 3:6 13:5	55:17 76:13 78:3
40:11	52:5 54:7,9 55:2	happy 22:13	27:20 36:3 45:3	78:13
funding 29:25	55:10,12,16,25	23:19 70:21	47:11 52:25	improved 69:14
30:1	56:17 57:18,18	80:10	history 14:4 44:19	improvement 30:21 32:13,23
further 7:11,25	57:21 58:3 60:3	hard 22:4 50:17	hold 25:18	70:10
17:12	60:4,7,10,11,15	51:15 55:20 76:9	home 13:20 21:20	improvements 62:7 78:17
Furthermore	60:25 61:4 71:16	hardship 53:18	21:22 28:20	improving 59:10
46:22	71:18,23 72:8,10	54:14 72:17	homebuilder 25:10	inappropriate 40:24
future 44:6 55:22	74:1 75:19 76:15	hardships 41:5	homebuilders 25:9,11	inaudible 61:12
56:6	76:16,18,19	Hastings 3:12 8:9	homes 40:25	61:25
	78:14 81:25	8:10 64:15,19	47:18 49:18	include 24:17
<b>G</b>	<b>Goldman</b> 52:25	65:17,18	hope 31:8	51:14
<b>G</b> 2:14 36:19 37:5	53:4,9	he'll 80:18,18	Hotel 75:12 76:21	included 39:24
37:6,7,13	<b>good</b> 24:19 28:23	heading 46:9	hourly 76:22	49:6
gallery 35:22	33:8 40:5 45:21	health 40:13 70:7	hours 3:4	includes 19:21
Gene 24:19 34:18	50:8 56:10 71:6	hear 62:3	house 53:6	53:17 68:8
general 33:5 68:5	83:19	heard 6:7,16 8:21	household 48:1	including 19:8
76:2 78:20	<b>government</b> 30:1	12:3 15:2 76:5	houses 29:11	51:15
generally 5:24	39:18	80:22 81:2 83:21	46:9,14 62:12,13	increase 40:20
7:22 62:6	<b>grade</b> 73:3	<b>hearing</b> 1:4 3:4	housing 20:22,23	49:4 50:19 51:6
generate 30:2	<b>grades</b> 51:8	4:7,9 7:7,25 25:3	21:1 52:13	increased 49:1
generated 58:16	<b>granted</b> 18:5	45:15 81:11	huge 55:21,21	51:24
generation 72:13	59:14	<b>hearings</b> 14:9	75:20	increasing 52:10
gentleman 55:14	<b>grass</b> 50:17 77:18	heart 83:18	hundred 28:21	82:16 83:10
57:12	<b>gravel</b> 21:22	<b>Heartland</b> 13:12	48:19 60:3 61:7	independent 44:6
gentlemen 4:6	<b>great</b> 57:1 80:10	22:13 39:14	<b>hurry</b> 49:9	indicate 70:6
83:8	<b>greed</b> 63:4,4	47:23 48:3,7	<b>hurts</b> 57:5	individual 4:16
getting 33:9	<b>Greg</b> 3:11 8:5	49:2,16	<b>husband</b> 81:21	individually 11:4
giant 38:9	65:13	<b>heck</b> 29:21	82:10	26:5
give 15:23 27:7	<b>grocery</b> 76:2	<b>Hello</b> 58:4 80:24	<b>Huskey</b> 3:13 8:13	individuals 5:24
29:4 33:3 36:9	<b>ground</b> 20:7,9	help 30:4	8:14 12:18,21	indoor 68:8 69:24
37:19 39:5 42:6	25:10 51:21 54:7	<b>Heneghan</b> 24:20	37:10,11,15	71:11
82:2	63:12,16	hereinbefore 85:7	65:11,12 84:1,4	industry 58:22
given 27:21 30:10	<b>group</b> 7:4,5,6	hereunto 85:11		information 2:10
54:18 59:17	<b>growth</b> 19:4,6,10	hey 59:8 61:17	<b>I</b>	4:11 31:9 37:2
69:11 70:11	19:15,19 47:25	82:13	<b>idea</b> 44:16 57:9	Information(PR... 2:17
gives 16:9	<b>guarantee</b> 75:10	high 41:8 51:23	77:1	2:17
Glenfield 42:4	<b>guess</b> 9:19 22:7	72:13	<b>ideas</b> 83:13	informed 80:18
go 11:8,16,20	58:6,7 81:16	<b>high-density</b> 51:19	Identified 2:3	infrastructure 19:7,21 23:2
15:21 16:1 21:5	<b>guidelines</b> 49:17	<b>higher</b> 18:2 48:2	illegal 45:13	ingress 20:14
29:18 30:14,15	guys 38:1,17 64:8	52:13	immaterial 33:11	68:12 69:21
30:20 32:22 34:3	67:20 81:11 83:1	<b>Highland</b> 49:7,11	immediate 41:10	ingress/egress 47:21
34:12 35:25 42:8		<b>highlighted</b> 40:1	immediately 19:15	initial 75:7
46:18 54:24 56:1		<b>highly</b> 33:15	<b>impact</b> 5:8 51:12	inside 73:8 74:6
59:7 60:9 63:6		69:25	53:13,18 70:5	installed 17:21
74:25 75:24		<b>highway</b> 13:14,15	<b>impatient</b> 48:22	
82:12		13:22 15:10,14	<b>impede</b> 70:9 76:9	
goes 25:13 28:7,8		15:23 17:5,8,13		
32:21 34:22				
75:22				

23:4	12:8 26:14 27:22	32:7,8,10,15	<b>lead</b> 44:12	60:8 61:23
<b>installing</b> 32:19	28:11,22 30:9	33:8,18,22,24,25	<b>learn</b> 47:2	<b>look</b> 27:8 32:6
<b>instances</b> 7:24	43:22,23 46:23	34:1,10,11,23,25	<b>leave</b> 27:10 36:11	37:20 38:11
<b>integrated</b> 20:8	53:23 54:5 55:19	53:9 54:10 55:24	48:16 66:5	46:11 56:21 60:7
<b>integrity</b> 58:22	57:21 70:2 85:23	55:25 56:16	<b>left</b> 20:8 21:8 28:8	63:5,15 67:23
<b>intended</b> 70:14	<b>Jennifer</b> 1:19 3:6	57:17,20 58:10	29:17 52:20	68:5 75:3,11
<b>intense</b> 44:15	4:3 85:4,15	58:15 59:6,7,8	57:25	76:13,14,19
<b>intent</b> 50:11 70:15	<b>Jess</b> 65:10	60:2 61:14,16	<b>lefts</b> 75:17	<b>looking</b> 15:25
<b>interest</b> 78:21	<b>Jett</b> 1:19 3:6 4:3	62:8,8,9,14,15	<b>lesser</b> 49:18	21:9,10,11,13,17
