



MEMO TO CITY COUNCIL

Request to Include Topic on the City Council Agenda

From: Warren Stewart, Public Works **Meeting Date:** June 15, 2021
Presenter: Kyle Radek **Estimated Time:** 10 minutes
Topic: Request from Mussell Construction for Connection to the City Water System Outside City Limits at 4495 S Meridian Road

Recommended Council Action:

Approve the request from Mussell Construction for connection to the City Water System.

Background:

I. DEPARTMENT CONTACT PERSONS

Kyle Radek -Assistant City Engineer	208-489-0343
Warren Stewart, City Engineer	208-489-0350
Dale Bolthouse, Director of Public Works	208-985-1257

II. DESCRIPTION

Mussell Construction wishes to construct a 4,500 sf addition to their existing building at 4495 S Meridian Road. The parcel is not contiguous with the City, therefore they are developing the addition through Ada County. The parcel has direct access to City water but not sewer. Central District Health will approve an addition to the septic system if City water can be provided for fire suppression and domestic use.

III. STAFF FINDINGS AND RECOMMENDATIONS

A meeting was convened to discuss any issues that needed to be addressed through an agreement to allow the connection requested.

No staff were opposed to approving the request provided their concerns were addressed.

- Fire Department:

- Recommend doing a retrofit to the existing building to include sprinklers. Details of fire protection plan to be coordinated and approved through City Fire Plans Examiner.
- With the addition of sprinklers, code will also require a fire hydrant within 100' of the FDC.
- Public Works:
 - Sewer hookup and annexation required when available / contiguous.
 - Assessment fees, design and construction costs are responsibility of owner. Plans for City infrastructure must be approved and inspected through Community Development / Public Works.
 - The existing well must be properly abandoned unless it is used for irrigation and must remain completely separated from City water.
 - According to section 6-4 B of the Meridian Design Standards, a future install agreement will be required at annexation for 2 streetlights. Public Works prefers to execute this agreement now.
- Community Development: The property must meet the following requirements when it annexes:
 - Comply with Architectural Standards
 - Provide 35 ft street buffer with 10 ft multi-use pathway and landscaping.
 - Provide landscaping in parking lot.
 - Provide noise abatement.
 - Provide cross-access easements to adjacent properties.
 - Discontinue access to SH-69 when other access is available.

A separate Pre-Application meeting was held through Community Development before it was determined that the applicant could not annex and develop in the City. The pre-application notes are attached and should be incorporated into the agreement.

Staff recommends that the request to connect to City water be approved.

IV. ALTERNATIVES

Council could deny the request. The owner would either not be able to provide fire protection for their building, or they will have to develop another system such as a new well and tank to provide fire protection. This would likely result in the parcel staying in the county for much longer, which would affect the City's desire for access control on SH-69, pathway development, and other stated issues.

V. TIME CONSTRAINTS

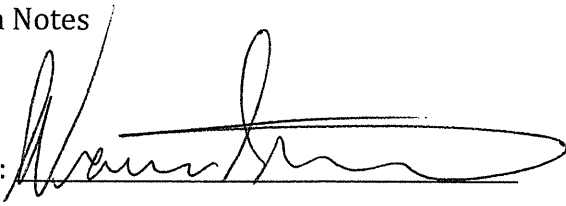
The owner would like to secure an agreement and begin construction within 6 months.

VI. LIST OF ATTACHMENTS

- Request from Mussell Construction for Connection to the City Water System Outside City Limits at 4495 S Meridian Road

- Preliminary Plan Set
- Pre-Application Notes

Approved for Council Agenda:

A handwritten signature in black ink, appearing to be "Wanda", written over a horizontal line.

Date: 6/3/21