



CITY OF CLERMONT
COMPREHENSIVE PLAN

CHAPTER IV
SANITARY SEWER ELEMENT

Adopted June 23, 2009

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CHAPTER IV SANITARY SEWER

GOAL 1: To provide an effective system of wastewater collection, transmission, treatment and disposal to meet the needs of all City residents and non-residential establishments within the City of Clermont utility service area while protecting the environment and public health.

Objective 1.1: Maintain Level of Service. Based upon adopted level of service standards, the City shall annually adopt programs and activities to facilitate implementation of a wastewater utility to serve existing and new development as well as areas where septic systems are failing.

Policy 1.1.1: The City's adopted level of service for sanitary sewer capacity shall be 70 gallons per capita per day.

Policy 1.1.2: When evaluating collection force main and lift station capacity, the City shall use the following peak factors (*Note: mgd=million gallons per day*):

- <0.1 mgd - 4.0 times the average daily flows (adf)
- 0.1 to 0.25 mgd – 3.5 times the adf
- 0.25 to 1.0 mgd – 3.0 times the adf
- >1.0 mgd – 2.5 times the adf

Policy 1.1.3: All improvements and/or additions to sanitary sewer facilities shall be compatible and adequate to meet the adopted level of service standard.

Policy 1.1.4: All land use amendments shall require an analysis of the impacts to the adopted level of service standard and existing sanitary sewer facilities.

Policy 1.1.5: All expansions and other improvements of commercial and industrial uses that increase the demand on public infrastructure and require permitting shall comply with the adopted levels of service standard.

Policy 1.1.6: The City shall comply with bond covenants, if any, to ensure the maintenance and operations of facilities and to provide recommendations for system maintenance and improvements.

Policy 1.1.7: The City shall encourage continuing education of operating staff to optimize sanitary sewer maintenance and operation processes.

Policy 1.1.8: Sanitary sewer facilities shall be replaced and existing deficiencies shall be corrected based upon the following priorities:

- Any project correcting an immediate threat to the health, safety or welfare of the City's residents will receive priority over the expansion of a facility or the correction or replacement of a non-threatening facility.
- Any project that will correct an existing deficiency will receive priority over a project to expand the system.

- The City will deny any projects that will result in the system exceeding the adopted level of service.

Objective 1.2: Future Sanitary Sewer System. The City shall ensure that the City's sanitary sewer collection, transmission, treatment and disposal system is adequate to service the future land uses within the City's utility service area.

Policy 1.2.1: The City will inform Lake County of all changes in its utility service area for utilities and will request that the county inform the City of all proposed development within the utility service area.

Policy 1.2.2: The City will notify the county of any requested service within unincorporated Lake County.

Policy 1.2.3: Following a determination of concurrency for sanitary sewer, and to ensure reserved capacity and adequate sanitary sewer facilities are in place prior to the impact of development, the City shall require payment of applicable sewer impact fees upon development order approval and prior to application for building permits.

Policy 1.2.4: New residences, residential subdivisions and commercial developments shall be required to connect to the City's central sewer system.

Policy 1.2.5: The City shall implement the Five-Year Schedule of Capital Improvements to address existing deficiencies and prepare for future development, and shall update the schedule annually during the City's annual budget process.

Policy 1.2.6: The City shall coordinate utility and transportation planning efforts to take advantage of the most economical construction and maintenance costs possible when installing, repairing and/or replacing sewer facilities and roads.

Policy 1.2.7: The City shall utilize its concurrency management system to monitor available capacities and determine compliance with minimum sanitary sewer level of service standards.

Policy 1.2.8: The City shall review and update the concurrency management system data with each new development to indicate the most current capacity conditions.

Policy 1.2.9: As provided in the Water Supply Facilities Work Plan, the City shall continue to pursue the expansion of the reclaimed water system as deemed feasible and shall require the following:

- The installation of dual-water lines and meters in all new developments served by a water system to distribute potable and reclaim water even if reclaim water is not yet available.
- All new developments that contain or abut existing or planned routes of the City's reclaimed water distribution system shall either connect to the system prior to occupancy or provide dry lines for future connection.

Policy 1.2.10: The City shall not extend sanitary sewer facilities beyond its utility service area unless:

- It is determined that there is adequate capacity for servicing the areas of projected growth within the City's utility service area while still maintaining adequate excess capacity; and
- The developer or the residents requesting service pay for all utility extensions.

Policy 1.2.11: The City may require annexation for developments outside the City limits that are receiving or requesting utility services.

Objective 1.3: Maximize Existing Facilities. The City shall maximize the use of existing sanitary sewer facilities within its utility service area and shall promote compact, efficient growth patterns.

Policy 1.3.1: The City shall seek to maximize the use of existing sanitary sewer infrastructure to minimize urban sprawl and shall require new development to pay for the placement of infrastructure necessary to service the development, thus making infill development more cost effective.

Policy 1.3.2: The City's land development regulations shall incorporate means and methods to require connection to the City's sanitary sewer system, once it becomes available, for existing development within the utility service area currently using septic systems.

Policy 1.3.3: When existing central sanitary sewer service is determined to be unavailable to new development within the City's utility service area, the City shall require the new development to extend the central sewer system at the developer's expense to service the subject property.

Policy 1.3.4: The City shall maintain adequate sanitary sewer impact fees and user rates to ensure funding is available for expansion, repair and/or replacement of collection and transmission systems.

Policy 1.3.5: The City shall review sewer user rates to ensure that the fees charged cover the cost of supplying the service.

Policy 1.3.6: The City shall encourage continuing education of its utilities operating staff to optimize the sanitary sewer utility's maintenance and operation processes.

Objective 1.4: Septic Tanks. The City may require that existing residences and non-residential establishments served by septic systems connect to the central sewer system at such time that repair or replacement of an existing septic tank and drain field system is needed, or at such time that the City determines a concentration of septic systems is causing a negative impact to natural environmental systems.

Policy 1.4.1: Within the planning timeframe, the City shall identify and map those areas within the City's utility service area served by septic systems, and it shall prioritize areas that may require central sewer service based on soil unsuitability, density and environmental concerns.

Policy 1.4.2: The City shall prohibit new development within the City limits from utilizing septic tanks and or private wastewater treatment plants and shall coordinate with Lake County to minimize and discourage the use of septic tanks and private wastewater treatment plants within the City's utility service area.

Policy 1.4.3: The City will routinely coordinate information between the City, the Lake County Health Department and the Lake County Building Department regarding failing septic tanks within the City.

Policy 1.4.4: The City shall monitor and keep a database of building permits requested for repair or replacement of existing septic tank and drain field systems within the City.