



Sanitary Sewer Exceptions

Exceptions

Per Gig Harbor Municipal Code 13.28.100 E, The City Engineer may approve an exception to the requirements of sanitary sewer hook-ups to address the on-site sewer needs of new buildings and structures to be constructed on individual lots created prior to the Washington State Legislature's adoption of the Growth Management Act (Chapter 36.70A RCW) on July 1, 1990, if all of the following circumstances exist:

1. The subject lot is not within 200 linear feet as measured from the nearest property line along the path of sewer main construction to an existing public sanitary sewer; and
2. The subject lot in its current configuration was created prior to July 1, 1990; and
3. The septic system to be constructed will serve no more than one single-family dwelling unit or no more than one building or no more than one structure on the lot meeting the criteria of this subsection; and
4. The property owner shall record a notice against the lot, in a form approved by the city attorney (see attached), providing notice to all subsequent purchasers that the city's approval of a septic system under these procedures will not affect the city's ability to enforce any of the requirements of this section or this chapter (including the requirement to connect to a public sanitary sewer in the future) against the lot at any time in the future, as long as the conditions described in that subsection exist.

Submittal Requirements

A formal letter must be submitted to the City Engineer requesting an exception to sanitary sewer hook-ups within the City prepared by a registered civil engineer. Additionally, the following must be submitted as a packet with the letter:

- 11"x17" site plan of the affected parcel including the parcel number, the location of the sanitary sewer drainfield, location of the proposed structure including the square footage of said structure, and any and all easements or encumbrances placed on the property.
- A recorded sewer easement if the affected parcel contains a reserve drainfield for an adjacent parcel.
- A recent title report for the parcel verifying the lot configuration prior to 1990.
- Written confirmation that the septic system will not serve more than one single-family dwelling unit, or more than one building or structure on the lot.
- A completed and recorded notice to all future purchasers.
- Payment of \$2,000.00 processing fee.