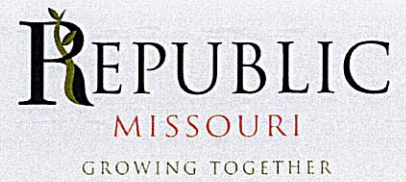


Findings of Fact



Date of Hearing:

01/12/2026

Time:

6:00

Type of Application:

Code Amendment

Name of Applicant:

Chapter 410 Amendments (ORD 26-001)

Location:

City Council Chambers

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- Conforming to the City's adopted Land Use Plan Yes No
- Conforming to the City's adopted Transportation Plan Yes No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) Yes No
- Compatible with surrounding land uses Yes No
- Able to be adequately served by municipal infrastructure Yes No
- Aligned with the purposes of RSMo. 89.040 Yes No

Statement of Relevant Facts Found:

Based on these findings, I have concluded to recommend the application to the City Council for:

Approval Denial

Commissioner Name:

RAUSON A. ELLIS III

Commissioner Signature:

Date:

01/12/2026

Findings of Fact

Date of Hearing:

01/12/2026

Time:

6:00

Type of Application:

Code Amendment

Name of Applicant:

Chapter 410 Amendments (ORD 26-001)

Location:

City Council Chambers

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- | | | |
|---|--------------------------------------|--------------------------|
| Conforming to the City's adopted Land Use Plan | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Conforming to the City's adopted Transportation Plan | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Compatible with surrounding land uses | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Able to be adequately served by municipal infrastructure | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Aligned with the purposes of RSMo. 89.040 | <input checked="" type="radio"/> Yes | <input type="radio"/> No |

Statement of Relevant Facts Found:

- Focus on collaboration between third party & staff, w/ staff having the final say.
- Concerns of who is liable if something happens after an approval happens from the city.
- Liability does land on the builder

Based on these findings, I have concluded to recommend the application to the City Council for:

Approval Denial

Commissioner Name:

Chris Crosby

Commissioner Signature:



Date:

1/12/26

Findings of Fact

Date of Hearing:

01/12/2026

Time:

6:00

Type of Application:

Code Amendment

Name of Applicant:

Chapter 410 Amendments (ORD 26-001)

Location:

City Council Chambers

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- | | | |
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| Able to be adequately served by municipal infrastructure | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Aligned with the purposes of RSMo. 89.040 | <input checked="" type="radio"/> Yes | <input type="radio"/> No |

Statement of Relevant Facts Found:

Flexibility of Development around sinkholes - now 30ft buffer
↳ Sinkhole remediation permit option
↳ Option to lock it, but not required. Can just opt to stay @ 30ft
↳ 3rd party reviewer billed back to developer

Need for allowance of mitigation route in development

Based on these findings, I have concluded to recommend the application to the City Council for:

Approval Denial

Commissioner Name:

Brian Debraun

Commissioner Signature:

[Signature]

Date:

2026-01-12

Findings of Fact

Date of Hearing:

01/12/2026

Time:

6:00

Type of Application:

Code Amendment

Name of Applicant:

Chapter 410 Amendments (ORD 26-001)

Location:

City Council Chambers

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

Conforming to the City's adopted Land Use Plan

Yes No

Conforming to the City's adopted Transportation Plan

Yes No

Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)

Yes No

Compatible with surrounding land uses

Yes No

Able to be adequately served by municipal infrastructure

Yes No

Aligned with the purposes of RSMo. 89.040

Yes No

Statement of Relevant Facts Found:

Based on these findings, I have concluded to recommend the application to the City Council for:

Approval Denial

Commissioner Name:

Richard Copeland

Commissioner Signature:

Richard Copeland

Date:

1-12-26

Findings of Fact

Date of Hearing:

01/12/2026

Time:

6:00

Type of Application:

Code Amendment

Name of Applicant:

Chapter 410 Amendments (ORD 26-001)

Location:

City Council Chambers

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- | | | |
|---|--------------------------------------|--------------------------|
| Conforming to the City's adopted Land Use Plan | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
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| Compatible with surrounding land uses | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Able to be adequately served by municipal infrastructure | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Aligned with the purposes of RSMo. 89.040 | <input checked="" type="radio"/> Yes | <input type="radio"/> No |

Statement of Relevant Facts Found:

- Requires case by case basis to allow for unique situations
- Doesn't guarantee anything can be built
- allows for remediation depending on circumstance

Based on these findings, I have concluded to recommend the application to the City Council for:

Approval Denial

Commissioner Name:

Michael Mann

Commissioner Signature:

Michael Mann

Date:

1/12/2026