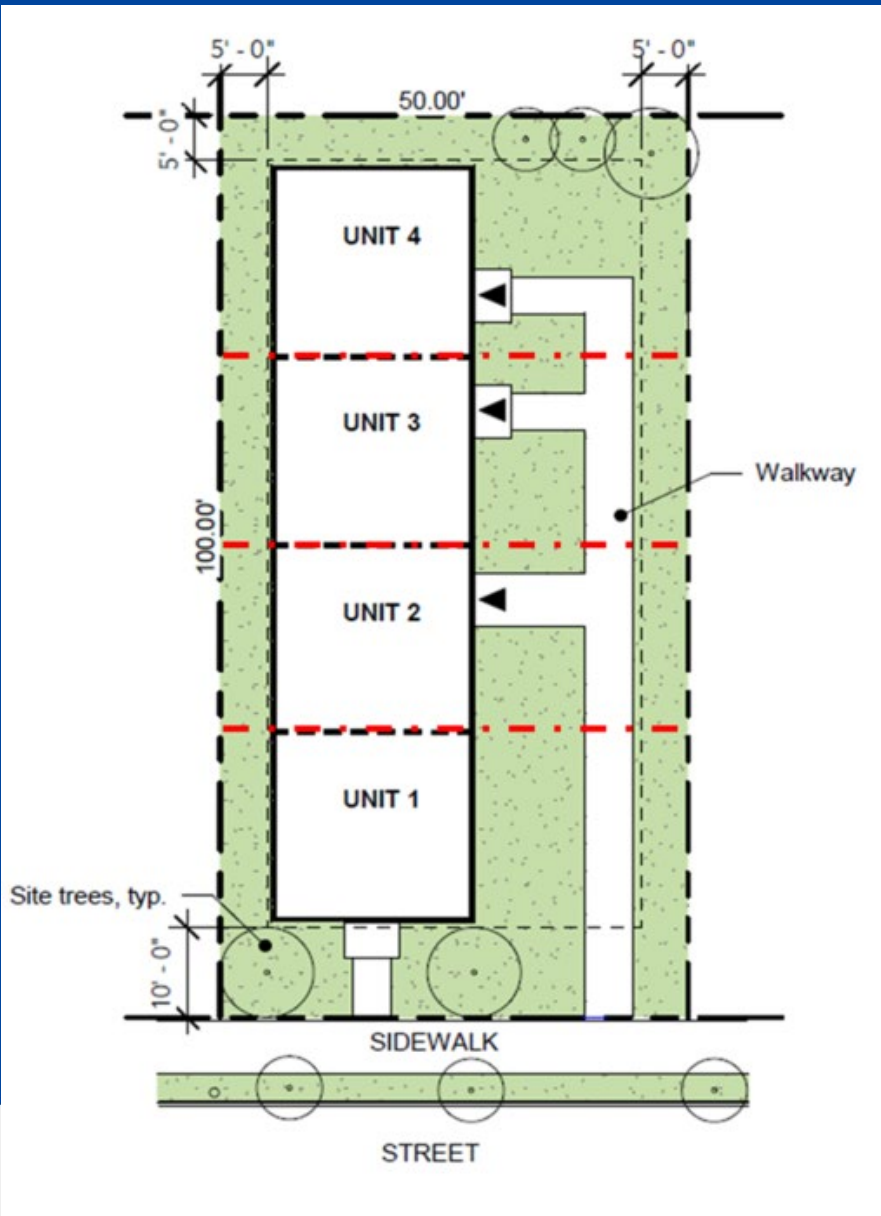


# **PWB and MHLD policy adoption**

**A new Water Bureau internal policy change that benefits MHLD residential projects.**

**New policy puts the decision making in hands of the water plans reviewer, without requiring formal Design Exception.**

# PWB and MHL D policy adoption



MHL D allows land locked parcels to be developed as separate lots. They are served with utilities through an easement.

# PWB City Code Title 21

## 21.12.010 New Service to Property Adjacent to Water Main.

City Code Section

(Amended by Ordinance [190811](#), effective June 10, 2022.)

