

Our Boone County



OUR COMMUNITY. OUR FUTURE. BOONE COUNTY MASTER PLAN

Advisory Committee and Technical Committee Meeting #4 – January 31, 2024

 **CED-SOLUTIONS**
community and economic development





AGENDA

- A. Update and Upcoming Schedule**
- B. Growth Projections**
- C. Precedent Counties**
- D. Scenario Framework**
- E. Scenario Criteria**
- F. Mapping Comments**
- G. Next Steps: Open House #2 and Listening Sessions**

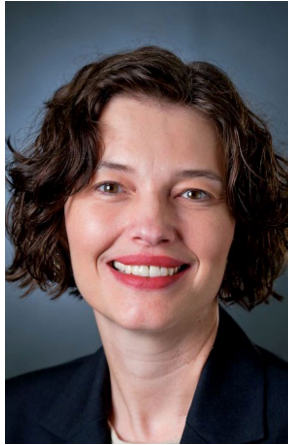


PLANNING TEAM



**Stephen
Ibendahl**

Project Manager



**Beth
Noonan**

Economic
Development



**Jackie
Wellington**

Economic
Development



**Kevin
Neil**

Transportation
Planning



**Jessica
Norris**

Natural
Resources and
Watershed
Planning



**Bob
Lewis**

Demographic
and Market
Analysis



PLANNING TEAM



**Katie
McLaughlin**

Plan,
Engagement,
and GIS Support



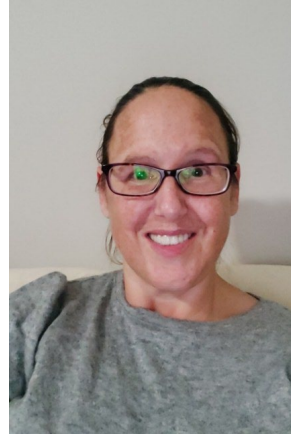
**Laura
Linn**

Community
Planning and
Renderings



**Cheryl
Sharp**

Transportation
Planning



Cecile Denny

Demographic
and Market
Analysis



Planning Process – Role of Committees

ADVISORY COMMITTEE



- Meeting 5-8 times | Size 13-19 Members
- Representatives from across the County
- “Ad-Hoc” Committee (sounding board for the planning team)
- Representation
 - Planning and Zoning
 - Communities (Ashland, Centralia, Columbia)
 - Organizations and Institutions (Farm Bureau, Realtors, University of Missouri, REDI, etc.)
 - Major Employers
 - Non-Profits
 - Watersheds
 - At-Large

TECHNICAL COMMITTEE



- Meeting 5-8 times | Size as needed
- Utilities, agencies
- Representation
 - MoDOT
 - Fire Protection Districts
 - Sewer Districts
 - Water Districts
 - Electric, Gas
 - Soil and Water Conservation District
 - Boone County Departments (Road and Bridges, Community Services, Health, Emergency Management, Design and Construction)



Why update the Master Plan?

Logical Land Use Decision Making

- Current Plan is over 25 years old.
- Guide for rezoning requests, conditional use permits, and other land use decisions. Policy document to guide changes to zoning, development regulations, etc.

Strategic Guide for Future Growth and Change

- Examining trends in demographics, jobs, housing, mobility, etc.
- Coordination with communities, agencies, utilities, and organizations on future growth.


Shared Community Vision

- Develop consensus on a community vision and countywide priorities.



Planning Process

Open House #1




Existing Conditions & Discovery

Spring - Fall
2023



Open House #2




Growth Analysis and Scenario Planning

Fall - Spring
2023 - 2024



Open House #3

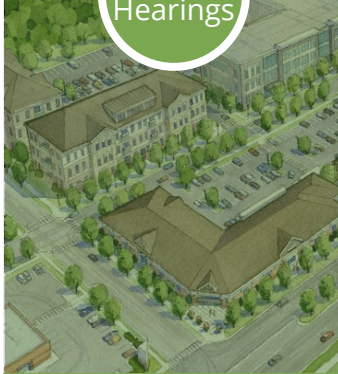


Draft Master Plan

Spring - Summer
2024



Public Hearings



Plan Refinement & Adoption

Fall
2024



Growth Projections



Growth Projections

Projection #1: “More of the Same”

- Recent Boone County growth rates will continue.

Projection #2: “Americana”

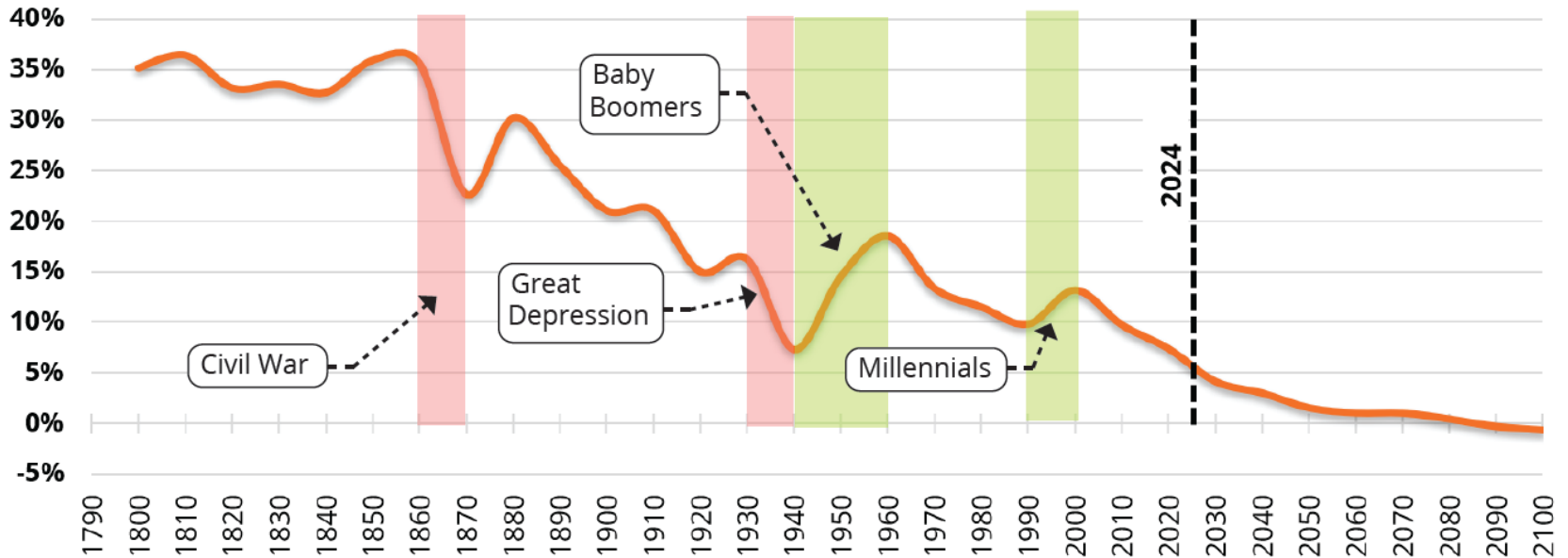
- Growth rates will more closely align with national trends.



