



CITY OF EDGEWOOD PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6-0 to recommend APPROVAL of the proposed policies pertaining to the City's General Sewer Plan (GSP). It is the recommendation of the City of Edgewood Planning Commission to include the following seven (7) policies in the GSP final draft.

1. Community on-site septic systems should not be permitted anywhere in the city.
2. New individual OSSs should only be allowed on existing lots of record where the nearest parcel boundary is more than 300 horizontal feet from the nearest existing sanitary sewer main.
3. If an existing structure's OSS fails, the OSS may only be repaired if the existing sanitary sewer main is more than 300 horizontal feet away from the subject property. The horizontal distance shall be measured along a straight line from the available connection point to the closest property line. (*Consistent with Pierce County Code 13.04.030(B)(2) and TPCHD standards*)
4. The allowance or prohibition of new individual OSSs in newly proposed subdivisions will follow the requirements outlined below:
 - a. Sewer Extension Requirement: For proposed short and full subdivisions that are no more than three hundred (300) feet from the nearest existing sanitary sewer main, prohibit new individual OSSs and require sanitary sewer extension to serve the subdivision.
 - b. Dry Sewer Requirement: All proposed short and full subdivisions that are exempt from (a), above, shall follow the Dry Sewer Requirements outlined below:
 - i. Require installation of a "dry" sanitary sewer main at the time of the subdivision process.
 - ii. Once the sanitary sewer is extended to the area, the "dry" sanitary sewer main will be connected to the live system, and all existing structures in the subject subdivision must be connected consistent with the Connection Requirement policy #6, above.
5. If a new sanitary sewer main is installed by **a private developer**, and the new sewer is adjacent to property with an existing structure served by an OSS, then the existing structure shall be required to connect to the new sewer:
 - a. prior to any City permit approval that would result in increased use of the existing OSS beyond its currently approved capacity,
 - b. prior to any City permit approval for any reclassification of use for the existing structure (*ex., from residential to non-residential*),
 - c. if the existing OSS requires a repair that requires a permit from the Tacoma-Pierce County Health Department (TPCHD) to maintain its function, or
 - d. if the existing OSS is failing as defined by the Tacoma-Pierce County Health Department (TPCHD).

6. If a new sanitary sewer main is installed by the **City**, the first step before any work begins is a public noticing and engagement process with affected property owners. The public process and construction effort can take several months, sometimes a year or more, and connections cannot be made until that has been completed. Once the sewer main is deemed ready for connections, the requirement for an adjacent existing structure served by an OSS to connect will follow the process below:
 - i. The existing OSS shall be assigned an age based on the date of the last permitted activity in TPCHD records, such as evidence of a completed installation or repair permit.
 - ii. The existing structure served by said OSS will not be required to connect to the new sanitary sewer main until its age is at least fifteen (15) years.
 - iii. Once the age of said OSS reaches fifteen (15) years, existing structures must connect to the sanitary sewer within 180 days.
 - iv. Regardless of the conditions above, existing structures must connect to sanitary sewer if the conditions listed under Policy #5(a-d), above, are met.
7. The City should prioritize funding for the expansion of sanitary sewer in the following order:
 - a. Areas where road conditions warrant repair and/or replacement
 - b. Areas where other capital improvements are planned or warranted
 - c. Existing neighborhoods with aging OSS's (being more than 20 years old and/or otherwise identified problem areas, such as odor complaints or recent repair activity)
 - d. Other developable areas

**RECOMMENDED BY THE CITY OF EDGEWOOD PLANNING COMMISSION
ON THE 12TH DAY OF DECEMBER 2022.**



John Onofrio, chair
Planning Commission Chair

Attest by:



Evan Hietpas
Senior Planner