

**VILLAGE OF INNSBROOK,  
MISSOURI  
COMPREHENSIVE PLAN**

**Adopted July 3, 2013**

**Planning & Zoning  
Resolution No. 2013-07-03**

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## Table of Contents

Chapter 1: Executive Summary .....	5
Chapter 2: Introduction.....	7
The Plan.....	7
The Public Involvement Process .....	8
Geographic Location .....	8
History .....	9
Present Day.....	10
Chapter 3: Existing Conditions.....	11
Land Area .....	11
Population Attributes.....	11
Age Characteristics.....	13
Housing Characteristics.....	14
Assessed Valuation.....	14
Education.....	15
Fire Protection .....	17
Chapter 4: Natural Environment Principle .....	23
Climate.....	23
Physiography .....	23
Geology .....	24
Watershed .....	24
Environmental Constraints .....	24
Trees and Wildlife .....	27
Natural Environment Goals and Actions.....	27
Chapter 5: Land Use Principle.....	29
Future Land Use Plan .....	29
Future Land Use Map Categories.....	29
Future Land Use Matrix .....	31
Future Land Use Recommendations.....	33
Growth Management .....	36
Land Use Goals and Actions .....	39
Chapter 6: Circulation Principle .....	41
Existing Roads.....	41
Airports.....	41
Pedestrian Movement .....	41
Sidewalks.....	42
Future Road Design for the Village.....	42
Circulation Goals and Actions.....	44
Chapter 7: Infrastructure Principle .....	45
Electrical Service.....	45
Telephone Service .....	45
Wireless Services.....	45

Data Services .....	45
Water Service .....	45
Wastewater Service .....	46
Storm Water.....	47
Natural Gas .....	47
Early Outdoor Warning System .....	47
Infrastructure Goals and Actions.....	47
Chapter 8: Financing Options.....	49
Current Sources of Income .....	49
Financing Options.....	49
APPENDIX A. ADMINISTRATOR MEMO.....	55
APPENDIX B. FOCUS GROUP ONE SUMMARY.....	57
APPENDIX C. FOCUS GROUP TWO SUMMARY .....	61
APPENDIX D. SCHOOL DATA .....	67
Wright City R-II .....	67
Warren County R-III .....	67
APPENDIX E. TEMPERATURE DATA .....	69
APPENDIX F. NATIVE TREES .....	71
APPENDIX G. WILDLIFE .....	73
APPENDIX H. GOALS/ACTIONS SYNOPSIS.....	77
Natural Environment Principle.....	77
Land Use Principle .....	79
Circulation Principle.....	81
Infrastructure Principle .....	83
APPENDIX I. FOCUS GROUP SESSION SUMMARY- OCTOBER 24, 2009.....	87
APPENDIX J. FUTURE LAND USE WORK SESSION 21 MAY 2011 .....	97
APPENDIX K. FOCUS GROUP MEETING – APRIL 20, 2013 .....	101

## Chapter 1: Executive Summary

The Village’s commitment to balanced growth and preservation through planning was first memorialized in June of 2003 with the adoption of the Village’s first Comprehensive Plan (the Plan). The 2003 Plan was updated in October of 2011 in conjunction with the release of the 2010 US Census findings. The Plan was also enhanced through the use of GIS Mapping resulting in the inclusion of several area maps to supplement the Plan. To aid in the implementation of the Plan, the Village initiated a regulatory review and amendment process to update the Village’s original Zoning Code, adopted in 2009. The intent of the regulatory update was to make the Village’s zoning regulations consistent with the Comprehensive Plan.

The 2013 Village of Innsbrook Comprehensive Plan is the second update to the original Plan. It is the culmination of more than ten (10) years of intense implementation efforts resulting in the development and ongoing updates to the Village’s Zoning Code and incremental actions to achieve the Plan’s goals and objectives. Of the 42 specific actions identified in the original Plan and during the update process, 38 (90.5%) have been completed. The remaining four (4) actions are in various stages of completion. Appendix H contains a complete summary of the status of all 42 actions. The following table summarizes the status of the goals and actions for each of the principle sections of the Plan.

Principle	Goals	Actions	Completed	In Progress
Natural Environment <sup>1</sup>	7	10	10	0
Land Use <sup>1</sup>	8	10	10	0
Circulation <sup>2</sup>	6	7	6	1
Infrastructure <sup>3</sup>	11	15	12	3
Total	32	42	38	4
		100%	90.5%	9.5%

Notes:

- Goals and actions for these principles were addressed in the Zoning Regulations adopted in January 2009. Some actions cannot be completed until development of areas such as a “Village Center” are further along or closer to completion.
- The “In Progress” items for this principle will be addressed in the “Transportation Plan” to be developed. This plan will address the needs of the Village and will consider development plans for Warren County and other surrounding municipalities.
- The warning system, goal 28, will be addressed in the Village’s “Emergency Action Plan” which will be based on the Warren County Emergency Plan. Development of Wastewater Treatment and Public Water Districts are longer term projects that will involve significant funding issues to be addressed. Goals 29 and 30 are really part of goals 22 and 23 respectively and are therefore considered completed.

A Focus Group Meeting was conducted on Saturday, April 20, 2013, see Appendix K for a summary. The intent of the meeting was to bring interested residents up to date on what has been accomplished to date and to receive feedback regarding our path forward. A combined Village Board of Trustees (Board)/Planning and Zoning Commission (P&Z) working group meeting, with the public invited, was held to review the Future Land Use Plan on May 21<sup>st</sup> 2011,

see Appendix J for a summary. The recommendations provided during these meetings will be used to help guide the actions and priorities within the Village going forward.

Continuing efforts will include the study of adoption of building codes, generation of a Village Emergency Action Plan, generation of a Village Transportation Plan, definition of growth boundaries, preservation of historical sites, and studies of the establishment of central water and waste water treatment facilities.

## Chapter 2: Introduction

The Village of Innsbrook recognizes the fact that development will occur and that there is no reason to fear future growth and development, as long as it is in accordance with this Plan and consistent with the Village Zoning Ordinance. Well planned growth provides an opportunity to create a sense of community while accentuating the natural environment of Innsbrook. This plan outlines recommended steps to guide development towards the creation of a Village that the residents and property owners have envisioned, will attract visitors, and increase property values. The focus of this Plan is to protect the health, safety and welfare of Village residents and preserve natural areas and wildlife through the utilization of creative planning and land use techniques.

The mission of the Village of Innsbrook is to:

**“Work in harmony with nature and not against nature.”**

The incorporation of the Village was a result of growth happening in the surrounding areas and the desire to gain stronger control over what happens in and around the Village. The majority of residents who live in the Village moved here for the natural environment or have been raised here with a high value placed on protecting the natural environment. The residents and elected body share those beliefs and desire that those beliefs be protected.

### The Plan

State law (RSMO Chapter 89) requires municipalities with zoning to adopt and utilize comprehensive plans as a guide in the decision making process relative to the city’s growth, development and preservation of its natural and built environments. The 2011 Village of Innsbrook Comprehensive Plan is the result of a customized public engagement program and ongoing dialogue with elected and appointed officials, external agencies, village staff and most importantly, the community at-large.

In traditional comprehensive or master plans, topics are broken out into elements or sub-plans, such as land use, transportation, infrastructure, etc. The 2011 Village of Innsbrook Comprehensive Plan addresses these topics, but views them as principles. The Merriam Webster Dictionary defines "principles" as a “comprehensive and fundamental law”. The Village of Innsbrook takes the approach that these principles are essential and following them will protect, maintain, and enhance our environment by allowing balanced growth to benefit the community and the natural environment. This document addresses the planning elements defined in Missouri Revised Statutes Chapter 89 Section 340, which sets forth the legal foundation for the authority, content, and administration of comprehensive plans:

***RSMO Chapter 89.340.** The commission shall make and adopt a city plan for the physical development of the municipality. The city plan, with the accompanying maps, plats, charts and descriptive and explanatory matter, shall show the commission's recommendations for the physical development and uses of land, and may include, among other things, the general location, character and extent of streets and other public ways, grounds, places and spaces; the*

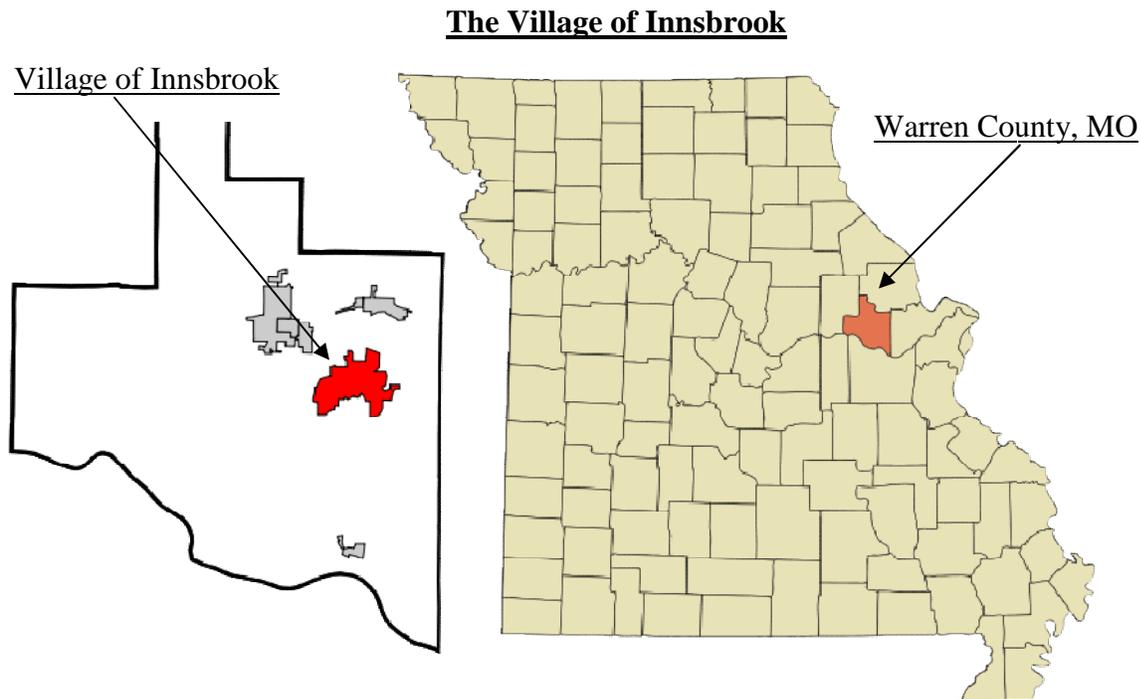
*general location and extent of public utilities and terminals, whether publicly or privately owned, the acceptance, widening, removal, extension, relocation, narrowing, vacation, abandonment or change of use of any of the foregoing; the general character, extent and layout of the replanning of blighted districts and slum areas. The commission may also prepare a zoning plan for the regulation of the height, area, bulk, location and use of private, nonprofit and public structures and premises, and of population density, but the adoption, enforcement and administration of the zoning plan shall conform to the provisions of sections 89.010 to 89.250.*

**The Public Involvement Process**

A comprehensive plan is a tool used to guide growth and must reflect the ideas and vision of the residents who are the main stakeholders in the Village of Innsbrook. With that primary premise, we first contacted every resident to set up individual meetings with them to find out what they envisioned for the Village of Innsbrook. From that involvement and input, we created a draft outline of the Plan. Then we held focus group meetings to solicit input on how to improve the draft outline. As a result of the individual and focus group meetings, we have created the current Plan. Please refer to Appendices A through C and I for a summary of those meetings.

**Geographic Location**

The Village of Innsbrook is located in east-central Warren County, five (5) miles south of Wright City and approximately 52 miles from St. Louis. Neighboring communities include Wright City, Foristell, Warrenton, Truesdale, and Marthasville.



The Village of Innsbrook has developed while sustaining the natural environment. It is located amid forests, lakes, and farms with delicately rolling land to gentle hills. State Highway F is the main north-south passage, with County roads South Stracks Church Road and Schuetzenground Road providing north-south connectors. State Highway M is to the north of the Village corporate boundaries and provides the main east-west thoroughfare. The remainder of the roads are private.

## **History**

Warren County was established on January 5, 1833 and named in honor of Gen. Joseph Warren, who fell at the battle of Bunker Hill. It was part of Montgomery County before incorporation. Before the formal incorporation, the area was occupied by Native Americans and later, French and German immigrants.

### ***Native Americans:***

The study area was initially home to the Missouri and Osage Indians and later the Sac and Fox Nation of Missouri. The Missouri Indians eventually moved into Kansas and joined with the Oto Indians due to outbreaks of smallpox and warfare with the Sac Indians. In 1825, the Osage Indians ceded their land to Missouri and moved to Kansas. The Sac and Fox Nation of Missouri had their origins in the Great Lakes region and were two distinct tribes. However, pressure from the Iroquois and French on the Sacs and pressure from the Chippewa on the Foxes forced the two groups to the vicinity of current day Green Bay, Wisconsin. French attacks on the Sac and Fox authenticated the alliance effecting a confederation of the two tribes. They were forced to migrate south, during which time they attacked the Illinois Tribe and took their lands along the Mississippi River. The tribe eventually split into two groups, the Sac and Fox of the Mississippi and the Sac and Fox of the Missouri. In St. Louis, Missouri during 1804, tribe chiefs were persuaded to sign a treaty ceding to the US Government all Sac and Fox lands east of the Mississippi River as well as some hunting grounds to the west of the river. Efforts by the government to enforce the treaty angered the Sac and Fox, due in part because some of Sac and Fox were not aware and/or supportive of the treaty. From 1804 until the mid-1800's, the Sac and Fox Indians continued to conduct raids in this area.

### ***European Immigrants:***

The first European influence in the area came from French trappers. La Charette, settled by French trappers around 1766, was one of the first settled Villages in Warren County. It is believed to have been located where present day Marthasville is now located. Based on the French trappers' accounts of abundant hunting, more frontiersmen and settlers decided to immigrate to the area. Some of the early names include Col. Daniel Boone, his son-in-law, Flanders Calloway, Maj. Thomas Kennedy, and Anthony Wyatt. These men influenced the attitudes of others and soon the area became settled. However, the area was affected by various skirmishes with the raiding Sac Indians and the divided attitudes of the Civil War. One particular event that took place during the Civil War in September of 1863 resulted in the raid and burning of some buildings in Wright City.

Another noteworthy item is the Boonslick Trail (now a portion of Hwy. M). This trail was initially used by Indians, trappers and fur traders. However, at some point in the early 1800's,

Daniel Boone and his son, Daniel Morgan Boone, surveyed and marked the trail. By 1819, stage lines were traveling the trail. The Boonslick Trail was one of the heaviest traveled passages in the mid 1800's since it was a connector to the Santa Fe and Oregon Trails.

The German influx that occurred in the mid to late 1800's was largely due to the writings of Gottfried Duden, an early German immigrant, who described this area as being similar to the Rhine country in Germany.

### **Present Day**

Although the Village of Innsbrook was formally incorporated in July of 1998, the community has existed much longer. Innsbrook started as a get-away community for seasonal living in 1971. From there, it evolved to include a golf course, conference center, year round living, cultural center and more. Through tireless efforts by concerned people and residents of the area, the Village of Innsbrook was incorporated in 1998 with the intent to have a stronger voice in planning and land development and to preserve the existing integrity and identity of the region.

## Chapter 3: Existing Conditions

### Land Area

The Village of Innsbrook contains approximately 7,250 acres, or 11.05 square miles and is the largest municipality in area in Warren County. Over 10% (1.11 square miles) of the Village is water (lakes) and 9.94 square miles is land. The population density is approximately 55.5 residents per square mile, the lowest of any incorporated area in Warren County. The majority of the Village is comprised of the Innsbrook Resort- a private, gated community that shares the same values and vision as the Village.

### Population Attributes

The Village incorporated on July 21, 1998 and included approximately 270 residents. According to the 2010 US Census, Village consists of 552 full-time residents. The local population multiplies significantly during the weekends and summer months as a result of the large number of second homes (Chalets) located within the Resort and the many attractions the Village offers.

The population of Warren County grew by 33% in the past decade (2000-2010), making it the 3<sup>rd</sup> fastest growing county in the State behind Christian and Taney Counties. This growth was contained in many of Warren County cities, see table 2.1. Warrenton, the largest City in the County, had a 2000 population of 5,284 and grew by 49% to an estimated 2010 population of 7,880. Wright City more than doubled its population growing from 1,532 residents in 2000 to an estimated 2010 population of 3,119.

While parts of Warren County witness substantial population growth, areas such as Innsbrook maintained positive, yet stable population growth. The 2010 Census for the Village of Innsbrook documented an 18% growth rate; from 469 residents in 2000 to 552 in 2010.

Area	2000 Population	2010 Population	% Change
Warren County	24,525	32,513	33%
Innsbrook	469	552	18%
Warrenton	5,284	7,880	49%
Wright City	1,532	3,119	104%
Marthasville	837	1,136	36%
Truesdale	397	732	84%
Foristell (part)	27	260	863%

*Source: US Census Bureau*

While growth has not been explosive in terms of real numbers, the percentage of the total population growth in the Village of Innsbrook has been significant. The Nation experienced two (2) recessions during the last decade. The resulting financial and housing market crisis had an impact on the entire country, including a negative impact on the Village of Innsbrook's recent

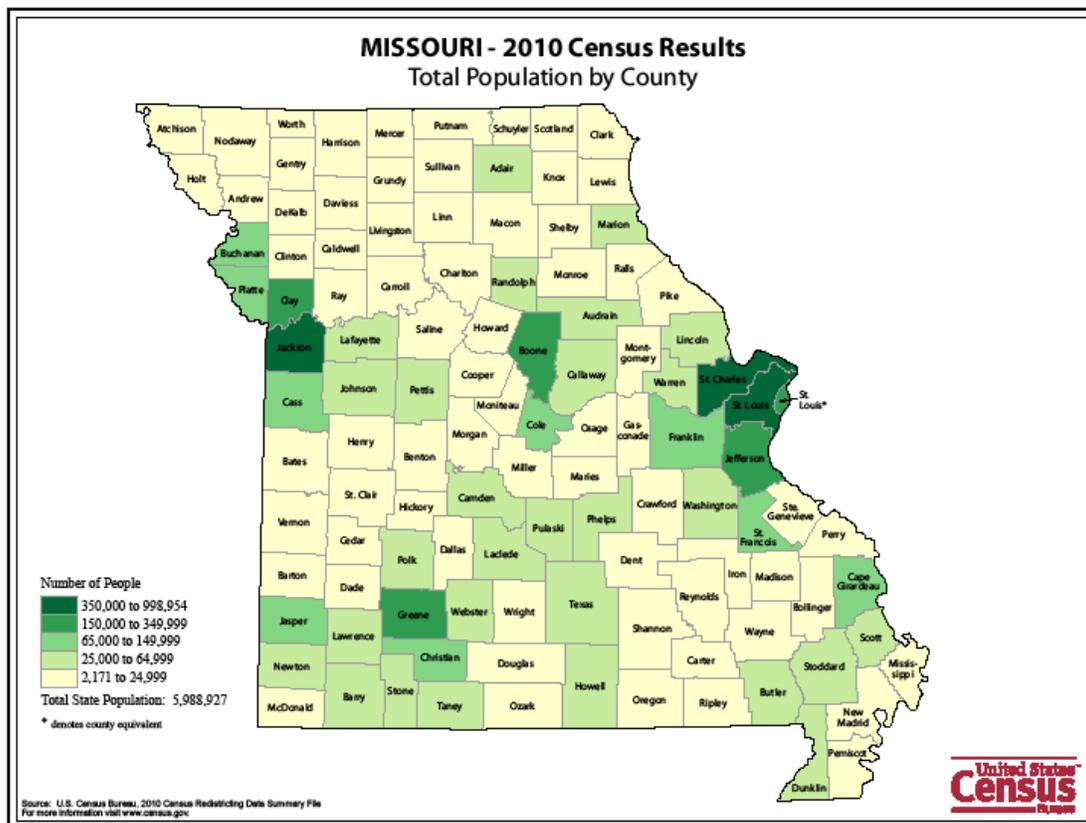
growth trends in the short term. However, long-term trends suggest that as the economy rebounds, the Village will be in a position of prominence to revive its recent growth patterns due to the Village’s robust *recreation population* and high percentage of secondary homes (chalets). The Village’s recreation population adds a unique characteristic and diversity to the area’s population, which makes the community more tolerant in poor financial times. The majority of properties within the Village are for recreational use, meaning the property owners do not live in them full time. In the summer months the population of the Village can swell to over 10,000 property owners, vacationers and guests. This influx of population makes planning the community very important.

Warren County was ranked 3<sup>rd</sup> among all Missouri Counties in projected percentage increase in population through 2030 and ranked 15<sup>th</sup> in projected numeric population increase through 2030 ( see table 2.2). There is no doubt that this ranking will adjust slightly due to the economic recession.

### Missouri Population by County

Rank		County	Population		30-Year Change	
Percent Increase	Numeric Increase		2000	2030	Percent	Numeric
1	4	Christian	54,285	131,066	141.4%	76,781
2	9	Lincoln	38,944	91,294	134.4%	52,350
3	15	Warren	24,525	46,241	88.5%	21,716
4	1	St. Charles	283,893	499,126	75.8%	215,233
5	14	Webster	31,045	53,282	71.6%	22,237
6	12	Taney	39,703	68,041	71.4%	28,338
7	8	Cass	82,092	136,933	66.8%	54,841
8	2	Clay	184,006	300,021	63.0%	116,015
9	11	Platte	73,781	114,904	55.7%	41,123
10	5	Boone	135,454	204,264	50.8%	68,810

*Source: Missouri Office of Administration, Budget and Planning*



### Age Characteristics

The current median age of the Village of Innsbrook’s population is 64.5 which is up from a median age of 58 according to the 2000 Census. Just over 6% of the Village’s population is under the age of 18, while almost 50% of the Village’s population is over age 65. By way of comparison, 9% of the population was under the age of 18 and only 28% were over the age of 65 according to the 2000 Census. The following is a summary of the Village’s population by age cohort for 2000 and 2010. The largest change in the last ten (10) years occurred in the over 65 age cohorts which increased by almost 20% over the last decade. Overall, the Village’s population is aging and losing population in the youngest age cohorts.