Growth Projections – National Trends

TEN-YEAR PERCENT CHANGES IN U.S. POPULATION (1790 TO 2100)

Source: U.S. Census Bureau

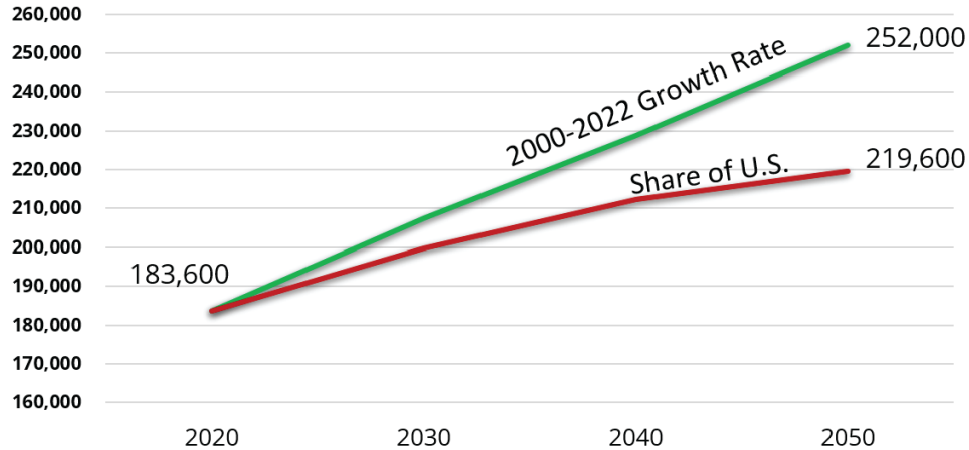




Boone County Population Projections

PROJECTED BOONE COUNTY POPULATION SCENARIOS TO 2050 BASED ON PAST GROWTH RATES AND SHARES OF LARGER JURISDICTIONS

Sources: U.S. Census and SLU Community Planning Lab



2050 POPULATION (PROJECTED)

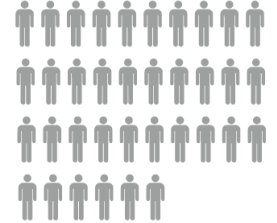
"MORE OF THE SAME"

68,400 More Residents
37.3% Increase



"AMERICANA"

