



CITY OF WASILLA

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INFORMATIONAL MEMORANDUM 95-47

From: John T. Felton, Public Works Director/City Engineer

Date: December 6, 1995

Subject: Colleen Carter Scott's Letter dated December 1, 1995

The Mayor has requested that I review and respond to Ms. Scott's concerns over connecting to the city sewer system. The following is in direct response to the claims made in the letter:

- (1) The parcel size is of no relevance to the issue of connection to the sewer system.
- (2) Ms. Scott is not correctly interpreting 5.20.020. I have attached a copy for the Council's review. The measurement is clearly stated as being from the property line to the sewer, not from the structure to the sewer. Ms. Scott's property is less than 150 feet from the end of the sewer line.
- (3) The City will accept any line installed to City specifications. These specifications protect the City from undue maintenance burdens. As to Ms. Scott's problems, they can and should be mitigated by the attention that her design professional takes with the installation of her system.
- (4) Again, this statement is of no relevance. The EPA/ADEC grant that built the line was specific as to who must connect. Further, this line was specifically placed to help protect Lake Lucille.

Ms. Scott first contacted the City on July 24, 1995 to apply for the sewer grant program. After that contact, the Council approved this property under the sewer loan/grant program. At least two general contractors have contacted the Public Works Department about installing this service. The consensus is that it will be an expensive service as the contractors feel that there is seasonal ground water at the six to eight foot level. If this is the case, then the City specifications will require

special construction for the placement of this service. Ms. Scott's situation is neither new nor unique. This project should have been finished and in operation by now, not under your review.

I could find no authority in the City Code to allow the City to waive the connection. We have agreements with ADEC that we do not want to jeopardize. One of the terms of the EPA Grant that funded this project was the creation of the present ordinance. The connection requirements were mandated and approved by the granting agency; they were not an arbitrary selection.

The City did grant a stay to one property. This was a special case and has only delayed the time that connection will be made to the system. The property is at the end of a very low use line that had constant freezing problems. The property will be connected to the system when there is adequate flow in the line. This whole procedure was closely coordinated with the local ADEC office.

If the Council wishes to amend the requirements to accommodate Ms. Scott's request, then an ordinance must be passed and approved by ADEC. The Public Works Department respectfully suggests that this ordinance does not need to be amended and recommends that no action be taken at this time. Ms. Scott should be required to connect to the City system. The Public Works Department will work with Ms. Scott and the ADEC office to arrive at a temporary solution that will allow occupancy prior to final connection. This would only delay the connection until the weather allows for normal construction.



John T. Felton
Public Works Director/City Engineer

AK. "Duplex" means a residential building(s) containing two (2) separate living units. Each living unit shall be as an individual residential sewer customer.

AL. "Triplex" means a residential building(s) containing three (3) separate living units. Each living unit shall be as an individual residential sewer customer. (Ord. 89-01 §3 1989)

5.20.020 Use of Public Sewer Required.

A. The wastewater plumbing of any structure constructed after March 1, 1989 must be connected to the City public sewer system in accordance with the provisions of this chapter unless the structure is more than one hundred fifty (150) feet from any portion of the sewer system as measured in a straight line from the sewer system piping to the nearest exterior lot line on which the structure is located.

B. Where the City public sewer system is not available under the provisions of paragraph A, above, the building sewer shall be connected to a private wastewater disposal system complying with the subsurface sewage disposal provisions of the State of Alaska, Department of Environmental Conservation. (Ord. 89-01 §3 1989)

5.20.030 General Conditions of Construction of Sewer Connections.

A. All materials used in the construction of a Sewer Connection from and including the interceptor tank to the sewer lateral or main line shall be the property of the City whether purchased and/or installed by the applicant or by the City.

B. The materials and workmanship to connect the wastewater plumbing of any structure to the City public sewer system must meet or exceed those prescribed in the City of Wasilla Standard Specifications for sewer construction and shall be inspected by a City representative.

C. A separate and independent electrical circuit shall be provided for each interceptor tank. The applicant is responsible to obtain any required electrical inspection certification.

D. Whenever possible, the building sewer gravity line shall be brought to the building at an elevation below the basement floor. In buildings where any building drain is too low to permit gravity flow to the interceptor tank, sanitary sewage carried by such building drain shall be lifted by a means approved by the City and discharged to the building sewer.

E. Plumbing within new structures shall be oriented as to allow the building sewer to stem from the side closest to the public sewer system piping, unless otherwise approved by the City.

F. Electricity necessary to operate the effluent pump and service line heat trace shall be paid by the owner or sewer customer.

G. Upon sale of a subdivided or partitioned parcel with a structure using an interceptor tank common to another structure which was not included in the sale or located on the parcel after division, another interceptor tank, control panel and proper piping shall be installed so that each parcel has independent sewage facilities.

CLERKS OFFICE

Wasilla, Alaska
643 W. Lake View
December 1, 1995

DEC - 4 1995

RECEIVED

The City Council
Wasilla, Ak.

Dear Members:

This letter is a request for an exemption to the City of Wasilla's City Sewer Ordinance on the property described below.

The following reasons and conditions are presented for your consideration of this request.

(1) My house, now under construction, is located on a 42.24 acre parcel of land described as Borough Tract D5, Township 17N Range 1W, Section 9. This is an area not subdivided with no lot lines existing on this tract of land.

(2) The structure is located approximately 275 feet from the City Sewer; therefore falling under your exception guidelines - 5.20.020 Use of Sewer Required, Paragraph A.

(3) Due to the long distance from the City sewer line to the house the opportunity for line freeze-up is greatly increased thus causing the City as well as myself problems during the winter months.

(4) A DEC approved system is easily accommodated due to the size of the parcel of land. We will construct a DEC approved system to be overseen by Alaska Rim Engineering who has been consulted.

I would appreciate you giving this request your approval.

Respectfully yours,



Colleen Carter Scott