



Report to Planning & Zoning Commission

Clay County, Missouri

Case Number February 15-103GR
Case Type General Recommendation
Project Name Gospel Hill – Well Water as Sole Water Supply
Source

Applicants/Owners Steven E. and CarLeen Smith
Holt, MO 64048-8761

Request Use of well water as sole water supply source on the Smith property at 22403 NE 188th Street.

Application Submittal 2015-05-15

Public Notice Published N/A

Neighbor Letters Sent N/A

Report Date 2015-01-29

REPORT AUTHOR(S) Matt Tapp, Director
Debbie Viviano, Planner

Recommendation APPROVAL with condition



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General Information

Site Location: 22403 NE 188th Street
 Section 6 | Township 53 | Range 30

Site Size: 10.7± Acres

Existing Landuse & Zoning: Agricultural District (AG)

Zoning/Platting History: None

Surrounding Landuse & Zoning:

- North - Agricultural (AG) zoned land, GilBerty Addition 2005 (R-1), Adams Acres (R-1)
- East - Agricultural (AG) zoned land, Hubbard Acres (R-1)
- South - Agricultural (AG) zoned land, Baldwin Hills (R-1)
- West - Agricultural (AG) zoned land, Jimmy Dugan's Farm (R-1A)

Current Conditions:



Courtesy Clay County Assessor, GIS/Mapping



Courtesy Microsoft® Bing™



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Assessment

Steven and CarLeen Smith are requesting to remain using the existing well water as the sole water supply source on 10.7± acre property located at approximately 22403 NE 188th Street. The Smiths are submitting this request to allow for the use of the well water as the sole water supply source at their residence on the subject property.

2008 Comprehensive Plan Considerations

The Comprehensive Plan ("Plan") indicates that the subject property is located in the Rural Low Density Services Tier.

Character of the General Neighborhood

Agricultural (AG) zoned property is each direction of the property. R-1 zoned subdivisions are to the east, north and south. An R-1A zoned subdivision is to the west of the property [see Attachment B].

LDC Considerations

Section 151-8.9, Water Supply and Fire Protection, of the Land Development Code (LDC) requires that all proposed development (including new construction) be connected to an enclosed water supply system, with an exception under subsection (D) for well water "only under unusual circumstances, as determined by the Planning and Zoning Commission, Clay County Commission and approved by the MO Department of Natural Resources".

Findings

Staff recommends that a notarized statement must be signed by the land owners that the subject property will connect to a water supply district or other approved enclosed water source when service becomes available within 200 feet of the property at 22403 NE 188th Street.

Recommendations

Staff recommends the **General Recommendation** to allow the use of well water as a sole water supply source for the property at 22403 NE 188th Street be **approved**, with the following condition as shown on Exhibit A:

Exhibit A

1. Notarized statement signed by the land owners that the subject property will connect to a water supply district or other approved enclosed water source when service becomes available within 200 feet of the property at 22403 NE 188th Street.