<b>interested</b> 4:10	85:4,15	71:19 72:7,14	<b>Let's</b> 38:15	21:18 22:8
<b>interior</b> 73:10	<b>Jim</b> 45:21	74:4,6,22 76:16	<b>letter</b> 2:12 13:2	32:1,9 33:6
<b>internal</b> 74:4	<b>Joachim</b> 13:5	78:21 81:5 82:12	26:14 56:21,21	64:10 78:2
<b>intersection</b> 21:11	<b>Johnathan</b> 80:17	<b>knowledge</b> 54:5	<b>letters</b> 2:18 26:9	<b>looks</b> 13:19 28:23
21:14,17 22:1,3	<b>Jon</b> 24:25 25:2	<b>known</b> 12:8 40:6	27:12,17 35:19	63:3
31:24 32:2 33:13	<b>Josh</b> 3:16 28:25	50:9 75:20	36:24 37:4 38:10	<b>Lori</b> 75:1 80:24
33:14 46:5 49:20	41:16 48:10	<b>knows</b> 49:16	39:19	<b>loss</b> 45:4
59:2 60:6,24	<b>judgment</b> 40:1,17	<b>Krispin</b> 3:17 67:7	<b>level</b> 18:18 19:1	<b>lot</b> 13:10 15:5
75:16,18 78:13	<b>Jump</b> 3:16 13:7,8	67:8	32:9 33:14,16	17:10 19:22 20:3
<b>intersections</b>	22:18,23 23:2,6	<hr/>	34:10,16 71:13	20:25 22:11
33:12 49:6,12	23:9,13,16,18,22	<b>L</b>	71:13,14	28:12 29:19
<b>introduce</b> 5:15	24:4,10 35:16	<b>lack</b> 54:19	<b>levels</b> 71:12 73:1	33:21 41:1 46:16
24:24 25:14	36:9,16,24 41:16	<b>ladies</b> 4:6 83:8	73:2	47:17 50:24 53:5
26:10	41:25 42:2,6,10	<b>laid</b> 63:11	<b>lights</b> 22:21	60:18 63:4,13,15
<b>Introduction</b>	42:13 50:7 64:5	<b>Lake</b> 82:20	<b>limit</b> 6:5 63:5	63:19 67:18 75:5
11:23	64:7	<b>lakes</b> 57:22	82:19,23	75:23,25 76:1,1
<b>intrusive</b> 41:13	<b>Jusco</b> 71:10	<b>land</b> 25:8 44:11,17	<b>limited</b> 6:25 18:15	76:3,24 81:4
<b>investigation</b> 45:8	<b>justification</b> 46:22	44:19 45:3 50:11	18:23 59:23	<b>lots</b> 14:21 16:12
<b>investment</b> 78:19	<hr/>	51:5 54:10	<b>limiting</b> 41:14	16:19 17:6,7,10
78:22	<b>K</b>	<b>Landing</b> 15:9	<b>limits</b> 82:16 83:5	17:12,15 18:13
<b>involved</b> 63:5	<b>K</b> 2:19 42:17,19	19:23 21:4,12,18	<b>line</b> 50:22,25 54:9	18:21,22 19:11
<b>Isaacson</b> 27:21	42:23	48:23 53:8,15	77:17 82:21	20:4,5,10 41:3
29:24 56:24	<b>keep</b> 42:15 75:7	60:8	<b>lines</b> 50:24	44:3 51:4,8
<b>issue</b> 48:10 68:22	<b>keeps</b> 52:10	<b>Landing's</b> 54:4	<b>listed</b> 70:20	55:15,15,23 56:9
69:13 77:2 83:8	<b>Kehm</b> 3:16 10:23	<b>landowners</b> 41:6	<b>little</b> 13:13 14:3	63:18,20 73:6
83:18	11:13,24 25:24	<b>landscape</b> 28:18	16:12 19:24	<b>Louis</b> 30:25
<b>issues</b> 7:10 33:17	25:25 26:2,6,8	29:6	20:12 23:20	<b>love</b> 57:9
45:13 47:14	26:13,17 36:15	<b>landscaped</b> 77:22	27:25 36:25	<b>low</b> 69:12
48:25 51:24	36:18 37:1,22,25	<b>landscaping</b> 17:1	63:14	<b>LR2</b> 13:11 22:11
55:11 69:16	38:4,9,20,24	68:15 75:11	<b>live</b> 42:4 45:22	46:23
<b>item</b> 4:20 67:2	42:16 43:4,8	76:19 77:13,18	52:24 54:17 75:1	<b>Lutheran</b> 13:17,24
<b>items</b> 27:10 53:17	65:6,21 74:23,25	77:21	75:3,4 76:22	15:11,12 16:16
<hr/>	80:3	<b>large</b> 7:3 13:10	80:25 83:5	21:10,25 22:1
<b>J</b>	<b>Keister</b> 50:9	15:5 20:3,7	<b>lived</b> 53:4	28:9 49:13
<b>J</b> 2:18 37:3,5,6,7	<b>kept</b> 81:11	22:11 30:10 37:4	<b>lives</b> 76:11	<hr/>
37:14	<b>key</b> 28:4	41:1 46:20 56:8	<b>livestock</b> 51:21	<b>M</b>
<b>Jarvis</b> 46:18 49:13	<b>kid</b> 53:5	<b>Largely</b> 40:25	<b>loading</b> 69:7,10	<b>M</b> 1:19 3:6 4:3
49:13,14 56:2,2	<b>kids</b> 57:10	<b>larger</b> 7:6 20:4	71:15	85:4,15
57:3	<b>kind</b> 15:7,9,16,19	55:15	<b>loading/unloadi...</b>	<b>ma'am</b> 36:11
<b>Jason</b> 3:20	15:24 16:2,5,9	<b>Larry</b> 3:11 8:7	49:3	42:14 49:22
<b>Jeffco</b> 41:14	16:13,20,23 17:1	9:20 65:15	<b>local</b> 40:11 41:8	<b>mad</b> 83:3
47:24 48:1 67:4	17:8,10,13 21:9	<b>lastly</b> 22:4 40:17	<b>located</b> 4:18 13:4	<b>Madam</b> 8:2
67:15,24 68:4,13	21:11,12,17,21	<b>law</b> 25:1 40:2	13:14 19:14 50:9	<b>main</b> 39:23 40:3
68:20 69:21	22:4,8,9,21 33:3	<b>lawn</b> 51:16	53:25 67:4,14	48:18 57:8
70:12 71:15 75:6	34:14 37:19	<b>lawsuit</b> 2:14 14:11	<b>location</b> 72:11	<b>maintain</b> 18:4
75:10 76:10	38:15 52:1 63:8	36:19 54:10,22	<b>Lockport</b> 15:8	30:14 47:19
77:15 78:14	63:19	<b>lay</b> 63:12	19:23 21:3,12,18	50:11 78:4
<b>Jefferson</b> 1:2 2:5	<b>know</b> 7:1 25:13	<b>layout</b> 18:16,24	41:15 48:23,24	<b>maintained</b> 4:21
2:6,11 3:3,5 12:5	28:12,13 30:7	<b>lays</b> 63:19	53:8,15 54:4	<b>maintaining</b> 41:2

