

SUMMARY OF WASTEWATER WORKING GROUP (WWG) POLICY RECOMMENDATIONS

WORKING DRAFT v. 3.20.20

NOTE: Strikeouts indicates an idea that has been rejected or incorporated into an initial consensus recommendation

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 System Development Charge (SDC) scenarios	Group 1: \$4,700 per ERU is the best option for the SDCs.	December 2019	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 SDCs.		
	Group 2: Allow SDCs to be financed over 20 years.		
	Group 2: Residential property SDCs 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).		
	<p>WWG Consensus Recommendations:</p> <p>Suggestions:</p> <ul style="list-style-type: none"> • Approximately \$5000 per ERU for all property types • Financing should be available for residential and commercial property 	March 2020 Meeting	
Existing Structures (Commercial) – When required to connect and SDC scenarios	Group 2: Commercial property SDCs could be \$13,700 per ERU if financing is available. Consider a lower per ERU amount if the property uses more than 10 ERUs.	December 2019	
	<p>WWG Consensus Recommendations:</p> <p>Suggestions:</p> <ul style="list-style-type: none"> • Approximately \$5000 per ERU for commercial property (no difference from residential) 	March 2020 Meeting	<ul style="list-style-type: none"> • There would need to be a strong legal reason for there to be two different \$ per ERU methods for commercial and residential

			<ul style="list-style-type: none"> There will need to be a consideration of strength of waste in the future
Existing Structures - Newer Septic Systems – requirements to connect	Group 1: If the septic system fails, the property is required to connect immediately.	December 2019	
	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.		
WWG Suggestions Suggestions:	March 2020 Meeting	RE-ADDRESS TOPIC	

	<ul style="list-style-type: none"> • A redevelopment/remodel 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. <i>(Note: County will look to see what the policy is that requires review of the septic system).</i> • Property owners are required to connect at a “change of use” <i>(Note: investigate this further including a definition of change of use.)</i> • Continue to consider providing property owners with a new septic system an opportunity to delay connecting to the system. • Should the requirement focus on the age of a septic system (no more than five years?) or should it focus on if it is a commercial or residential property regardless of system age: <ul style="list-style-type: none"> ○ Age of septic system: <ul style="list-style-type: none"> ▪ If the septic system is over 5 years old, the property is required to connect when sewer is available. ▪ If a septic system is 0-5 years old, the property owner has five years to connect and properly maintains the system. AND/OR ○ Type of property: <ul style="list-style-type: none"> ▪ Commercial property (including multi-family) - Required to connect within five years of sewer service being made available and continues proper maintenance. ▪ Residential property (single-family) - Required to connect within ten years of sewer service being made available and continues proper maintenance. 		
	<p>WWG Consensus Recommendation:</p> <ul style="list-style-type: none"> • If the septic system fails, the property is required to connect immediately. 	<p>March 2020 Meeting</p>	

Connection Incentives	Group One: Do not penalize property owners who connect later to subsidize initial connections.	December 2019	READDRESS TOPIC <ul style="list-style-type: none"> Second recommendation is addressed under vacant land
	Group One: Property owners with vacant land may be able to pay SDCs for vacant land, securing use of the treatment facility, without paying a monthly O&M fee.		
	Group Two: SDCs increase at five percent per year, with the increase maxing out at 10 years after sewer service is available.		
	Group Three: No special incentive for property owners to connect and pay. All existing structures should be required to connect when sewer is available.		
	Discussion Points and Potential Consensus Recommendations: TBD		
New Development	All Groups: All new development within the LID should be required to hook up to the sewer system and pay capital and O&M costs immediately.	December 2019	
Vacant Land	Group One: Owners should be able to “lock-in” a SDC for the first five to ten years of service availability.	December 2019	READDRESS TOPIC <ul style="list-style-type: none"> O&M suggestion moved to O&M section.
	Group One: Owners of vacant land should be able to pay SDCs 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 sewage initially.		
	Group Two: Owners of vacant land should not be required to connect until they develop.		
	Group Two: SDCs should increase by 5 percent per year.		

