Change Log

MINOR ADJUSTMENTS	
Current Text	Suggestion
Page 3, SMC 13.08.050.A	SMC 13.08.050.A:
"Available." A public sewer abuts a lot along any street, alley, or	"Available." A public sewer abuts a lot along any street, alley, or
right-of-way. Generally this means extension of a public sewer is not	public right-of-way. Generally this means extension of a public
necessary to serve the lot.	sewer is not necessary to serve the lot.
Page 9, Table 13.08.070-1	Page 9, Table 13.08.070-1
Table 13.08.070-1: Sewage and Wastewater Disposal Connection	Table 13.08.070-1: Sewage and Wastewater Disposal Connection
Requirements	Requirements
New Development Public Sewer Available Public Sewer	New Development Public Sewer Available Public Sewer
Not Available	Not Available
Commercial or Industrial Connect to public sewer Extend and	Commercial or Industrial Connect to public sewer Extend and
connect to public sewer	connect to public sewer
Multi-Family Connect to public sewer Extend and connect to	Multi-Family Connect to public sewer Extend and connect to
public sewer	public sewer
Land Division Resulting in 3 Lots or More Connect to public	Land Division Resulting in 4 Lots or More Connect to public
sewer Extend and connect to public sewer	sewer Extend and connect to public sewer
Land Division Resulting in 2 Lots Connect to public sewer	Land Division Resulting in 2 or 3 Lots Connect to public
Install OSS1,2	sewer Install OSS1,2
Single-Family or Two-Family Connect to public sewer Install OSS	Single-Family or Two-Family Connect to public sewer Install OSS
Existing Development Public Sewer Available Public Sewer	Existing Development Public Sewer Available Public Sewer
Not Available	Not Available
Alteration of any existing development type which necessitates	Alteration of any existing development type which necessitates
expansion of existing OSS Connect to public sewer Continue use	expansion of existing OSS Connect to public sewer Continue use
of existing OSS	of existing OSS
Continuation, Repair, or Alteration of any development type which	Continuation, Repair, or Alteration of any development type which
does not necessitate expansion of existing OSS Connect to	does not necessitate expansion of existing OSS Connect to
public sewer Continue use of existing OSS	public sewer Continue use of existing OSS
1 – Divisions resulting in lots equal to or exceeding double the	1 – Divisions resulting in lots equal to or exceeding double the
minimum lot size allowed when public sewer is available shall	minimum lot size allowed when public sewer is available shall
demonstrate how public sewer service can be made available to all	demonstrate how public sewer service can be made available to all
lots within the division.	lots within the division.
2 – When sewer becomes available to any lot within a land division	2 – When sewer becomes available to any lot within a land division
approved after the effective date of this ordinance, it shall be	approved after the effective date of this ordinance, it shall be
deemed available to all lots within said land division.	deemed available to all lots within said land division.
Page 10, SMC 13.08.072(B)	Page 10, SMC 13.08.072(B)
Response Required. Within the response timeline established in	Response Required. Within the response timeline established in
SMC 13.08.074, the lot owner shall respond to the official notice	SMC 13.08.074, the lot owner shall respond to the official notice
issued by the director on a form provided by the City stating their	issued by the director on a form provided by the City stating their
intent to comply with SMC 13.08.070 and whether they intended	intent to comply with SMC 13.08.070 and whether they intend to
pursue a connection incentive and/or phase-in allowance.	pursue a connection incentive and/or phase-in allowance.
Page 10, SMC 13.08.074(B)	Page 10, SMC 13.08.074(B)
Incentives, General. The wastewater system development charge	Incentives, General. The wastewater system development charge
will be waived or deferred and the penalty for failure to connect will	will be waived or deferred and the penalty for failure to connect will
be reduced for eligible developments if connection to the public	be reduced for eligible residential developments if connection to
sewer system is made according to Table 13.08.074-1.	the public sewer system is made according to Table 13.08.074-1.
Page 11, SMC 13.08.074(C)	Page 11, SMC 13.08.074(C)
Limited Incentives, Sewer Available as of [the effective date of this	Limited Incentives, Sewer Available as of [the effective date of this
ordinance]. The wastewater system development charge will be	ordinance]. The wastewater system development charge will be
waived or deferred and the penalty for failure to connect will be	waived or deferred and the penalty for failure to connect will be
reduced for eligible developments if connection to the public sewer	reduced for eligible residential developments if connection to the
system is made according to Table 13.08.074-2.	public sewer system is made according to Table 13.08.074-2.
Page 12, SMC 13.08.078(D)(1)	Page 12, SMC 13.08.078(D)(1)

Attachment 2

Whether or not the length of the building sewer or sizing of pumping	Whether or not the length of the building sewer or sizing of pumping
facilities necessary to connect to public sewer present a financial	facilities necessary to connect to public sewer present a financial
hardship for the appellant. For the purposes of this subsection,	hardship for the appellant. For the purposes of this subsection,
"financial hardship" means an unrecoverable cost equal to or	"financial hardship" means an unrecoverable cost equal to or
exceeding 20 percent of the fair market value of the building site	exceeding 5 percent of the county assessed market value of the
with sewer facilities installed, or if the property is already	building and building site.
developed, 20 percent of the fair market value of the building and	
building site with sewer facilities installed.	
Page 13, SMC 13.08.090(A)	Page 13, SMC 13.08.090(A)
Where existing buildings are too low to be served by gravity to an	Where existing buildings are too low to be served by gravity to an
available sewer, and when required to connect to public sewer as	available sewer, and when ordered by the required to connect to
stipulated under Section SMC 13.08.070, the owner will install a	public sewer as stipulated under SMC 13.08.070, the owner will
unit to pump sewage into the available sanitary sewer system. The	install a unit to pump sewage into the available sanitary sewer
owner shall operate and maintain private sewage pumping facilities	system. The owner shall assume all maintenance responsibilities,
in a sanitary manner at all times, at no expense to the city.	operate and maintain private sewage pumping facilities in a sanitary
	manner at all times, at no expense to the city.
Page 15, SMC 13.08.142(C)(1)	Page 15, SMC 13.08.142(C)(1)
The length of the building sewer or sizing of pumping facilities	The length of the building sewer or sizing of pumping facilities
necessary to connect to public sewer presents a financial hardship	necessary to connect to public sewer presents a financial hardship
for the appellant. For the purposes of this subsection, "financial	for the appellant. For the purposes of this subsection, "financial
hardship" means an unrecoverable cost equal to or exceeding 20	hardship" means an unrecoverable cost equal to or exceeding 5
percent of the fair market value of the building site with sewer	percent of the county assessed market value of the building and
facilities installed, or if the property is already developed, a cost	building site.
equal to or exceeding 120 percent of the cost to achieve OSS	
compliance.	