36,000 More Residents
19.6% Increase

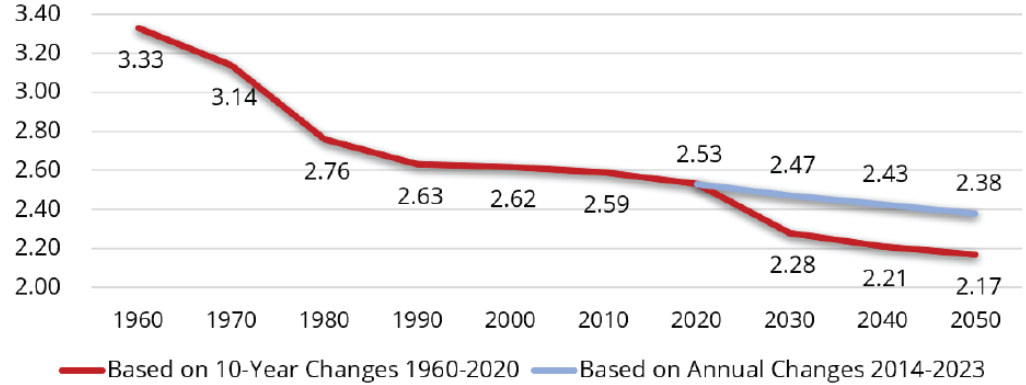




Boone County Population to Housing Projections

PROJECTED TRENDS IN AVERAGE HOUSEHOLD SIZE, U.S. TO 2050

Sources: U.S. Census and SLU Community Planning Lab



BOONE COUNTY HOUSEHOLD SIZE

CURRENT



2.32 Persons
(per Occupied Housing Unit)

PROJECTED



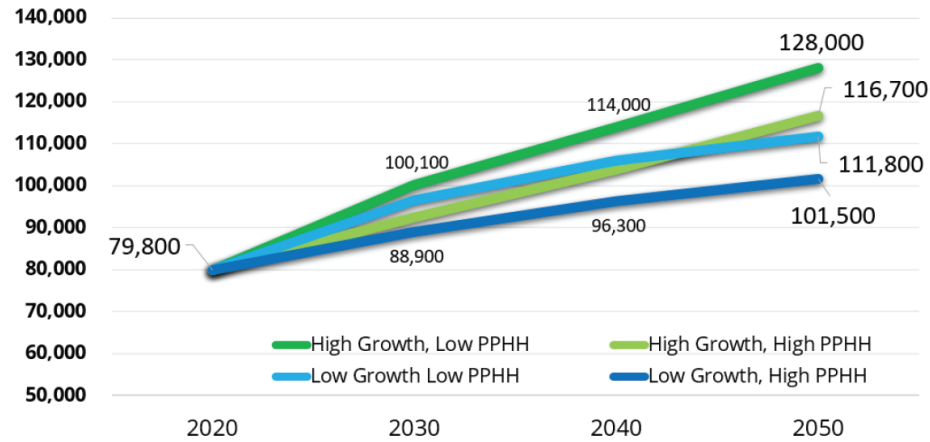
1.99 - 2.19 Persons
(per Occupied Housing Unit)



Boone County Population to Housing Projections

PROJECTED BOONE COUNTY TOTAL STANDARD HOUSING UNITS (INCLUDING VACANT UNITS): HIGH AND LOW GROWTH SCENARIOS, 2020-2050

Sources: SLU Community Planning Lab



2050 HOUSING UNITS (PROJECTED)

"MORE OF THE SAME"

48,200 to 36,900
New Housing Units



"AMERICANA"

32,000 to 21,700
New Housing Units



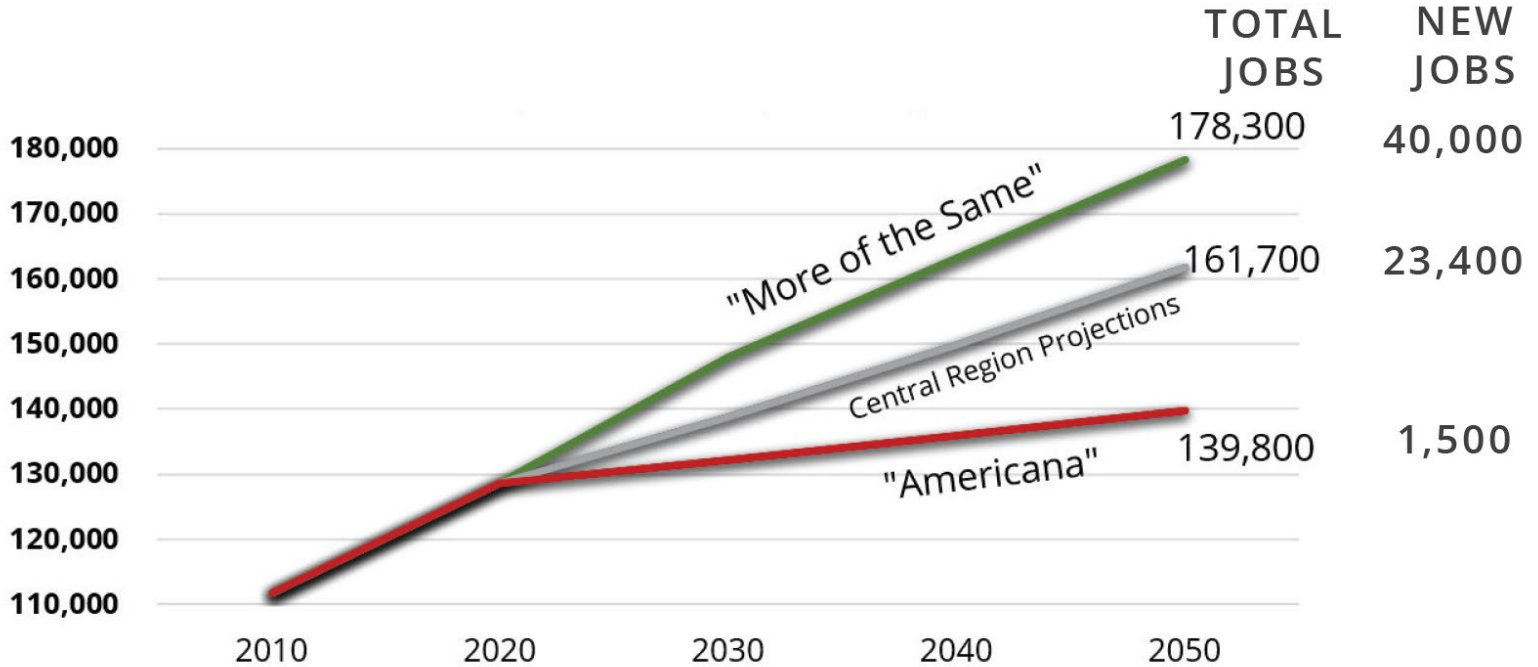
Notes: Includes similar vacancy rates, changing household size for existing residents, and excludes residents in "group-quarters."