<b>major</b> 48:9 70:1 <b>majority</b> 33:18 34:8,15 59:17 <b>making</b> 4:13,14 55:13,21 59:10 78:16,18 <b>Mann</b> 47:10,10,14 49:25 <b>map</b> 2:13 15:4,9 15:15 26:19 27:11 28:3 30:10 67:23 75:3 76:9 <b>Mapaville</b> 42:4 <b>Maple</b> 3:5 <b>maps</b> 27:25 28:4 <b>market</b> 56:9 <b>marketable</b> 56:12 <b>master</b> 2:4 12:4 20:24 41:14 47:1 70:2 81:7 <b>matter</b> 45:7 52:1,2 <b>mature</b> 51:3 <b>mean</b> 23:19 24:4 26:7 32:1 33:7 33:10,11 34:3,20 52:8 58:8,10,18 58:25 59:11 60:3 60:6,14 61:1,2,3 61:13 62:6,7,9 62:10 63:9,15 73:23 81:11,12 <b>means</b> 81:15 <b>measures</b> 51:13 <b>median</b> 28:18 29:6,8 57:1 <b>median-divided</b> 34:21 <b>meet</b> 17:22,25 18:3 20:14 32:18 40:21 71:23 72:9 81:3,5,6,6,9,9 <b>meeting</b> 1:4 3:4 4:2 5:14 8:1 11:5 58:12 61:15 67:1 80:6,7,19 81:1 81:20,22,23 82:10,18,20 84:8 85:23 <b>meetings</b> 82:4,9 82:14 <b>meets</b> 18:7 <b>member</b> 80:15 <b>members</b> 5:4,9 6:3 11:24 25:11 <b>memo</b> 18:16,25 <b>men</b> 44:16 <b>mention</b> 55:15 56:20 82:15	<b>mentioned</b> 31:7 41:17 57:12 81:19,24 <b>mentioning</b> 60:1 <b>met</b> 32:6 53:20,22 54:20 68:21 <b>Michael</b> 36:2 <b>microphone</b> 11:16,18 <b>middle</b> 16:8 28:18 29:6 57:1 <b>Mike</b> 3:13 8:13 65:11 <b>mile</b> 53:10 <b>Milford</b> 47:11 <b>Miller</b> 75:14,14,24 78:14 <b>million</b> 30:2,12 <b>mine</b> 81:24 <b>mini-storage</b> 69:11 <b>mini-storage/mi...</b> 69:24 <b>minimal</b> 18:18 19:2 <b>minimize</b> 70:5 <b>minimum</b> 18:3,19 18:20 <b>minimums</b> 20:6 <b>minute</b> 36:9 52:19 <b>minutes</b> 6:10,14 6:19,21,24 7:9 9:17,18 10:1,4 10:11,13,16 24:16 29:17 31:12 35:13,15 47:9 49:24 57:25 60:16 82:17 83:10 <b>misconduct</b> 45:10 <b>missed</b> 81:20,22 <b>Missouri</b> 1:2,19 2:5 3:6 12:5 43:24 54:2 75:2 85:5,16,23 <b>mitigate</b> 59:6 72:18 <b>mitigating</b> 59:5 <b>mixed</b> 67:19 <b>MO-CCR</b> 3:6 <b>modification</b> 20:15,18 79:11 <b>modifications</b> 17:16 49:17 64:7 64:10 68:16 70:20 79:3,7 <b>modify</b> 53:7 <b>MoDOT</b> 32:2	58:12,20 61:17 78:12 <b>MoDOT's</b> 32:5 78:11 <b>money</b> 45:5 54:13 77:24 <b>month's</b> 82:10 <b>morals</b> 40:14 <b>more-informed</b> 4:13 <b>morning</b> 60:9 <b>Motel</b> 67:20 72:3 77:25 <b>motion</b> 8:18,19,20 8:23 9:5,7,10,20 9:23,25 10:3,10 10:12,15 12:16 12:19 26:8,9,21 26:25 37:7,13 42:18,22 64:1,13 64:15,18 65:19 65:21,22,25 66:2 79:6,9 83:23,24 84:2 <b>Mount</b> 33:25 <b>move</b> 16:17 27:15 <b>moved</b> 12:17 26:23 37:8 42:20 46:24 <b>moving</b> 13:1,2 <b>multiple</b> 15:18 20:10,13 37:23 38:23 39:19 40:16 43:3 64:3 <b>multipliers</b> 46:15 <b>municipality</b> 19:15 <b>mutual</b> 25:6 <b>Myers</b> 52:21,24,24 53:4 55:4 63:3	69:8 83:18 <b>nearly</b> 51:17 <b>need</b> 8:18 9:5,24 10:10 11:3 12:1 25:22 26:5 27:10 27:12,25 31:17 32:3,4 38:1,6 46:25 54:16 57:17,21 59:8,15 59:25 64:2,14 72:18 76:4,7,25 79:4 82:12 83:8 <b>needs</b> 32:13 60:5 75:18 <b>negatively</b> 40:13 49:20 <b>neighborhood</b> 44:12 76:16 <b>neighboring</b> 49:21 53:14 <b>neighbors</b> 52:12 <b>network</b> 33:20 <b>new</b> 13:1 34:20,21 47:1 48:11 57:10 57:19 81:7 <b>nice</b> 34:18,21 75:11 76:19 <b>nicer</b> 63:20 <b>night</b> 80:9 <b>nine</b> 40:2 69:5 <b>nineteen</b> 69:5 72:16 <b>nonplanned</b> 67:11 <b>nonshoulder</b> 49:3 <b>Nope</b> 74:16 <b>normal</b> 70:9 <b>Norman</b> 50:5 <b>north</b> 13:14,17 15:25 16:4 20:3 21:24 28:8 33:21 34:3 46:7 60:9 67:19 72:2 77:24	<b>northern</b> 16:11,12 16:15 17:2 <b>note</b> 15:16 <b>noted</b> 46:7 <b>notes</b> 55:13 <b>Nothing's</b> 52:4 <b>noting</b> 16:2 <b>November</b> 1:10 3:4 15:1 43:23 80:7 85:12,22 <b>number</b> 1:19 5:16 18:13 20:16 29:5 37:4 46:14 51:25 68:25 69:15 85:16
<b>O</b>				

opinion 46:4,16	<b>paper-clipped</b> 38:5 39:2	<b>percent</b> 18:10,14 20:19 23:8 24:2	68:7 69:17,18 70:3,4,8,9,19	<b>prepared</b> 7:1
<b>opportunity</b> 61:17	<b>parameters</b> 62:11	39:17,19 40:20	77:14 81:7	<b>present</b> 5:17,18
<b>oppose</b> 39:21	<b>parcel</b> 13:4 14:5,9	46:7 48:5,9 60:5	14:7 22:11 31:25	14:17 24:13 71:1
52:9	39:25 67:4	61:7	47:23 67:11,19	82:24 83:13 85:6
<b>opposed</b> 6:18 9:3	<b>parcels</b> 13:19	<b>percentage</b> 33:2	70:16,18	<b>presentation</b> 6:1
9:15 10:8,20	14:5 44:2	39:18	<b>planning</b> 1:3 2:8	6:2 24:17 71:5
