


Memo

To: City Council via Megan Harrison, Planner

From: John Nowak, P.E., Engineer 

Date: July 22, 2021

Re: Recommendation for Waivers to the Requirements to Connect to Sanitary Sewer and to Extend Public Sanitary Sewer for the Proposed Busch Subdivision

The developer of the proposed Busch Subdivision (near the intersection of Old Wiederstein Rd and Dean Rd) has requested two waivers concerning sanitary sewer requirements contained in the Unified Development Code (UDC). A summary of the waivers and Staff recommendations for each are as follows.

Section 21.15.3.A of the UDC requires all lots in a proposed subdivision to be provided with a connection to a public sanitary sewer system. Sanitary sewer exists at the intersection of Wiederstein Road and Dean Road, which is located approximately 72 feet away from the southeast corner of Busch Subdivision. When evaluating sewer connection waiver requests, Staff uses Municipal Code Section 90-78 as a guide to determine the reasonableness of the waiver request. Section 90-78 specifies that a residential property located 500 feet or less of a sanitary sewer system are required to connect to the sanitary sewer facility. Since the proposed Busch Subdivision is well within 500 feet of the existing sewer system, Staff determined that the request to not connect is unreasonable and not consistent with other sewer connection waiver requests previously approved. Previously approved sewer waiver connection requests generally involved subdivisions located thousands of feet away from the nearest sewer system. Therefore, Staff recommends denial of the request for a waiver of the requirement for Busch Subdivision to connect to public sanitary sewer.

Section 21.15.2.D of the UDC requires sanitary sewer lines to be extended across the proposed subdivision's frontage. The proposed Busch Subdivision's Old Wiederstein Road frontage is approximately 140 feet. When evaluating sewer extension waiver requests, Staff primarily considers whether the sewer extension will actually be able to provide sewer service to upstream areas. For example, if the proposed subdivision is at the top of the "sewer shed" (the highest elevation in the area served by a sewer main), then an extension of the line would not be able to provide service to adjacent areas. The adjacent areas would be served by a different sewer main/system. Therefore the extension would essentially be an empty, unused pipe. In such a case, a waiver to extend the sewer line would be a reasonable request. However, in this case, the proposed Busch Subdivision is not at the top of the "sewer shed." There are adjacent properties to the west and north of the proposed subdivision that would use this line extension for sewer service. Because of this, the waiver request would not be reasonable. Staff also does consider cost of the extension relative to the proposed subdivision size and development type. Staff has reviewed the estimated costs of the sewer line extension for the proposed Busch Subdivision provided by the developer and disagrees with the costs. Based on documentation provided, the developer-proposed costs assume the sewer extension needs to be installed very deeply (25 feet deep) to connect to the existing sewer system. This is not the case. The sewer extension can be installed at a shallower depth (approximately 5 feet) and connect into the manhole at the Wiederstein Road/Dean Road intersection. Based on recent bid prices and private development prices for sanitary sewer lines at "normal" depths, Staff expects the construction cost to be closer to \$50,000. Therefore, Staff recommends denial of the waiver request to the requirement to extend a sanitary sewer line across the Busch Subdivision Wiederstein Road frontage.