Boone Jobs Projection

PROJECTED TOTAL JOBS IN BOONE COUNTY, 2010-2050

Sources: U.S. Bureau of Economic Analysis, Missouri Economic Research and Information Center, and Saint Louis University Community Planning Lab

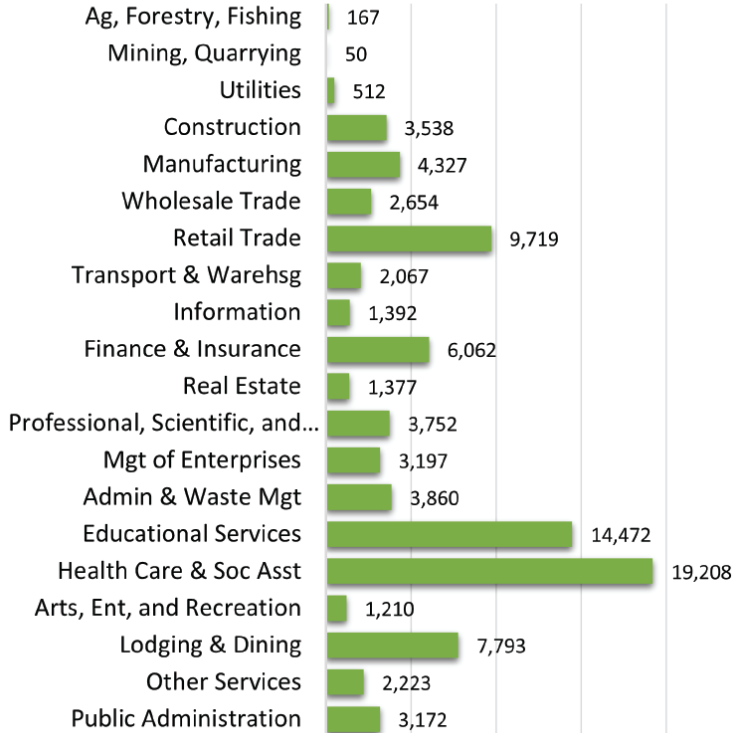




Boone Jobs Projection

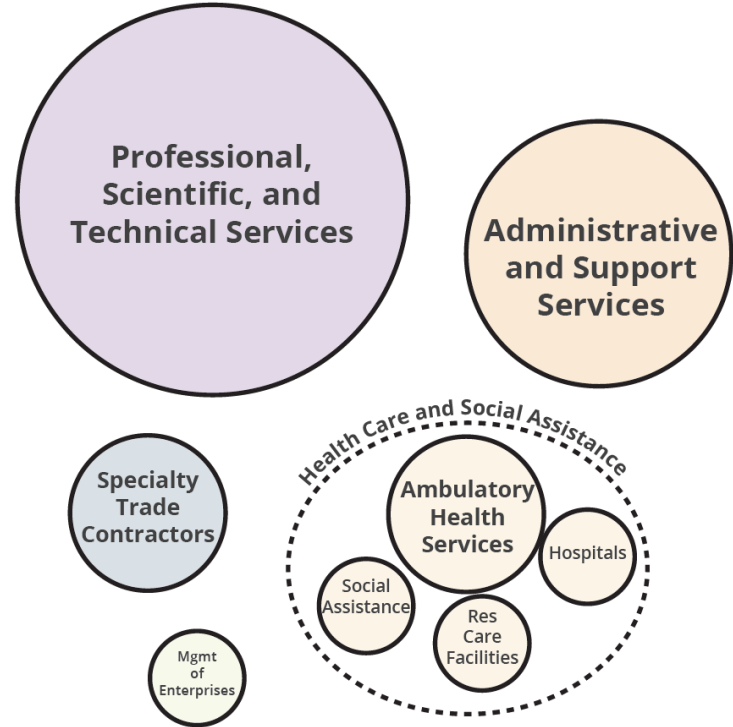
EMPLOYMENT IN BOONE COUNTY, 2020

Source: U.S. Census On-the-Map



Expected Future Job Growth Sectors

(Proportionate Share of Jobs)



Sources: Missouri Economic Research and Information Center, SLU Community Planning Lab



Precedent Counties



Precedent Counties

County	2020 Pop	2000 Pop	% Change	Typology	Land Cover (2020)	Latest Comp Plan
Boone, MO	183,000	135,900	35%	City Centered	12% developed, 39% forest, 45% ag	
Johnson County, IA	153,740	111,455	38%	City Centered	11.3% developed, 9.5% forest, 68.6% ag (cropland)	2018
Cherokee, GA	265,275	143,777	85%	Metropolitan Fringe	25.7% developed, 59% forest, 7% ag*	2023
Hall, GA	206,600	141,000	47%	Metropolitan Fringe	26% developed, 49% forest, 14% ag	2022
Waukesha, WI	406,172	362,179	12%	Metropolitan Fringe	37% developed, 13% forest, 28% ag	2009
Hamilton, IN	344,200	185,200	86%	Metropolitan Fringe	35% developed, 6% forest, 55% ag	2020
Monroe County, IN	148,200	120,900	23%	City Centered	13% developed, 64% forest, 16% ag	2012
Hendricks, IN	173,300	105,400	64%	Metropolitan Fringe	21% developed, 11% forest, 67% ag	2006 and current
Fayette, KY	324,700	261,400	24%	City Centered	32% developed, 9% forest, 59% ag	2023
Scott, KY	58,500	33,500	75%	<i>Companion to Fayette</i>		2022, 2016
Williamson County, TN	255,700	128,100	100%	Metropolitan Fringe	19% developed, 47% forest, 32% ag	2020
Benton, AR	288,800	154,800	87%	Multi-City	16% developed, 42% forest, 35% ag	NA
Lancaster, NE	320,700	251,500	28%	City Centered	15% developed, 5% forest, 56% ag	2021
Douglas, KS	122,500	100,299	22%	City Centered	12% developed, 20% forest, 60% ag	2019
Champaign, IL	209,200	180,000	16%	City Centered	11% developed, 1% forest, 86% ag	2010
Kalamazoo, MI	265,988	239,008	11%	City Centered	21% developed, 21% forest, 39% ag	2018
Greene, MO	294,997	241,015	22%	City Centered	21% developed, 26% forest, 52% ag	2018



Precedent Counties

We'll do a deeper dive on best practices, lessons learned, and land use policies.

What is the committee interested in?