12:24 27:5 37:17	<b>Pardon</b> 65:4	<b>perhap</b> 25:10	3:3,10,15 4:8 5:2	<b>presented</b> 34:14
43:1 64:24 76:14	<b>park</b> 76:23	<b>period</b> 5:25 7:15	5:4,9,17 7:19	64:16
79:15 84:7	<b>parked</b> 73:22	54:13	10:25 11:24	<b>presently</b> 44:1
<b>opposition</b> 6:20	<b>parking</b> 17:18,23	69:13,15 71:14	12:13 14:23 40:8	<b>preserve</b> 50:12
35:10 74:18 77:6	17:23 18:4,7,8	72:12,14,16 73:6	40:15,22 43:22	<b>pretty</b> 23:9 80:16
77:7	29:9,9,10,20	<b>parkway</b> 17:19	44:23 64:4 82:8	<b>previous</b> 51:25
<b>option</b> 82:4	57:1 68:11,25	18:1,2,6 28:6,6	82:19 83:13	<b>previously</b> 52:14
<b>order</b> 2:7 8:1 12:9	69:1,3,4,5,6,10	56:25	85:23	<b>primarily</b> 15:5
12:10 15:18 18:4	69:13,15 71:14	<b>part</b> 7:3 11:2 17:2	<b>plans</b> 51:22 53:21	<b>primary</b> 19:6,10
35:23 67:2	72:12,14,16 73:6	17:5 22:22 23:16	78:3,12	19:15 48:7
<b>orderly</b> 70:9	<b>parkway</b> 17:19	23:18 30:5 32:18	<b>plant</b> 53:25 56:4	<b>primary/second...</b>
<b>ordinance</b> 7:22	18:1,2,6 28:6,6	33:23 34:1 41:6	<b>plants</b> 30:17	47:25
<b>Ordinances</b> 2:6	56:25	44:7 45:8 46:10	<b>Plass</b> 22:20 50:6	<b>principles</b> 44:18
12:7	<b>part</b> 7:3 11:2 17:2	55:25 76:10	<b>Pleasant</b> 67:12,20	<b>print</b> 4:21
<b>organic</b> 51:18	17:5 22:22 23:16	<b>particular</b> 59:16	70:19 72:2 75:12	<b>prior</b> 62:8
<b>original</b> 30:19	23:18 30:5 32:18	<b>parties</b> 4:2,10	76:20 77:25	<b>probably</b> 55:24
<b>outbuildings</b>	33:23 34:1 41:6	<b>party</b> 5:22	<b>please</b> 8:2 11:8,9	56:1 61:13 74:5
13:21	44:7 45:8 46:10	<b>pass</b> 26:3,20	24:14 27:16	78:1,20
<b>outbursts</b> 5:11	55:25 76:10	38:13 39:5 40:9	31:15 35:12,13	<b>problems</b> 44:13
<b>outer</b> 48:19,20,22	<b>particular</b> 59:16	44:21 81:3	35:22,23 55:8	78:12
48:24 49:8 60:8	<b>parties</b> 4:2,10	<b>passed</b> 14:24	62:25 64:22 65:1	<b>proceed</b> 7:18
<b>outlet</b> 50:21	<b>party</b> 5:22	54:21	71:2 74:20 80:23	<b>proceedings</b> 85:7
<b>Outlined</b> 67:17	<b>pass</b> 26:3,20	<b>passes</b> 9:4,16	82:11,14 83:14	85:9
<b>outside</b> 35:23	38:13 39:5 40:9	10:9,21 12:25	<b>point</b> 44:9,19 45:6	<b>process</b> 58:13
36:12 73:22 74:7	44:21 81:3	27:6 37:18 43:2	58:6,8,25 59:21	<b>professional</b> 58:8
<b>overall</b> 15:20,23	<b>passed</b> 14:24	65:21,22 79:16	<b>pointed</b> 34:18	58:9
16:9 17:14 28:3	54:21	84:8	<b>pointing</b> 27:9	<b>programmed</b>
<b>Overlapping</b>	<b>passes</b> 9:4,16	<b>passing</b> 48:25	points 18:21	78:13
60:13 61:11,22	10:9,21 12:25	<b>pattern</b> 45:8	20:13 40:3 47:21	<b>project</b> 5:15,20
<b>overview</b> 5:19	27:6 37:18 43:2	<b>paved</b> 50:21	59:12,16	18:15,23 28:19
<b>overwhelm</b> 46:17	65:21,22 79:16	<b>pavement</b> 17:24	<b>Pooker</b> 50:5,5,8	29:15,22,25 30:3
<b>overwhelming</b>	84:8	77:15,17	<b>portion</b> 68:10	31:4,5 46:1
14:19	<b>pay</b> 61:4,19	<b>pay</b> 61:4,19	69:25	<b>projects</b> 57:10
<b>owner</b> 25:8 58:18	<b>PC22069</b> 67:2,9	<b>PC22069</b> 67:2,9	<b>positions</b> 24:6	<b>promise</b> 40:11
<b>owners</b> 39:15	79:7,10	79:7,10	<b>possible</b> 19:13	<b>proper</b> 14:14
54:8	<b>pedestrian</b> 78:10	<b>passing</b> 48:25	<b>possibly</b> 53:24	51:13
<b>owns</b> 71:25 72:1	<b>pedestrians</b> 78:8	<b>pattern</b> 45:8	63:18	<b>properly</b> 39:25
77:23 78:17	<b>people</b> 11:4 24:25	<b>paved</b> 50:21	<b>property</b> 13:13,16	<b>properties</b> 40:5,6
<b>Ozarks</b> 82:21	27:19 32:3 33:8	<b>pavement</b> 17:24	14:3,15,18 15:6	49:21 51:10 70:5
<hr/>				
<b>P</b>	<b>people</b> 11:4 24:25	<b>pay</b> 61:4,19	15:19 16:5 17:3	15:19 16:5 17:3
<b>P</b> 3:8,8	33:21,25 41:10	<b>PC22069</b> 67:2,9	18:16,24 19:4	18:16,24 19:4
<b>p.m</b> 1:11 66:6,6	46:4,11,24 48:25	75:13,23,23 76:1	21:19 22:7,9	21:19 22:7,9
84:9	49:8 56:12,15,17	76:21 82:19	25:8 30:2,6	25:8 30:2,6
<b>packed</b> 48:5	57:3,17 66:4	76:21 82:19	39:14,15 44:2,10	39:14,15 44:2,10
<b>packet</b> 36:25	75:13,23,23 76:1	83:11	44:23 46:23	44:23 46:23
38:10	76:21 82:19		50:16,22,25 51:2	50:16,22,25 51:2
<b>page</b> 2:4,6,8,10,12	76:21 82:19		51:23 53:25 54:6	51:23 53:25 54:6
2:13,14,15,17,18	76:21 82:19		54:8 55:18 67:10	54:8 55:18 67:10
2:20 9:22	76:21 82:19		67:14,17,24 68:1	67:14,17,24 68:1
<b>paid</b> 53:12	76:21 82:19		68:2,4,6,11	68:2,4,6,11
<b>paper</b> 74:22,22	83:11			

