Draft Carlsborg Connection Policy Charts as of 10-22-12
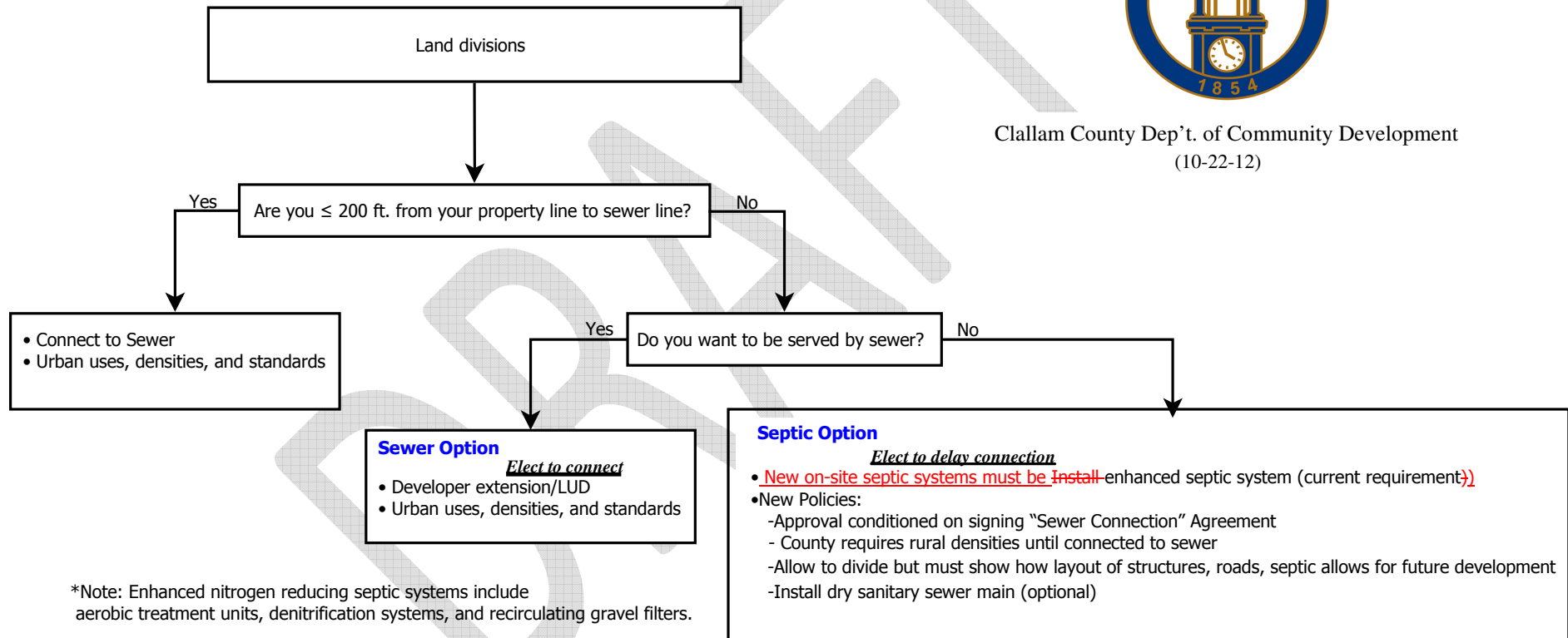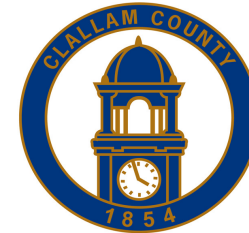
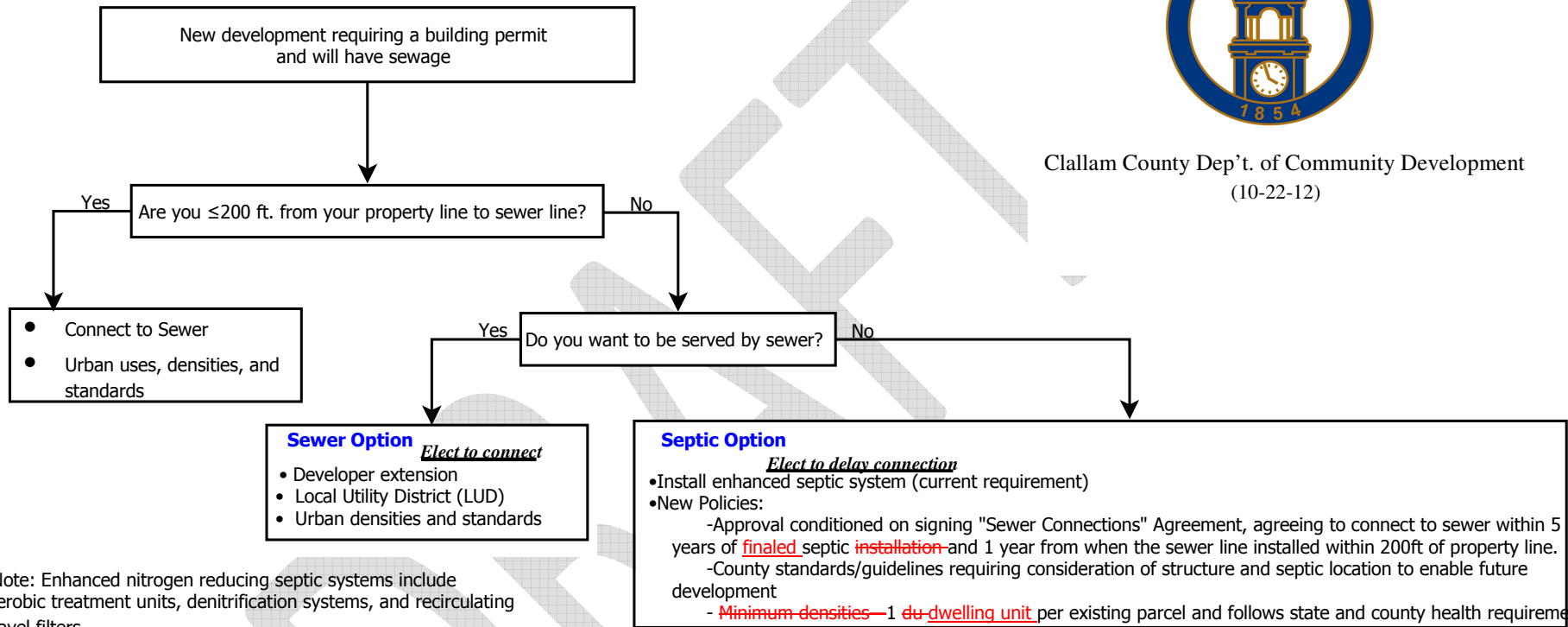# **NEW** Land Divisions [create lots for future development]

