

Wood River Village – Sewer Feasibility Process

Permit Center
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COMMUNITY
DEVELOPMENT

Wood River Village is a community center located South of Reed Market Road, West of Brookwood Boulevard, and East of the Deschutes River. This area has the City of Bend's only vacuum sewer system. In order to complete a partition/subdivision/property line adjustment (land use application) within Wood River Village, the following procedures are set forth:

Step 1: Submit a sewer model analysis to the City of Bend. These applications can be located on the City's [website](#) or at the permit center. Submit the form to the email address comdeveng@bendoregon.gov, and identify on the application that this is for a Wood River Village application. Application fees will be paid at time of submittal.

Step 2: Call 811 "Call before you Dig" for a utility locate before or immediately after the submittal of the sewer model analysis application form. Provide 811 information on your property location and that they are to mark existing underground utilities in front of the property. Identify with 811 that it is needed within 1 week as the City's Utility department may dig/pot hole around the sewer valve pits.

Step 3: A sewer report will be prepared by the City and provided to the applicant.

Step 4: Submit your [land use application](#) to the City's Planning Department with the City's sewer analysis report. A fee will be assessed for each new parcel to contribute to the sewer pump upgrade at the time of land use application.

Step 4a: If it is found that there are sewer connections available, the land use condition for partitioning/subdividing the land will have the applicant obtain a right of way permit and install a new sewer service to the property prior to final plat recording.

Step 4b: If it is found that there are no sewer connections available, a new sewer valve pit will need to be installed. Upon submitting your application to the City's Planning Department, a condition will be made prior to final plat recording that a new valve pit and sewer services be installed with an Infrastructure permit. The applicant shall hire a professional engineer to prepare a construction plan set for construction.

Step 5: Installation requirements for Airvac sewer systems must be done per manufacturer instructions. Installation of the sewer service within private property shall be done under a City of Bend plumbing permit, complying with all applicable Plumbing Codes. An air intake assembly (required on vacuum systems) may need to be constructed as part of the system and the requirements for the air intake can vary depending on its location.

Frequently Asked Questions

- Why can't I connect into an existing sewer valve pit if it is next to my property? *Valve pits are designed by the AirVac Manufacturer to have a maximum of four houses per valve pit and if the pit is already full or has been allocated then a new pit will be required.*
- Why does the City need me to submit a sewer model analysis? *Upon receiving an application, the City of Bend verifies the number of existing sewer services at the valve pit(s) within the vicinity of the property. The Utility Department will either excavate/pot hole around the valve pit(s) or use cameras to determine the availability of service connections.*
- Why is the City assessing fees for the sewer pump upgrades? *The vacuum pumps were originally sized to function for the sewer demand produced by the original number of lots approved when the subdivision was created. With residents wanting to partition lots and increase density, sewer demands have increased deeming the original pumps insufficient.*