

AGENDA

ITEM

NO. 11

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EXECUTIVE SUMMARY
SPENCER PULLIAM – SEWER EXCEPTION

TO: Mayor Blad and City Council Members
FROM: Merril Quayle, P.E., Public Works Development Engineer
DATE: Meeting Date – March 3, 2022
SUBJECT: Spencer Pulliam – Sewer Exception

REQUEST

Spencer Pulliam (mailing address: 1536 Chloe Lane Pocatello, Idaho 83201) requests an exception to City Municipal Code 13.16.085 Connection to Proximate Sewer Required:
B. In cases ... If the parcel is served by a private water supply, the parcel size must be a minimum of two and one-half (2 1/2) acres before a private septic system may be permitted.

BACK GROUND

Mr. Pulliam has two parcels (RPCPP099800 and RPCPP099908) consisting of 2-acres on Fore Road. BLM property is adjacent to Mr. Pulliam southern boundary. Sanitary sewer main line is approximately 900-feet away and water is further than that.

Mr. Pulliam desires to build one single family home for him and his family. City Code requires 2 ½ - acres when not connected to city water.

The Idaho Department of Water Resources has jurisdiction for wells in Idaho. They have given a verbal commitment to grant the request for a residential well.

Southeastern Idaho Public Health has jurisdiction for septic systems in southeast Idaho. They have given a verbal commitment to grant the request for a residential septic system.

STAFF RECOMMENDATION

Under the current conditions staff recommends granting an exception to the 2 ½ - acre requirement for a septic system per city code 13.16.085 B that if and when the main lines are constructed adjacent to the parcels that they will hook up the sewer and water utilities.

To whom it may concern,

My name is Spencer Pulliam and my wife and I recently purchased 2 acres of property on Fore Road, ½ mile from the Pocatello Women's Correctional facility. Our intent is to build a single-family home on the property, which we plan to occupy as our main residence. There is currently access to utility power from the land, however, sewer and water utilities are located approximately 753 feet from the nearest access point (seen in exhibit A, plotted in the blue line). In order to obtain water and sewer we would need to drill a well and install a septic system.

It is our understanding that the City of Pocatello requires at least 2 ½ acres of property in order for both a well and septic system to be installed. We are requesting a variance be granted on our behalf which would allow for the installation of both a well and septic system on our 2 acres of property. We believe the intent of the current 2 ½ acre land requirement would be met due to the 297 acres of BLM land adjacent to the south, which would prevent any additional homes from being built in the vicinity (seen in Exhibit B). Additionally, any homes built on the north or west sides of our property would have access to either city water and sewer, or would meet the 2 ½ acre minimum requirement due to the size of the remaining parcels.

Thank you for your time and consideration.

Regards,

K. Spencer Pulliam

Exhibit A – owners property highlighted in yellow with the blue line representing the path to sewer and water.

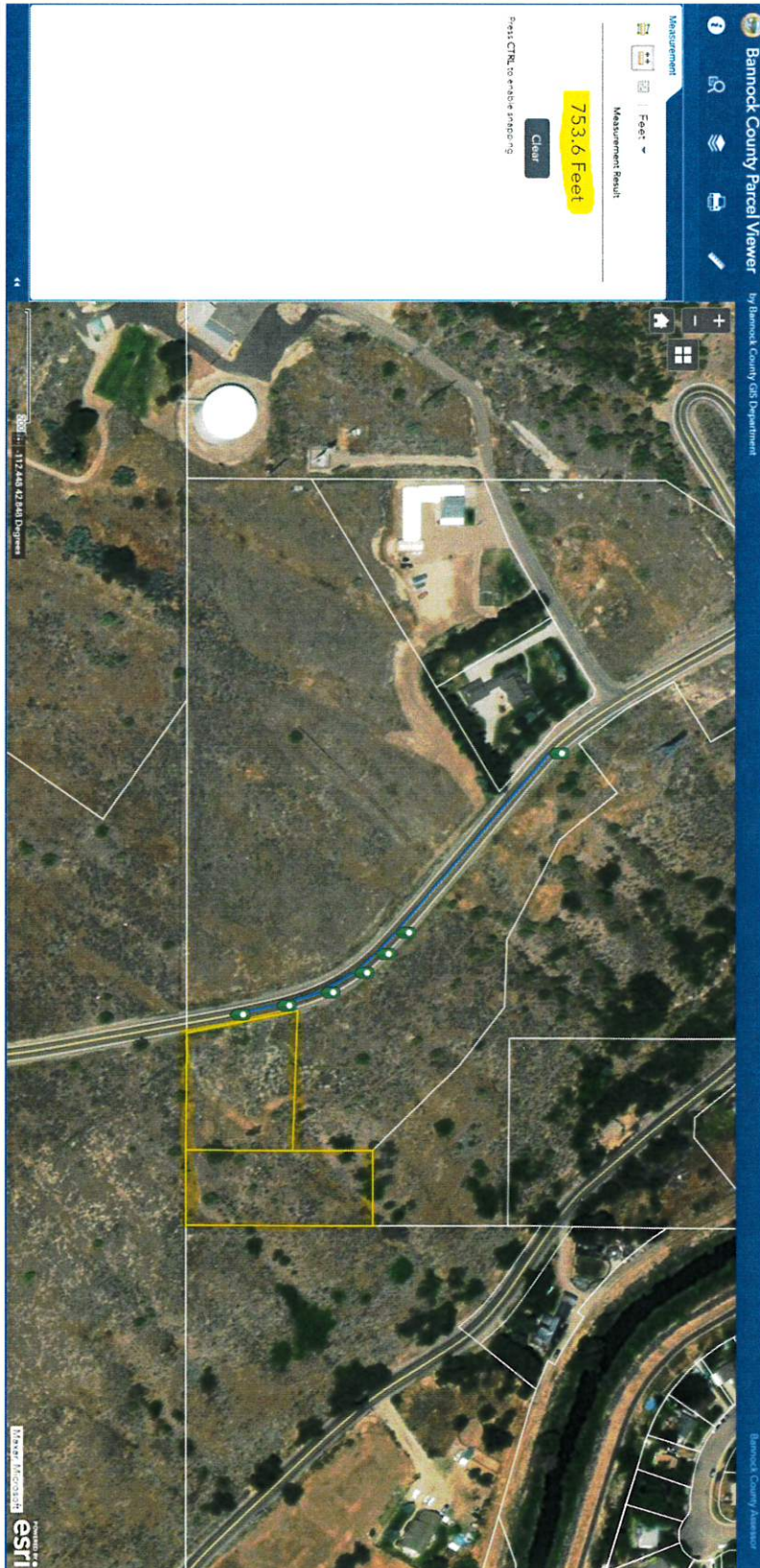


Exhibit B – adjacent BLM land highlighted in yellow (BLM land sits on the south side of owners property).

