


**Wastewater Fee Exemption and Refund
Text Amendment to the
Unified Development Code (UDC)
Public Hearing**

City Council
April 12, 2022

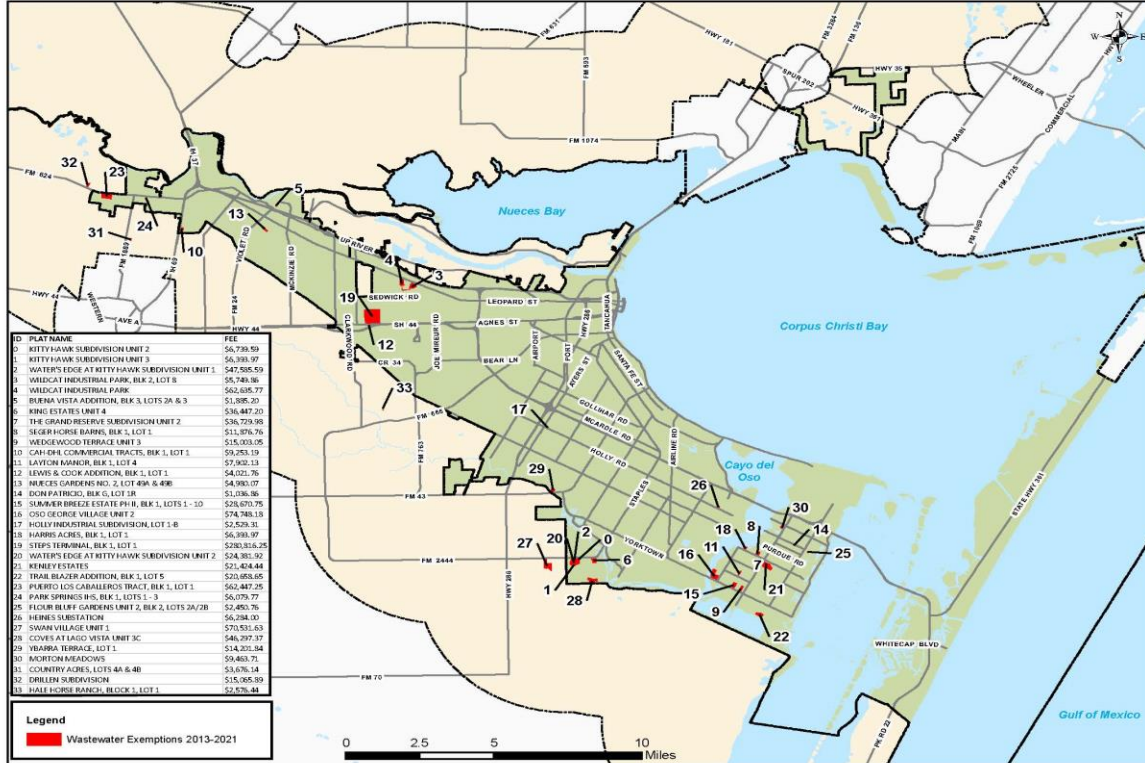
Background – Construction Waivers

- Platting: Required public improvements identified.
- Waivers shall be submitted for on-site sewage facilities (aerobic septic, individual wastewater treatment plant, interim service) when wastewater service is not reasonably accessible.
- Reasonably accessible means:
 - Master plan facilities are in the service area and can be extended
 - Collection lines of sufficient capacity within 1000 feet of the property
- Approved by Planning Commission

Background – Fee Exemptions & Refunds

- **Platting Process:** Along with infrastructure construction, fees are also assessed during the platting process.
- Fees are placed into the Wastewater Trust Fund system
- A fee exemption may be requested if wastewater construction is waived
 - The waiver is then considered/approved by City Council upon Planning Commission recommendation
- A refund may be requested for fees if wastewater is not made available to the subject tract after 10 years but not more than 20 years of the plat filing
 - The refund is considered/approved by City Council

Fee Exemptions



Amendments

- Allows Director of Development Services to exempt fee payments and issue refunds instead of City Council
- Criteria for fee exemptions:
 - Located outside of an area that will not receive service in 15 years.
- Criteria for refunds:
 - Property owner
 - No wastewater lines from the City's wastewater system serve the property.
 - Property is not likely to be served by public wastewater lines within five years.

Recommendation

Planning Commission and staff recommend **approval** of the proposed text amendment