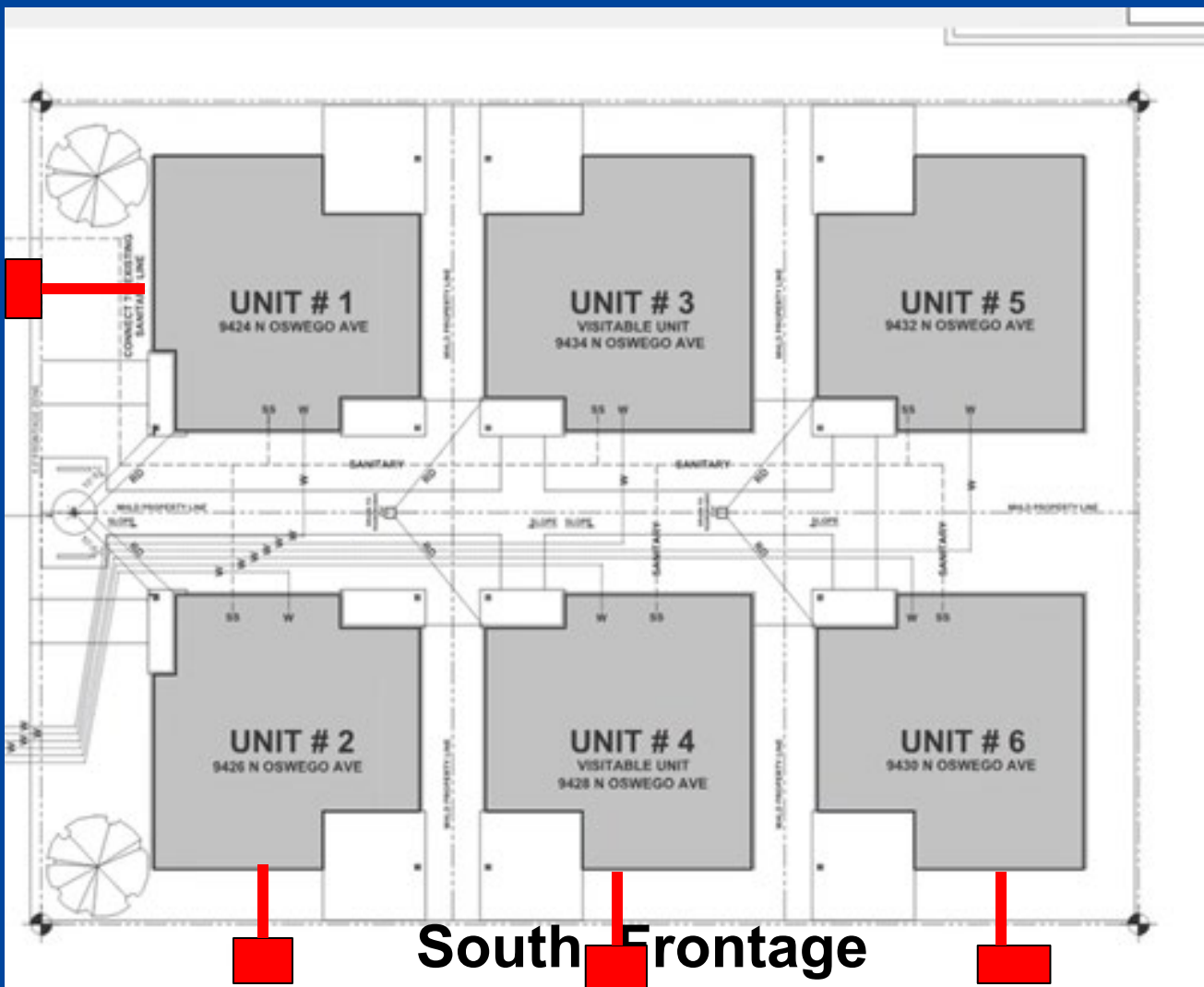
A request for a new service within the City and adjacent to a City water main is subject to the provisions of this code and the Annual Rates Ordinance.

