



**CITY COUNCIL AGENDA  
CITY HALL AUDITORIUM, 250 NORTH 5<sup>TH</sup> STREET**

**WEDNESDAY, JUNE 3, 2009, 7:00 P.M.**

**Call to Order**

Pledge of Allegiance

**Citizen Comments**

**\* \* \* CONSENT CALENDAR \* \* \***

1. **Setting a Hearing for the Bella Dimora Property Subdivision/Zone Amendment, Located at Patterson Road, Grand Falls Drive, and Valentino Way** [File #PP-2007-304] [Attach 1](#)

A request for approval to amend and zone property located at Patterson Road, Grand Falls Drive and Valentino Way in The Legends and Legends East Subdivisions to PD, (Planned Development) with a default zone of R-8, (Residential – 8 du/ac) by approval of the Preliminary Development Plan as a Planned Development containing 114 dwelling units on 13.87 +/- acres.

Proposed Ordinance Amending the Existing Planned Development Zone by Including Additional Land with a Rezone of the Additional Land to Planned Development and Amending the Preliminary Plan with a Default R-8 (Residential – 8 DU/Ac) Zone District for the Development of 114 Dwelling Units for the Bella Dimora Subdivision, Located South of Patterson Road, North of Grand Falls Drive and Valentino Way

*Action: Introduction of a Proposed Ordinance and Set a Hearing for June 29, 2009*

Staff presentation: Scott D. Peterson, Senior Planner

2. **Setting a Hearing Amending the Code to Require 4" Sewer Line to Each Unit of a Multi Unit Structure or Multiple Units on a Property** [Attach 2](#)

City Staff would like to coordinate sewer line requirements for multi residential unit structures and properties with multiple residential units with those required by special districts in the area. Amending the City's Code will provide consistency to City residents and give Planning and Development review Staff more guidance and support of the requirements.

Proposed Ordinance Amending Section 38-35, Article II of Chapter 38 of the Grand Junction Code of Ordinances Pertaining to Sewer Line Connections

*Action: Introduction of a Proposed Ordinance and Set a Hearing for June 15, 2009*

Staff presentation: John Shaver, City Attorney

**\*\*\* END OF CONSENT CALENDAR \*\*\***

---

**\*\*\* ITEMS NEEDING INDIVIDUAL CONSIDERATION \*\*\***

3. **Public Hearing—Amendments to the Code Regarding Wastewater and Industrial Pretreatment Programs** [Attach 3](#)

The U.S. Environmental Protection Agency (USEPA) conducted an audit of the City's industrial pretreatment program in July of 2008. The resulting audit report included recommendations and some required actions. Staff prepared and submitted amendments to the Code in February, 2009, to incorporate some of the changes required by the EPA audit. The EPA has requested some supplemental changes to the Code because of an oversight by the EPA during the audit.

Ordinance No. 4358—An Ordinance Amending Portions of Article II of Chapter 38 of the Grand Junction Code of Ordinances Pertaining to Pretreatment Regulations, to Incorporate Required Changes to the City's Legal Authority Requested by the United States Environmental Protection Agency through an Audit

®Action: *Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance No. 4358*

Staff presentation: John Shaver, City Attorney

4. **Non-Scheduled Citizens & Visitors**
5. **Other Business**
6. **Adjournment**

**Attach 1**  
**Setting a Hearing for the Bella Dimora Property Zoning Amendment**  
**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	Bella Dimora Subdivision/Zone Amendment – Located at Patterson Road, Grand Falls Drive and Valentino Way in The Legends		
<b>File #</b>	PP-2007-304		
<b>Meeting Day, Date</b>	Wednesday, June 3, 2009		
<b>Placement on the Agenda</b>	<b>Consent</b>	<b>X</b>	<b>Individual</b>
<b>Date Prepared</b>	May 13, 2009		
<b>Author Name &amp; Title</b>	Scott D. Peterson, Senior Planner		
<b>Presenter Name &amp; Title</b>	Scott D. Peterson, Senior Planner		

**Summary:** A request for approval to amend and zone property located at Patterson Road, Grand Falls Drive and Valentino Way in The Legends and Legends East Subdivisions to PD, (Planned Development) with a default zone of R-8, (Residential – 8 du/ac) by approval of the Preliminary Development Plan as a Planned Development containing 114 dwelling units on 13.87 +/- acres.

**Budget:** N/A

**Action Requested/Recommendation:** Introduction of a proposed Ordinance amending and zoning properties to Planned Development by approval of a Preliminary Development Plan and set a public hearing for June 29, 2009.

**Attachments:**

1. Site Location Map / Aerial Photo Map
2. Future Land Use Map / Existing City Zoning
3. Site Plan (Sheets S1 – S3)
4. Planned Development Ordinance

<b>BACKGROUND INFORMATION</b>				
<b>Location:</b>		Patterson Road, Grand Falls Drive and Valentino Way in the Legends/Legends East Subdivisions		
<b>Applicants:</b>		Abell Partners LLC & Legends Partners LLC, Owners		
<b>Existing Land Use:</b>		Vacant land		
<b>Proposed Land Use:</b>		Two family dwelling and Single family stacked residential subdivision		
<b>Surrounding Land Use:</b>	<b>North</b>	Matchett Park (undeveloped) and Single family detached dwelling units		
	<b>South</b>	Single family detached dwelling units		
	<b>East</b>	Single family detached and attached dwelling units		
	<b>West</b>	Single family detached dwelling units		
<b>Existing Zoning:</b>		PD, (Planned Development) and R-8, (Residential – 8 du/ac)		
<b>Proposed Zoning:</b>		PD, (Planned Development)		
<b>Surrounding Zoning:</b>	<b>North</b>	R-5, (Residential – 5 du/ac), CSR, (Community Services and Recreation) and R-O, (Residential Office)		
	<b>South</b>	PD, (Planned Development) and R-8, (Residential – 8 du/ac)		
	<b>East</b>	PD, (Planned Development)		
	<b>West</b>	PD, (Planned Development)		
<b>Growth Plan Designation:</b>		Residential Medium High (8 – 12 du/ac)		
<b>Zoning within density range?</b>		X	Yes	No

**Staff Analysis:**

**Background:**

The applicants, Abell Partners LLC & Legends Partners LLC, wish to develop a two family dwelling and single family stacked dwelling residential subdivision to be located south of Patterson Road and north of Grand Falls Drive and Valentino Way on a total of

13.87 acres. The total number of dwelling units proposed would be 114 and be constructed in three (3) phases.

In 1999, the City Planning Commission approved a Preliminary Plan for The Vistas Subdivision. This approved plan included 80 four-plex townhouse lots and 72 single-family detached lots. The proposed 80 four-plex townhouse lots were never developed.

In 2000, the City Planning Commission approved a revised Preliminary Plan from The Vistas, named The Legends that included more single-family detached lots and a revision to develop 80 four-plex units, rather than townhouse lots that were previously approved in the prior year. The proposed 80 four-plex units again were never developed by the applicants. Also in 2000, the City Council approved a Zone Change for The Legends Subdivision to PD, (Planned Development).

In 2000 and 2001, the applicants received Final Plat approval for The Legends, Filing One and Two. The land area where the 80 four-plex units were to be developed was platted as Lot 1, Block 1, The Legends, Filing Two and contained 9.44 acres.

The applicants now wish to develop this 9.44 acre property and incorporate it with the currently vacant adjacent 4.43 acres known as Lot 18, Block 3, Legends East, Filing Three and request that the Planning Commission and City Council amend the Preliminary Development Plan and PD, (Planned Development) Zoning District for the proposed Bella Dimora Subdivision (In 2006, the Preliminary Plan for Legends East was approved that included 29 single-family attached dwelling units on the property now known as Lot 18, Block 3, Filing Three. The approval of this Preliminary Development Plan would also amend the approved Preliminary Plan for Legends East).

Density: The proposed density for Bella Dimora will be approximately 8.21 dwelling units per acre. The Growth Plan Future Land Use Map indicates this area to be Residential Medium High (8 – 12 du/ac). However, since the applicants had previously developed single-family detached homes in The Vistas/Legends/Legends East Subdivisions that were lower than the required densities per the Growth Plan, therefore, the applicants must now “make up” for those lower densities in this “phase” of the Planned Development, more specifically to develop a minimum of 114 dwelling units with this proposed development in order to meet minimum density requirements of 6.4 du/ac which equates to 80% of the Growth Plan designation (Section 3.6 B. 9. a. of the Zoning and Development Code) for the approved The Vistas/Legends/Legends East plans. This plan does allow overall densities to meet minimum density standards.

Access and Street Design: The proposed development has three (3) access points; Legends Way, Verona Drive and W. Naples Drive. All proposed streets, with the exception of Legends Way were approved as an Alternate Street right-of-way design per Chapter 15 of the TEDS Manual (Transportation Engineering Design Standards).

For an alternate street design, no on-street parking will be allowed except in designated parking areas with the exception of E. Naples Drive which allows parking on both side of the street from Siena/Ravenna Court to Verona Drive.

Open Space / Park: The applicant is proposing a series of 4' wide concrete pedestrian paths that will meander throughout the subdivision for the benefit of the residents (see attached Site Plan – Sheets S1 – S3). Open space areas are proposed in each phase of development that will include extensive landscaping, pedestrian paths and park benches (7.65 acres total of open space – minimum 1 tree per 2,500 sq. ft. and 1 shrub per 300 sq. ft. in accordance with Exhibit 6.5 A. of the Zoning and Development Code). In some locations, pedestrian trails also serve as sidewalks for adjacent dwelling units since sidewalks will not be constructed adjacent to all street frontages. A Pedestrian Easement will be dedicated to the City of Grand Junction at the time of Final Plan approval for ingress and egress by the public on all pedestrian paths.

Lot Layout: The proposed subdivision has stacked dwelling units. A stacked dwelling unit is defined by the Zoning and Development Code as a dwelling containing two single family units that are separated horizontally. The majority of the development will be two-family dwelling units that would be separated by a common wall. No single-family detached housing is proposed. The building footprint for each dwelling unit would be the “lot” with the exception of the stacked dwelling units. All areas outside of the building footprint would be designated as “Tracts” for maintenance responsibilities by the homeowner’s association (upon recording of a plat, these tracts would become common elements or limited common elements).

Phasing: The proposed Bella Dimora subdivision is to be developed in three phases. The proposed phasing schedule is as follows (see attached Site Plans – Sheets S1 – S3):

Phase I: Range of development to be 30 +/- dwelling units. Phase 1 to be reviewed and approved by the year 2012.

Phase 2: Range of development to be 40 +/- dwelling units. Phase 2 to be reviewed and approved by the year 2015.

Phase 3: Range of development to be 44 +/- dwelling units. Phase 3 to be reviewed and approved by the year 2018.

#### Long-Term Community Benefit

The intent and purpose of the PD zone is to provide flexibility not available through strict application and interpretation of the standards established in Chapter 3 of the Zoning and Development Code. The Zoning and Development Code also states that PD, (Planned Development) zoning should be used only when long-term community

benefits, which may be achieved through high quality planned development, will be derived. Long-term benefits include, but are not limited to:

1. More effective infrastructure;
2. Reduced traffic demands;
3. A greater quality and quantity of public and/or private open space;
4. Other recreational amenities;
5. Needed housing types and/or mix;
6. Innovative design;
7. Protection and/or preservation of natural resources, habitat areas and natural features; and/or Public art.

The proposed development has met the following long-term community benefits:

1. Effective infrastructure design and in-fill project with higher density development that provides for better utilization of streets, water and sewer services.
2. Recreational amenities that include an extensive network of off-street pedestrian trails, benches and landscaped park open spaces, throughout the subdivision.
3. A needed mix of housing types for the community.

