

SUMMARY OF PROPOSED AMENDMENTS

Purpose

Simplify the ordinance, restore fairness, and base decisions on **actual system need — not proximity or administrative triggers.**

Key Changes

1. Elimination of “Sewer Available = Must Connect”

Connection is no longer required simply because sewer is nearby.

2. Septic Systems May Continue

Existing OSS can continue indefinitely if compliant.

3. Connection Only Upon True Failure

Connection required only if:

- system fails
 - cannot be repaired
 - sewer is directly available
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4. Clear Definition of Failure

Failure must be documented.

5. Removal of Arbitrary Triggers

Connection NOT triggered by:

- sale
 - occupancy
 - maintenance
 - minor repairs
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6. Distance No Longer a Trigger

Proximity alone does not require connection.

7. Clear Distinction: New vs Existing

- New development → connect
 - Existing homes → protected
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8. ADU Clarification

ADUs do not trigger connection unless system cannot support them.

9. Rebuild Protection

Rebuilding does NOT trigger connection unless capacity exceeded.

10 SDC Reform (NEW – KEY CHANGE)

- SDCs apply **ONLY** to new development
- Existing homes are **EXEMPT** from SDCs
- Applies to:
 - voluntary connection
 - septic failure connection

👉 Ensures homeowners are not penalized for connecting

👉 Aligns fees with **growth, not existing use**

11. No Charges for Non-Users

Only connected properties pay sewer-related costs.

Overall Effect

- Protects existing homeowners
 - Restores property rights
 - Aligns costs with actual use
 - Eliminates coercive financial pressure
 - Creates a clear, predictable framework
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Bottom Line

Shifts from:

👉 Proximity-based mandate system

TO:

👉 Condition-based, fair, common-sense framework