70:11,18 71:25 72:2,11 77:23 78:5,17 <b>proposal</b> 41:7 64:4,10 <b>proposals</b> 21:2 <b>proposed</b> 13:25 14:6,8,21 16:25 17:6,7,15,19,20 19:18 20:17 32:14 39:14 40:12 47:18 48:12 49:18 50:10,14,16,18 50:20,23 51:1,3 51:22,24 52:12 53:10 68:11,13 69:4,6,19,19,23 70:4,8,13 71:10 72:7 <b>proposes</b> 18:22 <b>proposing</b> 44:10 71:14,21 <b>protect</b> 78:21 <b>protected</b> 16:24 <b>prove</b> 41:2 <b>proven</b> 54:14 <b>provide</b> 4:10,25 5:1 7:5 28:14 78:9 <b>provided</b> 14:2 <b>providing</b> 44:17 69:21 77:14,21 <b>public</b> 1:4 3:4 4:7 4:9 6:10,19 7:7,8 7:24,25 13:25 14:1,9 19:7,12 19:20,21 30:9 40:13 44:20,22 44:25 45:7,14 55:19 70:7 83:16 <b>PUD</b> 14:7 15:7 <b>pull</b> 49:10 <b>purchased</b> 40:4,6 <b>put</b> 22:21 23:11 28:17 29:24 46:14,20 52:2 54:16 55:23 56:8 56:25 64:7 <b>puts</b> 20:1 <b>putting</b> 57:14,14 76:14	7:11,12 31:16,22 33:2 52:7 62:21 73:20 <b>questions</b> 6:4,5,6 6:12,13,15,22,23 7:13,17 22:14,16 24:11 25:5 31:13 35:3 41:19 45:16 45:18 47:5 50:2 52:17 55:6 60:21 62:19,20 63:23 64:12 70:21,22 72:21,23 73:14 74:10 77:4 78:24 <b>quick</b> 29:24 33:4 <b>quite</b> 28:3 <b>quorum</b> 8:15 <b>quote</b> 45:2	61:3 <b>reconsider</b> 82:11 <b>record</b> 4:20 11:2 12:2 82:14 85:9 <b>recorded</b> 81:23 <b>recording</b> 82:6 <b>recording's</b> 82:5 <b>red</b> 22:21 39:20 <b>redeveloped</b> 72:3 <b>reduce</b> 5:7 20:16 <b>reduced</b> 69:15 <b>refer</b> 45:7 <b>regarding</b> 2:10 7:2,8 <b>Regardless</b> 53:11 <b>regenerate</b> 51:17 <b>regulations</b> 57:19 <b>reinforced</b> 20:3 <b>reiterate</b> 58:4 <b>related</b> 37:2 <b>relates</b> 30:10 <b>relative</b> 4:13 5:20 6:4 <b>reliance</b> 40:5,10 54:19 <b>relied</b> 40:7 <b>relief</b> 68:18,24 <b>relook</b> 83:8 <b>remaining</b> 17:21 <b>remarks</b> 11:21 <b>remember</b> 5:3 29:20 80:7 <b>remind</b> 35:21 <b>reminder</b> 24:16 35:13 71:4 <b>remove</b> 39:17 <b>removed</b> 77:17,25 <b>removing</b> 78:1 <b>rep</b> 58:23 <b>repetition</b> 7:3 <b>report</b> 2:8 53:12 53:12 <b>reporter</b> 4:4 43:11 62:2 85:5 <b>reports</b> 12:13 80:1 <b>represent</b> 4:7 76:15 <b>representation</b> 58:23 <b>representative</b> 5:18 <b>representing</b> 71:9 <b>represents</b> 7:6 <b>request</b> 13:3,10 14:11 43:25 45:6 52:12 64:16 67:3 68:22 69:13 <b>requested</b> 17:16	18:5 20:15 44:25 68:16 77:12 <b>requesting</b> 41:10 49:16 67:10 68:18,24 <b>requests</b> 41:14 79:11 <b>require</b> 13:25 51:4 <b>required</b> 4:21,25 18:3,12,20 19:7 19:20 20:17 23:10,11 24:8 28:16,17 53:16 62:7 68:18,19,24 69:4 77:20 78:9 <b>requirement</b> 18:10 23:23 69:9 72:16 <b>requirements</b> 17:22,25 23:2 29:3 53:20 71:24 <b>requires</b> 18:20 24:5 69:1,2 <b>residence</b> 13:18 44:4,5,9 <b>residential</b> 13:11 13:11 15:5 17:9 20:11 22:11,12 44:3 <b>residents</b> 20:22 20:23 56:6 78:6 <b>resisting</b> 46:25 <b>resolution</b> 7:23 14:24 <b>resource</b> 47:15 <b>resources</b> 31:2 41:9 54:3 <b>respect</b> 29:21 <b>respectfully</b> 43:25 <b>respective</b> 2:8 12:13 <b>respond</b> 7:10,12 55:12 81:2 <b>Responding</b> 5:6 <b>responsibility</b> 61:16 78:11 <b>responsible</b> 61:7 78:7 <b>rest</b> 22:8 <b>result</b> 40:10 <b>retained</b> 2:23 30:24 <b>retention</b> 50:23 51:13 71:21 <b>retired</b> 81:21 <b>reviewed</b> 15:3 27:14 <b>revised</b> 15:2	<b>rezone</b> 13:10 14:5 67:10 70:18 79:3 <b>rezoning</b> 14:13,17 22:11 39:14 40:9 40:16 46:23 53:16 54:20 <b>Rhonda</b> 47:10 <b>Richardson</b> 24:21 <b>Ridge</b> 45:22 <b>right</b> 11:9,10,17 11:25 15:10 16:5 21:9,12 24:25 25:17 27:7,13,14 27:16 30:17 31:4 31:4,5 32:13,15 36:7 37:12,19 38:7 39:7,9 43:13 47:8 49:23 55:1,3 60:12 68:9 72:3 73:17 75:10,17,22 76:11,20 78:15 81:8 83:4 <b>right-of-way</b> 28:13,15,17 29:6 78:10 <b>risk</b> 70:7 <b>road</b> 13:4,16,22 15:13 16:16 18:2 21:22 22:20 24:21 28:9,15,19 29:10,11,12 46:9 46:9,14,17,18 48:12,19,20,22 48:24 49:4,8,13 50:6 52:25 53:4 53:10 56:2 57:3 60:9 67:24 70:1 72:6 75:24 <b>roads</b> 18:15,24 19:8 28:10,24 29:3 33:3 46:20 48:13 52:3 53:14 57:14 <b>roadway</b> 21:24 33:20 34:20,21 34:24 70:1 <b>roadways</b> 21:24 <b>Roesch</b> 3:17 8:3,5 8:7,9,11,13,15 11:12 65:2,4,8 65:10,13,15,17 <b>roll</b> 8:2 65:1 <b>roof</b> 51:16 <b>roofs</b> 50:19 <b>room</b> 4:19 <b>roughly</b> 67:15 69:5