The project has been designed to add aesthetic value to the neighborhood as it offers higher density in an environment that feels more like a single-family detached neighborhood. Amenities such as trails, open space parks and landscaping will be included in all common areas.

### Default Zone

The dimensional standards for the R-8, (Residential – 8 du/ac) zone, as indicated in Table 3.2 (including Footnotes) in the Zoning and Development Code, are as follows:

Density: 8 dwelling units to the acre

Minimum lot area/width: 4,000 sq. ft./40'. (see deviation below)

Front yard setback (Principal/Accessory): 20/25 (see deviations below)

Side yard setback (Principal/Accessory): 5/3 (see deviations below)

Rear yard setback (Principal/Accessory): 10/5 (see deviations below)

Maximum building height: 35'

### Deviations

#### 1. Building Setbacks:

20' Front Yard

15' Adjacent Side Street (Corner Lot)

10' Rear Yard

14' Rear Yard Setback (Adjacent to Patterson Road)



15' Rear Yard Setback (Adjacent to Legends Way)  
Standard setbacks apply unless otherwise noted.

2. Six foot (6') tall masonry screen wall required to be located a minimum five feet (5') from north property line adjacent to Patterson Road per Section 6.5 G. 5. e. of the Zoning and Development Code. Applicant is proposing to construct the masonry wall on the property line in order to give the unit property owners a larger backyard area as the rear yard setback adjacent to Patterson Road is 14'. Planning Commission was supportive of the proposed deviation in this instance. Applicant is also proposing to construct the masonry wall in 30' segments and shift from the property line two feet (2') along Patterson Road which gives the wall architectural relief rather than constructing a standard monolithic wall. A detached sidewalk also exists along Patterson Road with varying landscape buffer dimensions between the sidewalk and wall so that the proposed wall would not be constructed directly adjacent to the sidewalk.

3. There are no minimum lot areas or widths with this subdivision proposal since the amount of open space provided is providing the community benefit along with the off-street pedestrian trails.

**Section 2.12 C. 2. of the Zoning and Development Code:**

Requests for a Planned Development Preliminary Development Plan must demonstrate conformance with all of the following:

- a) The Outline Development Plan review criteria in Section 2.12 B. of the Zoning and Development Code.
  - 1) The Growth Plan, Grand Valley Circulation Plan and other adopted plans and policies.

The proposed Preliminary Development Plan complies with the Growth Plan, Grand Valley Circulation Plan and other applicable adopted plans and policies. The proposed development is within the density ranges of the Residential Medium High (8 – 12 du/ac) category as defined in the Growth Plan.

- 2) The rezoning criteria provided in Section 2.6 of the Zoning and Development Code.

- a. The existing zoning was in error at the time of adoption.

Not applicable. The applicants have submitted a request to zone the properties PD, Planned Development with the default zoning of R-8, (Residential – 8 du/ac) which is in the allowable density range

of Residential Medium High (8 – 12 du/ac) as defined by the Growth Plan.

- b. There has been a change of character in the neighborhood due to installation of public facilities, other zone changes, new growth trends, deterioration, development transition, etc.

There has not been a change of character in the neighborhood as all surrounding properties are residential in character. However, since the applicant had previously developed single-family detached homes in The Vistas/Legends/Legends East Subdivisions that were lower than the required densities per the Growth Plan, the applicants are required to develop a minimum of 114 dwelling units with this proposed development in order to meet minimum density requirements of 6.4 du/ac which equates to 80% of the Growth Plan designation (Section 3.6 B. 9. a. of the Zoning and Development Code) for the approved The Vistas/Legends/Legends East plans.

- c. The proposed rezone is compatible with the neighborhood, conforms to and furthers the goals and policies of the Growth Plan and other adopted plans and policies, the requirements of this Code, and other City regulations.

The proposed zoning to PD is within the allowable density range recommended by the Growth Plan. This criterion must be considered in conjunction with criterion D which requires that public facilities and services are available when the impacts of any proposed development are realized. City Staff has determined that public infrastructure can address the impacts of any development consistent with the PD zone district, therefore this criterion is met.

- d. Adequate public facilities and services are available or will be made available concurrent with the projected impacts of development allowed by the proposed zoning.

Adequate public facilities and services are currently available or will be made available concurrent with the development and can address the impacts of development consistent with the PD zone district with an underlying default zoning of R-8.

- e. The supply of comparably zoned land in the surrounding area is inadequate to accommodate the community's needs.

Not applicable since the applicant is requesting to zone both properties to PD, Planned Development with an underlying default zone of R-8, (Residential – 8 du/ac) and is also within the allowable density range as defined by the Growth Plan Future Land Use Map.

f. The community will benefit from the proposed zone.

The proposed zoning of PD, Planned Development will allow the properties to be developed with community benefits that might not occur under a straight R-8, zoning district, including recreational amenities that include an extensive network of off-street pedestrian trails and landscaped open spaces throughout the subdivision. The project has been designed to add aesthetic value to the existing neighborhood as it offers higher density development in an environment that feels more like a single-family neighborhood.

3) The planned development requirements of Chapter Five of the Zoning and Development Code.

The proposed plan is in conformance with the Planned Development requirements of Chapter Five of the Zoning and Development Code through the use of long-term community benefits such as the following; providing a needed housing type, open space parks, landscape plantings and off-street pedestrian trails, etc.

4) The applicable corridor guidelines and other overlay districts in Chapter Seven.

Not applicable since the properties are located outside of the floodplain, hillside development standards and other corridor guidelines and overlay districts as defined in Chapter Seven of the Zoning and Development Code.

5) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development.

Adequate public facilities and services will be provided concurrent with the projected impacts of the development as defined in the attached plans and phasing schedule.

6) Adequate circulation and access shall be provided to serve all development pods/areas to be developed.

Adequate circulation and access will be provided to serve all properties. Four ingress/egress points are proposed to provide access to the development. Internal streets with the exception of Legends Way were approved by the City under the Alternate Residential Street Standards as allowed in the TEDS Manual (Transportation Engineering Design Standards).

- 7) Appropriate screening and buffering of adjacent property and uses shall be provided.

Not applicable since all adjacent land uses are single-family residential. Since the proposed development is a condominium development, all land area located outside of the building footprint are to be platted as tracts of land that will be owned and maintained by the Homeowner's Association and be fully landscaped in accordance with Exhibit 6.5 A. of the Zoning and Development Code.

- 8) An appropriate range of density for the entire property or for each development pod/area to be developed.

The proposed density for the development is 8.21 du/ac, which is within the Growth Plan designation density of the Residential Medium High category of 8 to 12 du/ac. The applicants are required to develop a minimum of 114 dwelling units with this proposed development in order to meet minimum density requirements of 6.4 du/ac which equates to 80% of the Growth Plan designation (Section 3.6 B. 9. a. of the Zoning and Development Code) for the previously approved The Vistas/Legends/Legends East plans.

- 9) An appropriate set of "default" or minimum standards for the entire property or for each development pod/area to be developed.

The applicants are proposing an R-8 default zone with deviations as listed in this report.

- 10) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed.

The applicants have submitted a plan proposing the subdivision to be developed in three (3) phases.

- 11) The property is at least twenty (20) acres in size.

The existing Legends Subdivision is currently zoned PD, Planned Development and is 32 +/- acres in size. This proposal will add another 4.43 acres to the existing Legends PD zone district therefore the entire Legends Subdivision PD zone district is over 20 acres in size.

b) The applicable preliminary subdivision plan criteria in Section 2.8 B. of the Zoning and Development Code.

1) The preliminary subdivision plan will be in conformance with the Growth Plan, Grand Valley Circulation Plan, Urban Trails Master Plan, and other adopted plans;

The proposed preliminary subdivision plan is in conformance with the Growth Plan, Grand Valley Circulation Plan, Urban Trails Master Plan and other adopted plans. The proposal is within the density ranges as allowed under the Growth Plan.

2) The Subdivision standards in Chapter Six.

The proposed preliminary plan is in conformance with the subdivision standards as identified in Chapter Six.

3) The Zoning standards in Chapter Three.

The proposed preliminary plan is in conformance with the zoning standards as identified in Chapter Three, the default standards of the R-8 zone district and the amended zone district standards proposed in the deviation section of this report.

4) Other standards and requirements of the Zoning and Development Code and other City policies and regulations.

The proposed preliminary plan complies with other standards and requirements of the Zoning and Development Code and other City policies and regulations.

5) Adequate public facilities and services will be available concurrent with the subdivision.

All public facilities and services will be available concurrent with each phase of development for the subdivision.

- 6) The project will have little or no adverse or negative impacts upon the natural or social environment.

The proposed subdivision will have little or no adverse or negative impacts upon the natural or social environment. All adjacent properties are currently developed with either single-family detached or attached housing units.

- 7) Compatibility with existing and proposed development on adjacent properties.

The proposed subdivision is compatible with the existing surrounding development as the project has densities allowed within the Growth Plan designation density range of the Residential Medium High category of 8 to 12 du/ac.

- 8) Adjacent agricultural property and land uses will not be harmed.

Not applicable as there are no adjacent agricultural property and land uses.

- 9) Is neither piecemeal development nor premature development of agricultural land or other unique areas.

The proposed subdivision is surrounded by developed residential properties therefore this proposal is neither piecemeal nor premature development.

- 10) There is adequate land to dedicate for provision of public services.

Adequate land is available to dedicate for provisions of public services.

- 11) This project will not cause an undue burden on the City for maintenance or improvement of land and/or facilities.

The proposed subdivision will not cause an undue burden on the City for maintenance or improvement of land and/or facilities.

- c) The applicable site plan review criteria in Section 2.2 D. 4. of the Zoning and Development Code.

- 1) Adopted plans and policies such as the Growth Plan, applicable corridor or neighborhood plans, the major street plan, trails plan and the parks plan.

The proposed subdivision is in compliance with the applicable density as allowed under the Growth Plan designation of Residential Medium High (8 -12 du/ac), the Grand Valley Circulation Plan and Urban Trails Plan. A Pedestrian Easement will be dedicated to the City of Grand Junction at the time of Final Plan approval for ingress and egress by the public on all pedestrian paths.

- 2) Conditions of any prior approvals.

Since the applicants had previously developed single-family detached homes in The Vistas/Legends/Legends East Subdivisions that were lower than the required densities per the Growth Plan, therefore, the applicants will need to develop a minimum of 114 dwelling units with this proposed development in order to meet minimum density requirements of 6.4 du/ac which equates to 80% of the Growth Plan designation (Section 3.6 B. 9. a. of the Zoning and Development Code) for the approved The Vistas/Legends/Legends East plans.

- 3) Other Code requirements including rules of the zoning district, applicable use specific standards of Chapter Three of the Zoning and Development Code and the design and improvement standards of Chapter Six of the Code.

The two (2) parcels are proposed to be zoned PD, Planned Development with an R-8 default zoning district standard. The applicants are proposing deviations from the R-8 default zoning district as described earlier in this report. The proposed subdivision, upon review and approval by the Planning Commission and City Council will therefore meet and exceed all applicable use specific standards of Chapter Three of the Zoning and Development Code and the design and improvement standards of the Chapter Six of the Zoning and Development Code.

- 4) Quality site design practices.

The proposed subdivision provides quality site design practices as identified in the attached Site and Preliminary Plan through the use of the following; construction of 6' tall masonry wall adjacent to

Patterson Road, open space areas in each phase of development that will include extensive landscaping, pedestrian paths and park benches and all applicable requirements of the Zoning and Development Code pertaining to the PD, Planned Development zoning district with a default zoning district of R-8, Residential – 8 du/ac.

- d) The approved ODP, if applicable.

