



Board of Aldermen Request for Action

MEETING DATE: 1/20/2026

DEPARTMENT: Development

AGENDA ITEM: Annexation Public Hearing Phase 3 Whispering Creek Farms

REQUESTED BOARD ACTION

Conduct a public hearing in accordance with state law concerning annexation of certain land north of the recently annexed land east of Lots 1 and 4 of Phase I, Whispering Creek Farms.

SUMMARY

The applicant seeks to annex land north of the previously annexed land east of Whispering Creek Farms at the northeast corner of 144th Street and Mount Olivet Road by the Board.

BACKGROUND

This land is north of the recently annexed land lying east of Lots 1 - 4 of Whispering Creek Farms Phase I.

PREVIOUS ACTION

Lots 2 and 3 of Whispering Creek Farms as annexed in August and Lots 1 and 4 and additional land of the same subdivision were annexed in November by the Board.

POLICY ISSUE

Comprehensive Plan and Board Strategic Plan.

FINANCIAL CONSIDERATIONS

None.

ATTACHMENTS

- ☐ Ordinance
- ☐ Resolution
- ☒ Staff Report
- ☐ Other:

- ☐ Contract
- ☐ Plans
- ☐ Minutes



Voluntary Annexation Staff Report

January 8, 2026

Annexation of a portion of Parcel Id's # 06-703-00-01-016.00 &
#06-704-00-04-047.00

Application for Voluntary Annexation of Land to the City

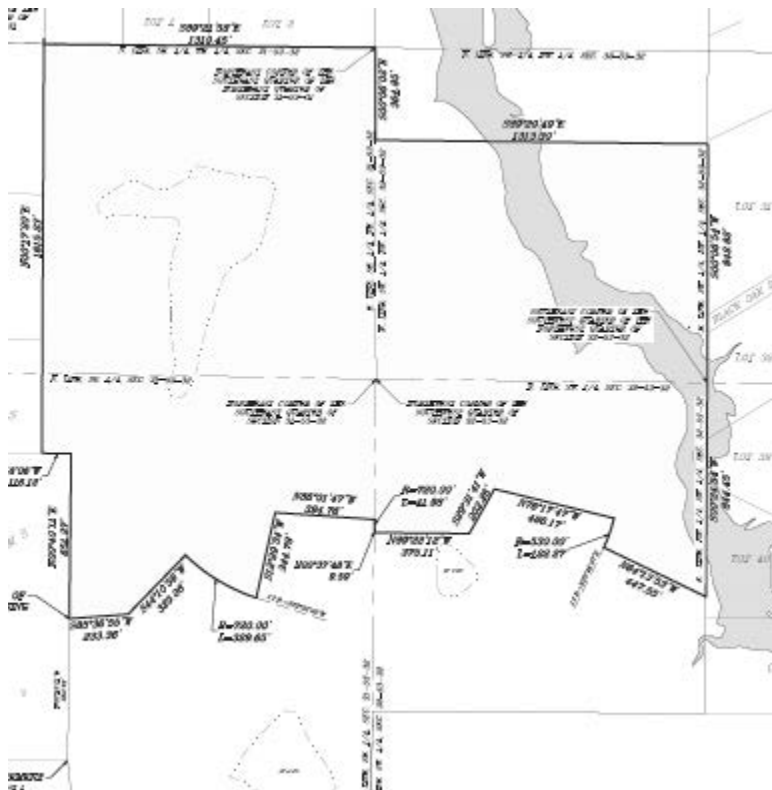
Code Sections: State Law Section 71-012 Annexation

Property Information: Address: Approx. 3400 NE 144th Street
Owner: Whisper Creek Farms LLC

Notice Date: January 7, 2026

GENERAL DESCRIPTION:

The applicant seeks to annex 3400 NE 144th Street (approximate address) into the city for future development. This land is north of the recently annexed land near Mt. Olivet and 144th Street.



COMPLIANCE WITH COMPREHENSIVE PLAN

Voluntary annexation is a request by a property owner and is subject to the discretion of the City. The Comprehensive Plan currently identifies certain areas that can be considered for annexation. The subject property is immediately adjacent to the most recent annexation.

CONTIGUOUS AND COMPACT

Property meets the State law requirement of 15% of the boundary be contiguous to the City limits of Smithville.

ABILITY TO PROVIDE SERVICES

All utilities and services are available to be provided at this time, including police, parks and street maintenance. Water utilities are provided by Clay County PWSD #9, and Platte-Clay Electric provides power.

STAFF RECOMMENDATION:

Staff recommends Board listen to the Public input on the matters that will assist them in determining the reasonableness of the annexation and the necessity of the annexation to the proper development of the city, at the next Board meeting.

Respectfully Submitted,

/s/ Jack Hendrix /s/

Zoning Administrator