

# Our Boone County



OUR COMMUNITY. OUR FUTURE. BOONE COUNTY MASTER PLAN

## Virtual Open House September 12, 2023

 **CED-SOLUTIONS**  
community and economic development



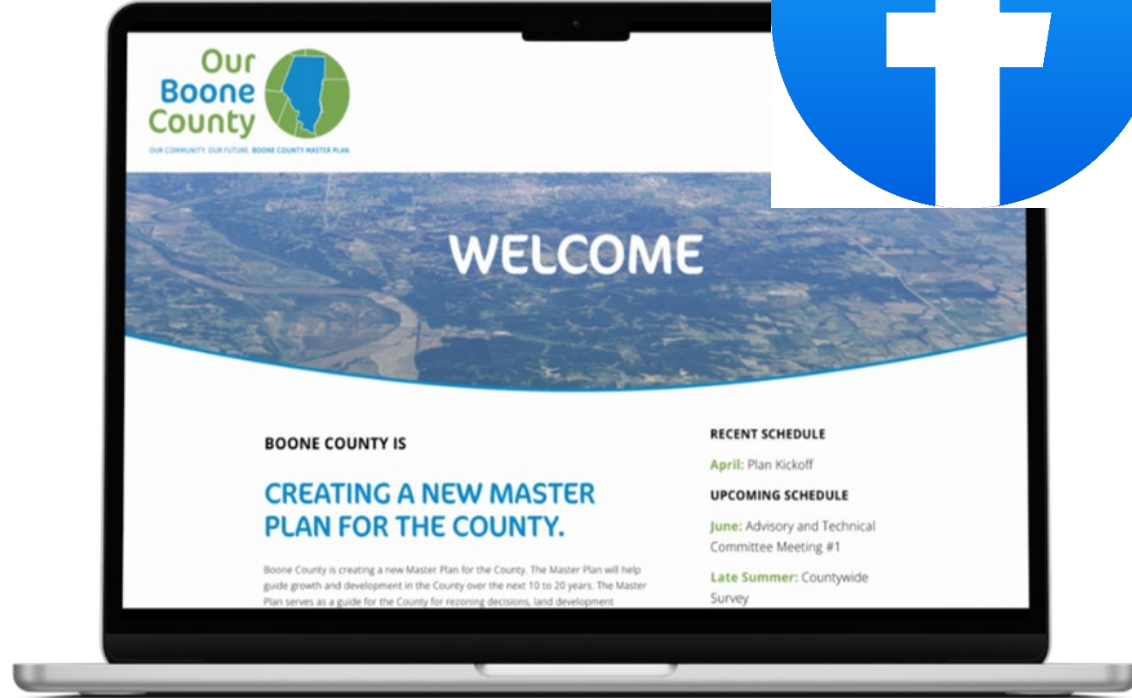


## PLAN WEBSITE



### Hub of Communications!

- Signup for e-blasts.
- Documents
- Upcoming events
- Recording of Tonight's Webinar



[www.OurBoone.com](http://www.OurBoone.com)

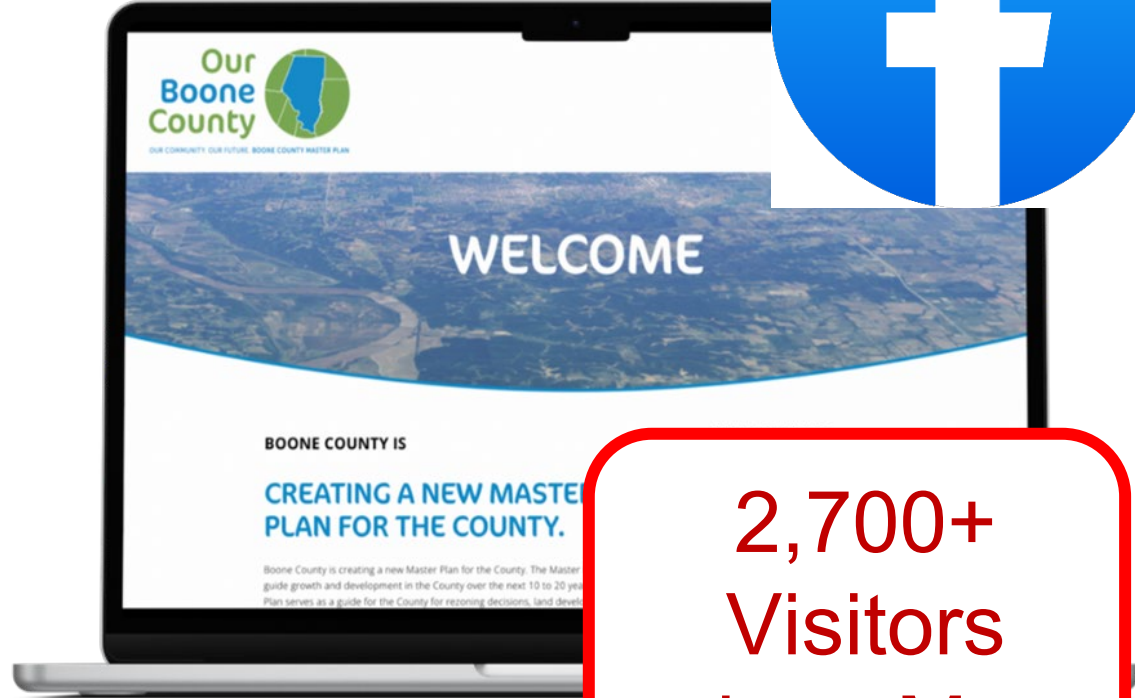


## PLAN WEBSITE



### Hub of Communications!

- Signup for e-blasts.
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2,700+  
Visitors  
since May

[www.OurBoone.com](http://www.OurBoone.com)



# AGENDA

- A. Welcome and Introductions**
- B. Overview of the Planning Process**
- C. Highlights Existing Conditions**
- D. Upcoming Schedule**
- E. Questions**





# MEET THE 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



# MEET THE 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



# Welcome from Kip Kendrick - Presiding Commissioner





# What is a Master Plan? 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.
- The jurisdiction of the plan will be the *unincorporated areas*.

## 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

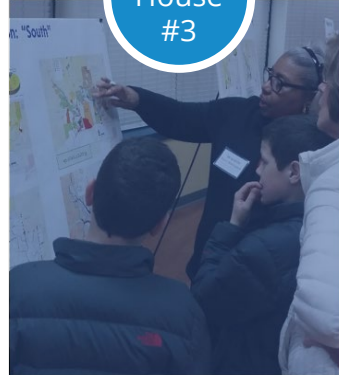


Growth Analysis and Scenario Planning

Fall - Spring 2023 - 2024



Open House #3



Draft Master Plan

Spring - Summer 2024



Public Hearings



Plan Refinement & Adoption

Fall 2024





# Planning Process

## Two Concurrent Tasks

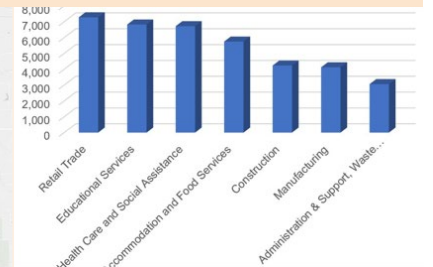
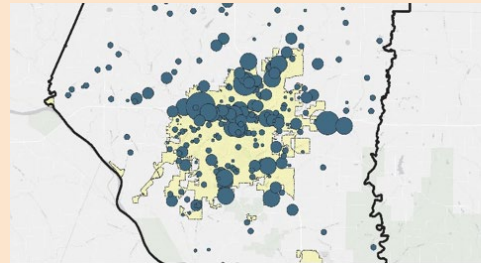


Community  
Engagement  
(Listening)



Existing  
Conditions  
& Discovery

Existing  
Conditions and  
Analysis





# Meet the Advisory and Technical Committees

## ADVISORY COMMITTEE



- Meeting 5-8 times | Around 20 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)



# Meet the Advisory and Technical Committees

Visit [www.OurBoone.com](http://www.OurBoone.com) to learn about the Advisory and Technical Committees



**MATT MCCORMICK**  
COLUMBIA CHAMBER OF COMMERCE

Matt is the President and CEO of the Columbia (MO) Chamber of Commerce. With 10 years of experience at the Columbia Chamber and over 25 years of experience in the chamber industry, Matt's responsibilities during his career has ranged from membership director to president and CEO.



**KYLE MICHEL**  
CITY OF ASHLAND

Kyle serves as the City Administrator for the City of Ashland, a role he has held since February, 2022. Kyle is a graduate of Drake University with a Master of Public Administration, an ICMA Credentialed Manager Candidate, and an Army veteran.



**LEANNE TIPPETT MOSBY**  
UNIVERSITY OF MISSOURI (WATERSHED INTERESTS)

Leanne serves as sustainability manager at Mizou after a 22-year career with the Missouri Department of Natural Resources. She serves on Columbia's Climate and Environment Commission, the Hinkson Creek Collaborative Adaptive Management Stakeholder Group, and on the board of the Conservation Federation of Missouri. Leanne is a 20-year resident of Southern Boone County.



**LORRY MYERS**  
RESIDENT

Lorry Myers was born in Centralia and raised her children there like all of her family before. Lorry is a strong advocate for Northern Boone County and her community, serving in many roles and in many ways. She is an award-winning writer, with weekly columns in the Columbia Daily Tribune, Centralia Fireside Guard and The Mexico Ledger. She is also a featured writer in Boone County based Missouri Life Magazine.



**REV. JAMES PATTERSON**  
NAACP

James is a member of the Columbia Missouri NAACP Executive committee and has served on the Boone County Industrial Development Authority for 6 years. He is President of the Mt. Carmel District, Congress of Christian Education. James retired from MFA, Incorporated IT Department after 34 years.



**ALVIN "AL" PLUMMER**  
NAACP/MINORITY MEN'S NETWORK

Al serves as a mentor for student athletes at the University of Missouri and as facilitator for the Early Grade Literacy Workgroup as part of the Upward Mobility project. Al began employment with



**RHONDA PROCTOR**  
BOONE COUNTY PLANNING & ZONING COMMISSION

Rhonda is a fourth-generation Boone Countian. Proctor currently serves as a Planning & Zoning Commissioner for Perche Township and previously served on Boone County's



**KEVIN ROBERSON**  
FRIENDS OF ROCK BRIDGE MEMORIAL STATE PARK

Kevin is President of the board of Friends of Rock Bridge Memorial State Park. Mr. Roberson had a 20-year career at Eurofins, Columbia (formerly Analytical Biochemistry Laboratories) starting up



**ADAM SAUNDERS**  
CENTER FOR URBAN AGRICULTURE

Adam is a co-founder of the Columbia Center for Urban Agriculture, and helped lead the public-private-partnership effort to develop Columbia's Agriculture Park. Adam is also a farmer who runs a fully integrated custom



**DE'CARLION SEEWOOD**  
CITY OF COLUMBIA

De'Carlion is the City Manager of Columbia, Missouri. He has served in that role since 2022. Before that, he was Columbia's deputy city manager from 2019 to 2022. Seewood served as the city manager for the





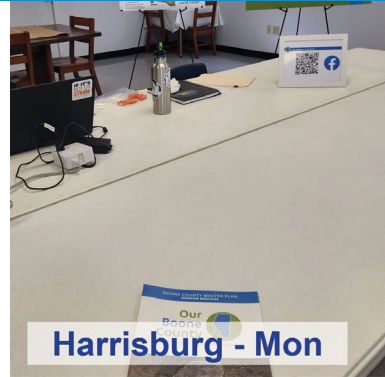
## July 10 – 13: Stakeholder Meetings

### Small Group Meetings (sometimes one-on-one)

- Identify community values, vision, goals, and potential issues (small groups allow for more “robust dialogue”)
- Identify “project champions”
- Establish lines of communication (help market the survey, open houses, etc)

### Initial groups of meetings:

- July 10-13, 2023: Round 1
- Additional meetings as the plan progresses.





## July 10 – 13: Stakeholder Meetings

### Stats:

- 24 Small Group listening sessions over 3.5 days. 80+ Attendees.
- Groups
  - Mayors
  - City Staff
  - Mayor Employers
  - Small Businesses
  - School Districts
  - Library District
  - Agencies
  - Community Organizations / Non-Profits
  - Environmental Groups
  - Fire Districts / Law Enforcement
  - Homebuilders / Construction
  - Small Businesses
  - Realtors



# September: Public Open Houses

## Open House #1 (In-Person and Online)

Tuesday, September 12, 2023

Virtual Open House at 7:00pm

Live online webinar. (After, a recording will be available.)

Registration is required at [www.OurBoone.com](http://www.OurBoone.com)

Tuesday, September 26, 2023

In-Person Open House

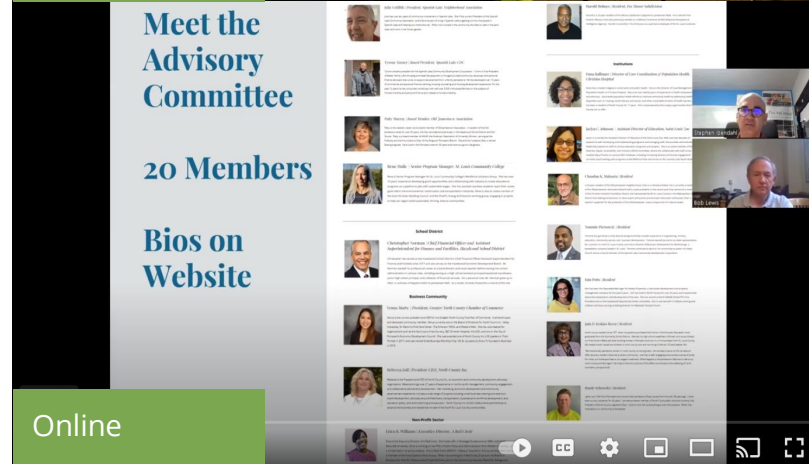
4:30 - 7:00 pm

Location: Boone Electric Cooperative - Community Room, 1413 Rangeline Street, Columbia, MO 65201

*The meeting will be an open house style format with no formal presentation. Feel free to drop by anytime between 4:30 and 7:00 pm.*



In-Person



Online

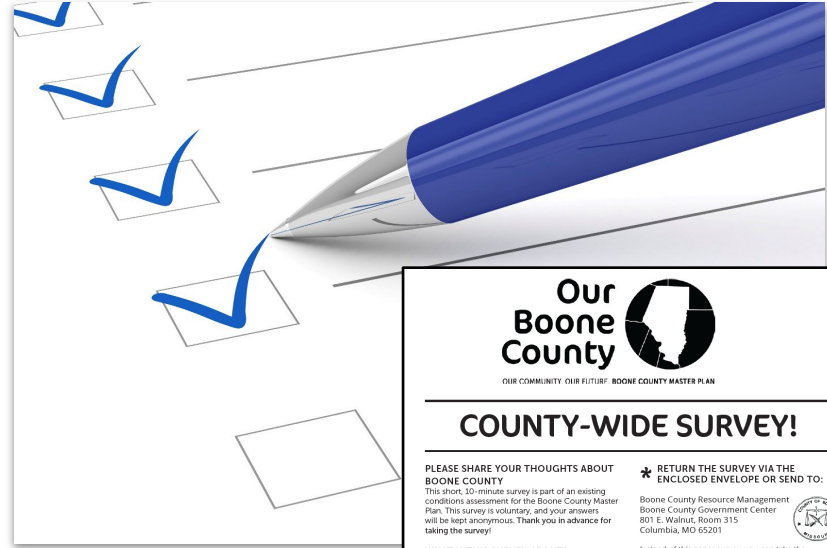



# Countywide Survey

Started in early August.  
**Open until September 30<sup>th</sup>**

Primarily online, but also a  
mailed paper survey  
(2,100 random households)

# Help Spread the Word!



**Our Boone County**   
OUR COMMUNITY OUR FUTURE BOONE COUNTY MASTER PLAN

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## COUNTY-WIDE SURVEY!