To obtain water service, the service connection must be along the front lot line of the property to be served and be adjacent to a right-of-way in which there is a public water main.

When no frontage exists for landlocked parcels, whether existing or created through a land use process, or if installing a new service within a frontage causes an adverse risk as determined by the Water Bureau, the Chief Engineer may approve of a new water service within a private easement across a separate parcel(s) of land. The applicant must record the easement(s) prior to service connection.

# PWB and MHL D policy adoption

East Frontage



South Frontage

# PWB and MHL D policy adoption

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City Code Section

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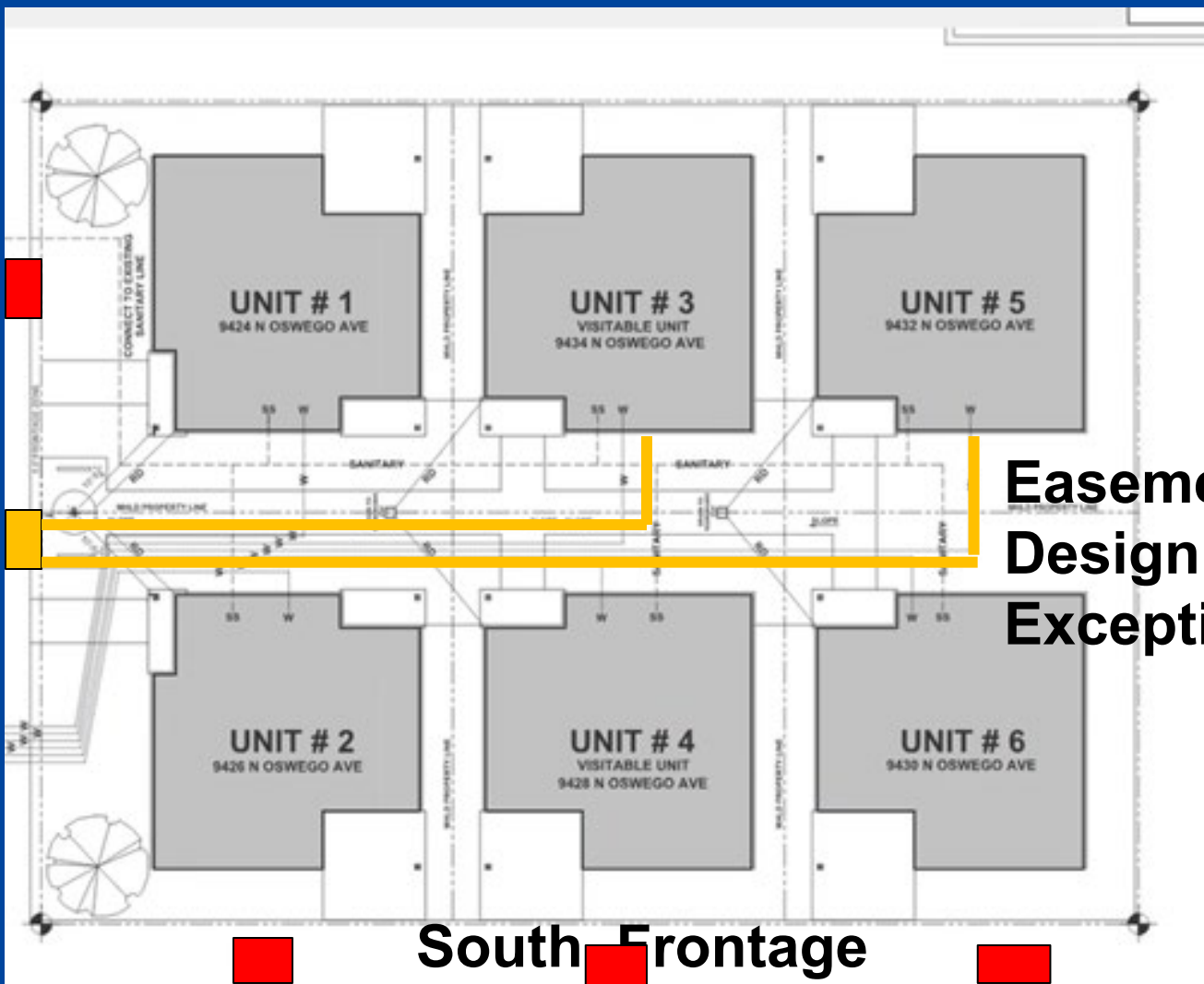
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# PWB and MHL D policy adoption

