

**Jefferson County Board of County Commissioners Meeting
April 15, 2021**

Response to Public Questions from Chat Box

Meeting Process Questions

17:07:59 to All panelists: I'd like to comment but have to leave for another meeting so are we able to comment about sewer on chat?

- *Yes. Participants asked questions in the chat box during the meeting. Jefferson County answered some questions during the meeting and committed to providing written responses to all comments after the meeting.*

17:09:45 to All panelists: Hey there. Just curious whether the slides will be on the County website after the presentation?

- *Yes. The presentation slides are linked to the Jefferson County [webpage](#) for the proposed Port Hadlock Sewer.*

17:09:23 to All panelists: How many people are participating?

- *63 ZOOM and phone connections that were not panelists were recorded during the meeting*

Questions About the Scope of the Proposed Core Area (Includes core area, waterfront, and Old Alcohol Plant area, also called "Phase I") System

16:57:14 to All panelists: Can the Core system be a standalone system and not need to expand into residential areas to be financially viable.

- *Yes, Jefferson County is planning for a Phase I system that is financially viable on its own. There is no current plan to expand the proposed system beyond the Phase I area (Phase I area includes a Core Port Hadlock area, the waterfront, and the Old Alcohol Plant).*

17:14:22 to All panelists: Hello! Thanks for hosting this. I am a Port Hadlock resident about a block or two out of the proposed service area. Will there be an opportunity in the future to have my residence join the infrastructure? If so, is there a timeline?

- *Jefferson County is currently planning for and designing a sewer system only for the proposed Phase I area. The system is being designed with modular treatment units and would allow for additional treatment units to be added in the future to increase treatment capacity if there is community interest/demand for expanding the system beyond the Phase I area.*

17:29:11 to Everyone: How important are Phases 2 and 3 to the financial viability of the project?

- *There are no current sewer design efforts for a Phase 2 or 3. The current planning and design efforts are for a financially viable sewer system to serve the Phase I area only. It should be noted that the Ecology approved Facility Plan did include provisions for potential future expansion of the system to serve the larger UGA. If requests for expansion of the system beyond the Phase I area occur, there is a plan for how that could be done.*

17:30:40 to Everyone: How soon will people with property within 200 feet of the sewer lines be expected to hook up if they are outside of the LID boundary, but inside the UGA?

- *It is anticipated that a Sewer Ordinance (developed next year with public involvement and input) will govern how the wastewater system will be managed, including provisions related to hooking up to the system. There will be no requirement for properties outside of the Phase I boundary to connect initially. Future sewer line extensions beyond the Phase I boundary may occur if desired by those property owners at which time connection policies would apply. Timing of future extensions is unknown.*

17:30:43 to All panelists: You show a boundary for a Phase I area and say it is not set in stone...If it is so fluid, when will we know if the boundary begins to look like a farm animal? And, if so, which one (or a combination of two).

- *The Phase I boundary has been created to include primarily the Urban-Commercial zoning and some High-Density Residential Zoning where there has been the most interest in sewer service. Adjustments to this boundary are still possible based on input from property owners. This Phase I boundary, or something closely resembling it, has existed since at least the 2008 Sewer Facility Plan.*

17:32:17 to Everyone: You articulate phases after Phase I in your planning documents. They are much larger costs in the \$50 million range and involve the residential areas. Now I am told that you don't really intend to build out these phases past Phase I. What is the truth?

- *While the [2021 Port Hadlock UGA Sewer Facility Plan Update](#) discusses how wastewater facilities could ultimately be made available for the entire Port Hadlock UGA, the County is currently planning for Phase 1 wastewater facilities to serve only a "Core Area" along Ness' Corner Road and Chimacum Road, the Port Hadlock waterfront, and the Old Alcohol Plant. The estimated cost to provide a sewer system to serve the Phase 1 service area is \$24 million. Expansion of the system beyond the Phase I area would rely on property owners or developers within those areas requesting an expansion of the system into their neighborhood/area, and entailing substantial analysis of the costs, likely obtaining grants/appropriations, and conducting an extensive public process before any expansion decision would be made.*

17:32:22 to All panelists: People who are not within the Phase 1 sewer area - will they be assessed for the sewer system that is installed during that phase?