Boone County	
2020 Population	Change from 2000
183,000	35%
Land Cover	
12% Developed	
39% Forest	
45% Agriculture	
Largest City: Columbia (125,900) Latest Plan:	

Johnson County, IA	
2020 Population	Change from 2000
154,000	38%
Land Cover	
11% Developed	
10% Forest	
69% Agriculture	
Largest City: Iowa City (74,400) Latest Plan: 2018	

Monroe County, IN	
2020 Population	Change from 2000
148,000	23%
Land Cover	
13% Developed	
64% Forest	
16% Agriculture	
Largest City: Bloomington (79,800) Latest Plan: 2012	

Greene County, MO	
2020 Population	Change from 2000
295,000	22%
Land Cover	
21% Developed	
26% Forest	
52% Agriculture	
Largest City: Springfield (169,600) Latest Plan: 2018	

Douglas, KS	
2020 Population	Change from 2000
123,000	22%
Land Cover	
12% Developed	
20% Forest	
63% Agriculture	
Largest City: Lawrence (94,900) Latest Plan: 2019	

Kalamazoo, MI	
2020 Population	Change from 2000
266,000	11%
Land Cover	
21% Developed	
21% Forest	
39% Agriculture	
Largest City: Kalamazoo (73,700) Latest Plan: 2018	



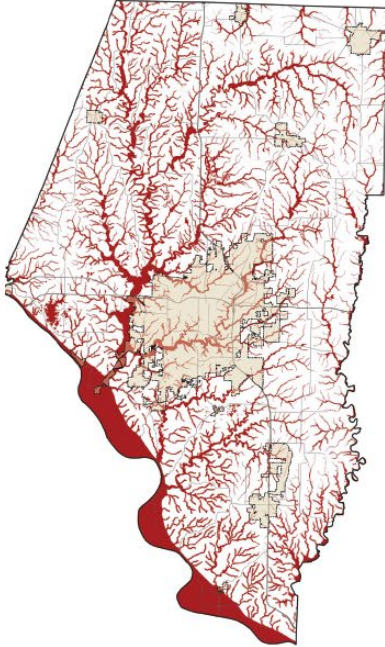
Scenario Framework and Criteria



In-Progress

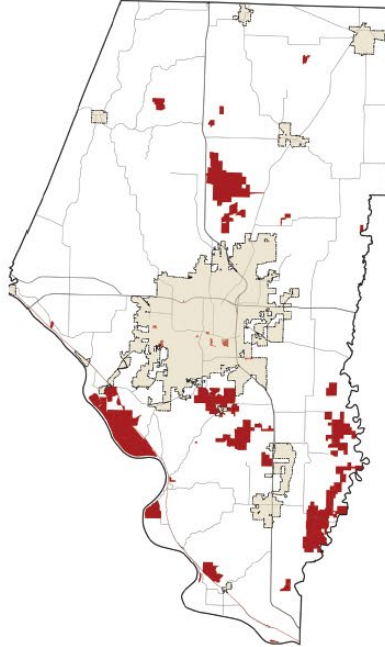
Potential Unsuitable Areas for Development (Option 1)

Working - For Discussion Only

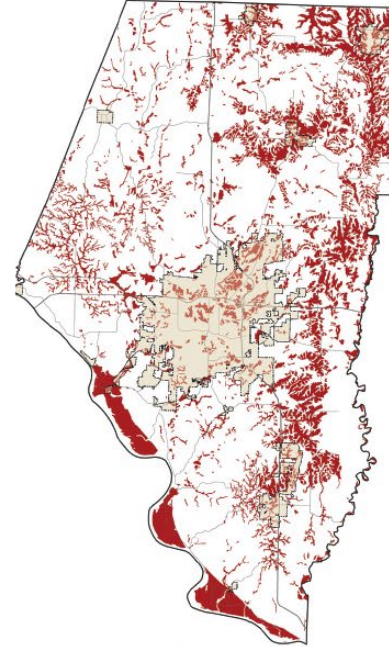


Natural Resources

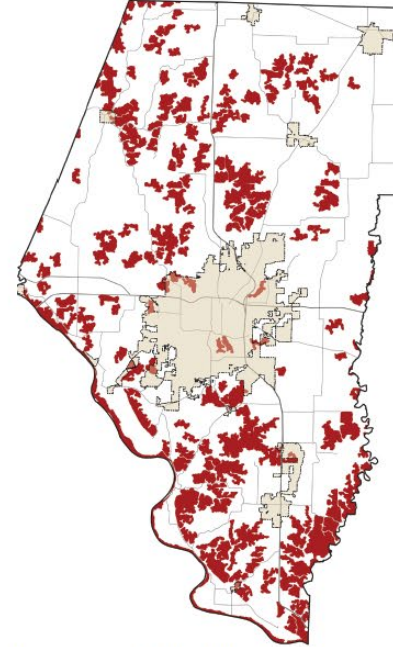
- 100-Year Flood Plain
- Stormwater Buffer Zones
- Sensitive Area Steep Slopes
- Karst Areas



Parks and Conservation Areas



Prime Farmland



Important Habitat and Ecological Areas

- Green Infrastructure Hubs



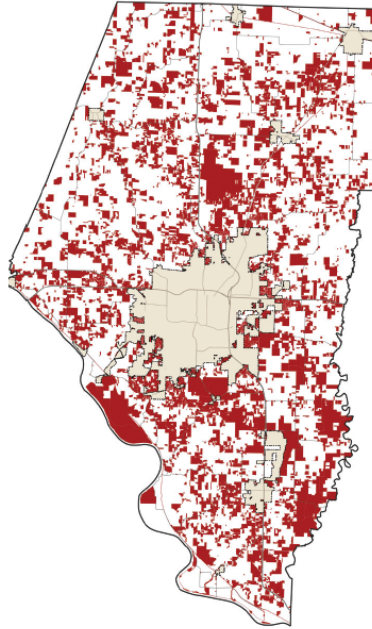
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Potential Unsuitable Areas for Development (Option 1)