East Frontage

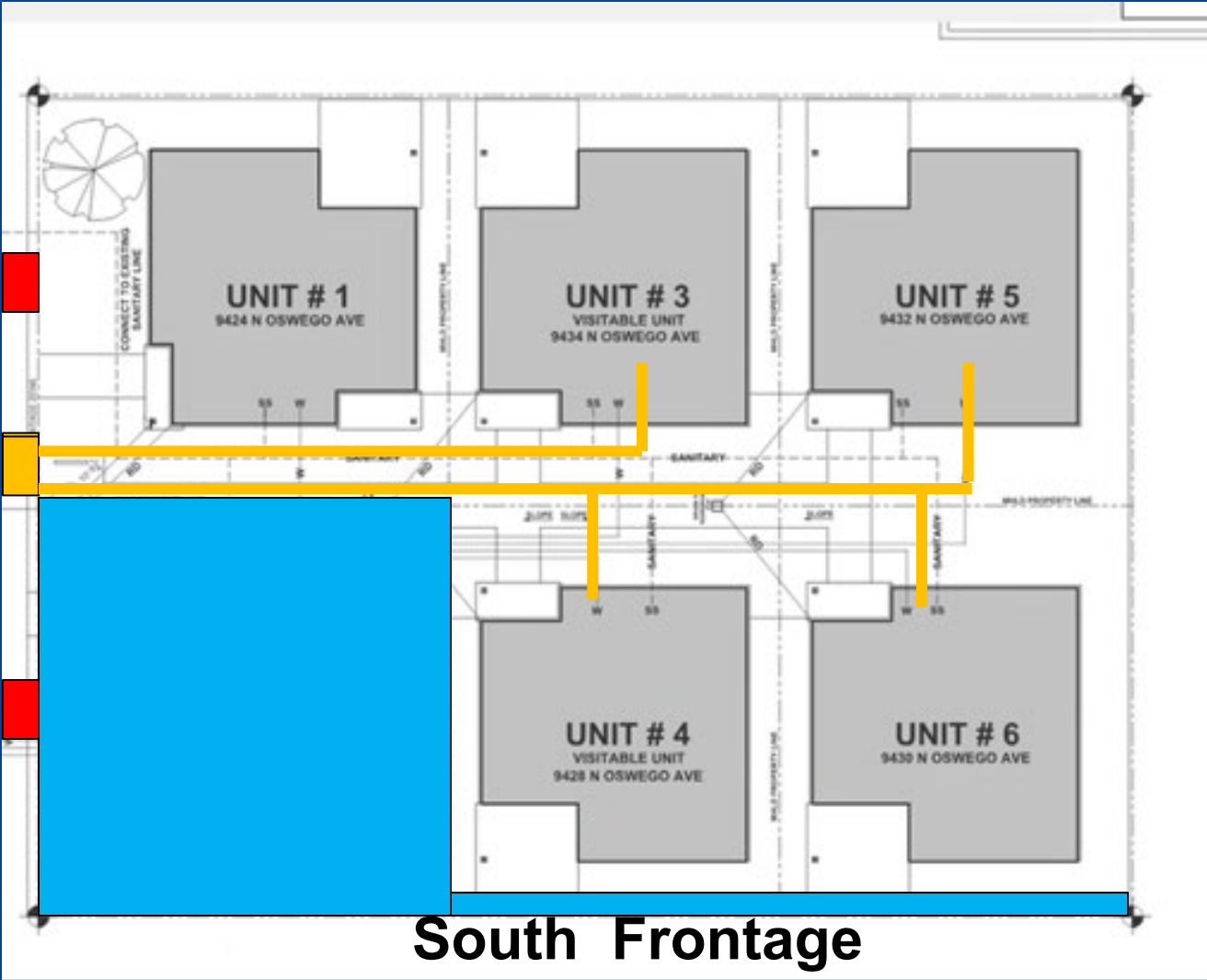


Easement:  
Design  
Exception reqd.