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**PLEASE SHARE YOUR THOUGHTS ABOUT BOONE COUNTY**  
This short, 10-minute survey is part of an existing conditions assessment for the Boone County Master Plan. This survey is voluntary, and your answers will be kept anonymous. Thank you in advance for taking the survey!

**WHAT IS THIS SURVEY ABOUT?**  
Boone County is creating a new Master Plan for the County. The Master Plan will help guide growth and development in the County over the next 10 to 20 years. The Master Plan serves as a guide for the County for rezoning decisions, land development regulations, transportation improvements, budgeting, coordination of infrastructure, and more. The Master Plan is not a regulatory document. Instead, it is a guide that reflects the values and aspirations of Boone County, crafted with input from residents, businesses, and service providers.


The current Boone County Master Plan was adopted in 1996, so it has been over twenty-five years since the last Master Plan. Since then, the County has experienced significant population and employment growth.

The Master Plan is expected to be finalized by late 2024. For further information about the Boone County Master Plan and its objectives, visit: [www.OurBoone.com](http://www.OurBoone.com)

**WHY DID I GET A PAPER SURVEY?**  
The survey is primarily being conducted online and is open to all residents in the County. To ensure a representative geographic distribution of responses, a random selection of households in unincorporated areas of the County received a paper survey by mail.

**RETURN THE SURVEY VIA THE ENCLOSED ENVELOPE OR SEND TO:**  
Boone County Resource Management  
Boone County Government Center  
801 E. Walnut, Room 315  
Columbia, MO 65201

Instead of this paper survey, you can take the survey online at: [www.OurBoone.com](http://www.OurBoone.com)



The survey will end on September 30, 2023.

**PLAN TO ATTEND AN UPCOMING PUBLIC OPEN HOUSE ABOUT THE MASTER PLAN!**

**Tuesday, September 12, 2023**  
Virtual Open House  
Live online webinar at 7:00pm  
Registration required at [www.OurBoone.com](http://www.OurBoone.com)

**Tuesday, September 26, 2023**  
In-Person Open House  
4:30 - 7:00 pm  
Location: Boone Electric Cooperative - Community Room  
1413 Rangeline Street, Columbia, MO 65201  
The meeting will be an open house style format with no formal presentation. Feel free to drop by anytime between 4:30 and 7:30 pm.



# Countywide Survey: Mapping Tool

## Your Comments

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

New Development 

Draw new bicycle route or pedestrian route.

New Bicycle or Pedestrian Route 

Draw new road or street route.

New Road or Street Route 

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

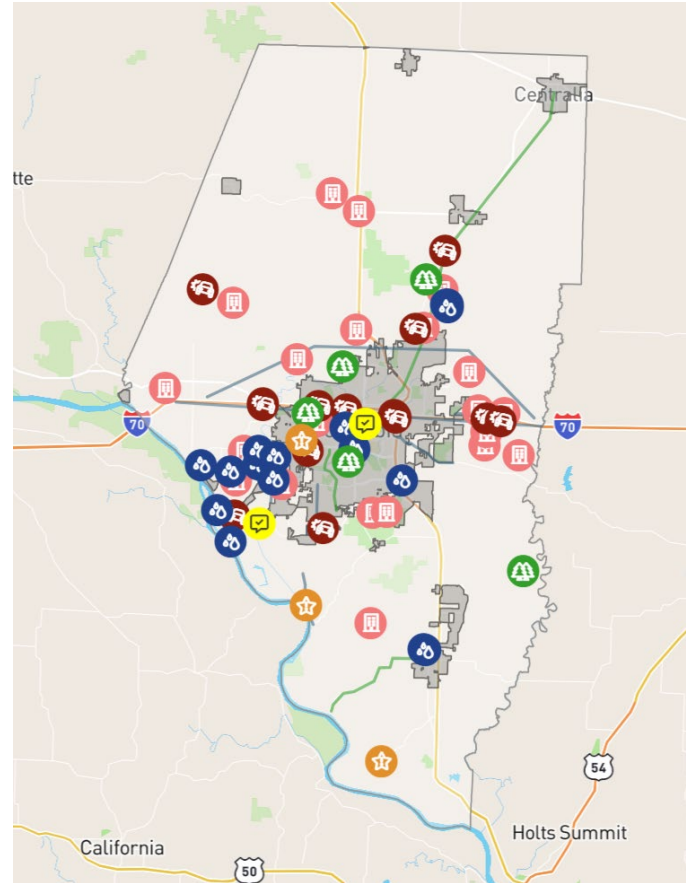
Transportation Safety Concern 

Are there areas where it floods when it rains? Drainage problems?

Stormwater / Flooding Issues 

Where should there be new parks, open space, or improvements?

New Parks or Open Space 

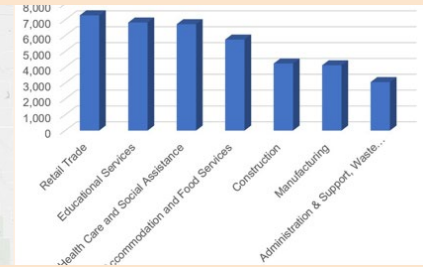
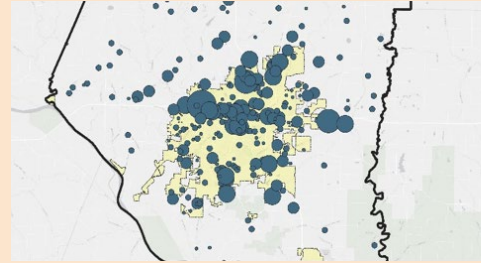




# Existing Conditions

Existing  
Conditions  
& Discovery

Existing  
Conditions and  
Analysis



## Considerations

- Not only a snapshot of existing conditions: but trends over the last 20 years (where we can) and comparisons (where we can).
- Data changes over time (it's a moving target).
- Data is sometimes measured differently by different sources.
- Different sources of data don't always align with the same timeframes.
- Level of detail (Boone is a big county).
- Comparing: All of Boone vs Unincorporated vs Cities.
- **Still In-Progress!**





## Existing Conditions

### **In-Progress Review:**

- Population and Demographics
- Jobs
- Economic Development
- Land Use
- Transportation
- Housing
- Natural Resources

# Growth Trends (Countywide) Last Two Decades\*

(\* ) Upcoming slides will discuss nuances in trends.



**17%**



**1%**



**34%**



**25-31%**



**8-31%**



Developed  
Medium Intensity



Developed  
High Intensity



Deciduous  
Forest



Population



Jobs



Transportation



Developed,  
Open-Space



Developed,  
Low Intensity

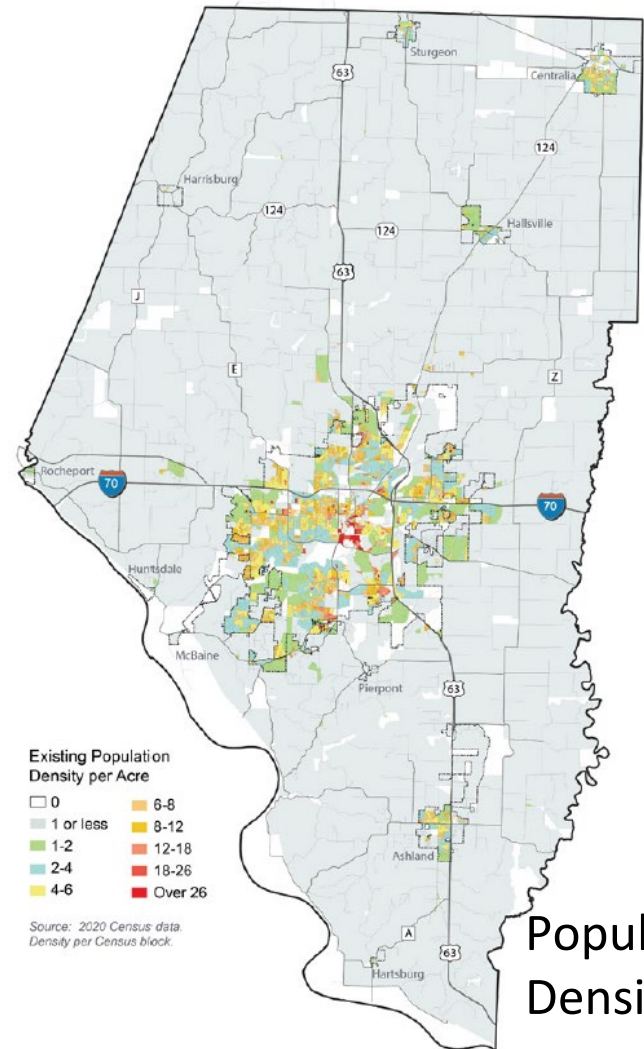
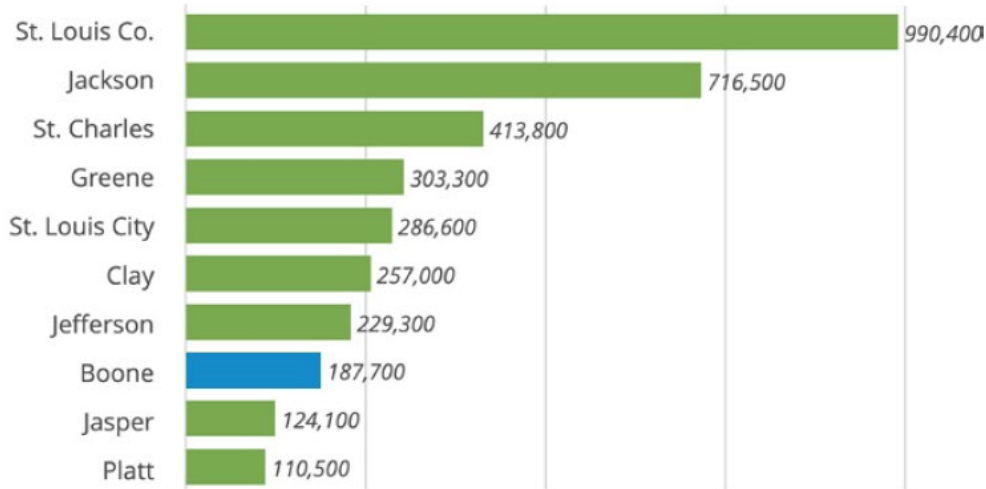