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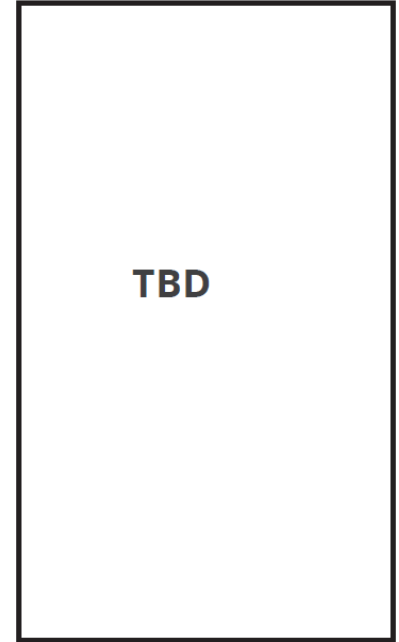
Not Readily Served by Utilities



Occupied Parcels

- Existing residential.
- Commercial and industrial.
- Institutional, except, and utilities.

Doesn't include agriculture, vacant, unknown, and mobile homes on parcels greater than 5 acre.



Combined Unsuitable

- Natural resources
- Parks and Conservation Areas
- Important Habitat and Ecological Areas
- Prime Farmland
- Not Served by Utilities
- Occupied Parcels

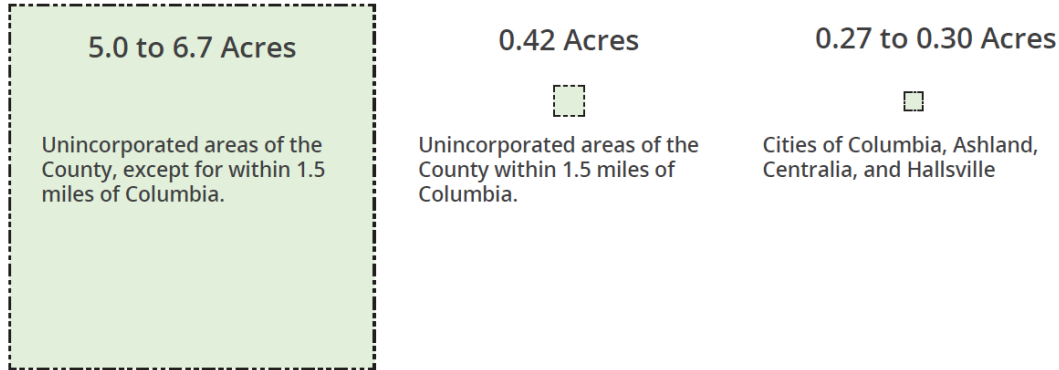


Single Family Residential: Percentage of Various Sized Parcels

Source: Boone County GIS, Boone County Assessor, i5Group

	> 100 acres	40 to 100 acres	20 to 40 acres	10 to 20 acres	5 to 10 acres	2.5 to 5 acres	1 to 2.5 acres	0.5 to 1 acres	0.25 to 0.5 acres	0.16 to 0.25 acres	< 0.16 acres	Median Parcel Size (Acres)
Columbia Edge (1.5 Mile)	0%	0%	1%	4%	7%	10%	13%	9%	23%	27%	5%	0.42
Ashland Edge (1.5 Mile)	1%	2%	5%	21%	23%	36%	7%	4%	1%	0%	0%	5.02
Centralia Edge (1.5 Mile)	4%	1%	9%	21%	26%	24%	11%	3%	0%	0%	0%	6.68
Hallsville Edge (1.5 Mile)	1%	3%	6%	18%	24%	27%	9%	2%	11%	0%	0%	5.02
Unincorporated (Excluding 1.5 Mile Areas)	1%	3%	7%	19%	24%	23%	9%	6%	5%	2%	0%	5.15
City of Columbia	0%	0%	0%	0%	0%	1%	2%	9%	48%	36%	4%	0.27
City of Ashland	0%	0%	0%	0%	0%	1%	1%	9%	69%	19%	1%	0.32
City of Centralia	0%	0%	0%	0%	0%	1%	1%	8%	40%	40%	10%	0.25
City of Hallsville	0%	0%	0%	0%	0%	0%	2%	9%	73%	15%	1%	0.30

Median Parcel Sizes of Single Family Residential Parcels





Scenarios – Understanding Existing Trends

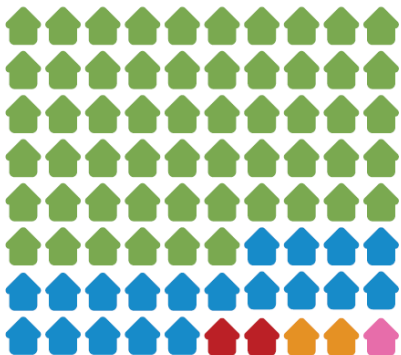
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Columbia Edge (1.5 Mile)	0%	0%	1%	4%	7%	10%	13%	9%	23%	27%	5%	0.42	Edges
Ashland Edge (1.5 Mile)	1%	2%	5%	21%	23%	36%	7%	4%	1%	0%	0%	5.02	
Centralia Edge (1.5 Mile)	4%	1%	9%	21%	26%	24%	11%	3%	0%	0%	0%	6.68	
Hallsville Edge (1.5 Mile)	1%	3%	6%	18%	24%	27%	9%	2%	11%	0%	0%	5.02	
Unincorporated (Excluding 1.5 Mile Areas)	1%	3%	7%	19%	24%	23%	9%	6%	5%	2%	0%	5.15	Rural
City of Columbia	0%	0%	0%	0%	0%	1%	2%	9%	48%	36%	4%	0.27	Cities
City of Ashland	0%	0%	0%	0%	0%	1%	1%	9%	69%	19%	1%	0.32	
City of Centralia	0%	0%	0%	0%	0%	1%	1%	8%	40%	40%	10%	0.25	
City of Hallsville	0%	0%	0%	0%	0%	0%	2%	9%	73%	15%	1%	0.30	



Approx 80,000 Existing Housing Units in Boone County in 2020



- Columbia
- Unincorporated
- Ashland
- Centralia
- Other Cities



Where Should New Development Go?

