

City Council Work Session

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Meeting Date: 03/02/2026
TITLE: Blain Property - Request for Sewer Service
PRESENTED BY: Mac Fogelsong, City Engineer
Department: Public Works
Presentation: Yes
Legal Review: No
Project Number: N/A

RECOMMENDATION

After a staff presentation, staff recommends the City Council discuss the merits of expanding the sewer service area to Amended Certificate of Survey 1788, Tract 1-A (Blain Property) to provide the property with City sewer and provide staff and the applicant direction for subsequent applications that could include annexation.

EXECUTIVE SUMMARY

The Blain property, a 2.018-acre site proposed to house the Yellowstone Valley Animal Shelter, has requested connection to the existing 6-inch sanitary sewer force main in Jellison Road through a modification to the sewer service area. The property lies outside the City's designated annexation zones; annexation would require an urban planning study and submission of a petition for Council consideration. If annexed, the annexation agreement would include a waiver of the right to protest future improvements to Jellison Road. If the City desires to provide sewer service without annexation, the City would require a waiver of the right to protest future annexation.

There is no significant fiscal impact to the City, as the property owner will fund design and construction, pay the sewer system development fee, and pay ongoing monthly sewer charges. If annexed, the property is estimated to generate approximately \$9,000 in annual tax revenue and \$2,800 in street maintenance district fees.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

The Blain property is located on the south side of Jellison Road, approximately halfway between the City landfill and Blue Creek Road. The property is 2.018 acres and consists of one large metal building, approximately 11,400 square feet, and 2 smaller metal buildings. Staff understands the facility will be used to house the Yellowstone Valley Animal Shelter. Emergency services do not anticipate a large volume of calls for service from this property.

There is an existing 6-inch sanitary sewer force main that serves the Meadowlark Mobile Home Park in Jellison Road. The property owner has submitted an Application for Modification to Sanitary Sewer Service Area. This would allow the Blain property to connect to the existing sewer with a grinder pump and low pressure sewer service.

The property is located outside the zones for annexation identified on the City's Limits of Annexation Map and if annexation is required for service, the applicant would need to prepare an urban planning study and submit an annexation petition.

FISCAL EFFECTS

There is no significant financial impact to the City to provide sewer service to the Blain property. The property owner will be required to pay for the design and construction of the sewer service. If the property were to be annexed to the City, City staff estimates about \$9,000 will be generated in tax revenue and \$2,800 will be generated in street maintenance district fees annually.

The property owner will pay the City sewer system development fee and the monthly sewer fees at the rates established by Council, which include the metered volume and the fixed monthly water charges.

STAKEHOLDERS

ALTERNATIVES

City Council may:

- Direct staff to move forward with providing sewer service to the Blain property through annexation; or,
- Direct staff to move forward with providing sewer service to the Blain property without annexation (waiving annexation requirements); or,
- Provide direction not to provide sewer service to the Blain property. If sewer service is not provided, the existing septic system may not have the capacity to support the Yellowstone Valley Animal Shelter sewer needs.

Attachments

Presentation
Application for Sewer Service