<b>Q</b> <b>quality</b> 49:19,19 51:9 <b>quarter</b> 53:10 <b>question</b> 5:10,20				

round 16:7	secretary 8:2 11:10,12	shrubs 77:18 sic 22:20 25:13 55:14 67:15 75:13	smoke 45:14 sniff 44:21 social 44:13 soil 51:21	5:16,18,20 7:18 12:13 22:16 24:12 64:4 68:21 69:12,15 70:5,23
roundabout 16:7	section 18:9,11 68:17,23 83:17	side 4:18 13:14,16 17:18,24 18:7 20:3,3 29:7 51:2 56:1 71:15 75:15	sold 25:10 44:20 63:14	stage 57:18
rule 24:2 46:8	see 16:2 21:12 27:8 32:6 33:8	sides 17:23 68:20	sole 7:7	stand 11:8
run 50:24	46:22 54:25 56:14 63:19	Siebert 35:18 36:2 36:2,6 37:21 38:16,19 39:3,11	someone's 83:2	standard 20:2
runoff 51:13,14,18 53:18	67:18 68:22 77:13 80:11 82:8	39:13 41:22	soon 58:11	standards 17:17 18:8 20:14 28:10 28:24 51:18 58:23
rural 46:24 47:1 50:13	seeking 14:17	sight 33:8	sorry 39:10 42:12	stapled 39:1
<b>S</b>	seeks 70:4	sign 4:22	sort 16:4,15,18	start 39:9 43:15 43:20 67:25
<b>S</b> 2:1 3:8	seen 53:14 70:6	signal 23:4 32:4,4 32:6,16,18,20,20 59:1,22 62:13,15	south 13:15,16 16:17 33:22 47:11 51:2 71:22 72:1	starts 28:6
safe 33:7 57:4 59:18	self-storage 68:8 71:20	signatures 35:19	southbound 32:8 32:20	state 11:18,19,19 13:14,15,22
safely 48:14	sell 28:19 45:3	signed 39:15	southern 17:5 68:10	15:10,13,23 17:5
safer 72:10	sells 54:6	significant 13:22 31:5 32:23	space 68:12,13,25 69:1,3 71:17	19:16 22:25 24:14 29:25
safety 40:13 48:9 57:9 70:7	send 38:11,14	similar 19:22 21:2 45:9	spaces 68:11,25 69:3,4,6,7,7,9,10 69:15 71:14,15 72:16	31:17 36:1 41:23 52:22 70:15 71:2
sake 27:19	sense 34:5,7	simple 52:7 54:12	Sparks 80:17	78:8 85:5
sale 44:22 45:5	sent 38:1	simply 81:12	speak 4:24 6:21 11:15 27:18 35:7 35:8,10,15 62:10 74:14,15,18 77:6	state's 78:9
Sandy 13:16,23 15:10,13,24 21:9	separated 59:21	single 38:10	states 40:23 43:16 49:17 70:15	stated 40:23
21:14 22:1,2,20	September 14:23 14:24	single-family 13:11,18 17:9 21:20 22:12	statement 2:19 5:8 43:5,20,22 44:14 46:3 60:1	statement 2:19
22:24 26:19 32:8	septic 19:8 44:5 55:16 56:9,16	sir 22:18 41:21 42:8 43:20 45:19 47:6 55:2 60:22	states 18:11,17,25 26:8	5:8 43:5,20,22
33:14 34:5,9,16	serious 53:13	73:16 74:11 78:25	stay 35:23 38:21 59:9	44:14 46:3 60:1
46:6 48:8,17,18	seriously 83:7	sit 45:4	steep 51:8	states 18:11,17,25
48:21 49:14	serve 72:4	site 33:19 34:24 39:16 69:20,20 69:22 72:9	stewardship 44:17	26:8
50:13 57:3 59:20	service 18:18 19:1 32:9 33:14,16 34:10,16	situation 31:10	stifle 83:2	27:1
sanitary 72:4	services 14:1	six 68:11 69:6 71:14	STIPULATED 4:1	27:1
satisfied 64:12	serving 34:24	size 17:11 19:22 20:10 32:16 41:8 67:16	Stonebrook 36:20 39:24	28:1
satisfies 69:17	set 40:15 85:7	sizes 20:25	stop 25:21 41:13 48:11,23 49:23 57:7 60:12	28:1
satisfy 24:1	seven 47:8	slate 80:8	stopping 48:16	29:1
saying 31:3 61:14	seventeen 40:3	slid 16:11	stops 49:1	29:1
72:24 83:6	sewage 30:15	slides 15:22 16:2	storage 67:13 68:25 69:2,14	29:1
says 47:25 53:12	sewer 14:1 19:8 19:12,22 30:9,18 30:20 44:7 53:19 53:21,23 54:5,9 55:19,22 56:5	slightly 21:5	70:20 71:11 73:8	29:1
56:23	sewers 30:11 55:23,25 56:14 57:14 72:4	slip 11:17 35:16	73:10,11,22 74:7	29:1
scale 47:22	Shawn 25:2 29:19 31:8,19	slope 67:25	75:5	29:1
scenario 34:14	Shawn's 55:10	small 51:4,8 71:16 71:18	store 74:6 76:2 78:20	29:1
Scenic 75:2 80:25	she'll 25:4	smaller 44:4	storm 53:17 57:15 57:20 71:21,23	29:1
school 27:20	shingles 51:16	smells 44:21	71:24 72:19	29:1
44:20 45:3,9	short 47:15		77:21	29:1
56:18,21 57:2	shortcut 46:12 49:9		story 71:13	29:1
Scrabacz 25:1	shorthand 4:3			
seat 11:14	show 76:3			
second 8:22 9:9	shown 16:23 17:1 57:23 68:15			
10:2,14 12:18	shows 20:13			
25:18 26:24 27:7				
37:10,19 42:6,21				
54:16 64:17 79:8				
84:1				
secondary 19:4,6				
19:10,19				
seconded 8:24				
9:12,20,24 10:5				
10:17 12:20 27:2				
37:9,14 42:23				
64:19 79:11 84:3				
seconds 30:23				
32:21 52:19				

<b>straight</b> 13:2 28:8	<b>surfaces</b> 51:15	52:18 53:2 55:4	<b>Tom</b> 27:24	<b>true</b> 85:8
<b>stream</b> 15:18,19	<b>surrounding</b> 6:1	55:5,7 62:17	<b>tonight</b> 8:21 11:1	<b>trust</b> 45:14
51:10	15:5 22:5 40:25	67:8 73:12,16,17	11:8 15:2 24:25	<b>try</b> 49:10
