

**CITY OF STEVENSON
RESOLUTION 2023-418**

**ADOPTING FINDINGS OF FACTS SUPPORTING THE MORATORIUM ON THE
NEW CONSTRUCTION, EXPANSION, OR REPLACEMENT OF PRIVATE
SEWER SYSTEMS ORDINANCE 2023-1198**

WHEREAS, the City Council for Stevenson, Washington approved Septic Construction in Urban Reserve Moratorium Ordinance No. 2023-1198 on August 24, 2023; and

WHEREAS, RCW 35A.63.220 requires a City to conduct a public hearing and adopt Findings of Fact supporting the moratorium within 60 days; and

WHEREAS, Septic Construction in Urban Reserve Moratorium Ordinance No. 2023-1198 sets forth that a public hearing shall be conducted on September 21, 2023, at a regular public meeting and the public and staff gave testimony concerning the moratorium.

NOW THEREFORE, the City Council of the City of Stevenson, Washington, does hereby resolve as follows:

The City Council of the City of Stevenson adopts the following findings of fact in support of Ordinance No. 2023-1198:

1. In response to the Clean Water Act pending legislation (ultimately adopted in 1972), the City of Stevenson constructed a Wastewater treatment plant to stop the discharge of untreated sewer into the Columbia.
2. As part of that project, the collection system was expanded and residents previously on septic were forced to connect to the new system as septic drainage occasionally reached the surface and flowed overland into the Columbia River.
3. In the March 1967 Engineering Report on a Preliminary Study of Sewage Collection and Treatment Facilities for the Town of Stevenson, it was stated, “so that the community may continue to grow and maintain a healthy environment, sewage collection and treatment is a necessity.”
4. The State of Washington, through RCW 35A.63.061, requires the City to adopt a comprehensive plan with “a land-use element that designates the proposed general distribution, general location, and extent of the uses of land...The land-use element shall also include estimates of future population growth in, and statements of recommended standards of population density and building intensity for, the area covered by the comprehensive plan. The land use element shall also provide for protection of the quality and quantity of groundwater used for public water supplies...”
5. In April 2013 the City adopted a Comprehensive Plan (Plan) after a robust community engagement process where more than 1% of the community’s population was directly involved through participation on the Steering Committee.
6. Within the Plan the Future Land Use Map satisfies the statutory requirement for a land-use element. The map designates high- and low-density residential areas, high- and low-intensity trade areas and includes areas designated as Urban Reserve-An area within the

Stevenson Urban Area within which future development and extension of municipal services are contemplated but not imminent. Development within an Urban Reserve is discouraged until municipal services can be provided and urban level densities and intensities of land use can occur.

7. The City is constructing upgrades to its wastewater treatment plant. The upgrades were sized:
 - a. In part, based on close coordination with significant industrial users. The size of the upgrades were based on these users' continued growth and commitment to remain in the community. Such growth and commitment has not been realized. As a result, the residential users will bear a greater share of the cost of the plant's construction, operation, and maintenance, and the plant has the greater capacity to handle increased connections.
 - b. In part, based on the anticipated land uses, densities and intensities of the Comprehensive Plan's land-use element. Such uses, densities and intensities have not been realized, in part because of continued development utilizing on-site septic systems. As a result, all existing sewer users bear an even greater share of the cost of the plant's construction, operation, and maintenance. Additionally, the cost of system expansion becomes more expensive for individual community members who cannot rely on partnerships with their neighbors to bear the cost of the extension or share the costs at a lower connection per linear foot of line.
8. In July 2022, July 2023 and August 2023 and responding to these trends, the City's sewer users extended the system by 1,633 linear feet to defray the cost of future extensions by unserved individuals/neighborhoods.
9. On June 15, 2023, staff presented information to the council related to the septic system usage and consideration of changes to the sewer connection requirement, after which the city council decided to move forward to better understand the issues and further consider the policy changes.
10. On August 24, 2023, council again discussed the issue and decided to continue to move forward with the process of changes to the code and did not want further installations of private sewer systems to exacerbate the issue while the City deliberates, engages the public and evaluates proposed changes to where and under what circumstances private sewer systems are allowed in the community.

Passed by a vote of _____ at the regular city council meeting of September 21, 2023.

Scott Anderson
Mayor of Stevenson

Leana Kinley
Clerk Treasurer

APPROVED AS TO FORM:

Robert C. Muth
City Attorney