



MEMO TO CITY COUNCIL

Request to Include Topic on the City Council Agenda

From: Kyle Radek, Public Works **Meeting Date:** TBD
Presenter: Kyle Radek **Estimated Time:** 10 minutes
Topic: Request from Mr. Adam Markowich for Connection to the City Sewer System Outside City Limits at 2832 E Leslie Drive

Recommended Council Action:

Approve the request from Adam Markowich for connection to the City Sewer System with agreement to pursue annexation and connect 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
Laurelei McVey, Director of Public Works 208-985-1259

II. DESCRIPTION OF REQUEST TO CONNECT

Mr. Markowich is the owner of the property and building at 2832 E Leslie Drive. The home on the property is currently being served by a well and septic system. The property is contiguous with the City and has both water and sewer services built by the city in 2004.

Mr. Markowich has secured permits from Ada County to renovate the existing single family home and is ready for construction. From the outset of the project, he believed that because City sewer infrastructure was already at the property, he would be able to pay applicable fees and connect. He was not aware of the requirement to annex prior to connection.

Mr. Markowich is willing to apply for annexation, hook up to water, and pay all applicable fees if this request is approved.

III. CITY COUNCIL REVIEW

Mr. Markowich's request is governed by Meridian City Code sections 9-4-26. These provisions state that the City may grant a request to provide City sewer 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 sewer 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 sewer system that may be imposed by the City.

IV. STAFF FINDINGS AND RECOMMENDATIONS

Staff finds that the expansion of use of septic systems such as this one in this urban environment may be a compelling health and safety reason to connect sewer service to this parcel outside of city limits. Community Development, Park, and Fire staff have no concerns with the property coming in for annexation. Staff recommends that City Council approve the request to be allowed to connect to City 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
- Complete the annexation process
- Decommission (Abandon) the septic system according to State law

V. ALTERNATIVES

A denial of this request would mean that Mr. Markowich would proceed with redesign of the septic system and not connect to city sewer or water. This would prolong and expand the use of the septic system on the property, which represents a greater threat of ground water contamination than if the property were on City sewer. Additionally, this would add expense for Mr. Markowich and prolong the wait for any return on the cost of the City water and sewer services that were built by the City in 2004 for the purpose of serving this property.

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

- Request from owner to hook up to City sewer

- Map of parcel

Approved for Council Agenda: 

Date: _____

ATTACHMENT 1

Letter from Adam Markowich requesting sewer connection.

To Whom it may concern,

1/16/2026

Per your request, this email serves as my formal written request to connect the property located at 2832 E Leslie Dr to the City of Meridian sewer system pursuant to Meridian City Code 9-4-26.A.1, and to initiate the review process for consideration by City Council.

The project at 2832 E Leslie Dr is already fully permitted through Ada County and paid for, and construction is ready to proceed. At the outset, I reasonably believed that because City sewer infrastructure is already present and adjacent to the property, the process would simply involve payment of applicable fees and connection to the system. I did not anticipate that annexation would be required prior to sewer connection in order to begin construction.

If approval to connect to City sewer is not granted, Central District Health would require a septic system modification or replacement. This would be a substantial and unexpected expense and was not contemplated during planning, particularly given the proximity and availability of City utilities. Delaying the project to redesign for septic would significantly impact the project timeline and cost, despite the fact that City sewer service is readily available.

I am respectfully requesting approval to connect to the City sewer system at this time so that construction may proceed and the project may be completed. I fully understand and acknowledge the City's annexation requirements and am willing to:

- Apply for annexation.
- Enter into an agreement committing to annexation within an agreed-upon timeframe, and
- Pay all applicable sewer, water, meter, and annexation fees as required by the City.

The estimated construction timeline for completion is approximately 90–120 days once sewer connection approval is granted.

As discussed, this situation does not appear to be the type of circumstance the ordinance was intended to prevent, and I appreciate the City's willingness to consider a waiver or exception through the City Council process.

Please let me know if any additional information, documentation, or formal application materials are needed from me at this stage. I appreciate your guidance and the City's consideration, and I look forward to working cooperatively toward a solution.

This will be our primary residence upon completion. Thank you again for your time and support.

Sincerely,



Adam Markowich
208-501-6000

ATTACHMENT 2

Map of 2832 E Leslie Dr.

