

**EPHRAIM CITY
ORDINANCE ECO 24-03**

SUBDIVISION SEPTIC ORDINANCE UPDATE

WHEREAS, the utility ordinance 8.12.030 was updated in October 2023 to enhance the regulation of septic systems within the city;

WHEREAS, consistency across all city ordinances is essential for maintaining clear and effective governance, and the septic code in the land use-subdivision ordinance must align with the updated utility ordinance;

NOW THEREFORE, be it ordained by the Council of Ephraim City, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “11.20.030 On-Site Improvements” of the Ephraim City Municipal Code is hereby *amended* as follows:

A M E N D M E N T

11.20.030 On-Site Improvements

Costs of Improvements covered under the provisions of this section are to be paid by the developer and are subject to the approval of city.

- A. The owner of any land located in or platted as a subdivision shall install the following improvements in compliance with the specifications contained in the Construction Standards of Ephraim City and to the requirements contained herein:
1. Sewer
 2. Storm Drainage
 3. Culinary water and fire hydrants
 4. Roads
 5. Power
 6. Street lights and signs
 7. Sidewalk and curb/gutter
 8. Other utilities as needed for the subdivision
 9. Other improvements, such as parks, trails, open space or other amenities, fencing, etc. as may required on a case by case basis for each subdivision.
- B. **Sewage collection:** The subdivider shall connect to the City sanitary sewer and provide adequate lateral lines to the property line of each lot. Such sewer connections and subdivision sewer systems shall comply with the regulations and specifications of the Construction Standards, and shall be approved, by the City. A lateral shall typically placed 10 feet from the center of the lot frontage (at least 10 feet horizontally) on the downhill side of and at least 18 inches underneath the water lateral. ~~Septic tanks or other means of sewerage collection are not allowed unless exempted by the City~~

~~Council after recommendation from staff and the Planning Commission due to unusual circumstances or terrain. In no case shall septic tanks be allowed on more than 1 lot per 5 acres.~~ Lateral line locations shall be permanently marked and clearly identified either by marking an "S" on the curb, or by another means approved by the City Engineer. The locations shall be clearly shown on the as-built drawings. Ephraim City shall require connection to the sewer system for buildings within the city that are used for human occupancy if the sewer is available and within three hundred (300) feet of the property line of a property. Newly extended mains require properties with a building used for human occupancy within three hundred feet (300') of the property line to connect onto the city system within a reasonable amount of time at their own expense. It shall be unlawful to construct or to continue the use of any other sewage disposal system such as a privy, vault, cesspool, or septic tank on the property except by written approval of the city council in cases of undue hardship.

C. Drainage:

1. The subdivider shall provide adequate surface drainage for the development, including primary on-site drainage adequate to handle a twenty-four (24) hour, ten (10) year storm event. Design calculations shall be submitted along with the construction plans. Inlets shall be provided so that surface water is not carried across intersections, or for a distance of more than six hundred (600) feet in the gutter. Underground seepage sumps may be approved only after receipt of acceptable engineering calculations. Sumps shall meet the design standards shown in the Ephraim City Construction Standards unless otherwise approved by the City Engineer.
2. If a storm retention or detention basin is used, it shall meet the requirements as shown in the Ephraim City Construction Standards, or as approved by the City Engineer. The applicant shall completely landscape the facility. A landscaping plan shall be submitted and approved by the Planning Commission. Written approval from Ephraim Irrigation Company is required before altering or tying into a ditch or canal. Drainage in cul-de-sacs shall drain away from the turn-around unless otherwise approved by the City Engineer. All storm drainage designs shall be certified by a licensed professional engineer.

D. Culinary Water:

1. The subdivider shall install water lines to make the water supply available to each lot within the subdivision, including laterals and meter sets according to the specifications of the City. The City Engineer shall approve the location and size of water mains. Water mains shall be interconnected to provide a loop unless otherwise approved by the City Engineer. Lateral line locations shall be clearly identified either by marking on the curb, measuring to a permanent structure, or by another means approved by the City Engineer. The locations shall be clearly shown on the as-built drawings. Water laterals must be at least 3 feet below finished grade, but not more than 5 feet below finished grade.
2. Meters shall be placed in the middle of the lot along the right of way as close to the property line as possible and shall not be located in the sidewalk or driveway entrances unless specifically permitted by the development review committee. Without such approval, meters may be required to be moved at the

developer's expense if they are found to be in the sidewalk or driveways. Meter boxes will be required to be adjusted to match finished grade once the finished grade is established by the sidewalk and curb elevations. The meters must be set at least 3 feet below finished grade, but not more than 5 feet below finished grade.

