

Ordinance 3-2009 Proposed Amendments to Utility Element Policies

TABLE I-2: DEVELOPMENT MATRIX FOR OWNERSHIP AND MANAGEMENT OF SATELLITE WATER AND SEWER SYSTEMS				
Number of Lots/Connections	2	3- 4	5- 8	9+
WATER				
URBAN	3 Options: <ul style="list-style-type: none"> • City; • Existing Public Water System,** • Exempt* 	3 Options: <ul style="list-style-type: none"> • City; • Existing Public Water System**; • Yakima County under state -approved SMA program*** 		
RURAL <i>Rural Transitional</i> <i>Rural Settlement</i> <i>Master Planned Resorts</i>	3 Options: <ul style="list-style-type: none"> • Existing Public Water System**; • Private • Exempt* 	2 Options: <ul style="list-style-type: none"> • Existing Public Water System**; • New Public Water System** 	3 Options: <ul style="list-style-type: none"> • Existing Public Water System**; • County under state approved SMA program***; • Non-County SMA 	<ul style="list-style-type: none"> • State approved SMA***
SEWAGE				
URBAN	City, County or Other State Approved Operator			
RURAL <i>Rural Transitional</i> <i>Rural Settlement</i> <i>Master Planned Resorts</i>	<ul style="list-style-type: none"> • Individual on-site septic only 	2 Options: <ul style="list-style-type: none"> • County; or • individual on-site septic if public water is available 	County	
<p>* <i>Exempt</i> means that the public water system is exempt from being owned/operated by a city or the County, as provided for under Policy note #7 below. Systems serving two lots/connections are also exempt from state DOH requirements.</p> <p>** <i>Existing & New public water system</i> means state-approved water system.</p> <p>*** <i>Nob Hill Water Association and Yakima County</i> are currently the Washington State Dept. Of Health approved SMAs.</p>				

Policy Notes:

1. UGA boundaries and rural land use categories will determine which of the required water and sewer utilities are most appropriate.
2. Existing public water systems and sewer districts should be used if they have capacity and ability to serve. New public water purveyors should be discouraged.
3. Minimum Fire Flow (for houses under 3600 sq ft): Ability to deliver 1,000 gallons per minute for 30 minutes, @ 20 psi. Urban: Require minimum fire flow for 3 or more lots. Rural: Require minimum fire flow water where 5 or more lots are created, if any lot is less than 1/3 acre, or for any development where 9 or more dwelling units or lots are created.
4. The size of individual lots must be at least 1/3 to 1/2 acre depending on soils, even when public water supply is available, unless a community sewer system is used. Public management and operation of a community sewer system is required by state law, except as approved by the Dept. of Ecology (see WAC 173-240-104).
5. Urban only: Yakima County will only own or operate community water systems of 3 or more connections/lots; systems with 2 lots/connections will be required, where appropriate, but these systems are exempt from state public water system requirements.
6. Rural only: Yakima County or another approved and qualified Satellite System Management Agency (SMA) will operate and manage water systems with 5-8 connections/lots. The County or other SMA (see LU-R 3.4) will be the sole owner and manager for water systems with nine or more connections. Public water systems serving 3 to 4 lots/connections will be required, as appropriate, but systems serving two lots/connections are exempt from state public system water requirements.
7. The Satellite System Management Agency (SMA) must be an established water service provider that has been approved by the State of Washington. If one is not available, the Washington State Department of Health may conditionally approve a community water system, provided that it has the financial resources and sufficient management to provide safe and reliable service, and meets other requirements of RCW 70.119A.060.

UT 11.3 In urban areas or Rural Settlements where sewer is not currently available but may be available in the future, developers may be required to sign sewer hook up covenants and install dry lines from the septic systems to the future sewer easement.

UT 11.4 Encourage the appropriate use of community/public water and sewerage systems in Rural Transitional and Rural Settlement areas and other areas where small lots are allowed.

ORDINANCE 3-2009 PROPOSED AMENDMENTS TO RURAL LANDS POLICIES

LU-R 3.3 Sewer lines should not be extended into Rural Settlement or Rural Transitional areas except:

- 1. To remedy documented groundwater contamination problems or to correct documented existing or impending health hazards to public health, safety and the environment.**
- 2. The extension or expansion is supportable at the density allowed within the zone.**

The County will operate satellite wastewater collection and treatment systems for clustered projects with 5 or more connections. Projects with 5 to 8 connections may use individual on-site systems if public water is available.