

**ST. CHARLES COUNTY**  
**MASTER PLAN STEERING COMMITTEE MEETING**  
**August 23, 2018**

The August 23, 2018, meeting of the St. Charles County Master Plan Steering Committee was held at the St. Charles County Police Department, 101 Sheriff Dierker Court (Briefing Room), O'Fallon, Missouri.

**MEMBERS PRESENT:**

Vice Chairperson Luanne Cundiff, Keith Arbuckle, Mike Elam, Julie Feast, Jennifer George, David Gipson, Marc Gottfried, John Greifzu, Bart Haberstroh, Michael Hurlbert, Mike Klinghammer, Daniel Kluesner, John Lamping, David Leezer, Sandra Meranda, Keith Schneider.

**MEMBERS ABSENT:**

Chairperson Nancy Matheny, Matthew Jaspering, Jeanette Koechner, Shelley Machens, and John Schulte.

**COUNTY STAFF PRESENT:**

Joann Leykam, Robert Myers, Mark Price, Pinar Turker, and Jhimae Brock

**OTHERS PRESENT:**

Alex Scharf – Home Builders Association of St. Louis and Eastern Missouri

Vice Chairperson Luanne Cundiff called the meeting to order at 4:02 PM.

In the absence of the Chairperson, Vice Chair Luanne Cundiff called for a motion to approve the minutes from the July 26, 2018 meeting. David Leezer made and Mike Elam seconded a motion to approve the draft minutes distributed by email on August 23. The motion was approved by acclamation.

**Welcome and Process Recap**

The Vice Chairperson recognized and welcomed Alex Scarf with the Home Builders Association of St. Louis and Eastern Missouri.

Everyone in the room briefly introduced themselves.

The Vice Chair stated that this is the fourth Master Plan Steering Committee held. She stated that there were several focus group meetings following the July 26, 2018 Master Plan Steering Committee meeting.

The previous focus group meetings were noted:

- Communications: July 31, 2018
- Transportation: August 1, 2018
- Thoroughfare Plan: August 9, 2018

- Mapping: August 10, 2018
- Housing: August 10, 2018

Michael Hurlbert stated that several Committee members attended the previous focus group meetings. Mr. Hurlbert stated that a Thoroughfare Plan focus group meeting was convened to follow up on the Transportation focus group meeting. He stated that County Staff is working to correct and update information in the Master appendices which include all of the data and maps of the Master Plan. He stated that all but three chapters of the appendices are complete.

### **Overview of Plan Chapters**

#### **Utilities.**

Michael Hurlbert stated that the Committee will continue their discussion from the July 26, 2018 meeting on utilities. He stated that Keith Arbuckle and Julie Feast attended and provided input at the focus group meetings. He stated that there were changes made to the handout based on the recommendations of the focus group and continuous discussions held with the utility companies. The updates include revisions to the vision and more detail about the mapping systems.

Keith Arbuckle asked about the status of a revised utilities map with data updates.

Pinar Turker responded that preparation of maps is underway but incomplete. But the County does have data on parcels with existing septic systems.

Robert Myers stated that County Staff is in the process of retrieving data from jurisdictions which provide sanitary sewer service.

Keith Arbuckle stated that St. Charles County does not have one sewer district like St. Louis County has with the Metropolitan Sewer District (MSD). The County is divided into several districts and further divided by watersheds with their own facilities and plans. Mr. Arbuckle stated that Duckett Creek Sanitary District supplied the County with information regarding where service area is available. He stated that their area of interest is south of Hopewell that is currently zoned for development but there aren't any plans to serve that area at this time. He explained the challenges of waste water planning and development. He stated that their treatment plans and responsibilities include parts of Wentzville, St. Charles, St. Peters, O'Fallon, and Public Water Supply District 2. He discussed the 5-acre minimum lot size requirement for a septic system.

Marc Gottfried stated that he is in District 2 and appreciates the 5-acre minimum lot size requirement. He stated that although he is not opposed to the development of utilities and wastewater, the 5-acre minimum lot size requirement limits urban sprawl in his area of the County.

Michael Hurlbert asked David Gipson if he could address the areas on the map along Highway W.

David Gipson stated that the service boundaries for the City of Wentzville and other municipalities are reflected on the map. Although Wentzville's sewer jurisdictional area is quite large, the areas currently served by public sewer are smaller. He stated that he doesn't want to give the impression that utilities or the capacity of served all the way out to Wentzville's boundaries currently exist. He stated that there were a few adjustments made to the map. He stated Buckner Road, south of

Highway N, is still shown as being within the City of Wentzville's service areas and it shows Duckett Creek with some capacity. He stated that what the Future Land Use Plan shows would be great but it doesn't currently exist.

