



## Columbia Planning & Zoning Commission Meeting Recap

Council Chambers, Columbia City Hall  
7:00 PM Thursday, October 24, 2019

**CALL TO ORDER** (Members present: MacMann, Loe, Toohey, Stanton, Russell, Strodtman.)  
(Members absent: Burns, Carroll, Rushing) (Toohey acting as Secretary.)

**APPROVAL OF AGENDA** (Agenda approved as submitted.)

**APPROVAL OF MINUTES** ([October 10, 2019](#) meeting minutes approved.)

### PUBLIC HEARINGS

#### Case # 231-2019

A request by the City of Columbia for recognition and recommended action on the adoption of an implementation matrix relating to the findings and recommendations presented in the January 2017 Final Report for the Scenic Rock Quarry Road corridor as prepared by the Rock Quarry Road Stakeholder Advisory Group.

[Scenic Rock Quarry Road Report](#)

[Scenic Rock Quarry Road Action Matrix](#)

(Action: On May 19, 2014 the City Council created the Rock Quarry Road Scenic Stakeholder Group (Stakeholder Group) for the purpose of evaluating various scenarios that could help guide development and maintenance of Rock Quarry Road from Stadium Boulevard to the southern City Limits. The Stakeholder Group held meetings between 2014 and 2017 and with the assistance of the City Traffic Engineer (staff liaison) produced the attached "Final Report" dated January 2017. These recommendations reference overlay standards in the zoning code as well as other street standards and environmental concerns.

The purpose of this public hearing is to meet this regulatory requirement and present a "Recommendation & Implementation Matrix" that would establish a process by which the Final Report's recommended actions may be effectuated. The Report in and of itself is not a regulatory document. Rather the Report is a "guidance" document expressing preferences for potential regulatory changes and policy initiatives intended to preserve the scenic and unique qualities of the City's only designated scenic road overlay (SR-O) corridor. The report addresses some concerns that may not be specifically addressed or adequately addressed in other documents or plans. This is the only Scenic Overlay that has been adopted within the City of Columbia. However, this plan may set a base for application of similar rules to future scenic overlay plans.

As a result of the Planning Commission's extensive work session review it became apparent that many of the recommended actions and initiatives within the Report had potential applicability to possible future scenic roadway corridors not just the Rock Quarry Road SR-O. As such, the attached "Recommendation & Implementation Matrix" was produced in such a manner to indicate what Report recommendations or initiatives may be "specific" to the Rock Quarry Road SR-O or "general" to all existing and future scenic road overlays. The matrix is intended to serve as a "roadmap" for what future regulatory changes or policy initiatives would be needed to fully effectuate the Report's findings and recommendations. Action to proceed with any of the items within the matrix would require Council direction.

While amendments to the UDC and/or adoption of new policies as shown in the "Recommendation & Implementation Matrix" are desired by the Stakeholder Group to effectuate the recommendations and actions of the Final Report, such a formal action may not be necessary. The adopted SR-O provisions of the UDC provide a mechanism for consultation with the recommendations of the Report (Section 29-2.3(b)(8)(ii) and mandate that a Public Involvement Process (Section 29-2.3(b)(8)(v) be followed prior to making non-routine/maintenance improvements within the corridor. Given this existing regulatory structure, if the Commission so chooses, the report could be "acknowledged" as the over-arching consultation/guidance document informing future changes within the Rock Quarry Road corridor and recommended to Council as such. We have not been asked to update the associated land use plan at this point. Just this report. We need to point out to Council where specific changes to the law or policy may be required – then they need to give us guidance on how to proceed.

The report assumes that there are other outside stakeholders that may be involved in this going forward such as master gardeners, naturalists, University Extension, etc. But, those are not specifically identified, nor is specific funding.

Staff did not cover specifics of the report in detail at this meeting since the Commission has studied this issue in detail over time, however, any elements of this plan are open to discussion at this time.

