



City of Stevenson

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To: City Council
From: Leana Kinley, City Administrator
RE: Temporary Construction Rates
Meeting Date: May 16, 2024

Executive Summary:

The City Council held a public hearing on February 15th and April 18th where discussion and direction regarding temporary construction water took place. Council direct was to move forward with removing temporary construction water and further details around that matter are below.

Overview:

Construction Water

The current ordinance allows properties under construction to be billed for water usage only and not pay any base fees up until the property receives final occupancy. There are currently 9 properties where this is implemented. Two of the properties are submeters for alternate billing of sewer charges (Walking Man Brewhouse separate from the Restaurant, and Skamania County Jail separate from the Courthouse Lawn). The remaining 7 are for building permits that have not received final occupancy, and most are very close, waiting on final inspections for Building, Planning and Public Works.

Once a property connects to the utility system, they are able to use that system at full capacity. It is also counted towards the city's overall capacity for connections. By not having a separate utility payment type for these customers, it also reduces the risk of billing errors. The new permitting process is online and the Utility Clerk is not a CloudPermit user and would need to be notified of new certificates of occupancy outside of the system, creating a potential gap in the process.

The draft ordinance amending SMC 15.01.030 removes the need for a temporary water/sewer permit during construction and removes the ability to bill usage only.

This was discussed at the February 15th and April 18th council meetings regarding overall rate changes with council directing staff to move forward with removing temporary construction water as a billing option.

Action Needed:

- Approve changes to the ordinance presented to implement the change.