



CITY COUNCIL MEMORANDUM

TO: City Council

FROM: Matthew R. Schmitz, MPA - City Manager

DATE OF MEETING: April 8, 2024

ITEM TITLE: Private Septic Tank Installation – 308 14th Ave. SE

BACKGROUND:

This item was discussed at the April 1st City Council Work Session. Septic Tanks are only allowed in the City of Independence if the property the Septic Tank services does not have a sewer main within 150 ft. of the border of the subject property per Independence Municipal Code (IMC) 95.05, and if they are gravity systems.

DISCUSSION:

The property owner is requesting permission from the City to install a Septic Tank on his property to service a new apartment to be constructed there. The closest sewer main is approximately 115 ft. from the edge of his property and is located along 14th Ave. SE to the northwest of the property. The required direction would be unable to be fulfilled with a gravity system, so Staff believes this is appropriate to approve.



RESULTS:

The City has established priorities during strategic planning sessions. This item supports the Vision from that session of Engaging and Catalyzing Community. This item helps achieve that vision by allowing for additional housing in the community through the careful allowance of Septic Systems when Sewer Mains are not able to serve the property.

FINANCIAL CONSIDERATION:

N/A

RECOMMENDATION:

Staff recommends a motion to approve the private septic tank installation at 308 14th Avenue SE.