- E. **Fire Hydrants:** Fire hydrants shall be of the type, size, and number as adopted by the City and installed in such locations as approved by the City and shall meet fire flow requirements as established by the International Fire Code latest edition. Fire hydrants will be required to match finished grade as established by the sidewalk and curb elevations. Those hydrants not matching finished grade will be required to be made to match finished grade at the developer's expense.
- F. **Sidewalks:** Unless exempted as a Large Lot Subdivision, sidewalks shall be installed by the subdivider on both sides of all streets dedicated for public use as part of the proposed subdivision. Sidewalks shall be installed by the subdivider on the development side of all existing streets upon which the subdivision fronts. Sidewalks shall be installed according to the specifications shown in the Ephraim City Construction Standards. (Note: for curb and gutter requirements see ECC 11.16.030 Paragraph B,3)
- G. **Electric Power System:**
1. The subdivider shall pay the cost of electric system extensions and street lights, installed by the City, to service the subdivision. Street lights shall be installed in quantity and spacing according to the specifications in the Ephraim City Construction Standards.
 2. The subdivider shall be responsible to facilitate the extension of electrical distribution lines by:
 - a. Planning the installation of utilities to each lot or site to be served to preclude conflict between other utilities and the electrical distribution lines.
 - b. Scheduling and coordinating the actual installation of improvements to allow adequate time for construction of electrical distribution lines.
 - c. Notifying the Ephraim City Power Superintendent upon completion of adequate site preparation to allow installation of electrical distribution lines.
 3. The subdivider shall prepare the site for electrical distribution line installation before notifying Ephraim City to install said lines. Site preparation shall include but not be limited to:
 - a. Markers indicating property lines are in place.
 - b. The area extending from property side of sidewalk away from the street for ten (12) feet leveled to final grade.
 4. The subdivider shall provide the trenching and excavations for installation of underground facilities unless waived by the City.
 5. The subdivider shall back-fill, compact, test, and guarantee the back fill of excavations for underground facilities installed unless waived by the City.
 6. The subdivider shall pay the cost of traffic control, street identification, and other street signs, installed by the City, in accordance with City standards. The financial assurance for improvements in the subdivision will not be released

until after payment of the costs incurred to install the necessary street signs has been made.

7. Utilities including but not limited to electrical, gas, telephone, and cable TV shall be located underground when such underground service does not violate safety standards nor impose any additional maintenance burden on City personnel.
8. Survey stakes shall be placed at both front and back lot corners to completely identify the lot boundaries on the ground. Back lot corners shall be marked with a metal pipe or rod driven into the ground, and front lot corners shall be identified with permanent plugs in the sidewalk or back of the curb or with a metal pipe or rod driven into the ground if sidewalks or curbs have not been provided. All stakes shall be in place prior to the issuance of building permits and after the completion of all subdivision improvements, or in accordance with the Development Sequence and Guarantee of Improvements as outlined in ECC 11.28.010 Paragraph A,3 through ECC 11.32.060. (2012)
9. All lots will be left free from construction materials and debris and shall create no traffic hazards or other nuisances.

SECTION 2: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: **EFFECTIVE DATE** This Ordinance shall be in full force and effect from October 2, 2024 and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE EPHRAIM CITY COUNCIL OCTOBER 02, 2024.

	AYE	NAY	ABSENT	ABSTAIN
Councilmember Nordfelt	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Councilmember Parry	<u> </u>	<u> </u>	<u>X</u>	<u> </u>
Councilmember Beal	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Councilmember Anderson	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Councilmember Stevens	<u>X</u>	<u> </u>	<u> </u>	<u> </u>

Presiding Officer

Attest



John Scott, Mayor, Ephraim City



Candice Maudsley, Recorder, Ephraim
City

