

ORDINANCE NO. 1037

AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO THE DISPOSAL OF SANITARY WASTE; CLARIFYING THE REQUIREMENTS FOR SEWER HOOK-UPS TO CERTAIN BUILDINGS, NEWLY CONSTRUCTED STRUCTURES AND USES OF PROPERTY, ESTABLISHING NEW REQUIREMENTS FOR SEWER HOOK-UPS TO STRUCTURES NEWLY ANNEXED TO THE CITY; ESTABLISHING NEW PENALTIES FOR FAILURES TO CONNECT TO THE CITY'S SEWER SYSTEM; CLARIFYING THE APPEAL PROCEDURE FOR EXCEPTIONS AND EXPIRATION OF SUCH EXCEPTIONS, AMENDING SECTION 13.28.100 OF THE GIG HARBOR MUNICIPAL CODE.

WHEREAS, the City currently has requirements for waste water and sanitary sewer hook-ups for certain types of structures in the City; and

WHEREAS, the City Council would like to further clarify the requirements for waste water and sanitary sewer hook-ups; and

WHEREAS, the City SEPA Responsible Official has determined that this Ordinance is categorically exempt from SEPA under WAC 197-11-800; and

WHEREAS, the City Council considered this Ordinance during its regular City Council meeting's on March 13, 2006 and March 27, 2006; Now, Therefore,

THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Section 13.28.100 of the Gig Harbor Municipal Code is hereby amended to read as follows:

13.28.100 Public sanitary sewer Hook-Up Requirements and Exceptions. ~~Public sewer available—When toilet facilities installation and connection required—Exceptions.~~

A. Definitions. For the purpose of this section, the words listed below

shall have the following meanings:

1. Human Occupancy shall mean that the normally accepted use of the particular type of structure, building or home is living quarters, a place of work, office, store, or any other place where people will spend time, including, but not limited to, restaurants, churches, schools, theaters, and parks.
2. Building shall mean any structure built for the support or enclosure of persons, animals, chattels, or property of any kind.
3. Structure shall mean a combination of materials that is constructed or erected, either on or under the ground, or that is attached to something having a permanent location on the ground, excluding residential fences, retaining walls, rockeries and similar improvements of a minor character the construction of which is not regulated by the building code of the city.

~~The owners of all houses, buildings or properties used for human occupancy, employment, recreation, or other purposes, situated within the city and abutting on any street, alley, or easement in which there is now located or may, within the next six years, be located, as shown in the city's current sewer comprehensive plan, a public sanitary sewer of the city, are required at their expense to install suitable toilet facilities therein, and to connect such facilities directly with the proper public sewer in accordance with the provisions of this chapter, within 120 days after date of official notice to do so; provided, that the public sewer is within 200 feet of the building or buildings and specific provisions have been made to connect such to the public sewer and that no public health or safety hazards exist as determined by the city engineer.~~

B. Requirements for New Construction. The owners of all new houses, buildings, ~~and properties~~ structures, or other uses of property used for human occupancy shall be required to connect the improvements on their properties to a public sanitary sewer, except as provided in subsection E G of this section.

C. Requirements for Existing Houses, Buildings, Structures or Uses. The owners of all existing houses, buildings, structures, or other uses of property used for human occupancy situated in the City and abutting on any street, alley, or easement, which are not currently connected to the City's public sanitary sewer system shall not be required to connect, unless (a) a Local Improvement District (LID) is formed for the purpose of providing sewer to the property, or (b) there is a health or safety hazard associated with the private sewer or on-site septic system. If either of these two situations exist, the City shall determine when the property owner will be required to connect the property to the City's sewer system,

and the City shall provide the property owner written notice of the requirement to connect.

D. Requirements for Houses, Buildings, Structures, or Uses Newly Annexed to the City. Owners of houses, buildings, structures, or uses of property used for human occupancy that are newly annexed to the City shall be required to connect to the City's sewer system as provided in Subsection C of this section.

G. E. Exceptions.

1. The city engineer may approve an exception to the requirements of this section to address the on-site sewer needs of new buildings and structures to be constructed on individual lots created prior to the Washington State Legislature's adoption of the Growth Management Act (chapter 36.70A RCW) on July 1, 1990, if all of the following limited circumstances exist:

~~1. The subject lot is not located in an area planned to be served by a waste water or sanitary sewer, as shown in the most current version of the City's six-year capital improvement plan and sewer comprehensive plan;~~

~~a. 2. The subject lot in its current configuration was created prior to July 1, 1990, which was the date of the adoption of the Growth Management Act;~~

~~b. 3. The septic system to be constructed will serve no more than one single-family dwelling unit or no more than one building or no more than one structure on the lot meeting the criteria of this subsection; and~~

~~c. 4. The property owner shall record a notice against the lot, in a form approved by the city attorney, providing notice to all subsequent purchasers that the city's approval of a septic system under these procedures will not affect the city's ability to enforce any of the requirements of this section or this chapter (including the requirement to connect to a public sanitary sewer in the future) subsection A of this section (or any subsequent amendment to subsection A of this subsection) against the lot at any time in the future, as long as the conditions described in that subsection exist.~~

2. Expiration of Exception, Appeals.

a. The city engineer's denial of an exception shall not be a final, appealable decision if the request for the exception is made prior to

submission of a project permit application for construction of the building or structure on the lot. If a request is denied, a property owner may make a subsequent request for an exception at the time of submission of a project permit application for construction of a structure or building on the property, or at the time any circumstances pertinent to the criteria in this subsection substantially change.

b. If the request for the exception is made in conjunction with the submission of a project permit application for construction of the building or structure on the lot, the city engineer's decision may only be appealed together with (and/or following the procedures associated with) an appeal of the underlying project permit application.

c. The city engineer's granting of an exception that is not associated with a project permit application shall expire within one year if a project permit application is not submitted to the city. The city engineer's granting of an exception associated with a project permit application shall expire concurrent with the underlying permit.

D. 3. This procedure is exempt from the procedures in GHMC Title 19, pursuant to RCW 36.70B.140.

F. Penalties for Noncompliance. The City may implement the procedures set forth in GHMC Section 13.28.130 for a property owner's failure to comply with the requirements of this section. In the alternative or in addition to GHMC Section 13.28.130, the City may impose penalties on the property owner in an amount equal to the charge that would be made for sewer service if the property was connected to the sewer system, on the date required by this section. Pursuant to RCW 35.67.194, all penalties shall be considered revenues of the system.

Section 2. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 3. Effective Date. This ordinance shall take effect and be in full force five (5) days after publication of a summary, consisting of the title.

PASSED by the Gig Harbor City Council and the Mayor of the City of Gig Harbor this 27th day of March, 2006.

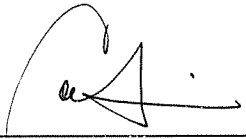
CITY OF GIG HARBOR


STEVEN K. EKBERG, MAYOR PRO TEM

ATTEST/AUTHENTICATED:

By: 
MOLLY TOWSLEE, CITY CLERK

APPROVED AS TO FORM:

By: 
CAROL A. MORRIS, CITY ATTORNEY

FILED WITH THE CITY CLERK: 3/8/06
PASSED BY THE CITY COUNCIL: 3/27/06
PUBLISHED: 4/5/06
EFFECTIVE DATE: 4/10/06
ORDINANCE NO: 1037