CITY OF WEST PLAINS
1910 Holiday Lane
West Plains, Mo.
417.256.7176

November 4, 2026

To: City Council

From: Nick Crabtree, Building Official/Zoning Administrator

Re: Alley Vacate Request for 1610 Goodhard Drive,1611 Amy Street, 602 Elizabeth Street and 604 Elizabeth Street West Plains, MO 65775

Executive Summary

Recommend an ordinance approving the vacate of alley between 1610 Goodhard Drive,1611 Amy Street, 602 Elizabeth Street and 604 Elizabeth Street.

Discussion

Dominique Leslie and Katlyn Phillips, Justin and Margaret Koop and Michael & Kari Webster have submitted a request to vacate the alley located between the properties at the above referenced. addresses.

The alley has existed for many years. The property owner of 1610 Goodhard Drive and 1611 Amy Street wishes to combine the two properties into one contiguous parcel. The property owners of 602 Elizabeth Street and 604 Elizabeth Street must also be included as their properties are located adjacent to the portion of the alley proposed for vacate.

The City of West Plains will retain an easement for the maintenance of existing utilities.

Following a public hearing at their regular meeting on November 3, 2026, the Planning Commission voted to recommend the matter to Council for approval.

Fiscal Impact
N/A

BILL NO. 4842 ORDINANCE NO._____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST PLAINS, MISSOURI, VACATING A PORTION OF A 20-FOOT ALLEY LOCATED BETWEEN GOODHARD DRIVE AND AMY STREET AND FURTHER RESERVING A UTILITY EASEMENT WITHIN THE AREA TO BE VACATED.

WHEREAS, a petition has heretofore been filed by the property owners Dominique Leslie and Katlyn Phillips of 1610 Goodhard Drive and 1611 Amy Street, Michael and Kari Webster of 602 Elizabeth Street, and Justin and Margaret Koop of 604 Elizabeth Street to vacate a portion of an alley generally located between Goodhard Drive and Amy Street, south of Elizabeth Street, and more particularly described as follows:

A part of the Northeast ¼ of the Southeast ¼ of Section 17, Township 24 North, Range 8 West described as follows:

A portion of the alley between lots 1, 2, 13, and 14 of Block 5 of the Highland Hills Subdivision, City of West Plains, Howell County, Missouri.

WHEREAS, the city will retain a utility easement for the sake of maintaining any and all utilities within the area described above.

WHEREAS, notice of hearing was published in the West Plains Quill on October 17th and October 21st, 2026; and

WHEREAS, the Planning Commission recommended in favor of the vacation and the City Council finds that it would be appropriate to vacate the property described above provided that a utility easement is retained for the City's utility purposes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST PLAINS, MISSOURI AS FOLLOWS:

Section 1: That the above-described property is hereby vacated but reserving to the City of West Plains a 20-foot utility easement within the area to be vacated for the purpose of installation, maintenance and reconstruction of utility lines, pipes and related facilities.

Section 2: That this ordinance shall be in full force and effect ten days after its date of passage and approval as provided by law.

PASSED AND APPROVED THIS _____ DAY OF _____, 20___.

CITY OF WEST PLAINS, MISSOURI

(SEAL)

_____
MAYOR MICHAEL TOPLIFF

ATTEST:

_____
CITY CLERK KELLIE MAYERS


ELIZABETH ST
ELIZABETH ST
ELIZABETH ST
GOODHARD DR
GOODHARD DR
AMY ST
AMY ST
AMY ST
604
602
1610
1611
1608
1609

PETITION TO VACATE

TO THE PLANNING COMMISSION OF AND CITY COUNCIL OF WEST PLAINS, MISSOURI

I hereby petition to vacate certain portions of street located as follows (include street name and boundaries):

1610 Goodhard drive west Plains, MO 65775
1611 Amy street West Plains, MO 65775

Petitioners state that they are the owners of all the property adjacent to the said portions of _____ _____ Street / Alley (Choose One) to be vacated; that said portions of the street are:

1. _____ Not now and have never been used as such by the public, and that the property rights of others in the adjacent areas are not affected in the vacating and closing of said portions of the street.
2. ✓ In our opinion they are not needed by the public, and that the property rights of others in the adjacent areas are not affected in the vacating and closing of said portions of the street.

WHEREFORE, Petitioners pray that the City Council of West Plains by its Ordinance vacate and close the above-described portions of said street. We understand that we will be responsible for all legal costs involved in this vacation.

Name	Address
Dominique Leslie Katlyn Phillips	1610 Goodhard Drive West Plains, MO 65775 1611 Amy street West Plains, MO 65775

Dated: 10·1·26

On this 1st day of October, 2026, before me personally appeared

Dominique Leslie
Katlyn Phillips

TYONNA NICHOLS
Notary Public - Notary Seal
STATE OF MISSOURI
Howell County
My Commission Expires: May 09, 2030
Commission #22607394

To me personally known who being by me first sworn, did say they are the owners of all adjacent property described herein. In witness whereof, I have hereunto set my hand and affixed my official seal on the date first above written.

My commission expires on the 09 day of May, 2030.

