



Resolution 98 – 13
Policy for the use of City Property
for Private Septic System Drainfields

Whereas, one of the goals in the planning process of the City is to eliminate any future needs for the City to connect to the Metropolitan Sewer & Water System, and

Whereas, the planning process anticipated the possibility of the failures of septic systems of undersized lots, and

Whereas, in addition to the requirement of larger lot sizes, the Comprehensive Plan and implementing ordinances of the City, together with the terms of private development agreements (Winmar & Pinehurst subdivisions) open spaces were reserved for various public uses such as:

- Open space for aesthetic purposes.
- Possible use for pedestrian trails or other recreation.
- Such use as may be desired in the general public interest.
- Extension of private septic systems (individual lot or groups of lots) even if the sewerage must be pumped/piped from more distant parts of the City, and

Whereas, the possible City-wide public needs of open spaces were to be retained even if such open spaces were to be preserved under ownership of a Home Owners Association rather than the City.

Therefore be it resolved that,

The utilization of City property for extended septic system drainfields will require a special use permit. The approval of which will require a specific request detailing reasons why the private problem cannot be solved within the limits of the private lot area in a practical and reasonable manner. If it is determined by the City that use of City property is the only reasonable solution, the applicant will be required to adhere to the following conditions and provide the following information:

- 1) A detailed report by a licensed installer or registered engineer, indicating specific problems and possible solutions.
- 2) Results of percolation tests taken on private & City property.
- 3) Detailed plans for disposal/treatment facilities to be installed on both private & City property.
- 4) Specific drawings showing existing lot lines.
- 5) Details of vegetation to be removed and restored.
- 6) "As Built" plans showing actual improvements as installed.

7) Any other submissions or requirements deemed necessary by the City which may include performance securities.

8) The following fees will be assessed to the applicant:

a) Special Use Application Fee (currently \$50.00 4/98)

b) Any actual fees incurred by the City relating to any necessary planning, engineering, or legal.

c) An annual usage assessment based on the square footage of the total occupied area, and satisfactory maintenance of the system. This assessment carries with the land and is not affected by any change of ownership, lease agreements, or any changes in zoning or occupancy.

Square footage of use is determined by the actual percolation area plus the square footage of a required perimeter buffer area.

Sq. footage of utilization	Annual Assessment Fee
1 - 1,000	\$200.00
1,001 - 2,000	\$300.00
2,000 - 3,000	\$400.00
3,001 - 4,000	\$500.00 etc. etc.

The owner is responsible for proper maintenance of the system.

It is required that the system be pumped and inspected at least once every two years on the initiative of the owner. Proof of which, must be submitted to the City bi-annually by July 1st. Payment of the annual fee (for that calendar year) is due by July 1st each year.

Failure to submit proof of maintenance and pumping will result in double the annual fee for the current year and the following year. Non-payment will initiate a special assessment applied to property taxes.

Passed by the City Council of Pine Springs, April 7, 1998

Attested. Frank Bastyr (signature)
Mayor

Karen Pirizolli (signature)
City Administrator