Wastewater Waiver from Construction

Hale Horse Ranch



Planning Commission September 29, 2021

Master Plan Improvements Overview



Wastewater Construction Estimate

	HAL	E BOYS RANCH			
AVINO	& SURFACE IMPROVEMENTS	QUANTITY	UNIT	UNIT PRICE 1	AMOUNT
1.			SY		\$0.0
2			SF		\$0.0
3.		1	LF		\$0.0
4.			SY		\$0.0
5.		9	SY		\$0.0
6.			SY		\$0.0
7.			SY		\$0.0
8.			SY		\$0.0
9.			LS		\$0.0
10.			LS		\$0.0
11.			LS		\$0.0
12.			LS		\$0.0
10.	TOTAL STREET, PARE	ING AREA & SURFA	Service Const	5	\$0.0
TORM	SEWER ITEMS	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1.			LF		\$0.0
2			LF		\$0.0
3.			LF		\$0.0
4.			LF		\$0.0
5.			LF		\$0.0
6.			EA		\$0.0
7.			EA		\$0.0
		TOTAL STORM SEV		2)	\$0.0
1.	RY SEWER ITEMS 30° PVC WASTEWATER LINE	QUANTITY 6037	UNIT	UNIT PRICE \$300,00	\$0.0 \$0.0 AMOUNT \$1,811,100.0
1.	RY SEWER ITEMS 30° PVC WASTEWATER LINE 36° PVC WASTEWATER LINE	QUANTITY 6037 1350	UNIT LF LF	UNIT PRICE \$300.00 \$350.00	\$0.0 AMOUNT \$1.811,100.0 \$472,500.0
1. 2. 3.	RY SEWER ITEMS 30° PVC WASTEWATER LINE 3° PVC WASTEWATER LINE 5° DIA FIBERGLASS MANHOLES	QUANTITY 6037 1350 17	UNIT LF LF EA	\$300.00 \$350.00 \$25,000.00	\$0.0 AMOUNT \$1.811,100.0 \$472,500.0 \$425,000.0
1. 2. 3. 4.	RY SEWER ITEMS 30° PVC WASTEWATER LINE 30° PVC WASTEWATER LINE 30° DIA FIBERGILASS MANHOLES 30° DIA BORED AND CASED ROAD CROSSING	0UANTITY 6037 1350 17 105	UNIT LF LF EA LF	\$300.00 \$350.00 \$25.000.00 \$1,000.00	\$0.0 AMOUNT \$1.811,100.0 \$472,500.0 \$425,000.0 \$105,000.0
1. 2. 3. 4. 5.	RY SEWER ITEMS 30° PVC WASTEWATER LINE 30° PVC WASTEWATER LINE 50° DAF PIBERGLASS MANHOLES 30° DIA BORED AND CASED ROAD CROSSING CONNECTION TO EXISTING LIFTSTATION	QUANTITY 6037 1350 17 105	UNIT LF LF EA LF	\$300.00 \$350.00 \$25.000.00 \$1,000.00 \$3,000.00	\$0.0 AMOUNT \$1.811,100.0 \$472,500.0 \$425,000.0 \$105,000.0 \$3,000.0
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Page 1 of 2

Wastewater Construction Estimate



Page 2 of 2

Platting Requirement to *Construct*Wastewater Lines / Facilities

- <u>UDC 3.30.1.A</u>: "Neither a final approval nor a certificate of occupancy for building development shall be issued <u>until the developer has installed the</u> <u>improvements</u> required by this Unified Development Code or has guaranteed that such improvements will be installed."
- <u>UDC 8.1.4</u>: During platting, the "developer shall provide":
 - "C. <u>Wastewater system</u>, including but not limited to wastewater lines, force mains, manholes and lift stations."
- <u>UDC 8.2.7</u>: "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."

Wastewater Waiver Standard

UDC 8.2.7.B.1

- Subdivision that is not "<u>reasonably accessible</u>" to a public wastewater facility of sufficient capacity"
- "Reasonably accessible" means
 - Master plan facilities are in the service area & can be extended
 - Collection lines of sufficient capacity are <u>within 1,000 feet</u> 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).

Plat Waiver UDC 3.8.3.D

- 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

Staff Recommendation

Approval of the request for waiver of Wastewater construction and **Approval** of an exemption from the Wastewater Lot/Acreage fees.