Clallam County Dep't. of Community Development
(10-22-12)

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┌─────────────────────────────────────┐
│           Land divisions             │
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Yes ←—— Are you ≤ 200 ft. from your property line to sewer line? —— No

- Connect to Sewer
- Urban uses, densities, and standards

Yes ←—— Do you want to be served by sewer? —— No

Sewer Option

Elect to connect
- Developer extension/LUD
- Urban uses, densities, and standards

*Note: Enhanced nitrogen reducing septic systems include aerobic treatment units, denitrification systems, and recirculating gravel filters.

Septic Option

Elect to delay connection
- New on-site septic systems must be ~~Install~~ enhanced septic system (current requirement~~))~~
- New Policies:
  - Approval conditioned on signing "Sewer Connection" Agreement
  - County requires rural densities until connected to sewer
  - Allow to divide but must show how layout of structures, roads, septic allows for future development
  - Install dry sanitary sewer main (optional)

NEW Single-family Residential Development [on existing lot]

Clallam County Dep't. of Community Development
(10-22-12)

New development requiring a building permit and will have sewage

Yes ← Are you ≤200 ft. from your property line to sewer line? → No

- Connect to Sewer
- Urban uses, densities, and standards

Yes ← Do you want to be served by sewer? → No

Sewer Option
Elect to connect
- Developer extension
- Local Utility District (LUD)
- Urban densities and standards