Age Cohort	2000		2010	
	NUMBER	PERCENT	NUMBER	PERCENT
Under 5 years	10	2.1	7	1.3
5 to 9 years	11	2.3	8	1.4
10 to 14 years	14	3.0	12	2.2
15 to 19 years	12	2.6	12	2.2
20 to 24 years	7	1.5	2	0.4

25 to 34 years	25	5.8	14	2.5
35 to 44 years	25	5.3	20	3.6
45 to 54 years	79	16.8	56	10.1
55 to 59 years	87	18.6	61	11.1
60 to 64 years	64	13.6	96	17.4
65 to 74 years	117	24.9	185	33.5
75 to 84 years	11	2.3	76	13.7
85 years and older	5	1.1	3	0.5
<b>Age Cohort Summary</b>				
	<b>2000 US Census</b>		<b>2010 US Census</b>	
Under the age of 18	9.0%		6.3%	
From 18 to 24	2.6%		1.2%	
25 to 44	11.1%		6.1%	
45 to 64	49.0%		38.6%	
65 and over	28.4%		47.8%	
<b>Gender</b>				
Male Population	48.7%		47.8%	
Female Population	51.3%		52.2%	

### Housing Characteristics

According to the 2010 Census, there were 1,322 housing units in the Village. There were 1,077 housing units according to the 2000 Census. By way of comparison, the Village's housing stock increased by 245 housing units or 22.7% since the 2000 Census. Of the total housing units, 304 (23%) were vacant and 1,018 (77%) were occupied. The percentage of renter occupied units was only 3.6%, the lowest in the region. Almost 64% of the Villages housing units were built between 1970-1989. Recreational chalets increased by 195 to a total of 1,001 between 2000 and 2010. The Village currently has 103 Condo units and 10 Villa homes.

The estimated median home value in the Village of Innsbrook according to the 2010 Census was \$382,700, which is among the highest in the region. By way of comparison, the estimated median value for homes in the US was \$186,200 in 2010. The estimated median value of Innsbrook homes was \$228,300 in 2000. These estimates indicate that home values were over twice the national average and therefore result in a very strong local home values. The confidence to invest in homes in Innsbrook is therefore very high.

### Assessed Valuation

The 2012 aggregate assessed valuation of real estate for the Village of Innsbrook was \$55,093,364 up 99.7% from the \$27,583,161 assessed value in 2001. This represents a remarkable amount of growth due to the relatively low percentage of business property within the Village of Innsbrook. In comparison, Wright City's estimated assessed valuation was \$40,286,249 in 2013, up 203% from \$13,305,210 in 2001; Warrenton's assessed valuation was \$81,267,196, up 82% from \$44,757,150 in 2001; Marthasville's assessed valuation was \$12,315,307 up 157% from \$4,796,720 in 2001; Truesdale's assessed valuation was

\$10,876,534, up 38.5% from \$7,855,930 in 2000; and finally, Warren County's assessed valuation was \$436,111,206, up 91.5% from \$227,687,810 in 2001. All figures provided are before \*Board of Equalization (BOE) approval.

*\*The Board of Equalization is a Statutory Board that is governed by the Missouri Constitution and Missouri Revised Statutes. It has the responsibility of determining the correct value of real and personal property for individuals, businesses and manufacturers. The Board also considers requests for exemption from real and personal property taxes submitted by not-for-profit organizations based upon the ownership and use of the property. The Board's decision regarding tax exemption is based on provisions of the Missouri Constitution and Missouri Revised Statutes.*

## **Education**

The Village is served by the Wright City R-II and Warren County R-III School Districts. The dividing line between the districts runs North and South, approximately parallel to and just west of Stracks Church Road. The Innsbrook Missouri School District Map, on the following page, shows the school district boundary within the Village. Student to teacher, classroom, and administrator data can be found in Appendix D.

## **School Districts**

### ***Wright City R-II School District***

The Wright City R-II School District is located in an area that is changing and growing. It covers approximately 84 square miles and is located primarily in Warren County. In 2004, Warren County's designation was changed from rural to being included as a part of the St. Louis Metro Statistical Area. The total population of the district during the 2010 Census was 10,768, an increase of 40% (3,089) from 2000. According to the 1990 Census the District has a population of 5,490.

The District included 4,087 households in 2010, an increase of 47% from 2000 when there was only 2,786 households. Of the 4,087 households, 58.5% were married couples, 10.5% were female head of household and 25.5 were non-family households. The average household size within the District is 2.65. By way of comparison, according to the 2000 US Census regarding the total number of households in the district; 61.7% were married couples, 9.2% were female householders, and 24.6% were non-family households.

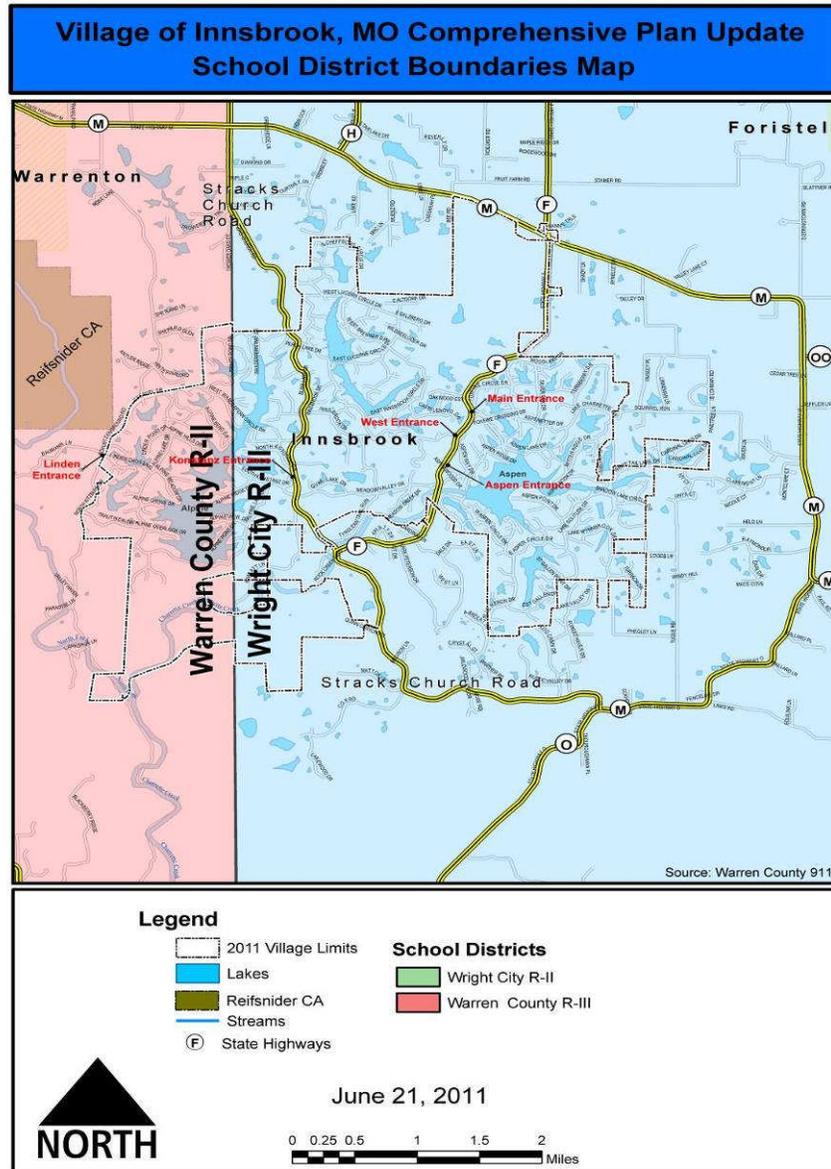
In 2010 the Wright City R-II School District had 1,522 students and 203 faculty/staff members. The district is comprised of five (5) schools: Wright City Elementary (preschool - 4), Wright City East Elementary (preschool - 4) Wright City Middle School (5 - 8), Wright City High School (9 - 12), and Wright City Academy (6-12). All five (5) campuses are located in Wright City. In 2005, DLR Group, Inc. was hired by the district to conduct a growth study. Based on figures obtained from local government agencies for this study, 7,676 single family homes have been approved or proposed. Of this number, 431 permits have been issued. Overall the projected growth within district boundaries is 41.3% over the next nine (9) years.

The District also received the designation of Accredited with Distinction on June 21, 2001. This means the District met and exceeded the standards of excellence set by the State. Fewer than one-in-five districts throughout the State achieve this designation.

***Warren County R-III School District***

The Warren County R-III School District occupies the western two-thirds of Warren County and covers 200 square miles. As of 2011, the District had an enrollment of 2,900 students. Warren County has been one of the fastest growing countries in Missouri and the enrollment is projected to continue to significantly increase over the next 20 years. The district is a past recipient of the “Accreditation with Distinction in Performance” award.

In 2007, the district opened several new facilities. These included a new elementary school, Warrior Ridge, which currently houses all the second and third grade students in the district. A two-story classroom addition was built on the north side of Warrenton High School to accommodate the approximately 1,000 students it now houses. Rebecca Boone Elementary, which currently houses the fourth and fifth grades, received a new classroom wing and a new cafeteria. Appendix D has two tables that indicate the student to staff ratios for Wright City R-II and Warren County R-III. Both are comparable in this regard.



## Fire Protection

The Village is now served by the Wright City and Warrenton Fire Protection Districts. As property is annexed to the South, the Village will then be served by the Marthasville Fire Protection District as well. The Village has been working actively with all of these districts to insure services are properly coordinated.

### *Wright City Fire Protection District*

In the mid 1800's The Village of Wright City was formed as a railway stop for the Western Expansion. During the mid to late 1800's, a Volunteer Fire Brigade was formed for the Village of Wright City. In 1895, the Wright City Fire Department was formed. At that time, a Hand

Drawn Hose Reel was purchased which is still in possession of the Fire District today. In 1947, the Wright City Fire Department purchased its first Motorized Pumper, which the Fire District today still has in its possession. For financial support, the Wright City Fire Department used a Fire Tag System. The Wright City Fire Protection District was formed in 1972 by vote of the citizens and moved from Village Hall to its present location at 396 N W 2nd Street.

The District is located in East Central Missouri, approximately 45 miles west of the City of St. Louis. The District currently protects approximately 92 square miles in the North East portion of Warren County and on the Southern portion of Lincoln County. The incorporated cities within the Districts boundaries include, City of Wright City, Foristell, Village of Innsbrook, Incline Village, and the unincorporated Warren County and Lincoln County. The correct ISO rating as of 1989 is class 6 within 1000 feet of a fire hydrant and 9 not within a distance to a fire hydrant.

The district is governed by a five (5) member Board of Directors (The Board) elected at large to 6 year terms. The day to day operations of the district are managed by the Fire Chief under the direction of the Board. In addition to certain administrative duties, the Fire Chief makes recommendations to the Board concerning the budget, building plans, staffing and purchasing.

The District currently has 35 volunteers and 8 full time paid employees. Of the paid employees, the District employs the Fire Chief, Assistant Fire Chief/Training, Fire Inspector, Administrative Assistant, one Captain, and 3 Firefighters. Of the volunteers, currently there are two (2) Captains and the remainder are firefighters. The Wright City Fire District's current tax levy is 0.3958 per \$100 assessed valuation.

### ***Warrenton Fire Protection District***

Currently the Districts has eight (8) fulltime employees and over 45 volunteers. The District is also served by five (5) elected board members. The following is a brief history of the Warrenton Fire Protection District:

- In 1939, the Village of Warrenton authorized a volunteer fire department that was paid for by the municipality.
- In 1951, the name was changed to the Warrenton Rural fire Protection Inc. and later renamed the Warrenton Rural Volunteer Fire Department. The department was funded by a "Fire Tag" membership system.
- In 1967, fire station #2 was built on South Highway 47.
- In 1988, the Warrenton Fire Protection District was formed by voter approval with the largest percentage "YES" vote in County history with 89%. The District is covers 124 square miles.
- In 1993, the construction of HQ and Station #1 was authorized and built on Fairgrounds Road to improve the response north of Warrenton. In 1999 Station #3 was constructed in Pendleton to improve the protection on the western side of the District.

- In 2002, the first fulltime Fire Chief was hired and became the second District within the County to have a full time Chief. Also in 2002, Arch Helicopters agreed to a trial use of the helipad located at Station #1. They are still using it today.
- In 2004, the District hired a fulltime Fire Marshal and implemented fire codes within the District.
- In 2009, a new Fire Station # 2 was constructed on South Highway 47.

### ***Marthasville Fire Protection District***

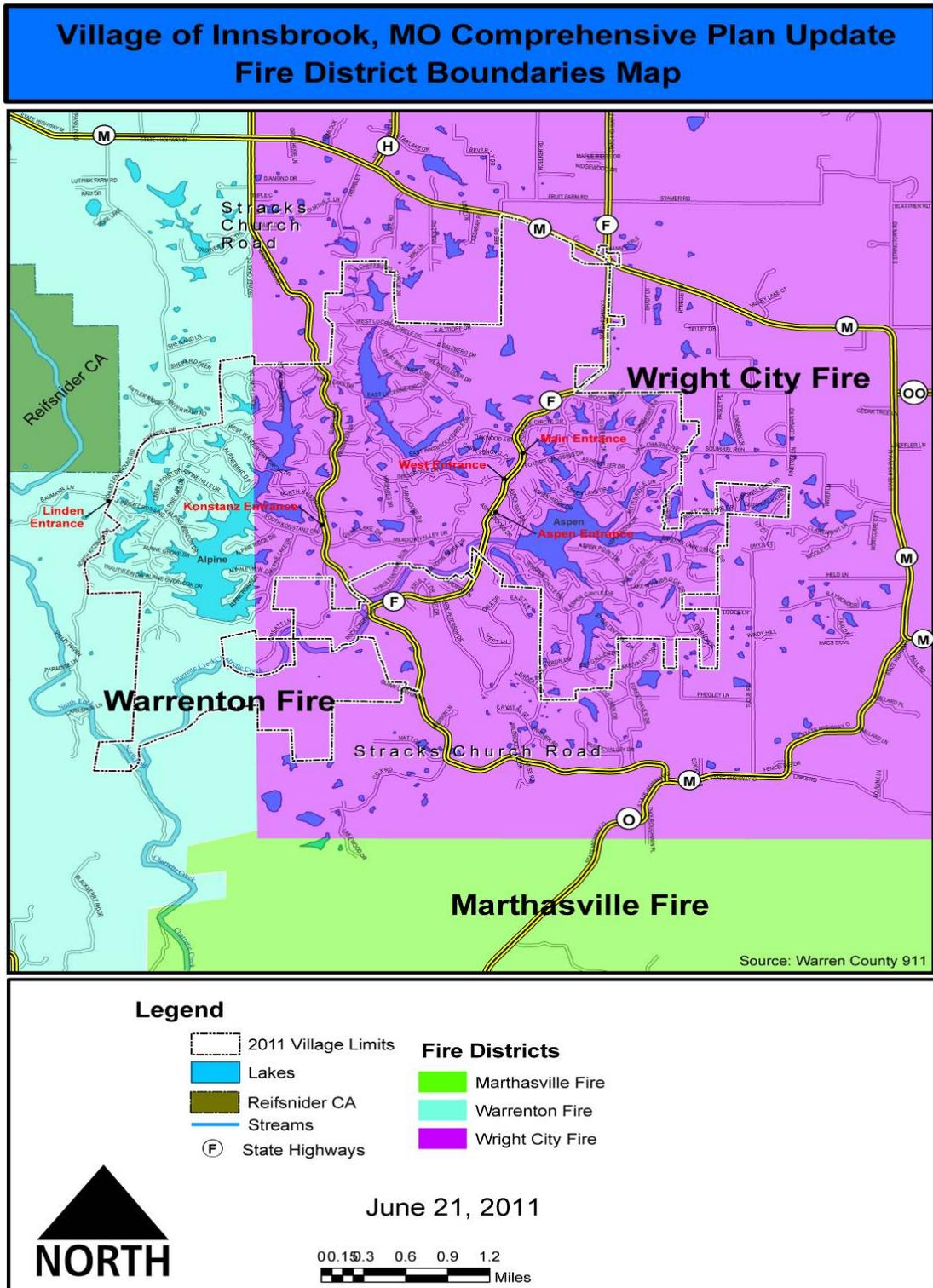
Little is known about the department's early history during the 20th century. We do know the department had a band, which held concerts and served meals to raise money for department uniforms. The following is a brief history of the Marthasville Fire Protection District:

- In 1928, the town of Marthasville took over the reins of Village fire protection, although little is known of its management or personnel
- In 1945, the Village's Board of Aldermen decided to relieve the Village of Marthasville from fire protection responsibilities and our present organization, the Marthasville Volunteer Fire Department, was founded.
- There was no tax money available to support the new department, so funding was provided by a rural tax system. The department set their protection boundaries at five (5) miles.
- In 1948, the Department moved to new quarters at the corner of Main and 3rd Streets. The building still stands today and is used by the Village of Marthasville.
- In 1957, Frank Pohl was elected Fire Chief. Frank was a guiding force through all of the department's progress in the next three decades. Frank would remain as Chief until 1982, serving 25 years, a tenure that will probably never be matched.
- The new firehouse was built with mostly volunteer labor provided by its members. It was already too small when it was dedicated in 1970, so the addition of the ambulance required a new, bigger firehouse.
- By the end of the 1960s, the Department's protection area increased to an 11-mile radius. Rural dues were increased to \$7 a year.
- Things were still changing in the 70s. In addition to the challenges of staying current with both fire and ambulance training, the Department's cash flow was becoming less adequate every year. In 1976, the Marthasville Fire Protection District was formed with the protection radius increasing to 18 miles. The 1977 budget was approximately

\$14,000, enabling the department to add a station in Treloar and renovate the station in Marthasville, adding more space.

- Throughout the 80s and 90s, things rolled along smoothly. New apparatus and better protective equipment was purchased regularly and training became more accessible.
- The volume of calls also increased dramatically over the years. In the 1960s, the average number of calls annually was 25. During 2007, the number climbed to 10 times the previous average annual calls.
- During the Flood of 1993, the firehouse was staffed almost around the clock every day when the river was at or near its highest crests. In addition to their normal duties, firefighters assisted with sandbagging, evacuations, logistical support to other agencies and doing whatever they had to do to assist the residents and businesses owners within the District and surrounding communities through the crisis.
- In 1997, the third station in Dutzow was dedicated. Moreover, like the other two stations, it was built with volunteer labor from our ranks and the residents of the Dutzow community. Dollars saved by the volunteer labor enabled us to spend our money where it would do the most good.

The Department can boast of several firsts in Warren County. They were the first to have diesel powered automatic transmission equipped fire apparatus, they had the first power hydraulic (Jaws of Life) extrication equipment, the first thermal imaging equipment and they are the only department equipped and trained for ice rescue. The Innsbrook area is the last all volunteer department based in Warren County. Today, the department includes a membership of 40 and growing.



***Warren County Sheriff's Department***

The Warren County Sheriff's Department serves the Village of Innsbrook. The department consists of 62 full time employees and is housed in a state of the art court house and a 100 bed correctional facility. The department patrols the approximately 430 square miles that comprises Warren County.

***Warren County Ambulance District***

A six (6) person Board of Directors governs the Warren County Ambulance District. The medical staff is composed of a total of 44 full and part time employees: 32 paramedics and 12 emergency medical technicians (EMT's), which includes four (4) of the administrative staff. The administrative staff is composed of five (5) members, including one administrator/paramedic, one assistant administrator/EMT, one training officer/paramedic, one secretary/EMT and one billing clerk.

The District covers an area of approximately 250 square miles covering the northern two-thirds (2/3) of Warren County with six (6) Advanced Life Support Units, and one (1) mass casualty incident (MCI) trailer. The district currently operates out of three (3) locations. The headquarters is located at 604 Fairgrounds Road, Warrenton, MO with satellite facilities located at 111 South West Second Street, Wright City, MO 63390 (Base 2) and 26091 South Highway 47, Warrenton, MO 63383 (Base 3).

The District primarily operates off of two (2) sources of income: a \$0.35 per \$100 assessed valuation tax rate and a service fee with mileage/medications. The District does participate in the Medicare, Medicaid and Blue Cross/Blue Shield insurance programs and accepts assignment from these insurance companies. The office staff bills insurance companies direct when all information is obtained from the patients.

## Chapter 4: Natural Environment Principle

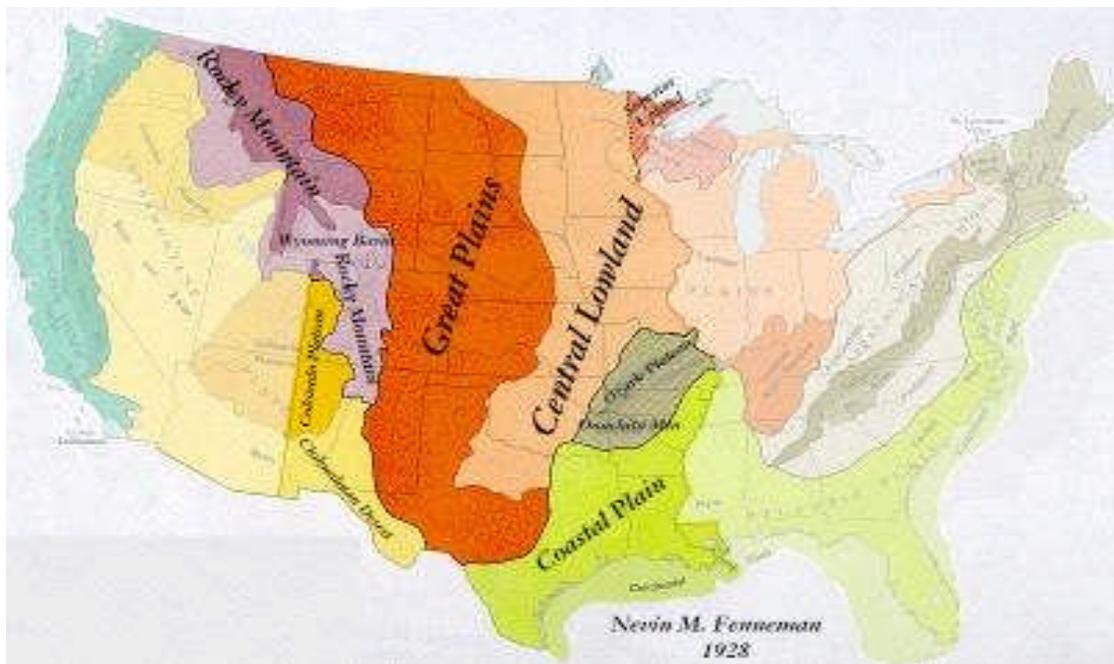
The Village of Innsbrook views the natural environment as a precious resource to be protected, maintained, and promoted. The community views the natural environment as the existing trees, vegetation, topography, water features, farmland, water, and air that make Innsbrook a safe and healthy place to live for all residents and wildlife.

### Climate

The Village of Innsbrook has a humid climate that is distinguished by hot summers and cold winters. Average high temperatures in the summer range from the 70s°F to the 90s°F. The average high temperatures in the winter range from the 30°F - 40°F. Extreme temperatures of 95°F+ and below freezing are reached but of short duration. Appendix E is a chart showing averages for temperatures and precipitation for our area. Additional data can be found in Appendix E.