# Population

## TEN MOST POPULOUS COUNTIES IN MISSOURI, 2022

Source: U.S. Census Bureau



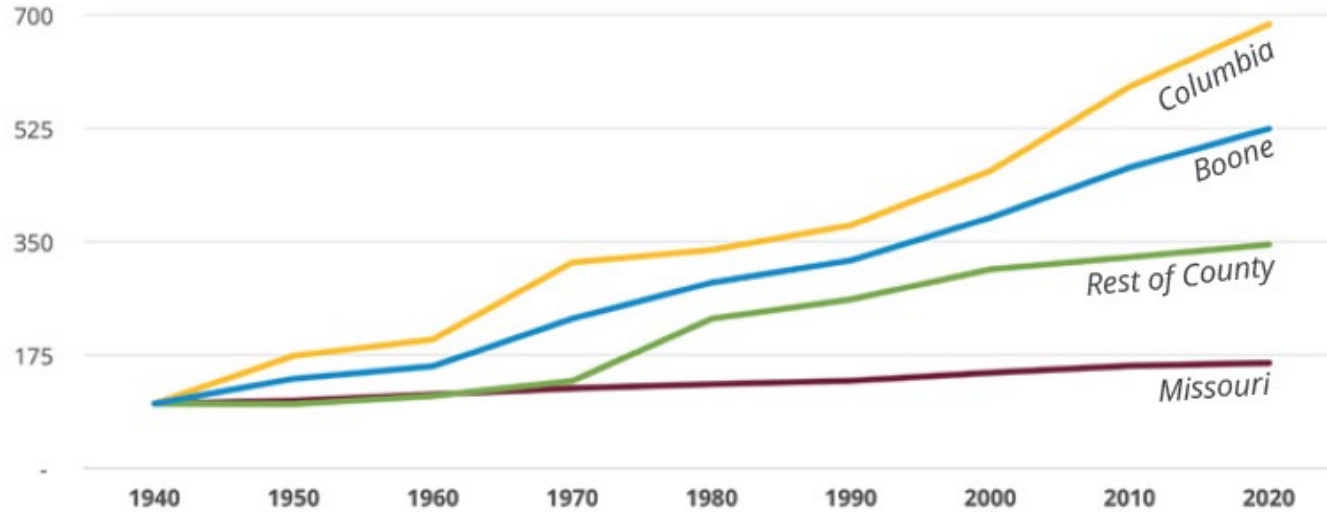
Population Density



# Population

## POPULATION GROWTH RATES INDEXED TO 1940: MISSOURI, BOONE COUNTY, AND COLUMBIA 1940 TO 2020

Source: U.S. Census Bureau

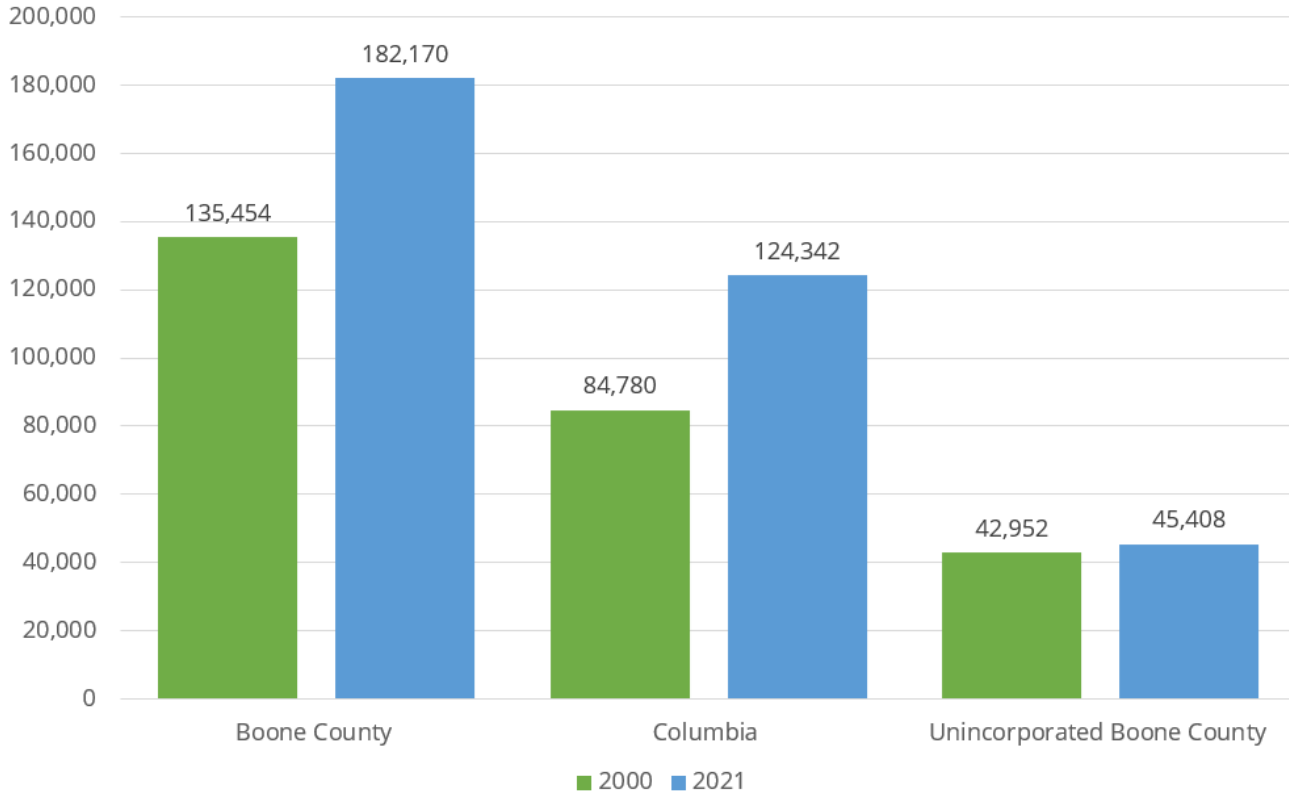




# Population

## Population Numbers in Boone County and Columbia, 2000-2021

Source: Missouri Census Data Center, Census, ACS 2000-2021





# Population

## Population Growth Rates, 2000-2021

Sources: Missouri Census DaTa Center, Census, ACS 2000-2021

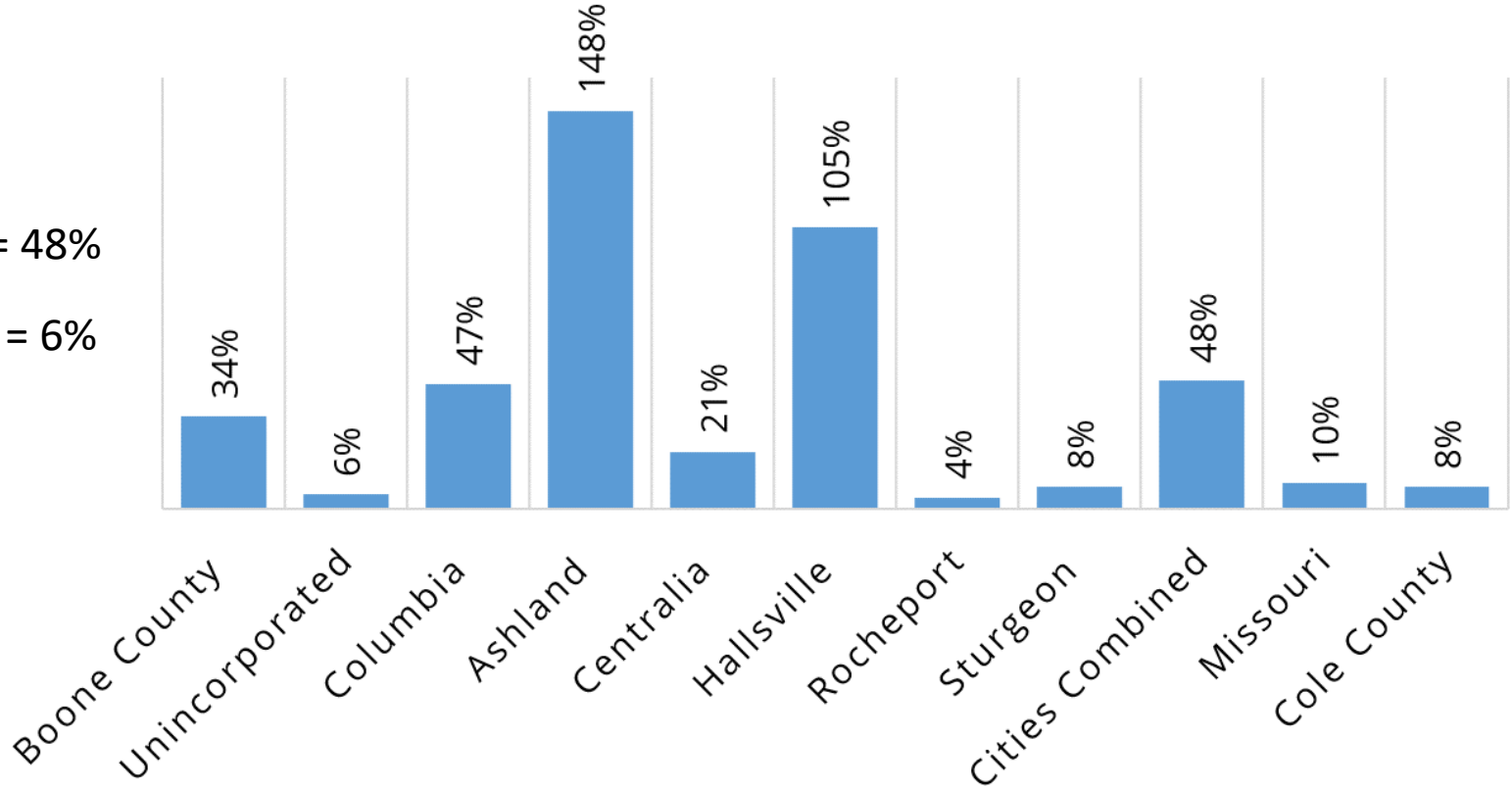
### Growth Rates:

County = 34%

Cities in Boone = 48%

Unincorporated = 6%

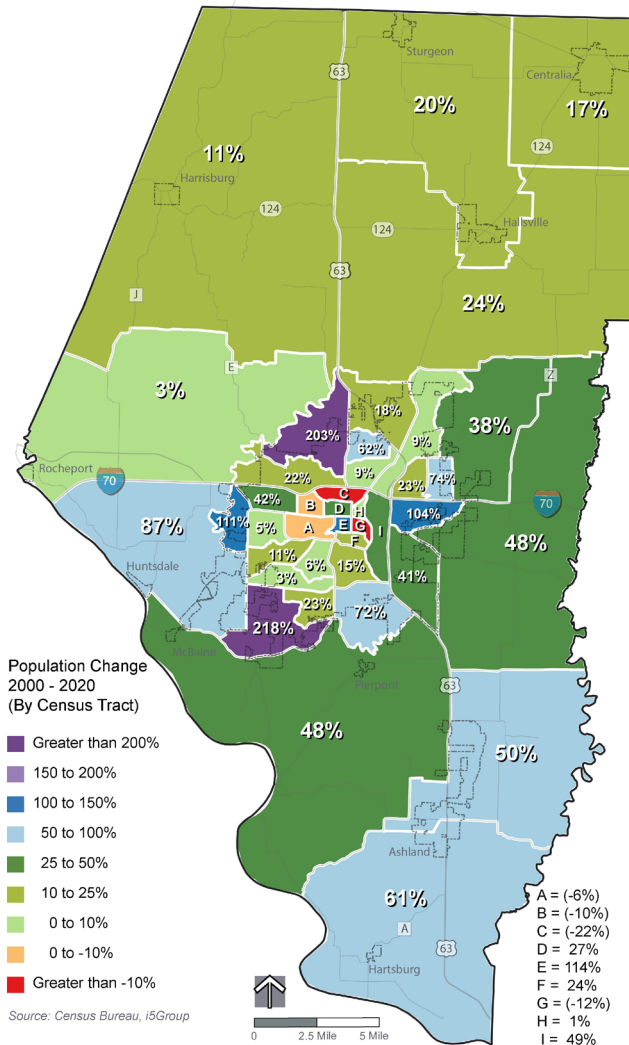
Missouri = 10%





# Population

## Population Change by Census Tract (2000 – 2020)



# EMPLOYMENT IN BOONE COUNTY, 2020

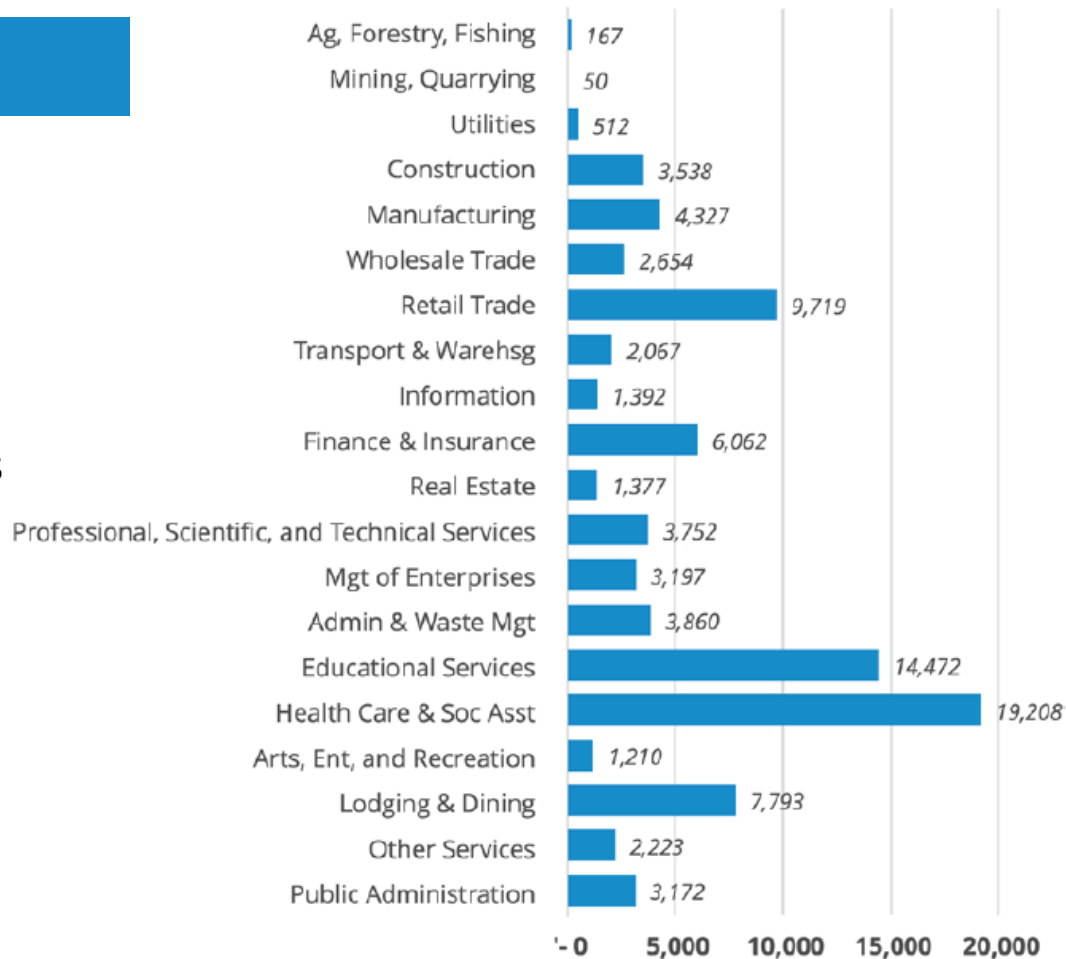
Source: U.S. Census On-the-Map



## Jobs

### Top 5 Job Sectors

1. Health Care and Social Assistance
2. Educational Services
3. Retail Trade
4. Lodging and Dining
5. Finance and Insurance