Septic Option
Elect to delay connection
- Install enhanced septic system (current requirement)
- New Policies:
    - Approval conditioned on signing "Sewer Connections" Agreement, agreeing to connect to sewer within 5 years of finaled septic installation and 1 year from when the sewer line installed within 200ft of property line.
    - County standards/guidelines requiring consideration of structure and septic location to enable future development
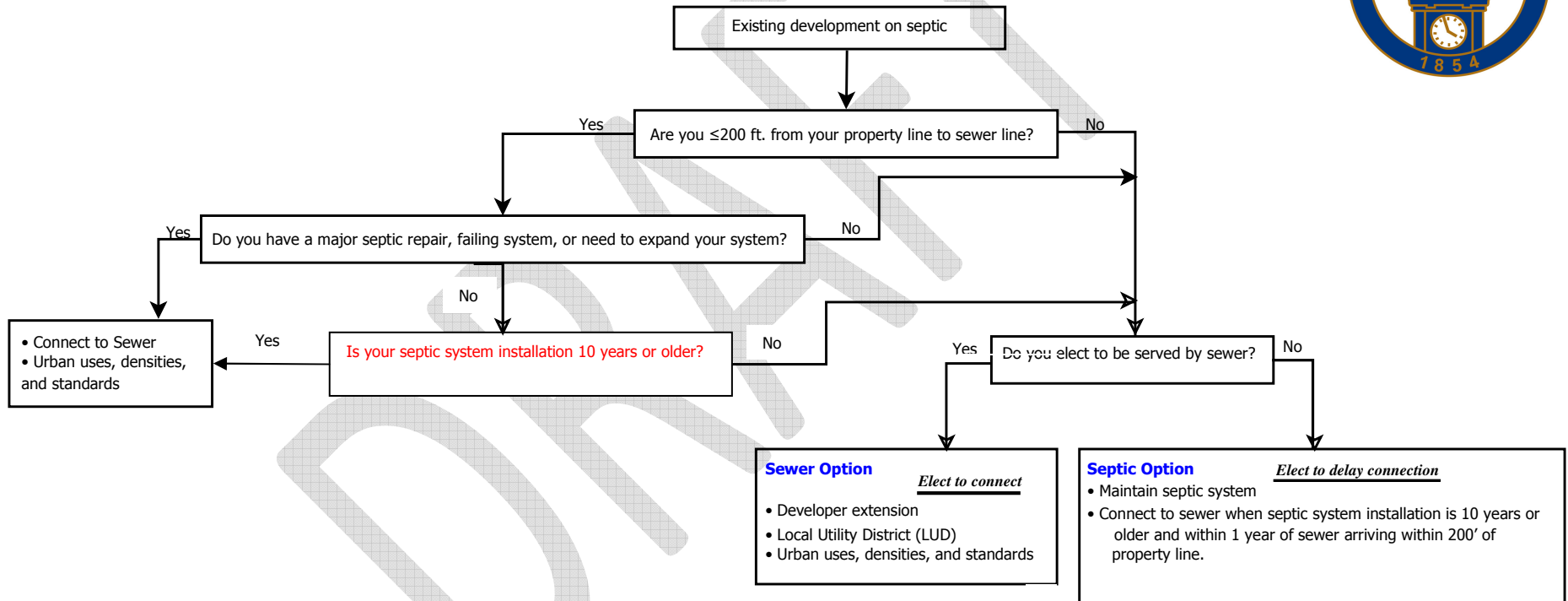   - Minimum densities 1 du dwelling unit per existing parcel and follows state and county health requirements

*Note: Enhanced nitrogen reducing septic systems include aerobic treatment units, denitrification systems, and recirculating gravel filters.

New development requiring a building permit and will have sewage

Are you ≤200 ft. from your property line to sewer line?

Yes

No

• Connect to Sewer
• Urban uses, densities, and standards

Yes

Do you want to be served by sewer?

No

Sewer Option

Elect to connect

• Developer extension/LUD
• Urban uses, densities, and standards

Septic Option

Elect to delay connection

•Install enhanced septic system (current requirement)
•New Policies:
-Approval conditioned on signing "Sewer Connection" Agreement, agreeing to connect to sewer
  within 5 years of finaled septic installations and within 1 yr of sewer line installed within 200ft of property
-Allow to develop but must show how layout of structures, roads, septic allows for future
developmentinfill
-Limit development to Non-residential use equivalent to 1 ERU of sewage and domestic
wastewater strength

*Note: Enhanced nitrogen reducing septic systems include
aerobic treatment units, denitrification systems, and recirculating gravel filters.

4

EXISTING Residential, Business or other Non-residential Structure/use

Existing development on septic

Are you ≤200 ft. from your property line to sewer line?

Yes

No

Do you have a major septic repair, failing system, or need to expand your system?

Yes

No

No

• Connect to Sewer
• Urban uses, densities, and standards

Yes

Is your septic system installation 10 years or older?

No

Yes

Do you elect to be served by sewer?

No

Sewer Option   *Elect to connect*

• Developer extension
• Local Utility District (LUD)
• Urban uses, densities, and standards

Septic Option   *Elect to delay connection*

• Maintain septic system
• Connect to sewer when septic system installation is 10 years or older and within 1 year of sewer arriving within 200' of property line.