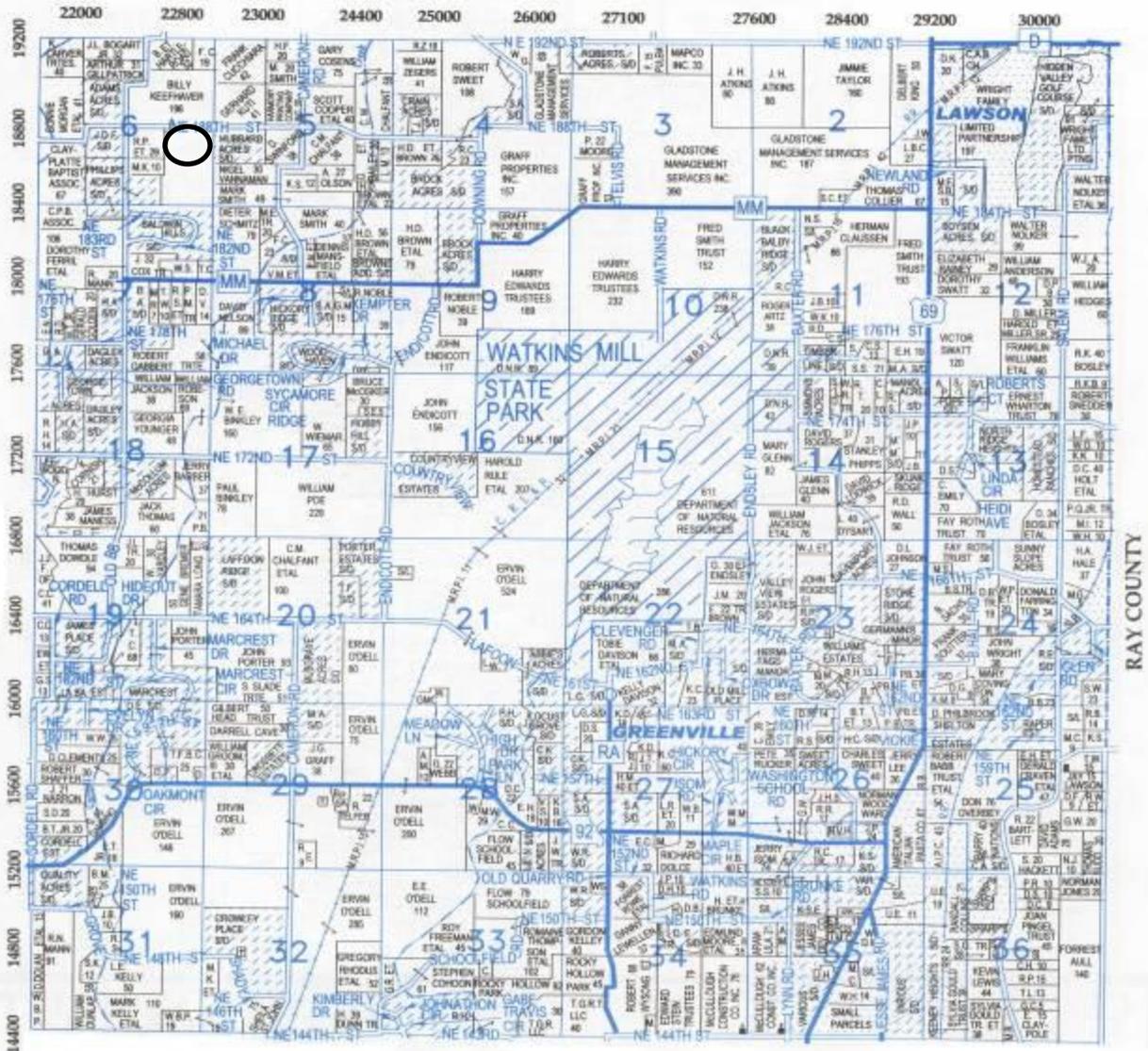
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Attachments

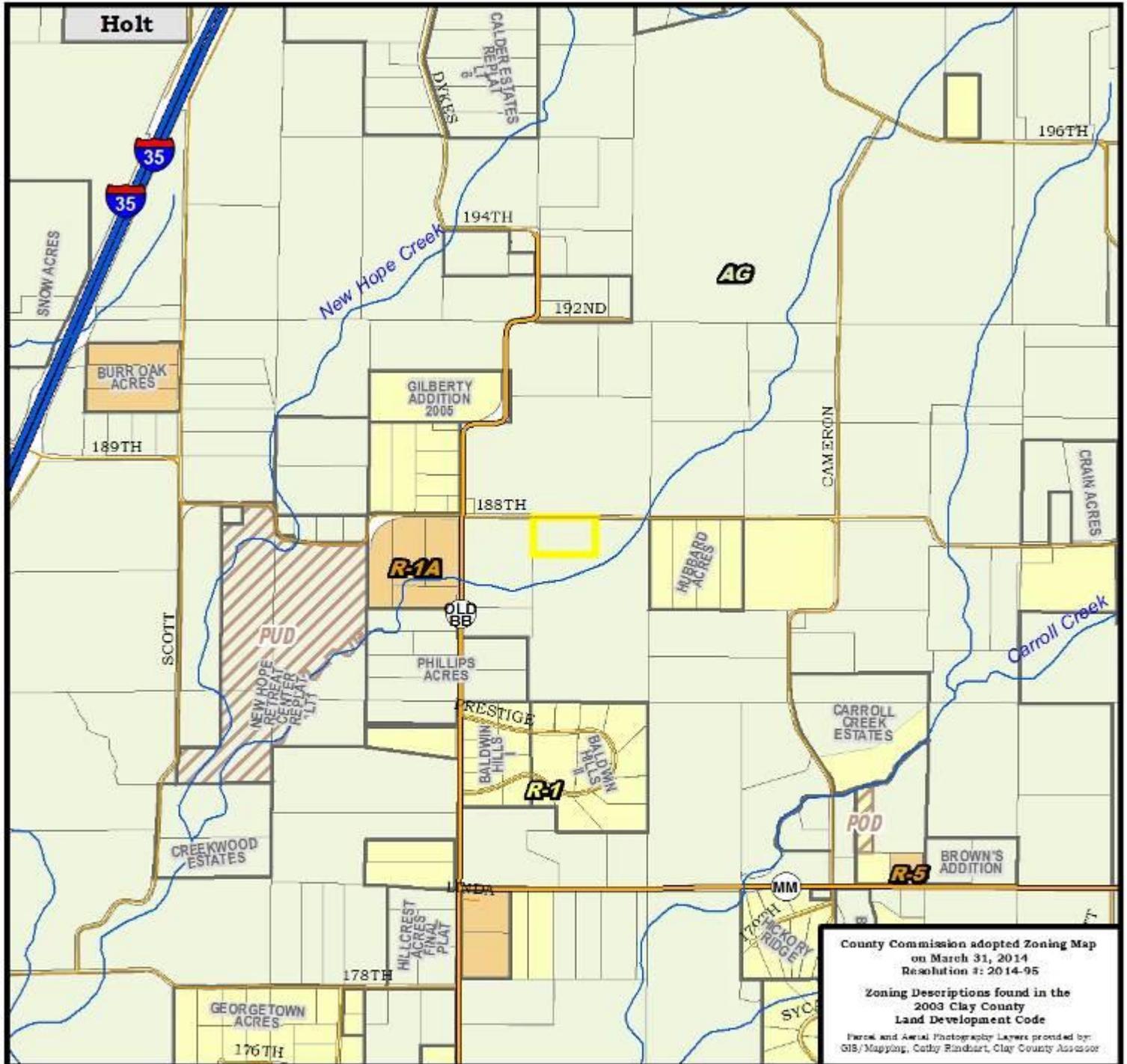
Feb 15-103GR – Gospel Hill – Well Water Attachment A - Vicinity Map

