



City of Yelm

STAFF REPORT

To: Mayor Ron Harding
Yelm City Council

From: Brent Dille, City Attorney
Grant Beck, Community Development Director
Tim Peterson, Public Works Director

Date: November 10, 2009 (for November 10th City Council Meeting)

Subj: Palisades West Subdivision Alteration

Recommendation

To leave the proposed subdivision alteration on the table to provide additional time for the applicant to respond.

Background

At its regular meeting of Tuesday, October 27, 2009, the City Council tabled the Palisades West subdivision alteration request.

The Council tabled the matter in part to review a verbal proposal by the applicant's engineer at the meeting to obtain the required water pressure at the meter of Lot 15 by using a small water storage tank.

The other reason for tabling action on the proposed subdivision alteration was to prepare an agreement which, if the subdivision alteration is approved, would:

- Protect the City from all liability associated with approval of occupancy of the home without providing required fire flows.
- Protect the City from all liability associated with future Department of Health requirements should additional water system improvements be required to provide adequate water pressure at the meter of Lot 15.
- Protect the City from all liability associated with sewer system improvements required due to damage to the sewer system from operation of a STEP tank on lot 15 without the required pressure sustaining valve, including claims against the City by the homeowners for odors or damage to the internal home plumbing.
- Address potential future owners of the home on lot 15.

Current Situation

The applicant's engineer met with the City's consulting engineer and Public Works Director on November 5th. The City was expecting a conceptual plan to be submitted by November 9th, but nothing has yet been received.

A draft release prepared by the City Attorney was provided the applicant's attorney for review and comment on October 30th, but no comments have yet been received.