This criteria is not applicable since the applicant does not have an approved Outline Development Plan (ODP).

- e) The approved PD rezoning ordinance, if adopted with an ODP.

This criteria is not applicable as an ODP has not been approved.

- f) An appropriate, specific density for all areas included in the preliminary plan approval.

The proposed subdivision overall density is 8.21 dwelling units per acre.

- g) The area of the plan is at least five (5) acres in size or as specified in an applicable approved ODP.

The area of the proposed preliminary plan meets this criterion as the site is approximately 13.87 acres in size.

#### **FINDINGS OF FACT/CONCLUSIONS/CONDITION OF APPROVAL:**

After reviewing the Bella Dimora application, PP-2007-304 for a Preliminary Development Plan and Rezone to PD, Planned Development, the Planning Commission made the following findings of fact/conclusions and condition of approval:

1. The requested Preliminary Development Plan and Rezone to PD, Planned Development is consistent with the Growth Plan.
2. The review criteria in Section 2.12 C. 2. of the Zoning and Development Code have all been met.
3. The review criteria in Section 2.8 B. of the Zoning and Development Code have all been met.
4. The review criteria in Section 2.2 D. 4. of the Zoning and Development Code have all been met.



5. There is an existing 7' Irrigation and Drainage Easement along the west property line of the Legends East, Filing 3 Subdivision that was dedicated to the Legends Homeowner's Association that will impact proposed Units 63, 64, 100, 101 and 102 of Bella Dimora. Applicant will need to submit verification at the time of Final Plan review that the HOA has relinquished this easement since Legends East, Filing One dedicated this easement to the HOA.

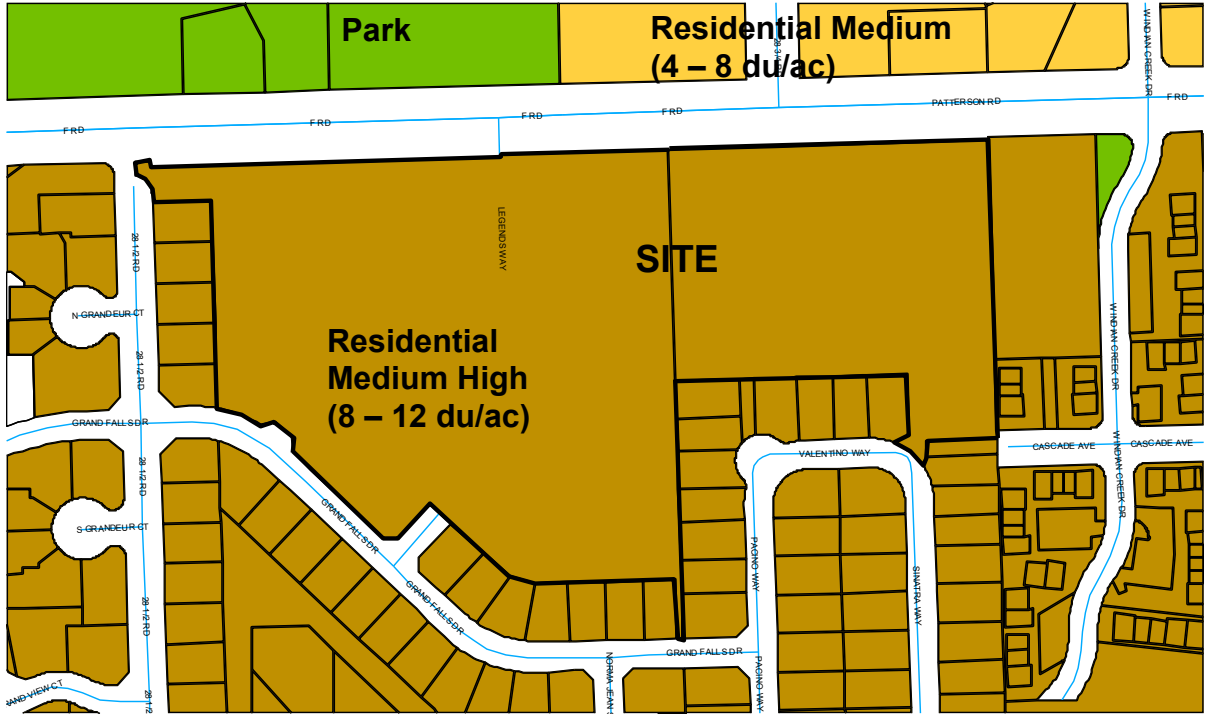
**PLANNING COMMISSION RECOMMENDATION:**

Planning Commission at their May 12, 2009 recommended approval of the requested Preliminary Development Plan and Rezone to PD, Planned Development for the Bella Dimora subdivision, PP-2007-304 to the City Council with the findings, conclusions and condition of approval as identified in the Staff Report.



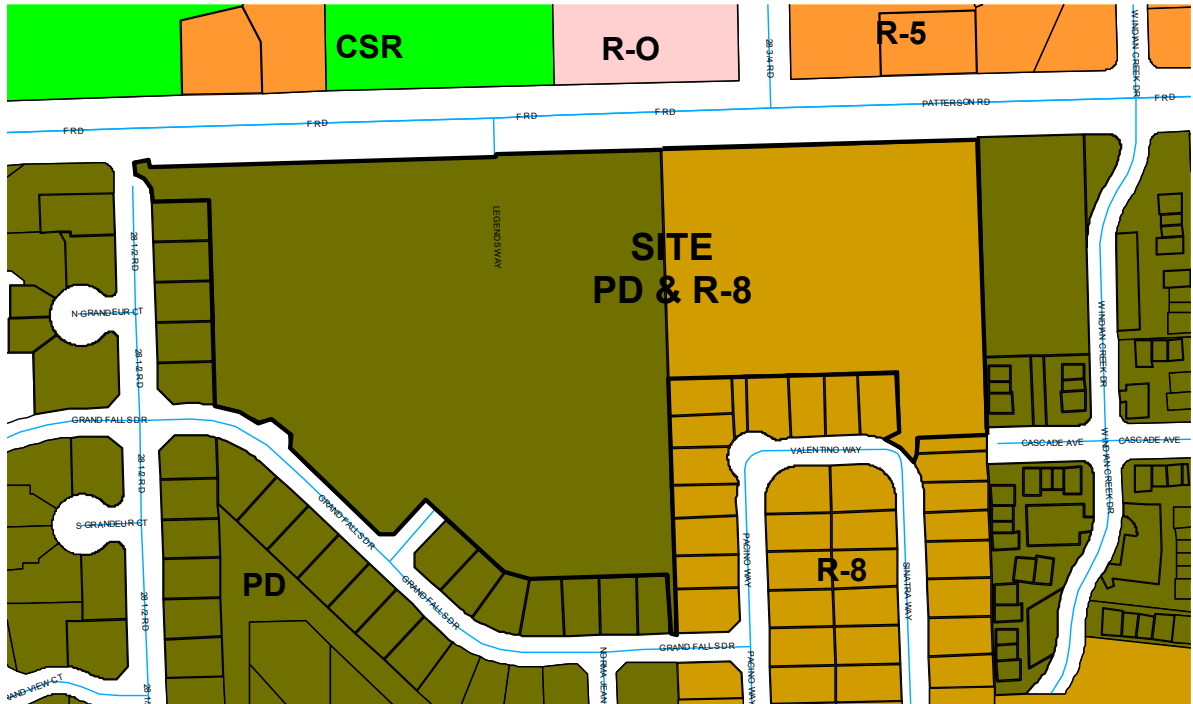
# Future Land Use Map

Figure 3



# Existing City Zoning

Figure 4









**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE AMENDING THE EXISTING PLANNED DEVELOPMENT ZONE BY INCLUDING ADDITIONAL LAND WITH A REZONE OF THE ADDITIONAL LAND TO PLANNED DEVELOPMENT AND AMENDING THE PRELIMINARY PLAN WITH A DEFAULT R-8 (RESIDENTIAL – 8 DU/AC) ZONE DISTRICT FOR THE DEVELOPMENT OF 114 DWELLING UNITS FOR THE BELLA DIMORA SUBDIVISION, LOCATED SOUTH OF PATTERSON ROAD, NORTH OF GRAND FALLS DRIVE AND VALENTINO WAY**

Recitals:

A request for an amendment to the existing Planned Development zone and incorporating additional land area on approximately 13.87 acres by approval of a Preliminary Development Plan (Plan) with a default R-8, (Residential – 8 du/ac) zoning district, including deviations and condition of approval, have been submitted in accordance with the Zoning and Development Code (Code).

This Planned Development zoning ordinance will establish the standards, default zoning (R-8), deviations and conditions of approval and amend the Preliminary Development Plan for Bella Dimora subdivision (Lot 1, Block 1, The Legends Filing Two and Lot 18, Block 3, Legends East Filing Three).

In public hearings, the Planning Commission and City Council reviewed the request for the proposed amended Preliminary Development Plan approval and determined that the Plan satisfied the criteria of the Code and is consistent with the purpose and intent of the Growth Plan. Furthermore, it was determined that the proposed Plan has achieved “long-term community benefits” by proposing effective infrastructure design and in-fill project with higher density development that provides for better utilization of streets, water and sewer services, recreational amenities that include an extensive network of off-street pedestrian trails, benches and landscaped open spaces throughout the subdivision and provides a needed mix of housing types for the community (attached Exhibit A).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE CURRENT PLANNED DEVELOPMENT ZONE IS AMENDED AND ALSO INCLUDE ADDITIONAL LAND AREA FOR THE AREA DESCRIBED BELOW WITH THE FOLLOWING STANDARDS, DEFAULT ZONE AND DEVIATIONS:

- A. Lot 1, Block 1, The Legends Filing Two and Lot 18, Block 3, Legends East Filing Three

Said parcels contain 13.87 +/- acres more or less.

B. This Ordinance is further conditioned:

1. If the Planned Development approval expires or becomes invalid for any reason, the property shall be fully subject to the default standards of the R-8, (Residential – 8 du/ac) Zoning District.
2. Density: The proposed density for Bella Dimora will be approximately 8.21 dwelling units per acre. The Growth Plan Future Land Use Map indicates this area to be Residential Medium High (8 – 12 du/ac). However, since the applicants had previously developed single-family detached homes in The Vistas/Legends/Legends East Subdivisions that were lower than the required densities per the Growth Plan, therefore, the applicants must now “make up” for those lower densities in this “phase” of the Planned Development, more specifically to develop a minimum of 114 dwelling units with this proposed development in order to meet minimum density requirements of 6.4 du/ac which equates to 80% of the Growth Plan designation (Section 3.6 B. 9. a. of the Zoning and Development Code) for the approved The Vistas/Legends/Legends East plans. This plan does allow overall densities to meet minimum density standards.
3. Access and Street Design: The proposed development has three (3) access points; Legends Way, Verona Drive and W. Naples Drive. All proposed streets, with the exception of Legends Way were approved as an Alternate Street right-of-way design per Chapter 15 of the TEDS Manual (Transportation Engineering Design Standards). For an alternate street design, no on-street parking will be allowed except in designated parking areas with the exception of E. Naples Drive which allows parking on both side of the street from Siena/Ravenna Court to Verona Drive.
4. Open Space / Park: The applicant is proposing a series of 4' wide concrete pedestrian paths that will meander throughout the subdivision for the benefit of the residents. Open space areas are proposed in each phase of development that will include extensive landscaping, pedestrian paths and park benches (7.65 acres total of open space – minimum 1 tree per 2,500 sq. ft. and 1 shrub per 300 sq. ft. in accordance with Exhibit 6.5 A. of the Zoning and Development Code). In some locations, pedestrian trails also serve as sidewalks for adjacent dwelling units since sidewalks will not be constructed adjacent to all street frontages. A Pedestrian Easement will be dedicated to the City of Grand Junction at the time of Final Plan approval for ingress and egress by the public on all pedestrian paths.