South Frontage

# PWB and MHL D policy adoption

East Frontage



South Frontage

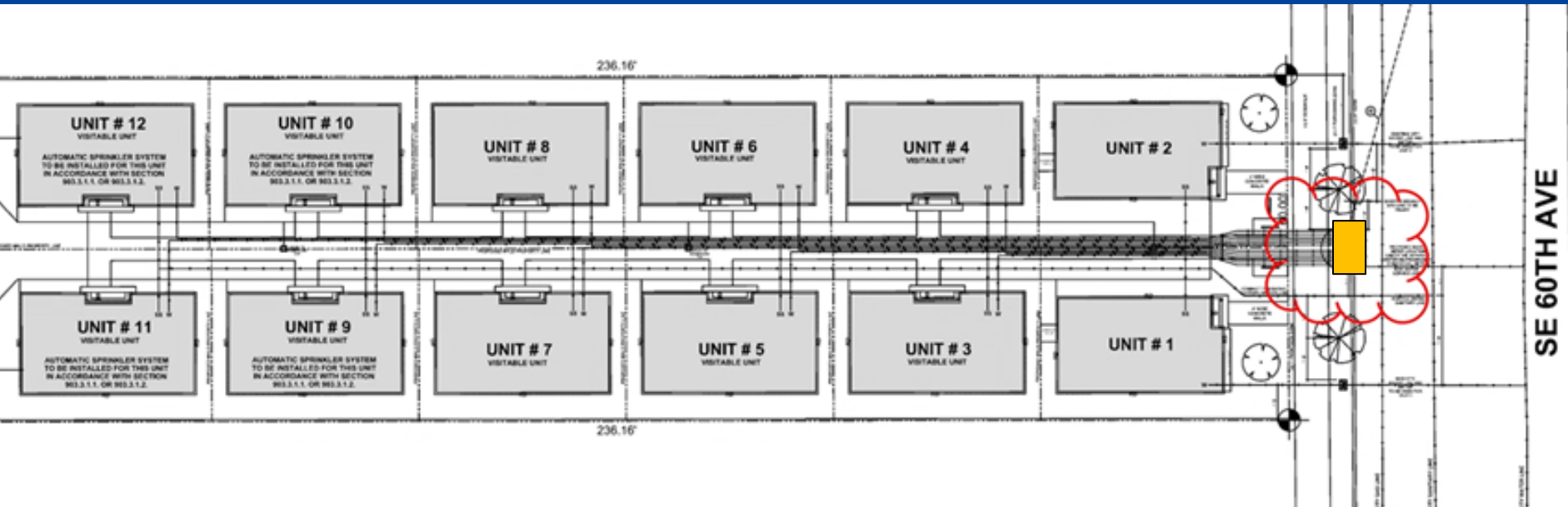
# PWB and MHLD policy adoption

As Chief Engineer of the Portland Water Bureau Engineering Services Group, I delegate authority to Water Bureau and Portland Permitting and Development Water Development Review and Water Engineering Review staff to approve service via a private easement in the following scenario:

- Any lot created as part of the Middle Housing Land Division (MHLD) land use process, regardless of whether the lot does or does not have frontage to a public right-of-way.
- When service is provided via an easement, a Maintenance Agreement must be recorded that runs in perpetuity with the property, that outlines property owners' responsibility to maintain service lines from the back of the meter and across private property.
- The Maintenance Agreement must be in substantial conformance with the templates provided by Portland Permitting & Development.



# PWB and MHL D policy adoption



# **PWB and MHL D policy adoption**

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**New policy puts the decision making in hands of the plans reviewer, without requiring formal Design Exception.**

**Provides certainty for developer.**