	<p>Group Three: Owners of vacant land should pay common capital costs when they choose to connect.</p>		
	<p>WWG Suggestions</p> <ol style="list-style-type: none"> 1. One idea from WWG was to allow a pre-purchase of SDC's. Can a property owner pre-purchase SDCs before they are ready to connect? If so what limits/conditions would be put on pre-purchasing SDCs, such as: <ol style="list-style-type: none"> a. What portion of the wastewater treatment capacity could be pre-purchased? (i.e.) how many SDC's will the County allow to be pre-sold? b. Can property owners sell/transfer SDCs and if so, what are the terms? c. How long can pre-purchased SDCs be held by property owners before connection is made? d. How much could a property owner who pre-purchased SDCs sell an SDC for (profit)? <p><i>(Note: This is being considered if additional capital funds are needed.)</i></p> <p>OR</p> <ol style="list-style-type: none"> 2. Do you have to wait to purchase your SDC until you have a structure/facility that is ready to connect? If so: Should they pay the initial price, or the current going price for SDCs (such as a higher SDC based on increases in system costs and/or inflation)? 	<p>March 2020</p>	<p>READDRESS TOPIC</p>
<p>System Development Charges (SDCs) – Property <u>with</u> existing water use history</p>	<p>Group One: Winter water use data is the most equitable method for determining an SDC for residential and commercial property.</p> <p>Group One: Mixed use</p> <ul style="list-style-type: none"> • 1 Meter = 4 units • 1 Meter = 3 units plus community center <p>Group One: Consider a separate category for properties with variable water use during the week (churches).</p> <p>Group Two: The goal should be to charge for sewer capacity and avoid costs associated with irrigation water use.</p>	<p>March 2020</p>	<p>RE-ADDRESS TOPIC</p> <ul style="list-style-type: none"> • Group One noted that Sequim's example method has not encouraged multi-family housing development.

	Group Two: Use winter water use data; existing structures pay based on actual water use.		
	Group Two: Concerned that all methods are focused on water into a property versus sewage out from a property.		
	Group Two: Meter size may not make sense for properties with variable use during the week.		
	Group Two: Consider different methods for residential and commercial.		
	Group Two: A waste strength multiplier should be considered for commercial.		
	Group Three: The method should be simple to understand.		
	Group Three: The system should align with Jefferson County PUD, which defines a residential unit as one ERU. This would mean: <ul style="list-style-type: none"> • The use of common terms. • A common method for determining an ERU for water/sewer. • Customer simplicity for how to pay for sewer/water. 		
	Group Three: Residential property – One house equals one ERU; A duplex equals two ERUs.		
	Group Three: Commercial – Type and size use method (Same as PUD)		
	Group Three: Multifamily/ADUs factored at .6 or .7 ERUs/dwelling unit. <ul style="list-style-type: none"> • Multifamily class starts at three units. • A residence (1 ERU) with an auxiliary dwelling unit (ADU) (.6 or .7 ERUs) would equal 1.6 or 1.7 ERUs. • Mobile home parks should be factored at less than 1 ERU per mobile home to support affordable housing. • A single mobile home would be 1 ERU. 		
	Next Step Questions for Consideration: TBD		
System Development Charges (SDCs) – Property <u>without</u> existing water use history	Group One: Use engineering design tables to determine the number of ERU’s for new connections with no meter/water use history.	March 2020	RE-ADDRESS TOPIC
	Group Two: Different method needed; difficult to estimate future gallons per day for vacant land.		
	Group Two: SDCs should be able to be pre-purchased and then resold if they are not needed. This option could help raise enough initial capital for the system to be viable.		

	Next Step Questions for Consideration: TBD		
SDCs – w/ private wells			ADDRESS TOPIC
ERU Definition			
Potential Deferrals			Low income seniors?
LID Assessment – By ERU or % of Special Benefit?			
LID Formation – Legal process			
LID Formation – Map and support/non- support			
Onsite Requirement - Easement			Each property will need to provide an easement In order for the utility to access the grinder pumps
Onsite Costs - Installation			This category of costs will be the responsibility of each property in order to connect to the sewer at the property line and decommission the septic tank
Onsite Costs - Ongoing			Costs for ongoing maintenance on each property – power for grinder pumps, maintenance/repair/replacement of pumps

O&M Monthly Rate - customer classes			Residential & Non-Residential
Single family residential rate			Potential options - Flat rate per dwelling unit, base + volume
Potential discounts to monthly rate			Potential options - No discounts, Low income seniors
Multifamily monthly rate			Potential options - Flat rate per dwelling unit, base + volume
Non-residential monthly rate			Potential options - Base + volume, strength of waste
Pre-purchased Capacity SDC - Monthly rate	<i>Small Group Recommendation from December 2019:</i> O&M costs could include a base fee that might apply to anyone who connects but doesn't generate any sewage initially.		Will require legal review