



# CITY OF COLUMBIA/BOONE COUNTY, MISSOURI



ENVIRONMENT AND ENERGY COMMISSION

February 16, 2009

Mayor & City Council  
P.O. Box 6015  
Columbia, MO 65205

Dear Mayor & City Council Members

The Environment and Energy Commission (EEC) has been tasked to study and make recommendations to the City Council on land disturbance and land preservation issues. During the January 29 and February 2 Council work sessions, the director of public works presented draft recommendations, dated January 26, 2009, regarding possible updates to existing land disturbance ordinances. The changes are summarized in the documents entitled: "Stockpiling of Dirt", "Limits on Rezoning Property" and "Steep Slope Ordinances", and were contained in the January 29, 2009 work session packet of materials.

When the EEC was tasked to look at land disturbance issues the development activity at the east end of Stadium Boulevard (referred to as the Cross Creek development) was specifically cited as a reason for review of the city ordinances relating to land disturbance and land preservation. Our own reading of the above draft updates to city ordinances, along with information attained in presentations made by city staff to the EEC, leads us to believe that these changes would not have in any way changed the land disturbance permitting process as it applied to the Cross Creek development.

The EEC therefore recommends that the City Council request that the planning and public works staff be directed to apply any proposed ordinance changes related to land disturbance and land preservation to at least three recent and current real world development cases to understand their potential impact. The Cross Creek development should be one of the test cases for studying any land disturbance ordinance changes being contemplated. The EEC feels that another appropriate test case would be the Wal-Mart development project on Grindstone Parkway. A third case that is just coming to Planning and Zoning and the City Council's attention is the voluntary annexation of 37.56 acres of land owned by GM Columbia Properties, LLC and Grindstone Investments, LLC, southwest of state Route WW & Elk Park Drive (Case 09-08). It is our understanding that this property has, prior to the requested annexation, undergone significant clearing, including a stream that has been canalized with no stream buffer preservation.

Many EEC commissioners have spent significant time, over many years, studying and learning about land disturbance issues. The EEC vigorously requests that the planning and public works staff be directed to make these comparisons of the actual effects of proposed ordinance changes to real world development cases. In this way Council can make informed decisions as it proceeds with its difficult task of updating these important ordinances. We thank you for your consideration on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Barbara Buffaloe". The signature is written in a cursive, flowing style.

Barbara Buffaloe  
EEC Chair

Cc: Mr. Bill Watkins, Mr. John Glascock, Mr. Tim Teddy