

## **Sewer main stalls West Strip developments**

By Anthony McConnell, Cody Enterprise

Concerns about potential sewer problems have stalled development on the West Cody Strip.

When the city's Sewer Master Plan was completed in 2005 the sewer main under Riverview Drive, which serves the west strip and Valley View areas, was identified as a concern.

The main, while more than adequate in 2005, has the potential to backup at times of high flow. It wasn't a priority because of limited development at the time, but three proposed projects have changed that.

A study is being conducted by Engineering Associates to determine if the sewer main is adequate to handle increased flow from the projects, or if the line needs to be upgraded.

"When the study is complete we should have all the information regarding any issue, if there is any," Public Works Director Steve Payne said. "Once we have that information the city council will decide" on a course of action.

The study, which should be completed by the end of the month, will include a list of potential solutions, he added.

Payne is concerned if the area is developed too rapidly without taking the main into account, the main could backup into homes.

Windsor Estates Subdivision's 24 lots on 15 acres south of Valley View is in the plating phase and would be the first to be directly impacted. The other two proposed projects affected are a proposed large motel and West Park Hospital's proposed medical office building.

A final plat has yet to be filed for Windsor Estates and Payne hopes a solution will be in place by the time it's developed.

The medical building and motel are still in the planning process, and neither the hospital nor the motel's developer, MOA Hospitality, has filed applications with the city, Payne said.

MOA Hospitality is currently building a motel and restaurant on the west strip, and has property near that project for another motel and two more restaurants.

The main reason for the delay is the impact fee for the project, which can't be determined until the study is completed, Payne said.

MOA Hospitality has indicated it's willing to pay an impact fee, but wants to know what it is before filing an application, he added.

"I imagine they're frustrated because they don't know how much it's going to cost," Payne said.

The final design for the medical office building should be presented to the hospital board for approval at their next meeting. Construction might start in the spring.

Payne said to his knowledge all three projects are still planning to go forward.