### Physiography

The Village of Innsbrook is located in the Dissected Till Plains Section of the Central Lowland division of the Interior Plains Province. The boundaries of the Central Lowlands are indicated in the map below, which was prepared in 1928 by Nevin M. Fenneman.



The Central Lowlands contain prairie and deciduous forest. This area was glaciated, uplifted, and eroded into graceful rolling plains, dotted with steep slopes, and bluffs bordering the valleys. Vegetation includes tall grass bluestem prairie and oak-hickory forests.

## **Geology**

The geology within the Village of Innsbrook contains elements from the Paleozoic era, more specifically from the Mississippian period (310-345 million years ago) and is on the border of the Ordovician period (425-500 million years ago). Predominantly limestone and some shale characterize the Mississippian period, while dolomite, limestone, sandstone and shale characterize the Ordovician period. The surficial materials in the area are glacial deposits overlain by fine-grained silt or clay called loess.

## **Watershed**

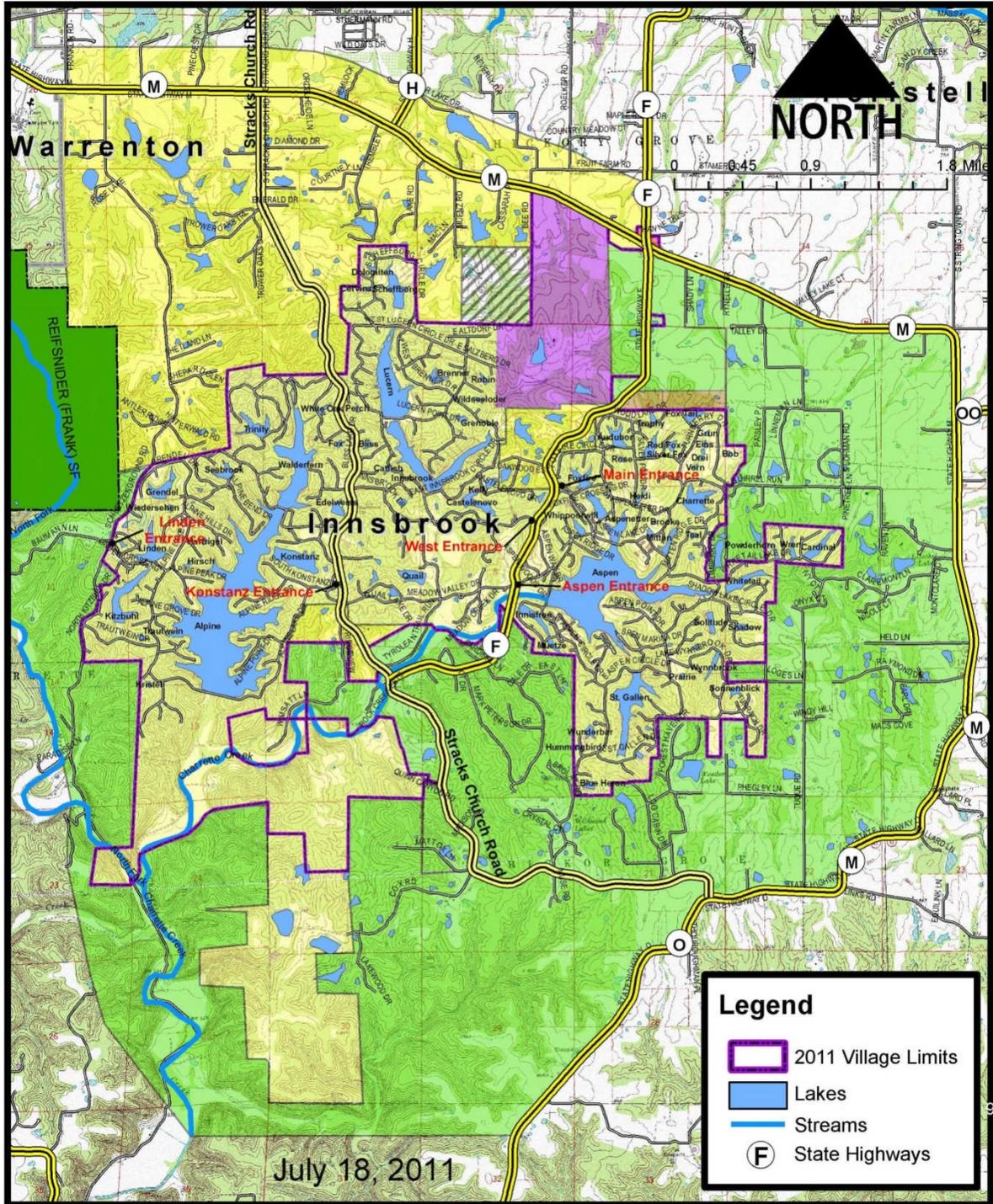
The following page contains a map indicating the main watershed areas for the area, which includes the Charrette Creek. The Pereque Creek watershed is northeast of the current Village limits. Pereque Creek and its tributaries run through Wright City, Foristell and a large part of western St. Charles County. It is important to note that the majority of the Village of Innsbrook is located in one watershed, thereby making a centralized sewer system easier to accomplish.

## **Environmental Constraints**

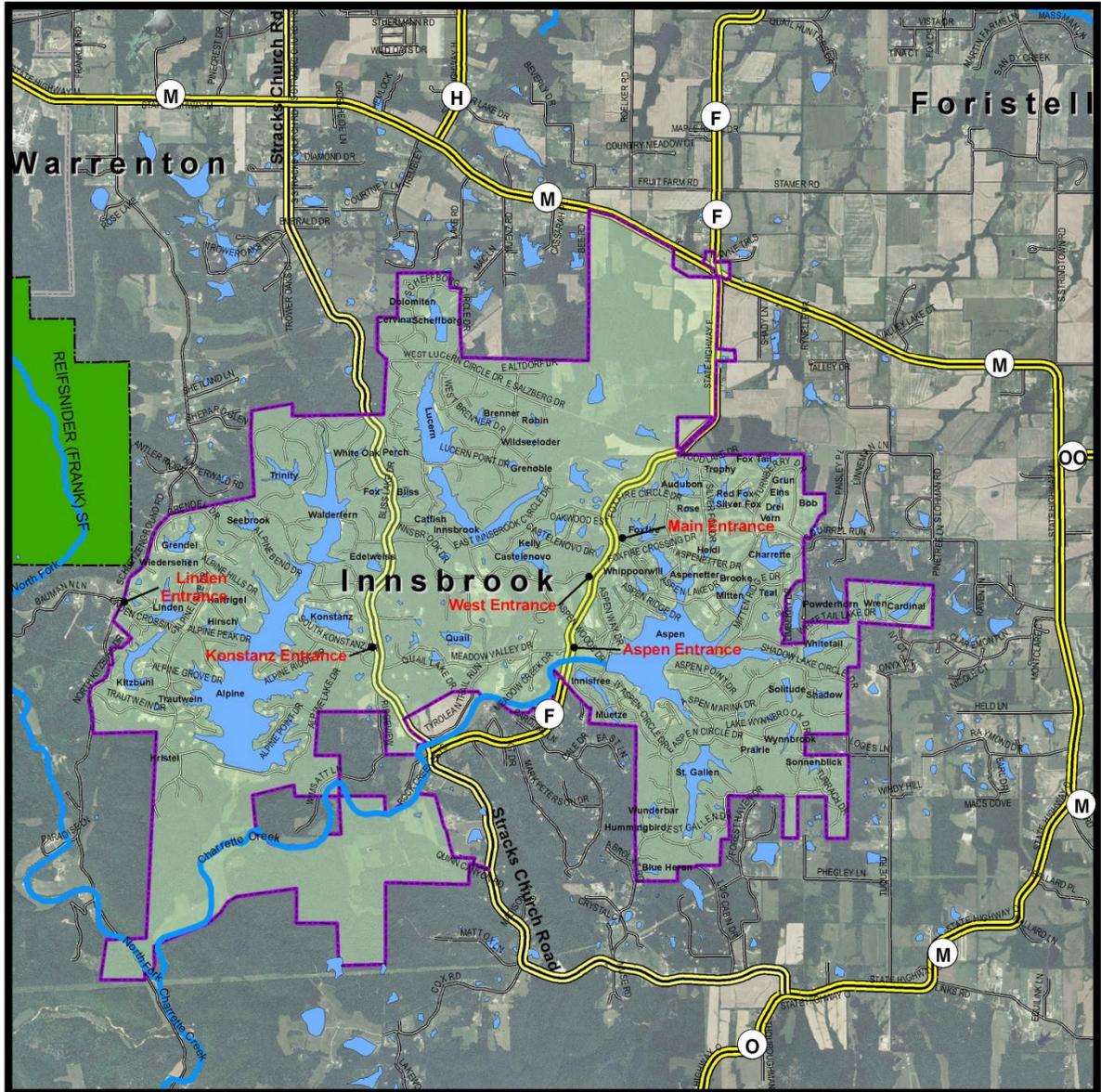
There are certain factors in the Village of Innsbrook that will limit the development potential. They include floodplain areas, cemeteries, sensitive areas such as wetlands, woodlands, steep slopes, scenic view corridors, areas of local importance, farmland, prominent entryways into the Village of Innsbrook.

The following maps show various constraints that should be considered prior to clearing or grading of any land within the study area. Environmental constraints include steep slopes, farm fields, lakes, creeks, roads/highways, woodlands and buildings within the study area. The maps illustrate the vast areas of woodlands, farmlands and lakes that characterize the Village of Innsbrook. The intent of this Plan is to ensure these areas are preserved.

# 2011 Village of Innsbrook Comprehensive Plan Update Environmental Constraints Map



# 2011 Village of Innsbrook Comprehensive Plan Update Environmental Constraints Map



**Legend**

-  2011 Village Limits
-  Lakes
-  Streams
-  State Highways

July 18, 2011

  
**NORTH**

0    0.5    1    2 Miles

Source: Warren County 911

## Trees and Wildlife

Studies have shown that urban areas with extensive impervious surfaces, such as buildings and pavement, are getting hotter because of a phenomenon known as the *heat island effect*. “The difference in temperature from rural to urban areas in St. Louis range from 1.1° to 4.4°.” “Vegetation cools directly by shading and indirectly through evapotranspiration, the process by which plants release water vapor.” In a rural landscape, much of the solar energy that strikes vegetation is used by the plants for metabolic processes. A plant also uses moisture for controlling its own temperature and then releases the excess, thus cooling the surrounding air.” (Technical Information Program, US Department of Energy, Office of Energy Efficiency and Renewable Energy, DOE/CH10093-211, November 1993) In addition, trees help in reducing pollutants through the process of filtration.

Trees not only provide important environmental benefits; they provide economic benefits also. A 1991 Urban Land Institute study of eleven real estate developments assessed the cost of money spent on site planning, landscaping, and preservation of trees and found it was justified. The findings indicated that the amount spent increased the profits from 5 to 15%. A report by the National Association of Homebuilders, Building Greener Neighbors, indicates that “lots with trees sell for an average of 20 to 30 percent more than similarly sized lots without trees,” and that “mature trees that are saved during development add more value to a lot than post construction landscaping.” Appendix F provides a list of native trees in the Village of Innsbrook.

Twenty-five (25) different species of trees, listed in Appendix F, have been identified within the Village. The Village also contains habitat for many species of wildlife. Over eighteen (18) types of mammals have been sighted, from black bats to minks. Twenty-one (21) types of water fowl, nine (9) types of water birds, sixty (60) types of song/grassland/open field birds, eight (8) types of woodland birds, four (4) types of owls, nine (9) different birds of prey, including the bald eagle, seven (7) types of woodpeckers, nine types of sparrows, sixteen (16) types of warblers, assorted crows, blackbirds, grackles and starling, seven (7) types of reptiles including lizards, four (4) types of turtles, and various types of butterflies. Appendix G contains a list of wildlife identified by the residents of the Village.

## Natural Environment Goals and Actions

The following list includes the only active action of 10 actions for the “Natural Environment Principle”. See Appendix H for a complete listing of the goals and actions.

- Goal 2:**        *Preservation* - Preserve and enhance the quality of the natural environment, which is one reason why residents choose to live here.
- Action**        Adopt a tree preservation and restoration ordinance that conserves trees while replacing those that are removed during development activity.
- Status:**        §§8.11.2.3, 9.2.2.7, and 10.2.2 address landscaping, street trees, and natural land development designed to preserve trees and the natural environment during development. Added §§8.11.2.4 and 9.2.2.7.7 and modified §10.2.2 to promote replacement of trees conceded to development where appropriate. **[Complete]**

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## Chapter 5: Land Use Principle

### Future Land Use Plan

The Future Land Use Plan serves as a guide for the planned and orderly growth of the Village of Innsbrook. The Plan includes the Future Land Use Map, Future Land Use Matrix and supporting text, all of which must be considered when making decisions regarding new development, a new use, a change in use and future annexation. The Plan anticipates modest, well planned growth provided the long-range goals of this plan are implemented incrementally. The future land use recommendations were developed with consideration given to the comments recorded during the public engagement process and collaboration with Village staff, the P&Z and elected officials. Zoning changes, land subdivisions, new development and redevelopment should be reviewed for consistency with the Plan during the plan review process.

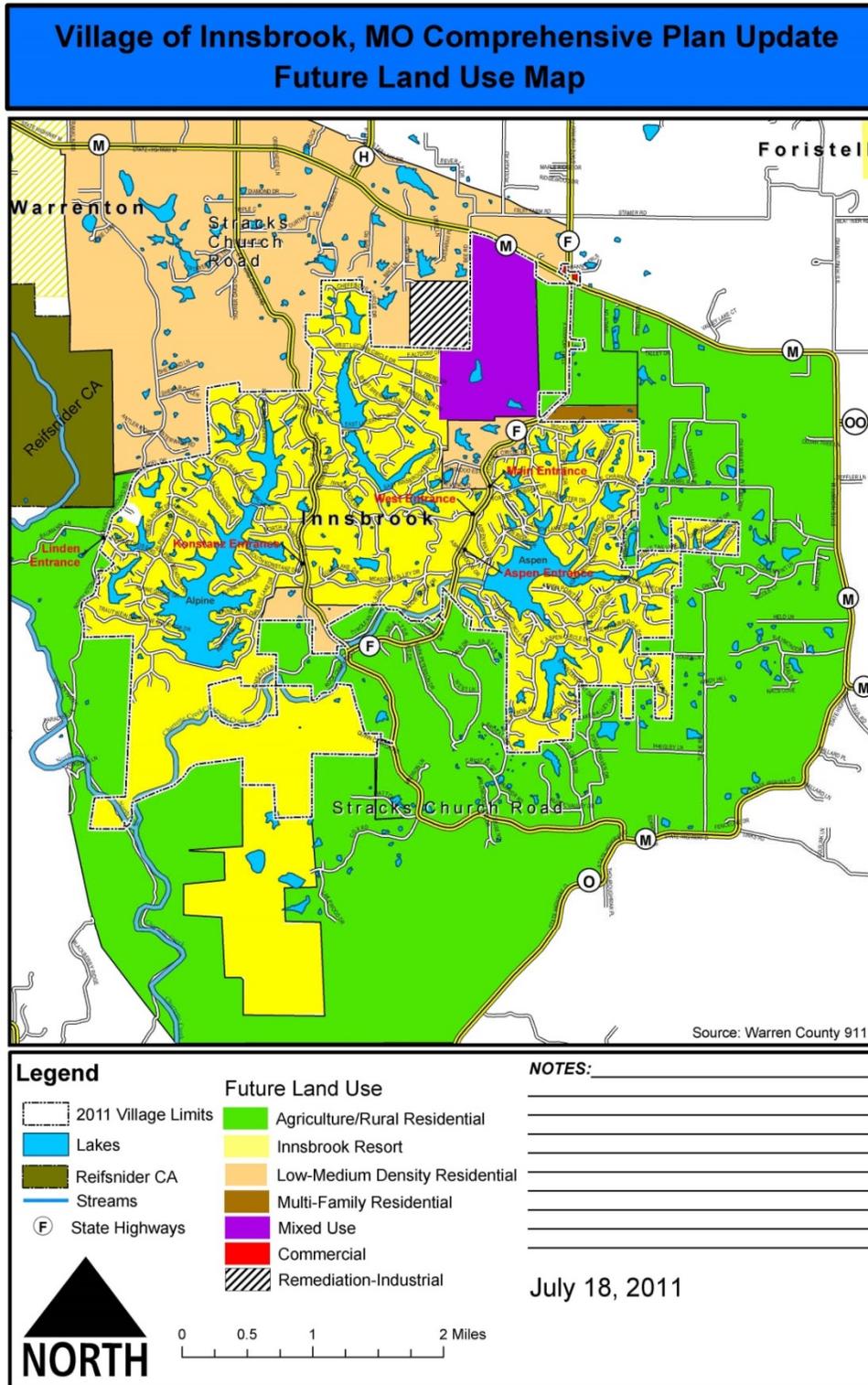
The Future Land Use Plan breaks the planning area into various land use categories and provides land use, growth and revitalization strategies to help implement the Plan. These strategies seek to create opportunities for a wide range of development scenarios while ensuring preservation of the area's rich natural resources, compatibility through design, and the separation of dissimilar uses. The decision to locate new uses and activities in the Village should be based on an understanding of the Village's existing conditions, the Plan's goals & objectives and the compatibility between the built and natural environment.

### Future Land Use Map Categories

The *Future Land Use Map* and future land use recommendations will not become reality unless the daily decisions and implementation activities support the proposed plan. The decision to locate new uses in the Village should be based upon factors such as impact on existing uses, impact on adjacent streets, consistency with the Plan's planning and design principles, and the compatibility between the built and natural environment. The recommendations of this plan should be used with a sense of flexibility. Development proposals that do not exactly match the Future Land Use Map and future land use goals, objectives, and recommendations, but reflect marketplace demands, should be given reasonable consideration so long as they do not present significant public service burdens on the community or negatively impact the health, safety, and welfare of the community.

The colored areas shown on the Future Land Use Map include all land within the Village plus areas identified by the community as desirable for annexation. The Future Land Use Map includes the following land use categories; the corresponding Zoning Districts are in parenthesis.

- Agriculture/Rural Residential (AFM, R-L)
- Innsbrook Resort (PD)
- Low-Medium Density Residential (R-M)
- Multi-Family Residential (M-F)
- Mixed Use (C-N, C-H, PD)
- Business (C-N, C-H)
- Industrial (I)
- Public Land (all districts)



### Future Land Use Matrix

The future land use matrix is designed to work with the Future Land Use Map. The Future Land Use Map is meant to portray a conceptual plan, with the understanding that the general areas identified on the map are correct, but there may be slight modifications to their precise boundaries when a lot-by-lot analysis is conducted during plan implementation.

Future Land Use Matrix		
Future Land Use Categories		
Description (Zoning Equivalent)	Density	Recommended Uses
<b>Agriculture/Rural Residential (AFM, R-L)</b>	<b>Average minimum lot size:</b> No more than 1 dwelling unit per 3 acres. Minimum <b>District Size:</b> 9 acres	Agricultural-General Agriculture-Limited Single Family Detached Forest Management Public & Institutional Uses
<p>Areas designated as “Agriculture/Forest Management” are agricultural areas primarily located outside the gated community and not connected to the Village’s utilities. Uses should be limited to existing agricultural and low density residential uses, new single-family homes located on lots greater than 3 acres, parks, public recreation areas, and forest management areas. The cost to extend or improve utilities and roads should be shared by the developer and installed prior to the occupancy of any new homes.</p>		
<b>Innsbrook Resort (PD)</b>	As approved by the Planning Commission	As approved by the Planning Commission
<p>The Innsbrook Resort is a private development guided by strict land use and development regulations. All future improvements, additions and changes in use should blend with the established development patterns and development types, as approved by the Board. The continued preservation of natural areas and provision of active and passive outdoor recreation opportunities for use of property owners within the resort is recommended.</p>		
<b>Low-Medium Density Residential (R-L, R-M)</b>	<b>Min. lot size:</b> 20,000 SF, except 24,000 SF for single family attached. <b>Average density:</b> 2 units per acre.	Single-Family Detached Single-Family Attached (villa) Duplex- special use Planned Single-Family Cluster Public & Institutional Uses
<p>Areas designated as “Low-Density Residential” are adjacent to the Innsbrook Resort and intended to support the development of high quality, low density single-family detached homes that achieve a high level of continuity with the single family homes within the Innsbrook Resort. The substantial investments made to the Resort over the last 40 years has increased the property values, both within and adjacent to the Resort, therefore this Plan recommends the same level of architectural and site design is required in the areas adjacent to the Resort designated Low Density Residential on the Future Land Use Map. All new development should be served by central sewer, water and streets that comply with the Village’s latest subdivision road and storm water standards. Higher density single-family detached subdivisions are recommended as a board approved use in areas that are served by centralized sewer and water as recommended by the P&amp;Z on a case by case basis.</p>		

<b>Future Land Use Matrix (continued)</b>		
<b>Multi-Family Residential (M-F)</b>	<b>Single-Family:</b> 20,000 SF <b>Attached Single-Family:</b> 24,000 SF <b>Multifamily:</b> 10,000 SF Per Unit	-Duplex, permitted use. -Apartments -Assisted Living -Single Family Homes -Attached Single-Family Homes -Public & Institutional Uses
<p>Areas designated for Multi-Family Residential are intended for assisted living facilities, condominiums and apartments. All multi-family uses must be served by central utilities and infrastructure including sewer connections and paved streets and parking surfaces. Buffers should be provided on the site of any multifamily development that is proposed adjacent to any site being used for residential purposes or zoned single-family residential. Improvements necessary to bring streets and other infrastructure into compliance with the Village’s standards should be required as a condition upon approval. Single or unified ownership and perpetual control and maintenance of any multi-family structure and common use areas (parking, playgrounds, drainage facilities, etc.) are encouraged.</p>		
<b>Mixed Use (C-N, C-H)</b>	Special Use-As approved by the Board	Special Use- As approved by the Board
<p>Areas designated for “Mixed Use” are highly visible, easily accessible and generally adjacent to existing uses or zoning that would contribute to the success of mixed use development. The Mixed-Use designation is intended to encourage a wide range of planned, compact developments containing a horizontal and/or vertical mix of tenants. Uses are limited to the uses permitted in the Village’s zoning districts. Uses should serve a wide range of local and regional users, while being sensitive to the adjacent residential, agriculture, and other less intense uses. Developments containing drive-through lanes or outdoor storage should require a special use permit. Requirements addressing signage, parking, buffering, sidewalks and landscaping are recommended. Generally, single tenant big box retailers, truck stops and fuel-only filling stations are discouraged. Anchor uses should be approved on a case by case basis as a Special Use.</p>		
<b>Business (C-N, C-H)</b>	<b>Average minimum lot size:</b> 5,000 SF or as approved by the planning commission. <b>Min. District Size:</b> 2 acres	Office Retail under 20,000 SF Retail over 20,000 SF- special use Warehouse-Limited
<p>Uses in the Business areas should follow planned development techniques that help integrate the new or changed use(s) with the existing uses and transportation system. All uses that generate high volumes of traffic or require more than 25 parking stalls should have direct access to an arterial road, unless waived by the Planning Commission. Any use that abuts a less intense land use, property zoned residential or property being used for residential purposes should include screening and/or landscape buffering to shield light, sound and views of the site from the abutting residential or less intense use(s). All uses should utilize monument signage (in lieu of pole signage). Areas designated as “Business” outside the Village’s limits are recommended for immediate annexation to provide future business growth. Retail sales and services, office, financial uses, restaurants, entertainment, convenience stores and automobile-oriented sales and services are envisioned in these areas.</p>		

Future Land Use Matrix (continued)		
Future Land Use Categories		
Description (Zoning Equivalent)	Density	Recommended Uses
<b>Industrial (I)</b>	<b>Average minimum lot size:</b> 30,000 SF. <b>Min. District Size:</b> 3 acres.	- Manufacturing / Assembly - Warehousing / Distribution - Outdoor Storage - Vehicle & Equipment Sales - Public/Institutional/Gov't
Areas designated as "Industrial" are intended for environmentally clean manufacturing and industrial operations, including warehousing, transportation, distribution and assembly related uses. All industrial uses should provide on-site buffering to screen outdoor storage areas and other operational impacts from any existing or proposed uses that are less intense, including any public use area or right-of-way. Building types may include concrete, masonry and tilt-up buildings. Pole buildings should be prohibited. All uses that include outdoor storage of equipment, inoperable automobiles, boats, RVs or other such inoperable equipment should contain sight proof screening, approved via a special use permit. Any new use or extension of an existing use that requires outdoor storage should be required only as a special use.		
<b>Public Land (all zoning districts)</b>	<b>Average minimum lot size:</b> As approved by the Planning Commission	- Manufacturing / Assembly - Warehousing / Distribution - Outdoor Storage - Vehicle & Equipment Sales - Public/Institutional/Gov't
Public land use is intended to provide for publicly owned land within the Village of Innsbrook. Public land may be zoned within any district.		