5. Lot Layout: The proposed subdivision has stacked dwelling units. A stacked dwelling unit is defined by the Code as a dwelling containing two single family units that are separated horizontally. The majority of the development will be two-family dwelling units that would be separated by a common wall. No single-family detached housing is proposed. The building footprint for each dwelling unit would be the "lot" with the exception of the stacked dwelling units. All areas outside of the building footprint would be designated as "Tracts" for maintenance responsibilities by the homeowner's association (upon recording of a plat, these tracts would become common elements or limited common elements).
6. Phasing: The proposed Bella Dimora subdivision is to be developed in three phases. The proposed phasing schedule is as follows (see attached Site Plans – Sheets S1 – S3):

Phase I: Range of development to be 30 +/- dwelling units. Phase 1 to be reviewed and approved by the year 2012.

Phase 2: Range of development to be 40 +/- dwelling units. Phase 2 to be reviewed and approved by the year 2015.

Phase 3: Range of development to be 44 +/- dwelling units. Phase 3 to be reviewed and approved by the year 2018.

7. Deviations

Building Setbacks:

20' Front Yard

15' Adjacent Side Street (Corner Lot)

10' Rear Yard

14' Rear Yard Setback (Adjacent to Patterson Road)

15' Rear Yard Setback (Adjacent to Legends Way)

Standard setbacks apply unless otherwise noted.

Masonry Wall: Six foot (6') tall masonry screen wall required to be located a minimum five feet (5') from north property line adjacent to Patterson Road per Section 6.5 G. 5. e. of the Zoning and Development Code. Applicant is proposing to construct the masonry wall on the property line in order to give the unit property owners a larger backyard area as the rear yard setback adjacent to Patterson Road is 14'. Applicant is also proposing to construct the masonry wall in 30' segments and shift from

the property line two feet (2') along Patterson Road which gives the wall architectural relief rather than constructing a standard monolithic wall. A detached sidewalk also exists along Patterson Road with varying landscape buffer dimensions between the sidewalk and wall so that the proposed wall would not be constructed directly adjacent to the sidewalk. Minimum Lot Area/Width: There are no minimum lot areas or widths with this subdivision proposal.

8. Condition of Approval:

There is an existing 7' Irrigation and Drainage Easement along the west property line of the Legends East, Filing 3 Subdivision that was dedicated to the Legends Homeowner's Association that will impact proposed Units 63, 64, 100, 101 and 102 of Bella Dimora. Applicant will need to submit verification at the time of Final Plan review that the HOA has relinquished this easement since Legends East, Filing One dedicated this easement to the HOA.

**INTRODUCED** on first reading on the \_\_\_\_\_ day of \_\_\_\_\_ 2009 and ordered published.

**ADOPTED** on second reading this \_\_\_\_\_ day of \_\_\_\_\_ 2009.

ATTEST:

\_\_\_\_\_  
President of the Council

\_\_\_\_\_  
City Clerk







**Attach 2**

**Setting a Hearing Amending the Code to Require 4” Sewer Line to Each Unit of a Multi Unit Structure or Multiple Units on a Property**

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	Amending the Code to Require 4” Sewer Lines to Each Residential Unit of a Multi Unit Structure or Multiple Residential Units on a Property		
<b>File #</b>			
<b>Meeting Day, Date</b>	Wednesday, June 3, 2009		
<b>Placement on the Agenda</b>	<b>Consent</b>	<b>X</b>	<b>Individual</b>
<b>Date Prepared</b>	May 21, 2009		
<b>Author Name &amp; Title</b>	Mary Lynn Kirsch		
<b>Presenter Name &amp; Title</b>	John Shaver, City Attorney		

**Summary:** City Staff would like to coordinate sewer line requirements for multi residential unit structures and properties with multiple residential units with those required by special districts in the area. Amending the City’s Code will provide consistency to City residents and give Planning and Development review Staff more guidance and support of the requirements.

**Budget:** NA

**Action Requested/Recommendation:** Introduction and first reading of proposed ordinance amendments and set a hearing for June 15, 2009.

**Attachments:**

Ordinance with proposed revisions

**Background Information:** Special sanitation districts in the Grand Junction area have specific requirements for multi residential unit structures and properties with more than one residential structure. City staff would like to amend the Code to be more consistent with special district requirements. Property owners of multiple living units would benefit in several ways because there would be little chance of sewer back up in adjacent units if the service becomes plugged since there are no shared lines. Additionally, if the residential units are condominiumized in the future each owner would have his own sewer service

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING SECTION 38-35, ARTICLE II OF CHAPTER 38 OF THE  
GRAND JUNCTION CODE OF ORDINANCES PERTAINING TO SEWER LINE  
CONNECTIONS**

**RECITALS:**

The City Code of Ordinances requires owners/builders of condominiumized residential units and properties with more than one primary residence to install separate lines for each unit.

Special sanitation districts in the Grand Junction area have specific sewer line requirements for multi residential unit structures and properties with more than one residential structure.

City staff would like to amend the Code to be more consistent with special district requirements and to clarify the requirements for property owners and builders who own all of the residential units in a multi unit structure. Amending the code would also give Planning and Development review staff more guidance and support with the requirements.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

Section 38-35 of Article II of Chapter 38 of the Code is amended as shown below. (Additions are shown in CAPITAL LETTERS and deletions are shown as ~~strike throughs~~):

**Sec. 38-35. Connection mandatory where public sewer available.**

(a) The owners of all houses, buildings or properties used for human occupancy, employment, recreation or other purposes situated within the City or County and abutting on any street, alley or right-of-way in which there is now located or may in the future be located a public sanitary or combined sewer of the City or County are hereby required at the owner's expense to install suitable toilet facilities therein, and to connect such facilities directly with the proper public sewer in accordance with the provisions of this article, within 120 days after date of official notice to do so, provided that such public sewer is within 400 feet (122 meters) of the property line.

(b) AN OWNER OF A MULTIPLE RESIDENTIAL UNIT BUILDING OR PROPERTY WHICH HAS MORE THAN ONE RESIDENTIAL UNIT ON THE PROPERTY SHALL BE REQUIRED TO CONNECT ONE 4" SEWER LINE TO EACH UNIT OF THE

BUILDING OR PROPERTY, SO THAT EACH UNIT IS SERVICED BY A SEPARATE SEWER LINE. A MULTIPLE UNIT BUILDING IS DEFINED AS ANY SINGLE BUILDING CONTAINING MORE THAN ONE SINGLE FAMILY RESIDENTIAL UNIT. EXAMPLES OF THESE COULD BE A FOUR-PLEX, THREE-PLEX, DUPLEX, APARTMENT HOUSE, TOWNHOME OR CONDOMINIUM.

(c) STRUCTURES WHICH HAVE FIVE RESIDENTIAL UNITS OR MORE MAY CONNECT 4" SERVICE LINES TO A MANIFOLD PIPE HAVING A MINIMUM DIAMETER OF 6".

**ALL OTHER PROVISIONS OF CHAPTER 38 SHALL REMAIN IN FULL FORCE AND EFFECT.**

PASSED for first reading and ordered published by the City Council of the City of Grand Junction, Colorado this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

PASSED AND ADOPTED on second reading by the City Council of the City of Grand Junction, Colorado this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
President of the Council

Attest:

\_\_\_\_\_  
City Clerk



**Attach 3  
Public Hearing—Amendments to the Code Regarding Wastewater and Industrial  
Pretreatment Programs**

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	Amending the Code Relating to Wastewater and Industrial Pretreatment Programs		
<b>File #</b>			
<b>Meeting Day, Date</b>	Wednesday, June 3, 2009		
<b>Placement on the Agenda</b>	<b>Consent</b>		<b>Individual</b> <b>X</b>
<b>Date Prepared</b>	May 28, 2009		
<b>Author Name &amp; Title</b>	Mike Shea, Industrial Pretreatment Supervisor		
<b>Presenter Name &amp; Title</b>	John Shaver, City Attorney		

**Summary:**

The U.S. Environmental Protection Agency (USEPA) conducted an audit of the City's industrial pretreatment program in July of 2008. The resulting audit report included recommendations and some required actions. Staff prepared and submitted amendments to the Code in February, 2009, to incorporate some of the changes required by the EPA audit. The EPA has requested some supplemental changes to the Code because of an oversight by the EPA during the audit.

**Budget:** NA

**Action Requested/Recommendation:** Hold a Public Hearing and consider final passage and publication of the Ordinance. First reading occurred on May 20, 2009.

**Attachments:**

- Audit Response Letter from City Attorney to USEPA
- Ordinance with proposed revisions

**Background Information:** The EPA audit report dated July 16, 2008 requires the City to update its legal authority to implement pretreatment regulations, specifically Chapter 38 – Utilities, Article II, Wastewater System, of the Grand Junction Municipal Code. Additional amendments to Chapter 38 have been prepared by staff as a result of new requests by the EPA.



May 11, 2009

Al Garcia  
Region 8 Pretreatment Coordinator  
USEPA Region 8  
1595 Wynkoop  
Denver CO 80202-2466

Re: Pretreatment Audit – NPDES No. CO0040053

Dear Mr. Garcia,

Please accept this letter as a statement of my opinion that the proposed revisions (Attachment 1) to the Grand Junction Code of Ordinances (GJCO), required by the Pretreatment Audit conducted by the USEPA in July, 2008, are in compliance with applicable law. Specifically it is my opinion that the proposed change to the GJCO will positively affect the ability of the Persigo Wastewater Treatment Facility to carry out the responsibilities of the Grand Junction pretreatment program in accordance with all applicable federal and state statutory and regulatory requirements.

In accordance with the City Charter and the rights and responsibilities established therein, the City has the legal authority to adopt ordinances for the protection of the general health, safety and welfare of the citizens of Grand Junction. The content of Attachment 1 is such an ordinance.

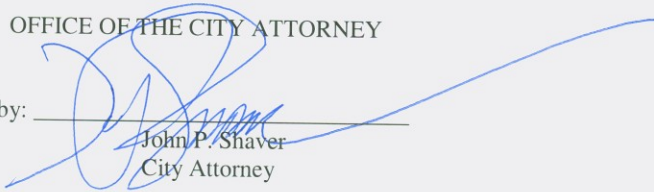
Following public notice and the required hearings on the proposed ordinance, the City Council will be duly authorized to adopt the ordinance. The professional staff of the City, including but not limited to the undersigned, will recommend to the City Council that it approval the proposed ordinance as written.

Approval of the proposed ordinance will enhance the commitment of Grand Junction to the IPT program and is consistent with the City's NPDES permit.

Should you have any questions or if I may otherwise be of assistance on this or any other matter, please let me know.

OFFICE OF THE CITY ATTORNEY

by: \_\_\_\_\_

  
John P. Shaver  
City Attorney

Attachment 1

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING PORTIONS OF ARTICLE II OF CHAPTER 38 OF THE GRAND JUNCTION CODE OF ORDINANCES PERTAINING TO PRETREATMENT REGULATIONS, TO INCORPORATE REQUIRED CHANGES TO THE CITY'S LEGAL AUTHORITY REQUESTED BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY THROUGH AN AUDIT**

**RECITALS:**

The United States Environmental Protection Agency (USEPA) conducted an audit of the City's industrial pretreatment program in July, 2008. The intent of the audit is to evaluate local pretreatment programs and identify areas of improvement.

One of the required actions resulting from the EPA audit was that the City update its legal authority to implement and enforce pretreatment regulations. Specific areas of Chapter 28, Article II of the City Code were identified by the USEPA for updates and listed in the audit report.