Potentially 37,000* New Housing Units Will be Needed in Boone County by 2050



Scenario #1: City, Edges, and Rural Estates (Current Trend)

- Cities: continued development trends and densities, mostly new development on vacant and greenfield sites.
- Edges: Continued development trends and densities in edge of cities. Current trends vary by city.
- Rural: Continued popularity of rural residential on large parcels (five plus acres).

Land Use Policies

- General continuance of existing land use policies: preserve good agricultural land, maximize the use of existing infrastructure, discourage development where services are not readily accessible.
- Emphasis on sewer and water availability for new development in edge areas.

Scenario #2: City Focused Development

- Greater emphasis on new development in existing city limits, including a greater emphasis on infill development (Redevelopment or re-use of underutilized properties).
- Greater densities of greenfield sites when developed.

Land Use Policies

- Likely changes in both city and unincorporated land use policies.
- Unincorporated: Changes in land use policies to further encourage or direct growth in cities. Evaluate best practices from other counties including urban service areas, transfer of development rights, minimum residential parcel sizes, etc.
- Cities: Changes in land use policies to encourage infill and higher densities.

Scenario #3: Rural Growth

- Increased development in rural areas, especially rural residential.

Land Use Policies

- Allowance of smaller residential parcel sizes in more unincorporated areas of the County.
- More commercial opportunities in unincorporated areas.



Scenarios – Evaluation Criteria

In-Progress

Criteria to Evaluate Scenarios

Transportation

- Support multiple modes of transportation.
- Increase safety.
- Reduce travel time.

Natural Resources

- Preserve and protect important habitats and sensitive areas.
- Reduce flooding.
- Improve water quality.

Housing

- Increase the variety of housing options.

Infrastructure (Utilities) and Services

- Cost effectively expand and maintain utilities.

Economic Development

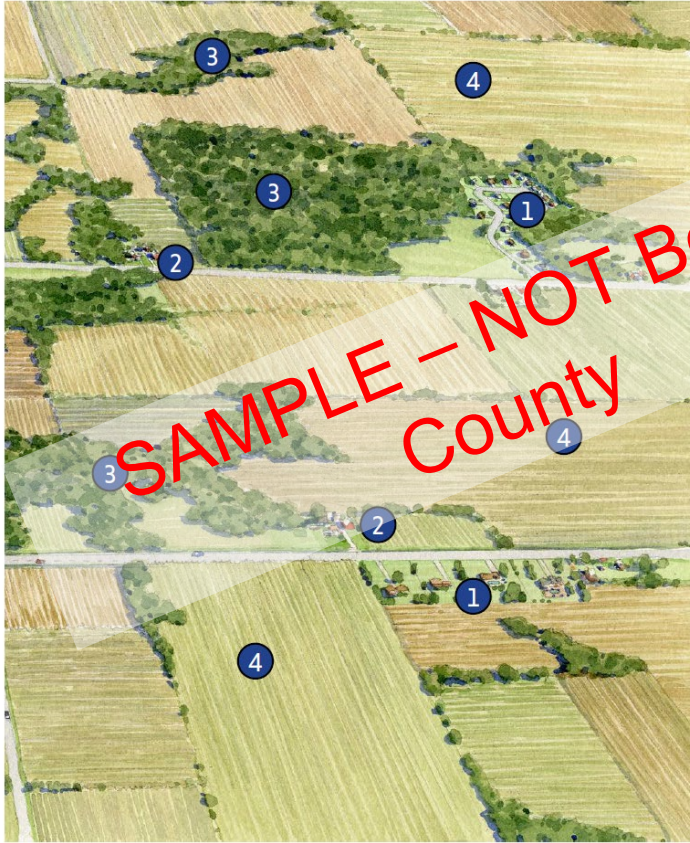
- Availability of developable sites.
- Attraction and retention of workforce.
- Aid in supporting targeted industry clusters.

Rural Character

- Preserve farmland.
- Preserve scenic views and rural atmosphere.



Scenarios – Visualizing Scenarios



- 1 Existing Rural Residential
- 2 Farmsteads Rural and Agricultural can live and work
- 3 Connected Stream Habitats should be preserved for flood reduction and stream set-back standards. Federal Conservation Reserve Program (Conservation Sensitive Land)
- 4 Farmland Preserve prime and Site Assessed of prime farmland



- 1 Connected Subdivisions should be encouraged to provide multiple bicycle routes to reduce vehicle miles traveled for longer distances; reduces vehicle miles traveled by providing additional connectivity.
- 2 Connected Stream Habitats should be preserved for flood reduction and stream set-back standards.
- 3 Parks and Open Space Community planning should require space requirements for community planning requirements.
- 4 Annexing Existing Subdivisions should be encouraged as they grow to development.
- 5 Conservation Sensitive Land As a transition between Agricultural and Urban should be encouraged.

SAMPLE – NOT Boone County

SAMPLE – NOT Boone County



Scenarios – Evaluation Criteria

In-Progress

Criteria to Evaluate Scenarios

Transportation

- Support multiple modes of transportation.
- Increase safety.
- Reduce travel time.

Infrastructure (Utilities) and Services

- Cost effectively expand and maintain utilities.

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Housing

- Increase the variety of housing options.

Rural Character

- Preserve farmland.
- Preserve scenic views and rural atmosphere.

