

RESOLUTION NO. 219

A Resolution to Amend the Development Code  
To Insure Adequate Water within Annexed and Subdivided Lands

Whereas the town of Stevensville is experiencing extraordinary growth along with substantial increase in residential and commercial building;

Whereas the increased construction and growth places extraordinary increased demand on the town's water and sewer system;

Whereas provision of adequate and safe water and sewage systems to the residents of the town is fundamental to the public health, safety and welfare;

Whereas the town has recently experienced development which presented concerns about low water pressure within homes and the town has determined that the water pressure as provided in a delivery system designed by the developer at times was below reasonable expectations of homeowners;

Whereas the town has experienced some home owners' placing private water pressure boosters on lines without engineering and without notice to the town;

Whereas there are some areas within the town's zoning areas and within those areas which may request annexation that are susceptible to low water pressure and, at times, inconsistent water pressure as a result of the consequences of gravity flow and distances from the pumping source;

Whereas in some situations the imposition of an impact fee is not practical, desirable or sufficiently remedial;

Whereas the planning and zoning board for the town has given its positive recommendation to include the requirements set forth below in the Stevensville Development Code; and

Whereas the town council desires to assure quality water delivery and sewer service to all its residents in conformance with the growth policy and with the goal of providing quality services to all residents,

IT IS HEREBY RESOLVED THAT section 16.130.030 of the Stevensville Development Code shall be amended as follows:

A. Section 16.130.30.1 shall be supplemented to read as follows (with the supplemental language herein noted by italics):

1. All water and sewer mainlines shall be installed in accordance with the said plat and the same must be engineered, constructed and installed to the specifications of the

State Department of Health and the Town of Stevensville, and approval of such specifications of both the State Board of Health and the Town of Stevensville must be given prior to installation.

*Upon receipt of a petition for annexation and every application for subdivision review, the town water and sewer supervisor shall provide a report indicating whether there be questions or concerns about the impact of the proposed annexation and or subdivision on the water and sewer system of the town.*

*The report shall include data and opinion as to whether there be a reasonable need to include water pressure booster systems and/or sewage lift stations as part of the development. This report shall be submitted within 20 days of receipt of the complete application and fee.*

*The water and sewer supervisor may employ an engineer to assist in the making of the report and approving the developer's suggested design. The cost of such engineering work shall be borne by persons seeking annexation and/or the developer.*

*Upon providing such written report the water and sewer supervisor shall provide a copy to the Mayor, the chairman of the planning and zoning board, the members of the council, the town clerk and the town attorney.*


*The town council may require as a condition of annexation and/or subdivision approval that the property owner/developer provide design plans and specifications for such water pressure boosters and/or sewage lift stations at the developer's expense. Additionally, the town council may require installation of such system at the property owner/developer's sole expense as a condition of annexation/subdivision approval.*


*The owner/seller of every lot within annexed and/or subdivided lands also must notify all purchasers in writing at time of sale that any private booster pumps or alterations to water/sewer delivery systems from the point of hook-up to the town's system must be engineered by a licensed engineer and approved by the town and the Department of Environmental Quality prior to installation.*

3. The town clerk shall promulgate and publish this resolution to incorporate the provisions into the Stevensville Development Code and to include by reference, as allowed by Section 1.12.020 of the Stevensville Code, this provision as part of the town ordinances. Publication shall be made to allow the first reading of a proposed ordinance at the town council meeting of \_\_\_\_\_, 2006.

INTRODUCED AND PASSED AT A REGULARLY CONVENED MEETING OF THE STEVENSVILLE TOWN COUNCIL ON THE 13<sup>TH</sup> DAY OF FEBRUARY, 2006.

Attest:

  
\_\_\_\_\_  
Nancy Lowell, town clerk

  
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Mayor William Meisner, town of Stevensville