- *The owners of property not within the Phase I area will not pay connection charges, operation and maintenance costs, assessments, and/or other fees because they will not be receiving wastewater services.*

17:41:18 to All panelists: It's hard to tell from the map where the location of the treatment plant will be. Is it near Shold's?

- *The property for the treatment plant is located between Ness's Corner Road and Lopeman Road. It is northwest of Shold's Landscape Products. The wastewater reuse area would be located south of Lopeman Road west of Shold Excavating. See the map on page 4 of the [March 2021 Newsletter](#). These properties were purchased in 2011 for constructing the wastewater treatment plant and rapid infiltration site.*

17:46:17 to All panelists: What is the capacity of Phase 1 treatment system, and can developer extensions be made outside of the Phase 1 geography?

- *The initial capacity of the Phase 1 treatment system is 446 ERU's (One ERU is about 4000 gallons per month). Developer sewer extensions outside the Phase I area, but only within the Urban Growth Boundary, could be allowed dependent on existing wastewater system capacity. Analysis would be necessary to determine capacity for additional flows.*

18:02:20 to All panelists: Craig Durgan, chair of the Sewer Working Group, recently stated that he did not "need" the sewer - he just wants his property rezoned. Why doesn't the county negotiate a solution with Craig that does not involve the whole community being saddled with this huge project?

- *Sewer in the Phase I area is required under the Growth Management Act (GMA) to "unlock" urban zoning for many property owners including Mr. Durgan. In 2018, a group of property owners including Mr. Durgan petitioned the County to look for lower cost alternatives for sewer in the Port Hadlock Phase I area. The County understands that many of the petitioning property owners are interested in sewer in part because of the zoning changes and development opportunities that would result.*

18:15:49 to All panelists: Why does the Phase 1 area look like a gerrymandered voting district. I must say I'm very suspicious of this

- *This boundary, or something closely resembling it, has existed since at least the 2008 Sewer Facility Plan. It follows the underlying urban zoning, primarily commercial zoning. The Phase I boundary includes many property owners who expressed interest in a sewer system, and it is part of an Urban Growth Area where urban services, including sewer, are necessary in order for urban levels of zoning to be enacted.*

18:16:25 to All panelists: So, it's kind of up to the owners as to when or if they hook up in the next phases? But, mentioning Carlsborg, you just said we might have to hook up without our consent "by ordinance of the County Commissioners?"

- *In the Phase I area, a Sewer Ordinance will be the ultimate authority on who and when someone would be required to connect to the system within the Phase I area. That document will be developed with a public involvement and input process. For Port Hadlock Urban Growth areas outside the Phase I area, it is expected that extensions of the wastewater system would only happen with active involvement and participation of the property owners, and or developers, from that specific area of the UGA.*

18:18:38 to All panelists: In your reports there is language about who will be "required" to hook into the sewer system beyond the Phase I Area. New buildings or failing septic systems were mentioned as reasons to require someone to hook up. Now you say that the Phase I is a stand-alone project. What are we to believe? Which is it? Will you force hook ups beyond the Phase I Area or not?

- *There are no current plans to require hookups outside of the Phase I area. The sewer technology would allow for expansion if there was demand from the property owners and the necessary funding. It would not be reasonable to expect a property owner who is, for example, 1,000 feet away from the Phase I boundary to pay to extend sewer to their property just because they are constructing a new building. This will be addressed in the creation of a sewer ordinance which is scheduled to be developed next year.*

18:20:27 to All panelists: Why are the ERU costs higher in Phase 2 and 3? As high as \$52,000.

- *The Facility Plan does not discuss connection costs by geographic phases. It presents three scenarios which are called “Core”, “UGA-1”, and “UGA-2”. These scenarios use different assumed development growth rates to establish planning level estimates for connection costs in the initial sewer area with various levels of grant support (or no grant support). The \$52,000 ERU cost mentioned in the question is a datapoint that represents a total cost to connect (including side sewers) with no grant support under the UGA-1 growth scenario. Since the project recently received \$21.5 million in grants from the State, this “no grant” option is not applicable.*

18:05:14 to All panelists: If a LID fails in the Phase I Area would the county consider developing the green belt into a beautiful nature preserve that is currently targeted for a sewer treatment plant.