### Future Land Use Recommendations

Generally, the areas anticipated for future urban development are located to the north of the Village's present limits. These future growth areas are depicted as "Mixed Use", "Multi-Family Residential" and "Low-Medium Residential" on the Future Land Use Map and recommended for immediate annexation. The Village should annex these areas and any other areas that might be developed in the near future to ensure greater control of the timing, density and type of development. To ensure intergovernmental coordination, all rezoning applications or development plans should be reviewed for consistency with this Plan and compliance with the Village's Zoning and Subdivision Regulations. When an area is annexed into the Village, the official zoning district should be "AFM" Agricultural Forrest Management District, unless the petitioner specifically requests, and the P&Z and Board approves, a different zoning request pursuant to the Village's rezoning rules and regulations.

The following sections provide the purpose and intent of each future land use categories and recommendations for implementing the Future Land Use Plan.

***Agriculture/Rural Residential Future Land Use***

Areas designated “Agriculture/Rural Residential” generally includes land to the east, west and south outside the Village’s current limits, as depicted on the Future Land Use Map. Future development should be limited to agriculture uses or agriculturally related uses, single-family detached residential dwellings, parks and institutions. The agricultural land located along both sides of Highway F and south of Highway M should be designated for Agricultural Forest Management to help preserve the agrarian character of the area and serve as a buffer to hide any use or building that would otherwise cause visual clutter along the main gateway into the Village. A farmers market is recommended in this area as approved by the Planning Commission.

***Low-Medium Density Residential Future Land Use***

Low density single-family residential areas are characterized by single-family detached dwellings with lots one acre or larger. Areas designated as low-medium density residential are located north of the Village's current limits and adjacent to existing low-density residential areas. The rationale for designating the area north of the Village's limits as low to medium density single-family residential is that the area has good access to local roads and highways and in close proximity to the existing urban development of the cities of Warrenton and Wright City. Low-medium density residential areas should be limited to single-family detached residential dwellings, parks and institutions. No multiple-family development is recommended in areas designated low-medium density residential. All proposed residential development that is not served by public sewer or water should provide at least three (3) acres per house lot.

New low-medium density single family development is also anticipated within the Village's south-central region just outside the Innsbrook Resort along Stracks Church Road. This area is generally flat and easily connected to the Village’s existing transportation system. Areas served by publicly provided sewer and water may be developed at a higher density pursuant to the principals of conservation subdivision design. Conservation subdivisions are recommended as a tool to help preserve sensitive natural areas, reinforce the area’s agrarian culture and protect the area’s agricultural lands, which are the most productive in the region. Future development intended for the areas designated “Low-Medium Density Residential” would currently fall under the Village’s “R-L and R-M” Districts.

***Innsbrook Resort Future Land Use***

The area designated as "Innsbrook Resort" on the *Future Land Use Map* is mostly developed. Areas that are not developed or planned for future development are governed by an approved Planned Development (PD) and Master Plan. The area is characterized by single-family detached dwellings, which serve as permanent, year ‘round residences, and A-frame chalets- that cannot be used as permanent residences. The area also includes a condominium development, conference center, 18-hole golf course with a bar/restaurant/pro shop, horse stables, community garden, amphitheatre, and many lakes, beaches and miles of trails. The average density within the Innsbrook Resort is approximately 3 acres per unit. Most new development is anticipated in an area south of the current Village limits in an area known as Tyrol Valley. All new development in this area should be consistent with this Plan. All in-fill and redevelopment proposals should be consistent with the surrounding residential dwellings and chalets and blend

harmoniously with the surrounding land uses with regard to general character, density, structure height and bulk requirements. Future development intended for the areas designated “Innsbrook Resort” on the Future Land Use Map, should be governed by the Planned Development (PD) approved for the Resort and reviewed pursuant to the special use permit procedures.

#### ***Multi-Family Future Residential Land Use***

Multi-family residential areas are characterized by multifamily apartments or other dwelling types at average densities of one (1) unit per 10,000 ft<sup>2</sup> in the Village’s M-F District. Single family and single-family attached dwellings are also envisioned. Single-family dwellings should be on lots having at least 20,000 ft<sup>2</sup> and attached-single family dwellings should be on lots containing 24,000 ft<sup>2</sup>. The “Multi-Family Residential” Future Land Use Category is proposed just north of the Village's current limits on the east side of Highway F. All future multi-family development in these areas should be consistent with the character of the Innsbrook Resort and include buffering to screen the use from the surrounding less intense land uses. Development of this location should provide direct access to Highway F. Access to the Innsbrook Resort is recommended as approved by the Planning Commission. Future development of this location is intended to help diversify the living options within the Village by providing assisted living and/or affordable housing options for the Village's aging population.

#### ***Future Mixed Land Use***

Residents at the Town Planning Workshop support a mixed use area north of the current Village limits with access to Highway M and Highway F. A mixed use development at this location is recommended to provide a prominent location for a wide range of business and other uses to better serve the specific needs of the local Innsbrook residents, protect owners, and reduce vehicle miles traveled (VMT). Recommended uses include a wide range of retail, business services, light industry and office uses with no single tenant/use exceeding 20,000 ft<sup>2</sup>, except as approved by the P&Z.

Parking is recommended in discrete clusters located behind buildings and screened from public view. On-street parking, sidewalks, landscaping and pedestrian lighting is recommended along interiors roads serving the development to ensure safe, convenient vehicular and pedestrian accessibility. Any use that creates traffic that would increase the level of service (LOS) on any of the local roads or highways to a level of C or higher, as determined by a professional transportation engineer (PTOE-preferred) should be prohibited.

#### ***Future Business Land Use***

Currently there is no business development activity in Village with the exception of the Pro Shop/Bar, Country Store, and Conference Center within the Innsbrook Resort. Innsbrook residents must travel outside Innsbrook for day to day shopping and business service needs. There is a consensus among Innsbrook residents that they would rather travel to shopping districts than have shopping district located within the Village. Due to residential opposition and the current economic crisis and slow-down in retail activity, this Plan does not recommend business development within the current Village limits, with the exception of business and non-residential uses approved for the area designated as Mixed Use on the Future Land Use Map. Business uses within the Innsbrook Resort are recommended, as approved by the Planning

Commission, on a case by case basis. Future business development should be revisited when the economy and local property owners support business development.

### ***Future Industrial Land Use***

The future industrial use category includes a range of industrial uses including office warehouse, contractor yards, motor vehicle repair, manufacturing and business parks. The only area suited for future industrial development is the area designated "Remediation" on the Future Land Use Map. However, this site is allegedly contaminated with mercury and subject to annual EPA testing. Industrial development is recommended on this site provided that, as a condition of approval, the site is cleaned up to acceptable environmental standards so as to not pose an unreasonable health or safety threat to the community. Once an agreement is in place to remediate the site, the Village should annex the area to ensure the clean-up operations and any future development of the site is consistent with this Plan and any other applicable local, state and federal requirements.

### ***Future Public Land Use***

The Public Land Use category includes governmental and quasi-public uses and places of assembly-such as churches. All public facilities and places of assembly should have direct access to a major roadway. Institutional uses should be permitted in most future land use categories, subject to site plan review and compliance with the applicable zoning and design regulations. If an institutional land use stops being used as an institutional use, the future land use category should revert to the adjacent future land use classification, unless otherwise recommended by the P&Z and approved by the Board. In the event there are two adjoining uses, the most restrictive use should apply. The following public land use improvements are recommended;

1. Procure land and funding for the construction of a new Village Hall/Administrative Center.
2. Develop a future infrastructure plan to extend utilities in the Village's anticipated annexation areas and develop an ordinance that requires developers to share in the cost of related roads, utilities and other infrastructure costs.
3. Continue improving emergency preparedness/first responder plans relating to homeland security and natural disasters and other acts of God.

## **Growth Management**

As the Village of Innsbrook grows over the next 10 years, there are several factors that could threaten agricultural lands, cause unwanted side effects, and hinder efficient, well planned development. Low density residential development adjacent to municipal limits and uncoordinated street development result in land consumptive sprawl that has an adverse impact on the manner in which an area develops. Therefore, this plan must include growth management as a tool to make intelligent future land use decisions.

Growth management can be described as a conscious public decision to restrain, accommodate or encourage development. Management techniques can be applied to any type of growth, but of particular concern to the Village of Innsbrook is the current and future supply of quality

business, residential and industrial development opportunities. The growth of the land uses mentioned above are managed in part by proposing areas of business, residential and industrial growth on the Future Land Use Map and developing strategies for each district. In addition to proposing land uses, the Village can manage growth by extending the Village boundary and concentrating municipal services within the planning area. This strategy will minimize sprawl and the inefficient use of the land, resources and municipal services. The purpose for managing growth in the Village of Innsbrook are multi-fold, they include:

1. the preservation of farmland & the income generating potential of the natural land,
2. the prevention of overextending municipal services and infrastructure,
3. the prevention of vacancies and thus economic decline within existing Village neighborhoods and business areas, and control the types and quality of development at the Village periphery.

The Village of Innsbrook should encourage annexations of land contiguous to the Village and served by utilities or areas where pre-annexation agreements exist regarding the provision of services. The cost of extending utilities should, to the extent possible, be shared by the developer. The rationale for imposing growth management and preserving the area's agricultural land, as provided by the American Farmland Trust, includes:

1. It's the only farmland we've got; when it's gone, it's gone forever.
2. American farms ensure a safe and plentiful food supply.
3. Many American families and rural communities are supported by their farmland.
4. Saving farmland helps control sprawling development.
5. Farms and ranches provide wildlife habitat.
6. Urban-edge farms provide fresh, local produce for Village residents.
7. Farming is a better economic use of the land than scattered development.
8. Farms provide a direct link to our agricultural heritage and America's history.
9. Farms provide jobs.
10. Farmland provides scenic open space.

### ***Annexation***

The community has expressed support for annexation throughout the comprehensive planning process. Many believe annexation is necessary to preserve the natural character of the area and provide for future residential growth. In response to the community's support, the Future Land Use map identifies the Village's recommended growth areas for voluntary annexation. However, strategies must be in place prior to any annexation to extend public services, due to the Village's inability to provide centralized services to adjacent unincorporated areas at this time

Partnerships between the Village, property owners and developers should be established early in the process to help avoid unanticipated repercussions during or after the annexation process. The Village should initiate pre-annexation agreements with adjoining land owners. Future

development and land use decisions within the Village Limits shall comply with the Village's Zoning Code and in accordance with the Plan's land use recommendations.

Annexation of any land into the Village of Innsbrook should be considered carefully. While each situation is different, the end result should provide specific benefits to the Village as well as the annexing area. The areas of land on the Future Land Use Map that fall outside the Village's limits are the areas the Village should consider for future annexation. Before any annexation decisions are made, the following general questions should be considered.

1. Will the annexation lessen demand to develop in-fill property or redevelop existing sites and buildings within the current Village boundary?
2. Will the annexation place any unacceptable political, financial, physical or operational demands or expectations upon the Village for the provision of services or infrastructure?
3. Will the annexation allow for more appropriate guidance of future development within the annexation area?
4. Will the annexation bring existing land uses into the Village that are desirable and have some benefit to the Village in terms of revenue or the sense of community?
5. Is the annexation in the best interest of the Village as a whole?
6. Does the annexation make economic sense from both long and short range perspectives?
7. Will the value of existing properties within the Village be preserved or enhanced by the annexation?

### ***Annexation Procedures***

The Board processes all annexation petitions and determines if they comply with State Statutes. The procedures for annexing unincorporated land in Warren County can be summarized by two methods of annexation; *voluntary* and *involuntary* annexation.

Under the voluntary method, residents in affected portions of Warren County petition the Village to request annexation. The petition is then reviewed by the Board to determine if the annexation is reasonable and necessary. If the Board agrees, the annexation can be approved without the time and expense of an election. Voluntary annexations can only be accomplished through a petition process involving 100% of the annexing property owners.

The involuntary method requires the preparation of a plan of intent. The proposal must legally delineate the area to be annexed and provide proof that the proposed annexation meets the statutory criteria. The annexation petition must be presented at a public hearing. Following the public hearing, an election is held for registered voters in the Village and registered voters in the annexation area to vote separately on the annexation. The vote must be a simple majority in favor in both the Village and the annexation area to be approved.

***Historic Preservation***

Although there are not many historic structures in the study area, historic preservation goes beyond protecting and restoring buildings. It also is the continuation of family names, farms, and the character of the area. The Village of Innsbrook should promote and encourage preserving the past in new development. Examples of this are the restoration of the log home below Lake Alpine Dam and the future preservation and use of the old school house near the west gate off State Highway F. Private cemeteries should be located, preserved, and honored. The Innsbrook Historical Society should be promoted and supported.

***Summary***

The rate, manner and location in which the Village of Innsbrook allows residential, business and agricultural land uses should result in minimal impact on the existing uses within the Village. The challenge faced by the Village of Innsbrook is finding a balance between investing in new development and infrastructure versus reinvesting in what the Village already has.

The potential for business development exists in the areas as indicated on the Future Land Use Map. Future business development in these areas can be used to generate Village tax revenue, expand employment opportunities, and increase shopping and entertainment alternatives for area residents as well as tourists and travelers. However, this growth must not occur in a manner that compromises the area's rich agricultural resources, open woodlands and wildlife corridors.

**Land Use Goals and Actions**

The following list includes the two remaining active actions of ten for the "Land Use Principle". See Appendix H for a complete listing of the goals and actions.

- Goal 13:**     ***Growth Boundaries*** - Achieve growth boundary limits through voluntary annexation.
- Action:**     Promote the Village of Innsbrook and the mission of the Village to residents adjoining the corporate limits.
- Status:**     *The Village continues to follow a voluntary annexation policy. Some annexations have occurred as a result of property acquisitions and by promoting the benefits of annexation to nearby property owners. Growth boundaries have been defined on the future land use map. [Complete]*
- Goal 15:**     ***Historical Preservation*** - Preserve the history of the area.
- Action:**     Encourage the preservation of buildings, family names in new development, significant farms, etc.
- Status:**     *§§10.2.9 Addresses the need within Planned Developments. The Village will continue to work with developers and the Warren County and Innsbrook Historical Societies to preserve the History of the Area. An example of this effort is the restoration of the log home in the valley south of Lake Alpine dam now underway by the Innsbrook Historical Society. [Complete]*

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## Chapter 6: Circulation Principle

Emphasis of this principle is on the movement and social aspect of people and not vehicles within the Village of Innsbrook. The Village does not anticipate major road systems being needed in the future. Our goal is to provide an interconnected system of roads and paths to facilitate the movement of people safely and efficiently.

### Existing Roads

Public roads in the Village include State Highway F and two (2) County Roads; Stracks Church and Schuetzengrund. Currently, there are no Village owned roads, however, there are over 100 miles of privately owned roads that provide access to the residents of the Village. While the State and County roads are designed to move vehicles, some of the privately owned roads accommodate pedestrians and other forms of non-motorized transportation in addition to vehicles. The private roads are narrower and contain more curvature than typical streets built today, which studies have shown, slow down speeds and make them more appealing to the current and future homeowner.

### Airports

There are no airports within the corporate boundaries of the Village, however, Spirit Airport is 40 miles away and Lambert St. Louis International Airport is approximately 50 miles away. Several private airports are also located nearby. The closest private airport is Stark Airport, 2 miles south of Warrenton, is located 19 miles away from Innsbrook. Smartt Field, owned and operated by St. Charles County, is located 57 miles away

- Washington Airport: Washington Airport is located in southern Warren County along State Highway 47. The Runway is 5000 feet long by 75 feet wide concrete construction and lighted. The runway orientation is 15/33. The Airport identifier is MO6. Elevation is 488 feet. Corporate jets and small aircraft are primary users of this airport.
- Spirit of St. Louis Airport: This airport is located in Chesterfield and is operated by St. Louis County. The airport has two runways. The main is 7,500 feet long by 150 feet wide and is all weather and the secondary is 5,000 feet long by 75 feet wide. Both are constructed of concrete and lighted. The Airport identifier is KSUS. Corporate jets and small aircraft are primary users of this airport.
- Lambert International Airport: Lambert International Airport sits on approximately 2800 acres. There are over 89 gates servicing 11 major airlines, 11 commuter airlines, 4 cargo companies and 2 charter companies. There are 4 runways varying in length from 11,000 to 7,600 feet.

### Pedestrian Movement

The safe and efficient movement of pedestrians and other non-vehicular travel is a priority within the Village. This Plan recommends interconnected multipurpose trails throughout the Village. There are private trails in place, including some of the existing roads, which also serve as trails.

This Plan recommends the Village facilitate the acquisition of right-of-way, design and installation of public trails throughout the Village and eventually the installation of trails leading to and from the future Village Center. Connecting the Village Center, as well as other destination centers/attractions, throughout the Village is recommended to help reduce the reliance on automobiles.

### **Sidewalks**

In addition to the recommended trails, this Plan recommends installing sidewalks along all new streets. Landscape buffers, at least six (6) feet in width, are recommended between the sidewalk and streets. Sidewalks should be wide enough to accommodate multi-users such as walkers, joggers and bicyclists and tie into the interconnected series of trails throughout the Village of Innsbrook.

### **Future Road Design for the Village**

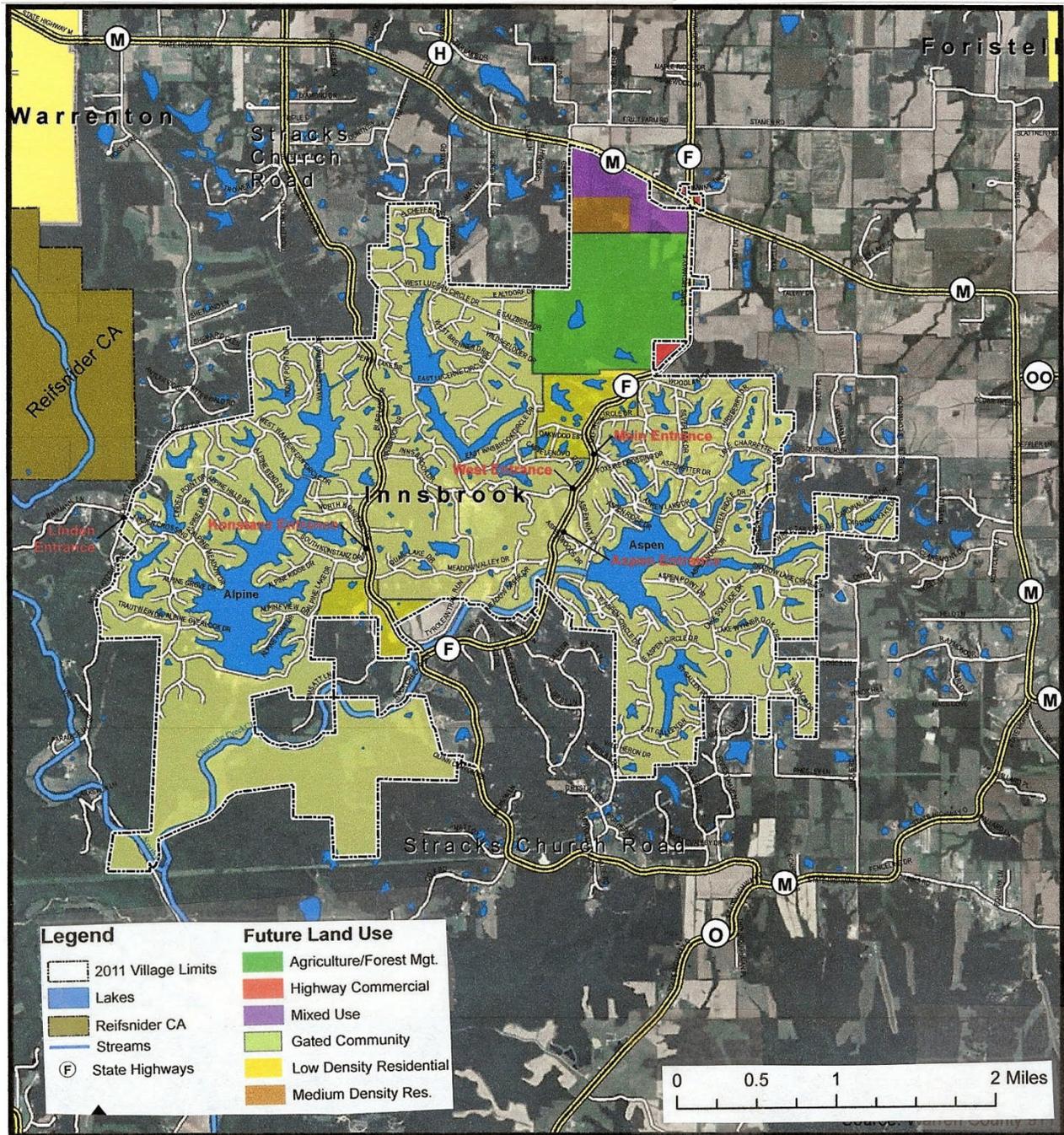
Streets, at one time, were the social gathering spot for the neighborhood. Children played in them and neighbors gathered in them for street parties and socializing. However, the design of today's streets lend themselves to miniature speedways because they are wide, straight stretches of pavement. Today, the streets have been taken over by vehicles, leaving no room for the social activities or play areas of yesteryear. For these reasons, this Plan recommends the Village of Innsbrook encourage the design of new streets to include a pedestrian realm and social focal points. These, along with the following design elements are key principles of the Great Streets movement:

- Streets should be narrow, to heighten drivers awareness and promote safer, slower driving.
- All streets should provide pedestrian ways that reduce vehicle miles traveled (VMT)
- Include enhancements such as bum-outs, raised pedestrian crossings, roundabouts, etc. that calm traffic and reduce visual clutter.
- Reduce the number and frequency of access points by combining driveways and following MoDot's standards for access management.

