



CITY COUNCIL MEMORANDUM

TO: City Council

FROM: Matthew R. Schmitz, MPA - City Manager

DATE OF MEETING: August 26, 2024

ITEM TITLE: Private Septic Tank Installation – 1511 1st St. East (Buchanan County Secondary Roads)

BACKGROUND:

The County Engineer, Brian Keierleber, and the City Building Official, Matt Chesmore, and I have discussed the installation of a bathroom in the County's shop building. They are interested in moving quickly with this project, and because of this we are bringing it forward now rather than waiting until the Sept. 3rd Work Session. For reference, 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 their property to service the middle building shown below. This would be for a single restroom and shower facility for their employees. The only main available is along 14th Ave. SE to the west, and there is no ability to get to that main without running uphill (a pump system) or crossing someone else's property. Additionally, that main sits approximately 197 feet from the property line, except for the northwest extension of their property to the east Right-of-Way of 14th Ave. SE. To tie in at that northwest point would require a pump station of some sort, which is not required by the code. Because of this, Staff believes a Private Septic Tank should be allowed in this situation. The map of the property is on the next page.



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 the addition of a bathroom within a building that otherwise could not facilitate one.

FINANCIAL CONSIDERATION:

N/A

RECOMMENDATION:

Staff recommends a motion to approve the private septic tank installation at 1511 1st St. East.