North Sewer Service Area Moratorium Process Modifications
August 16, 2021
MORATORIUM & PROPOSED SEWER IMPROVEMENTS

MORATORIUM

2/22/21
Res. 5018
Imposing NSSA Sewer Moratorium until 5/24/2021

4/19/21
Res. 5025
Amending Moratorium Exceptions

5/24/21
Res. 5030
Extending Moratorium until 8/23/2021

PROPOSED IMPROVEMENTS

October 2021
Immediate Temporary Improvements

February 2023
Interim Improvements Phase 1

June 2023
Interim Improvements Phase 2

2030
King County Sammamish Plateau Diversion Phase 1
CONSIDERATIONS FOR DISCUSSION

Requests for New Sewer Service

- Septic Conversions
  - Immediate, but limited number

- Pipeline Projects
  - Service Connections are Spread Out

- New Projects
  - Service Connections would take time

- Modify DEA Process to Discourage Speculators

Projects to Increase Capacity

- Immediate Improvements in 2021

- Interim Improvements in 2023

- Permanent Improvements Not until 2030+
PROPOSED PROCESS CHANGES

Certificates of Availability

- Add Service Timing Conditions
- Minor Attachment Updates

Developer Extension Agreements

- Increase GFCs Paid at DEA Initiation
- Increase GFCs Refunded if DEA Terminated
CERTIFICATES OF AVAILABILITY

Service Timing Conditions

<table>
<thead>
<tr>
<th>Condition</th>
<th>Estimated Completion Date</th>
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<tbody>
<tr>
<td>Administrative Implementation Considering Current Metrics</td>
<td></td>
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<tr>
<td>• Current System Capacity</td>
<td></td>
</tr>
<tr>
<td>• Proposed Improvements Schedule</td>
<td></td>
</tr>
<tr>
<td>• Estimated Timing of Pipeline Connections</td>
<td></td>
</tr>
<tr>
<td>• Estimated Timing of New Connection</td>
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<tr>
<td>Sample Proposed Language:</td>
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<tr>
<td>• “Sewer service not available for connection until the ….. . “</td>
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<tr>
<td>• Immediate Temporary Improvements have been completed, estimated by</td>
<td>12/31/2021</td>
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<tr>
<td>• Interim Phase 1 Improvements have been completed, estimated by</td>
<td>2/28/2023</td>
</tr>
<tr>
<td>• Interim Phase 2 Improvements have been completed, estimated by</td>
<td>6/30/2023</td>
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<tr>
<td>Optional Additional Language</td>
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<tr>
<td>• “… The District does not represent, warrant or guarantee that the</td>
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<tr>
<td>• referenced improvements will be completed by the estimated</td>
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<tr>
<td>• completion date”</td>
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</table>

8/16/2021
CERTIFICATES OF AVAILABILITY ****

Attachment Updates

• Board Adoption
  • Added Paragraph to further clarify potential service issues relating to the North Sewer Service Area

  “If the real property which is the subject of this Certificate of Availability is located in the North Sewer Service Area, certain sewer improvements may be required before connection may occur. The District does not represent, warrant or guarantee that the referenced improvements will be completed by the estimated completion date. The issuance of this Certificate may not be relied upon and does not constitute the District’s guarantee that sewer will be available at the time the applicant may apply to the District for such service.”

• Update King County Department Name
• Update DEA version to reflect changed GFC payment terms
DEVELOPER EXTENSION AGREEMENTS

Increase GFCs Paid at DEA Initiation
- $1,000 Per ERU
- Both Water & Sewer GFCs

Increase GFC Refund if DEA Terminated
- Up to $500 Per ERU

Clarify Termination by District
- Not using a Certificate within one-year can mean failure to comply

Added Definitions
- Development Services Deposit
- Development Services Fee

Update Time When DEA Work Must be Complete
- Connect to Approval of Plans
- Remove connection to Time of Fee Payment
SEWER CAPACITY & REQUESTS METRICS

Tracking Metrics to Allow Informed Decisions

• New Customer Pipeline
• Septic to Sewer Transitions
• Current Sewer Customers Use Rate
• Infiltration & Inflow
OPTIONS AND ACTIONS

Allow Moratorium to End on 8/23/2021
- Use Conditioned Certificates
- Update Form Developer Extension Agreement

Short Moratorium Extension
- Clarify Points
- Modify Proposed Actions
- Additional Discussion

Longer Moratorium Extension
- Conservative
- Improvements can be Implemented
Questions?
& Discussion