<b>street</b> 3:5 17:17	41:6 70:5,10	74:8,11 77:2,5	46:7 70:17 71:9	<b>trying</b> 22:5 75:17
17:18 68:14	<b>susceptible</b> 51:7	77:10 78:25 79:1	80:4	78:5
77:14	<b>swear</b> 11:4,10	79:17 80:4 81:16	<b>tonight's</b> 81:1	<b>Tuggle</b> 3:13 8:3,4
<b>streets</b> 17:19,21	<b>Swearing</b> 10:22	82:16 83:10,15	<b>top</b> 9:23 36:25	8:22,25 9:20,23
47:19 50:18,21	<b>sworn</b> 11:3,12,20	83:19	<b>topographical</b>	10:2,5 22:17,19
51:3 52:1,3	24:15,22 31:18		15:15,17	23:1,5,7,11,14
<b>stripped</b> 51:19	31:20 36:5,6		<b>topography</b> 67:23	23:17,21,24
<b>striving</b> 51:17	39:10 41:24 42:5		<b>torn</b> 72:6	31:21,23 32:25
<b>strongly</b> 6:25	43:20 45:23		<b>total</b> 6:10,18 14:8	60:23 61:4,8,12
<b>structure</b> 5:14	47:11 50:6 52:23		14:8,21 17:14	62:4,17,22 63:2
<b>studies</b> 32:10	52:25 71:3,7		18:22 24:16	63:8,21 65:2,3,5
58:10	75:3		36:16 39:17 47:9	65:7 79:8,12
<b>study</b> 15:2 23:3	<b>system</b> 32:11 44:5		<b>totality</b> 16:3	<b>turn</b> 11:9 34:2
23:19 24:1,6	44:6		<b>totally</b> 35:14	56:2 60:9 82:6
48:7 49:6 58:7	<b>systems</b> 19:8,9,11		<b>Town</b> 67:5	<b>turned</b> 38:16
58:11,21 62:15	19:21		<b>Township</b> 13:5	<b>turns</b> 28:7 48:15
76:4	<hr/> <b>T</b>		67:5	<b>twelve</b> 34:23
<b>stuff</b> 37:20 74:6	<b>T</b> 2:1 85:2,2		<b>Tracy</b> 27:24	<b>twenty</b> 62:12
<b>style</b> 16:7	<b>take</b> 7:22 22:13		<b>traffic</b> 15:2 18:2,4	<b>two</b> 11:1,8 13:19
<b>subdivision</b> 18:19	36:12 46:12 54:8		18:10,14,16,25	14:5 16:1 20:1
18:22 28:10,13	58:9 66:4 83:15		20:16,19,20 23:3	20:17 21:2,6
30:19 33:6 34:19	<b>taken</b> 4:2 58:15		23:4,18,19,25	23:7,9 24:2,6
34:22 47:20 48:6	<b>takes</b> 61:17		24:5 25:3 29:7	26:16 27:20
48:15 56:6,13	<b>talk</b> 23:20 28:2		31:10,14 32:18	29:17 33:10,11
62:8 63:12 75:4	29:23 55:17		32:20 33:19,23	33:12 34:25
75:23	82:22 83:12,12		34:2,8 46:16,19	45:10 46:1 47:24
<b>subdivisions</b>	<b>talked</b> 34:25 47:16		47:14,20 48:7,7	48:3,9,24 49:10
18:12,21 28:21	56:24 58:5 59:11		48:21 49:1,6,9	52:6,10 57:24
48:4 56:7	81:24		49:19 51:24	68:4,16 69:7
<b>subject</b> 13:13	<b>talking</b> 22:24		53:12,17 55:11	70:20 71:15 73:3
67:10,14,17 68:2	46:15		57:5 58:2,10,24	77:25 79:3
68:5 70:18	<b>tank</b> 56:16		59:1,5,7 60:5,18	<b>two-family</b> 17:7
<b>submitted</b> 5:22	<b>tanks</b> 55:16 56:9		69:12 72:13	<b>two-minute</b> 66:4
15:21 28:4 31:1	<b>tap-on</b> 30:12		75:19 76:3,3,7	<b>two-story</b> 72:24
39:19 68:7	<b>taxes</b> 30:1,2,6,6		76:24 78:8,10	<b>type</b> 44:15 72:15
<b>submitting</b> 35:17	<b>tell</b> 22:4		<b>trail</b> 16:22 20:9	81:18
<b>subscribed</b> 85:12	<b>temporary</b> 69:10		<b>trailer</b> 76:23	<b>types</b> 20:22,23
<b>substantial</b> 77:24	<b>ten</b> 82:16		<b>trails</b> 63:16	21:1 41:13 62:7
78:16,18	<b>terms</b> 31:6 55:22		<b>transcribed</b> 4:4	<b>typewriting</b> 4:4
<b>substantially</b> 78:2	<b>terrible</b> 30:17		<b>transition</b> 16:16	<b>typical</b> 28:13
78:3	<b>Terry</b> 45:21,22,25		17:8,12	56:13
<b>subtracted</b> 6:13	47:7		<b>transitions</b> 17:4	<b>typically</b> 69:12
6:24	<b>test</b> 44:21		<hr/> <b>Transportation</b>	<hr/> <b>U</b>
<b>suffer</b> 40:9	<b>testimony</b> 4:12		25:4	<b>UDO</b> 15:3 17:22
<b>suggest</b> 7:4	11:1,3 85:11		<b>trashy</b> 76:15	17:22,25 18:3,7
<b>support</b> 20:16	<b>thank</b> 8:16 10:23		<b>travel</b> 81:20,22	18:9,11,20 19:5
24:6	10:24 11:13,22		<b>traveling</b> 82:3,11	69:1,2 72:15
<b>supported</b> 20:18	13:8 24:9,23		<b>traverse</b> 15:18	<b>ultimately</b> 4:11
<b>supporting</b> 5:24	26:11 32:25 35:2		<b>traverses</b> 16:4	14:22
24:17	35:5,23 39:12		<b>treatment</b> 19:9	<b>unanimous</b> 9:4,16
<b>sure</b> 23:9,21 33:7	41:18,21,25		30:16 53:24 56:3	10:9,21 12:25
37:2,21 38:20	45:15,19,20,24		<b>tree</b> 77:19	27:6 37:18 43:2
48:1 54:20 58:13	47:3,6,7,12 50:1		<b>trees</b> 16:24 77:14	79:16
64:2 76:7,17	50:4,7 52:14,16		<b>tried</b> 63:17	<b>unanimously</b> 84:8
<b>surface</b> 50:18			<b>trips</b> 58:15	

<b>understand</b> 46:8 61:3 81:4,14	<b>vegetation</b> 51:20	57:15,20 71:21 71:23,24 72:19 77:21	72:23 77:4 <b>witnesses</b> 10:22 11:12 24:18	14:10,11,23 15:4 15:9 37:3 40:7,8
<b>understood</b> 23:8	<b>vehicles</b> 46:13 48:14 73:13,22	<b>watershed</b> 2:13 26:19,19 27:25	<b>women</b> 44:17	40:9,12,15,22,24 41:3,7 43:23
