

SUMMARY OF WASTEWATER WORKING GROUP (WWG) POLICY RECOMMENDATIONS
WORKING DRAFT 1.

KEY

Fairly close agreement among group

Some uncertainty among groups as to agree or not agree

Some differences among groups

Topic	WWG Recommendation/s	Mtg. No.	Notes
Existing Structures – When required to connect and connection charge scenarios	Group 1: \$4,700 per ERU is the best option for the connection charges.	1	Ron Reed, QFC property owner, and Tamara Meredith, Library, reported QFC and the Library have agreements that require them to connect when wastewater services are available.
	Group 1: \$9,200 per ERU is the maximum comfortable level for the connection charges.		
	Group 2: Allow connection charges to be financed over 20-years.		
	Group 2: Commercial property connection charges could be \$13,700 per ERU if financing is available. Consider a lower per ERU amount if the property uses more than 10 ERUs.		
	Group 2: Residential property connection charges could be \$4,700 per ERU or lower.		
	Group 2: Financing should be available for Residential property owners.		
	Group 3: Needs to include options for low income or financing over time (for single-family residence).		
	Discussion Points and Potential Consensus Recommendations:	2	
Existing Structures (Commercial) – When required to	Group 2: Commercial property connection charges could be \$13,700 per ERU if financing is available. Consider a lower per ERU amount if the property uses more than 10 ERUs.		

connect and connection charge scenarios	Discussion Points and Potential Consensus Recommendations:	2	
Existing Structures - Newer Septic Systems – requirements to connect	Group 1: If the septic system fails, the property is required to connect immediately.	1	
	Group 1: If the septic system is over 5 years old, the property is required to connect immediately.		
	Group 1: If a septic system is 0-5 years old, the property owner has five years to connect.		
	Group 1: New development will be required to connect if the value of the building permit/new construction is greater than 50 percent of the current value of the structure (i.e. large remodel), the property owner is required to connect.		
	Group 2: Property owners are required to connect at a change of use.		
	Group 2: Any property with a septic system over 30 years old is required to connect.		
	Group 2: Commercial property (including multi-family) - Required to connect within five years of wastewater services being made available.		
	Group 2: Residential property (single-family) - Required to connect within ten years of wastewater services being made available.		
	Group 3: All existing structures are required to connect regardless of a new system.		
	Group 3: A new septic system is defined as a viable system if it is not within 5 years of its useful life.		
Discussion Points and Potential Consensus Recommendations:	2		

Connection Incentives	Group One: Do not penalize property owners who connect later to subsidize initial connections.	1	
	Group One: Property owners with vacant land may be able to pay connection charges for vacant land, securing use of the treatment facility, without paying a monthly O&M fee.		
	Group Two: Connection charges increase at five percent per year, with the increase maxing out at 10 years after wastewater services are available.		
	Group Three: No special incentive for property owners to connect and pay. All existing structures should be required to connect when services are available.		
	Discussion Points and Potential Consensus Recommendations:	2	
New Development	All Groups: All new development within the LID should be required to hook up to the wastewater system and pay capital O&M costs immediately.	1	
	Discussion Points and Potential Consensus Recommendations:	2	
Vacant Land	Group One: Owners should be able to “lock-in” a connection charge for the first five to ten years of service availability.	1	
	Group One: Owners of vacant land should be able to pay connection charges to reserve service capacity but should not have to pay O&M (at least for some period of time).		
	Group One: Owners of vacant land should not be required to pay more if they connect later.		

	Group One: O&M costs could include a base fee that might apply to anyone who connects but doesn't generate any wastewater initially.		
	Group Two: Owners of vacant land should not be required to connect until they develop.		
	Group Two: Connection charges should increase by 5 percent per year.		
	Group Three: Owners of vacant land should pay common capital costs when they choose to connect.		
	Discussion Points and Potential Consensus Recommendations:	2	
Connection Charges – w/ water history			
Connection Charges – w/ private wells			
– w/ out water use history			
ERU Definition			Need to consider both existing structures with water use history & new structures without water use history: Average winter water use, average daily water used for design, size of water meter, other?
Multi-family – Homes/apartment connection charges			Duplex, mobile home park, condo, apartment, hotel, ADU, etc.
Potential Deferrals			Low income seniors?

LID Assessment – By ERU or % of Special Benefit?			
LID Formation – Legal process			
LID Formation – Map and support/non- support			
On-Site O&M Charges			Costs for ongoing maintenance on each property – power for grinder pumps, maintenance/repair/replacement of pumps
Monthly Rate customer class			Residential & Non-Residential
Single family residential rate			Flat rate per dwelling unit, base + volume
Potential discounts			No discounts, Low income seniors
Multifamily monthly rate			Flat rate per dwelling unit, base + volume
Non-residential monthly rate			Base + volume, strength of waste