



## TANEY COUNTY PLANNING COMMISSION

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***TANEY COUNTY PLANNING COMMISSION  
DIVISION III STAFF REPORT  
ADDITION OF WELL #6 AND STORAGE FACILITY  
TRI-LAKES UTILITIES  
APRIL 14, 2008  
#08-25***

Public Hearing for the addition of well #6 and storage facility for Tri-Lakes Utilities located off Skyview Dr. in the Branson Township Sec. 15 Twp. 22 Rng. 22.

The applicants, Harold and Sharon Epps request approval to place a storage facility and well house for Tri-Lakes Utilities.

History: Approved for Concept March 10, 2008.

General Description: The subject property contains 4 acres more or less and is located on the left side of Skyview Dr. just passed the Faith Christian Academy. The adjoining properties to the request consist of residential

Review: The proposed site will consist of a well, well house, pipe addition, security chain link fence, security camera, storage tank for 500,000 gallons of potable water, three phase power pump operation and chorine facility unit.

Summary: If the Taney County Planning Commission approves this request, the following requirements shall apply, unless revised by the Planning Commission:

1. Compliance with the provisions of the Taney County Development Guidance Code that include plans for the following:
  - a. Sediment and erosion control (Appendix B Sec. VI Item 2)
  - b. Stormwater management (Appendix B Item 3)
  - c. Land grading permit (Appendix B)
  - d. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60,3b Sec. A)
  - e. Utility easements and building line setbacks (Table 12)
  - f. Foliage screening or fencing for commercial area that adjoins residential tracts (Appendix C)
  - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer and Water Districts (Chapter VI-VII).
3. No outside storage of equipment or solid waste materials.
4. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. 1 Item B)
5. This decision is subject to all existing easements.
6. The Decision of Record shall be filed in the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter II Item 6).