- *The property was purchased with wastewater funds in 2011 for that purpose. If the sewer system does not move forward, many decisions would be needed as to what happens with this property. The sewer treatment plant will occupy a very small footprint on this large property. Currently, there are no plans for what to do with the unused portion of the property, although it will likely be kept in its current forested state. There are conceptual plans to potentially create a non-motorized trail through the property that would lead from the Public Library to Lopeman Road and connect with the Rick Tollefson Trail and HJ Carroll Park.*

Questions About Costs and Requirements to Connect

17:46:10 to All panelists: If you are a homeowner in the Phase 1 area and just recently paid for a new septic system, or have had a new one put in before the end of the aforementioned life expectancy of the septic system, will you require these homeowners to connect before the 30-year life expectancy?

- *No decision has been made for when different property owner situations, such as those with new septic systems, would be required to connect. Importantly, a Sewer Ordinance will be necessary for moving forward with a wastewater system. This effort, which will include public involvement and input, will determine when property owners within the Phase I area have to connect while considering different individual circumstances.*

17:46:58 to All panelists: What is the estimated total cost to the customer for their onsite equipment.

- *On-site cost estimates will be further refined once the system design is complete in 2021, as will confirmation of who will pay for the on-site tank and grinder pump. It is possible that some of this equipment could be paid for with grants that the County recently acquired.*

17:55:40 to All panelists: Commissioner Dean stated that she intended to get the hook up costs down to \$20,000 for individual homeowners. Community members think \$8000 might be more possible. Will you move forward with this sewer if the costs come in at the \$20,000 level?

- *The County is dedicated to maximizing grants and appropriations in order to make connection costs as low as possible. Ultimately, the Phase I property owners will be involved in the decision of what is affordable. With the recent appropriation of \$20.175 million from the State + \$1.422M for design, it is likely that hook up costs will be lower than \$20,000.*

18:19:24 to All panelists: How will you pay for the sewer system if your hook up estimates in the Phase I Area come in lower than expected?

- *The County is seeking grant funding and a state appropriation for construction of the project that should lower connection costs and therefore be an incentive for property owners to connect to the system. The County will continue to evaluate the costs and share this with the Phase I property owners as the number of final connections comes into focus. There are many sources of grants that the County is currently investigating that have not yet been tapped. Additional funding support is likely available for this project.*

18:26:12 to All panelists: What is the County doing to obtain grant funds that are available thru the proposed Federal Infrastructure legislation?

- *The County is working closely with Representative Steve Tharinger, U.S. Congressman Derek Kilmer, and U.S. Senators Murray and Cantwell to explore every opportunity for state and federal funding for the project. Also, the final design is in process now with the intent to have this project "shovel ready" when and if infrastructure funds become available. The recent allocation of \$20.175 million (Which happened after the April 15th public meeting) is a big step in paying for a majority of the capital costs of the project, and the County continues to look for additional funding beyond that amount.*

Decision Making and Community Engagement Questions

17:13:28 to Everyone: In the Sewer Working Group's meeting minutes it states that the Wastewater Working Group is an informal group and NOT an official Citizen's Advisory Committee which would require the involvement of the County Commission but then this group moved on to ADVISE the County. Why has the county bypassed regular advisory group channels and portrayed this small exclusive group of people as representative stakeholders for the entire community of Port Hadlock?

- *The Sewer Work Group (SWG) was formed as an informal group of property owners or representatives of property owners within the initially proposed Phase I area. Their recommendations and input are not binding and at this point are providing input to County staff on approaches and ideas as how it would be best to move forward with wastewater system planning for the Phase I wastewater system. It is not an exclusive group - it is open to all property owners within the Phase I area, both those in favor of the project and those who have questions or might not be in favor.*

17:43:07 to All panelists: If there needs to be a population that wants the sewer, why not have a vote now? I have asked commissioners in the past to have one, but no response.

- *Growth Management Act implementation in Jefferson County occurred 20 years ago and entailed extensive public involvement. A community decision was made establishing the Port Hadlock area as an Urban Growth Area (UGA). UGA's are required to have urban infrastructure if the zoning is to allow urban levels of density, and one of those services is a wastewater system. The County is working closely with Phase I property owners on how a sewer system should be implemented, and each and every property owner within Phase I will therefore be actively involved.*

17:45:33 to All panelists: Does the QFC corporation support the sewer system? Would the QFC be able to expand their store and parking lot if the sewer is implemented?

