

On Site Sewage Facilities (OSSF) (Septic Tanks) in Leon Valley

City Council Meeting

May 21, 2024

Melinda Moritz, Public Works Director

Summary

- Should the City Council approve an Ordinance allowing the installation of septic tanks on lots ½ acre or more in size
- Options
 - Approve
 - Deny
 - Other
- Declaration
 - At City Council discretion

Purpose

- LVCC Chapter 14 Utilities, Article 14.05, Section 14.05.001 Connection states:
 - Every residence, place of business, or other building or place where persons reside, congregate, or are employed, which abuts a street in which there is a public sanitary sewer, or the lot or tract of land which is at any point within 300 feet of a public sanitary sewer, within the city, shall be connected to the sewer, by the owner or agent of the premises, in the most direct manner possible, and with a separate connection for each home, building or place except for lots which meet all of the following criteria

Purpose

- Exceptions are:
 - The lot is a minimum of one acre in area;
 - The lot is served by a public water source; and
 - The lot must be located in the Monte Robles Subdivision
- The City has allowed 2 septic systems in the past 2 years
 - One in Monte Robles Park
 - One on Althea (not w/i 300' of a sewer main)
- Systems were designed by engineer, then inspected by engineer & Building Inspector

Purpose

- Staff has received inquiries from several residents with septic systems in both Monte Robles Park and in Castle Estates subdivisions
- They want to collapse their systems and connect to the City's sewer main as their tanks had failed
- Property owners are required to keep maintenance records annually, but most don't
- City charges monthly fee for sewer disposal & treatment, which assures wastewater is properly disposed of

Fiscal Impact

- The city would not collect revenue for sewer service from these properties
- The city would also not have to service any sewer mains or lateral lines to these properties
- The proposed fees are:
 - Base fee (includes inspection): \$100.00
 - Sanitarian Plan Review Fee: \$65.00
 - Reinspection fee: \$65.00

Recommendation

- Staff recommends:
 - Amending current ordinance to allow septic systems on all lots over 1 acre – not just in Monte Robles Park
 - Amending the Code to create permit and inspection program