



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 when the parcel becomes contiguous to city limits; 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

Public Works staff consulted with other City staff to discuss any issues that would need to be addressed through an agreement in order to allow the connections requested.

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

- **Public Works:** Water and sewer services are both available at property and applicant will be required to hook up to both.
- **Parks:** No comments.
- **Floodplain Administrator:** No comments.
- **Planning:**
  - As the property is already contiguous to City limits, Planning recommends a reasonable but relatively quick deadline for applying for annexation.
  - Per discussion from PREAPP-2023-0151 regarding annexation of the property, a cross-access easement to the property to the east will be required if / when the property redevelops with a non-residential use.
- **Fire Department:** No comments.
- **Police Department:** No comments.

Staff finds that Mr. Tong has demonstrated a compelling health and safety reason to connect water and sewer services to this parcel outside of city limits. For this reason, Staff recommends that City Council approve the request to connect to City water and sewer following execution of an agreement which includes requiring the owner to:

- Pay for all construction required as well as all water and sewer assessments and applicable fees
- Apply for annexation within 60 days of execution of the agreement
- Consent to providing vehicular cross-access to the property to the east upon redevelopment
- Decommission (Abandon) the onsite private well and septic system according to State law

**V. ALTERNATIVES**

A denial of this request would leave the owner in need of repairing or replacing their septic system. Having a septic system replaced when city sewer service is at the property would be physically difficult with limited space, economically unwise for the property owner and the City, and potentially impossible given the regulatory requirements of Central District Health.

**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**

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

Approved for Council Agenda: \_\_\_\_\_



Date: \_\_\_\_\_

5/30/25

## ATTACHMENT 1

### Email Request from Dara Tong for Connection to the City Water and Sewer Systems Outside City Limits

**From:** Dara Tong <[daramtong@gmail.com](mailto:daramtong@gmail.com)>  
**Sent:** Tuesday, May 20, 2025 3:50 PM  
**To:** Warren Stewart <[wstewart@meridiancity.org](mailto:wstewart@meridiancity.org)>  
**Subject:** Emergency connection to the city

**External Sender** - Please use caution with links or attachments.

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Hi Warren Stewart.

My name is Dara Tong and my residence is 485 E Overland road. We have a septic tank and the drain is damaged. We've had a truck come to pump out 3-4 times in 2 weeks and they have told me that we need to replace it. So far we've had numerous issues with our plumbing and need to connect to the city's sewer and water system. Please, may you help me in connecting to the city's systems. I've talked to Casey Crary and he has informed me to reach out to you.

Thank you,

Dara Tong



## Map of 485 E Overland Road