To create streets that are social focal points, the vehicle speed must to be reduced. One factor shown effective in reducing speed is a narrow undulating street. Another effective tool in reducing speeds are trees along or near the road edge. This is not referring to newly installed trees typically found in subdivisions of today. This refers to the mature trees found in established woods that are left in place during construction of a development. The Village contains many private roads that are narrow, undulating, and bordered by large mature trees and we wish to see that design continued in new street construction.

The following map shows the current road network system within the Village.

Village of Innsbrook Road Map



## Circulation Goals and Actions

The following list includes one new, goal/action, a Transportation Plan, for the “Circulation Principle”. All of the original actions have been accomplished. See Appendix H for a complete listing of the goals and actions.

**Goal 31:**     *Transportation Plan* - Identify future needs for the movement of people and vehicles around and through the Village and develop a Transportation Plan. This plan will include definitions and guidance for human sized streets, street restoration, traffic calming techniques, paths, sidewalks, future connectivity, connecting with regional paths and trails, identification of corridors for future development and funding.

**Action:**     Establish a working group of interested and qualified residents and advisors and charter them to draft a Village Transportation Plan.

**Status:**     *A working group has been formed under the leadership of Mr. Bob Vogler, the Village Engineer, and a draft plan written. The group is working closely with the Boonslick Regional Planning Commission, the Missouri Department of Transportation, and surrounding communities in the development of this plan. [In progress]*

## **Chapter 7: Infrastructure Principle**

Due to Innsbrook's remote location and low density, the area is not served by extensive infrastructure nor does this Plan anticipate the need for extensive infrastructure as seen in highly urbanized areas. Currently, Cuivre River Electric Cooperative provides electricity for the entire area, and Centurytel provides land telephone services for the entire area. Package treatment plants and individual septic systems are the primary source of wastewater treatment for residents. A private sewer system provides wastewater treatment for certain areas within the Innsbrook Resort and Conference Center. Public Water Supply District No. 2 provides water services to certain areas of the Village, while others have wells or a private water system. The only option for gas, outside the Resort, is propane.

### **Electrical Service**

Cuivre River Electric Cooperative provides service to the Village of Innsbrook. Due to its status as a cooperative, Cuivre River is prohibited by state statute from providing electricity to any Village with a population greater than 1,500. Therefore, we anticipate Cuivre River Electric Cooperative to provide electrical service for our Village for the foreseeable future.

### **Telephone Service**

Centurytel provides landline telephone service in the Village. However, the Village of Innsbrook is not in the St. Louis metropolitan area-calling plan which means long distance charges are incurred whenever a call is placed outside the 745, 761, or 463 exchanges. This limitation has been mitigated by the availability of fixed rate long distance calling service offered by Centurytel and other providers. Long distance calling is also available through wireless service providers and via Voice Over IP service on the Internet.

### **Wireless Services**

There are presently five (5) companies providing wireless service to some or the entire Village. As time goes on this number could increase, including satellite based service. Personal communications services are here and will continue to improve with the advent of new technology.

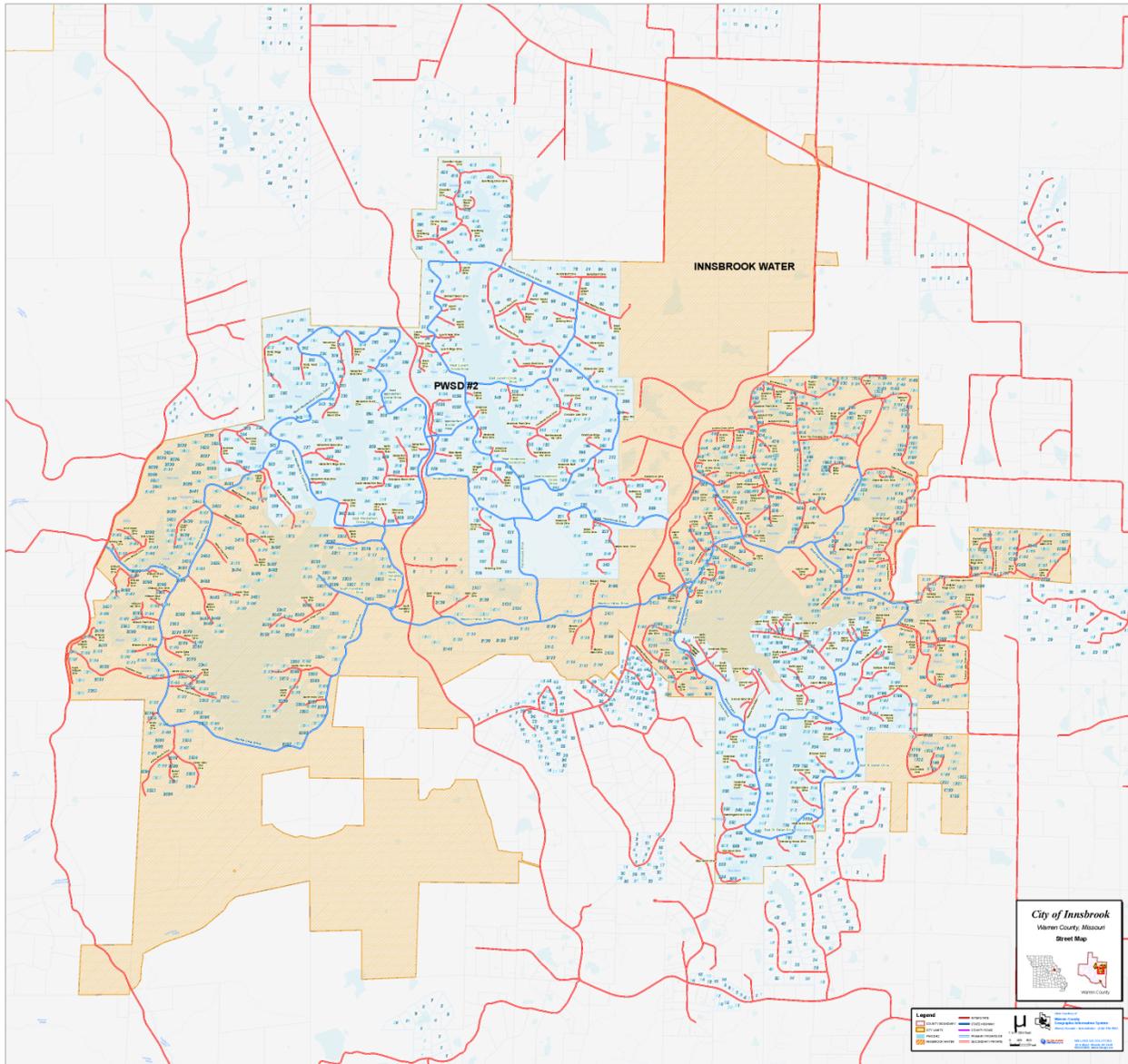
### **Data Services**

The Village is currently served by three (3) means of data services. First, and most common, is dial-up or DSL service via the existing voice telephone systems. Dial-up rates are limited to 50 kb or so, depending on the quality of the connection and the modem used. Data Subscriber Line (DSL) service is now available to most of the Village and provides data rates up to 10 Mbps. High speed internet service via satellite is available in the Village. High speed data and internet services have been added to several cellular systems now serving the Village and surrounding area.

### **Water Service**

Public Water Supply District No. 2 provides a central water system for certain areas in the Village of Innsbrook. Innsbrook Resort manages their own central water system for certain

properties within the resort. Residents outside the Resort rely on wells or cisterns for potable water. See the map below which shows approximately the areas covered by these central water systems.



### Wastewater Service

Private septic systems service some residents in the Village while a private wastewater treatment system services all residents within the Innsbrook Resort. Older chalets are serviced by septic systems, while all new chalets built are on the private wastewater treatment system. There is no public sewer district currently in existence at this time.

## Storm Water

The Village of Innsbrook's only method of storm water management is the natural environment. The Village does not have enough impervious surfaces to warrant a central system of collection or disbursement. With erosion control standards, site disturbance restrictions, smart development practices, preservation of farmland and other requirements, the need for a central storm water system should be minimal. This Plan recommends requiring all future development provide storm water management onsite based on the functional equivalency method wherein the predevelopment rate and quantity of run-off is equal to the post-development stormwater runoff.

## Natural Gas

The use of natural gas in our area involves the use of a propane tank that is filled by a hauler of your choice. There are no natural gas lines servicing our area. The provider of natural gas in our vicinity is Ameren UE. Their main high-pressure line is approximately 5 miles from the Village and at this time, we do not have the population to warrant the expenditures to construct the lines to the Village limits or within the Village.

## Early Outdoor Warning System

The Innsbrook area is not served by an early outdoor warning system. Several alternatives to such a system are under study, the results of which will be incorporated into a Village Emergency Plan. The Village of Innsbrook will coordinate with surrounding areas to obtain funding for the installation and operation of the system selected during this study.

## Infrastructure Goals and Actions

Following are the active goals and actions for the "Infrastructure Principle". They include three of the original actions in the original plan and one new goal/action, the development of a Village Emergency Plan. See Appendix H for a complete listing of the goals and actions.

**Goal 22:** *Wastewater Treatment* - Eliminate individual septic systems for all permanent residents.

**Action:** Facilitate the creation of a wastewater treatment district for the Village of Innsbrook. Educate the residents about the benefits of a central sewer system.

**Status:** *This action has been partially accomplished within the Innsbrook Resort Subdivision through the installation of central package sewage treatment facilities. Studies are continuing on ways to extend this capability to all Village residents. The primary limit to creation of a wastewater treatment district is obtaining sufficient funding both for the construction and maintenance of such facilities. [In Progress]*

**Goal 23:** *Public Water System* - Eliminate wells and cisterns for all permanent residents.

**Action:** Coordinate with Public Water Supply District No. 2 to expand their service area to provide central water for all residents of the Village of Innsbrook.

**Status:** *The Creation of a Water District or Municipal Water system is yet to be determined. The cost of operating a system cannot be justified without the*

*acquisition of both the Innsbrook Resort Water system as well as the acquisition of the Water District #2's system. The Village will continue to work towards a public water and sewer system. [In Progress]*

**Goal 28:**     **Warning System** - Create and install an advanced warning system for our area.

**Action:**     Coordinate with Wright City Fire Protection District, Warren County Emergency Services, Warren County, and Boonslick Regional Planning Commission for funding to install and operate an early outdoor warning system.

**Status:**     *Several approaches have been studied including early outdoor warning systems, emergency warning radio receivers, and telephone based systems. The outdoor system approach was eliminated due to the high cost and the terrain and vegetation within the Village. Both the radio and telephone based systems are available and have been promoted to the residents of the Village. [Complete]*

**Goal 32:**     **Emergency Plan** – Prepare an Emergency Plan for the Village that integrates with the plans of Warren County, surrounding municipalities, fire districts, ambulance district, and law enforcement departments.

**Action:**     Appoint an Emergency Plan Working Group of volunteers and charge them with the task of developing a Village of Innsbrook Emergency Plan.

**Status:**     *A working group has been appointed and is working with the Warren County Emergency Response Coordinator and other emergency responders in the surrounding area. This group has identified and promoted two methods for providing emergency warning notifications to all residents of the Village. The working group is continuing with development of the complete emergency plan. [In Progress]*

## **Chapter 8: Financing Options**

There are various financing options available to municipalities for funding infrastructure, transportation, community development, and other improvements. The following is a summary of options available.

### **Current Sources of Income**

#### ***Property Taxes***

Currently, the Village of Innsbrook's tax rate on real estate property is \$0.1273 per \$100.00 of assessed value. The Village does not assess a tax on personal property.

#### ***Sales Tax***

Current sales tax is set at 0.875%. This applies to only goods and services sold within the Village.

#### ***Utility Tax***

The Village currently has no utility tax.

#### ***Fees***

Fees within the Village are mainly for construction. Other fees include Zoning and Rezoning, Platting, and Annexations. Other office fees include Copies and Staff Research.

#### ***Motor Fuel Tax:***

Missouri receives fuel tax of 17 cents a gallon on motor fuel (gasoline, diesel fuel, kerosene, and blended fuel) from licensed suppliers on a monthly basis. The tax is passed on to the ultimate consumer purchasing fuel at retail. The tax is distributed to the Missouri Department of Transportation, Missouri cities and Missouri counties for road construction and maintenance. There are about 700 licensees, including suppliers, distributors, transporters and terminal operators. Consumers may apply for a refund of the fuel tax when fuel is used in an exempt manner, such as off-road use like farming or construction.

### **Financing Options**

#### ***Neighborhood Improvement Districts***

State statutes authorize the creation of a Neighborhood Improvement District (NID). Under the NID statutes, particular areas of land may be designated by the Village as a "neighborhood" that will benefit from a particular public improvement. Landowners within each neighborhood must authorize the formation of the NID either by a vote of approval or by execution of a petition to the Village Commission. The boundaries of the NID are created at an election and the approval percentages are the same as those for approval of general obligation bonds. State statute requires a landowner petition to create a NID must be signed by the owners of record of at least two-thirds by area of all real property located within the proposed NID. If approved, , the Village Commission

may authorize the issuance of general obligation bonds to finance construction of an improvement, such as road improvements. To secure the bonds, a portion of the total cost is assessed against each landowner within the NID and the special assessment becomes a tax lien against the property. The method of apportioning assessments among the property owners within the NID is established prior to the creation of the NID. The bonds may be issued without a vote of the public if the Village agrees to rely on existing revenues and surpluses as a source of repayment in the event that the special assessments made against property in the NID prove to be insufficient to fund repayment. Bonds issued count against the Village's debt limit. A NID allows the Village to construct an applicable improvement sooner than other financing methods such as road impact fees.

### ***Transportation Development Districts***

Missouri statutes authorize the Village to create transportation development districts encompassing all or a portion of the Village. The purpose of a transportation development district is to "fund, promote, plan, design, construct, improve, maintain, and operate one or more [transportation] projects or to assist in such activity." A transportation development district is created by submission of a petition to the circuit court from either 50 registered voters in the district or by the Village Board of Aldermen. The petition must identify the district's boundaries, each proposed project, and a proposal for funding the projects. After receipt of a petition and a hearing to determine that the petition complies with the law, the circuit court enters a judgment certifying the questions regarding creation of the district, projects to be developed, and proposed funding for voter approval. If a simple majority of those included in the district boundaries vote in favor, the transportation development district is created. If the issue fails, it cannot be resubmitted to the voters again for two years. If approved, an election is held within 120 days to elect a board of directors for the district. Once created, a transportation

### ***Tax Increment Financing (TIF)***

Tax increment financing allows future real property taxes and other taxes generated by new development to pay for the costs of construction of public infrastructure and other improvements required to make the project possible. This tool encourages the development of blighted, substandard and economically under-utilized areas that would not be developed without public assistance. Sections 99.800 to 99.865, RSMo, govern TIF's.

One of the first steps is to make sure the area identified for the TIF meets one of the following:

**Blighted Area**: an area which, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire or other causes, or any combination of such factors, retards the

provision of housing accommodations or constitutes an economic liability or a menace to the public health, safety, morals, or welfare in its present condition and use. 99.805(1), RSMo.

Conservation Area: any improved area within the boundaries of a redevelopment area located within the territorial limits of a municipality in which fifty percent or more of the structures in the area have an age of thirty-five years or more. Such an area is not yet a blighted area but is detrimental to the public health, safety, morals, or welfare and may become a blighted area because of one or more of the following factors: Dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structure below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; and lack of community planning. A conservation area must meet at least three of the foregoing factors for projects approved on or after December 23, 1997. 99.805(3).

Economic Development Area: any area or portion of an area located within the territorial limits of a municipality, which does not meet the requirements of a blighted area or a conservation area and in which the governing body of the municipality finds that redevelopment will not be solely used for development of business businesses which unfairly compete in the local economy and is in the public interest because it will:

- Discourage commerce, industry or manufacturing from moving their operations to another state;
- Result in increased employment in the municipality; or
- Result in preservation or enhancement of the tax base of the municipality. 99.805(5) RSMo.

In addition to the above, and prior to the adoption of any redevelopment plan, a municipality must find that:

*The redevelopment area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing. 99.810(1), RSMo.*

Additional required findings are as follows:

The redevelopment plan conforms to the general development plans of the municipality. 99.810(2) RSMo.

The dates for the completion of the redevelopment projects and the retirement of obligations to be issued by the municipality have been stated and such dates are within 23 years from the adoption of the ordinance approving the applicable redevelopment project. 99.810(3) RSMo.

### ***Municipal Bonds***

Municipal bonds are issued by states, cities, and counties, or their agencies (the municipal issuer) to raise funds. The methods and traces of issuing debt are governed by an extensive system of laws and regulations, which vary by state. Bonds bear interest at either a fixed or variable rate of interest, which can be subject to a cap known as the maximum legal limit. If a bond measure is proposed in a local county election, a Tax Rate Statement may be provided to voters, detailing best estimates of the tax rate required to levy and fund the bond.

The issuer of a municipal bond receives a cash payment at the time of issuance in exchange for a promise to repay the investors who provide the cash payment (the bond holder) over time. Repayment periods can be as short as a few months (although this is rare) to 20, 30, or 40 years, or even longer.

The issuer typically uses proceeds from a bond sale to pay for capital projects or for other purposes it cannot or does not desire to pay for immediately with funds on hand. Tax regulations governing municipal bonds generally require all money raised by a bond sale to be spent on one-time capital projects within three to five years of issuance. Certain exceptions permit the issuance of bonds to fund other items, including ongoing operations and maintenance expenses, the purchase of single-family and multi-family mortgages, and the funding of student loans, among many other things.

Because of the special tax-exempt status of most municipal bonds, investors usually accept lower interest payments than on other types of borrowing (assuming comparable risk). This makes the issuance of bonds an attractive source of financing to many municipal entities, as the borrowing rate available in the open market is frequently lower than what is available through other borrowing channels.

### ***Contingency Funds***

The Village of Innsbrook currently has about \$30,000 in reserve that could be used for future projects or any budgetary shortcomings of a slow economy.

## **APPENDICES**

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**APPENDIX A. ADMINISTRATOR MEMO**

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**VILLAGE OF INNSBROOK**

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**TO:** VILLAGE OF INNSBROOK BOARD OF TRUSTEES AND THE PLANNING AND ZONING COMMISSIONERS

**FROM:** MARY P, HOLDEN, VILLAGE ADMINISTRATOR

**SUBJECT:** MEETING WITH THE RESIDENTS, UPDATE

**DATE:** MARCH 29, 2000

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Currently, I have met with 50 families residing in the Village of Innsbrook. That is 32% of the total number. There are 36 families residing in the Village of Innsbrook that are not part of the subdivision of Innsbrook and I have met with 11 of those families and left numerous messages for the remaining 26. There are 118\* families residing in the Village that are in the subdivision and I have met with 39 of these families and left messages with the remaining.

Overall, the majority of residents wish to see the present essence of the Village remain intact. However, they do see growth happening and would like it to be consistent with the existing character of the Village. Preserving existing farms was mentioned at many meetings as a desirable land use for the Village. The majority wants large lot subdivisions (one-acre minimum, three-acre ideal), no manufactured homes and no mobile home parks. Higher density, such as upscale townhouses and condominiums, received favorable replies, however, apartments were not viewed favorably due to lack of individual ownership. Retirement/assisted/ congregate care was viewed favorable. They felt a Town Square with limited business is appropriate for the Village if it were economically viable. Ideas for this area include a small grocery store, drug store, theater, restaurant, coffee shop/ice cream shop, book store, quilt shop, individual businesses, barber/salon shop, post office, Village hall, bank, etc. The majority support the adoption of building codes, property maintenance codes, and animal control that requires tags for all dogs (some would like cats included) in the Village and that dogs be leashed or under control at all times. Many have asked about "Beenyville" and having that area cleaned up and annexed. A few commented on the lack of knowing what is going on with the Village of Innsbrook and nothing appearing in the paper. It has been explained that the Village of Innsbrook must publish notices in a paper with paid subscription and that, at this time, it is too costly to publish in two papers, i.e. Warrenton Journal. A few have commented about the Wright City School District and helping in some way to better the district. When asked about amenities the Village

could provide, the response has been a community park with a playground, a community bulletin board, a community center with meeting rooms, better phone service, a cable franchise, trails and paths, specifically along Hwy. F., emergency warning system, etc.

I will be starting to compile a draft comprehensive plan. The plan will include sections on history of the area, land use, community facilities, and transportation. More sections may be added. Once the Trustees and Planning and Zoning Commissioners give their approval on the draft, I would like to hold public meetings on the draft. Ideally, this will be done in the very near future.

\*The 118 in families in the subdivision are those that have no other residence listed in the directory.

## **APPENDIX B. FOCUS GROUP ONE SUMMARY**

On Thursday and Friday, August 24 and 25, 2000, three focus groups were held. The following people attended the three focus group meetings:

Harry Schreckengast  
Don Schantz  
Mike Schriener  
Don Zuhone  
Bud and Karla Oldani  
Fred and Maureen Uhle  
Parks Smith  
Linda and George Jaeger  
Dan Wollaeger  
Tom and Julie Harig  
Bob Borgerding

Those invited but did not attend were:

Mr. and Mrs. Norman  
Sandy and Jerry Rust  
Mr. and Mrs. Swindle  
Mr. and Mrs. Carlson  
Tony Paffrath

An outline was given to the people in attendance along with a map showing the Village limits and the future growth boundary (attached). The meeting started with thanks for taking the time, introductions to each other, and the purpose of the meeting. The importance of a comprehensive plan and public participation was discussed. The outline was reviewed section by section. Following is a summary of comments received at all three meetings:

When discussing the issues of clear cutting and grading, a point was made that in certain cases an area needs to be cut to promote a healthy wildlife habitat. Group living was a concern due to the amount of asphalt surrounding some of the existing group living. Another concern was with the deteriorated conditions of some. The development in Warrenton was cited as a good example. The concept of a PRD was discussed and the consensus was 500 acres should be the minimum.

