



CITY OF COEUR D'ALENE

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WASTEWATER DEPARTMENT

765 W. Hubbard Ave.
Coeur d'Alene, ID 83814

Policy #:	Title:	Effective Date:
719	EASEMENTS AND CONSTRUCTION NEAR CITY PUBLIC SEWER FACILITIES	December 1, 2020

PURPOSE

The intent of this policy is to define minimum easement requirements and dimensions for City public wastewater systems.

REFERENCE

This policy will replace any prior policies that reference easement requirements for City public wastewater systems.

POLICY

I. APPLICABILITY

This policy applies to all public sewer infrastructure that is, or is intended to be, owned, operated and maintained by the City of Coeur d'Alene and the Wastewater Department that is not located within the public right-of-way(s).

II. POLICY STATEMENT

- A. All City public sewer conveyance pipes including but not limited to sewer mains, force mains, manholes and siphons, etc., not within public right-of way(s) shall be located within a minimum 20-foot-wide easement granted to the City of Coeur d'Alene for the purpose of the permanent access, operation and maintenance of said City public sewer infrastructure. The easement width shall be centered over the centerline of the infrastructure and extend 10 feet horizontally on either side of the said centerline. The easement shall extend vertically and therefore no underground, surface or overhead encroachment is allowed without a written authorization from the Coeur d'Alene Wastewater Department.

1. In the case of a shared easement with other buried utilities, a minimum easement width for the wastewater piping shall be handled on a case by case basis.
 2. The Wastewater Department shall provide the easement boiler plate upon request where the Developer/Applicant's professional surveyor will be responsible for providing and stamping the legal description of the easement per Idaho Code
 3. The City of Coeur d'Alene will record the easement with the Kootenai County Recorder's Office and provide the Developer/Applicant with a copy.
- B. Construction of structures of any kind within the easement is prohibited. Deeply rooted vegetation, permanent structures, mounted signs, retaining walls, fences, bollards and monuments will not be allowed within the easement.
- C. Landscaping within the easement shall be limited to shallow rooted vegetation, curbing, concrete, asphaltic and paver-block surfaces. Gates with a clear 20'-wide opening will be permitted with the understanding that if access is required, any locks will be cut and impediments will be removed by the Wastewater Department at owner's expense.
- D. Manholes within the easements will require unobstructed access by maintenance vehicles and equipment via an all-weather concrete or asphalt surfaces or as approved by the Wastewater Department.
- E. Easements for City public sewer (Lift) pump stations or other miscellaneous public sewer infrastructure shall be handled on a case by case basis and approved by the Wastewater Department before construction.

RESPONSIBLE DEPARTMENT

The City of Coeur d'Alene Wastewater Department shall be charged with the implementation and enforcement of this adopted policy.