



Board:
Agenda
Date:
Presenter:

Planning Commission

August 5, 2025

Patricia West

Staff Report

Agenda Item Title:

Recommendation of Waiver for City Utility Requirement | 209 27th St

Background:

Preston Strong, the property owner of 209 27th St, has expressed interested 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 significantly difficult due to:

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

Fiscal Effect:

None

Supporting Documentation:

Sec. 30-174. – Use of city utilities required; conditions.

GIS Image of Lot Placement

Written Support from Rodney Schwartz, Wastewater Superintendent

Written Support from Rob Sprietzer, Water Treatment Superintendent

Recommendation:

Motion to recommend a waiver of the requirement for the property owner of 209 27th 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.