

Open House

Maple Precinct Neighborhood Sewer Discussion

Speaking Notes

May 25, 2016

- Introductions, Roles and Responsibilities (Bill Franz, Jeff Elekes, Nicholas Barnett, Les Rubstello)

- Brief History
 - Lynnwood incorporated as a City in 1959.
 - The maple precinct was developed as a part of Snohomish County, when sewers were not available.
 - In the early 1960's large areas of Lynnwood built sewers, paid for by LID's.
 - The Maple Precinct was not included, as it remained in the County until about 2010.
 - Many of the Meadowdale Neighborhoods were developed under the jurisdiction of Snohomish County in 50's, 60's, and 70's.
 - The undeveloped lands slowly came into the City of Lynnwood through a variety of annexations that occurred over the past 55 plus years.
 - As these lands were developed as a part of Lynnwood, sewers were required and were installed.
 - Older neighborhoods have converted from septic to sewer over the years, some, one-by-one, and some by larger land area LID's.
 - One of the last large remaining pocket of unincorporated Snohomish County was known as the "Maple Precinct" neighborhood.
 - In about 2009 Snohomish County proposed land uses changes which would have allowed smaller lots and higher densities in your residential neighborhood.
 - Your neighbors, at that time, asked to be annexed into the City of Lynnwood, which did occur.
 - In 2010 the City was asked to consider installing a public sewer system throughout the neighborhood that currently has septic systems.
 - The City hired a consultant engineering firm to prepare a high level cost estimate.
 - In 2011 the City hired an appraisal firm to prepare an Economic Feasibility Study to determine what the costs might be to property owners if they formed a Local Improvement District.
 - Then the Great Recession hit, and everything went on hold.
 - In 2016, one of your neighbors, Don Layton, asked the City about the process for installing a public sewer system in neighborhood.
 - He knocked on many doors and spoke with many in the neighbor to determine if there is enough interest for the City to have a Public Open House meeting. And thus, here we are this evening.

- The Sewer System
 - When housing developments are built, sewers systems are usually installed by the developer and connect into the jurisdiction's public sewer system.

- If the property currently is using a septic system, it is the property owner's responsible to connect the house to the public sewer system, or in this case, create the public sewer system.
- Historically, this cost is borne by the private properties.
- There are conditions under which the City utility can participate in the project and its costs.
 - We have not discussed this aspect yet with the Mayor or our council.
 - We think that there could be justification for city utility participation
 - Can't commit to a number at this time.
 - This has occurred in the past where the LID process doesn't pencil from only private payments. Jeff will explain further.
 - Remember that the utility is a separate enterprise fund from the COL and we are responsible to our current rate payers. So, although you're city residents, you're not part of the Sewer utility, so we have to be thoughtful and careful.
 - The majority would be your responsibility.
 - One major justification is the environmental impact of septic systems to groundwater.

Overall:

- The City is committed to working with you on this issue.
 - We have already dedicated staff time and resources for consultant help.
 - We will also give thought and work with you towards justifiable city participation, if necessary.
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- See PowerPoint Presentation
 - Q & A