

4/1 -2023

CERTIFIED COPY OF ORDER

STATE OF MISSOURI

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January Session of the January Adjourned

Term. 2023

County of Boone

In the County Commission of said county, on the 26th day of January 20 23

the following, among other proceedings, were had, viz:

Now on this day, the County Commission of the County of Boone does hereby adopt the Findings of Fact and Conclusions of Law relative to a conditional use permit for 11681 S. Highway DD, LLC for a Riding School on 10-acres at 11681 S. Highway DD, Ashland, MO.

It is further ordered the Presiding Commissioner is hereby authorized to sign the attached Order of Approval.

Done this 26th day of January 2023.

ATTEST:

Brianna L. Lennon
Brianna L. Lennon
Clerk of the County Commission

Kip Kendrick
Kip Kendrick
Presiding Commissioner

Justin Aldred
Justin Aldred
District I Commissioner

Janet M. Thompson
Janet M. Thompson
District II Commissioner

**CONDITIONAL USE PERMIT
BOONE COUNTY, MISSOURI**

PROPERTY OWNER: 11681 S. Highway DD, LLC

ADDRESS: 11681 S. Highway DD, Ashland, MO 65010

LEGAL DESCRIPTION: A tract of land containing 10.00 acres as shown and described by the survey thereof recorded August 19, 1981 as Document No. 8383 in Book 487, Page 63, Records of Boone County, MO.

TAX PARCEL: 21-800-33-00-009.01 01

ZONING: Agriculture A-1

DATE APPROVED: November 29, 2022

CONDITIONAL USE: Riding School

CONDITIONS OF APPROVAL:

1. Hours of operation be limited to daylight hours as defined in the Boone County Zoning Ordinance, April through October, 6:00AM to 9:00PM, and November through March, 6:00AM to 7:00PM.
2. That the riding school be limited to no more than ten students.
3. That the construction of restroom facilities be completed within one year of approval of this conditional use permit.
4. Manure and other waste material shall be disposed of in an appropriate manner to create no impact to adjacent properties.
5. That it be understood that the permitted Equine Boarding Facility use utilized by this property is limited to no more than six animals other than those owned by the owner or leaseholder of the subject property.

VOID DATE: Void if not used for 12-month period.

EXPIRATION DATE: N/A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Subject to the conditions of approval, the Boone County Commission finds and concludes in issuance of this permit that:

1. With the installation of the required restroom facilities and onsite wastewater system, the establishment, maintenance, operation and use of the conditional use permit issued hereunder will not be detrimental to or endanger the public health, safety, comfort or general welfare, and
2. With proper storage and disposal of horse manure, limited hours of operation, and limit on the number of students, the conditional use permit issued hereunder will not be injurious to the use and enjoyment of other property in the immediate vicinity of the property which is the subject matter of this permit with respect to the purposes already permitted by these regulations, and
3. The conditional use permit and authorized uses thereunder will not substantially diminish or impair property values of existing properties in the neighborhood surrounding the property, which is the subject matter of this permit, and
4. With installation of restroom facilities and an onsite wastewater system, all necessary public facilities for use of the land subject to this permit are or will be available if the conditions for issuance are satisfied, and
5. The conditional use permit issued hereunder and the authorized uses under such permit will not impede the normal or orderly development or improvement of surrounding property for the uses permitted within the zoning district, and
6. The grant of this conditional use permit will not hinder the flow of traffic or result in traffic congestion on the public roads and that adequate access points to the subject property from public streets are available, and
7. The uses authorized by this conditional use permit are otherwise in conformity with the regulations pertaining to the zoning districts in which the uses are located and that there is a public necessity for the issuance of the conditional use permit hereunder.

The Commission, by authorizing issuance of the conditional use permit hereunder, further concludes as a matter of law that issuance of the permit is proper under the zoning regulations of Boone County in effect at the time of issuance and the general statutes and laws of this state.

Additional Findings:

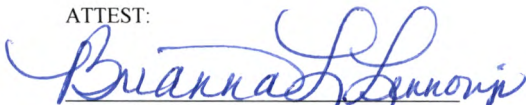
The County Commission further finds as fact in support of issuance of this conditional use permit the following to be true:

As conditioned, this facility can be operated such that it will have no impact on the neighborhood, existing utilities, property values or road access.

ORDER OF APPROVAL

The Boone County Commission through its presiding officer hereby approves issuance of the above conditional use permit as prescribed above, subject to the conditions of approval specified above. Subject to the conditions for issuance and use of this permit, the Commission finds in issuance of this permit that all requirements for issuance are satisfied and that the Commission further makes its findings of fact and conclusions of law in accordance with the provisions, shown below, validating issuance of this permit. This permit shall not be valid unless countersigned by the Director of the Boone County Department of Resource Management and shall expire unless the use authorized hereunder is exercised within one year after the approval date shown above or is discontinued for a continuous period of 12-months. This permit shall also be revocable for violation of any term or condition contained in this permit upon the complaint of the director and a showing of good cause upon order of the Boone County Commission in accordance with the regulations applicable hereto.

ATTEST:


County Clerk

BOONE COUNTY, MISSOURI
BOONE COUNTY COMMISSION

by 
Presiding Commissioner

APPROVED:


Director, Boone County Resource Management Department

Dated: 11/19/2023