



**Board:**  
**Agenda Date:**  
**Presenter:**

City Commission  
September 8, 2025  
Patricia West

## Staff Report

### Agenda Item Title:

Waiver for City Utility Requirement | 209 27<sup>th</sup> St

### Background:

Preston Strong, the property owner of 209 27<sup>th</sup> St, has expressed interest in building a home on the property. Per city code, *“Any improvements to real property located within the corporation limits of the city, which requires the issuance of a building permit, which improvements involve the initial installation of new service, or improvements to a water system, shall utilize city water and sanitary sewer services for said improvements.”*

The lot in question presents unique challenges in meeting this code requirement. Both the Water Department and Wastewater Department have reviewed the site and indicated that extension and utilization of city utilities would be difficult due to:

- Existing infrastructure limitations
- Lack of practical easement access
- Lot placement in relation to nearby mains and service lines

The Planning Commission recommended a waiver of the requirement for 209 27<sup>th</sup> St to utilize city water and sanitary sewer services to the City Commission, with the waiver set to expire within two years if the construction of the home is not completed within that time at their meeting on September 2<sup>nd</sup>.

### Fiscal Effect:

None

### Supporting Documentation:

Sec. 30-174. – Use of city utilities required; conditions.  
GIS Image of Lot Placement

### Recommendation:

Motion to waive of the requirement for the property owner of 209 27<sup>th</sup> St to utilize city water and sanitary sewer services, with the waiver set to expire within two years if the construction of the home is not completed within that time.