In compliance with the USEPA audit requirements, City staff has made the required revisions relating to industrial pretreatment to the City Code of Ordinances and now request that the City Council approve the proposed changes to the Code.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

Article II of Chapter 38 of the Code is amended as shown below. (Additions are shown in CAPITAL LETTERS and deletions are shown as ~~strikethroughs~~):

**ARTICLE II. WASTEWATER SYSTEM\***

-----

**\*Cross reference(s)**--Improper depositing or disposal of animal or human waste declared a nuisance, § 16-61.

-----

**Sec. 38-26. Definitions.**

Unless otherwise defined in this article, the following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Biochemical oxygen demand (BOD)* means the quantity of oxygen utilized in the biochemical oxidation of organic matter under standard laboratory procedure in five days at 20 degrees Celsius, expressed in milligrams per liter.

*Building drain* means that part of the lowest horizontal piping of a drainage system which receives the discharge from soil, waste and other drainage pipes inside the walls of the building and conveys it to the building sewer.

*Building sewer* means the extension from the building drain to the public sewer.

*City Manager* means the City Manager or his designee.

*Color* means the true color due to the substances in solution expressed in milligrams per liter.

*Combined sewer* means a sewer receiving both surface runoff and sewage.

*Easement* means an acquired legal right for the specific use of land owned by others.

*Equivalent residential unit (EQU)* means a single unit providing living facilities for one or more persons including permanent provisions for sleeping and sanitation.

*Garbage* means putrescible animal and vegetable wastes resulting from the handling, preparation, cooking and consumption of food.

*Industrial wastes* mean the liquid or water-carried wastes from industrial manufacturing processes, trade or business, as distinct from domestic or sanitary sewage.

*Interference* means the inhibition or disruption of the Wastewater Treatment Works (“WWTW”) processes or operations which causes or materially contributes to a violation of any requirement of the WWTW’s National Pollutant Discharge Elimination System (“NPDES”) permit, or of the requirements of any agency with jurisdiction over discharges by the WWTW into the receiving waters. The term also includes contamination of WWTW sludge byproducts.

*Natural outlet* means any outlet into a watercourse, pond, ditch, lake or other body of surface or ground water.

*Normal sewage* means that waste having a biochemical oxygen demand of 200 milligrams per liter or less, and having total suspended solids of 250 milligrams per liter or less.

*Pass Through* means a discharge which exits the WWTW into waters of the United States in quantities or concentrations which, alone or in conjunction with a discharge or discharge from other sources, is a cause of a violation of any requirement of the WWTW's NPDES permit (including an increase in the magnitude or duration of a violation).

*pH* means the logarithm of the reciprocal of the weight of hydrogen ions in grams per liter of solution.

*Pollutant* means any dredged spoil, solid waste, incinerator residue, sewage, garbage, septic waste, sewage sludge, munitions, medical wastes, chemical wastes, biological materials, radioactive materials, heat, wrecked or discarded equipment, rock, dirt, sand, industrial, municipal and agricultural waste discharged into water.

*Properly shredded garbage* means the wastes from the preparation, cooking and dispensing of foods that have been shredded to such a degree that all particles will be carried freely under the flow conditions normally prevailing in public sewers, with no particle greater than one-half inch (1.27 centimeters) in any dimension.

*Sanitary sewer* means a sewer which carries sewage and to which storm, surface, and ground waters are not intentionally admitted.

*Sewage* means the spent water of a community. Also referred to as wastewater.

*Sewer* means a pipe or conduit for carrying sewage.

*Sewer rental charges* includes all rates, charges, fees and costs of inspection connected with the WWTW.

*Storm drain* (sometimes termed "storm sewer") means a drain or sewer for conveying water, groundwater, drainage water, or unpolluted water from any source, excluding sewage and industrial wastes.

*Storm water* means the surface runoff from rainfall and other storm events.

*Tap* means an opening or connection between the service sewer and the sanitary sewer through which sewage is discharged.

*Total suspended solids* ("TSS") means total suspended matter that either floats on the surface of, or is in suspension in, water, wastewater, or other liquids, and that is removable by laboratory filtering as prescribed in Standard Methods for the Examination of Water and Wastewater, also referred to as nonfilterable residue.

*Unpolluted water* means the water is of quality equal to or better than effluent criteria in effect or water that would not cause violation of receiving water quality standards and would not be benefited by discharge to the sanitary sewers and wastewater treatment facilities provided.

*Wastewater* means the spent water of a community. From the standpoint of source, it may be a combination of the liquid and water-carried wastes from residences, commercial buildings, institutions and industrial establishments, together with any incidental groundwater, surface water, and storm water that may be present.

*Wastewater facilities* means the structures, equipment and processes required to collect, convey and treat domestic and industrial wastes and dispose of the effluent.

*Wastewater treatment plant* (“WWTP”) means that portion of the WWTW designed to provide treatment to wastewater. The term includes the Persigo wastewater treatment plant which is owned by the County and the City and operated by the City.

*Wastewater Treatment Works* (“WWTW”) means wastewater treatment works as defined in the United States Code, 33 U.S.C. section 1292, which are owned by the County and the City and which are operated by the City. The term includes “any devices and systems used in the storage, treatment, recycling, and reclamation of municipal sewage or industrial wastes of a liquid nature.” It further includes, “any other method or system for preventing, abating, reducing, storing, treating, separating, or disposing of municipal waste, including storm water runoff, or industrial waste, including waste in combined storm water and sanitary sewer systems.” As used herein, it shall include wastewater facilities that form the WWTW and any sewers that convey wastewaters to the WWTW from persons or sources within the City and outside the City who are, by contract or agreement with the City or connecting sanitation districts, users of the City’s and County’s WWTW.

*Watercourse* means a natural or artificial channel for the passage of water, either continuously or intermittently.

(Code 1965, § 25-14; Ord. No. 3615, 4-7-04)

**Cross reference(s)**--Definitions generally, § 1-2.

**Sec. 38-27. Jurisdiction.**

The provisions of this article shall apply to all sewer users and facilities served by the wastewater facilities and WWTW.

(Ord. No. 3615, 4-7-04)

**Sec. 38-28. Damaging or tampering with structures or equipment prohibited.**

No unauthorized person shall maliciously, willfully, or in a grossly negligent manner break, damage, destroy, uncover, deface or tamper with any structure, appurtenance or equipment which is a part of the WWTW. Any person violating this section shall be subject to immediate arrest under charge of disorderly conduct.

(Code 1965, § 25-40; Ord. No. 3615, 4-7-04)

**Sec. 38-29. Authority to enter premises for purposes of inspection, observation, measurement, sampling and testing.**

The City Manager and other duly authorized employees of the City shall be permitted to enter all properties for the purposes of inspection, observation, measurement, sampling and testing in accordance with the provisions of this article.

(Code 1965, § 25-41; Ord. No. 3615, 4-7-04)

**Sec. 38-30. Duty to observe safety rules.**

While performing the necessary work on private properties referred to in section 38-29, the City Manager or duly authorized employees of the City shall observe all safety rules applicable to the premises established by the company, and the company shall be held harmless for injury or death to the City employees, and the City shall indemnify the company against loss or damage to its property by the City employees and against liability claims and demands for personal injury or property damage asserted against the company growing out of the gauging and sampling operation, except as such may be caused by negligence or failure of the company to maintain safe conditions as required in section 38-53.

(Code 1965, § 25-42)

**Sec. 38-31. Authority to enter private properties through which City has easement.**

The City Manager and other duly authorized employees of the City shall be permitted to enter all private properties through which the City holds a duly negotiated easement for the purposes of, but not limited to, inspection, observation, measurement, sampling, repair and maintenance of any portion of the WWTW lying within such easement. All entry and subsequent work, if any, on such easement shall be done in full accordance with the terms of a duly negotiated easement pertaining to the private property involved.

(Code 1965, § 25-43; Ord. No. 3615, 4-7-04)

**Sec. 38-32. Insanitary deposits prohibited.**

It shall be unlawful for any person to place, deposit, or permit to be deposited in any insanitary manner on public or private property within the City and County, or in any area under the jurisdiction of the City and County, any human or animal excrement, garbage, or other objectionable waste.

(Code 1965, § 25-15)

**Sec. 38-33. Discharge to natural outlets.**

It shall be unlawful to discharge to any natural outlet within the City and County, or in any area under the jurisdiction of the City and County, any wastewater or other polluted waters, except where suitable treatment has been provided in accordance with subsequent provisions of this article.

(Code 1965, § 25-16)

**Sec. 38-34. Construction, maintenance of privies and septic tanks.**

Except as provided in this article, it shall be unlawful to construct or maintain any privy, privy vault, septic tank, cesspool, or other facility intended or used for the disposal of wastewater when the site is within 400 feet of an existing public sewer with sufficient capacity.

(Code 1965, § 25-17)

**Sec. 38-35. Connection mandatory where public sewer available.**

The owners of all houses, buildings or properties used for human occupancy, employment, recreation or other purposes situated within the City or County and abutting on any street, alley or right-of-way in which there is now located or may in the future be located a public sanitary or combined sewer of the City or County are hereby required at the owner's expense to install suitable toilet facilities therein, and to connect such facilities directly with the proper public sewer in accordance with the provisions of this article, within 120 days after date of official notice to do so, provided that such public sewer is within 400 feet (122 meters) of the property line.

(Code 1965 § 25-18)

**Sec. 38-36. Private disposal systems.**

(a) *Connection to private disposal system where public system is unavailable.* Where a public, sanitary or combined sewer is not available under the provisions of section 38-35, the building sewer shall be connected to a private sewage disposal system complying with the provisions of this article.



(b) *Type, capacities, location and layout.* The type, capacities, location and layout of a private sewage disposal system shall comply with all recommendations of the State's department of public health.

(c) *Connection to public sewer upon availability of public sewer; abandonment of private facilities.* At such time as a public sewer becomes available to a property served by a private sewage disposal system, as provided in section 38-35, a direct connection shall be made to the public sewer in compliance with this article within 120 days after the date of official notice to do so, and any septic tanks, cesspools and similar private sewage disposal facilities shall be abandoned and filled with suitable material.

(d) *Sanitary operation.* The owner shall operate and maintain the private sewage disposal facilities in a sanitary manner at all times, at no expense to the City and County.

(e) *Additional requirements of the County's health officer.* No statement contained in this section shall be construed to interfere with any additional requirements that may be imposed by the County's health officer.

(Code 1965, §§ 25-19--25-23)

**Sec. 38-37. Permit required to connect to, use or alter public sewer.**

No unauthorized person shall uncover, make any connections with or opening into, use, alter or disturb any public sewer or appurtenance thereof without first obtaining a written permit from the City Manager.

(Code 1965, § 25-24)

**Sec. 38-38. Building sewer-Cost of connection to public sewer to be borne by owner.**

All costs and expenses incident to the installation, connection and maintenance of the building sewer shall be borne by the owner. The owner shall indemnify the City and County from any loss or damage that may directly or indirectly be occasioned by the installation of the building sewer.

(Code 1965, § 25-25)

**Sec. 38-39. Same-Separate sewer required for each building; exception.**

A separate and independent building sewer shall be provided for every building except where one building stands at the rear of another on an interior lot and no private sewer is available nor can be constructed to the rear building through an adjoining alley, court, yard or driveway, the

building sewer from the front building may be extended to the rear building and the whole considered as one building sewer.

(Code 1965, § 25-26; Ord. 3615, 4-7-04)

**Sec. 38-40. Same-Use of old building sewers.**

Old building sewers may be used in connection with new buildings only when they are found, on examination by the City Manager, to meet all requirements of this article.

