

550-2023

CERTIFIED COPY OF ORDER

STATE OF MISSOURI }
County of Boone } ea.

December Session of the October Adjourned

Term. 20 23

In the County Commission of said county, on the 5th day of December 20 23

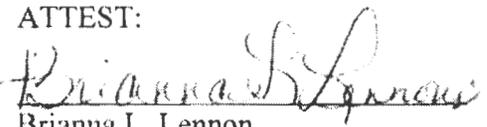
the following, among other proceedings, were had, viz:

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 Corporation for the Promotion of Rifle Practice & Firearm Safety for a Restaurant Incidental to an Indoor Shooting Range on 5.32 acres located at 5885 W. Van Horn Tavern Road, Columbia.

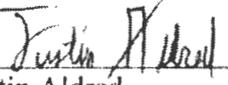
It is further ordered the Presiding Commissioner is hereby authorized to sign the attached Order of Approval.

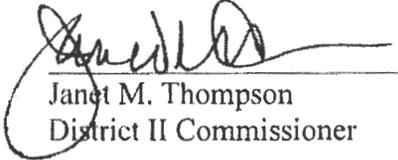
Done this 5th day of December 2023.

ATTEST:


Brianna L. Lennon
Clerk of the County Commission


Kip Kendrick
Presiding Commissioner


Justin Aldred
District I Commissioner


Janet M. Thompson
District II Commissioner

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. The use contemplated by this permit is incidental to the operation of a shooting range. As conditioned, 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. Nearby properties are developed for commercial or industrial use. As conditioned, 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. As conditioned, 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. The building is served by public sewer and water. The restaurant use was included in the sewer loading calculations presented to the Boone County Regional Sewer District. Adequate electric service is provided by Boone Electric Cooperative. Restricting food service to prepackaged and/or catered food will reduce the sewer load generated by the operation of the restaurant/snack bar. Therefore, 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. As an incidental use, the restaurant/snack bar will not generate a significant amount of traffic above that generated by the firing range. 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:

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

**CONDITIONAL USE PERMIT
BOONE COUNTY, MISSOURI**

PROPERTY OWNER: Corporation for the Promotion of Rifle Practice & Firearm Safety

ADDRESS: 5885 W Van Horn Tavern Road, Columbia

LEGAL DESCRIPTION: VH Acres Plat No. 2; Lot 3A

TAX PARCEL: 16-103-07-03-005.00 01

ZONING: Planned Recreational

DATE APPROVED: August 8, 2023

CONDITIONAL USE: Restaurant Incidental to an Indoor Shooting Range

CONDITIONS OF APPROVAL:

1. The restaurant facility is limited to sales of prepackaged and catered food. Any increase in intensity will require modification of the conditional use permit.
2. The permit shall be utilized within two years of the date of issuance; failure to do so will automatically invalidate the permit.

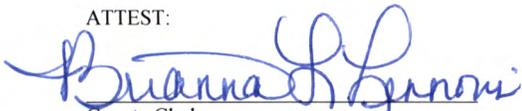
VOID DATE: Void if not used for a 24-month period.

EXPIRATION DATE: N/A

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 24-months 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: 12/5/2023