

From: John Tensen [<mailto:JTENSEN@cityofboise.org>]

Sent: Tuesday, March 03, 2015 8:11 AM

To: Megan Leatherman

Cc: Mike Sheppard; James Pardy; Jade Riley; Neal Oldemeyer; Hal Simmons; Doug Strickling; Beverly Mountain

Subject: Sewer Extension Policy

Hello Megan,

We recently reviewed some issues with our Mayor and City Council leadership regarding our revised Sewer Extension Policy for properties outside of the City limits. One of the issues discussed was whether we would serve lots created by a one lot split or Record of Survey after the effective date of the new policy (July 22, 2014) even if sewer was available.

The direction given was that we would not allow connection to sewer for the newly created lot until it was either annexed or the policy is revised. Because the City does not review one time lot splits or Records of Survey in the County, we are requesting your staff to make sure anyone proposing to split lots in our Area of Impact is aware that we will not provide sewer service to the newly created lot until either the lot is annexed or the policy is revised. We would ask that you consider adding the following note to all new Records of Surveys or one time lot splits in our Area of Impact. ***Boise City Sewer may not be available for connection. Please contact the Boise City Public Works Department at 384-3900 for details.*** This would help eliminate problems from new property owners who were not aware of the issue.

Please call me should you have any questions. I appreciate your assistance in this.



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BOISE CITY SEWER EXTENSION POLICY

REVISED

8/12/2014

I. GENERAL

A. DEFINITIONS

“Existing Development” shall be defined as any parcel of land that does not need to be subdivided or split in order to either be served by sewer or built on. This includes vacant platted lots and parcels with existing structures.

“New Development” shall be defined as any parcel of land that will either be subdivided or split in order to be built on.

“Sewer extension” shall be defined as any sewer line construction of 4-inch or larger diameter pipe, required to serve a development, lot or parcel.

B. DESIGN REQUIREMENTS

1. All sewer extensions shall be designed in accordance with the current sewer master plan for the area.
2. All sewer system designs must be approved by Boise Public Works prior to commencement of construction.
3. Designs shall provide for gravity sewer service only, with the following exceptions:
 - a. A temporary lift station may be used if the situation meets all of the following criteria:
 - 1) Gravity sewer is currently not considered reasonably available
 - 2) Lift station will serve 200 or more equivalent dwelling units
 - 3) Gravity lines are anticipated to be extended to the site within 10 years
 - 4) Developer is responsible for all lift station and force main costs
 4. A permanent lift station may be used if the situation meets all of the following criteria:
 - a. Gravity sewer service is not, or will not, be physically possible
 - b. Lift station serves 15 or more residential units

5. Individual grinder pumps may be used if the situation meets all of the following criteria:
 - a. Gravity sewer service is not, or will not be physically possible
 - b. The number of lots within a development that require pump service is less than 15

Note: Individual pumps on a common force main system will require special Boise Public Works approval.

C. BUDGET LIMITATIONS

Total costs of sewer extension projects cannot exceed the annual approved CIP budget amount unless approval is given for additional expenditures by Mayor and Council.

II. SEWER EXTENSION WITHIN CITY LIMITS

A. New Development

Unless otherwise approved by the City Council, developers are responsible for financing and construction of sewer lines serving their development. For new developments which require non-development related sewer construction costs (offsite sewer extensions, system over-depth or over-sizing), the developer may construct the sewer extension and will receive credits in accordance with the Boise City Code for costs associated with the non-development related construction costs. An agreement in accordance with City Code will be developed between the City and the developer, which sets forth specific terms and conditions. The agreement will be recorded and the contract term for reimbursements shall not exceed ten (10) years.

For any new development, prior to granting final sewer construction plan approval, the City will require preliminary plat or development approval.