(Code 1965, § 25-27)

**Sec. 38-41. Same-Size, slope, materials of construction, other specifications.**

The size, slope, alignment, materials of construction of a building sewer, and the methods to be used in excavating, placing of the pipe, jointing, testing and backfilling the trench, shall all conform to the requirements of the building and plumbing codes or other applicable rules and regulations of the City and County.

(Code 1965, § 25-28)

**Sec. 38-42. Same-Elevation.**

Whenever possible, the building sewer shall be brought to the building at an elevation below the basement floor. In all buildings in which any building drain is too low to permit gravity flow to the public sewer, sewage carried by such building drain shall be lifted by an approved means and discharged to the building sewer.

(Code 1965, § 25-29)

**Sec. 38-43. Same-Connection of roof downspouts, areaway drains.**

No person shall make connection of roof downspouts, exterior foundation drains, areaway drains, or other sources of surface runoff or groundwater to a building sewer or building drain which in turn is connected directly or indirectly to a public sewer.

(Code 1965, § 25-30)

**Sec. 38-44. Same-Connection to public sewer to conform to code requirements, applicable rules; deviations from prescribed procedures and materials.**

The connection of the building sewer into the public sewer shall conform to the requirements of the building and plumbing codes or other applicable rules and regulations of the

City and County. All such connections shall be made gastight and watertight and verified by proper testing. Any deviation from the prescribed procedures and materials must be approved by the City Manager before installation.

(Code 1965, § 25-31)

**Sec. 38-45. Same-Guarding of excavations; restoration of streets.**

All excavations for building sewer installation shall be adequately guarded with barricades and lights so as to protect the public from hazard. Streets, sidewalks, parkways and other public property disturbed in the course of the work shall be restored in a manner satisfactory to the City and County.

(Code 1965, § 25-32)

**Sec. 38-46. Changes in direction of private sewers.**

When the course of a private sewer is not the same as the junction piece, it must be connected such that no 90-degree turns are used.

(Code 1965, § 25-52)

**Sec. 38-47. General construction of private sewers.**

The inside of every private sewer connecting with a public or sanitary sewer must be smooth and perfectly clean throughout its entire length, and the ends of all pipes not to be immediately used must be securely guarded against the introduction of sand or earth by brick and cement or other watertight and impervious metal.

(Code 1965, § 25-53)

**Sec. 38-48. Connection of property lying two miles outside City.**

(a) It is the policy of the City and County to require connections to the WWTW for property lying within two miles of the City's limits by arranging for sewage treatment through the City, either by annexation or through powers of attorney to accomplish annexation in the future, as possible. As annexations occur, the ownership of public or sanitary sewers within the annexed area will be transferred to the City.

(b) No property outside the City shall be connected to the WWTW until and unless the owner thereof shall submit an application, together with a signed and sworn statement, showing the plan, size and type of connection desired and the number of persons who will use the property so connected. Such plans and statement shall be referred to and examined by the City Manager, who

shall endorse with approval or disapproval of the same as complying or failing to comply with all of the ordinances, regulations and rules concerning connections with the WWTW.

(Code 1965, §§ 25-45, 25-46; Ord. No. 3615, 4-7-04)

**Sec. 38-49. Use of public sewers-Limitations on discharging certain substances, materials, waters, wastes.**

(a) No person shall discharge or cause to be discharged the following described substances, materials, waters or wastes if it appears likely in the opinion of the City Manager that such wastes may harm the WWTW, including but not limited to, the sewers, sewage treatment process or equipment, have an adverse effect on the receiving stream, or otherwise endanger life, limb, public property or constitute a nuisance. In forming an opinion as to the acceptability of these wastes, the City Manager will give consideration to such factors as the quantities of subject wastes in relation to flows and velocities in the sewage treatment process, capacity of the WWTP, degree of treatability of wastes at the WWTP and other pertinent factors.

(b) No person shall discharge or cause to be discharged any of the following described waters or wastes to any public or sanitary sewer:

- (1) Any solid or viscous substances in quantities or amounts or of such size capable of causing obstructions to the flow in sewers, Pass Through, or other Interference with the proper operation of the sewerage system.
- (2) Sludge or other material from sewage or industrial waste treatment plants or from water treatment plants, unless agreed to by the City Manager.
- (3) Water accumulated in excavations or accumulated as the result of grading, water taken from the ground by well points, or any other drainage associated with construction without prior approval by the City.
- (4) Any liquid or vapor having a temperature higher than 150 degrees Fahrenheit or exceeding any lower limit fixed by the City to prevent odor nuisance where the volume of heated discharge represents a significant portion of the flow through a particular sewer.
- (5) Any waters, pollutants or wastes having a pH lower than 5.5.
- (6) Any waters or wastes containing grease or oil or other substances that will solidify or become discernible viscous at temperatures between 32 degrees and 150 degrees Fahrenheit, or any waters or wastes containing or possessing heat in amounts which will inhibit biological activity in the WWTW resulting in Interference. In no case shall

heat be allowed in such quantities that the temperature at the WWTP exceeds 104 degrees Fahrenheit.

- (7) Any waters or wastes containing fats, wax, grease, or oils whether emulsified or not, in quantities or amounts capable of causing obstructions to flow, Pass Through, or other Interference with the proper operation of the WWTW. Petroleum oil, non-biodegradable cutting oil, or products of mineral oil origin in amounts that will cause Interference or Pass Through.
- (8) Any gasoline, benzene, naphtha, fuel oil, lubricating oil or other flammable or explosive liquid, solid, gas or pollutant which may create a fire or explosion hazard, including but not limited to waste streams with a closed cup flashpoint of less than 60 degrees Celsius or 140 degrees Fahrenheit using the test method specified in 40 CFR Section 261.21.
- (9) Any waters or wastes that contain concentrated dye waste or other waste that is either highly colored or could become highly colored by reacting with any other waste, and which is not removable in the WWTW.
- (10) Any waters or wastes containing or which result in the presence of toxic or poisonous solids, liquids, vapors, fumes or gases in sufficient quantity, either singly or by interaction with other wastes, which contaminate the sludge of any municipal system or injure or interfere with any sewage treatment process or constitute a hazard to the health or safety of humans or animals, create a public nuisance or create any hazard in the receiving waters for the WWTW.
- (11) Any waters or wastes that contain a corrosive, noxious or malodorous gas or substance which, either singly or by reaction with other wastes, is capable of causing damage to the system or to any part thereof, of creating a public nuisance or hazard, or of preventing entry into the sewers for maintenance and repair.
- (12) Any radioactive wastes or isotopes of such half-life or concentration as may exceed limits established by the City Manager in compliance with applicable state or federal regulations.
- (13) Quantities of flow, concentrations of flow, or both, which constitute a "slug" as defined in this article.
- (14) Any storm water, surface water, groundwater, roof runoff, subsurface drainage, to any sanitary sewer, unless special permission is granted in writing by the City. Storm water and all other unpolluted drainage shall be discharged to such sewers as are specifically designated as combined sewers or storm sewers.

- (15) Any pollutant, waters or wastes, including oxygen demanding pollutants, discharged at a flow rate or pollutant concentration or in such volume which will exceed the hydraulic capacity of the wastewater facilities or which will cause Interference with the WWTW.
- (16) Any waters or wastes containing substances which are not amenable to treatment or reduction by the sewage treatment processes employed, or are amenable to treatment only to such degree that the WWTP effluent cannot meet the requirements of other agencies having jurisdiction over discharge to the receiving waters.
- (17) Any trucked or hauled pollutants, except at discharge points designated by the WWTW personnel.
- (18) Mass Based Local limits:

The following nondomestic discharge limitations are established to protect sludge quality and prevent Pass Through and Interference with the proper operation of the WWTW. These limits are shown in pounds per day. They reflect the total industrial contribution that can be discharged by permitted industrial users and received at the headwork's of the WWTP. These are called maximum allowable industrial loads ("mails"):

<u>POLLUTANT</u>	<u>*POUNDS PER DAY</u>
Arsenic	12.30
Cadmium	0.057
Chromium (T)	67.685
Chromium (VI)	2.96
Copper	41.35
Lead	14.095
Molybdenum	7.652
Mercury	0.026
Nickel	23.937
Selenium	0.278
Silver	3.015

\*Maximum industrial loadings shall be allocated through industrial user permits in either mass based or concentration based limits and the total loading to all permitted industrial users shall not exceed the limits shown.

- (19) Ethylene glycol (antifreeze), small amounts are considered to be one-half gallon or less. Large amounts (over one-half gallon) must be held for a reclaimer, unless prior approval and instructions for discharge are obtained from the City.
- (20) The following nondomestic discharge limitations are established to protect sludge quality and prevent Pass Through and Interference with the proper operation of the WWTW. These limits are shown in maximum allowable concentrations.
- |    |  |           |
|----|--|-----------|
| a. | Cyanide  | 1.2 mg/l  |
| b. | Benzene  | 50.0 µg/l |
| c. | BTEX (aggregate parameter of benzene, ethyl benzene, toluene, and xylene), | 750 µg/l  |
| d. | Fats, Oil & Grease (animal/vegetable)                                      | 200 mg/l  |
| e. | Total Recoverable Petroleum Hydrocarbons                                   | 50 mg/l   |

(c) Surcharge: Industrial users discharging a nontoxic or nonhazardous wastewater that exceeds the level set forth in this code for BOD and/or TSS, shall be surcharged in accordance with adopted surcharge rates. Based on the actual treatment costs, permitted industrial users shall be surcharged for BOD in excess of 200 mg/l and TSS in excess of 250 mg/l. In no case shall a surcharge be allowed that may cause Pass Through or Interference or otherwise cause a discharge of wastewater that violates any limit or prohibition specified in this section.

(d) Permitted industrial users discharging a nontoxic or nonhazardous wastewater, that is not otherwise identified in the Sewer Rate Schedule, and is in compliance with all pretreatment limits, shall be surcharged based on the actual cost to treat 1,000 gallons of industrial wastewater.

(Code 1965, § 25-33; Ord. No. 2709, § 1(25-33), 10-20-93; Ord. No. 2892, 2-21-96, Ord. No. 3045, 2-18-98; Ord. No. 3615, 4-7-04)

**Sec. 38-50. Same-Action of City upon discharge of waters possessing characteristics enumerated in section 38-49.**

(a) If any waters or wastes are discharged, or are proposed to be discharged, to the sanitary sewers, which waters contain the substances or possess the characteristics enumerated in section

38-49, and which, in the judgment of the City Manager, may have a deleterious effect upon the WWTW, processes, equipment, or receiving waters, or which otherwise create a hazard to life or constitute a public nuisance, the City may:

- (1) Reject the wastes;
- (2) Require pretreatment to an acceptable condition for discharge to the sanitary sewers;
- (3) Require control over the quantities and rates of discharge; and/or
- (4) Require payment to cover the added cost of handling and treating the wastes not covered by existing taxes or sewer charges under the provisions of section 38-55.

(b) If pretreatment or equalization of waste flows is required, the design and installation of the plants and equipment shall be subject to the review and approval of the City Manager, and subject to the requirements of all applicable codes, ordinances and laws.

(Code 1965, § 25-34; Ord. No. 2892, 2-21-96; Ord. No. 3615, 4-7-04)



**Sec. 38-51. Same-Grease, oil and sand interceptors.**

Grease, oil and sand interceptors shall be provided when, in the opinion of the City, they are necessary for the proper handling of liquid wastes containing grease in excessive amounts, or any flammable wastes, sand, or other harmful ingredients; except that such interceptors shall not be required for private living quarters or EQU. All interceptors shall be of a type and capacity approved by the City, and shall be located so as to be readily and easily accessible for cleaning and inspection.

