



CITY COUNCIL

MAY 5, 2026



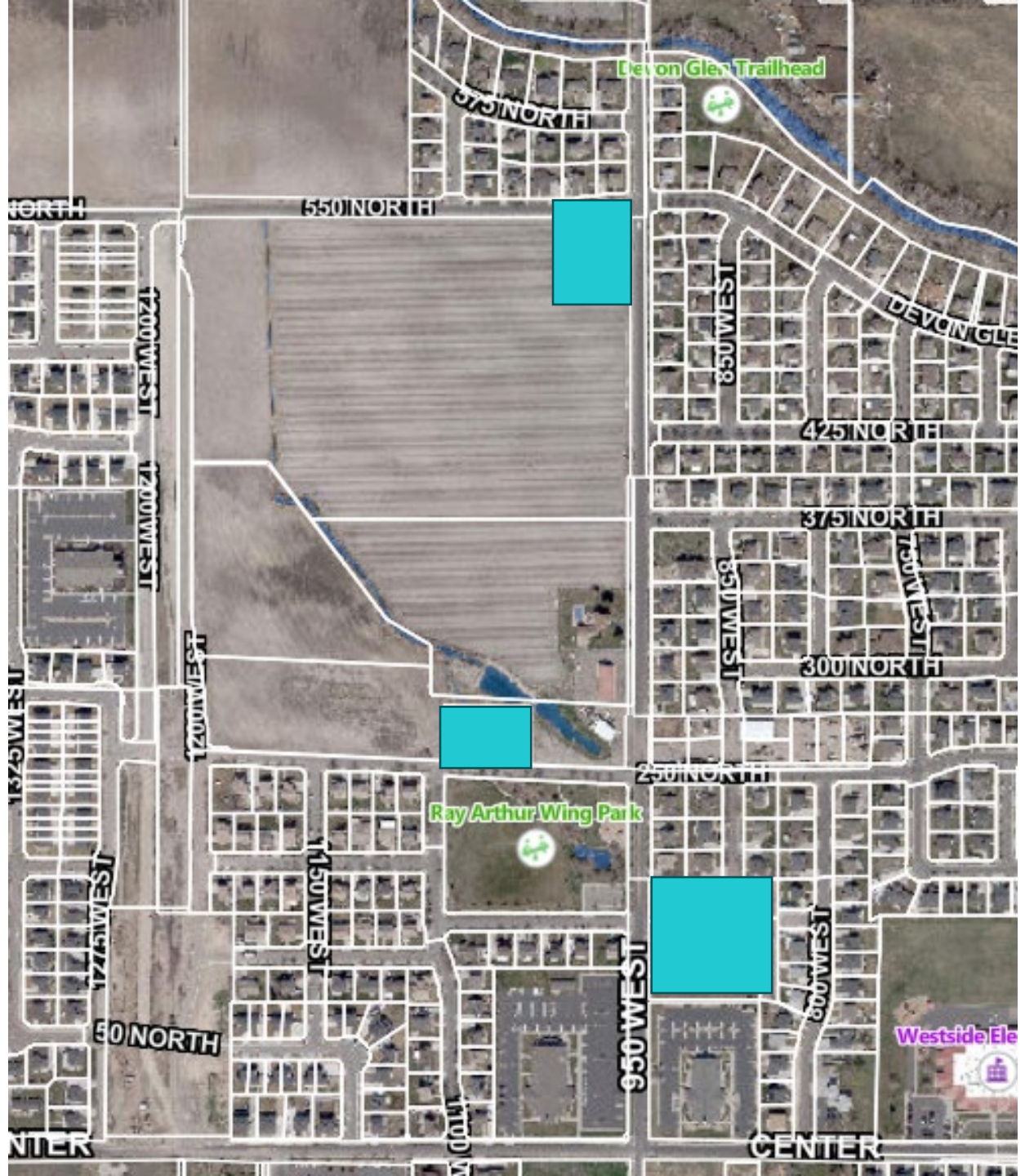


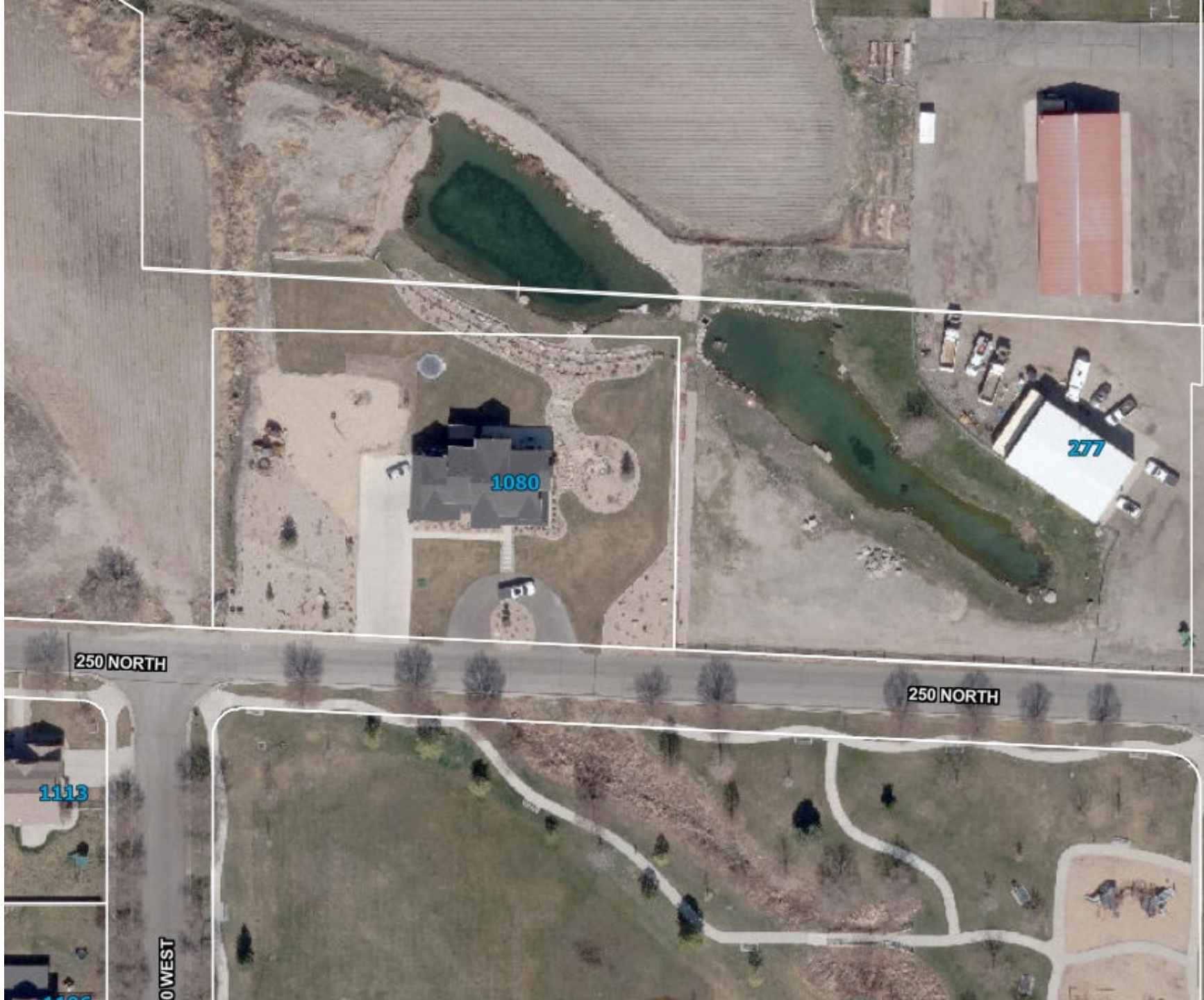
ORDINANCE

A building permit will not be issued until all required public improvements are completed, unless one of the following applies:

- The builder submits construction plans showing the required improvements and the City approves an agreement to install them; or
- The City Engineer recommends, and the owner signs, a waiver of protest for any future special improvement district.

Several Engineers Ago → decades old policy - City Engineer allowed the Wavier of Protest if there was no improvements within 400 feet of the property









STAFF RECOMMENDS REQUIRING IMPROVEMENTS NOW

- **Extremely hard to get owners to install improvements later**
- Owners install landscaping where improvements should be located
- Connectivity to other properties (ADA pad)
- Others want same treatment



TIMING OF INSTALLING IMPROVEMENTS

1. City Notice

- Commence installing within 90 days.
- Finish installing within 180 days.

2. Abutting Properties

3. Waiver of Protest

4. Future Development