Therefore, the staff recommends:

1. Acknowledge the January 2017 Final Report prepared by the Rock Quarry Stakeholder Advisory Group as the "Corridor Plan" intended to provide over-arching guidance relating to the preservation and preferred development strategies along the scenic Rock Quarry Road corridor as defined in Section 29-2.3(b) of the Unified Development Code.
2. Approve the "Recommendation & Implementation Matrix" as presented to serve as the guide for future policy and regulatory changes necessary to effectuate the recommendations of the 2017 Final Report. This document actually carries more weight than the overall report in terms of effectuating policy.

Discussion was opened. Stanton indicated that by virtue of his service on this commission for 3 years, he has discussed this widely with many people. Two motions will be necessary to approve this report and matrix.

The public hearing was opened.

The co-chairs of the Stakeholders Task Force appeared and thanked all the people who have worked on this project. One of the co-chairs pointed out that although there is discussion of a new pedway along this road, it could be prohibitively expensive or may damage the scenic nature of the road. A lot of things have changes since we started this project. There has been unintentional clearing. A new Butler

building has been erected. Some city rules conflict with each other. There is no retroactive ability to fix things that were broken over time. There have been deviations from the existing plan that we can't fix, but we are willing to do this again if needed. We urge you to move this forward and want to emphasize enforcement of rules quickly. The other speaker indicated that she lives on the road and sees this road being degraded over time. We know what it takes to preserve this area. We have addressed this before, but it wasn't enough to protect the road. We agree with the summary presented by the staff. Urgency is key. Even this summer things have changed. Your recommendations will help us preserve this road. The matrix is the detail of how to take action, so it is very important.

MacMann thanked the speakers and task force for their work.

The next speaker represented the Greenbelt Land Trust. That group has preserved 600 acres since their inception. They manage the land on neighboring properties. They appreciate the careful work of this group along with P&Z and the City Council. They support the proposal.

No further testimony was forthcoming.

Stanton said that the group was good to work with and hopes the council takes their work seriously. Before a motion to approve could be made, staff suggested that a slight amendment be made to the matrix to include "master naturalists" in each area where "master gardeners" are identified.

**Russel made a motion to approve the plan. MacMann seconded the motion and asked the council to move with alacrity.**

**The motion was approved unanimously, 6 to 0.**

**Stanton made a motion to approve the matrix with an amendment to include mention of master naturalists. The motion was seconded and passed unanimously, 6 to 0.**

This item will be forwarded to the council for consideration on the Consent Agenda, unless there is an opposing point of view.

The chair reopened public comment to see if the task force members would prefer to see this on Old Business instead of Consent. One member of the Task Force said it would give other people a chance to speak about this issue if this appeared on Old Business. Another task force member said she did not want to delay this, but would be OK with discussing this apart from the Consent Agenda. MacMann noted that there was no funding mechanism described in this document, so maybe they should talk about it openly at a council meeting.

The hearing was closed again.

**A motion was made to place both items on Old Business when it goes forward to Council to allow for expanded discussion and emphasize the importance of this action.**

**The motion passed unanimously.)**

**PUBLIC COMMENTS**

**(None.)**

**STAFF COMMENTS**

There will be two items on the November 7 regular P&Z agenda. They are:

- Columbia Mall PD Plan Amendment to accommodate a new hotel at this site.
- Street renaming proposal to change the name of Rice Road in one part to Avian Boulevard. There is not unanimous support for this proposal so a public hearing must be held according to the general rules for street renaming. (If you have 100% agreement, the hearing at P&Z is not required.) The majority of this road segment is developed, however a portion of the east end is NOT yet developed. Because this action has the potential to affect many residents, certified mail notice has been sent to all property owners and we have also sent notice to all tenants located along this road. This is not a common request, but this is the place it comes for public hearing first. We have been advised that the desired name, Avian Boulevard is not available, so we will take that issue up during the hearing as well.

This will be the only P&Z meeting during the month of November, but we will have a lot of work to do during work sessions regarding the new Comprehensive plan and items like street tree discussions that need to happen soon to keep on schedule. So, buckle up.

In December, the commission will have two items plus a West Broadway tabling on the regular agenda. The deadline for adding anything else to the first December meeting is this coming Monday. We do not expect new applications at this time.

**COMMISSIONER COMMENTS**

(None.)

**NEXT MEETING DATE - November 7, 2019 @ 7 pm**

**ADJOURNMENT**

(Time: 7:49 PM.)

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