

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 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

Staff find that Mr. Jong has demonstrated a compelling health and safety reason to connect water and sewer services to this parcel outside of city limits. Any potential staff concerns from departments other than Public Works will be addressed through the current annexation request. Staff recommend 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
- Complete the annexation process
- Decommission (Abandon) the onsite private well and septic system according to State law

V. ALTERNATIVES

A denial of this request would mean that the owner would need to complete the annexation process prior to hooking up to city water and sewer services. The owner is concerned that the well will not be able to serve the property that long.

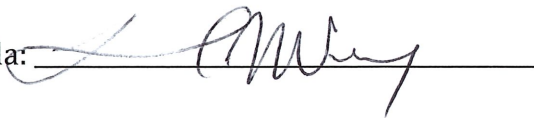
VI. TIME CONSTRAINTS

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: 10/8/25

Attachment 1: Email Request from Mr. Jong's representative, Jesus Madrigal

From: [Jesus Madrigal](#)
To: [Kyle Radek](#)
Subject: Request to Connect to City Water and Sewer
Date: Friday, October 3, 2025 10:39:56 PM

External Sender - Please use caution with links or attachments.

Request to Connect to City Water and Sewer

10/3/2025

Attn: Public Works Dept, City of Meridian Idaho

I Jesus Madrigal, am making this request on behalf of Mr. Bae Jong, legal property owner of 3780 E Overland Rd, Meridian ID.

(Affidavit of Representation granting me authority to file on behalf of Mr Bae Jong has been filed with the City of Meridian.)

The legal description of the property is as follows: Real property in the county of ada, state of Idaho: Lot 5 Block 2 of Jewel Subdivision, according to the plat thereof filed in book 34 of plats at page 2056 and amended by that certain affidavit recorded January 7, 1975 as instrument no. 910936, records of ada county idaho.

Mr Jong continues to have serious concerns with the water (well) level at the property listed above. He fears that the current level may not provide adequate water for the property currently or in the near future and as such is requesting expeditious connection to city water and sewer for the property.

If I can provide any further information please let me know and thank you.

Jesus Madrigal

ATTACHMENT 2: Map of 3780 E Overland Road