- *Jefferson County cannot speak for the owner of the QFC property, or QFC the Corporation, regarding their support for the sewer. QFC is currently using a septic system and is required to reserve property for a drain field, septic tanks, and reserve drain field. If QFC were to connect to sewer, the property reserve requirements would be lifted and QFC or the property owner could expand the uses. The urban zoning with a sewer system would allow QFC to expand if desired.*

18:03:22 to All panelists: Would it help you get grants if local residents contacted certain agencies to express their support?

- *Property owners within Phase I have offered support for the sewer with potential grant agencies.*

17:51:26 to All panelists: The OlyCap South Seven low-income housing project is within the Phase I sewer area. A substantial portion of the site is septic drain field area and reserve area. This project could expand significantly if sewer service is provided. Does OlyCap support the sewer?

- *OlyCap indicated during the meeting that it supports the sewer system for the Phase I area, and Jefferson County's Habitat for Humanity came out in support of the wastewater system and mentioned that with sewer they could substantially increase the number of homes they build.*

18:15:03, and 18:23:00 to All panelists: When will the residents and landowners in the entire UGA be given the right to vote on this sewer proposal?

- *A UGA-wide vote is not required because only Phase I area is being directly impacted with the sewer system. The County will continue to work with those property owners, and they are providing their input about how to move forward. Also, the decision to pursue a sewer system was made when the Port Hadlock area was designated as an Urban Growth Area nearly 20 years ago.*

Urban Growth Area Questions

17:20:30 to Everyone: As I'm learning about this issue, I observe that the 1990 GMA says Hadlock should be an urban area. I also observe that Jefferson County's vision is to ensure rural qualities / environmental sustainability. I do not see anything in the discussions about the sewer about what the vision is for Hadlock as part of the GMA. What's the vision for Hadlock as it relates to all the things an upgraded sewer system would accommodate? – i.e. transportation, walkability, community social and economic assets...

- *An urban level of zoning is in place that would be enacted for Phase I when sewer in Phase I is completed. The Jefferson County Comprehensive Plan contains details on what the urban zoning would be in different parts of the Phase I area and performance standards for that development. The Comprehensive Plan includes a Transportation Element for the UGA. There are ongoing efforts to address walkability. The Rick Tollefson Trail was created several years ago, for example. In 2021, the Cedar Avenue sidewalk project will be constructed. Sidewalks were added to Chimacum Road and parts of Irondale Road in the 1990s along with a stormwater system.*

17:21:37 to All panelists: You seem to be saying that we can't get urban levels of development unless there is a UGA and a sewer, but what if there is insufficient demand for urban density?

- *Under GMA, urban levels of development are not allowed outside of UGAs, which require a sewer. The Jefferson County Comprehensive Plan indicates the need for the Port Hadlock UGA based on population projections.*

17:25:46 to Everyone: Will the creation of a sewer and wastewater treatment plant warrant the incorporation of Hadlock into an urban area? What might that mean or imply with respect to decision making around this issue - and implementing a vision for Hadlock/Irondale as a community?

- *In 2002, Jefferson County designated the Port Hadlock/Irondale area as an Urban Growth Area (UGA) because it was already "characterized by urban growth" (RCW 36.70A.110(1)); however, there is no requirement nor are there any plans for Port Hadlock to incorporate as its own city.*

17:26:04 to Everyone: Population projections for Port Hadlock have been overstated repeatedly. What makes you think you know now what they will be?

- *The Sewer Facility Plan examined several growth scenarios including a Phase I stand-alone system that grows modestly at 1.78% per year.*

17:26:25 to Everyone: Is not Port Hadlock already a UGA?

- *In 2002, Jefferson County designated the Port Hadlock/Irondale area an UGA. This designation was informed by a community engagement process. The UGA zoning cannot be "turned on" until sewer is available but the UGA currently exists.*

17:27:11 to Everyone: From what I can tell it's designated as an UGA that's unincorporated - hence why the County is driving this (and not, say, the "city of port hadlock")

- *Correct. In 2002, Jefferson County designated the Port Hadlock/Irondale area an UGA because it was already "characterized by urban growth" (RCW 36.70A.110(1)). Port Hadlock is not an incorporated municipality like the City of Port Townsend.*

17:27:55 to Everyone: Will this urban growth turn Port Hadlock into an "anywhere USA"? Will we be overrun with big box stores, and fast food joints? How will we avoid becoming another Sequim?

