

Attachment B – RMC 13 & 15 Change Log

Citation	Change	Why
RMC 13.04.280 B-D	<ul style="list-style-type: none"> Clarified language for depth of side sewers parallel to the street 	<ul style="list-style-type: none"> Language for required depth of cover for side sewer laterals was confusing. The language was edited to make it more understandable. This change was not directly influenced by Middle Housing but was needed to provide clarity.
RMC 13.04.280.H Position of sewers – Size of pipe	<ul style="list-style-type: none"> Updated to allow up to four middle housing units to share a side sewer lateral from the current 2 units per side sewer lateral. 	<ul style="list-style-type: none"> Facilitates implementation of Middle Housing projects by allowing up to four middle housing units to use a single lateral. This will help to reduce underground congestion, conflicts with other utilities and cost.
RMC 13.08.015 Meters Required	<ul style="list-style-type: none"> Added meter requirements for middle housing 	<ul style="list-style-type: none"> Facilitates and provides direction for implementation of Middle Housing projects. Allows for one irrigation meter for multiple Middle Housing units. Allows for Middle Housing Units with more than one unit in a single structure to share a meter. Again, this helps reduce underground congestion, conflict with other utilities and cost.
RMC 13.08.032 Full Service Installations	<ul style="list-style-type: none"> Added threshold for water service installation by City or developer 	<ul style="list-style-type: none"> Facilitates and provides direction for implementation of Middle Housing projects. Requires that developers for Middle Housing projects with four or more meters will be constructed as part of the development. For Middle Housing projects with 3 or less meters the City will install the meters. Three meters is the maximum number of meters allowed on a 2" water service lateral.
RMC 13.16.010 Definitions	<ul style="list-style-type: none"> Added middle housing definition. Updated multifamily definition. Updated detached single-family residential definition. 	<ul style="list-style-type: none"> Previously, Middle Housing was not explicitly defined in this section of the code. By adding a definition, the city ensures that Middle Housing (which includes duplexes, triplexes, fourplexes, cottage housing, and townhomes) is recognized and properly classified for utility and regulatory purposes.
RMC 13.16.020 Water Service Rates and Charges	<ul style="list-style-type: none"> Added townhouses and cottages to single-family residential water service rates. Added all middle housing types not billed as single-family housing to multifamily water service rates. 	<ul style="list-style-type: none"> Consistent with the City's current utility billing system. Existing residents in middle housing home types will maintain their existing water service billing structure. Avoids the complexity of reclassifying existing homes and determining which qualify as middle housing under the new code while a utility rate study is completed.
RMC 13.16.040 Sewer Service Rates and Charges	<ul style="list-style-type: none"> Added section for middle housing 	<ul style="list-style-type: none"> Creates separate rates for Middle Housing units to distinguish Middle Housing units from Multi-family, and other residential unit types. Without this distinction, Middle Housing developments might have been charged using single-family or multifamily rates, which may not fairly reflect their sewer system impact.
RMC 13.16.050 Supplemental water and sewer rates and charges	<ul style="list-style-type: none"> Added middle housing to "Low Income" credit. 	<ul style="list-style-type: none"> This update creates a special low-income credit for Middle Housing to ensure that people living in these types of housing developments can benefit from financial assistance on their water and sewer charges. This change is part of a broader effort to support affordable housing options and ensure that residents in Middle Housing who are struggling financially can access the services they need at a more affordable rate.

Citation	Change	Why
RMC 13.17.020 Billing	<ul style="list-style-type: none"> Added Middle Housing as a classification for utility accounts. Identify Middle Housing as unit ownership instead of parcel ownership 	<ul style="list-style-type: none"> By defining Middle Housing as unit ownership rather than parcel ownership, the city clarifies how utilities are billed. Instead of treating a development as a single parcel (which could lead to unfair or unclear billing structures), the code ensures that each unit is responsible for its own utility account. This makes utility billing more equitable and transparent for residents.
RMC 13.17.040.A & RMC 13.17.040.C Billing Statements	<ul style="list-style-type: none"> Add Middle Housing to the description of utility billing statements and define the recipients of those statements for Middle Housing. 	<ul style="list-style-type: none"> This modification is primarily needed for billing and accounting purposes. This modification defines how Middle Housing utility billing appears in utility billing statements.
RMC 13.18.040.H. Rates and Charges	<ul style="list-style-type: none"> Add "Middle housing parcel" to rates and charges - definitions 	<ul style="list-style-type: none"> The addition of "Middle Housing Parcel" to rates and charges definitions ensures that Middle Housing is correctly categorized in the city's billing system. This allows for consistent and accurate stormwater fee assessments for Middle Housing units, preventing any gaps or inconsistencies in revenue collection.
RMC 13.18.050 System of charges intro	<ul style="list-style-type: none"> Add notion that all developed parcels will be charged the stormwater fee 	<ul style="list-style-type: none"> The revised language explicitly states that all developed parcels, including Middle Housing, will be charged a stormwater fee. This clarification prevents ambiguity and ensures that all property owners contribute fairly to the cost of maintaining the city's stormwater infrastructure. Ensuring all developed parcels contribute to these costs helps the city maintain sustainable infrastructure and protect local waterways from runoff pollution.
RMC 13.18.050.C System of charges	<ul style="list-style-type: none"> Add Middle Housing to the "Other Developed Parcel" classification for monthly service charge 	<ul style="list-style-type: none"> This modification is primarily needed for billing and accounting purposes. By including Middle Housing in the same classification as other developed parcels, it ensures that these properties are appropriately billed for monthly utility or service charges. This change also streamlines the accounting process by formally recognizing Middle Housing in the service charge system, making it easier to track and bill these properties in the same way other developed parcels are billed.
RMC 15.24.060.D. Table 1 Classification of clearing...	<ul style="list-style-type: none"> Add Middle Housing to Building Projects classification and remove duplexes. Update language in table to match process regarding plan review 	<ul style="list-style-type: none"> This update is important to clarify Middle Housing's role in grading and development permits, especially in relation to clearing activities for building projects. In many cases, a grading permit is required before construction can begin, and having a clear classification of Middle Housing helps streamline the permitting process. By specifying Middle Housing within the Building Projects category, it ensures that these types of developments go through the appropriate plan review process, ensuring compliance with local regulations.