



ITEM REPORT UTILITIES COMMISSION

Agenda Date: 8/7/2025
Agenda Section: Business Item

Department Origination: Public Works

Agenda Item: Recommend Planning and Zoning Commission Approve the Les Schwab Tire Center Conditional Use Permit with the Conditions listed in the Staff Recommendation

Approval Required: Simple Majority Vote

BACKGROUND

Les Schwab Tire Center has submitted a Conditional Use Permit (CUP) for a development on Lot 1, Block 1, Central Lakes Crossing Third Addition next to El Tequila on Trunk Highway 371. The CUP is for automotive repair use and amending joint access and parking.

The development includes utility improvements to supply sewer and water to the development. The development will require the installation of a gate valve and curb stop on the water line and the relocation of a hydrant. The gate valve and curb stop will be installed on a stub into the lot from the access road, the hydrant will include adding a fitting and extending the hydrant lead to move the hydrant to accommodate the site plan. There is an existing sanitary sewer service that will be utilized.

The watermain stubbed into the lot extends beyond the easement, a new easement will be required to place the gate valve and the curb stop within the easement ensuring the City maintains the rights to exercise the valves and access the valves. The hydrant relocation will place the hydrant in the corner of the existing utility easement, a new easement will be required to accommodate the hydrant relocation.

To seek compensation for inspection services associated with the utility improvements, an escrow agreement is required. Additionally, the escrow agreement will cover the cost of the asbuilts and the compensation of legal and administrative fees as well.

Per the City's MS4 permit, a Stormwater Facilities Maintenance Agreement is required.

FINANCIAL IMPLICATIONS

There are no financial implications to the City, all costs associated with the development will be included in the escrow agreement.

STAFF RECOMMENDATIONS

Staff recommends the Utilities Commission recommend the Planning and Zoning Commission approve the Conditional Use Permit with the conditions listed below:

1. Provide a Watermain Easement around the water improvements prior to issuing a building permit.
2. Enter into an Escrow Agreement prior to issuing a building permit.
3. Enter into a Stormwater Facilities Maintenance Agreement prior to issuing a building permit.

COUNCIL ACTION REQUESTED

MOTION to recommend Planning and Zoning Commission approve the Les Schwab Tire Center Conditional Use Permit with the conditions listed in the staff recommendation.