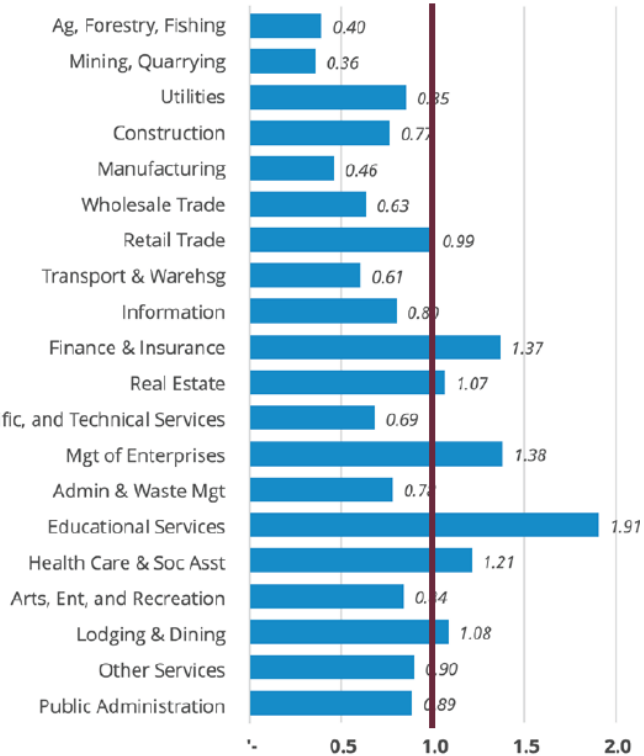




# Jobs

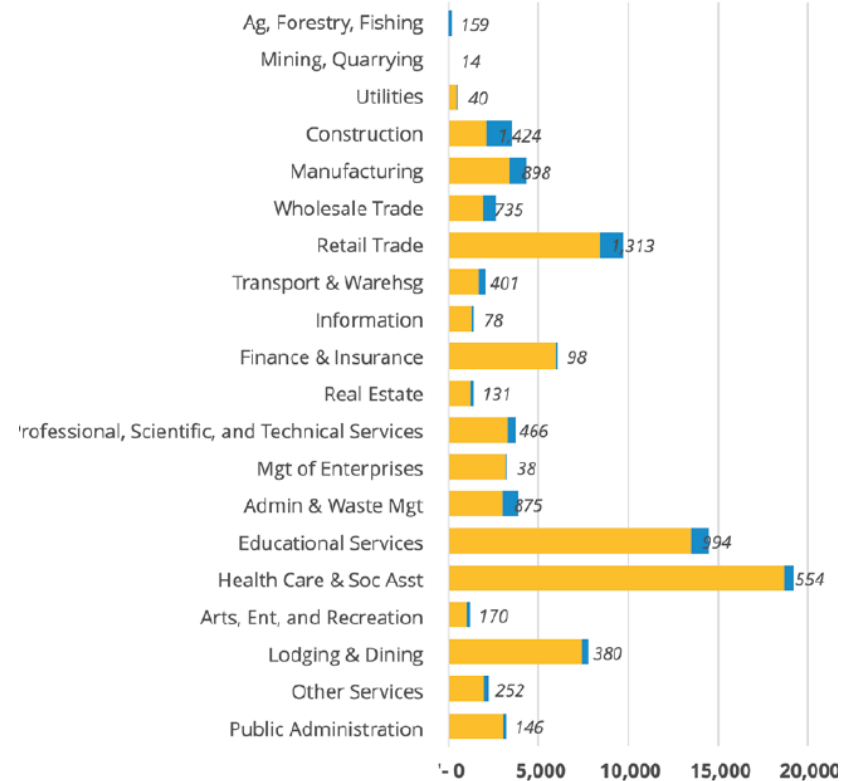
## EMPLOYMENT LOCATION QUOTIENTS: BOONE COUNTY VS. STATE OF MISSOURI, 2020

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



## EMPLOYMENT IN COLUMBIA AND THE REST OF BOONE COUNTY, 2020

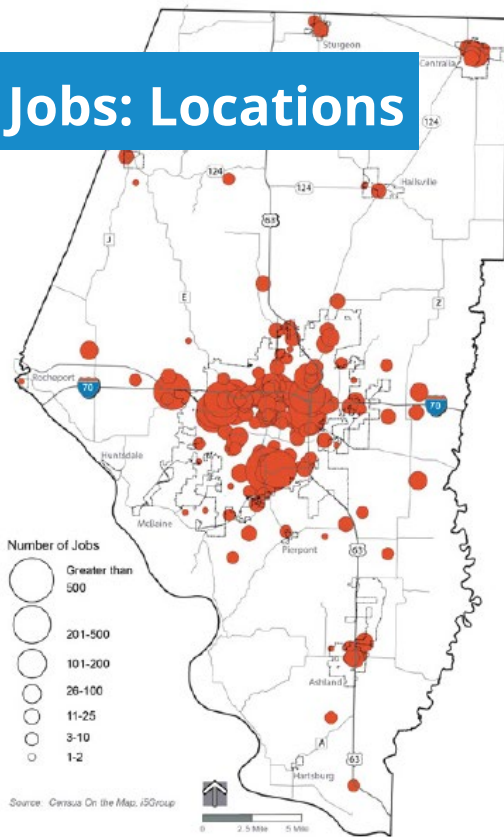
Source: U.S. Census On-the-Map







# Jobs: Locations

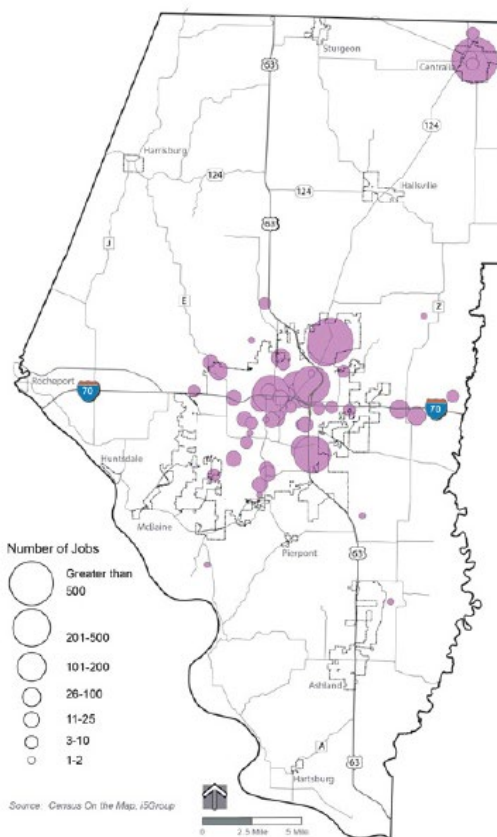


2020 Jobs  
9,719

Change from 2002



14%

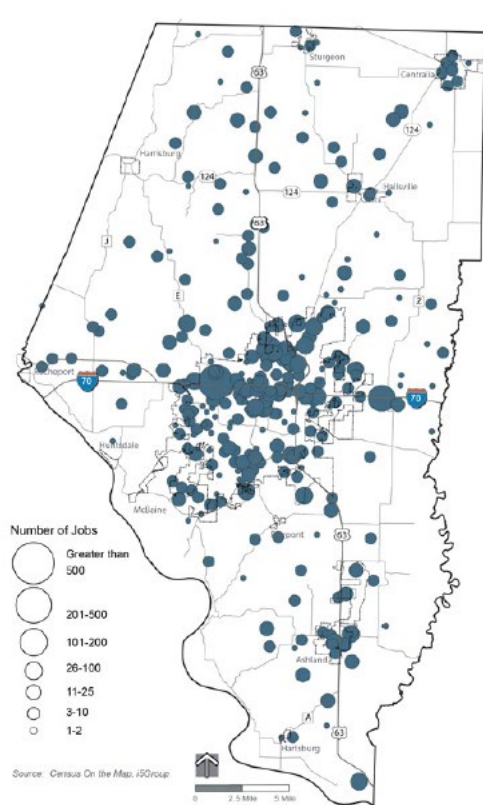


2020 Jobs  
4,327

Change from 2002



41%



2020 Jobs  
3,538

Change from 2002



5%

Construction

In-Progress

Retail Trade

Manufacturing





# Economic Development

Complement Existing Efforts in  
the County

How Trends Could Shape  
Future Growth Scenarios

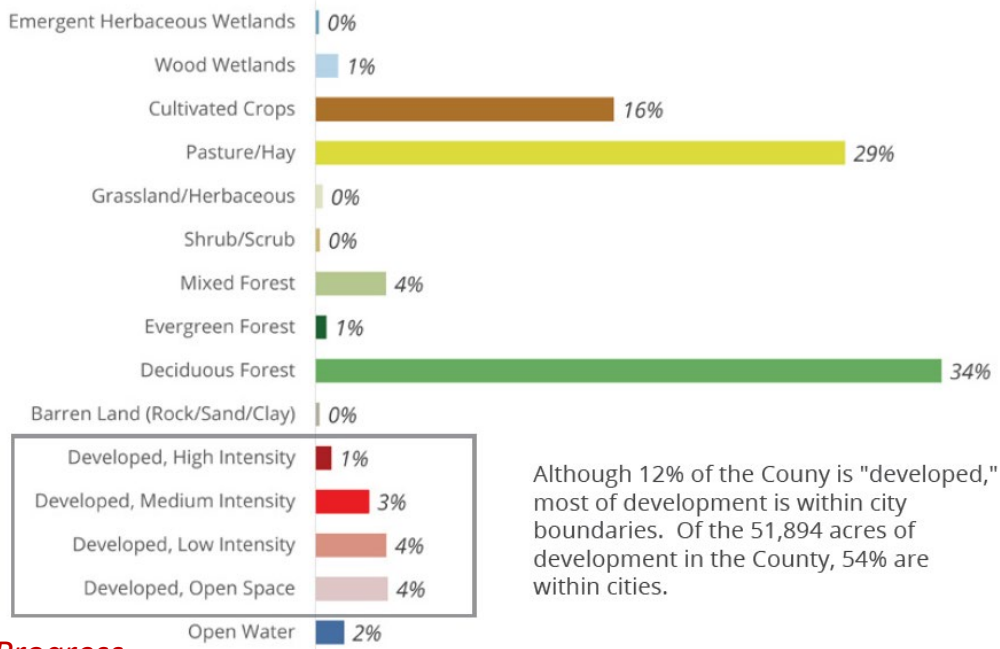




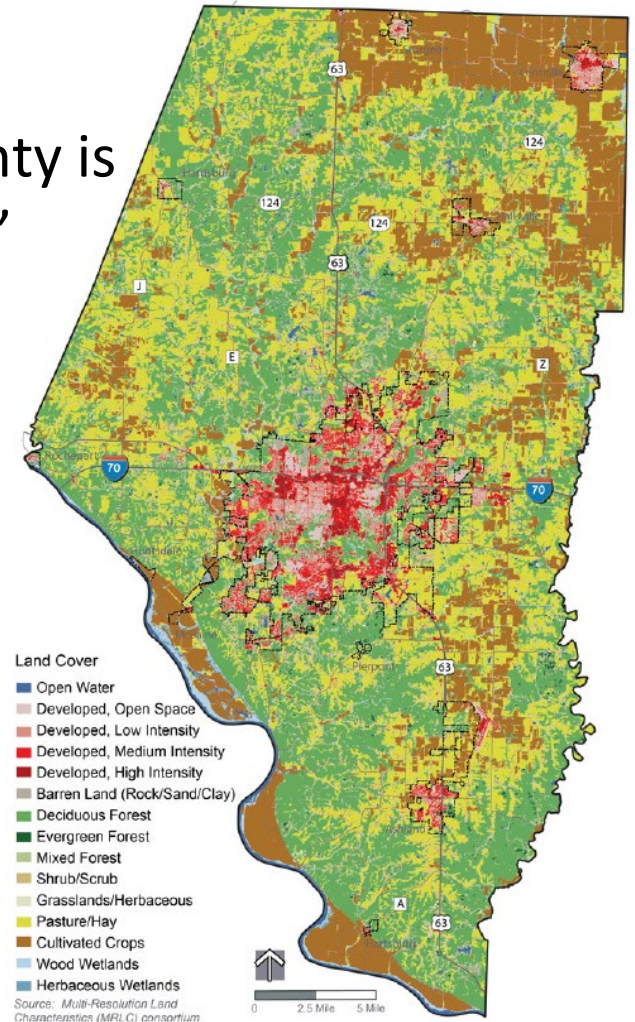
# Land Cover

12% of County is "developed"

## 2019 Land Cover Percentages



Although 12% of the County is "developed," most of development is within city boundaries. Of the 51,894 acres of development in the County, 54% are within cities.



Deciduous Forest



Pasture/Hay



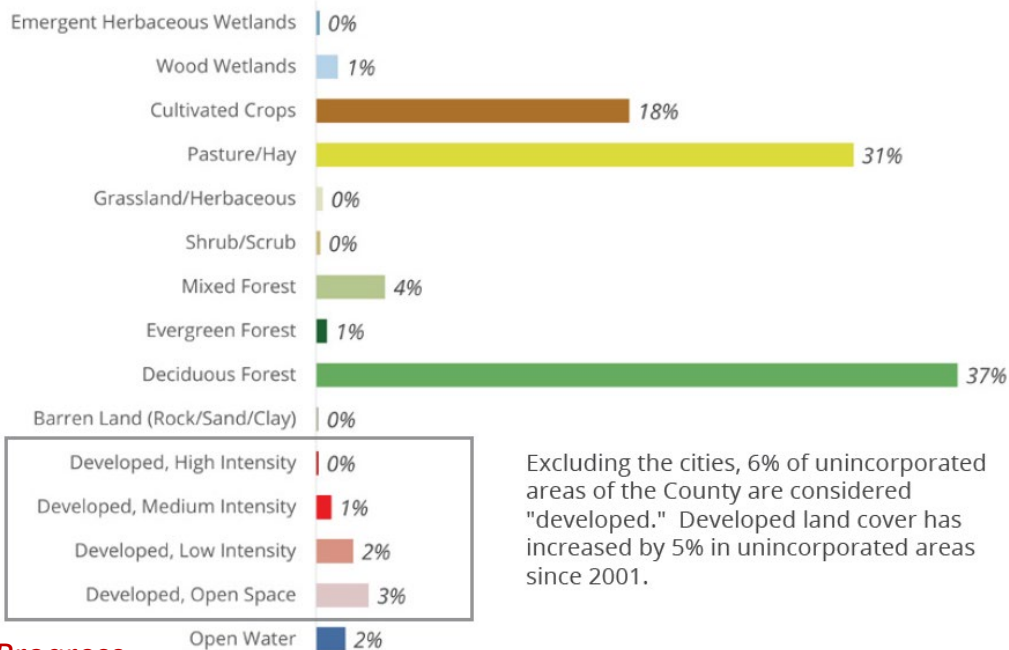
Cultivated Crops



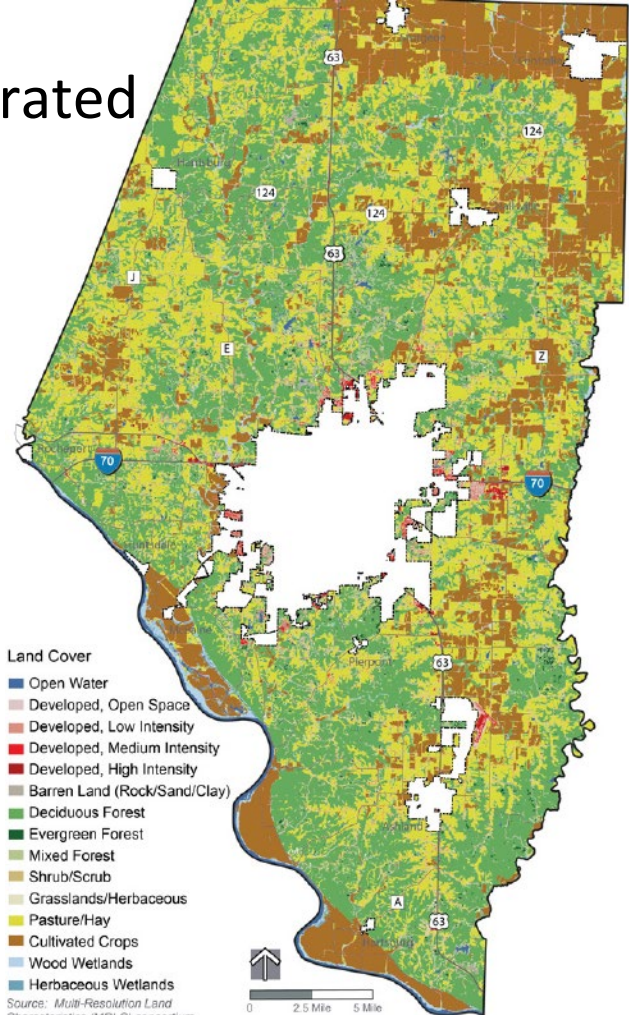
# Land Cover

6% of unincorporated is "developed"

## 2019 Land Cover Percentages: Unincorporated County



Excluding the cities, 6% of unincorporated areas of the County are considered "developed." Developed land cover has increased by 5% in unincorporated areas since 2001.

