

2014 PROPOSED SEPTIC SYSTEM REGULATORY CHANGES

City of Olympia
Utility Advisory Committee
April 3, 2014

Background

- ~4,140 OSS (on-site sewage or septic systems) in City and UGA
- With few exceptions, new OSS are not allowed in the City. Failed systems within 300' of sewer must connect.
- One barrier to conversion is high cost of sewer extensions - \$100,000+ when required, along with usual conversion costs: \$10,000 to \$18,000.

A New Approach

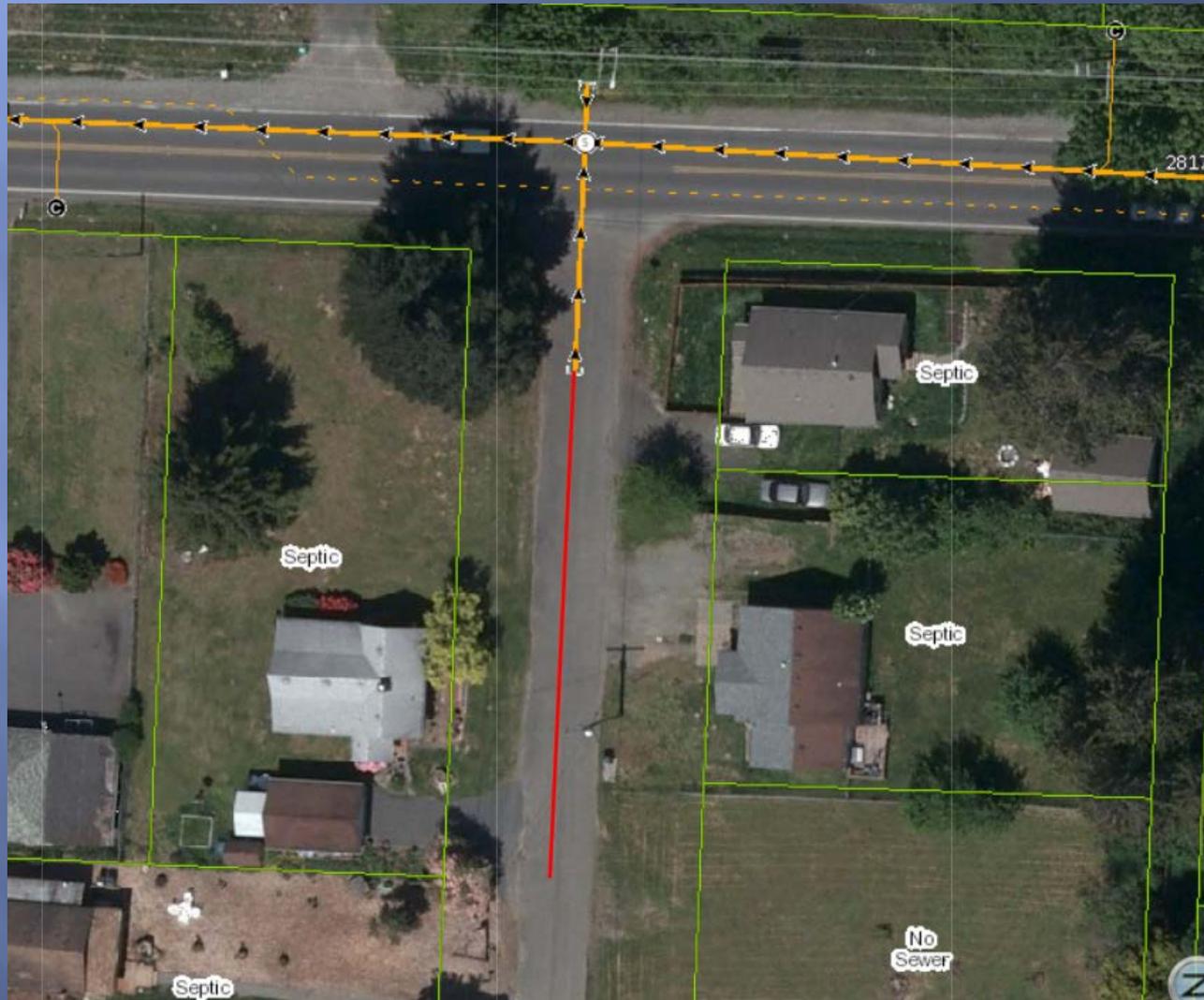
1. Make it easier for properties with septics to convert to sewer.
2. Encourage more infill development.
3. Allow some additional septics to be repaired rather than connected.

1. Easier Conversions

- Eliminate the requirement that septic system conversions to sewer extend the sewer on all property frontages.
- Fund a limited number of small-scale sewer extension projects to assist residents (\$100,000-\$150,000/year).
- Allow for the payment of City General Facility Charges (GFC) and LOTT Capacity Development Charges (CDC) over time rather than as a lump sum.

Currently converting 15-20 OSS per year to municipal sewer. Changes should increase the number of conversions per year – maybe by 5 – and could keep increasing over time.

Sewer Extension Example



2. Infill development

- Allow septic systems to be constructed on infill, vacant lots in existing septic system-dominated neighborhoods.
- Allow the limited use of alternative sewer technologies including STEP and grinder pump systems to facilitate difficult connections to municipal sewer.
- Requirements for non-infill developments will not be changed.

Changes should increase the number of new OSS per year – maybe by 5 – and will likely decrease over time.

Infill Example



3. Septic Repairs

- Reduce the threshold for failed septic systems to connect to sewer from 300 feet from sewer to 200 feet.

Implication is that financial burden on residents will be decreased.

Extension Example



Next Steps

- Write code language and have legal staff review.
- Briefly update UAC in September.
- City Council and public hearing in late 2014.

UAC Needs?

- ❑ Questions about proposed changes?
- ❑ Recommendations?
- ❑ Other?

