

19.70.060 Improvements.

A. Purpose. The purpose of this section is to provide standards for the minimum improvements to meet the goals of the comprehensive plan.

B. Sanitary Sewers.

1. All new subdivisions shall hook up to sanitary sewers.

2. Sanitary sewer hook ups shall be required for all new development, if sewer lines are located within 300 feet of the development. In those cases where sewer lines are not located within 300 feet of the development, the city may permit such development to use interim septic on-site systems and dry sewer facilities. Dry sewer facilities include any means effective to permit connection to future extended sewer lines.

3. Leach Creek Area. There is hereby established on the zoning map the "Leach Creek Area." The "Leach Creek Area" includes all properties zoned R2 within the area bounded by 44th Street West to the north, Orchard Street to the east, Cirque Drive to the south, and Alameda Avenue to the west. Within this area, development more intense than a single-family dwelling on an existing lot as of July 13, 1998, shall be required to hook up to sanitary sewer at the property owner's expense regardless of distance to existing and available sewers.