<b>undeveloped</b> 20:8	<b>verbal</b> 5:11	<b>way</b> 11:17 29:1 30:11 34:5 38:12 46:4 55:24 63:11 63:16,20	<b>woodlands</b> 16:25 51:20	44:1,24,24 49:17 50:14 52:12
<b>Unified</b> 2:7 12:9,9	<b>verse</b> 39:24	<b>ways</b> 34:1	<b>woods</b> 50:17	54:24 57:18
<b>uninterrupted</b> 5:25 71:4	<b>versus</b> 24:2 34:5 36:20	<b>we'll</b> 15:25 26:19 66:4 80:11	<b>work</b> 24:20 28:5 29:15 55:21	64:16 69:19 82:9 82:19 83:13
<b>unit</b> 14:7	<b>vicinity</b> 15:6	<b>we're</b> 13:2 15:21 25:25 32:10,15 32:15 34:13	<b>working</b> 50:12 55:20	85:23
<b>units</b> 14:8,22 17:14 18:23 19:24,25 20:1 21:6,7 40:18,18 40:19 51:25	<b>View</b> 67:12,20 70:20 72:2 75:12 76:20 77:25	<b>wouldn't</b> 83:7	<b>0</b>	
<b>unloading</b> 69:11	<b>views</b> 68:4	<b>written</b> 27:23 43:8	<b>1</b>	
<b>unoccupied</b> 68:3 69:23	<b>villas</b> 48:21	<b>wrong</b> 63:3 83:14	<b>1's</b> 15:18	
<b>unreasonable</b> 40:25	<b>violations</b> 47:16		<b>1,000</b> 69:3	
<b>unreasonableb...</b> 41:2	<b>volume</b> 18:2		<b>1.66</b> 67:15	
<b>unsafe</b> 41:16	<b>volumes</b> 69:12		<b>1.9</b> 40:18	
<b>unwittingly</b> 44:25	<b>VonArx</b> 71:6,6,7 73:1,4,10,13,17		<b>1/2</b> 30:2	
<b>update</b> 9:18	73:25 74:3,9,12 77:8,10 79:1,17		<b>10,000</b> 17:10	
<b>upgrade</b> 46:21	<b>vote</b> 64:21 65:1,20 66:2 81:17		<b>102</b> 42:4	
<b>upgrading</b> 77:24	<b>voted</b> 46:3 81:16		<b>1031</b> 75:2 80:25	
<b>upheld</b> 14:12 40:1	<b>voting</b> 81:16		<b>10785</b> 71:8	
<b>uphold</b> 40:8			<b>10th</b> 14:23	
<b>upper</b> 71:13			<b>10x10s</b> 74:4	
<b>use</b> 14:14 33:2 34:4 49:9 54:7 60:5 69:23 75:24			<b>12</b> 2:4,6,8	
<b>uses</b> 41:7 70:12			<b>121</b> 46:8,14	
<b>usually</b> 59:6			<b>12400</b> 31:19	
<b>utilize</b> 18:14 19:7 57:22			<b>125</b> 72:10	
<b>utilizes</b> 18:11			<b>125-foot</b> 68:18	
<b>utmost</b> 58:22			<b>134</b> 46:13	
			<b>155</b> 20:1	
			<b>157.6</b> 40:18	
			<b>15th</b> 80:6	
			<b>16.8</b> 40:20	
			<b>17</b> 1:10 3:4 43:23 85:22	
			<b>170-year-old</b> 51:17	
			<b>17th</b> 15:1	
			<b>1929</b> 24:21	
			<b>2</b>	
			<b>2</b> 12:6,10 30:2 55:15	
			<b>2,000</b> 69:1 81:25 82:1,7	
			<b>2.07</b> 19:23 21:4	
			<b>2.2</b> 19:24	
			<b>2.67</b> 47:25	
			<b>20</b> 17:20,21 29:8 77:19	
			<b>20-foot</b> 28:18	
			<b>20,000</b> 16:13,19 20:5	
			<b>200</b> 14:8	
			<b>2003</b> 12:6	
			<b>2007</b> 14:4 40:17	

<b>2008</b> 12:7,10	<b>45</b> 17:6			
<b>2010</b> 47:24	<b>5</b>			
<b>2011</b> 14:12 35:20	<b>5</b> 23:8			
39:25	<b>50</b> 28:14			
<b>2019</b> 14:16	<b>500</b> 59:23			
<b>202</b> 36:3	<b>53,295</b> 16:14			
<b>2020</b> 2:16 14:20	<b>530</b> 13:24			
35:20 37:3 40:17	<b>55</b> 46:12			
41:3 49:18 51:23				
52:4				
<b>2022</b> 1:10 3:4	<b>6</b>			
43:23 52:4 85:12	<b>6</b> 12:6			
85:22	<b>6:30</b> 1:11 3:4			
<b>21</b> 46:12,19 71:8	<b>60-foot</b> 28:14,17			
<b>213,000</b> 30:13	<b>600</b> 39:16			
<b>21st</b> 85:12	<b>603</b> 48:6			
<b>22</b> 17:21	<b>61/67</b> 75:6,14			
<b>223</b> 14:8	<b>63050</b> 3:6			
<b>23</b> 32:23	<b>63141</b> 31:20			
<b>25</b> 55:17	<b>634</b> 1:19 85:16			
<b>26</b> 2:10,12,13	<b>65</b> 18:10,13 20:19			
<b>26-foot</b> 17:18,20	24:2 46:7 48:5,9			
48:13				
<b>273</b> 14:21	<b>7</b>			
<b>28</b> 17:25	<b>7:48</b> 66:6			
<b>28th</b> 14:24	<b>7:50</b> 66:6			
<b>290</b> 40:17	<b>72</b> 39:15			
<b>2900</b> 13:23	<b>729</b> 3:5			
<b>297</b> 14:22	<b>75</b> 28:21 77:20			
<b>298</b> 52:1	<b>76</b> 39:17			
	<b>77</b> 41:3			
<b>3</b>				
<b>3</b> 9:22	<b>8</b>			
<b>30</b> 30:22 51:4	<b>8:12</b> 3:5 84:9			
55:17	<b>8323</b> 45:22			
<b>300</b> 18:21 63:5	<b>85</b> 39:19			
<b>303</b> 17:14 18:22	<b>880</b> 13:23			
19:25 63:6				
<b>348</b> 17:14 18:22	<b>9</b>			
19:25 40:19	<b>90-degree</b> 56:2			
51:25	<b>900-plus</b> 48:2			
<b>35</b> 60:5	49:4			
<b>36</b> 2:14,15	<b>95</b> 39:15			
<b>36,000</b> 68:9 71:11	<b>9677</b> 52:25			
<b>37</b> 2:17,18	<b>9988</b> 13:4			
	<b>4</b>			
<b>4</b> 13:6 67:6				
<b>40</b> 28:13,22 32:21				
<b>40,000</b> 20:6				
<b>400</b> 2:6 12:8				
<b>400.2620</b> 68:17				
<b>400.4050</b> 68:23				
<b>4050</b> 50:5				
<b>4130</b> 47:10				
<b>42</b> 2:20 53:5				
<b>4325</b> 67:4				
<b>4326</b> 67:14				