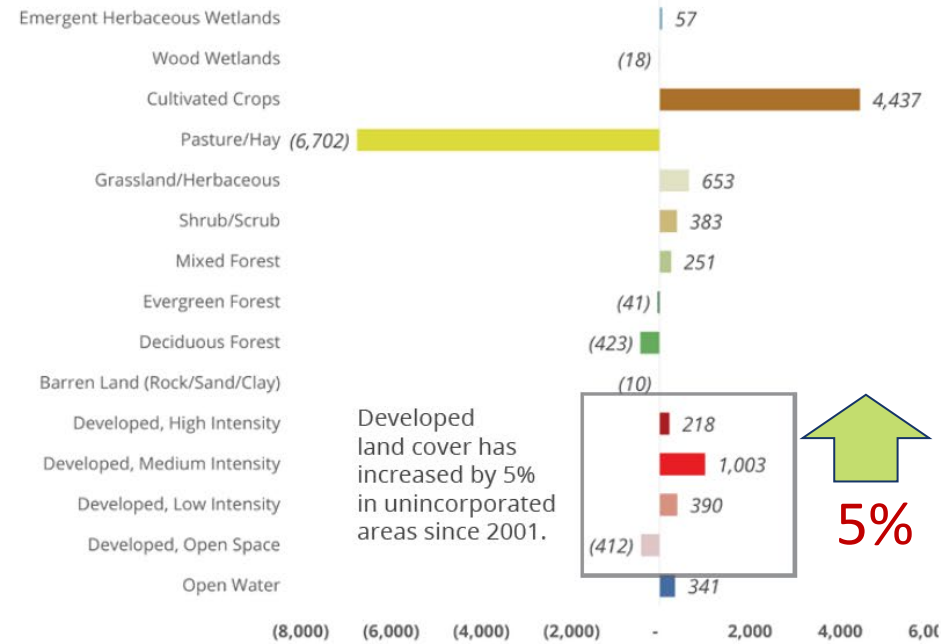


## 2019 Land Cover: Unincorporated

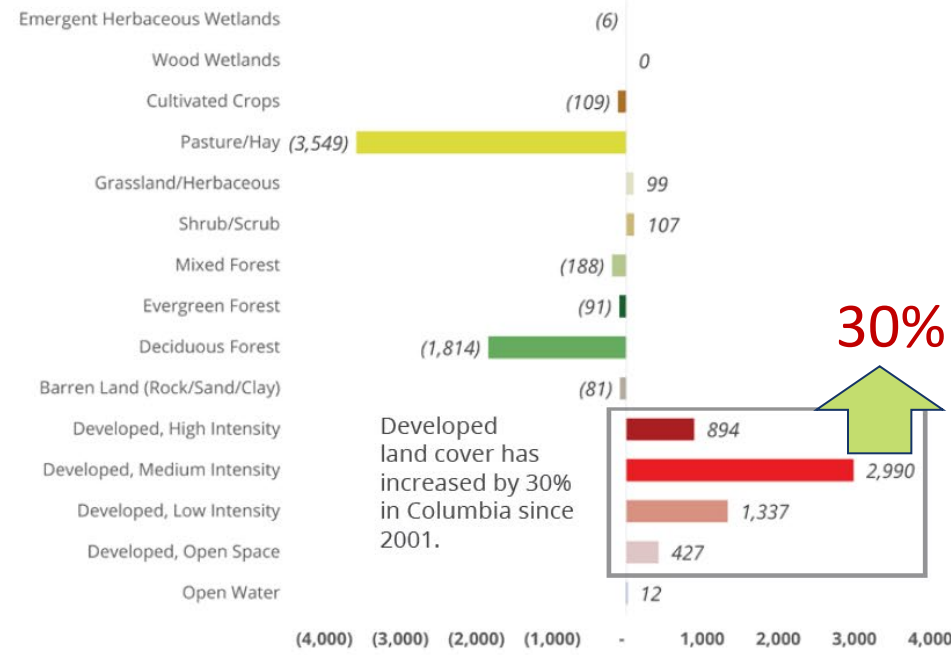


# Land Cover

## 2001 to 2019 Change in Land Cover: Unincorporated County (Acres)



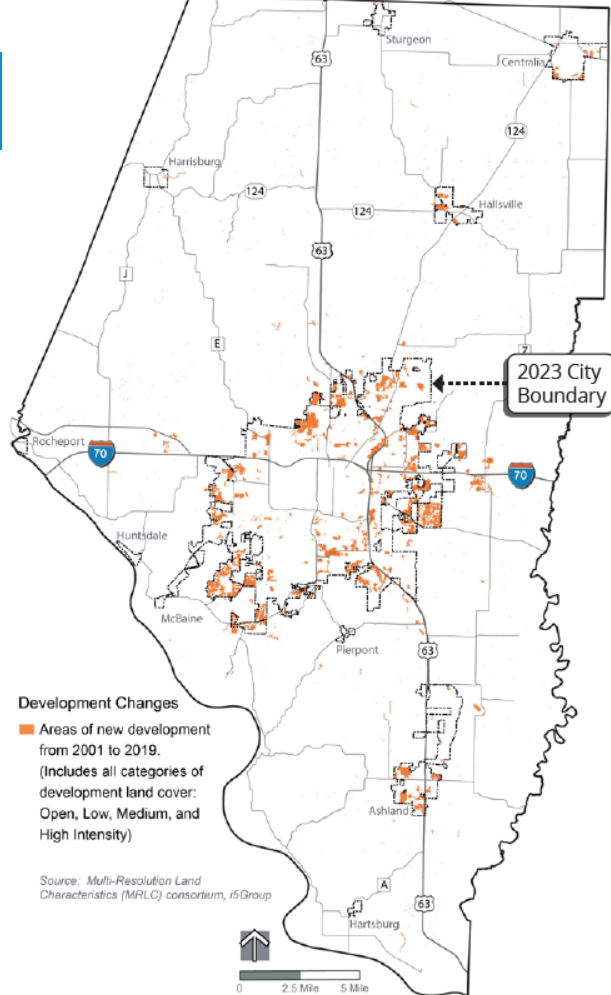
## 2001 to 2019 Change in Land Cover: City of Columbia (Acres)







# Land Cover



**2001 to 2019: Development Changes  
Entire County**



# Rural Residential

Example Parcels: 2-3 Acres



Example Parcels: 5-6 Acres



Example Parcels: 12-14 Acres



Example Parcels: 13-17 Acres

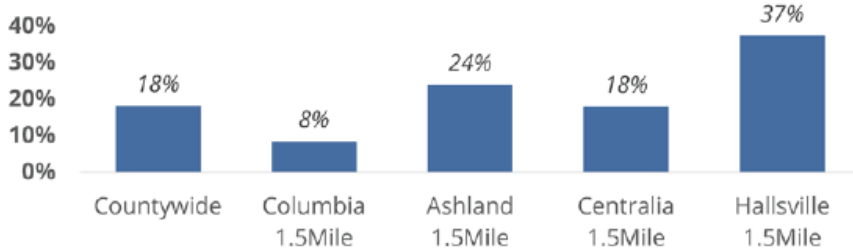




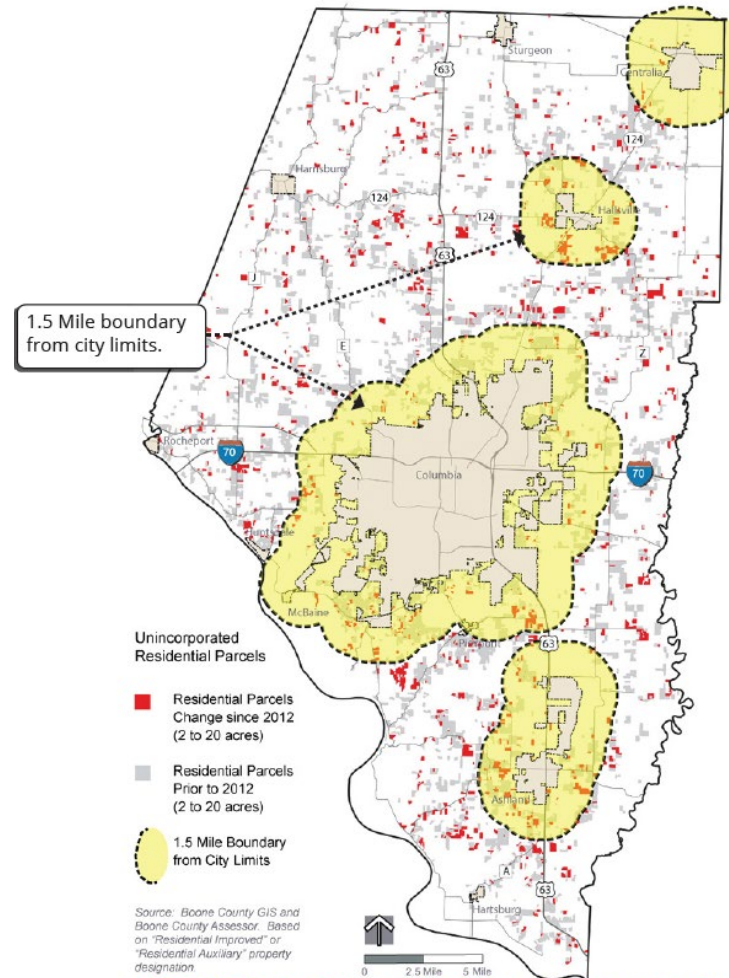
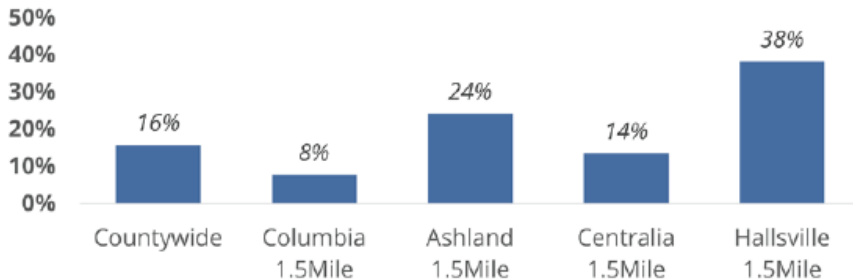


# Rural Residential

## Unincorporated Residential Parcels (2 to 20 acres) Percent Increase in Acres 2012-2023



## Unincorporated Residential Parcels (2 to 20 acres) Percent Increase in Parcels 2012-2023



## 2012-2023 Changes Unincorporated Residential Parcels (2 to 20 acres)





# Transportation and Mobility

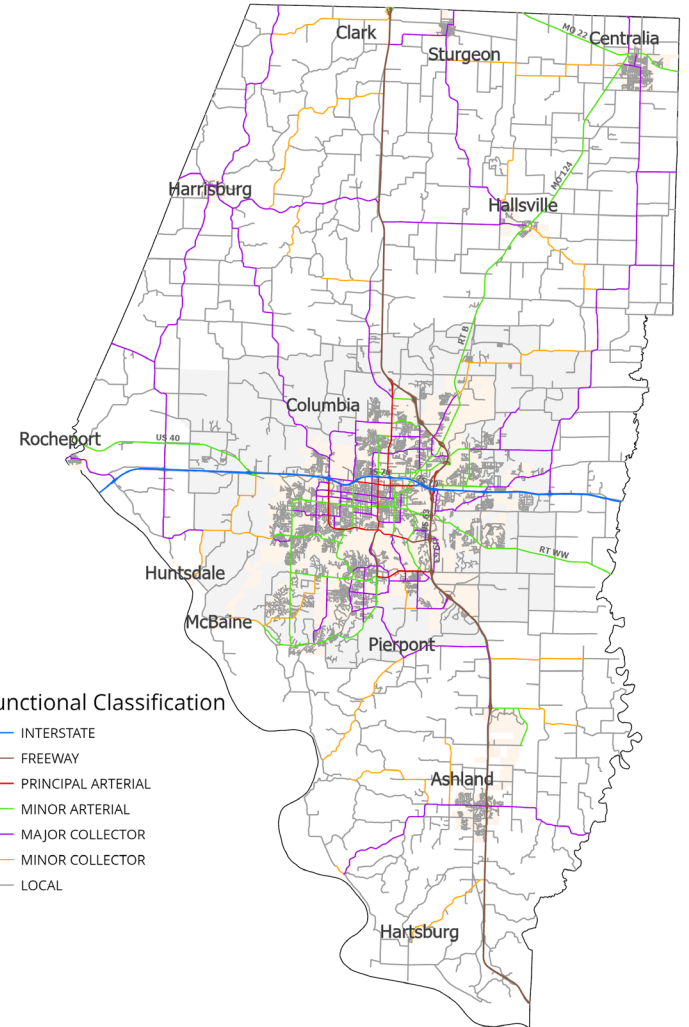
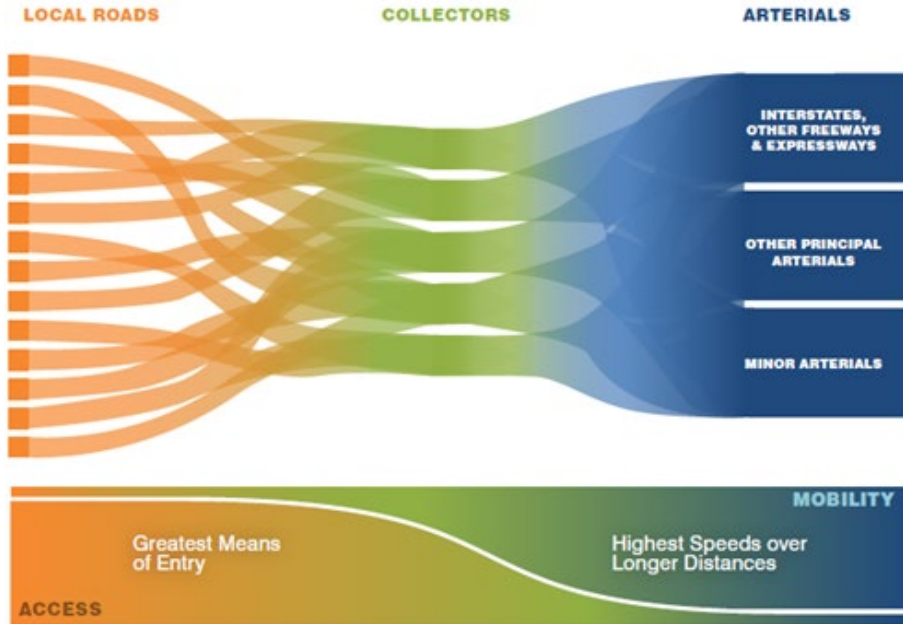
## Transportation Elements