Julie Feast addressed electrical utilities on behalf of Ameren Electric. Ms. Feast stated that wherever there is a need, expansion, or new business within their service area, Ameren should be able to meet the demand. Electrical service availability is not expected to limit development. The 2025 Master Plan includes a map showing an agreed upon boundary between Cuivre River Electric Cooperative and Ameren throughout the County. She discussed the challenges of their borderlines. She stated that Senate Bill 564 is an important new law which Ameren refers to as their Energy Strategy Plan. She stated that one of the major components of the law is to provide funding for electrical grid modernization and improvements over the next 5 years.

Michael Hurlbert reviewed the updates to the Utilities handouts. Mr. Hurlbert asked the committee if they had any questions or comments.

Keith Schneider stated that he would like to make a general comment. He stated that he especially likes the last suggested utilities goal (Anticipate development by preparing to expand and extend sewer infrastructure to growth areas of the County).

#### Transportation.

John Greifzu provided a presentation with PowerPoint on Transportation. Mr. Greifzu stated that transportation is defined as the movement of people and goods from one place to another. He provided different examples of modes of transportation (roads and bridges, rail and pipelines, water, air, bike and pedestrian, telecommunications) and its relevance to St. Charles County and the St. Louis region.

- *Commute to Work.* John Greifzu stated that the average commute time to work in St. Charles County is 24.5 minutes. Mr. Greifzu stated that we are slightly less than the national average of 25.8 minutes. The average commute distance in the St Louis region is about 20 miles. He stated that other modes such as walking and biking are dependent upon weather and distance. Walking as a mode to work is normally within a mile (industry standard) and 5 miles or less for someone who is going to bike to work. He stated that there are not as many opportunities for that in St. Charles County. The average public transit commute is 48.9 minutes. He stated that within the region, public transit is in the smallest percent of overall commutes.

The majority of residents in St. Charles County "drive alone" to work (86.4%). The national average is 77.5%. Based on the data provided, John Greifzu stated that in the St. Louis region, we like to drive alone. Telecommunications is the second largest mode of transportation. 5.6% of St. Charles County residents telecommute. He stated that after the I-64 construction project, when the major highway was shut down, employers encouraged their staff to telecommute and it still continues through today.

In the St. Louis Region, there is not much difference in mode choice based on age.

- *Reliability.* John Greifzu stated that reliability of the systems means what is predictable. He provided data from the Federal Highway Administration, National Performance Management

## Research Data Set.

### St. Louis (2016)

Interstate Travel Time Reliability is above average at 82.4%

Non-Interstate Travel Time Reliability (local route) is above average at 59.1%

Truck Travel Time Reliability Index is significantly below average at 2.13%

John Greifzu stated that we need to pay more attention to the Truck Travel Time Reliability Index because as the importance of on-time-delivery and logistics industry of the St. Louis region grows transportation must be reliable. St. Charles County has a connection to it because the truck route throughout the St. Louis Region is I-70 to 370 to 270. He stated that on both ends of the region there are bottlenecks and the St. Louis region will need to figure out a solution on how to address it.

*Traffic Volumes.* I-70 is the busiest transportation corridor in St. Charles County. John Greifzu discussed the data from the Missouri River Crossings. Mr. Greifzu stated that in total, there are nearly 400,000 people a day that cross the Missouri River entering in and exiting out of the County.

*Gateway Green Light.* John Greifzu stated that Gateway Green Light is a partnership between the County, and every city and MODOT within the County. We collectively have over 350 travel signals in St. Charles County wither owned by the County, a City, or the State. This program examines the infrastructure and make sure it works together. This program is leading towards a future of vehicles communicating with to signals. He stated that technology is changing our transportation network.

*Changes in Transportation.* John Greifzu discussed the changes in transportation and provided an example of the Vehicle “vending machines” today in China. He discussed how Uber, Lyft, and autonomous vehicles will change the way transportation network is viewed as technology advances.

*Thoroughfare Plan Update.* John Greifzu explained how the changes transportation, technology, and roadways account of the needs of the Land Use Plan. He stated that there is a connection between the road network and the location of Utility services are, housing development, and the creation of job centers. I-70 is the busiest corridor of St. Charles County and the Thoroughfare Plan examines traffic activity. He stated that this plan was developed to best serve residents and view what kinds of road improvements are needed.

David Gipson asked why that the region better than average for cars but struggling for truck travel time, when comparing Interstate Travel Time Reliability and Truck Travel Time Reliability.

John Greifzu responded that he’s not certain, but trucks travel the interstate 24 hours a day, seven days a week which might be a factor. During the hours that cars are traveling along the interstate, MODOT staff monitors traffic and the motorist assist program is available. Truck delays caused by after-hours accidents might be a factor.