- *Development will be guided by the adopted urban zoning when sewer is constructed and by the performance standards of the Comprehensive Plan. The population of Clallam County is more than double that of Jefferson County which creates different market forces in Sequim than in Port Hadlock.*

18:10:57 to All panelists: Increased commercial activity in Port Hadlock would increase traffic running past Chimacum Creek Elementary and the Chimacum School District. What plans do you have to address this?

- *The Jefferson County Comprehensive Plan addresses the transportation urban level of service and capital improvements related to transportation. Also, the Cedar Avenue sidewalk project, set to be constructed in 2021, includes an improved crossing facility for SR-116 at this location.*

Local Improvement Districts

17:26:02 to Everyone: Can people remain off the sewer system and not face Local Improvement District (LID) assessments?

- *The [2021 Port Hadlock UGA Sewer Facility Plan Update](#) assumes that a LID could be formed to help finance the project. If a LID is formed, assessments would be made on each property within the Phase I area only. LID assessments are typically a percentage of the net-benefit or net-increase in property value that would result from sewer construction and availability. LID assessments can typically be spread over 15 to 20 years. Because of recent funding made available from the State of Washington, the need for a LID is becoming less likely.*

18:09:14 to All panelists: The county has included properties they own within the LID boundary. When a LID poll is taken does the county intend to vote for the LID as landowners? This appears to be a gerrymandered boundary in which landowners, including the county, have handpicked properties based on whether they support the LID (or removed from the boundary if they were against a LID). This creates a skewed perception of the level of support in the community for a sewer.

- *If a LID is needed and County properties are included, then, as required by State law, the County as a property owner will weigh in as a property owner within the Phase I area. By State law, LID formation does not require a vote; rather there is a process outlined for protest.*
- *This boundary, or something closely resembling it, has existed since the 2008 Sewer Facility Plan was created. It was always intended to sewer this area first since it encompasses the primarily commercial core of the UGA where the most benefit is gained from UGA zoning. Many property owners within Phase I expressed support for being part of the area. As part of the Port Hadlock UGA, they have the right to ask the County to look at wastewater system provision as a required urban service. The County itself is interested in having sewer service for its properties and therefore is included within the Phase I boundary. The County and other public agencies will pay the same fees to connect and use sewer as any other user.*

18:23:19 to All panelists: The “opt out” is designed to make it impossible for the community to respond in protest. We are asking you to prove the support level for any LID proposal by taking a formal poll of all the landowners.

- *State law is very prescriptive on LID formation and only requires an opt out provision.*

Septic System Questions

17:54:32 to All panelists: What would happen to all the septic systems within Phase 1? Would they be dismantled and if so, who is responsible for that cost?

- *Once Phase I area property owners connect, there would be no need for their existing septic systems, and their septic systems would be required to be disconnected, likely by pumping the septic tanks and filling them with a material like sand or removing them. The property owner would be responsible for costs associated with retiring or dismantling the septic system; however, the property owner would gain usable area on their property in exchange for this modest cost.*

18:15:07 to All panelists: How do you define a “failing septic system” when most people have secondary drain fields? I am told by septic experts that after 7 years the first drain field can be used again successfully.

- *The Jefferson County Public Health Department manages septic systems and would be involved in declaring such systems as failed, but certainly sewer back-ups or sewage above ground are indicators of failed systems.*

Pressurized Sewer and Grinder Pumps

17:36:27 to Everyone: How much does it cost to replace a grinder and/or pump at the individual homes since these are planned to be the responsibility of the individual homeowners?

- *On-site systems including grinder pumps are typically considered part of the wastewater infrastructure and maintenance and upkeep is generally provided by the wastewater authority and paid for by utility patrons through monthly Operation and Maintenance (O&M) fees. Specific costs will be developed as part of the final design efforts that are presently underway.*

17:36:51 to All panelists: Who will have to pay for the purchase, operation and maintenance of these grinders and pumps?