- Roadway System
  - - Functional Classification
  - - Roadway Ownership
  - - Roadway Surface
  - - Roadway Conditions
- Traffic Volumes
- Traffic Safety
- Bicycle & Pedestrian Mobility
- Transit
- Rail, Air & Freight



# Transportation and Mobility

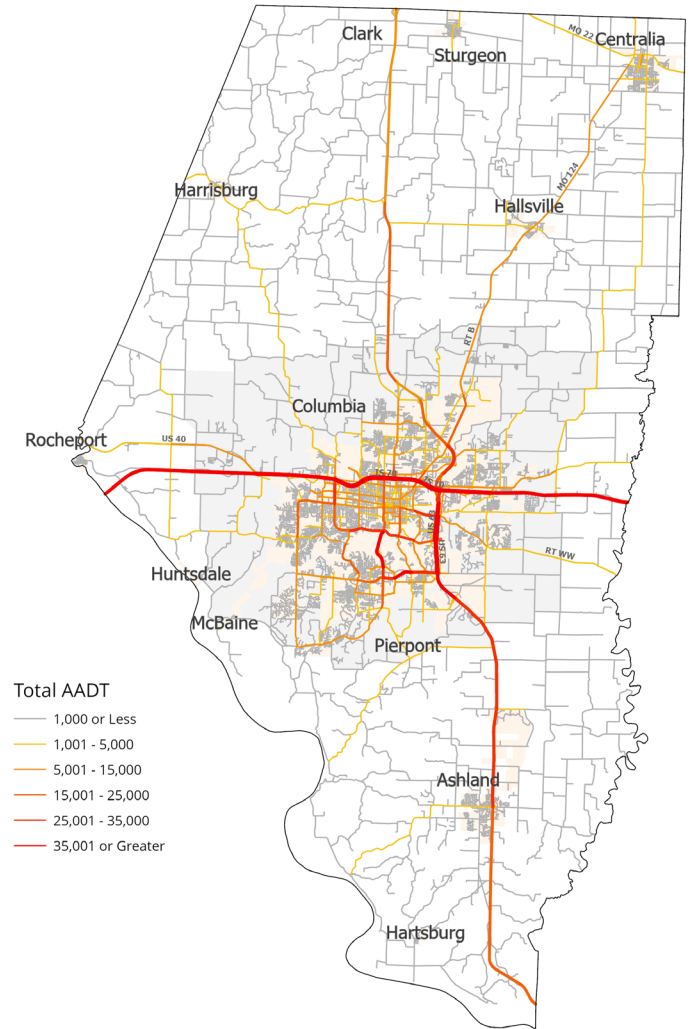
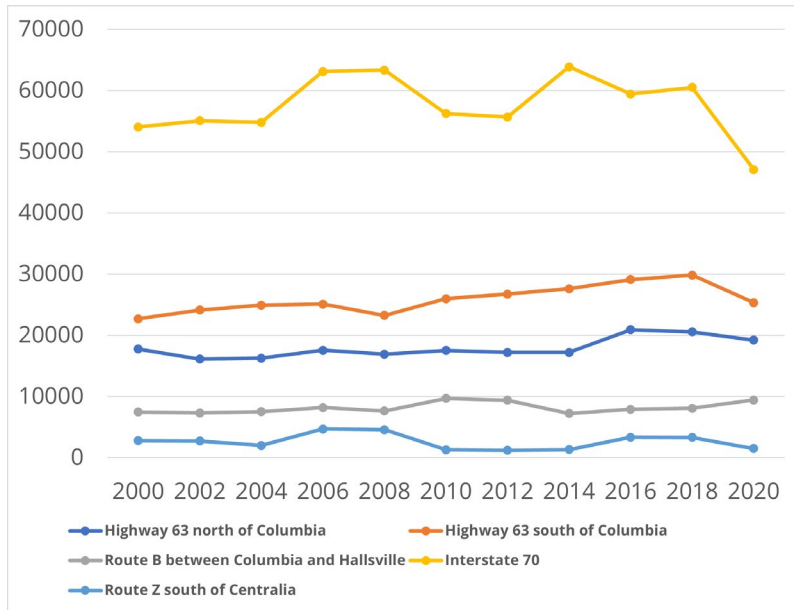
## Functional Classification





# Transportation and Mobility

## Traffic Volumes

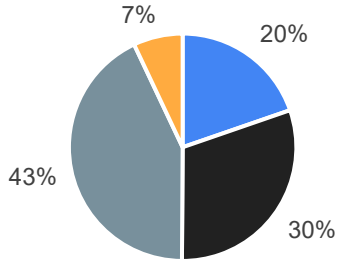




# Transportation and Mobility

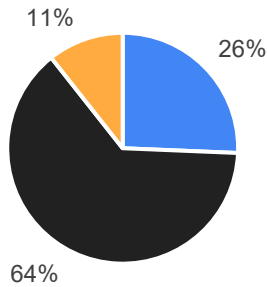
## Roadway Ownership

Inside CATSO



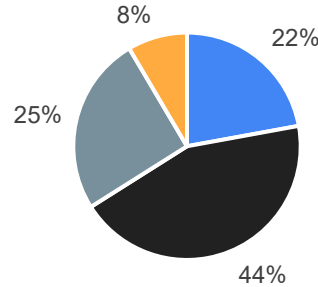
- MoDOT
- Boone County
- Columbia
- Other (Private, MU)

Outside CATSO

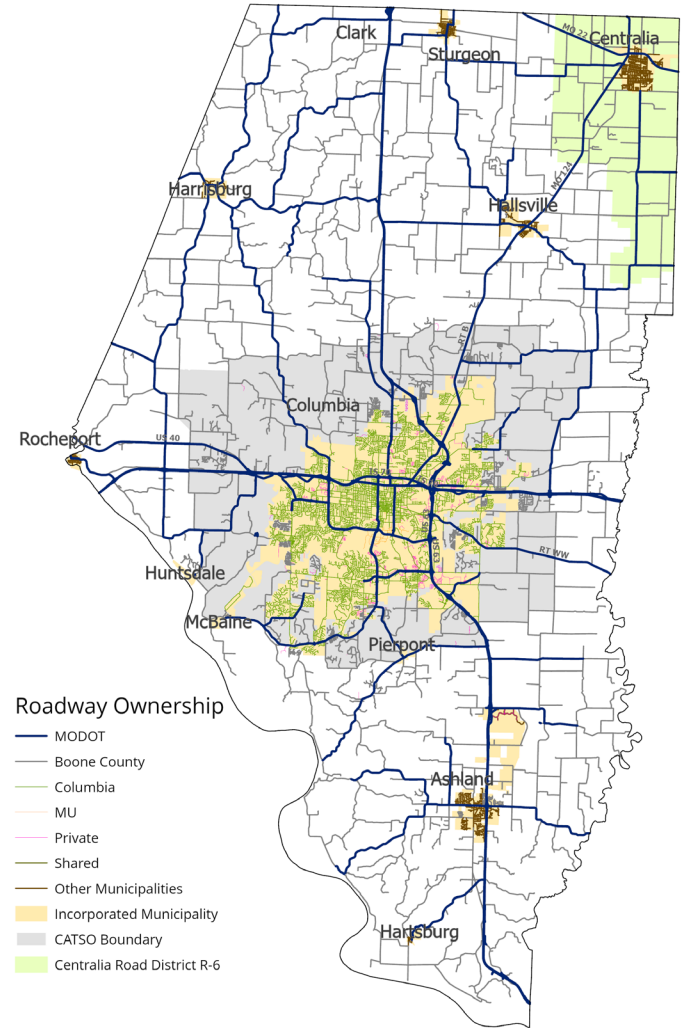


- MoDOT
- Boone County
- Other Municipalities

Countywide



- MoDOT
- Boone County
- Columbia
- Others



Roadway Ownership

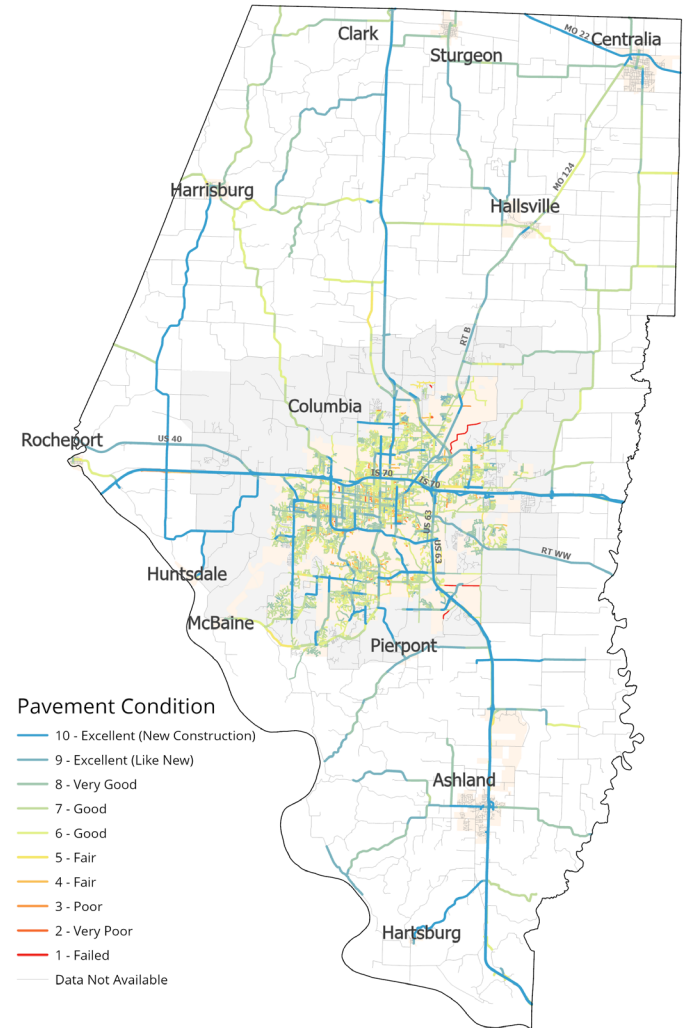
- MODOT
- Boone County
- Columbia
- MU
- Private
- Shared
- Other Municipalities
- Incorporated Municipality
- CATSO Boundary
- Centralia Road District R-6



# Transportation and Mobility

## Pavement Conditions

- Includes City of Columbia and MoDOT roads, some Boone County roads inside CATSO MPA

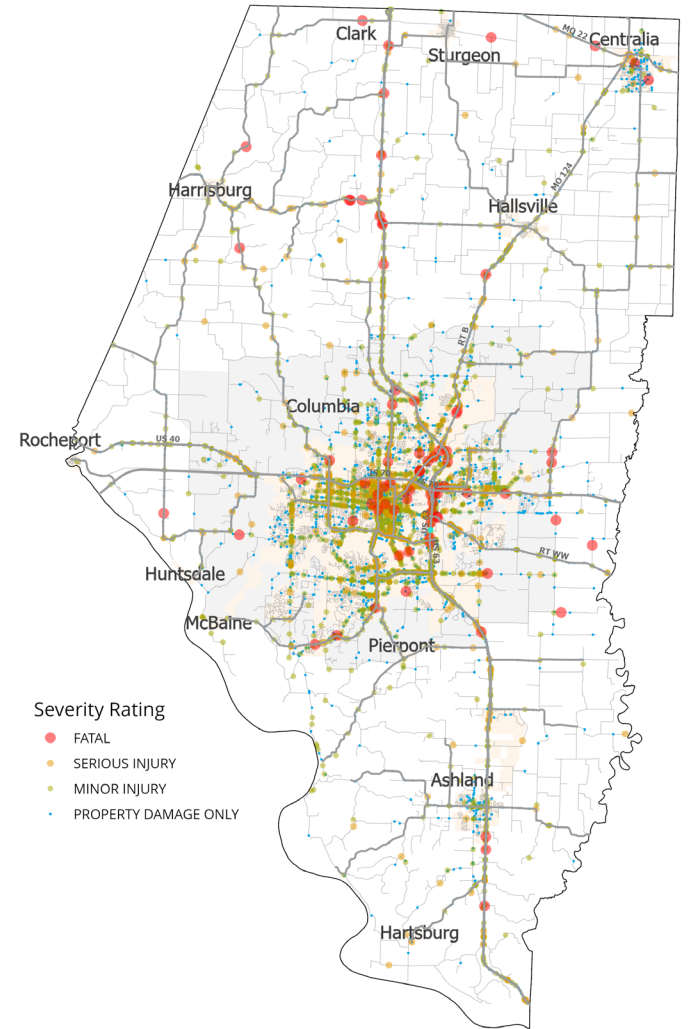
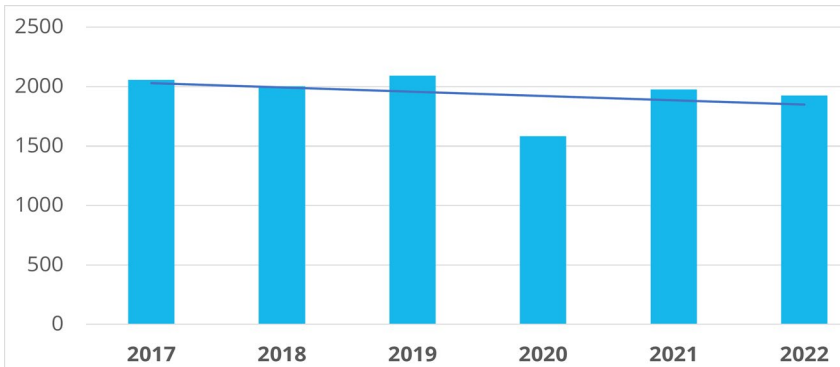
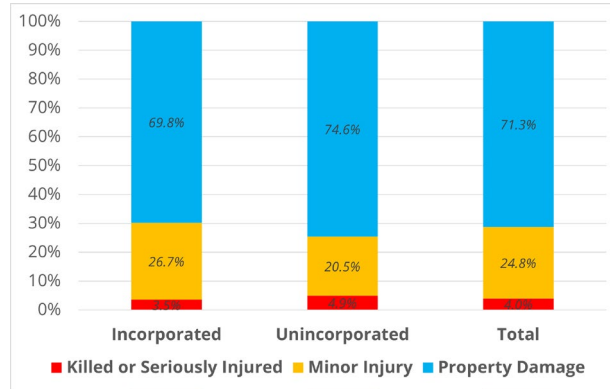




