



# SEPTIC TANK EFFLUENT PUMPING (S.T.E.P.) SYSTEMS: PROPOSED REGULATORY CHANGES

Planning Commission

September 25, 2017

# BACKGROUND

- S.T.E.P. systems are sewer services with tanks and pumps.
- Liquid is pumped to the sewage collection system.
- Solids are collected in the tank and pumped periodically (usually every 7 years).





# BACKGROUND

- The 2007 Wastewater Management Plan restricted the use of S.T.E.P. systems.
- The 2013 Wastewater Management Plan proposed allowing new S.T.E.P. systems for infill.

*Strategy 1D2: “Allow the limited use of S.T.E.P. systems for OSS conversions and infill development in neighborhoods currently served by S.T.E.P. systems.”*



# Comprehensive Plan Goal GL11

*“Adequate commercial land conveniently serves local and regional trade areas”* and specifically Policy PL11.3:

*“Work with developers to identify commercial areas for infill and redevelopment, to remove unnecessary barriers to this type of development, and to provide the infrastructure needed for intensive commercial and mixed use development.”*



# Comprehensive Plan Goal GL16

*“The range of housing types and densities are consistent with the community’s changing population needs and preferences” and specifically Policy PL16.1:*

*“Support increasing housing densities through the well-designed, efficient, and cost-effective use of buildable land, consistent with environmental constraints and affordability. Use both incentives and regulations, such as minimum and maximum density limits, to achieve such efficient use.”*

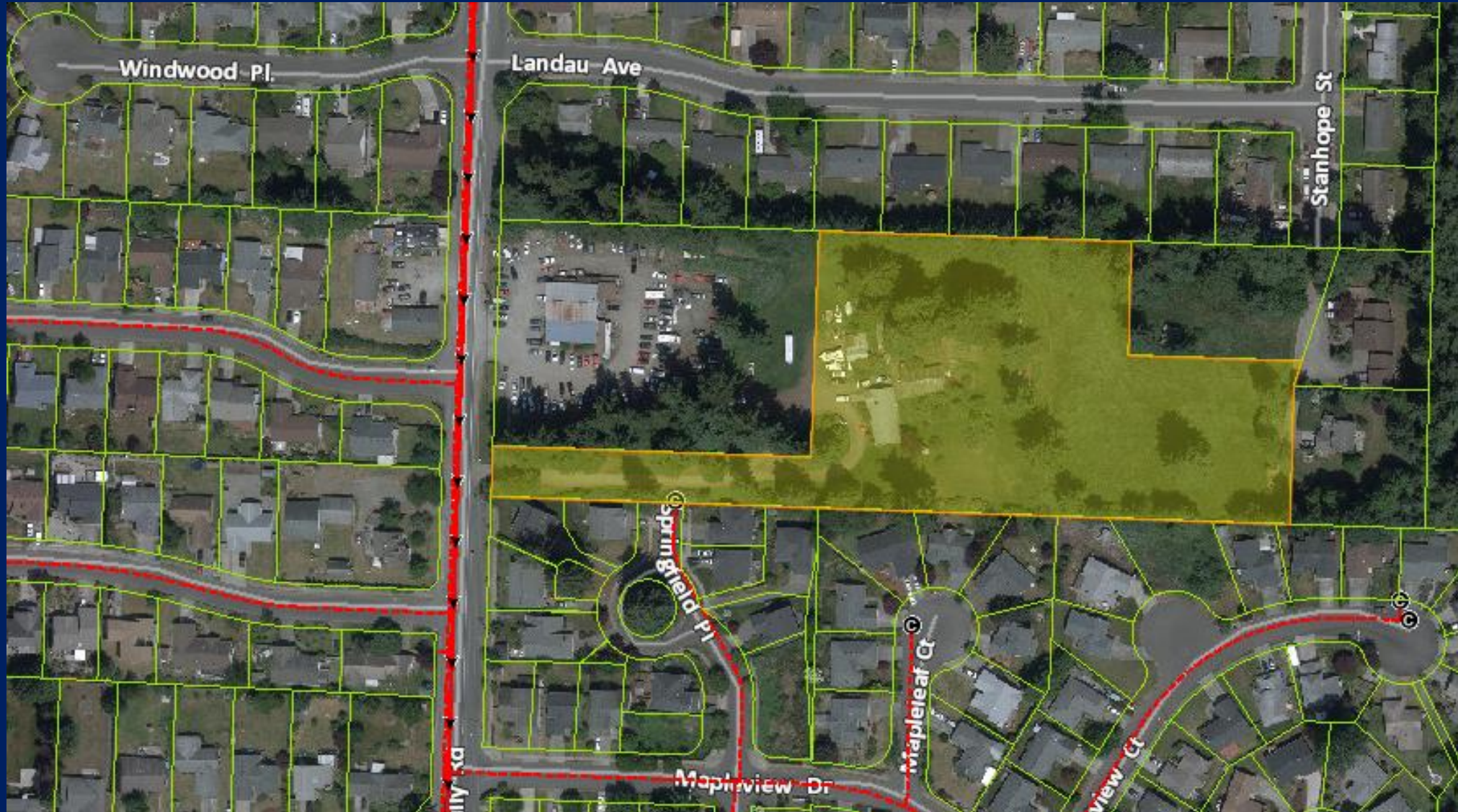


# PROPOSED CHANGES

- S.T.E.P sewer connections would not be permitted where a gravity sewer is available to the property.
- Allow S.T.E.P. connections for properties created through a short plat.
- Only one short plat would be allowed per property.
- Allow connection to S.T.E.P. force mains extended as part of the Septic to Sewer program.



# EXAMPLE PROPERTY





# OPTIONS

- Option 1: After public hearing, recommend City Council approve proposed revisions.
- Option 2: Return to the Commission for additional consideration and revisions prior to forwarding recommendations to City Council.
- Option 3: Recommend City Council not approve proposed revisions.



# QUESTIONS/COMMENTS?

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