(Code 1965, § 25-35; Ord. No. 2892, 2-21-96; Ord. No. 3615, 4-7-04)

**Sec. 38-52. Same-Maintenance of preliminary treatment or flow-equalizing facilities.**

Where preliminary treatment or flow-equalizing facilities are provided for any waters or wastes, they shall be maintained continuously in satisfactory and effective operation by the owner at his expense.

(Code 1965, § 25-36)

**Sec. 38-53. Same-Manholes.**

When required by the City, the owner of any property serviced by a building sewer carrying industrial and/or commercial wastes shall install a suitable control manhole together with such necessary meters and other appurtenances in the building sewer to facilitate observation, sampling and measurement of the wastes. Such manhole, when required, shall be accessible and safely located, and shall be constructed in accordance with plans approved by the City. The manhole shall be installed by the owner at his expense, and shall be maintained by the owner so as to be safe and accessible at all times.

(Code 1965, § 25-37; Ord. No. 2892, 2-21-96; Ord. No. 3615, 4-7-04)

**Sec. 38-54. Same-Measurements, tests and analyses.**

All measurements, tests and analyses of the characteristics of waters and wastes to which reference is made in this article shall be performed in accordance with the latest edition of 40 CFR Part 136 at a monitoring location specified in the permit or otherwise specified by the City.

(Code 1965, § 25-38; Ord. No. 2892, 2-21-96)

**Sec. 38-55. Service charges-Assessed.**

(a) There shall be levied and assessed upon each lot, parcel of land, building or premises having any connection, or eligible for connection with the sewer system of the City, monthly sewer service charges or rentals computed by multiplying the EQU by the following factors, to wit:

- (1) Single-family dwelling, 1.00 EQU.
- (2) Multiple-family dwellings, 0.72 times number of single-family units.
- (3) Hotels and motels:
  - a. No restaurants or kitchen, 0.36 times number of rooms;
  - b. With kitchenette, 0.43 times number of rooms;
  - c. With restaurants, use (3)a then add rates from (4), below.
- (4) Restaurants:
  - a. Twenty-four-hour operation, 0.21 times number of seats;
  - b. Twelve-hour or less operation, 0.14 times number of seats;
  - c. Bar, no food, 0.04 times number of seats.
- (5) Schools:
  - a. No food or showers, 0.04 times number of student capacity;
  - b. For cafeterias, add to (5)a 0.02 times number of student capacity;
  - c. For showers, add to (5)a 0.02 times number of student capacity;
  - d. Boarding schools, 0.27 times number of student capacity.
- (6) Service stations:
  - a. Without wash rack, 1.00 EQU;
  - b. With wash rack, 2.3 times number of wash racks.
- (7) Shopping centers and stores, 0.35 times number of thousands of square feet of store space.
- (8) Travel trailer parks and courts, 0.25 times number of trailer parking spaces.
- (9) Churches, assembly halls, theaters and arenas, 0.01 times number of seating capacity.

- (10) Drive-in theater, 0.02 times number of car spaces.
- (11) Factory, warehouses, shops and offices (not including industrial waste), 0.05 times number of employees.
- (12) Hospitals, 0.89 times number of bed spaces.
- (13) Institutions, nursing homes, 0.36 times number of residences.
- (14) Laundry, coin-operated, 0.90 times number of washing machines.
- (15) Mobile home parks, 0.67 times number of lots or spaces.
- (16) Car wash, 2.3 times number of bays.
- (17) Fast food takeout (walk-up or drive-up):
  - a. Open 12 or more hours, 0.10 times number of employees;
  - b. Open less than 12 hours, 0.06 times number of employees.

(b) Where recycling of water is used or other conditions prevail which cause the above-listed nonresidential users to produce more or less average daily sewage flow than that computed by the above formula when the EQU is multiplied by 280 gallons per day, the City Manager may establish the EQU using the formula set forth in the following paragraph. Where the City Manager deems necessary, the sewer service charge may be charged according to the above formula. Then, after the first 12 months of full operation have passed, where actual water use is observed, the user may be remitted down to the sewer service charge computed based on actual water use.

(c) Sewer service charges shall be computed for nonresidential users that are not listed above by computing the hydraulic flow expected from the establishment. The EQU can be computed by dividing the expected flows by 280 gallons per day or by dividing the expected organic load in pounds of BOD<sub>5</sub> per day by 0.47 pound of BOD<sub>5</sub>. The higher EQU obtained by the two methods shall be used in computing the sewer service charge.

(d) Industrial waste:

- (1) Industries which discharge a nondomestic wastewater, that are not otherwise identified in this section, and are in compliance with federal, state and local limits shall be charged a rate that is equivalent to the actual cost to treat each 1,000 gallons of nondomestic wastewater discharged to the system, such charge to be in addition to the domestic user rate of 0.05 for each employee.

- (2) Industries such as food, beverage and meat processing, dairies and feedlots which exceed the established limit for BOD and TSS shall be charged at a rate calculated to represent the actual cost to treat a pound of BOD and TSS; this charge shall be in addition to the rate of 0.05 for each employee.
- (3) In those instances when an industry may discharge a wastewater which exceeds the limit for BOD and TSS allowed that industry by other sections of this article, its basic rate shall be calculated and an additional surcharge added to that calculated amount. Once the industry comes back into compliance, the surcharge shall be dropped.

(e) Beginning with the first billings sent out January 15, 1994, the total rate per EQU will be as established by resolution of the City Council and on file in the City Clerk's office for all users situated within or without the boundaries of the City.

(f) No connection shall be made to the WWTW until a permit has been obtained from the building department of the City and a fee as established by resolution of the City Council and on file in the City Clerk's office paid for such permit.

(g) The cost of connection to the WWTW shall be borne by the property owner.

(h) Tank truck operators disposing of wastewater will be assessed a treatment charge based on tank size. Loads are measured by tank size and not gallons. Acceptable water and waste for disposal shall exclude waste enumerated in section 38-49 or which is otherwise regulated by a valid permit or similar regulated guideline.

(i) Users of the WWTW within the City and County shall be charged the same where the services performed for the users are the same. Where services performed are not the same, the difference in the cost of providing the services shall be determined and the users shall be charged on the basis of the services provided.

(j) The City will determine average numeric criteria for the quality and quantity of sewage collected from residential users. The City will assess a surcharge rate for nonresidential users discharging waters and wastes with quality characteristics greater than the average residential user. Such users will be assessed a surcharge sufficient to cover the costs of treating the higher strength wastes. The surcharge rate structure is subject to revision, when necessary.

(k) The pro rata cost of connection shall constitute a sewer rental charge subject to lien under section 38-58.

(Code 1965, § 25-44; Ord. No. 2719, § 1, 12-1-93; Ord. No. 2892, 2-21-96; Ord. No. 3615, 4-7-04)

**Sec. 38-56. Same-New service fee.**

(a) Whenever a sewer service account is created or is changed, a new service fee in an amount as established by resolution of the City Council and on file in the City Clerk's office shall be charged, unless, at the same time, water service is being commenced or changed and a fee is being charged therefor.

(Code 1965, § 25-47(a))

(b) It shall be unlawful, after sewer service has been disconnected by shutting off the water supply or in any other manner, for any person to reconnect such water supply without the consent of the City, and any person violating this provision shall be deemed guilty of a misdemeanor.

(Code 1965, §§ 25-49, 25-51)

**Sec. 38-58. Same-Declared lien; collection.**

All sewer rental charges, including but not limited to all rates (see definition), shall constitute a lien upon any lot, land, building or premises served, and if such amounts shall not be paid when due, such service, if within the City's water system, may be disconnected by the City without further notice, by shutting off the water supply therefrom, or, in other areas of the 201 sewer service area, the WWTW, the City Manager may certify the charge to the County Treasurer to be placed upon the tax list for the current year to be collected in the manner other taxes are collected, with 10 percent added thereto to defray the cost of collection; plus interest at the rate of 1 percent per month or as established by resolution of the City Council, and all laws of the State for the assessment and collection of general taxes, including the laws for the sale of property for taxes and redemption of the same, shall apply.

(Code 1965, § 25-48; Ord. No. 3615, 4-7-04)

**State law reference(s)**--Interest rate, C.R.S. § 31-35-609.

**Sec. 38-59. Billing procedure.**

(a) All sewer charges shall be dated and sent out to the owner of the premises served or to whom the owner may direct at regular intervals. Such sewer service charges shall be added to and made a part of the water bill if customers receive water service from the City, or by separate billing if water service is from other than the City. Provisions of this Code relative to the payment of delinquent water bills shall also apply to delinquent sewer bills in all respects, including the discontinuance of water service for nonpayment of sewer charges as set forth in section 38-58.

(b) The owner of the premises, as well as the occupants thereof, shall have thirty days to notify the utility accounting department of any change of building structure and/or use to ensure

correct monthly charges. The City will be under no obligation to credit or refund any account beyond expiration of the thirty-day notification period.

(c) In the event any user of the WWTW neglects, fails or refuses to pay the rates, fees or charges imposed or levied by this article for the connection or use of the WWTW or facilities, such rates, fees or charges shall constitute a lien upon the real property so served by such sewer connection. The amount due will be collected in the same manner as though it were part of the taxes. This is an additional remedy to others of the City.

(Code 1965, § 25-47(b), (c); Ord. No. 2892, 2-21-96; Ord. 3615, 4-7-04)

#### **Sec. 38-60. Same-Review.**

The rates and charges for wastewater service are established so that each user class pays its proportionate share of the costs of wastewater treatment services, and the City Manager is hereby directed to annually review the charge structure to assure that proportionality between user classes is maintained and to recommend modifications as appropriate. Each user shall be notified annually by the City of the rate and that portion of the user charges which are attributable to wastewater treatment services.

(Code 1965, § 25-54; Ord. No. 2892, 2-21-96; Ord. No. 3615, 4-7-04)

#### **Sec. 38-61. Disposition, use of sewer revenues.**

The funds received from the collection of the charges or rentals authorized by this article shall be deposited with the City Manager and shall be deposited in a fund to be known as the “sewer fund” and, when appropriated by the City Council and County Commissioners, shall be used for the maintenance, operation, extension and improvement of the WWTW, and for interest on and discharging of principal of bonds and other obligations incurred in the acquisition, construction, improvement and extension of the WWTW.

(Code 1965, § 25-50; Ord. No. 2892, 2-21-96; Ord. No. 3615, 4-7-04)

#### **Sec. 38-62. Pretreatment of industrial wastes-Purpose and policy.**

(a) *Purpose.* Sections 38-62 through 38-70 of this article set forth uniform requirements for users of the WWTW and enables the City to comply with applicable state and federal laws, including the Clean Water Act of 1977, the federal General Pretreatment Regulations, 40 CFR Part 403, and the State Water Quality Control Act, as amended. The objectives of such sections are to:

- (1) Prevent the introduction of pollutants into the WWTW which will interfere with or upset the operation of the WWTP, or contaminate treatment plant sludge with toxic or hazardous materials;

- (2) Minimize the introduction of incompatible pollutants into the WWTW which may Pass Through the system without adequate treatment and into receiving waters or the atmosphere;
- (3) Prevent water quality violations resulting from direct discharges into waters of the State, or violations of the NPDES permit for the WWTW;
- (4) Improve the opportunity to recycle and reclaim wastewaters and sludges from the system;
- (5) Provide for equitable distribution of the costs of the WWTW;
- (6) Establish and maintain a database and inspection program sufficient to determine compliance with pretreatment requirements;
- (7) Enhance the efficiency and cost effective operation of the WWTW; and
- (8) Protect the health and safety of City and County residents and WWTW workers.