- *The 2021 Facility Plan assumes that property owners will purchase and pay the cost of installing the on-site system including grinder pumps, though it is likely that the tanks and grinder pumps, which are integral to the pressure sewer system, will be considered part of the sewer system as a whole, and therefore eligible for construction grants and appropriations. On-site costs for connecting to the tank/grinder pump system will vary from property to property.*

17:37:58 to All panelists: So, the sewer system will probably be buried under the street. So the grinder will have to be in the front yard of each residence? Who is going to maintain the grinder? Who is going to be inspecting that?

- *The plan is that each property will have a small tank and grinder pump, and that the wastewater system operator will operate, maintain, and inspect these on-site sewer system components.*

17:38:42 to Everyone: Tetra Tech warns that this pressurized system will end up costing more in the long-run than if you constructed a gravity system from the start. It seems that in the drive to create a low cost beginning to this project you have sacrificed quality for the entire community - which it appears that you intend to force into hooking into the system over a 20-year period.

- *Table 5-2 of the 2021 Sewer Facility Plan by Tetra Tech indicates that over a 20-year timeframe the life-cycle costs of the pressurized system are expected to be significantly lower than for a gravity system. This is why the pressurized system was chosen. The pros/cons of three different options including gravity, pressurized, and STEP are discussed in Table 5-3. Please note that the 20-year timeframe used for this analysis does not mean the system only lasts for 20 years. It is just the timeframe over which the analysis applies.*

17:38:49 to All panelists: How would a multiplicity of pumps be shut off in the situation where the pressure pipe begins to leak?

- *Repairs to pressure sewer pipe can generally be completed quickly, just like for gravity sewer systems, especially since pressure systems are only installed about 4 feet to 6 feet below ground rather than at the greater depths typical of gravity sewers. Modern sewer line materials and installation standards have resulted in much more resilient systems than the sewers systems of old.*

17:39:06 to All panelists: What capacity is being built into the system to handle power outages that could cause disruption to pumps and pressure systems?

- *Storage in the on-site tankage is available, and property owners would be encouraged to lower water use for the short-term. Also, generators would be available to operate the grinder pumps in emergency situations. Generators sold at most home improvement stores are also able to power the typical grinder pump.*

17:39:18 to Everyone: Tetra Tech says that the pressure system will only last 20 years and then have to be replaced. This contradicts what you just said.

- *The Sewer Facility Plan uses a 20-year life cycle cost which is a method of looking at total costs of the system over a 20-year period. This is a common engineering time-frame, but it does not mean the sewer system will only last that long. The life span of the system is expected to be equivalent to that of any modern sewer system with regular maintenance and upkeep. PVC and HDPE pipes can last 100 years or more. According to the Health Department, the typical useful lifespan of a septic system is 30 years.*

Water Quality and Quantity

17:40:21 to All panelists: If the Class A water is so great, why doesn't the Dept of Ecology let you discharge it into a marine area rather than Chimacum Creek recharging? What will happen when it spills into the creek?

- *Reuse of Class A reclaimed water from treatment systems is supported and encouraged by the Department of Ecology. The 1997 [Water Reclamation and Reuse Standards](#) published jointly by the Washington Departments of Health and Ecology list four basic classes of reclaimed water quality with Class A reclaimed water as the highest quality. More information can be found here: <https://ecology.wa.gov/Water-Shorelines/Water-quality/Reclaimed-water>*
- *From the Facility Plan, "A marine outfall serving the proposed Port Hadlock sewer system would necessarily be adjacent to existing harvestable shellfish beds, prohibited in Section III(3) of the "Interagency Permit Streamlining Document, Shellfish and Domestic Wastewater Discharge Outfall Projects," Dated October 10, 1995 unless there are no other reasonable, feasible, or practical siting alternatives."*
- *A certain amount of storage is built into the system, and Ecology requires treatment systems to have duplicate treatment trains so if one part of the treatment system isn't working, the redundant part can handle the flows and provide treatment. See section 3.2.8 Standards for Water Reclamation in the 2021 Port Hadlock UGA Sewer Facility Plan Update document as well.*

17:44:35 to All panelists: Chimacum Creek “easily passed” standards from the WA Dept of Ecology.

- *According to the Jefferson County Public Health Department, Chimacum Creek has “frequently failed the Washington State 2-part bacteria standard (<10% of samples > 100colony forming units /100 ml) since 2007.*

17:45:42 to All panelists: The biggest polluters of Puget Sound are large sewer treatment facilities. Why should we add to that problem with another sewer treatment facility?

