



City Council Report

Date: February 26, 2018
To: City Council
Through: Karolyn Kent, Assistant City Manager
From: Christine Zielonka, Director, Development Services Dept.
Jake West, Director, Water Resources Dept.
Subject: Allowance of Septic system installation for two properties
being created east of 1849 South Recker Road
District 2

Purpose and Recommendation

The purpose of this report is to facilitate development of two homes located on the east side of Recker Road Rd. between the U.S. 60 Freeway and East Baseline Road. Due to the very unique location, site conditions and grade, staff is recommending approval to allow individual septic systems, in lieu of the standard requirement to connect to the City sewer system, for each home to be developed. Development of this property will economically benefit both the City and the Owner.

The Sustainability and Transportation Committee met on February 5, 2018 and agreed unanimously with the recommendation to allow septic systems on these two residential parcels.

Background

The Land Split of a large single family residential property (as shown on Exhibit A attached) with one existing home, is creating two vacant parcels. These two undeveloped parcels are located east of South Recker Road behind the existing home parcel. Due to the very unique location and site conditions of this property it has been determined that allowing the installation of small individual septic systems as an exception to the normal standard to connect to the City sewer system is in the best interest of the City.

Discussion

Although City development standards require properties to extend and connect to the City sewer system this has been determined to be unfeasible for this very specific property. After thorough evaluation of all sewer solutions it was clear that the City would incur maintenance costs and responsibilities for a very limited extension of the sewer system and there is no other anticipated development in this area that could potentially be served by extending the sewer system. There is a large existing facility (A.T. Still), an operating university, immediately adjacent to the west side of S. Recker Road which is served by Mesa sewer. Existing single-family homes located

directly south and north of the subject property are served by existing septic systems. Allowing the installation of two new septic systems for these properties will alleviate long-term maintenance costs for the City. Maintenance of the septic systems will be the sole responsibility of the owners.

Section 24. B. Modifications, of the Terms and Conditions for the Sale of Utilities authorizes City Council to modify, eliminate or approve requirements of Section 3. This section includes requirements of 9-8-3 of the Mesa City Code and sewer connection. Staff requests Council authorize the installation of septic systems and eliminate the requirement of sewer main construction.

Alternatives

APPROVE THE PROPOSED MODIFICATION: This will allow up to two additional residences on the property to utilize on-site septic treatment systems instead of extending and connecting to the City sewer system. Economic benefits from developing the property will accrue to both the City and the owner.

DO NOT APPROVE THE PROPOSAL: If the proposal is not approved it is likely that the two additional homes will not be constructed and the property will remain underutilized. There will be no benefits to the City.

Fiscal Impact

There are no specific fiscal impacts to the City other than avoidance of unknown future and perpetual sewer maintenance costs.

Coordinated With

This report was coordinated with Development Services, Engineering and Water Resources.