B. Existing Development

The City will extend sewer to existing developments, including vacant platted lots, based upon the following criteria:

1. One equivalent single family unit must pay and connect upon project completion for every 1,000 feet of equivalent eight-inch sewer constructed
2. The property owners requesting the sewer extension will be required to pay or arrange for payment of the connection fees and assessments in advance of the sewer construction and agree to connect to the sewer within nine (9) months of completion of the sewer

When implementing this policy, Boise City may construct more sewer than requested by property owners in order to complete sewers into the ends of cul-de-sacs, etc.

This is done to avoid high-cost, small-scale projects in the future and will minimize the impacts of construction in the neighborhood.

C. Continuance of Service Extensions

The City will extend sewer service, at no cost, to serve existing residential properties that do not have frontage on an existing public sewer if all of the following circumstances apply:

1. Property owner has a failing or collapsed service line
2. The property owner has been connected to sewer and has been continuously paying monthly sewer service charges
3. Documentation is provided by the property owner that they cannot rebuild or construct a new building service line from the residence to existing public sewer

D. Economic Development/Community Enhancement Projects

The City may participate in the cost of sewers for projects considered to enhance Boise's quality of life either through creation of permanent jobs and/or projects which provide amenities such as parks, open space, affordable housing, etc.

For projects in this category, the Boise City Public Works Commission will review the merits of the projects for benefit to the community versus costs of extension, the availability of funds, and make recommendations on the specific project to the Boise City Council. Cost sharing between the developer and the City is likely to be required.

E. Roadway Construction/Reconstruction

Subject to Public Works Commission approval and or specific budget approval, sewers may be extended prior to or in conjunction with Idaho Transportation Department (ITD) and Ada County Highway District (ACHD) roadway projects in order to minimize future inconvenience of the public and additional future pavement removal and replacement costs.

F. Service Line Construction

For City-sponsored projects, the City shall construct, as a part of the sewer line extension, service lines to the edge of the public right-of-way. The service line shall be constructed at a location acceptable to the property owner with consideration given to economical system design and required installation clearances. Construction of the sewer service line from the street right-of-way line to the structure will be the responsibility of the property owner. All service line construction on private property shall be accomplished by a licensed plumbing contractor, certified sewer installer, or property owner. Permits must be secured prior to commencing any installation. Permits for properties within the Boise City limits can be purchased at Boise City Hall, Building Department, 150 N. Capitol Blvd., Boise, ID 83702. Additional information regarding the permit or other requirements may be obtained by calling 384-3802.

III. SEWER EXTENSION AND CONNECTION OUTSIDE CITY LIMITS

It is the policy of the City of Boise City to require annexation prior to allowing the extension of City sewer to serve property located within the Boise City Area of Impact subject to the following exceptions:

- A. Conditions for Extension. The development application had been submitted to Ada County prior to the effective date of this revised policy (July 22, 2014), the development has received a preliminary plat approval recommendation from the Boise City Council, the extension is shown on the preliminary plat, the extension has been approved by Ada County, and development has complied with the Council recommended conditions of approval.

Existing developed areas in the Area of Impact that can demonstrate failed septic systems may extend sewers provided they fully fund the design and construction, pay applicable sewer fees, and provide written consent to annexation.

- B. Conditions for Connection to Pipeline if Previously Installed and Available to Property. New or existing structures may be connected to an existing pipeline installed along the property boundary or through the property provided fees have been paid or deferred and a written consent to annexation has been received. Sewer will not be provided to any lots that may result from further subdivision of the property.

Policy Adopted: Resolution No. 11513, January 14, 1992
Revisions: Resolution No. 12142, March 2, 1993
Resolution No. 12164, March 16, 1993
Resolution No. 12321, July 13, 1993
Resolution No. 12686, March 22, 1994
Resolution No. 14295, February 18, 1997
Resolution No. 14660, October 21, 1997
Resolution No. 18674, June 21, 2005
Resolution No. 19358, November 28, 2005
Resolution No. 19964, February 5, 2008
Resolution No. 345-14, August 12, 2014