



Mr. Nienhouse's request is governed by Meridian City Code sections 9-1-16 (as to the water connection request). These provisions state that the City may grant a request to provide City water service to a property outside of city limits if the requestor demonstrates a compelling health or safety reason to do so. If this standard is met, the process established by Code is for Public Works to bring the request to City Council and make a written recommendation regarding whether to allow the proposed connection.

City Council, in the exercise of its discretion, may either grant or deny the request after review of the materials. If City Council grants the request, the property owner is to enter into an agreement with the City of Meridian for the provision of water service outside the city limits. In the agreement, the owner must agree to comply with City policies and codes; to pay all applicable connection, assessment, and service fees; to annex into the City; not to change or intensify use of the property prior to annexation; and other reasonable conditions of granting the request to connect to the city water system that may be imposed by the City.

#### **IV. STAFF FINDINGS AND RECOMMENDATIONS**

Staff finds that Mr. Nienhouse has demonstrated a compelling health and safety reason to connect water services to this parcel outside of city limits. Park, and Fire staff have no concerns with the property coming in for annexation. Community Development commented that parking and landscaping do not meet City requirements and may need to be addressed. Staff recommends that City Council approve the request to connect to City water following execution of an agreement which includes requiring the owner to:

- Pay for all construction required as well as all water assessments and applicable fees
- Connect to sewer within 180 days of the signed agreement, including paying all construction and sewer assessments and applicable fees.
- Submit an application for annexation within 60 days of the signed agreement.
- Decommission (Abandon) the septic system according to State Law within 180 days of signed agreement.
- Decommission (Abandon) the existing well according to State Law within 180 days of the signed agreement.

#### **V. ALTERNATIVES**


A denial of this request would mean that the owner would drill a new well and not connect to City services. This would also mean the owner would continue to use the onsite septic system which represents a risk of ground water contamination.

#### **VI. TIME CONSTRAINTS**

The owner would like to secure an agreement with the City and proceed with connection and application for annexation as soon as possible.

**VII. LIST OF ATTACHMENTS**

- Letter request from owner to hook up to City services
- Map of parcel

Approved for Council Agenda: 

Date: 2/10/26

ATTACHMENT 1

Letter request from Jason Nienhouse for Connection to the City Water Systems Outside City Limits

## ATTACHMENT 1

February 2, 2026

RE: 2730 E Franklin Rd, Meridian, ID – City Services

To Whom It May Concern:

This letter is the formal written request as required by the city of Meridian for the connection of city services of the above referenced property owned by Jason Nienhouse. The reason for the request is due to a failed well that serves water to the occupied property. It is also requested that the time for connection to city sewer be extended to 6 months due to the unexpected events and the need to obtain financing and contractors. There is also a gas line right in line with the sewer connection that will need to be disconnected which will shut heat off to an occupied building and we will not be able to disrupt occupancy of the building.

Please see the attached warranty deed that contains the legal description and feel free to reach me directly if any further information is needed.

Regards,



Jason Nienhouse

[Jason9house@gmail.com](mailto:Jason9house@gmail.com)

208-869-7776

ATTACHMENT 2

Map of 2730 E Franklin Road