TOWNSHIP 53N • RANGE 30W



Feb 15-103GR- Gospel Hill - Well Water

Attachment B - Existing Conditions Map



County Commission adopted Zoning Map on March 31, 2014
 Resolution #: 2014-95
 Zoning Descriptions found in the 2003 Clay County Land Development Code
 Parcel and Aerial Photography Layers provided by: GIS/Mapping, Cathy Rindhart, Clay County Assessor

Map Document: G:\GIS\Project_FestVac\Map - 8 x 11 P.mxd
 01/14/2015 - 02:26:59 PM

Planning & Zoning Department

1 inch = 2,000 feet
1 inch = 0.38 miles

LEGEND

- Property Line
- ~ Roads
- = Interstates
- = State Highways
- = Local Roads
- = Highway Ramps
- ~ Streams (EPA)
- = Railroads
- Subdivisions
- City Limits
- Parks
- County Boundaries

Overlay Districts

- CD (Conservation District)
- POD (Preservation Overlay District)
- PUD (Planned Unit Development)

Zoning Districts

- C-1
- C-2
- C-3
- R-1
- R-1A/R-3
- R-1B/RU
- R-2
- R-3
- OP



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Feb 15-103GR – Gospel Hill – Well Water Attachment C – Clay County PWSD #3 Letter (*Page 1 of 2*)

**PUBLIC WATER SUPPLY DISTRICT NO. 3
OF CLAY COUNTY MISSOURI**

P.O. BOX 266
HOLT, MISSOURI 64048
816-320-3343

January 7, 2015

To whom this may concern:

There is no water within 200 ft. of property located 22403 NE 188th Street, Holt, MO 64048.

Should you have any questions or need further information please do not hesitate to contact the office.

Respectfully,

A handwritten signature in blue ink that reads "Rita Waters".

Rita Waters
PWSD #3, District Clerk



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January 6, 2015

Clay County Planning and Zoning

Attn: Debbie Viviano

Jesse and Theresa Ousley

Michael and Virginia Hill

In reference to the house and 10 acres located at 22403 NE 188th Street Holt MO

Water is supplied to the home at 22403 NE 188th Street Holt Mo via a spring fed well that has been in use continuously since the 1960s. Water is not available from any other source i.e. Water district 8. We attended a water district meeting and were told that there were no plans to service our area in the near future. The nearest line is more than ¼ mile distant and would be cost prohibitive to fund installation of a line to this property.

Sincerely

Jesse and Theresa Ousley

Michael and Virginia Hill