

ARTICLE 8: UTILITIES AND PUBLIC SPACE

Section 801. Water Facilities

A. General Requirements

1. Necessary action shall be taken by the applicant to extend or create a water-supply district for the purpose of providing a water-supply system capable of providing domestic water use and fire protection.
2. Where a public water main is accessible, the subdivider shall install adequate water facilities (including fire hydrants) subject to the specifications of the City utilities department as shown on the final utility plan required in Section 501.
3. Water main extensions shall be approved by the Water Superintendent. If the water main is extended adjacent to property that will not participate in the initial construction cost of the water main, the developer shall submit to the Water Superintendent a cost recovery study based upon the actual construction costs showing the amount due from each property when a connection is made to the extended water main.
4. To facilitate the above, the location of all fire hydrants, all water supply improvements, and the boundary lines of proposed districts shall be shown on the preliminary water and sewer plan.

B. Public Water Supply

Land which is located over or adjacent to a water bearing stratum or water supply reservoir and which is designated as an area providing or supplementing a municipal water supply shall not be developed or subdivided for residential, recreational, commercial or industrial purposes except when public water and sewer systems are provided.

C. Design Standards

All water facilities including water mains, valves, fire hydrants, storage facilities and pumping stations shall be designed in accordance with the Engineering Design Standards and are subject to the approval of the City Engineer.

Section 802. Sanitary Sewers

A. Provided for each lot.

Each lot within a subdivision area shall be provided with a connection to an approved public sanitary sewer.

B. Exceptions.

In areas where a public sanitary sewer is not reasonably accessible, but where plans, including

the comprehensive plan, a facilities plan or any other approved plan for the installation of sanitary sewers in the vicinity of the subdivision has been prepared, the subdivider shall install sewers in conformity to plans approved by the City Engineer. In cases where a connection to an existing public sanitary sewer may not be immediately practical, a connection may be made to the gravity sewer system by the use of a lift station, constructed in accordance with the regulations and requirement set forth by the City Engineer.

C. Design Standards.

All sanitary sewer facilities including gravity sewers, manholes, lift stations and force mains shall be designed in accordance with the Engineering Design Standards and are subject to the approval of the City Engineer.

Section 803. Public Open Space

Where increased demands on schools, parks or recreation areas will occur as a result of the applicant's proposed subdivision, the City may require a minimum reservation of 5% of the land within the proposed subdivision for open space for park, recreation or school purposes. The land that is proposed by the applicant for reservation must be suitable and acceptable to the City for the use or activity that is identified. The City may exclude commercial and industrial zoned property from the 5% reservation. In lieu of the minimum reservation of land within the proposed subdivision for public open space, the applicant may pay the following amount: five hundred dollars (\$500) multiplied by the total area in square feet of the subdivision divided by the required minimum single-family detached lot area in square feet of the zoning district in which it is located. Any commercial or industrial zoned area, or land reserved for public open space on the plat may be removed from the calculation of the total area of the subdivision unless the areas is mixed-use. Any mixed-use developments will have half of the areas designated for mixed uses counted towards the total requirement for open space, this inclusion can be removed if the development provides for open space within the development privately; this will be determined by the City.

Public land dedication for parks and open space purposes shall be dedicated at time of first adjacent subdivision plat. Cash-in-lieu payment shall occur at the time of first subdivision platting. Cash-in-lieu payments shall be deposited into an interest-bearing account and segregated from other funds of the City. The revenues collected and interest earned shall be used solely for the purchase of public open space to benefit the subdivision.

Where a proposed park, recreation or other public area which is shown on the Comprehensive Plan is located in whole or in part in a residential subdivision, the City Council may require the dedication or reservation of such area within the proposed subdivision for public purposes.