

Public Comment re: City of Olympia Septic to Sewer program revisions

July 18, 2017

Attention: City of Olympia Planning Commission

I am writing on behalf of the Chamber's Creek Condominium Association Sewer Committee. The committee represents owners of the 26 unit village located at 3217 Yelm Highway SE Olympia, Washington.

We are asking the Planning Commission to recommend approval of the Code changes to the program.

Three years ago the association learned that the septic system supporting the village was failing. A subsequent engineering analysis determined that it was installed improperly to begin with. There is no recourse as the original developer went bankrupt.

In addition to mounting issues of backup into some units, there is concern that this situation could pose a contamination problem for the Chamber's Creek stream.

The City of Olympia informed the association that the septic must be abandoned and that the village must hook into the city sewer.

Up until last year very little progress had been made toward hooking up, aside from the solicitation of three contractor bids that showed that the costs for each unit would be more than \$20,000 after construction and fees.

The association lacks the funds for the project. There is no foreseeable way to fund the project except for individual owner contributions. It is not even possible for the association to borrow the money and do a special assessment. Individual owners that might have the funding cannot hook up on their own. As a result of these facts, the entire village is in danger of foreclosure and/or abandonment of the units.

For the past year our committee has been working with the City and with LOTT. We have determined that there is a glimmer of hope for our situation. That is, to qualify for a special LOTT rebate for part of the sewer hookup, and to work with the city to be able to qualify for the Septic to Sewer program.

If eligible for the (revised) Septic to Sewer program and the LOTT rebate, the individual owners will still have to pay approximately \$8,500 each and be billed an additional (approximately) \$2,700 by the city over time.

We believe that if the City adopts the recommended changes to the Septic to Sewer program we have a chance to complete this project and minimize the potential of financial calamity for the owners and the association.

Thank you for your consideration.

Richard M. Wilson

Public Comment RE: City of Olympia Septic to Sewer program revisions

July 24, 2017

ATTN: City of Olympia Planning Commission

Iris Anderson, 3217 Yelm Hwy SE # 16, Olympia WA 98501

I am the current President of the Chambers Creek Village Condominium Owners Association.

We are asking the planning commission to recommend approval of the code changes to the current program.

Our community of 26 condo units has been working with Diane Utter for a few years trying to get our community septic to sewer project.

We have already been working with engineers and spent countless hours and thousands of dollars in an effort to get our community connected to the Olympia City Sewer.

We have been informed that our community will need to connect to the city sewer. Per the County our system are in Non-Conforming status. We have no recourse on the contractor as he went bankrupt. We are having issues that need to be fixed and the best way to get these resolved it to connect to the Olympia City Sewer.

Our community is currently lacking the funds to fund the entire project on our own, due to circumstances outside our control.

We are currently at a standstill with this project because we received bids that were more than our association could afford on our own at this time.

If these changes were adopted this would be a win-win situation for our community, the City of Olympia and LOTT.

This would allow our community to the program and connect our 26 units to the city sewer. We could move forward with our project working with the city and contractors to get the project completed in a timely manner. This would solve our septic tank and drain field issues and potentially provide the city and LOTT with more revenue from taxes and services. This would also increase the value of our community.

If these changes are adopted our community will no longer be in danger of possible abandonment of our homes. It would also mitigate the potential for our systems contaminating the environment including the seasonal Chambers Creek and wet land that run on the backside of our property.

I believe if these changes are adopted wit would be able to work in cooperation with the city and LOTT to get our project completed in a timely manner and by the mid 2018 deadline we received in our letter from the city regarding the sewer.

Thank you for your time and consideration.

Iris Anderson

Distinguished Commissioners,

I come to you today on behalf of Chambers Creek Village which is a condominium community comprised of 26 units, housing many families of which are low to medium income households including single parents as well as first-time home buyers such as myself. I am here to specifically address an issue that our entire community is facing, which we are confident your body may assist us with.

As you are aware, the city of Olympia has mandated that all dwellings within the city and urban growth areas with a failed septic system must be connected to the city sewer system. Unfortunately, our community falls under this category for the various reasons that Mr. Wilson has outlined earlier this evening.

In 2014, at the age of 25, I purchased my first home, a unit within Chambers Creek Village. As I am sure you can imagine, as a young adult beginning my life, I was very excited about this endeavor and the independence it yielded. Unfortunately, my youth and lack of experience did not prepare me for the situation that I became aware of 3 months later during an annual HOA meeting. I was informed at this meeting that the current estimate to connect my unit to the city sewer system amounted to approximately a quarter of the purchase price of my home. In essence, I would have no choice but to apply for another loan to remain in my new home.

As you are aware, the current program supports single family households but has not to date supported a community. Although the units of Chambers Creek Village are owned by single family households, which would qualify each unit for the Septic to Sewer program, our community's circumstance forces us to convert our septic system to a sewer system as a group, not as individuals. Nonetheless, as a community, we have no mechanism to enforce each individual to participate. In other words, the community will have no choice but to pay the required amount, however there is a possibility that some individuals may refuse to participate which then places an added burden onto the entire group.

We are requesting a redrafting of the Septic to Sewer program to include communities such as mine. Thank you for your time and attention in this matter.

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