John Greifzu stated that we have done a good job of anticipating congestion points in building local

roads. The Thoroughfare Plan will show that people can utilize alternative routes when there is traffic on the freeway.

Bart Haberstroh asked John Greifzu if traffic lights are recalibrated to help traffic flow.

John Greifzu responded affirmatively. The Gateway Green Light Program uses several time plans to adjust the traffic lights throughout the day based upon traffic flows.

### Housing.

Michael Hurlbert provided a presentation with PowerPoint on Housing.

#### *Population Growth Leader.*

- The St. Charles County Population Growth from 1970 to 2030 will be about 400%.
- The projection rate for 2030 is 470, 633.

Michael Hurlbert stated that this section focuses on how to continue and control population growth.

#### *Fastest Growing County.*

- According to the U.S. Census Bureau, St. Charles County is the fastest growing County in Missouri by Population Growth. (2010-2016)
  - St. Charles County – 30,433
  - Jackson County – 17,643
  - Clay County – 17,146
  - Boone County – 13, 952
  - Greene County – 13, 516

#### *Single-Family Residential Housing Permits 2007-2017*

- 2017 – 1,581 permits
- 2007 (Pre-Recession) – 2,124 permits
- The number of permits dropped off during the Recession
  - 2008 – 1174 permits
  - 2009 – 1131 permits
- The number of permits increased in 2012 to 1,384.
- The number of permits continued to increase for 4 years at an average of 1,700.
  - 2013 – 1,742 permits
  - 2014 – 1,704 permits
  - 2015 – 1,693 permits
  - 2016 – 1,718 permits
- 2018 total through July – 916 permits

Michael Hurlbert discussed the reduction in single-family housing permits and stated that St. Charles County may now have caught up for four years post-recession. Mr. Hurlbert stated that there were many platted and undeveloped lots that were vacant for some time, but this inventory has been reduced.

- *2018 Single-Family Housing Permits (Jan.-July)*

- Wentzville – 251
- St. Charles City – 203
- O’Fallon – 183
- Unincorporated County – 94
- Lake St. Louis – 67
- St. Paul – 51
- Cottleville – 44
- St. Peters – 20
- Dardenne Prairie – 3

Michael Hurlbert described the numbers of the approved multi-family housing units in St. Charles County since 2010. The numbers year-to-year are much more inconsistent for multi-family housing. In 2014 permits for over 800 multi-family units were approved. In 2018, there are currently 541 units, which have surpassed the total of permits in 2017. He stated that most of these recent multi-family dwelling units are located in the City of St. Peters.

Michael Hurlbert explained some of challenges and opportunities St. Charles County might see going forward. He stated that attracting a talented workforce relates to housing by considering different types of development, in addition to single-family housing, to attract a more diverse workforce. He stated that mixed-use developments appeal to younger generations (i.e. tech savvy, college graduates) looking to live in urban-style developments. He discussed the importance of having the diversity of housing types and housing options which are affordable for the entire workforce, including for lower wage workers.

Michael Hurlbert discussed the challenges of retaining residents of the “Baby Boomer” generation. He stated that a lot of the new multi-family developments are marketed for seniors. This is an attempt to address retaining the Boomer population as they retire and want to downsize their living conditions. Many want a low-maintenance home, universal design, and affordable housing options. He mentioned the Cambridge Heights Apartments development in the City of St. Louis as an attractive project which was made possible in part by utilizing Missouri Housing Tax Credits and where the rent is dictated by the area’s median income. It is possible to have such quality developments in St. Charles County. He mentioned that fewer apartments are now available County-wide for those using Section 8 housing vouchers.

Michael Hurlbert discussed the need to maintain a quality housing stock and stressed the importance of local jurisdictions being proactive in code enforcement. Unincorporated St. Charles County includes a number of older subdivisions. He is interested in using Market Value Analysis as a tool to define which areas need County attention. He mentioned that the Neighborhood Improvement District (NID) program can be used to fund potential sewer and other improvements.

Julie Feast asked about the housing trend of residents leaving St. Charles County and migrating further west.

Michael Hurlbert responded that the main driver of migration is land availability and cost. He stated that some people will continue to move west seeking less costly vacant land, although that doesn’t mean that the land will be as suitable.

The Vice Chair stated that the stronger the economy is and the more businesses attracted to the western end of the County, the more people will look further west for development potential.

Michael Hurlbert stated that if an economic development strategy is to attract employers, their employees need opportunities to live here. Conversely, approximately 60% of current workers living County-wide commute to work in other counties.

Keith Arbuckle stated that he agreed with Michael Hurlbert about land vacancy. Development costs are increasing the costs of the housing. He stated that developments are becoming smaller and denser. He's not aware of housing developments under construction which could be considered affordable.