# Transportation and Mobility

## Traffic Safety

- Crashes from 2017 - 2022



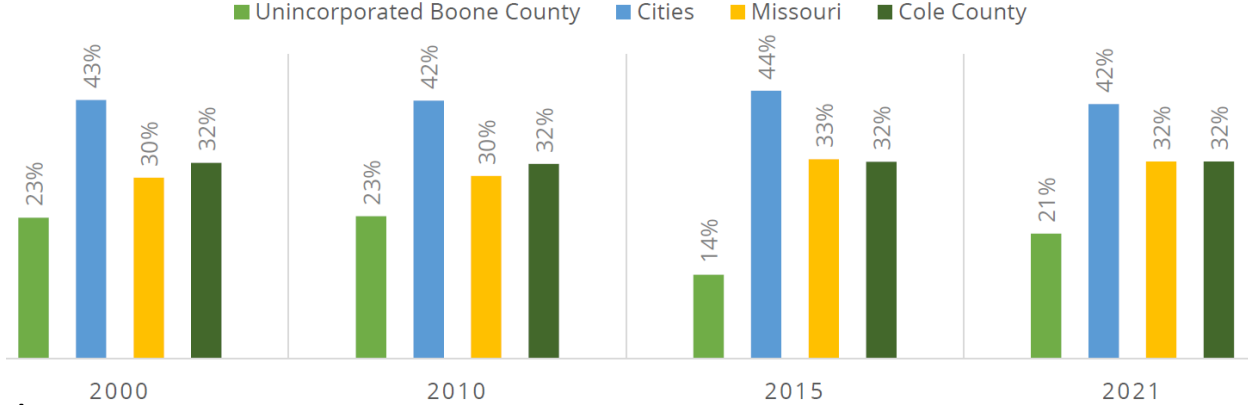




# Housing

## ESTIMATES OF RENTAL RATES

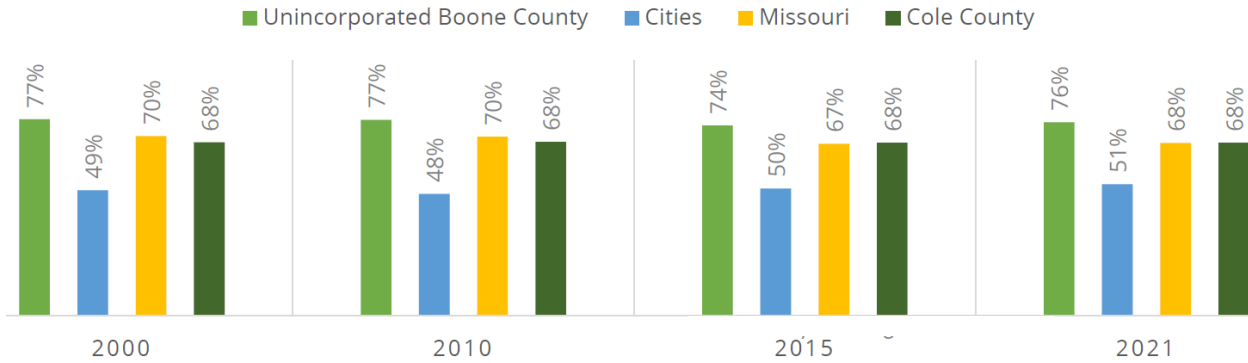
SOURCE: U.S. CENSUS BUREAU



Unincorporated areas have higher home ownership rates.

## ESTIMATES OF OWNERSHIP RATES

SOURCE: U.S. CENSUS BUREAU



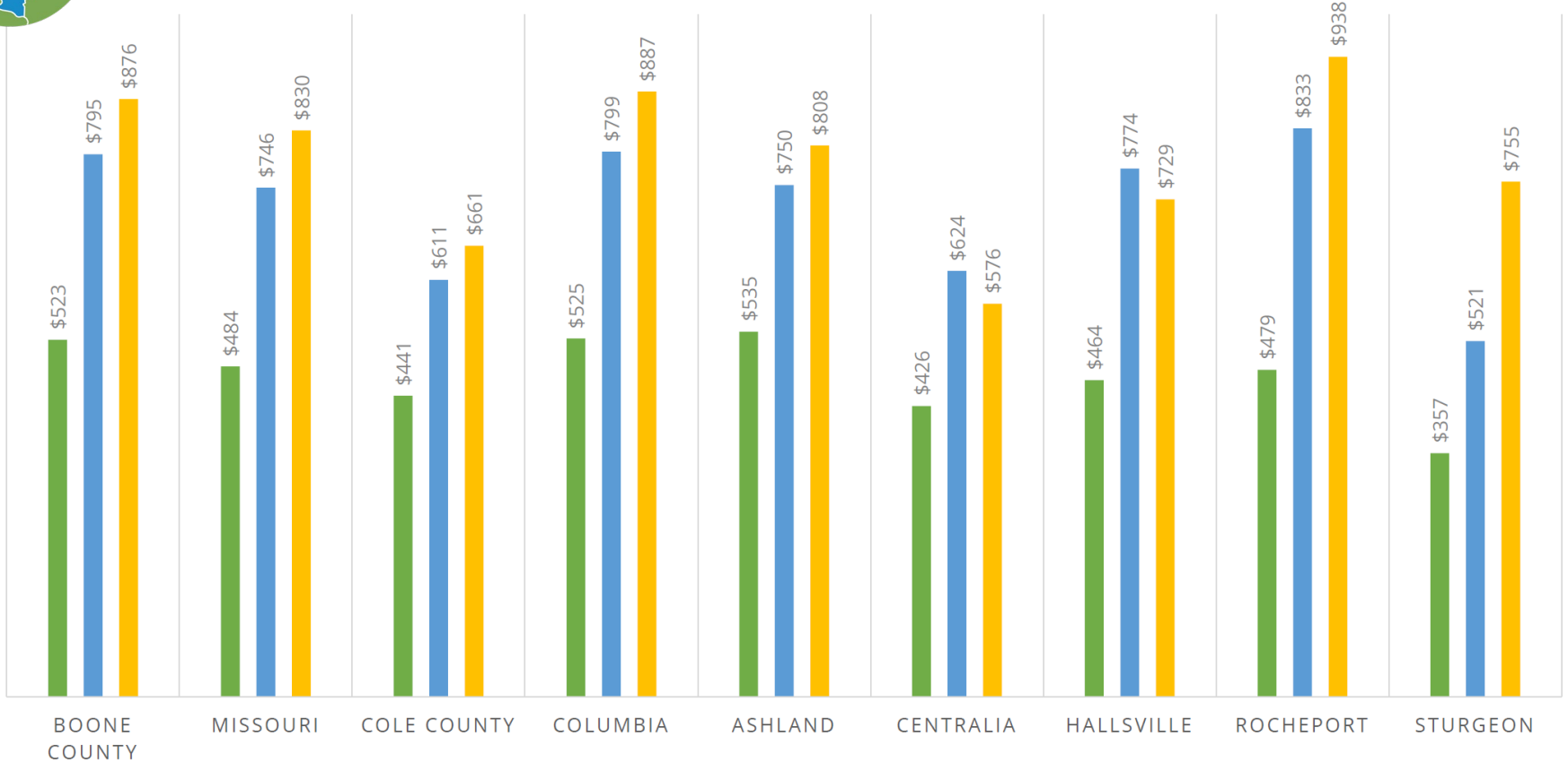


# Housing

## MEDIAN GROSS RENTS FOR 2000, 2015 AND 2019

SOURCE: 2000 CENSUS AND 2015, 2019 ACS 5-YEAR ESTIMATES

■ 2000 Median Gross Rent ■ 2015 Median Gross Rent ■ 2019 Median Gross Rent

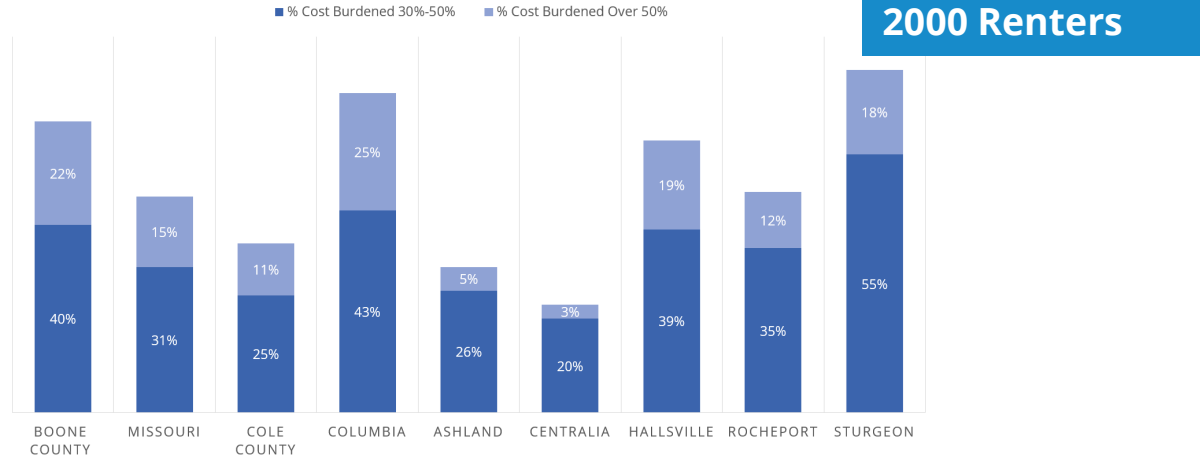




# Housing

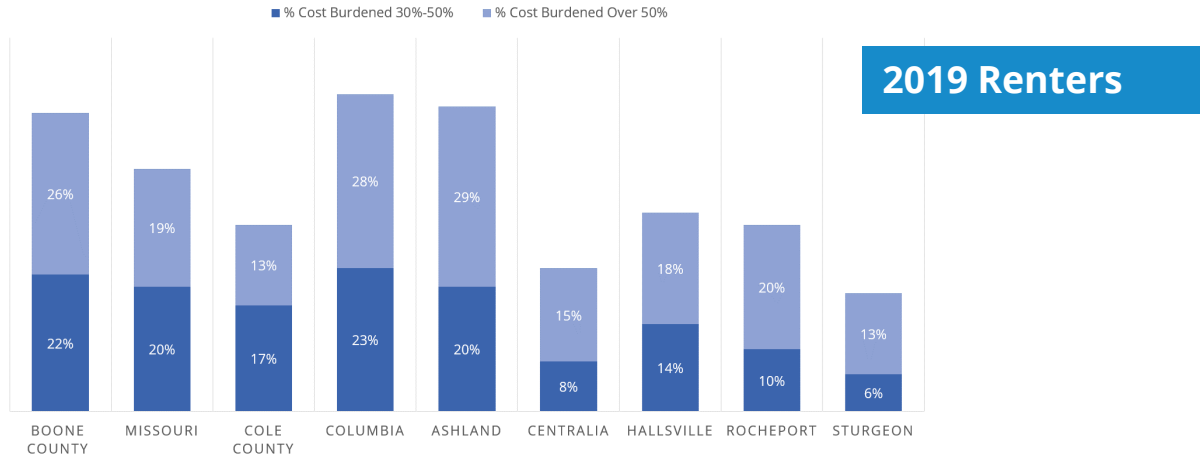
As a percentage, cost burdened renters have improved since 2000, but still higher than statewide.

PERCENTAGES OF RENTERS WHO WERE COST BURDENED OVER 30% OF HOUSEHOLD INCOME IN 2000



2000 Renters

PERCENTAGES OF RENTERS WHO WERE COST BURDENED OVER 30% OF HOUSEHOLD INCOME IN 2019



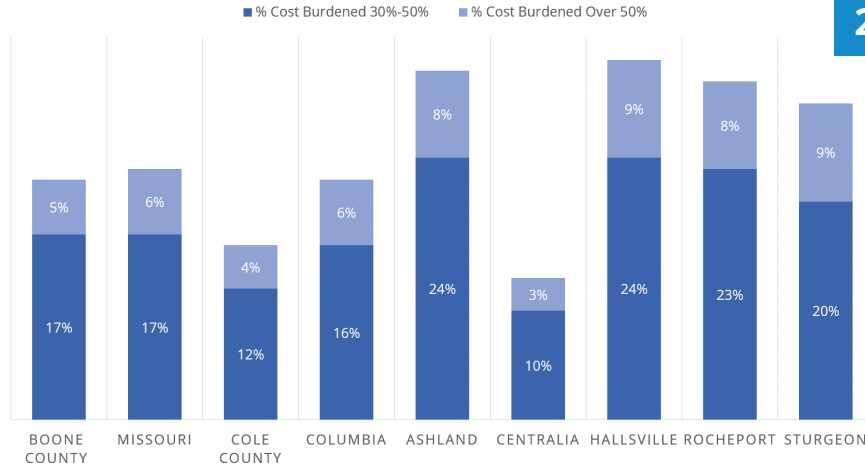
2019 Renters



# Housing

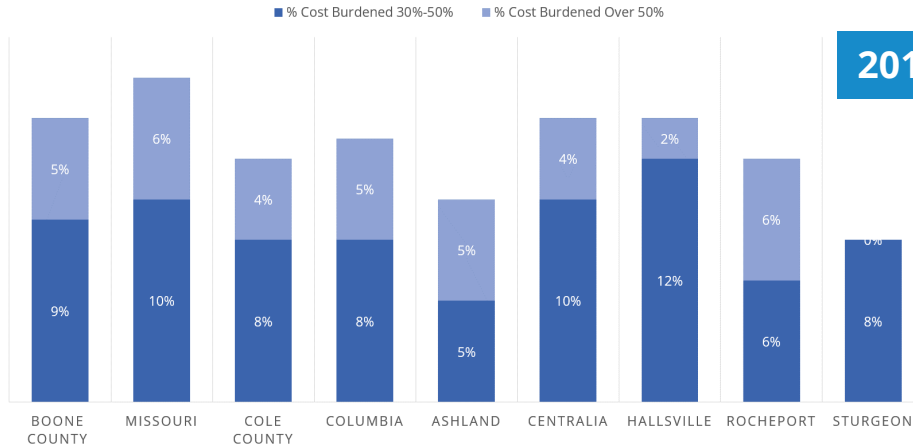
As a percentage, cost burdened owners have improved since 2000.