Committee Feedback

- What criteria are most important?
- Additional criteria?



Survey Mapping Results



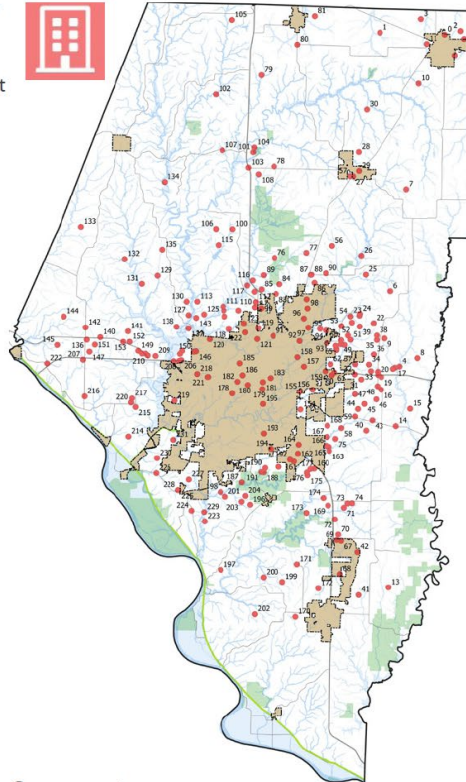
Survey Mapping Results

In-Progress

"New Development"

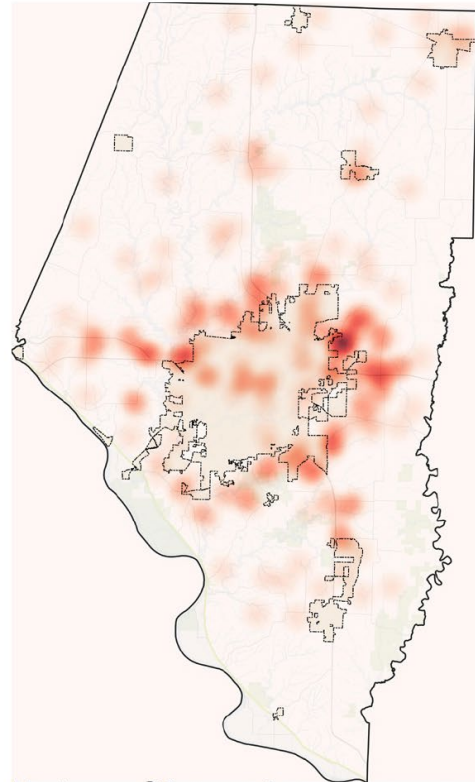


Where do you think new development should go? What type of development?



Comments

(See following pages for list of comments and corresponding identifier to map location)



Heatmap of Comments

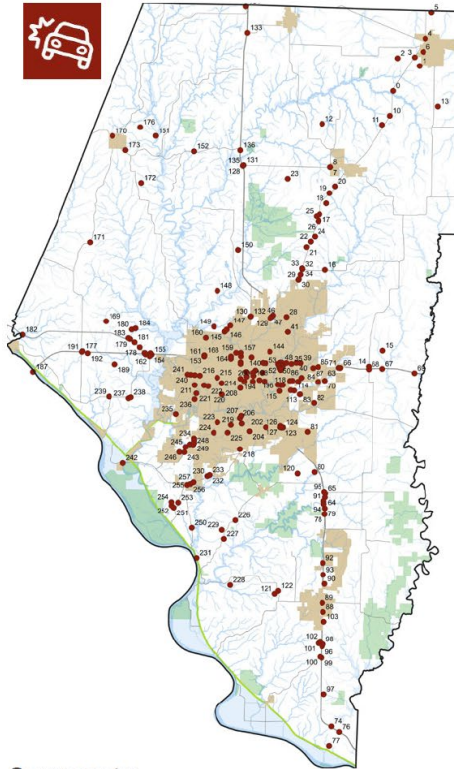


Survey Mapping Results

In-Progress

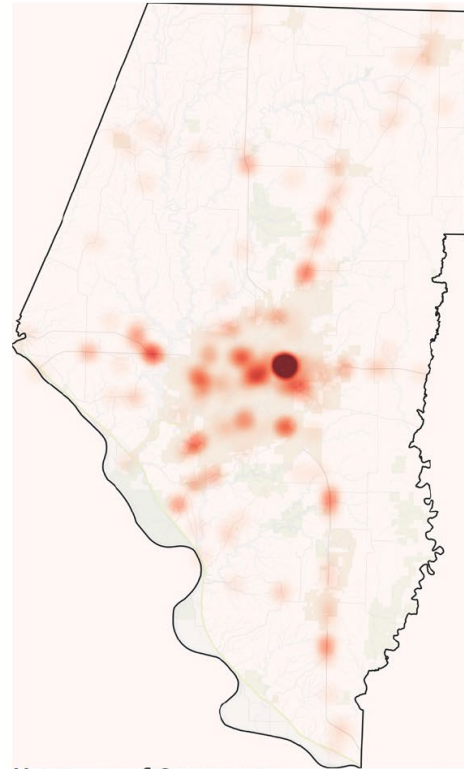
"Transportation Safety Concern"

Are there unsafe intersections, curves, or stretches of road?



Comments

(See following pages for list of comments and corresponding identifier to map location)



Heatmap of Comments



Questions / Discussion



Upcoming Schedule

Next Committee Meeting: After Open House #2 (TBD)

- Technical Committee: 2:00 pm
- Advisory Committee: 4:30 pm

Open House #2: Early April (Online Only)

- Listening sessions approximately two weeks after online Open House.

Our Boone County



OUR COMMUNITY. OUR FUTURE. BOONE COUNTY MASTER PLAN

Thank you!
www.OurBoone.com

 **CED-SOLUTIONS**
community and economic development

