

Submitted by Councilor Ann Vileisis, Oct. 18, 2023

Re: Agenda Item 7a

Proposed Amendments to 13.05.041 Allowance of Private Wells During Period of Curtailment

Proposed Amendment #1

CHANGE under purpose and application:

This Ordinance does not apply to wells existing, applied-for, or under contract at the time of adoption of this ordinance.

TO:

This Ordinance does not apply to wells that are currently supplying drinking water to an existing development.

Why? Intent of grandfather clause was to clarify this did not apply to houses where people already are using wells; there was not intent to give people now waiting in line for the well driller a pass –these are the people we want to bring into our community water system.

Proposed amendment #2

CHANGE under provision 2

payable prior to the well permit being issued.

TO

payable prior to planning clearance approval.

Why? City does not issue well permits; it issues planning clearance approval.

Proposed amendment #3 (Discussion Point: 24 months or change of ownership as trigger?)

CHANGE under provision 3

Any such well may be used for drinking water supply up to such time as the property is sold, at which time the said development site must be connected to the City's municipal water system, with all relevant fees payable at that time.

TO

Any such well may be used for drinking water supply up to not more than 24 months following the repeal of the curtailment policy, at which time the said development site must be connected to the City's municipal water system, with all relevant fees payable at that time.

Why? This was a point we discussed in the workshop that needs resolution, probably by vote. I think we should make it 24 months so to help ensure the city can begin collecting revenues to support our water system. Each household pays ~\$400 in water base-rate per year. If we miss out on 10 new hook ups –that means \$4,000 in one year but \$40,000 over ten years! That's money that we really need in our budget to keep our overall water system operational.

ORDINANCE WITH PROPOSED REVISIONS:

13.05.41 Allowance of Private Wells During Period of Curtailment

Purpose and application: to allow development within the City during the period while Ordinance 2022-04 is in effect.

This Ordinance does not apply to wells that are currently supplying drinking water to an existing development.

- 1) The Planning and Building staff of the City and County are authorized to accept an on-site well that meets all of the standards for a domestic well sufficient to support the proposed use as a permitted method of providing potable water to said development site, and to make note of such alternative water source on the plat map, planning clearance form, building permit or other such development review and entitlement document.
- 2) Water System Development Charges shall be payable prior to planning clearance approval.
- 3) Any such well may be used for drinking water supply up to not more than 24 months following the repeal of the curtailment policy, at which time the said development site must be connected to the City's municipal water system, with all relevant fees payable at that time.
- 4) All well water usage shall be metered. Only water meters approved by the City's Public Works Superintendent shall be installed and used for this purpose. The purpose of said meter is to collect data pertaining to water use that is utilized in determining domestic sewer use fees. The meter location shall be approved by the City's Public Works Superintendent or designee.
- 5) Said well may remain in use on the condition that the owner install, maintain and have inspected regularly a back flow prevention device.

Proposed Motion: I make a motion to adopt ordinance 13.05.041 Allowance of Private Wells During Period of Curtailment with amendments #1, #2, and #3 as described in the memo shared with Council.

FINAL CONSIDERATION: As part of the workshop, we also discussed the idea of requiring developments that are already using wells for their primary drinking water –the grandfathered wells --to come into the water system when the property changes hands. I think this has merit and drafted some language to that effect but realized it does not belong in THIS ordinance, which is focused on the period of curtailment.