PERCENTAGES OF OWNERS WHO WERE COST BURDENED OVER 30% OF HOUSEHOLD INCOME IN 2000



2000 Owners

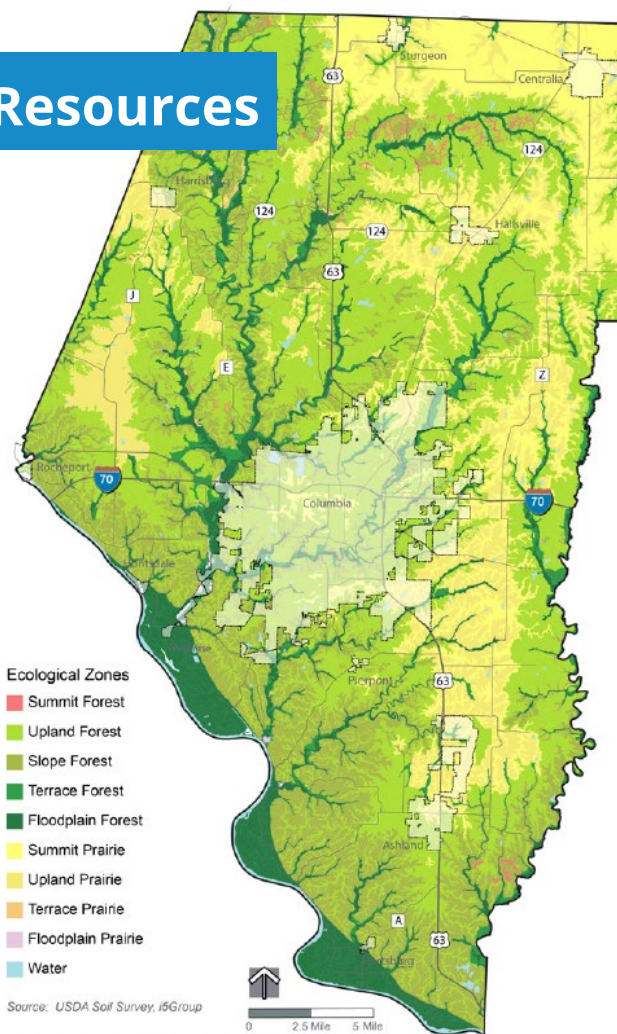
PERCENTAGES OF OWNERS WHO WERE COST BURDENED OVER 30% OF HOUSEHOLD INCOME IN 2019



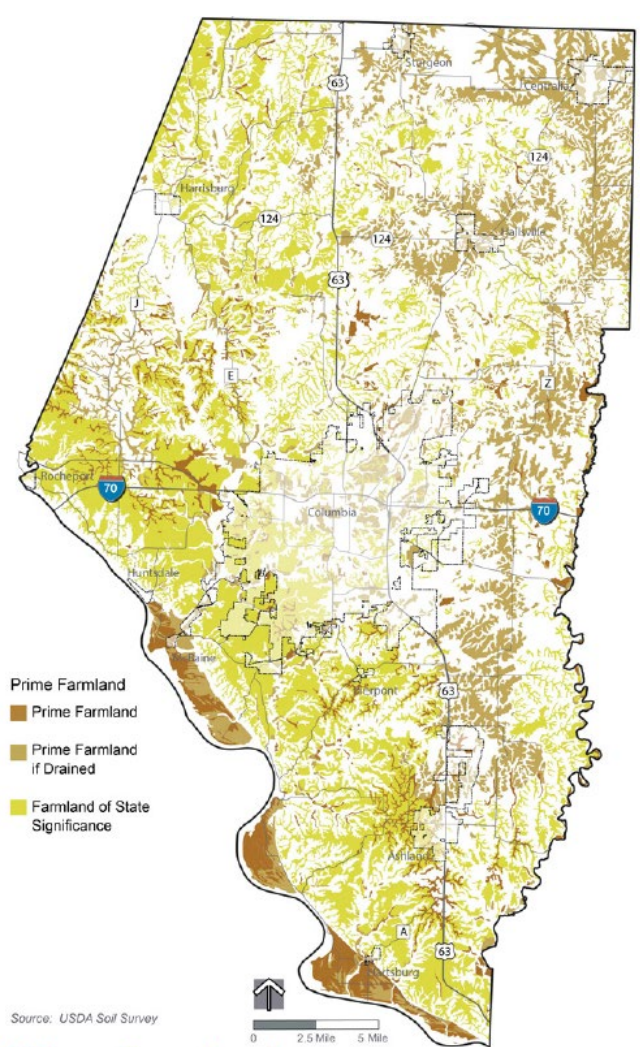
2019 Owners



# Natural Resources



**Ecological Zones**



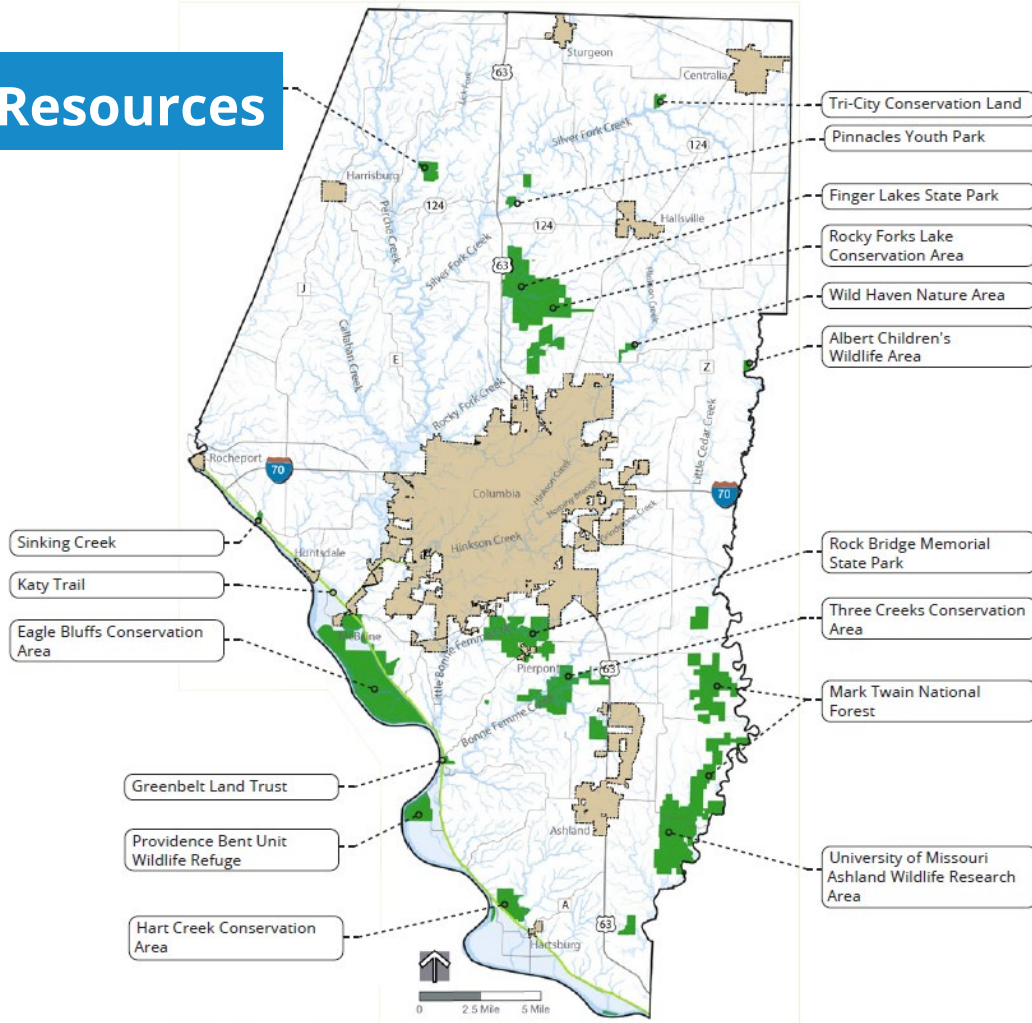
**Prime Farmland**



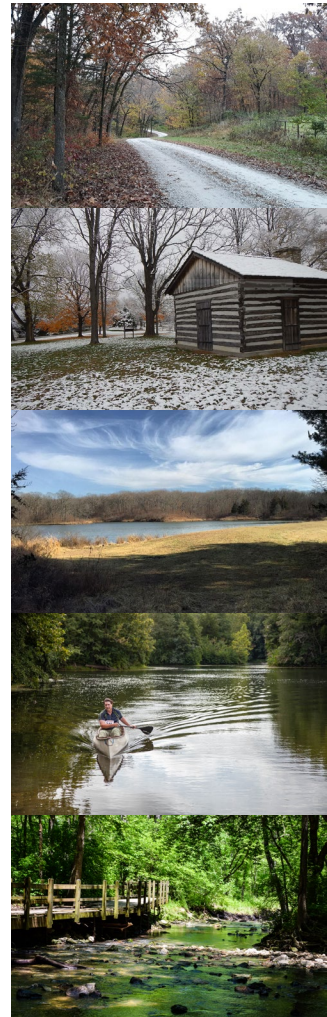


# Natural Resources

Maps shows approximately 22,000 acres of parks and conservation areas.



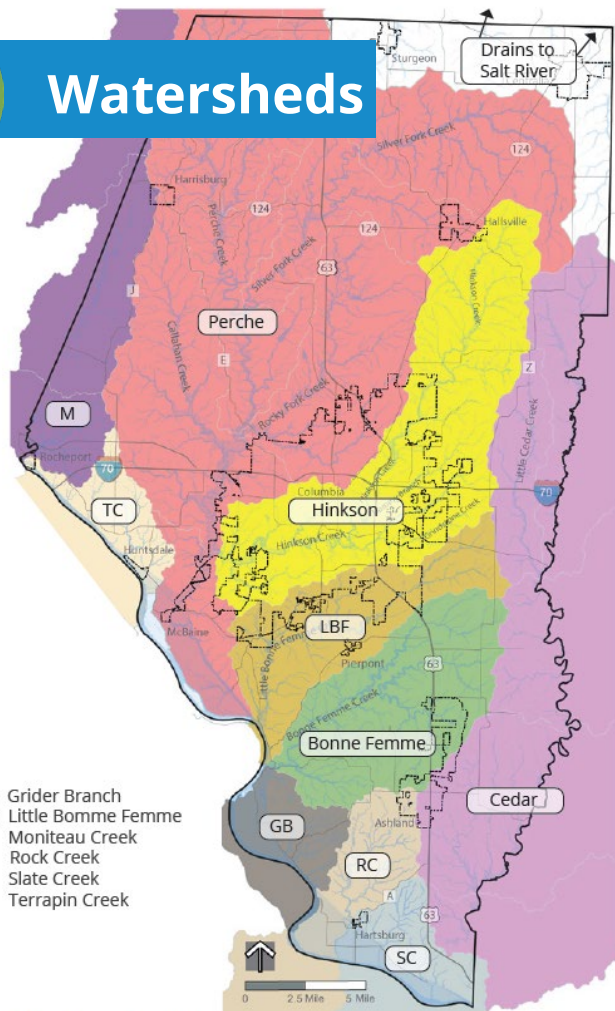
Parks and Conservation Areas



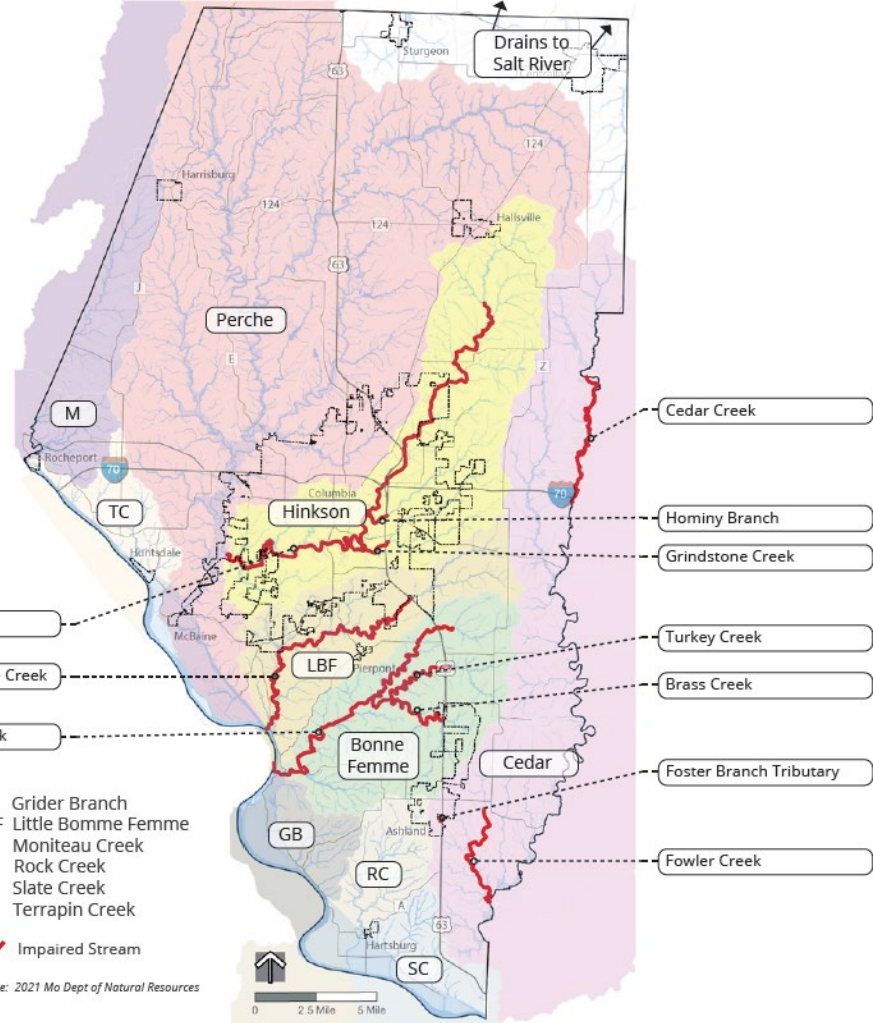




# Watersheds



- GB Grider Branch
- LBF Little Bonne Femme
- M Moniteau Creek
- RC Rock Creek
- SC Slate Creek
- TC Terrapin Creek



- GB Grider Branch
- LBF Little Bonne Femme
- M Moniteau Creek
- RC Rock Creek
- SC Slate Creek
- TC Terrapin Creek

Impaired Stream

Source: 2021 Mo Dept of Natural Resources



## Upcoming Schedule

**Survey:** Now thru September 30<sup>th</sup>. Spread the Word!

**In-Person Open House:** Tuesday, September 26, 2023: 4:30 - 7:00 pm

Location: Boone Electric Cooperative - Community Room

1413 Rangeline Street, Columbia, MO 65201

*The meeting will be an open house style format with no formal presentation. Feel free to drop by anytime between 4:30 and 7:00 pm.*

**Existing Conditions Report (Discovery Report):** Late Fall

**Open House #2:** Spring 2024



# Questions



# Our Boone County



OUR COMMUNITY. OUR FUTURE. BOONE COUNTY MASTER PLAN

Thank you!  
[www.OurBoone.com](http://www.OurBoone.com)

 **CED-SOLUTIONS**  
community and economic development

