



# **Wastewater Waiver from Construction & Exemption from Lot/Acreage Fee**

## **Heines Substation (Final Plat)**

Planning Commission Meeting  
January 9, 2019



# Vicinity Map





# Aerial Overview





# Platting Requirement to *Construct* Wastewater Lines / Facilities

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- UDC 3.30.1.A: “Neither a final approval nor a certificate of occupancy for building development shall be issued **until the developer has installed the improvements** required by this Unified Development Code or has guaranteed that such improvements will be installed.”
  - UDC 8.1.4: During platting, the “developer shall provide”:  
“C. **Wastewater system**, including but not limited to wastewater lines, force mains, manholes and lift stations.”
  - UDC 8.2.7: “**A.** Every lot within a proposed subdivision shall be provided with access to an approved wastewater collection and treatment system of sufficient capacity as determined adopted City wastewater standards and master plans.”
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# Wastewater Waiver Standard

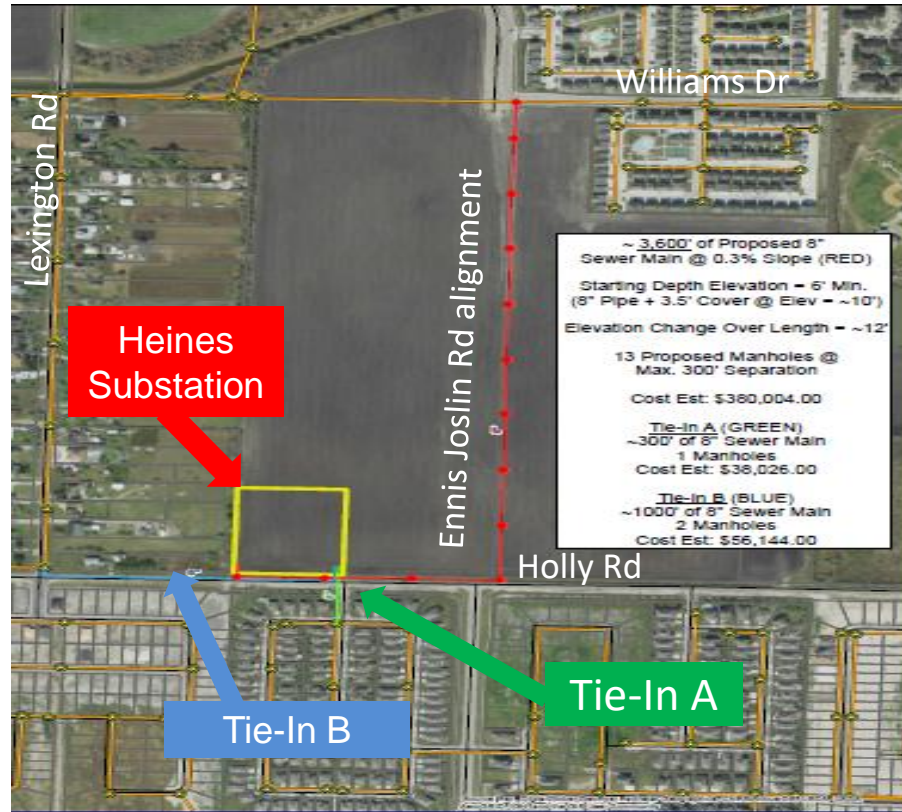
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## UDC 8.2.7.B.1

- Subdivision that is not “reasonably accessible” to a public wastewater facility of sufficient capacity”
- “Reasonably accessible” means
  - Master plan facilities are in the service area and can be extended
  - Collection lines of sufficient capacity are within 1,000 feet of the subdivision
- Options
  - a. Individual aerobic system on each lot (septic), or
  - b. Individual wastewater treatment plant, or
  - c. Interim service (lift station and force main).



# Preliminary wastewater main layout aerial view





# Cost Estimate

Proposed WW Line (RED)	SAWS	DESCRIPTION	LENGTH	AREA	AREA	DEPTH	VOL	HMA WT	WT	WT	UNIT \$	UNIT	TOTAL \$
			(LF)	(SF)	(SY)	(FT)	CF	LBS/CF	(LBS)	TON			
8" PVC SANITARY SEWER	848	8" SS PVC LINE (0'-6')	600								\$ 45.60	LF	\$ 27,360.00
8" PVC SANITARY SEWER	848	8" SS PVC LINE (6'-10')	1200								\$ 68.40	LF	\$ 82,080.00
8" PVC SANITARY SEWER	848	8" SS PVC LINE (10'-14')	1200								\$ 91.50	LF	\$ 109,800.00
8" PVC SANITARY SEWER	848	8" SS PVC LINE (14'-18')	600								\$ 125.40	LF	\$ 75,240.00
SANITARY SEWER MH	852.3	EXTRA DEPTH MH (>6')	62								\$ 274.00	VF	\$ 16,988.00
SANITARY SEWER MH	852.1	SS MH (0'-6')	13								\$ 5,272.00	EA	\$ 68,536.00

TOTAL COST: \$380,004.00

Tie-In A (GREEN)	SAWS	DESCRIPTION	LENGTH	AREA	AREA	DEPTH	VOL	HMA WT	WT	WT	UNIT \$	UNIT	TOTAL \$
			(LF)	(SF)	(SY)	(FT)	CF	LBS/CF	(LBS)	TON			
8" PVC SANITARY SEWER	848	8" SS PVC LINE (0'-6')	300								\$ 45.60	LF	\$ 13,680.00
BORING	856.1	24" BORE	55								\$ 346.80	LF	\$ 19,074.00
SANITARY SEWER MH	852.1	SS MH (0'-6')	1								\$ 5,272.00	EA	\$ 5,272.00

TOTAL COST: \$38,026.00

Tie-In B (BLUE)	SAWS	DESCRIPTION	LENGTH	AREA	AREA	DEPTH	VOL	HMA WT	WT	WT	UNIT \$	UNIT	TOTAL \$
			(LF)	(SF)	(SY)	(FT)	CF	LBS/CF	(LBS)	TON			
8" PVC SANITARY SEWER	848	8" SS PVC LINE (0'-6')	1000								\$ 45.60	LF	\$ 45,600.00
SANITARY SEWER MH	852.1	SS MH (0'-6')	2								\$ 5,272.00	EA	\$ 10,544.00

TOTAL COST: \$56,144.00



# Plat Waiver UDC 3.8.3.D

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- **Need for waiver shall be demonstrated to Planning Commission's satisfaction**
  - **The waiver may be approved, approved with conditions or denied after consideration of the following factors:**
    1. Not detrimental to public health, safety, or general welfare, or be injurious to other property in area, or to the City;
    2. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity;
    3. Application of the provision will render subdivision of land unfeasible; or
    4. The granting of the waiver would not substantially conflict with the Comp Plan and the purposes of the UDC
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# Exemption from Wastewater Lot/Acreage Fee

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- Before final plat is recorded, the lot or acreage fee, whichever is greater, shall be paid. **UDC 8.5.2.B.**
  - Exemption from fees: **UDC 8.5.2.G**
    - exempted areas shall be those determined by the City Council “not likely to be serviced by City wastewater services within the next 15 years”
  - Planning Commission makes recommendation
  - City Council makes the final determination
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# Staff Assessment

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- ✓ Waiver from construction request satisfies the standards in UDC 8.2.7.B and 3.8.3.D
- ✓ Exemption from Wastewater Lot/Acreage fee request satisfies the standard in UDC Section 8.5.2.G
  - Staff recommends condition: require Sanitary Sewer Connection Agreement