



July 20, 2026

To: Dr. Jackie Ramey

Re: Response to July 14, 2026 Sunshine Request

Dr. Ramey,

The City of Wright City received your July 14, 2026 request for records. At the outset, please note that the Missouri Sunshine Law, Chapter 610 RSMo., requires the City to provide access to existing public records maintained by the City. The Sunshine Law does not require the City to create records, answer questions, provide explanations, conduct research, prepare analyses, identify legal authority, make factual determinations, provide legal opinions, or otherwise generate records that do not already exist. To the extent portions of your request seek information, explanations, determinations, or legal conclusions rather than existing records, the City has interpreted the request as seeking any existing records responsive to the subject matter described.

For records that exist and are responsive, the City has produced the records identified below. Where the City has identified no responsive records, no records are being produced.

1. PRIOR ZONING, REZONING & VARIANCE HISTORY
Please provide the complete history of any prior zoning, rezoning, variance, or Board of Adjustment proceedings concerning this property or the proposed and or previously proposed asphalt plant (variance request 1/2025)— the classification requested, the reasons for it, the uses it would have allowed, why the property ultimately remained M-1, and all records relating to the variance hearing reportedly scheduled for January 2025 concerning the proposed asphalt use in the same project area (agendas, minutes, staff reports, applications, exhibits, notices, correspondence, recordings, and any final action or disposition). Please also state whether the proposed asphalt plant was ever considered to require a variance, conditional use, special use permit, rezoning, or other discretionary approval before it was ultimately processed as a permitted M-1 use. **The City has identified no responsive records and the Sunshine Law does not require the City to create records that do not already exist. However, per a phone call on July 20, 2026 at 4:34 p.m., the City Clerk informed the applicant that there was never a petition for an asphalt plant on the subject property, but instead a Temporary Concrete Plant elsewhere and that if the applicant wanted, the meeting minutes from the January 2025 variance hearing could still be provided for review. The applicant further confirmed that she would like the minutes. Minutes from the January 29, 2025 meeting can be found online here: <https://wrightcitymo.gov/government/agendas-minutes/board-of-adjustment/>**

2. ANY §405.100(A)(7) DESIRABILITY-REVIEW RECORD

Wright City Code §405.100(A) requires that supplemental regulations be reviewed “in every case when considering any type of land use within the City's jurisdiction,” and §405.100(A)(7) requires the Planning & Zoning Commission to base its consideration of a use's status on the purpose and intent of Chapter 405, the subject district's regulations, and “assessing the desirability of said use therein.” Please provide any record of that determination — for the August 18, 2025 P&Z action or the June 11, 2026 Board approval. If no such record exists, please state so in writing. **The City has identified no responsive records. To the extent this request seeks legal interpretations, explanations, determinations, or conclusions, Chapter 610 RSMo. does not require the City to provide such information.**

Please further note that this response applies only to records existing and maintained by the City as of the date of this response. The Missouri Sunshine Law does not require continuing, prospective, or ongoing production of records created after the date of this response. Any request for records created after the date of this response must be made in a separate Sunshine Law request.

If you have questions regarding the records produced with this response, please contact my office.

Regards,

Abbie Ogborn

Abbie Ogborn

City Manager/Clerk and Custodian of Records

City of Wright City

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