- *The largest source of toxic chemicals comes from surface water runoff according to the Department of Ecology: <https://ecology.wa.gov/Water-Shorelines/Puget-Sound/Issues-problems/Toxic-chemicals>*
- *Sources for excess nutrients, according to the Department of Ecology, include improperly applied fertilizer, septic systems, poor livestock management, and improperly functioning wastewater treatment plants. Source: <https://ecology.wa.gov/Water-Shorelines/Puget-Sound/Helping-Puget-Sound/Reducing-Puget-Sound-nutrients>*
- *Some large, older wastewater facilities have significant stormwater inflow/infiltration concerns or even stormwater connections which make flows difficult to manage during severe storms. This was acceptable at the time they were constructed but is no longer. These treatment plants are undergoing retrofits and upgrades to address this issue. Also, there are many Puget Sound Treatment Systems that have excellent performance records, for instance the City of Port Townsend’s system. The system planned for Port Hadlock is the latest, most advanced type of treatment encouraged by Ecology and will not have stormwater infiltration problems.*
- *Improving wastewater infrastructure to address water quality problems has been identified as a priority in the Hood Canal Action Areas by Puget Sound Partnership, the state agency responsible for Puget Sound ecosystem recovery. Replacing septic systems could help protect harvestable shellfish beds that are negatively impacted by failing septic systems in the Hood Canal watershed.*

17:49:09 to All panelists: Where is the scientific evidence of what you call "fecal coliform" coming from septic systems in the creek? Can you cite any studies? Can you pinpoint any septic systems in particular that are "failing" in the sense that it causes bacteria etc to leak into the creek? How does this risk compare to the much greater risk when your sewage is concentrated in one big mess?

- *Jefferson County Public Health, has said “a high density of septic systems is a problem in the watershed and a solution could be centralized wastewater services. Additionally, reclaimed water from the Port Hadlock Wastewater Facilities will recharge Chimacum Creek during periods of low water flow to support habitat and salmon.” Ecology encourages such reuse of Class A quality effluent from wastewater treatment systems such as being designed for Port Hadlock.*

17:59:14 to All panelists: Tetra Tech warned that the aquifer could be depleted. Why?

We were unable to find this statement in any Tetra Tech document related to the Port Hadlock Sewer. The P.U.D. #1 has indicated that there is adequate water supply available for the UGA. When the UGA was created in 2002, water supply was not identified as a constraint.

17:35:13 to Everyone: Phase I could bring high water-use commercial activities to Port Hadlock and deplete the aquifer that provides drinking water to the community. Tetra Tech warned on this in their reports. What is the backup plan for drinking water if the aquifer is depleted?

- *See response above.*

Housing and Economic Development Questions

17:27:43 to All panelists: Affordable housing is a big need in our County. The sewer would help, wouldn't it?

- *Wastewater facilities and resulting zoning changes will enable multi-family housing development, including affordable/low-income housing, that is currently limited by septic systems under the Growth Management Act.*

17:41:31 to All panelists: Will the owner of a mobile home park zoned multifamily be able to throw out his renters and replace the trailer spaces with apartment buildings?

- *The County cannot speak for the mobile home park owner or their plans if the mobile home park receives sewer service. Many of the providers of affordable/low income housing have testified that the sewer is necessary in order for them to develop more such housing.*

17:41:56 to All panelists: If a sewer is constructed can the owner of the manufactured home area east of the library remove the almost 100 homes there to build high density apartments there? If this happens it could create more homelessness problems here if these people can't relocate their homes. If they then abandon the homes we would have a solid waste problem on our hands.

- *See response above.*

17:52:50 to All panelists: Port Hadlock is the embodiment of affordable housing, but once the property values go up with a sewer, then add hook up charges, monthly sewer fees and the costs of electricity and maintenance or even replacement of pumps and grinder we will drive people out of their homes. Does the county intend to foreclose on those who cannot afford all these costs?

- *The County is interested in making the sewer as affordable for property owners in the Phase I area as possible. The only area that is considered for sewer right now is the Phase I area, a relatively small area of the whole UGA which consists of mostly commercial zoning. Many of the agencies involved with housing are in support of this project.*

18:12:50 to All panelists: Will the owner of the mobile home park zoned multifamily be able to throw out his renters and replace the trailer spaces with apartment buildings?