Consensus was for a Town Square and the area indicated was the Sierra Partnership property. It was stated that there was a good lake on the property and would make a nice park setting for the Town Square.

Consensus was for a central sewer and water district and how soon could that happen. There was discussion about Section 8 housing and if it could be prevented from developing within the Village.

Attached housing would need stringent guidelines to prevent low quality and ensure a quality project.

It was suggested that the attached/group living be located in such a manner as being hidden.

A clarification was made that the Zykan property would not be annexed into the Village.

It was suggested to have a decent library, and it was stated that a new library was being built in Warrenton.

There was a comment about businesses needing population to support them.

There was discussion on vehicular connectors and the point was made that connectors would promote short cuts through the Village and would increase traffic.

The topic of trails was discussed and the definition of non-motorized. Did that include golf carts? Trail widths were discussed and how wide they should be. Roughly, a six-foot wide path could accommodate all users.

The question of a trail through the gated community was brought up and that would be up the owners. It could be an obstacle to have an interconnected path system.

Fire was a concern in light of the major fires happening in the west. There was suggestions made to have controlled burns that would help reduce fire danger and promote a healthy wildlife habitat.

It was suggested to have a centralized mulching/composting area for Village residents. OATS transportation was a suggested alternative for people who are limited in driving. A major issue was brought up with the PRD zoning and that it would allow the type of suburban subdivision configuration seen in nearby communities, i.e. St. Peters, O'Fallon, etc. It was suggested to impose a minimum lot size for a PRD. The concept of the PRD was discussed and how it is meant to provide flexibility to allow for a quality development but that you could see that type of configuration.

There was discussion about communication between the Village, the permanent residents, and the seasonal residents. It was asked if there was a liaison between the chalet owners and the Trustees. The Marthasville Record was discussed and suggested that people subscribe to the paper.

The idea of the Warren County Community page on OneMain web site was suggested as an option.

When discussion farms, it was suggested to provide a density limit on animals.

Chemical use for farms was also discussed and decided that the State regulates these matters.

A land use that is not listed and someone suggested, as being a need was a cemetery. People would like to see a cemetery.

A development near Galena, IL should be visited since it is similar to what we are trying to achieve.

It was suggested that the higher density be kept near the Town Square for obvious reasons and also because it would then be within walking distance for folks living in a group setting.

A bakery was a suggested use within the Town Square.

It was suggested that the “log homestead” near Alpine dam should be preserved and serve as a park for the Village.

Expanded cellular services were suggested.

Trails were discussed and the option to allow golf carts. It was pointed out that if golf carts were not allowed then someone would just get in the car and drive to Town Square. Wasn't it better to use a golf cart than a car?

The idea of expanded telephone and cable service was agreed upon.

Again, a centralized water and sewer system was wanted and when could it be done?!

An emergency warning system was suggested.

Overall, there was agreement about the draft outline and the direction it is headed.

There were no objections to suggested land uses. The largest discussion point seemed to be the PRD zoning and how it could result in a typical suburban subdivision layout.

However, this does not mean there will be wall to wall houses with little or no viable open space and other offerings for the residents. This issue needs to be discussed with the Planning and Zoning Commission.

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## **APPENDIX C. FOCUS GROUP TWO SUMMARY**

On Thursday, Friday, and Saturday, September 28, 29, and 30<sup>th</sup>, 2000 four focus groups were held. The following people attended the four focus group meetings:

Harry Wilde  
Ursula Adrian  
Cathy Clausen  
Stu Davis  
Michael Holleran  
John Hachtel  
Bob Goulding  
Don and Dee Seaman  
Bill Young  
Marilyn and Buddy Dawson  
Sandra and Jerry Rust  
J. and Mary Seidel  
Barb Zappulla  
Bob Burns  
Don and Paulette Swindle  
John and Phyllis Gebhards  
Tim Perry  
Janet Payne

Those invited but did not attend were:

Mr. and Mrs. Gale  
Mr. and Mrs. Klute  
Mr. and Mrs. Norman  
Mr. and Mrs. Grossman  
Mr. and Mrs. Grancolas  
Mr. and Mrs. Berger  
Mr. and Mrs. Pailer  
Tony Paffrath  
Mr. and Mrs. Shatoff  
Mr. and Mrs. Collier

An outline was given to the people in attendance along with a map showing the Village limits and the future growth boundary. The growth boundary map contains a written explanation of what a growth boundary is and how it is achieved, specifically by voluntary annexations. The meeting started with thanks for taking the time,

introductions to each other, and the purpose of the meeting. The importance of a comprehensive plan and public participation was discussed. The outline was reviewed section by section. Following is a summary of comments and questions received at all three meetings:

Questioned if we grew, would we need/want our own police department? Response was no, which was not the original intent of annexation.

There was general discussion about the growth boundary and overall, consensus was that was fine.

Questioned who owned the power line and easement to the south.

There was discussion about the location of Town Square and how it could be constructed.

There was discussion and questions concerning the natural environment and if the rules of the Village would apply to the gated community, i.e. cutting of trees, clearing, etc. A question was raised about how enforcement of BOCA and other codes would be paid for. The responses including the possibility of resourcing out the enforcement. Side yard setbacks were discussed. On three acres, there should be a large side yard setback.

Attached housing was discussed and villas and condominiums were received well while apartments were not because of ownership and density issues.

There was discussion about chalets being rented out.

Group living was well received if done well.

It was suggested to eliminate the PRD zone district designation until such time a project would come to the Village needing such zoning.

The questions of “what do we want the Village to look like” was raised as a question that needs to be answered by all involved in order to get to idea of where the Village should proceed.

Suggested to list out the pros/cons of PRD zoning.

There was discussion concerning families and children and how it would be good to see them in the Village.

There was discussion on the school district, potential growth, the impact of Liberty, and the Town Square.

There was a strong suggestion given to provide graphics.

It was asked if the town green could be built now instead of waiting. They felt it would be nice to have a community gathering spot now.

Water and sewer financing was discussed along with the cost of other infrastructure. Some did not want to be burdened with additional taxes in order to finance a sewer/water system that would not benefit them, but others.

There was discussion on the Sprint application before the County.

It was suggested not to put any kind of priority on getting cable.

The issue of liability for a playground was raised at all meetings. The concept of a playground is supported but the liability issue needs to be investigated.

It was suggested that the Village of Innsbrook Board of Trustees and Planning and Zoning Commission tour the Village.

There was a suggestion that the dead standing trees and those on the ground be cleared out and should be addressed in the Comprehensive Plan.

It was asked if the Village would require approval for trees to be cut if over a certain diameter. The response was that that issue had not been discussed at this point.

There was discussion about the public hearing process, annexation, and grandfathering of existing structures.

There was discussion on the concept of clustering and it was well received.

Attached housing was well received as long as it is well done. The need for design guidelines was suggested for the higher density projects.

A comment was made to keep the character of Hwy. F.

The group home was well received.

It was suggested to keep the higher density near the Town Square.

The Town Square concept was well received.

It was suggested to consider nursery schools if families would move to the Village.

Trials were discussed and favored. People thought golf carts should be allowed but need to strictly regulate the type of modes of transportation on the trials.

There was general discussion on water/sewer, cable, underground utilities, etc.

A concern was raised about the natural gas pipeline going through the Village.

It was asked if natural gas would be a reality for the Village of Innsbrook.

The following issues were raised and asked if it would be covered in the Comprehensive Plan: Population statistics, Fire protection district, 911, school districts, Taxes and revenues, and law enforcement. The response was to have a comprehensive plan that was unique to the Village, and those items mentioned were geared more to a heavily populated area, however, they could be mentioned in the introduction.

The natural environment should address open space.

Suggested making sure there is tight control over the natural environment to create a sustainable community.

It was suggested to collaborate with existing farmers to create a farmers market in our area so they may be supported, thereby helping them stay in the businesses.

Balance the maintenance of trees and nature with fire prevention/control.

There was discussion on economics of large lot subdivisions and cluster subdivisions.

One suggestion was to have all large lots with high-end homes to keep the property values up.

Suggested design guidelines for all homes. Idea was to make building in the Village of Innsbrook a premium. Response of one of the attendees was if that is done then no one will want to annex into the Village.

Cluster development was received well, if done well. It makes sense from an economic point and from a sustainable sense.

Suggested areas are designated as areas that must remain undisturbed in the plan. Show in map form. It was suggested to have the residents identify areas that should receive such designation.

Suggested that homes be sited based on lay of the land and then the lot follows. This maximizes the best area for development on the lot taking into considering view, sensitive areas, etc.

It was stated that people who come here come for space and large lots.

A development on Antire Road was cited as a good example of cluster development.

It was suggested that units per acre be specified for attached housing. More units, more acres required with a certain percentage of open space required.

It was suggested/asked that a quota be placed on the types of housing allowed for the Village.

The statement was made to not stack attached housing on top of one another.

There should be design guidelines within reasons. Some criteria is needed but within reason. The reaction was mixed about design guidelines.

A comment was made that the State of Missouri heavily regulates nursing homes and facilities of that nature and they can impact the aesthetics of the buildings.

Group living was well received.

It was suggested to list the PRD's in the area and nationwide to understand better. The Presidential Council on Sustainable Development and the Urban Land Institute was other resources suggested.

There was discussion on pig farms and the suggestion to prohibit exotic animals along with waste dumps.

There was discussion on the Town Square that included population support, provide major buffering, etc.

The suggestion was made to not have a Town Square and support the businesses in Wright City.

Trials were discussed and need to clearly define what can and cannot be on the trial system.

Liability was mentioned concerning the trial system.

One attendee was adamantly opposed to a central sewer system because of the cost and the potential to raise taxes and people on fixed incomes being forced to connect.

There was general discussion on telephone systems, capital improvements, and liability for the Village, etc.

It was suggested that the Village of Innsbrook needs a cemetery.

There was lengthy discussion and clarification on the difference between the Village of Innsbrook and Innsbrook Resort and Conference Center.

A question was asked if the Village will develop as a total community meaning schools, living options, transportation, businesses, churches, etc.

Some would not like that since services are close enough.

There was discussion on the pros and cons of a Towns Square.

A suggestion was to address selective clear/burn to promote fire safety.

Attached housing was well received if done well. However, apartments were not since ownership was not there and concern about HUD, section 8, etc.

Mobile home parks were not supported.

A suggestion was made for attached housing to have a per unit per building per acre requirement.

Group living was well received.

The comment was made that the review process of a PRD would take care of any problems.

One attendee would like to the design guidelines imposed on the property outside of the gates.

There was discussion and clarification on the difference between BOCA and architectural guidelines.

A suggestion was to place a density on animals on a farm and provide a definition of "livestock".

Personal consumption animals should be exempt.

Discussion on the Town Square, location, and how it should and will be population driven.

It was suggested to pave the trail system.

Discussion on telephone system existing.

Natural gas was something people here would like.

Overall, there was agreement about the draft outline and the direction it is headed.

There were no objections to suggested land uses and some suggested land uses were cemetery, gun club, extension center for education, and indoor pool.

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**APPENDIX D. SCHOOL DATA**

**Wright City R-II**

Student Staff Ratios, 2004-2008										
WRIGHT CITY R-II										
	District					Missouri				
Year	2004	2005	2006	2007	2008	2004	2005	2006	2007	2008
Students per Teacher	13	14	14	14	13	14	14	13	13	13
Students per Classroom Teacher	19	19	18	19	18	19	19	18	18	18
Students per Administrator	152	158	160	152	148	206	204	203	197	189
<p><u>Source:</u> Missouri Dept. of Elementary and Secondary Education                      As submitted to Core Data by Missouri Public Schools  <u>Annual Reporting Rule</u>                      Data as of October 24, 2008                      Table Posted October 27, 2008</p>										

**Warren County R-III**

Student Staff Ratios, 2004-2008										
WARREN CO. R-III										
	District					Missouri				
Year	2004	2005	2006	2007	2008	2004	2005	2006	2007	2008
Students per Teacher	15	15	16	16	15	14	14	13	13	13
Students per Classroom Teacher	21	22	21	22	20	19	19	18	18	18
Students per Administrator	291	292	237	227	178	206	204	203	197	189
<p><u>Source:</u> Missouri Dept. of Elementary and Secondary Education                      As submitted to Core Data by Missouri Public Schools  <u>Annual Reporting Rule</u>                      Data as of October 24, 2008                      Table Posted October 27, 2008</p>										

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**APPENDIX E. TEMPERATURE DATA**

Average Temperature for our area:

	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Avg. High	37°F	41°F	53°F	65°F	74°F	83°F	88°F	86°F	79°F	68°F	54°F	40°F
Avg. Low	16°F	20°F	31°F	43°F	51°F	61°F	65°F	63°F	55°F	44°F	32°F	21°F
Mean	27°F	31°F	42°F	55°F	63°F	72°F	77°F	75°F	67°F	56°F	44°F	31°F
Avg. Precip	1.6 in	2.0 in	3.5 in	3.8 in	4.3 in	3.9 in	3.5 in	2.9 in	3.8 in	3.1 in	3.1 in	2.8 in
Rec. High	76°F (1951)	84°F (1972)	92°F (1929)	94°F (1930)	100°F (1934)	106°F (1936)	114°F (1954)	110°F (1934)	105°F (1954)	97°F (1953)	89°F (1927)	75°F (1949)
Rec. Low	-21°F (1918)	-12°F (1988)	-11°F (1948)	13°F (1920)	29°F (1925)	39°F (1946)	43°F (1947)	42°F (1986)	30°F (1942)	16°F (1972)	-3°F (1929)	-21°F (1989)

Source: The Weather Channel

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## **APPENDIX F. NATIVE TREES**

Following is a list of native trees in the Village of Innsbrook:

Scarlet Oak	Red Mulberry
White Oak	Osage-Orange
Pin Oak	Tulip Popular
Black Oak	Paw Paw
Post Oak	Sassafras
Black Jack Oak	American Sycamore
Eastern Red Cedar	Black Cherry
Bald Cypress	Eastern Redbud
Black Willow	Black Locust
Eastern Cottonwood	Dogwood
Shellbark Hickory	Persimmon
Shagbark Hickory	White Ash
Slippery Elm	

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**APPENDIX G. WILDLIFE**

Mammals:

Black bat  
 Brown bat  
 Beaver  
 Bobcat (sound only, no sighting)  
 Coyote  
 Deer, whitetail  
 Fox, Gray  
 Fox, Red  
 Woodchuck/Groundhog

Muskrat  
 Opossum  
 Raccoon  
 Rabbit, Cottontail  
 Skunk  
 Squirrel, Flying  
 Squirrel, Fox  
 Squirrel, Gray  
 Mink

Water Fowl:

Cormorant Double Crested  
 Duck, Black  
 Duck, Bufflehead  
 Duck, Canvas Back  
 Duck, Coot American  
 Duck, Gadwall  
 Duck Golden Eye American  
 Duck, Grebe Pied Billed  
 Duck, Lesser Scaup  
 Duck Mallard  
 Duck, Merganser Hooded

Duck, Northern Pintail  
 Duck, Ring Neck  
 Duck, Ruddy  
 Duck, Shoveler Northern  
 Duck, Teal Blue Wing  
 Duck, Teal Green Wing  
 Duck, Wood  
 Goose, Canadian  
 Goose, Snow  
 Loon, Common

Water Birds:

Bittern American  
 Bittern Least  
 Egret  
 Gull Terns  
 Gull Ring Billed

Heron, Great Blue  
 Heron, Green  
 Heron, White  
 Sandpiper, Spotted

Song/Grassland/Open Field Birds:

Bittern, Least  
 Bluebird, Eastern  
 Bunting, Indigo  
 Bunting, Snow  
 Cardinal, Northern  
 Catbird, Gray  
 Chickadee, Black Capped

Dove, Morning  
 Finch, American Gold  
 Finch, House  
 Finch, Purple  
 Flicker, Yellow Shafted  
 Flycatcher, Acadian  
 Flycatcher, Great Crested

Creeper, Brown  
 Cuckoo, Yellow Billed  
 Cuckoo, Black Billed  
 Grosbeak, Blue  
 Hummingbird, Ruby Throated  
 Junco, Dark Eyed  
 Junco, Northern  
 Kingbird, Eastern  
 Kingfisher, Belted  
 Kinglet, Golden-Crowned  
 Kinglet, Ruby-Crowned  
 Lark, Horned  
 Martin, Purple,  
 Meadowlark, Eastern  
 Mockingbird, Northern  
 Night Hawk, Common  
 Nuthatch, White Breasted  
 Nuthatch, Red Breasted  
 Oriole, Baltimore,  
 Oriole, Northern  
 Oriole, Orchard  
 Oven Bird  
 Pewee, Eastern

Woodland Birds:

Bobwhite, Common  
 Grosbeak, Rose Breasted  
 Grouse  
 Kill Dear

Birds of Prey:

Eagle, Bald  
 Harrier, Northern  
 Hawk, Broadwing  
 Hawk, Cooper's  
 Hawk, Red Shouldered

Owls:

Barn  
 Barred

Woodpeckers:

Flicker, Common

Flycatcher, Olive Sided  
 Gnatcatcher, Blue-Grey  
 Grosbeak, Rose Breasted  
 Phoebe, Eastern  
 Pintail, Common  
 Redstart, American  
 Robin, American  
 Siskin, Pine  
 Swallow, Barn  
 Swallow, Cliff  
 Swallow, Rough Winged  
 Swift, Chimney  
 Tanager, Scarlet  
 Tanager, Summer  
 Thrasher, Brown  
 Thrush, Wood  
 Titmouse, Tufted  
 Towhee, Rufous Sided  
 Vireo, Bell's  
 Vireo, Yellow Throated  
 Waxwing, Cedar  
 Wren, Carolina  
 Wren, House

Quail, Bobwhite  
 Turkey, Wild  
 Woodcock, American  
 Whip-poor-will (sound only)

Hawk, Red Tail  
 Kestrel  
 Vulture, Turkey  
 Osprey

Great Horned  
 Screech

Woodpecker, Piliated

Sapsucker, Yellow Bellied  
Woodpecker, Downy  
Woodpecker, Hairy

Woodpecker, Red Bellied  
Woodpecker, Red Head

Sparrows:

American, Tree  
Chipping  
Field  
Grasshopper  
House

Song  
Vesper  
White Crowned  
White Throated

Warblers:

Black Poll  
Black and White  
Chestnut Sided  
Hooded  
Kentucky

Pine  
Prothonotary  
Tennessee  
Yellow Rumped

Other Miscellaneous Birds:

Blackbird, Brewers  
Blackbird, Red Wing  
Blackbird, Rusty  
Cowbird, Brown Headed

Crow, American  
Grackle, Common  
Starling, European

Butterflies:

Swallowtail, Black  
Swallowtail, Spice Bush

Swallowtail, Tiger  
Swallowtail, Zebra

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## APPENDIX H. GOALS/ACTIONS SYNOPSIS

The Village of Innsbrook was incorporated so it could preserve and enhance the natural environment by promoting a balanced growth while creating a sense of place. The following provides a quick view of the goals and action items from each Principle that the Village of Innsbrook has adopted along with the status of the progress on each.

### Natural Environment Principle

**Goal 1: Stewardship** - The Village of Innsbrook will provide stewardship of the natural environment.

**Action:** Adoption of rules and regulations that place the natural environment as priority, while allowing for balanced growth.

**Status:** Zoning Regulations were adopted 6 January 2009. These regulations were designed to encourage creative development to take advantage of and preserve the natural beauty of what already exists in the Village. The intent of this goal and action has been accomplished. Future changes will be tested against this standard before adoption. **[Complete]**

**Goal 2: Preservation** - Preserve and enhance the quality of the natural environment and the area, which is one reason why residents live choose to live here.

**Action:** Research and adopt ordinances that protect the natural environment such as smart growth initiatives.\*

**Status:** Chapter 10 of the Zoning Regulations specifies the requirements for planned developments which provide for creative blending of mixed uses that take advantage of such features as terrain and vegetation while preserving an open, uncrowded feeling. Chapter 5 specifies requirements for a Village Center District that encourages mixed uses blended to provide a place for residents to gather socially as well as for business purposes. This action has been completed with adoption of the Zoning Regulations. **[Complete]**

**Action:** Adopt a tree preservation and restoration ordinance that conserves trees while replacing those that are conceded to development.

**Status:** §§8.11.2.3, 9.2.2.7, and 10.2.2 address landscaping, street trees, and natural land development designed to preserve trees and the natural environment during development. Added §§8.11.2.4 and 9.2.2.7.7 and modified §10.2.2 to promote replacement of trees conceded to development where appropriate. **[Complete]**

**Goal 3: Safeguarding** - Safeguard and strengthen the existing wildlife habitat.

**Action:** Create tight control of site disturbance and site development standards to allow for the continued flow of wildlife.

**Status:** Chapters 4-10 were all designed to insure that development is compatible with surrounding zoning districts and the natural environment. §9.1.7 is an example of a regulation requiring erosion and sedimentation control aimed at preserving the natural environment which in turn provides for the continued flow of wildlife. All significant development within the Village will require preapproval of a site plan which is reviewed and approved by the P&Z as well as the Board. This process is designed to insure adequate control of site disturbance is implemented and development standards are met. **[Complete]**

**Action:** Prescribed burns.

**Status:** Prescribed burns have not been specifically addressed in the Zoning Regulations. Burns are controlled by the Wright City and Warrenton Fire Districts to insure conditions are acceptable for burns to be conducted. It is believed that the requirement to clear burns with the fire district(s) is sufficient to meet the intent of this action. **[Complete]**

**Goal 4: Complimentary Development** - Ensure that development and site of development is complimentary to the natural environment, and the neighboring area.

**Action:** Adopt design standards that require smart development practices and the way sites are developed.

**Status:** §§4.2.1, 4.3.1, 4.4.1, and 4.8.1 are examples of regulations designed to insure that development is complimentary to neighboring areas. §§5.6, 6.6, and 7.2.7 specify the requirements for business, industrial, and public land zoning districts that insure that development will be compatible with surrounding zoning districts. The intent of this goal and action has been met by the adoption of the Village Zoning Regulations. **[Complete]**

**Goal 5: Water Quality** - Maintain and enhance water quality.

**Action:** Adoption of erosion control methods and site disturbance restrictions.

**Status:** See the comments under the action above concerning allowing for the continued flow of wildlife. **[Complete]**

**Action:** Adoption of restrictions to protect sensitive areas such as streams, riparian areas, steep slopes, wetlands, flood plain, and others.