Tyonna Nichols

Notary Public

VERIFICATION AFFIDAVIT

STATE OF MISSOURI)
)ss
County of howell)

On this 1st day of October, 2026, before me a Notary Public, personally appeared KATLYN PHILLIPS, to me known to be the person who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

KATLYN PHILLIPS

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

TYONNA NICHOLS
Notary Public - Notary Seal
STATE OF MISSOURI
Howell County
My Commission Expires: May 09, 2030
Commission #22607394

Notary Public

My Commission Expires:_____

VERIFICATION AFFIDAVIT

STATE OF MISSOURI)
)ss
County of howell)

On this 1st day of October, 2026, before me a Notary Public, personally appeared DOMINIQUE LESLIE, to me known to be the person who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

DOMINIQUE LESLIE

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

TYONNA NICHOLS
Notary Public - Notary Seal
STATE OF MISSOURI
Howell County
My Commission Expires: May 09, 2030
Commission #22607394

Notary Public

My Commission Expires:_____

PETITION TO VACATE

TO THE PLANNING COMMISSION OF AND CITY COUNCIL OF WEST PLAINS, MISSOURI

I hereby petition to vacate certain portions of street located as follows (include street name and boundaries):

602 Elizabeth street West Plains, MO 65775

Petitioners state that they are the owners of all the property adjacent to the said portions of _____ _____ Street / Alley (Choose One) to be vacated; that said portions of the street are:

1. _____Not now and have never been used as such by the public, and that the property rights of others in the adjacent areas are not affected in the vacating and closing of said portions of the street.
2. ✓ In our opinion they are not needed by the public, and that the property rights of others in the adjacent areas are not affected in the vacating and closing of said portions of the street.

WHEREFORE, Petitioners pray that the City Council of West Plains by its Ordinance vacate and close the above-described portions of said street. We understand that we will be responsible for all legal costs involved in this vacation.

Name	Address
Michael C. Webster	602 ELIZABETH ST.
Kari L. Webster	West Plains, MO 65775

Dated: 10.1.2026

On this 1st day of October, 2026, before me personally appeared

Michael Webster
Kari Webster

TYONNA NICHOLS
Notary Public - Notary Seal
STATE OF MISSOURI
Howell County
My Commission Expires: May 09, 2030
Commission #22607394

To me personally known who being by me first sworn, did say they are the owners of all adjacent property described herein. In witness whereof, I have hereunto set my hand and affixed my official seal on the date first above written.

My commission expires on the 09 day of May, 2030.

Tyonna Nichols

Notary Public

VERIFICATION AFFIDAVIT

STATE OF MISSOURI)
)ss
County of Howell)

On this 1st day of October, 2026, before me a Notary Public, personally appeared KARI WEBSTER, to me known to be the person who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Kari Webster
KARI WEBSTER

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

TYONNA NICHOLS
Notary Public - Notary Seal
STATE OF MISSOURI
Howell County
My Commission Expires: May 09, 2030
Commission #22607394

Tyonna Nichols
Notary Public

My Commission Expires:_____

VERIFICATION AFFIDAVIT

STATE OF MISSOURI)
)ss
County of Howell)

On this 1st day of October, 2026, before me a Notary Public, personally appeared MICHAEL WEBSTER, to me known to be the person who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

MICHAEL WEBSTER

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

TYONNA NICHOLS
Notary Public - Notary Seal
STATE OF MISSOURI
Howell County
My Commission Expires: May 09, 2030
Commission #22607394

Notary Public

My Commission Expires:_____

PETITION TO VACATE

TO THE PLANNING COMMISSION OF AND CITY COUNCIL OF WEST PLAINS, MISSOURI

I hereby petition to vacate certain portions of street located as follows (include street name and boundaries):

604 Elizabeth street West Plains, MO 65775

Petitioners state that they are the owners of all the property adjacent to the said portions of _____ _____ Street / Alley (Choose One) to be vacated; that said portions of the street are:

1. _____Not now and have never been used as such by the public, and that the property rights of others in the adjacent areas are not affected in the vacating and closing of said portions of the street.
2. ✓ In our opinion they are not needed by the public, and that the property rights of others in the adjacent areas are not affected in the vacating and closing of said portions of the street.

WHEREFORE, Petitioners pray that the City Council of West Plains by its Ordinance vacate and close the above-described portions of said street. We understand that we will be responsible for all legal costs involved in this vacation.

Name	Address
Justin Koop	604 Elizabeth street
Margaret L. Koop	west Plains, MO, 65775

Dated: 10·1·26

On this 1st day of October, 2026, before me personally appeared

Justin Koop
Margaret Koop

TYONNA NICHOLS
Notary Public - Notary Seal
STATE OF MISSOURI
Howell County
My Commission Expires: May 09, 2030
Commission #22607394

To me personally known who being by me first sworn, did say they are the owners of all adjacent property described herein. In witness whereof, I have hereunto set my hand and affixed my official seal on the date first above written.

My commission expires on the 09 day of May, 2030.

Tyonna Nichols

Notary Public

VERIFICATION AFFIDAVIT

STATE OF MISSOURI)
)ss
County of howell)

On this 1st day of october, 2026, before me a Notary Public, personally appeared MARGARET KOOP, to me known to be the person who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Margaret L. Koop
MARGARET KOOP

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

TYONNA NICHOLS
Notary Public - Notary Seal
STATE OF MISSOURI
Howell County
My Commission Expires: May 09, 2030
Commission #22607394

Tyonna Nichols
Notary Public

My Commission Expires:_____

VERIFICATION AFFIDAVIT

STATE OF MISSOURI)
)ss
County of howell)

On this 1st day of October, 2026, before me a Notary Public, personally appeared JUSTIN KOOP, to me known to be the person who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

JUSTIN KOOP

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

TYONNA NICHOLS
Notary Public - Notary Seal
STATE OF MISSOURI
Howell County
My Commission Expires: May 09, 2030
Commission #22607394

Notary Public

My Commission Expires:_____