Sandra Meranda stated that she attended the housing focus group meeting. Ms. Meranda stated that St. Charles County does not have affordable housing. Homebuyers cannot purchase a home for \$150,000. Many homebuyers in that price bracket now look for housing in Lincoln and Warren Counties. She stated that five years ago people moved to Wentzville as an affordable option, but now homes are less affordable there.

### **Review of Draft Vision, Goals and Objectives**

#### *Housing*

Keith Schneider commented that the Housing vision, goals, and objectives had been well done. He is glad to see that mixed uses and multi-family housing is not viewed negatively. He suggested adding that the County research best practices and new housing trends to attract and retain on retaining younger generations, now called Millennials.

Mike Klinghammer commented on the proposed statement, "Promote housing options for older generations and special needs segments of the population." He would like to see a statement that is more definitive about options. Subdivisions in the City of St. Charles are "built out". Homes for less than \$200,000 are no longer possible to find. Also, his neighborhood has many older people living in large family homes. He stated that older people aren't necessarily ready to transition into assisted living, but living in a 3,000 square foot house with a pool may be too much for them. Consumers want nice houses on smaller lots.

Michael Hurlbert stated that the plan is generalized to avoid getting too far in detail.

Mike Klinghammer stated that the City's zoning regulations based off single-family residential housing. He stated that the market trends have changed and consumers want higher density housing.

The Vice Chairperson asked if there were any recommendations to the Utilities handout. No comments or changes were voiced by Steering Committee members.

Michael Hurlbert reviewed suggested revisions to the Transportation vision, goals and objectives resulting from focus group meeting.

Jennifer George is concerned about the connection of an objective listed under the first Goal,

“Provide an efficient, reliable, and well managed road system.” Ms. George asked to strike the fourth bullet point, “Support mixed-use developments where living, shopping, working, and recreational activities are in close proximity.” Or move that objective under “Increase multi-modal options...”.

David Leezer asked if high occupancy vehicle (HOV) lanes could be a solution to keep traffic moving. David Gipson commented that HOV lanes make more sense in regions with a concentrated employment center. Here employment is much more spread out.

Mike Elam commented on Master Plan is encouraging the use of public transit. Mr. Elam asked if ridesharing and autonomous vehicles would be considered public transit. Michael Hurlbert responded that it is one of the options of public transit if it becomes feasible.

Keith Arbuckle asked who would use public transportation in the County. Michael Hurlbert responded that typically seniors or disabled individuals now use public transit because there is a demand for it.

Mike Elam responded that OATS could be a great solution to public transportation in St. Charles County. Unlike other services, it can provide door-to-door service. He stated that it is an affordable general public transportation for all ages. He stated that OATS currently serve the St. Louis region. There is a need for low-wage workers in need of transportation to commute to work. About 3,000 jobs are now open which can't be filled in St. Charles County.

David Leezer commented the City of St. Charles has a public transportation option in the trolley. A past attempt to organize public transportation for a few employers in St. Charles failed after a few months because workers didn't utilize the service.

The Vice Chairperson stated that attended to the Transportation Focus group. She stated that the Goal is broad because the transportation needs vary in different areas of the County. John Greifzu commented on the objective of providing alternative and affordable modes of transportation such as ride-sharing.

Daniel Kluesner stated that he was surprised on the data about truck transportation. He believes that truck traffic should be better addressed. Michael Hurlbert stated that the last two bullets of the last Goal were added to addresses freight.

Mike Klinghammer is concerned about the quality of truck stops in St. Charles County. Michael Hurlbert responded that it could be addressed as an issue.

David Gipson stated that Goals 2 and 3 have much redundant information and suggested that some might be combined.

### **Questions & discussion**

The Vice-Chairperson asked for follow up questions and discussion.

Robert Myers stated that County staff has captured all of the comments and suggestions and will



update the handouts accordingly.

Michael Hurlbert stated that he would email the PowerPoint presentation to the Committee members. Mr. Hurlbert stated that the Public Meeting will be October 10, 2018 4:00-6:00 PM at the Spencer Road Branch Library. He stated that it will be a presentation of the plan opened up for public engagement.

**Next Steps**

The Vice Chairperson stated that September 27, 2018 meeting will cover Land Use goals, objectives, and strategies and the focus group invitation will be sent out to the committee.


**Meeting Adjournment:**

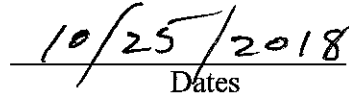
Vice Chair Luanne Cundiff asked for a motion to adjourn the meeting. The motion was made by Keith Schneider and seconded by Mike Klinghammer. The meeting adjourned at 5:19 PM.

Note: The next meeting of the Master Plan Steering Committee will take place on Thursday, September 27, 2018, at 4:00 PM.

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Respectfully submitted by:

  
Nancy Matheny, Chairperson

  
Dates