**Status:** §§9.1.7, 9.2.1.6, 9.2.2.3, and 9.5 provide these restrictions and combined with the requirement for site plan approval for all developments will insure sensitive areas are protected. **[Complete]**

**Goal 6: Site Disturbance** - Site disturbance, including grading and clear cutting, shall be kept to a minimum. The areas for site disturbance shall be limited to improvements, such as infrastructure, building site, and circulation.

**Action:** Adoption of site disturbance regulations that specify allowed areas of site disturbance, whether constructing subdivisions or a single home.

**Status:** §9.1.7.3 addresses this regulation by providing prerequisites for plat approval for a residential development. The site plan approval process required in

Chapters 5, 6, and 7 address this regulation for business, industrial, and public land development districts. **[Complete]**

**Goal 7:       Revegetation** - Revegetation will be required such that the site is returned as close to its original condition and site disturbance is repaired. Erosion control methods will be mandatory as specified by the Village of Innsbrook.  
**Action:**       Adoption of regulations that address revegetation and erosion control methods.  
**Status:**       §§9.1.7, 9.2.2.7 and 9.5 provide these regulations. In addition many requirements for landscaping are included in appropriate sections. **[Complete]**

\* The purpose of Smart Growth Initiatives is to create a sense of place for the Village of Innsbrook while accommodating growth. To create a sense of place many things must happen such as protecting the natural environment, allow for a mix of housing options, provide retail and business opportunities for the benefit of the residents of the Village of Innsbrook and region, and provide for recreational and cultural activities. Some of the techniques the Village of Innsbrook considers to be smart growth initiative include cluster development to preserve the country feel of the area, strict site development standards, emphasis on the pedestrian circulation to create an interconnected trail system with the Village, and traffic calming techniques such as narrow streets.

## **Land Use Principle**

**Goal 8:       Family Farms** - Preserve the existing family farm and farmland.  
**Action:**       Adopt farmland preservation regulations that could include financial incentives.  
**Status:**       This issue has been addressed by the addition of an Agricultural/Forrest Management District to the Zoning Regulations which promotes existing uses and provides guidelines for future uses. **[Complete]**

**Goal 9:       Diversified Housing** - Ensure that there is a diversified housing stock available to all existing and potential residents.  
**Action:**       Adopt a zoning ordinance that provides and allows for various housing types, including condominiums, apartments, group living, etc.  
**Status:**       Chapters 4-7, 9, and 10 allow for a wide variety of housing from single family residences on large plots, to multifamily residences in subdivisions, to residences included in business and industrial developments. Planned developments (Chapter 10) are particularly encouraged within the Village because they promote creative development design which preserves the openness and beauty of our natural surroundings. **[Complete]**

**Goal 10: Maintain Rural Character** - Maintain and enhance rural character while providing for growth.

**Action:** Adopt codes that will preserve the scenic views and natural attributes of the area.

**Status:** In addition to the comments under the action immediately above, Chapters 5, 6, and 7 which cover business, industrial, and public land development all contain requirements and an approval process designed to preserve the scenic views and natural attributes now existing within the Village. **[Complete]**

**Goal 11: Cultural Development** - That the Village of Innsbrook to become a center for performing and cultural arts.

**Action:** Currently the center for the Village is the Innsbrook Resort Conference Center which hosts the Innsbrook Institute, art exhibits, and the St. Louis outdoor Concert Series. These events will be redirected to the Town Center when developed. Specific areas in the land use plan will be set aside for the cultural arts.

**Status:** This action will be addressed in the land use plan. **[Complete]**

**Action:** Facilitate with Warren County Fine Arts Council on events.

**Status:** This action continues to be performed by various organizations within the Village. Examples are the Summer Breeze Concerts and various other concerts and events nearby in Warren County. **[Complete]**

**Action:** Promote events put on by the Warren County Fine Arts Council, Innsbrook Corporation and other similar organizations.

**Status:** The Village now has a Web site up and running and has incorporated event promotion into the site through announcements of events and links to other sites containing information on events of interest to the residents of the Village. **[Complete]**

**Goal 12: Sense of Place** - Create a sense of place by promoting and encouraging a mix of uses in an area.

**Action:** Produce and adopt zoning that allows for flexibility in the location of uses and allows for compatible use in an area.

**Status:** Chapter 10 of the Zoning Regulations covering Planned Developments was designed to provide great flexibility and encourage creative design of developments that include compatible mixed uses. **[Complete]**

**Goal 13: Growth Boundaries** - Achieve growth boundary limits through voluntary annexation.

**Action:** Promote the Village of Innsbrook and the mission of the Village to residents adjoining the corporate limits.

**Status:** The Village continues to follow a voluntary annexation policy. Some annexations have occurred as a result of property acquisitions and by promoting the benefits of annexation to nearby property owners. Growth boundaries have been defined on the future land use map. **[Complete]**

**Goal 14: Parks and Open Spaces** - Encourage parks and public open space for the community and region as a whole.

**Action:** Coordinate with Boonslick Regional Planning Commission.

**Status:** The Village continues to promote open space. As part of the Zoning Regulation revisions being adopted, the Village has incorporated density specifications that assure open spaces are provided in developments for common use by the residents. These spaces may be used for parks, recreation facilities, or just left as open spaces.

The Village will continue to coordinate with Warren County and the Boonslick Regional Planning Commission to ensure there is adequate open space outside of the Municipal limits. **[Complete]**

**Goal 15: Historical Preservation** - Preserve the history of the area.

**Action:** Encourage the preservation of buildings, family names in new development, significant farms, etc.

**Status:** §§10.2.9 Addresses the need within Planned Developments. The Village will continue to work with developers and the Warren County and Innsbrook Historical Societies to preserve the History of the Area. An example of this effort is the restoration of the log home in the valley south of Lake Alpine dam now underway by the Innsbrook Historical Society. The Village will continue to actively support the efforts of the Innsbrook Historical Society. **[Complete]**

## Circulation Principle

**Goal 16: Human Sized Streets** - Promote and encourage narrower, human size streets that will minimize site disturbance, reduce the cost of construction of streets (thereby reducing cost passed on to homebuyers), return them to their social focal point, and preserve the existing trees.

**Action:** Adopt regulations governing the construction of streets that will result in narrower streets where appropriate.

**Status:** The Village through its Zoning Regulations and the promotion of Planned Development within the Municipality has allowed human sized streets, Chapters 4, 7, 8, 9, and 10 provide language. This has also encouraged placement of streets and other infrastructure minimizing site disturbance. The Village will continue to work with current and future developers to design subdivisions in harmony with the natural environment to provide as little impact on the environment as possible. Future direction will be incorporated in a Transportation Plan. **[Complete]**

**Goal 17: Street Restoration** - Encourage the restoration of existing streets that are not at a human scale to return them to social focal points.

**Action:** Work with the existing owners along those streets by showing them the benefits of human size streets and encouraging the implementation of traffic calming techniques.

**Status:** Village Staff has made recommendations to existing developers in existing developments as well as future developments to ensure human size streets. Future direction will be incorporated in a Transportation Plan. **[Complete]**

**Goal 18: Paths and Sidewalks** - Create an interconnected series of paths and sidewalks within new development leading to the Town Square. These paths can serve as roads in certain instances with special signage to alert motorists of non-motorized activity.

**Action:** Request of developers, MoDOT, and Warren County easements for paths in areas of indicated locations.

**Status:** The Village has encouraged developers, MoDOT, and Warren County to provide planning and easements for future development of the Town Center. When the Town Center begins to move forward the Village will continue to recommend in the design stage of the Planned Development this type of connectivity. Future direction will be incorporated in a Transportation Plan. **[Complete]**.

**Action:** Require new development to contribute their proportional share to the path system.

**Status:** Currently the Innsbrook Developments use of human size streets and pedestrian friendly speed limits serve a dual role. They provide a path system both paved and non-paved, that is used for hiking and biking as well as motor and non motor vehicles. There is also a series of non-paved human and horse trails that provides a large amount of connectivity within the Innsbrook Planned Development.

Future connectivity within and outside of the Innsbrook Resort Development will be reviewed for consistency in the application process as defined in Chapter 10 of the Zoning Regulations. Future direction will be incorporated in a Transportation Plan. **[Complete]**

**Goal 19: Regional Path System** - Encourage and promote a regional path system connecting the communities and focal points, such as Reifschneider State Park, Katy Trail, local parks, etc.

**Action:** Coordinate with Boonslick Regional Planning Commission to help facilitate a regional path system.

**Status:** The Village continues to build a relationship with various agencies to promote these systems both inside and outside of the municipality. Future direction will be incorporated in a Transportation Plan. **[Complete]**

**Goal 20: People Movement** - Identify future needs for the movement of people. There may be a need for an east-west connector in the future.

**Action:** Identify the corridor in advance of major development.

**Status:** The Innsbrook Resort Development already implements a plan which involves most of what has been or is being discussed. The Village will use their plan in the development of the Village's Transportation Plan to insure they are compatible. The key for the Municipality is to have a means to coordinate circulation inside and outside of private developments within the Municipal limits. **[Complete]**

**Goal 31: Transportation Plan** - Identify future needs for the movement of people and vehicles around and through the Village and develop a Transportation Plan for achievement. This plan will include definitions and guidance for human sized streets, street restoration, traffic calming techniques, paths, sidewalks, future connectivity, connecting with regional paths and trails, and identification of corridors for future development.

**Action:** Establish a working group of interested and qualified residents and advisors and charter them to draft a Village Transportation Plan.

**Status:** A working group has been formed under the leadership of Mr. Bob Vogler, the Village Engineer, and a draft plan written. The group is working closely with the Boonslick Regional Planning Commission, the Missouri Department of Transportation, and surrounding communities in the development of this plan. **[In progress]**

## Infrastructure Principle

**Goal 21: Underground Utilities** - Maintain the present practice of placing utilities underground and facilitate the undergrounding of existing aboveground utilities.

**Action:** Adopt codes that require utilities to be placed underground.

**Status:** §§5.6.6, 6.6.6, 7.2.7.6, and 9.1.5.1.2 require that wiring/utilities be placed underground. **[Complete]**

**Action:** Coordinate with the utility companies on placing existing above ground utilities underground.

**Status:** Some utilities, primarily electric and telephone, are now routed above ground via utility poles along public right-of-ways. Cuivre River Electric routes high voltage main feed lines via these poles to key points where the line voltages can be transformed down to a level compatible with underground routing. It is believed that the intent of this action has been accomplished. **[Complete]**

**Goal 22: Wastewater Treatment** - Eliminate individual septic systems for all permanent residents.

**Action:** Facilitate the creation of a wastewater treatment district for the Village of Innsbrook. Educate the residents about the benefits of a central sewer system.

**Status:** This action has been partially accomplished within the Innsbrook Resort Subdivision through the installation of central package sewage treatment facilities. Studies are continuing on ways to extend this capability to all Village residents. The primary limit to creation of a wastewater treatment district is obtaining sufficient funding both for the construction and maintenance of such facilities. **[In Progress]**

**Goal 23: Public Water System** - Eliminate wells and cisterns for all permanent residents.

**Action:** Coordinate with Public Water Supply District No. 2 to expand their service area to provide central water for all residents of the Village of Innsbrook.

**Status:** The Creation of a Water District or Municipal Water system is yet to be determined. The cost of operating a system cannot be justified without the acquisition of both the Innsbrook Resort Water system as well as the acquisition of the Water District #2's system. The Village will continue to work towards a public water and sewer system. **[In Progress]**

**Goal 24: Metro Calling District** - That the Village of Innsbrook and surrounding areas become a part of the metropolitan calling area.

**Action:** Raise residents' awareness of what they can do, petitioning the Public Service Commission, and maintain close contact with our State Senator and Representative.

**Status:** In 2004 after a series of meetings and testimony from area residents and the Village of Innsbrook City Administrator the Village of Innsbrook and parts of Warren County were entered into the metropolitan calling area under special conditions. See Public Service Commission for specific details. With the advent of nationwide calling packages for both the Centurytel and available cellular systems the need for this feature has all but been eliminated. This is more of a supply and demand issue and is out of the Village's jurisdiction to control and will not be pursued further. **[Complete]**

**Goal 25: Storm Water Management** - Create a storm water management program that minimizes storm water runoff and does not allow the additional discharge created from an improved lot onto adjacent properties.

**Action:** Create codes that require less site disturbance, narrower roads, multiple uses such as road/paths/underground utilities, leaving site in natural condition or returning to natural condition, i.e. native grasses, wildflowers, etc.

**Status:** §§9.5 of the Zoning Regulations provides stormwater regulations **[Complete]**

**Action:** Create regulations that require storm water be handled on site with slow release onto adjacent properties.

**Status:** §§9.5 of the Zoning Regulations provides stormwater regulations **[Complete]**

**Goal 26: Infrastructure Under Roads** - Major infrastructure be placed under new or existing roads/paths that service the residents thereby reducing the need for additional site disturbance.

**Action:** Adopt codes that require this were feasible.

**Status:** Each development chapter in the Zoning Regulations provides regulations and encouragement for this. **[Complete]**

**Goal 27: Technology Advancement** - Work to ensure the residents are provided with the latest technological opportunities available while being sensitive to the natural environment.

**Action:** Actively coordinate with these providers on using existing structures for placement of equipment.

**Status:** The Village and Innsbrook Corporation has been diligent within the past years to not only provide technology to the municipality but to provide the least amount of site disturbance. The Village influenced CenturyTel to provide DSL to the municipality. Service is continuing to be expanded in the Municipality.

Collocation of cellular antennae on the water tower has been encouraged to minimize the environmental impact of additional cell towers.

§8.14 provides wireless regulations Due to the ever changing technologies the Village will continue to keep track of and update regulations for these capabilities. **[Complete]**

**Action:** Create and adopt a master plan for the placement of wireless technology.

**Status:** §8.14 provides wireless regulations Due to the ever changing technologies the Village will continue to keep track of and update regulations for these capabilities. **[Complete]**

**Goal 28: Warning System** - Create and install an advanced warning system for our area.

**Action:** Coordinate with Wright City Fire Protection District, Warren County Emergency Services, Warren County, and Boonslick Regional Planning Commission for funding to install and operate an early outdoor warning system.

**Status:** Several approaches have been studied including early outdoor warning systems, emergency warning radio receivers, and telephone based systems. The outdoor system approach was eliminated due to the high cost and the terrain and vegetation within the Village. Both the radio and telephone based systems are available and have been promoted to the residents of the Village. **[Complete]**

**Goal 29:** Central Wastewater Treatment - Provide for a central wastewater treatment district. **[Redundant]**

**Status:** This goal is already covered under goal 22. **[Complete]**

**Goal 30:** **Central Water Treatment** - Provide for a central water treatment district. **[Redundant]**

**Action:** Secure funding.

**Status:** This action is already covered under goal 23. **[Complete]**

**Action:** Coordinate with existing districts to expand their system.

**Status:** This action is already covered under goal 23. **[Complete]**

**Goal 32:** **Emergency Plan** – Prepare an Emergency Plan for the Village that integrates with the plans of Warren County, surrounding municipalities, fire districts, ambulance district, and law enforcement departments.

**Action:** Appoint an Emergency Plan Working Group of volunteers and charge them with the task of developing a Village of Innsbrook Emergency Plan.

**Status:** A working group has been appointed and is working with the Warren County Emergency Response Coordinator and other emergency responders in the surrounding area. This group has identified and promoted two methods for providing emergency warning notifications to all residents of the Village. The working group is continuing with development of the complete emergency plan. **[In Progress]**

## **APPENDIX I. FOCUS GROUP SESSION SUMMARY- OCTOBER 24, 2009**

1. BUILDING CODES. Do the Village residents want building codes? Residential and/or Business

General Opinion: Yes the Village should adopt building codes tailored to the unique character of the buildings now in the Village.

Existing Buildings vs. New Construction:

Existing buildings grandfathered (not bound by code)

Grandfather existing homes and chalets.

There should be grandfathering with only wiring/safety issues incorporated at sale.

The group did not want to see any codes applied to existing chalets or condos (only condo and chalet owners at our table) unless it would “provide greater safety for items such as electrical issues”. Upon further discussion the group generally agreed that these were probably maintenance items that should be dealt with by the owner and at the very least at time of sale by building inspection as part of the real estate transaction.

Codes should apply to all structures within the Village, but recognize the unique aspects of the varied types of structures.

There should be a definition of chalet with different building codes

Believe that remodeling and new construction should be subject to new codes.

If I need to replace my electric box to be in code - that is ok. If I need to replace my windows to be in code – that is not ok. But new construction should have green windows.

Do we think it is ok for my house to not be in code, but my new neighbor is just building and they have to abide by it and incur those costs? Yes my home was in compliance when I built it.

We understand a fire inspection is done for every new construction and every addition.

We don't want the rest of the home to be made to be brought up to code – it should be grandfathered in.

The group assumed the codes would be applied to new construction only. The group did not see a necessity for adopting the same codes for chalets. The group was generally satisfied with current construction practices.

Satisfied with current standards already in place.

Special attention should be paid to remodeling of chalets.

Improvements people have made on their own. What will happen?

Consider “underground homes” earth.

“Geothermal” existent.

Green Building:

When we were building, we did make green choices but maybe we should not require it. Maybe we should do a minimum green, a recommendation but not a requirement.

Where do you draw the line between safety and green? Green is touchy/feely and very expensive but it is still OK to charge this to new construction.

Inspection and Administration:

Who is the inspecting authority? [*The Village*]

Would inspector be a Village employee or a contract hire?

Inspections should be consistent and use checklists at all phases of construction.

Check lists should be made available to property owners.

Independent performance of inspection

Inspections required for new construction, mechanical rebuilds and remodel, specifically plumbing and electric for fire and safety

The initial concerns expressed were related to fees for inspection and enforcement.

Concern of Building Inspector for new homes and property upgrades. Who pays? New position for the Village of Innsbrook

Contract an inspector to review plans before construction.

Reasonably priced permitting process.

Building permits are for buildings not for paint or other non-construction issues.

Funding and administrative issues must be addressed

Size restrictions for any new construction (towers, blinds)

What is the definition of safety?

Do we have a say in sale/development of property?

Some concern expressed regarding ADA compliance. Owners did not want to be subjected to ADA.

County requires GFI in bedroom currently [Believe this means St. Charles County requires AFIs in bedrooms per IRC]

Create a policy on how codes will be enforced, the penalty for violation and how to appeal for variances. Current rules and regulations do not appear to be uniformly enforced.

Address problem of abandoned structures.

Remember zoning is different than codes.

Inspection upon sale:

Discussion of Sellers Disclosure Statement and Building Inspection on current real estate contracts.

Buyer/Seller discussion – buyer will know if we're under old code or new code

At time of sale or remodeling are you subject to inspection for "safety": Electric should be yes; Gas/HVAC – should be yes; Decks, railing, staircases should be a personal safety issue

Inspection requirement needed upon completion and sale (with common sense applied)

We were unanimous in the need for establishing a MANDATORY safety inspection upon every conveyance of property. We just couldn't agree to what extent compliance of safety codes.

Comment: A Building Code Committee has been appointed by the Board to study this issue and make a recommendation regarding adoption of codes. A separate summary of progress to date will be posted on the Village Website. Great care will be exercised to insure that any codes adopted recognize the unique circumstances existing in our Village. Please contact the Village Administrator if you are interested in attending their meetings.

## 2. MOBILE/MANUFACTURED HOMES AND MODULAR CONSTRUCTION.

Should such housing be restricted or permitted with restrictions?

Modular homes (deed issued) should be allowed

Currently all three are prohibited for which a title is needed

If a deed is required permit with restrictions and include square footage

“New” vs. built construction

Comment: All three are currently prohibited by the Village Zoning Regulations and Ordinance 107. These issues will be studied by the P&Z beginning early next year.

3. EMERGENCY WARNING SYSTEM. Ideas for notifying residents of emergency situations, i.e. Warning Sirens, Emergency Call, etc. [Related ideas from other tables are included here.]

No additional ideas other than warning sirens and emergency calls with the exception of possible email and texting notification. Any notification procedure should include requirement for publicized notification authority to avoid bogus notifications.

We feel “warning system” should be a priority.

Emergency evacuation routes.

Emergency signal.

St. Louis is now on the same frequency, are we?

Can fire districts be changed?

Emergency Action Plans should be in place (i.e. dam, earthquake, tornado)

Emergency medical facility – ambulance.

Helicopter evacuation coverage.

Contract entire community with existing agencies.

Comment: This subject has been studied and options identified. The continuation of this study will be included in the Village Emergency Action Plan to be developed by a working group in cooperation with Warren County, the Fire Districts, and other emergency services. Please contact the Village Administrator if you are interested in participating in this working group.

4. VILLAGE OF INNSBROOK TOWN CENTRE. Discuss ideas of what you would like to see if a Town Centre was built?

Good idea but population of the Village needs to be larger in order to support retail sales.

Building for community activities.

Indoor swimming pool paid by membership.

Coffee shop.

Village offices.

Spa.

Dry cleaner.

Concern: How do we support financially?

Benefits: Convenience, Revenue and Growth.

Drawbacks: Money, tax increase, land available?

Too far in the future to discuss now.

Green playground – maybe part of Town Centre.

Comment: Zoning Regulations define a “Village Center District” that encourages the development of a creative town center that is compatible with our Village goal of living in harmony with nature. Development will depend more on economics than desire.

5. NEW VILLAGE HALL. Would you be in favor of the construction of a new Village Hall to be part of a Town Centre development? If so, discuss options for financing, TIF (Tax Increment Financing), Bond Issues, etc.

Don't believe in building at this point.

Comment: This will be the subject of periodic review by the Board.

6. VILLAGE GROWTH. Should the Village embrace Green/Smart Growth Codes? Village attitude towards growth through annexation?

Only have Green/Smart Growth Codes that can be met with affordable and reliable materials, systems and technologies. Like the building codes they should have command elements, but recognize the varied types of structures within the Village. A Green chalet shouldn't have to meet the same codes as a Green permanent residence.

Village attitude towards growth through annexation – Annex to protect watershed, types of business usage and in general control Village boundaries. Make sure people in areas the Village is annexing understand that existing and future new codes and regulations would be imposed on them. Fore problem areas, annex with plans to bring area into zoning and code compliance as property turns over.

“Smart Growth” plans for growth.

Comment: Village policy is expansion through voluntary annexation.

## INFRASTRUCTURE

7. INFRASTRUCTURE IMPROVEMENT. Discuss ways to improve the infrastructure related to electric, gas, data, wireless, etc. for the Village of Innsbrook.

Home surge protector (electric).

Village high speed internet connection (over TV cable).

More cell towers on Innsbrook tower.

Comment: Home surge protection is available now from Cuivre River Electric for a small monthly charge. High speed internet is available now in the Village either via Centurytel DSL or Directway Satellite Service.

8. PUBLIC WATER SYSTEM AND WASTEWATER TREATMENT. Wastewater maintenance to secure the integrity of the Village lakes.

Are the lakes monitored for E Coli, etc?