- *See response above.*

18:14:51 to All panelists: Yes, we support it

18:16:12 to All panelists: Olycap is building successfully in Port Townsend where there is already a sewer system. I understand that Habitat is building in Port Hadlock right now and they were recently given permits for septic systems there.

- *Both organizations are on record for showing support for a sewer system and want more information on costs. They are able to develop successfully in Port Townsend because there is a sewer. A sewer in Port Hadlock will have similar benefits.*

18:41:07 to All panelists: You speak about "jobs" but there are no guarantees that anyone will come here and provide them. How many local jobs will be bought with this big price tag of the sewer plant, and its operation and maintenance?

- *Wastewater facilities will result in commercial and light industrial up-zoning changes in the Port Hadlock area which will allow options for businesses to grow and expand, create more job opportunities, and improve economic opportunities across the County. The County has heard from local employers that it is a challenge to keep local workforces including essential workers because affordable housing/multi-family housing is limited in Jefferson County.*

Composting Toilets

17:31:08 to Everyone: Appreciating that composting toilets are now allowed assuming there is on-site septic for greywater, what is the threshold where ERUs using composting in the next 20 years makes the wastewater treatment plant financially unviable?

- *Most composting toilet provisions focus on rural, dispersed development, not areas that are urban in nature or with an urban level of density. It is not envisioned that composting toilets will become the norm in such urban areas nor that composting toilets could serve commercial or institutional establishments.*

General Comments

17:13:36 to All panelists: I just wanted to say that I've been a resident of Port Hadlock for over thirty years and I think that the sewer is very important for our community. It's also better for health and environment.

17:16:26 to All panelists: I think low income people should get a subsidy or fee waiver to address questions of equity.

17:23:39 to All panelists: Thanks for your work commissioners and committee

17:31:41 to All panelists: You say we're not included in this as it's only phase 1. However, we are included in phase 1, as once it starts it will require our participation for later phases.

- *Later phases of the system will include totally separate discussions and involvement of those property owners within other areas of the UGA and include separate funding efforts.*

17:36:44 to Everyone: As far as I can tell it was the owners of the large undeveloped areas in the Phase 1 that are pushing for a sewer. None of my neighbors have ever expressed a desire to have sewers.

- *Property owners in Phase I included owners of vacant property, but also owners who have existing structures and businesses.*

17:41:23 to All panelists: Septic systems already put processed water back into the aquifer. Why re-invent the wheel. Using all this \$\$\$ would be better spent upgrading and investing in updated septic systems!

- *A sewer system is required by State law in order to have urban zoning and development. What was once possible in Port Hadlock with septic systems is no longer allowed under the Growth Management Act (GMA).*

17:41:39 to All panelists: The grinder pump would likely have a 20-year lifespan. The rest of the system would be longer.

17:47:13 to All panelists: You're doing great!!!

17:50:22 to All panelists: I have grave concerns about smell. I have witnessed wastewater treatment plants in Germany that were supposedly highly developed, and still, smell was an issue to surrounding residential areas.

- *Odor control is being considered during design, and the plant is quite remote from existing structures*

18:09:01 to All panelists: Yes to more trails! Yes!

18:12:14 to All panelists: Treatment facilities always talk about how safe they are, but build it and they will spill it.

- *Some old municipal wastewater systems have had violations of effluent and these are being upgraded. There are plenty of examples where such systems have reliably met their discharge standards for years and decades, for instance the City of Port Townsend's system.*

18:25:11 to All panelists: Public outreach has been dismal. The Sewer Working Group does not represent Port Hadlock.

- *The Sewer Working Group was intended to provide and collect information with property owners within the Phase I sewer area, not all of Port Hadlock. Recent broader efforts have included the sewer website, an extensive Newsletter, this Public meeting, and numerous meetings with Phase I property owners. More efforts are planned for the future. Historically, there was also extensive public outreach/public meetings during the development of the first Sewer Facility Plan in 2008 as well as the Sewer Advisory Group formed in 2009 to explore sewer policies. The creation of the UGA included significant public outreach.*

18:47:32 to All panelists: Water quality vital. Affordable housing is also extremely important. The economics of the small existing property owner is a major factor and development costs need to be equitably proportionate to economic gain through sewer connection.