

BELL APARTMENTS PRE-APPLICATION FOLLOW UP ANSWERS TO APPLICANT'S
QUESTIONS REGARDING UTILITIES – PLPRE20220001

Regarding your letter dated February 2, 2022, concerning the feasibility of the Bell Apartments Project:

Thank you for your inquiries. Staff has discussed the proposals and offer the following preliminary guidance:

Storm Drainage – The storm design presented seems reasonable from a high level. This is not an endorsement of the design which will require a full engineering review in which the city may request any changes or upgrades that would ensure conformity with the manual and CoP standards.

For the storm it is the responsibility of the owner to design and construct stormwater improvements at their expense. Traffic Mitigation Fees must be used to fund projects within the Traffic Impact Fee Study used to develop the fees and cannot mix with improvement costs or connection charges in the way that was requested.

Water – The hydraulic modeling has indicated that capacity exists in at least the 10" water main in Pioneer Ave. Should that be the case then the City will allow connection to the pipe without participation in the D-20 water main upgrade project. However, should capacity not exist (including the scenario where others connect to the water main first), or if road or frontage improvements necessitate the replacement of either water main, then the planned improvements shall be made. Fire had also indicated that there would probably need to be a hydrant installed.

Sewer – Condition, not capacity, is the issue with these pipes. The designer has indicated that they believe the sewer connection can be made without replacing the pipe.

Our sewer department recently TV'd these lines and found that although they are functioning up to standards, there are some cracks in the joints and there has been a lot of movement in the alignment over the years. The City is likely to approve a utility plan that shows a connection to the existing, BUT – should the condition of the pipe be such that it cannot support the connection (i.e. continues to break or crumble or gravity flows are not able to be achieved) then the upgrades would need to be considered. This is a significant risk to the project and it would be in the City's judgement whether a proper connection can be made to the existing pipe. . If in the city's judgement a proper connection can't be made it will be a significant scope increase for the entire block of sewer main to be replaced during construction and on the fly. Should this scenario play out, the City Collections department has indicated a willingness to cost share in the replacement of the sewer main. We would be interested if replacement could be agreed upon rather than attempting to just connect. The City would like to know what the applicant thinks would be a fair percentage contribution to that potential project by the City.

SDCs – The City has neither code nor mechanism to offer credit on SDCs for negotiation on CIP/Private development contributions to infrastructure. This has proven problematic in the past and these fees are calculated to include pre rata shares of the cost of existing and planned facilities and not

to be offset by infrastructure that is required as part of the developers project. All SDCs would be required to be paid.