Monitor 11 lakes now.

Plan sewer system for future for septic systems for chalets/other currently on “old septic”.

Sewer would be prohibitive in cost. Sewers should be a long term goal (\$). Missouri Code of current septic systems?

Be proactive so that system failures do not become environmental problems.

Environmental inspection should be done on any new property to be brought into the village before it is approved.

Comment: Central sewage treatment has been studied and found to be cost prohibitive for our Village at this time. It will be monitored and reevaluated periodically to determine when conditions will support such development. Appendix A of the Village Zoning Regulations enacted State requirements for wastewater treatment, tailored to Village conditions. These regulations empower the Village to compel property owners to bring failed systems up to standard. The P&Z will continue to study this issue to determine if and when further action is required.

9. STREETS, SIDEWALKS AND PATHS. What improvements are needed and where?

Where would we get funds for roads? Shoulders? Widen? Straighten?

Grant from the state – recycled glass parking lot at City Hall and road maintenance fund.

Gene explained that this was a discussion about our future roads.

Seems pretty fare in the future.

Gene replied that we need to plan for the future.

It is desirable for the Village to adopt standards similar to the resort that control speed.

Can we minimize traffic? Can we put limits on heavy trucks?

We don't want a 4 lane highway.

Want windy roads to keep traffic slow.

Density of population at that particular point.

Speed bumps on roads? No, fire trucks don't like speed bumps.

How about “round a-bouts” to keep cars slower?

Comment: This issue will be studied and plans incorporated into the Village Transportation Plan. Work on this plan will begin in Spring of 2010. Requirements for streets and sidewalks are included in the Village Zoning Regulations for development of subdivisions and planned developments.

10. PEOPLE MOVEMENT. Discuss need for the movement of people such as an east-west connector or alternative transportation.

Yes but low, very low if considered. View globally in Village

Comment: This issue will be studied and plans incorporated into the Village Transportation Plan. Work on this plan will begin in Spring of 2010.

11. RECREATIONAL OPPORTUNITIES. Identify new recreational ideas including the need for parks and open spaces.

We live in a park.

But a park with playground equipment would be fun for our grandkids.

Comment: The very nature of the development within the Village supports many types of outdoor recreation opportunities. When additional development occurs within the Village, developers will be strongly encouraged to incorporate recreational facilities within their development.

## SERVICES

12. POLICE AND FIRE PROTECTION. How can the Village help to create a safer and more secure community?

No concerns noted for police or fire

We feel “warning system” should be a priority.

Alarm system dysfunctional.

The group felt the Village could currently handle items such as derelict vehicles and signage sufficiently.

Village has long term major problem with law enforcement. What form should law enforcement take? Response to alarms inadequate, for instance.

Critter Control.

Control of domesticated pets needs controls.

Noise abatement problems increasing.

Safety enforcement needed from guards.

Comment: Currently law enforcement within the entire Village is provided by the Warren County Sherriff’s Department. Coordination between the Village and the Sherriff’s Department will be studied and appropriate procedures incorporated into the Village’s Emergency Plan.

13. ECONOMIC DEVELOPMENT. Ideas of how the Village can provide economic development to bring employment opportunities to our community.

Gas station

Year round food mart

Concern that small business businesses would destroy the ambience and serenity of property and could decrease property values

Comment: Requirements governing business development within the Village are contained in the Village Zoning Regulations. Plans for business development must be presented to and approved by both the P&Z and the Village Trustees after a public hearing before each body. It is believed that these provisions encourage creative

development while controlling the process to ensure the development is in keeping with the Village's principles.

14. CULTURAL DEVELOPMENT. Ideas to develop arts and entertainment for youth and adults.

Library.

Expand Institute.

This topic brought about several questions regarding the status of a town center.

The only suggested item was a public library.

Comment: This will be a topic for continued discussion and development. The Innsbrook Institute and coordinated efforts with the Warren County Fine Arts Council form the center piece of this development. Residents now have access to the Regional Library System which has a modern facility in Warrenton, on south highway 47. Books can be ordered on line and picked up at the library when they are available. A small, informal library is also available within the Innsbrook Resort Development.

#### GENERAL

15. TOURISM OPPORTUNITIES. Identify ideas to attract tourism to the Village Not to Resort.

“Why” considering antique roads.

Only consider if expand leaf blowing.

“Rental Income”.

Consider: Site placement, Town Hall, Theatre, “F & M”, Fitness Center,

Vs. current “country market”.

Comment: General feeling seems to be the Innsbrook Resort and its facilities and golf course provide sufficient tourism opportunities.

16. QUALITIES THAT MAKE THE VILLAGE OF INNSBROOK UNIQUE. How can these qualities be preserved? Ideas for programs to enhance this uniqueness.

Harmony with nature is the primary uniqueness.

Harmony with Nature is the mission statement of Innsbrook.

Dilemma of difference between values inside and outside the gates; homeowner association and village issues.

Consider greater division between residential and recreational (public areas).

Comment: Generally residents seem pleased with the direction the Village is taking relative to the quality of the environment within the Village. Care will be exercised to preserve this environment while avoiding over regulation.

17. FAMILY FARMS. Develop a plan for the elderly and youth to work together to create a community farming area.

Lowest, more flexible idea.

Comment: This issue is now being studied by the P&Z. Provisions will be incorporated into the Village Zoning Regulations early in 2010.

18. FINANCIAL STABILITY. The Village of Innsbrook's revenue is generated from sales tax, fuel tax, construction fees and real estate taxes. Discuss ideas of increasing revenue for the Village and if it is necessary to increase the Village revenue.

Building permit revenue should cover building inspection costs.

It is unknown to us if it is necessary to increase village revenue. How would it be used?

What is the village's accountability, legally and financially?

Who benefits from this revenue?

Comment: The Village Trustees are responsible for establishing and managing the budget to provide for administration and services that are within the revenue now received. It is agreed that if additional services are to be provided they must be covered by appropriate fees or other sources of income if available.

19. COMMUNICATION. Suggestions of ways to improve communication with the residents of the Village of Innsbrook (i.e. newsletter, website, etc.)

More focus group meetings including all property owners.

Include all people in the village outside of the resort.

Need more sessions like this. Years between sessions is much too long.

Forums or group formed to review direction and values of village and how to preserve and/or raise awareness of common values (problem of enforcement of decisions).

Inform by newsletter and mailings about updating information. There are too many goals. Need to prioritize and focus on critical few.

Agenda was much too broad.

Comment: It is agreed more focus group meetings like this one, held more often will be beneficial and afford more opportunities for residents to make inputs to ongoing actions within the Village. In addition to the periodic newsletters sent out to all Village residents the Village has established and maintains a Web Site to help keep residents informed and included. Residents are encouraged to attend both Village Trustee Meetings held at 9:00am on the first Tuesday of the month and the P&Z Meetings held at 7:00pm on the first Wednesday of the month. See the Village Web Site for more information.

20. MISCELLANEOUS.

There was some concern regarding the ability to clear cut forest outside of the resort.

Chalet Rentals Guidelines need to be standardized across the resort.

All property owners should be included in annual property owners meeting.

We very much appreciated all the horticultural beauty.

Better security for 4<sup>th</sup> of July and public events

Village adopt Resort indentures so Village can enforce indentures

Why are tennis court lights on every night? Plan for "dark skies" initiative.

School – private/parochial?

Improve existing schools

Cemetery.

Better integration of Village with development of IBK.

Comment: Some of these issues are governed by the Innsbrook Resort Indentures which are not controlled by the Village as long as they comply with Village ordinances. It is not appropriate for the Village to adopt or enforce the indentures of any subdivision within Village limits. Village Zoning Regulations contain requirements governing the location of schools within the Village should that occur in the future. Control of the schools serving the Village is exercised by the Public School Districts or the sponsoring organization that has been authorized by the State. The issue of clear cutting will be studied further by the P&Z.

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## **APPENDIX J. FUTURE LAND USE WORK SESSION 21 MAY 2011**

1. What are Innsbrook's top assets and opportunities? How can we improve upon these amenities? Consider historic preservation, trails, lakes, art/entertainment/concerts, outdoor recreation, etc.
  - Recreational property ("places to get away")
  - Rural atmosphere
  - Beaches and lakes
  - Movies
  - Concerts (Warren County Fine Arts Council/Village sponsored)
  - The Village has grown- (increased the confidence to invest)
  - Seasonal Events (Dogwood Festival, 4<sup>th</sup> of July, etc)
  - Kids can walk/play without supervision
  - Community (the People of Innsbrook are the Village's greatest asset)
  - Security (Businessmen travel- leaving mothers/grandma's alone with the kids at the Resort)
  - Lack of retail within the Village
  
2. Single-family homes and recreational chalets are the predominate land uses in Innsbrook. Identify areas where these uses should be expanded. Specify between residential, medium-density residential and recreational chalets on the Map. Describe any changes to the proposed FLU map below.
  - We don't want to be a retirement community.
  - Where are all the small families?
  - Preserve and protect the current quality of life.
  - Create a buffer from around the Village.
  - Try to get, to the extent possible, residents living outside the Village to annex into the Village and respect and enjoy the same lifestyle choice as Innsbrook residents.
  
3. The tourist market in Innsbrook is supported by people visiting the gated community, local restaurants (including the new winery), local farms and general outdoor recreation. Should the Village of Innsbrook work towards increasing the percentage of local commerce through tourism? If so, how?
  - Tourism is very important- this is how people find out about Innsbrook
  
4. What business/retail goods and services would residents require that are not presently available in or near the Village of Innsbrook? Consider restaurants, coffee café, breakfast diner, hardware, clothing stores, outdoor outfitters, bait shop, furniture warehouse, specialty shops, professional offices (both for services and to rent), etc.

- Restaurant (Hanneken's ) has limited hours
- Urgent Care
- Most people don't mind driving to get groceries and misc goods. ("We'd rather drive and keep the village pastoral/quiet/free of general retail")
- No industrial

5. Looking at the proposed Future Land Use Map, identify any recommended changes to the remaining Future Land Use Categories (I.e. Business, Mixed Use and Agriculture) Describe the rationale for the recommended changes below. If you have several changes, number them on the map and use the corresponding number to describe said changes below.

The Map (planning area) needs to be expanded to include more areas outside the Village limits. The following Future Land Use recommendations correspond to the numbers on the Workshop Maps, (See Attached)

1. Include portions of the Beckimeyer/Hollenbeck Farm (+/- 300 acres) in the Village's growth management plan. Designate the majority of this farm (on the east side of Highway F) as agriculture to preserve the agrarian character of the area. A farm co-op or farmers market would be nice. We do not want this property to be a high density subdivision or trailer park. See also item # 3 below regarding this tract.
2. The area designed as Agriculture along Highway F, should be revised to include an area for a future Village Hall and Business Park (for businesses that serve the Innsbrook area). However, the property adjacent to Highway F should include a buffer to remain pastoral and/or undisturbed forest land. The aforementioned Village Hall / Business Park would therefore be recommended on "interior lots" buffered from highway views from undisturbed farmland/forest areas.
3. Include an area for an assisted living facility, with access to the Resort and Highway F, on the SE corner of the Beckimeyer/Hollenbeck Farm. This recommendation supports the principal of "lifecycle housing" allows the Village's aging population to age in place, rather than moving outside the village when medical/lifestyle conditions change.
4. Portions of the Hollenbeck Farm on the west side of Highway F, should be changed from Agriculture to low density residential.
5. Include information regarding Bob's Home Service (Zykan Property) on the Village Map. This site was used for dumping hazardous waste and there is a \$600,000 lien on the property. It is owned by Mildred Zykan- who resides in a nursing home. The Missouri Department of Natural Resources evaluates the site annually, and the Board keeps informed on any developments. The Village should be knowledgeable of any hazards this site might present to future land use and development, both onsite, offsite and downstream of this site.

6. Extend the growth management plan to include the area north of and northwest of the city bounded by Highway M to the North, Stracks Church Road to the East and the City of Warrenton / Reifsnider CA to the West. Go 1 lot past Highway M (to protect from Wright City).
  7. Extend the growth management plan to include property west of the Village to the North Fork of the Charrette Creek to include low density residential. Extend low density residential designation west of the Charrette Creek as shown on the map.
  8. Include Tyrol Valley addition to the Resort.
  9. Extend the growth management plan to include land south of the current Village limits to north of Too Long Lane to the south and bounded by Highway O to the east and Tyrol Valley Addition to the West. See attached Map.
  10. Areas that break up/fragment the current village limits should be “cleaned up”.
6. Identify areas, outside the current Village limits, that you recommend future expansion (annexation) efforts to be focused and for what types of uses?
- Everything on the “fringe” of the Village should be used to extend the same values and lifestyles (of Innsbrook residents) and eventually annexed into the Village.
  - The annexation of the aforementioned areas should be through volunteer annexation, not forced.
  - Keep the Village of Innsbrook a nice pristine community with low taxes. Keep it small; no police, no street department, or other major expenditures that result in increased taxes.
  - See question #5 for specific FLU Map amendments
7. Where should a Village/Cultural Center be located?
- In the north-central growth area shown on the Future Land Use Plan.
  - We don't need one within current Innsbrook Village Limits.
8. Please make a list and/or discuss any issues that have not been addressed in the above discussion topics regarding the Future Land Use Map or Comprehensive Plan Update that should.
- Fees: How can the Village maintain a good balance while avoiding saturation.
  - The Village needs to address traffic circulation during major events/holiday weekends. Currently, resident's movements are restricted during events such as the Triathlon and 4<sup>th</sup> of July fireworks show. (It was estimated the 4<sup>th</sup> of July Festivities draw about 15,000.

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## **APPENDIX K. FOCUS GROUP MEETING – APRIL 20, 2013**

### **1. SHOULD THE NUMBER OF ZONING DISTRICT BE REDUCED FROM 17 TO 7 AS PROPOSED?**

**Consider the following issues:**

**Reflect potential Need**

**Ease of administration**

**Small town atmosphere & heritage**

**Business friendly**

**Promote peace and quiet**

**Natural Setting**

**Farmland Preservation**

**Industrial compatibility**

- 1) Yes (no categories were checked)
- 2) Absolutely (no categories were checked)
- 3) Okay: Rated as IMPORTANT - Small town atmosphere & heritage, Promote peace & quiet and Natural Setting. NO – Business friendly and Industrial compatibility.
- 4) Yes! From 17 the number should be reduced. It is not clear that 7 is an appropriate number. Less than 7 might be better.
- 5) Seems like a good idea (All 8 categories listed above are checked).
- 6) Undecided (All 8 categories listed above are checked).
- 7) Yes, if consistent with overall development plans. The following categories were checked: Reflect potential needs, Small town atmosphere & heritage, Promote peace & quiet, Natural Setting and Farmland preservation.
- 8) Ok (no categories checked)
- 9) Yes (no categories checked)
- 10) Yes. The following categories were checked: Small town atmosphere & heritage, Promote peace & quiet, Natural setting, Farmland preservation.
- 11) Yes and all 8 categories were considered.
- 12) Yes (no categories were checked)
- 13) Yes (no categories were checked)
- 14) Yes (no categories were checked)
- 15) Yes (no categories were checked)

### **2. WHAT TYPE OF BUSINESS AND INDUSTRIAL USES SHOULD BE ALLOWED IN THE VILLAGE?**

**Consider the following issues:**

**Safety Issues**

**Site lighting**

**Outdoor storage**

**Property maintenance/aesthetics**

**Noise and pollution**

**Access to quality shopping & dining**

**Preserving natural areas**

**Traffic circulation or congestion**

- 1) No industrial (no categories were checked)
- 2) No industrial use? Businesses should be very limited if at all! Dow we need with our needs 4-10 miles away, i.e. Wright City and Warrenton and Country Market? (no categories were checked)
- 3) NONE except for current uses like golf course and restaurant and conference center in resort. Categories that are listed as IMPORTANT: Property maintenance/aesthetics and Preserving natural areas.

- 4) No heavy industry. However light industry or retail is perfect. A good example would be to incorporate the winery. Sales tax generation would be an objective. (no categories were checked)
- 5) Gas station, coffee shops, winery, restaurant. Categories that were checked: Safety issues, Site lighting, Property maintenance/aesthetics, Noise and pollution, Access to quality shopping & dining, Preserving natural areas and Traffic circulation or congestion. Outdoor storage was listed as NOT ALLOWED.
- 6) Retail Gas/Convenience, Office space, Grocery. (no categories were checked)
- 7) Categories checked: Safety Issues, Noise and pollution, Access to quality shopping & dining, Outdoor storage, Preserving natural areas, Property maintenance/aesthetics, Traffic circulation or congestion.
- 8) Convenience/Grocery store/Gas at Hwys. F & M; Cleaners; Cemetery; Nursery (plants); Indoor Swimming Pool. (no categories were checked)
- 9) Small services and retail; Light Industrial non-hazardous. Nothing too tall, noisy or large. (no categories were checked)
- 10) Small business, Farmers Market, etc. Categories checked: Safety issues, Preserving natural areas, Traffic circulation or congestion
- 11) Non-polluting, non-noisy, No outdoor storage. No trucks, Non-interruptive to peace & quiet and to include all 8 categories.
- 12) Light
- 13) Restaurants, Small construction companies, Small convenience store (mini-mart). (no categories were checked)
- 14) Only Safety issues category checked.
- 15) “?” Checked Traffic circulation or congestion

**3. SHOULD THE INTERNATIONAL RESIDENTIAL CODE BE ADOPTED BY THE VILLAGE?**

**Consider the following issues:**

**Public Safety and well being**

**Added cost vs. benefits**

**Construction best practices**

**Structural integrity**

**Building material standards**

**Quality of the end product**

- 1) No answer
- 2) Should adopt codes from local municipality i.e. Warren County! (no categories were checked)
- 3) No – We need a way to customize for chalet/recreation buildings. (no categories were checked)
- 4) Codes are good. Yet, enforcement is important and only codes S/B adopted if we have assurance of enforcement. And enforcement S/B done during residency and at sales. Moreover, the Resort must cooperate. The costly enforcement during residency can be done by an outside group and a seller/buyer at sale. Inspection must be done by an accredited organization. Upon the completion of a new home/condo/A frame inspection meeting the “approved” plan is a must before Certificate of Occupancy. (no categories were checked)
- 5) We would need more specific rules – many not be necessary. (All categories were checked).
- 6) Absolutely not. (no categories were checked)

- 7) What are the bullets that describe this code. Does the adoption of the Code improve safety and functionality for its citizens? What is current procedure? (all categories were checked).
- 8) County or State? Shuttle to and from nice destination. (no categories were checked).
- 9) Yes, however, care needs to be taken for non-permanent structures. (no categories were checked)
- 10) Should be considered. (no categories were checked)
- 11) Yes with exclusions Bob outlined. (all categories were checked)
- 12) Yes (no categories were checked)
- 13) Yes with exemptions for A frames. (no categories were checked)
- 14) Yes, on Code for new construction. No, on resale/occupancy. (only categories “added cost vs. benefits” and “construction best practices” were checked)
- 15) Only category “Public safety and well being” was checked.

**4. DO YOU SUPPORT THE EXPANSION OF THE VILLAGE OF INNSBROOK? REASONS FOR? REASONS AGAINST?**

**Consider the following issues:**

**Voluntary? (Current policy)**

**Uses being annexed**

**Effect on taxes**

**Property values**

**Expansion of neighboring municipalities**

**Maintain harmony with nature**

- 1) No answer
- 2) We all support – Go for it! (no categories were checked)
- 3) Yes – Voluntary only – Do not annex industrial or business. Categories: “Property Values” and “Maintain harmony with nature” - IMPORTANT. No other categories are checked.
- 4) In principle, we support expansion provided property owners want to support our Comprehensive Plan. It is not clear why the boundaries shown on the map are the current planned boundaries. Stay within Warren County! (no categories were checked)
- 5) Yes. If we have a set of requirements and review the application by a board. Only category of “Voluntary” checked.
- 6) Only category of “Voluntary” checked.
- 7) Yes, it is important to attain a good quality of life for its citizens. (no categories were checked).
- 8) Only category of “Voluntary” checked.
- 9) As long as it enhances the Village. (no categories were checked)
- 10) Within reason! Categories of “Voluntary” and “Maintain harmony with nature” checked.
- 11) Yes, if the standards we now have and listed on previous page are followed. All of the 6 categories should be considered.
- 12) Yes. (no categories were checked)
- 13) Yes. (no categories were checked)
- 14) Only category of “Voluntary” checked.
- 15) Yes. Category of “property values” checked.

**5. WHAT TYPE OF EMERGENCY WARNING SYSTEM SHOULD THE VILLAGE IMPLEMENT?****Consider the following issues:****High power sirens****Weather warning radios (available)****Automated telephone warning****Other approaches**

- 1) No answer
- 2) High powered sirens! Along with automated telephone system. (no categories were checked)
- 3) Post it to the website. And MAYBE consider high powered sirens depending on the cost. YES on automated telephone warning and weather warning radios. What happened to Warrenton phone calling system?
- 4) NOAA system only for Warren County! S/B broadcasted by the Village (and resort if needed for location communication). A \$29 radio could be available in all needed areas. (no categories were checked)
- 5) Somewhere to go when there is a severe weather warning. (“High power3 sirens” and “other approaches” categories were checked)
- 6) Do not need. Warren County has an alert system. So does Channel 5 KSDK. (no categories were checked).
- 7) The Warren County warning system is adequate. (Category “weather warning radios” was checked.
- 8) Siren. (Category “High power siren” was checked.)
- 9) Opening locked gates during emergency – sirens. (no categories were checked).
- 10) Only category of “Automated telephone warning” was checked.
- 11) Best available. (no categories were checked)
- 12) Sirens. (no categories were checked)
- 13) Sirens. (Category “High power sirens” was checked).
- 14) Sirens. (Categories of “High power sirens” and “Weather warning radios” were checked).
- 15) Only “High power sirens” category was checked.

**6. WHAT OTHER ISSUES WOULD YOU LIKE THE VILLAGE TO CONSIDER?**

- 1) No answer.
- 2) Major issues, both inside and outside the gated community, is rental of permanent homes in our community. We would like the Village to consider “indentures” when selling homes to not allow rentals!
- 3) Maintenance must be defined and enforced in the Village inside and outside the gates. Example: 1331 Hwy. F has junk cars all over the yard. Need more discussion/understanding about applying building codes to chalets.
- 4) Enforcement, Enforcement & Enforcement!
- 5) No answer.
- 6) No answer.
- 7) No answer.
- 8) No answer.
- 9) Renters issue.
- 10) I like the atmosphere of small village – peace & quiet.

- 11) No answer.
- 12) No answer.
- 13) Paved roads inside the gated community.
- 14) No answer.
- 15) Pave or hardtop perimeter roads around the larger lakes.

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