



WILDWOOD

November 4, 2019

The Planning and Zoning Commission
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Re Update on **P.Z. 15-17 Babler Farms, L.L.C., c/o Tom Roberts, 550 Laurey Lane, Wildwood, Missouri, 63005** – A Conditional Use Permit (CUP) in the NU Non-Urban Residence District for a fifty-nine point nine (59.9) acre tract of land that is located at the terminus of Laurey Lane (Locator Numbers: 20X630015 and 20X630024/Street Addresses: 500 and 550 Laurey Lane). **Authorized Conditional Use: An existing large water feature – lake – and associated waterfall structure** – (as defined by §415.030 of the City of Wildwood’s Zoning Regulations). The large water feature is three point four (3.4) acres in size. **(Ward One)**

Commission Members:

As the Planning and Zoning Commission is aware, the City has been attempting to address an issue between two (2) neighbors caused by a large water feature and associated waterfall, which required a City of Wildwood Conditional Use Permit (CUP). This issue has been in review and discussion by the Commission Members for a number of months, and has led to sound testing and, most recently, water testing for certain pathogens, BacT ID, and chemical analysis. This testing was the result of a long process to engage a testing company for the requested work, define testing parameters, engage the consultant, and then undertake the testing and analysis of the findings. Suffice to say, the process has taken longer than expected and led to further frustration about the pace of the process and the impact the operation of the waterfall, as part of the large water feature, on the health of nearby neighbors.

However, the testing took place on October 9, 2019 by ARDL, Inc., a firm from Mount Vernon Illinois, that has participated in extensive testing services for the U.S. Army Corps of Engineers. Dean Dickerson, of ARDL, Inc., completed the testing on this morning and took multiple samples from the waterfall and one (1) sample of the large water feature. These samples were marked with information regarding time and location and package for shipping to two (2) testing laboratories out of the St. Louis Area. The delivery of the samples was to occur the same day of the collection of them to follow standard protocols in this regard.

The result of the testing and the report from ARDL, Inc., the testing firm, have not yet been provided to the City, but is expected to be completed in the next week or two. The Department of Planning has been monitoring the progress of the testing and it does appear the results from the pathogens panel

is the first to be completed at this time, but, again, the City has not received the final results of the same. Once this information is available, the Department will provide a report of the testing, its results, and next steps in this regard.

If you should have any questions or comments regarding this update, please feel free to contact the Department of Planning and Parks at (636) 458-0440. A short presentation is planned, along with any additional information that might be available at that time, at tonight's meeting. Thank you for your consideration on this information and patience in its preparation and presentation on this matter.

Respectfully submitted,

CITY OF WILDWOOD



Joe Vujnich, Director

Department of Planning and Parks

Cc: The Honorable James R. Bowlin, Mayor
Council Members Brost and Gragnani, Ward One
Sam Anselm, City Administrator
John A. Young, City Attorney
Kathy Arnett, Assistant Director of Planning and Parks
Tom and Karin Roberts, Property Owners