(b) *Policy.* Sections 38-62 through 38-70 provide for the regulation of contributors or users of the WWTW through the development of an industrial pretreatment program, including issuance of permits to certain nondomestic users, and through enforcement of general requirements for the other users. Such sections authorize monitoring and enforcement activities, require user reporting, protect the WWTW and hydraulic capacity, improve the ability to serve existing and new customers within the service area of the WWTW, set fees for the equitable distribution of costs resulting from the program established herein, and establish penalties and remedies for violations of pretreatment requirements.

(c) *Applicability.* Sections 38-62 through 38-70 apply within the City and to persons outside the City who are, by contract or agreement with the City, connector districts, or County, users of the WWTW. Except as otherwise provided herein, the City Manager shall implement, administer, and enforce the provisions of such sections.

(Code 1965, § 25-57; Ord. No. 2701, § 1(25-57), 9-1-93; Ord. No. 2892, 2-21-96; Ord. No. 3615, 4-7-04)

### **Sec. 38-63. Same-Definitions.**

The following words, terms and phrases, when used in sections 38-62 through 38-70, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Accidental discharge* means the unintentional and temporary discharge to the WWTW of the prohibited waters or wastes, including those described in section 38-49 or section 38-65.

*Act or the act* means the Federal Water Pollution Control Act, PL 92-500, also known as the Clean Water Act, and including amendments thereto by the Clean Water Act of 1977, PL 95-217, 33 U.S.C. section 466 *et seq.*, and as subsequently amended.

*Categorical industrial user* means an industrial user discharging into the City's 201 area wastewater collection, treatment and disposal system, the WWTW, which is classified as a categorical industry and because of the nature of its discharge is governed by the national categorical pretreatment standards as specified in 40 CFR Chapter I, Subchapter N, Section 403.6.

*Categorical standards* means national categorical pretreatment standards or pretreatment standard.

*Cooling water* means the water discharged from any use such as air conditioning, cooling or refrigeration, or to which the only pollutant added is heat.

*City Manager* refers to the City Manager or his designee.

*Composite Sample* refers to a flow proportioned sample taken discretely or continuously. If discrete, at least 12 aliquots should be composited. Discrete samples may be flow proportioned either by varying the time interval between each aliquot or the volume of each aliquot.

*Discharge* means the introduction of treated or untreated wastewater into the WWTW.

Domestic waste or sanitary wastes means liquid waste(s):

- (1) From the noncommercial preparation, cooking or handling of food; or
- (2) Containing human excrement or similar matter from the sanitary conveniences of a dwelling, commercial building, industrial facility or institution.

*Environmental Protection Agency or EPA* means the U.S. Environmental Protection Agency or, where appropriate, the term may also be used as a designation for the administrator or other duly authorized official of such agency.



*Grab sample* means a sample which is taken from a waste stream on a one-time basis with no regard to the flow in the waste stream and without consideration of time.

*Harmful contribution* means an actual or threatened discharge or introduction of industrial waste to the WWTW; which presents or may present an imminent or substantial endangerment to the health or welfare of persons or to the environment; or which inhibits or interferes with the physical or lawful operation of the WWTW; or which causes the City or the WWTW to be in violation of any condition of its NPDES permit.

*Holding tank waste* means any waste from a holding tank such as vessels, chemical toilets, campers or trailers.

INDIRECT DISCHARGE OR DISCHARGE MEANS THE INTRODUCTION OF POLLUTANTS INTO A POTW FROM ANY NON-DOMESTIC SOURCE REGULATED UNDER SECTION 307(B), (C) OR (D) OF THE ACT.

*Industrial* means of or pertaining to industry, manufacturing, agriculture, commerce, trade or business, as distinguished from domestic or residential.

*Industrial discharge permit* means a document as set forth in section 38-67, which licenses and conditions the nature and amount of contribution of industrial waste into the WWTW.

*Industrial user* means any person or source that introduces or discharges wastewater from industrial processes into the WWTW, such as eating establishments, food processors or feed lots, and who may be subject to a user charge for excess strength or toxic waste.

*Industrial user charge* means an additional charge calculated either by the actual gallons of industrial or commercial wastewater discharged per 1,000 gallons or by calculating the pounds of BOD and TSS being discharged in the process wastewater. This charge is in addition to the charge determined under section 38-55(a)(11).

*Industrial waste or wastewater* means the liquid or water-carried waste(s) from industrial manufacturing or processing, as distinct from domestic or sanitary wastes.

*Interference* means the inhibition or disruption of the WWTW processes or operations which causes or materially contributes to a violation of any requirement of the WWTW's NPDES permit, or of the requirements of any agency with jurisdiction over discharges by the WWTW into the receiving waters. The term also includes contamination of WWTW sludge byproducts.

*National categorical pretreatment standard(s)* means any regulation containing pollutant discharge limits promulgated by the EPA in accordance with section 307(b) and (c) of the Clean Water Act (33 U.S.C. section 1317) and as specified in 40 CFR Chapter I, Subchapter N, which applies to a specific category of primary industrial users.

*National pollutant discharge elimination system (NPDES) permit* means a permit issued pursuant to section 402 of the act (33 U.S.C. 1342), allowing discharge of pollutants into navigable waters of the United States or waters of the State.

*National pretreatment standard, pretreatment standard, or standard* means any regulation containing pollutant discharge limits promulgated by EPA in accordance with 40 CFR Part 307 Section (b) and (c) which applies to industrial users. This term includes prohibitive discharge limits established pursuant to 40 CFR Part 403.5.

*National prohibitive discharge standards or prohibitive discharge standard* means any federal regulation developed under the authority of section 307(b) of the Clean Water Act, including the general pretreatment regulations (40 CFR 403.5).

*New Source* means any building, structure, facility or installation from which there is or may be a discharge of pollutants as defined in 40 CFR, Part 403.3, ~~Section (k)(1) through (k)(3)-(m).~~

*Pass Through* means a discharge which exits the WWTW into waters of the United States in quantities or concentrations which, alone or in conjunction with a discharge or discharges from other sources, is a cause of a violation of any requirement of the WWTW's NPDES permit (including an increase in the magnitude or duration of a violation).

*Pollutant* means any dredged soil, solid waste, incinerator residue, sewage, garbage, septic waste, sewage sludge, munitions, chemical wastes, medical wastes, biological materials, radioactive materials, heat, wrecked or discharged equipment, rock, sand, cellar dirt, and industrial, municipal and agricultural waste discharged into water.

*Pollution* means the alteration of the chemical, physical, biological or radiological integrity of water by human activity.

*Potential contributor* means an industrial user of the WWTW which:

- (1) Discharges into the system more than 25,000 gallons of material per day on average;
- (2) Discharges into the system materials prohibited by section 38-49 of this article; or
- (3) Is found by the City, the State's department of health or EPA to have an adverse impact, separately or in combination with other industries, on the WWTW or the beneficial reuse of sludge, or to cause a toxic Pass Through, or to interfere with the treatment process, or to have the potential, because of an accumulative effect, to cause a violation of the WWTP's CDPS [NPDES] discharge permit. These may include users such as hospitals, laundries, auto repair shops and service stations.

*Pretreatment or treatment* means the reduction of the amount of pollutants, the elimination of pollutants, the alteration of the rate of their introduction into the WWTW, or the alteration of the nature of pollutant properties in wastewater to a less harmful state, prior to or in lieu of discharging or otherwise introducing such pollutants into the WWTW. The reduction or alteration can be achieved by physical, chemical or biological processes, process changes, or by other means, except as prohibited by 40 CFR Part 403.6(d).

*Pretreatment requirements* means any substantive or procedural requirement related to pretreatment, including national categorical pretreatment standards, imposed on an industrial user.

*Signatory Official* for required reports is defined as follows:

- (1) A responsible corporate officer, if the industrial user is a corporation, means:
  - (a) a president, secretary, treasurer, or vice president of the corporation in charge of a principal business function, or any other person who performs similar policy-or decision-making functions for the corporation, or
  - (b) the manager of one or more manufacturing, production, or operating facilities, provided, the manager is authorized to make management decisions which govern the operation of the regulated facility including having the explicit or implicit duty of making major capital investment recommendations, and initiate and direct other comprehensive measures to assure long term environmental compliance with environmental laws and regulations; can ensure that the necessary systems are established or actions taken to gather complete and accurate information for control mechanism requirements; and where authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures.
- (2) A general partner or proprietor if the Industrial User submitting the reports is a partnership or a sole proprietorship.
- (3) A duly authorized representative of the individual designated in (1) and (2) of this section if:
  - (a) the authorization is made in writing by the individual described in (1) or (2) of this section,
  - (b) the authorization specifies either an individual or a position having responsibility for the overall operation of the facility from which the Industrial Discharge originates, such as the position of plant manager, operator of a well, or well field superintendent, or a position of equivalent responsibility, or having overall responsibility for environmental matters for the company; and
  - (c) the written authorization is submitted to Control Authority.

(4) If an authorization under (3) of this section is no longer accurate because a different individual or position has responsibility for the overall operation of the facility, or overall responsibility for environmental matters for the company, a new authorization satisfying the requirements (3) of this section must be submitted to the Control Authority prior to or together with any reports to be signed by an authorized representative.

*Significant industrial user* means a permitted industrial user discharging into the WWTW and which may be classified as one of the following: categorical user, potential contributor or an industrial user, or any other descriptive term necessary to readily identify any industrial waste discharge or permit classification. These include any industrial discharger subject to categorical pretreatment standards; or:

(1) Any other industrial user that discharges an average of 25,000 gallons per day or more process wastewater to the WWTW, excluding sanitary, noncontact cooling water and boiler blowdown wastewater; or

(2) Contributes a process waste stream which makes up 5 percent or more of the average dry weather hydraulic or organic capacity of the WWTW, whichever is less; or

(3) Is designated as such by the WWTW on the basis that the industrial user has a reasonable potential for adversely affecting the WWTW operation or for violating any pretreatment standard or requirement.

*Significant noncompliance.* An industrial user is in significant noncompliance if its violation meets one or more of the following criteria:

(1) Chronic violations of wastewater discharge limits, defined here as those in which 66 percent or more of all the measurements taken during a six-month period exceed (by any amount) the maximum limit for the same pollutant parameter; or

(2) Technical review criteria ("TRC") violations, defined here as those in which 33 percent or more of all the measurements for each pollutant parameter taken during a six-month period equal or exceed the product of the maximum limit or the average limit multiplied by the applicable TRC (TRC equals 1.4 for BOD, TSS, fats, oil and grease and 1.2 for all other pollutants except pH); or

(3) Any other violation of a pretreatment effluent limit (maximum or longer term mean average) that the WWTW determines has caused, alone or in combination with other discharges, Interference or Pass Through, including endangering the health of WWTW personnel or the public; or

(4) Any discharge of a pollutant that has caused imminent endangerment to human health, welfare or to the environment or has resulted in the WWTW's exercise of its emergency authority to halt or prevent such a discharge; or

(5) Failure to meet, within ninety days after the scheduled date, a compliance schedule milestone or a local control mechanism or enforcement order, for starting or completing construction or for attaining compliance; or

(6) Failure to provide, within forty-five days after the date due, a required report such as a baseline monitoring report (BMR), a ninety-day compliance report, a periodic self-monitoring report or a report on compliance with compliance schedules; or

(7) Failure to accurately report noncompliance; or

(8) Any other violation or group of violations which the Program City Manager, also known as the WWTW industrial pretreatment coordinator, or the City Manager, determines will adversely affect the operation or implementation of the local pretreatment program.

*Slug Discharge* refers to any discharge of a non-routine, episodic nature, including but not limited to an accidental spill or a non-customary batch discharge, which has a reasonable potential to cause interference or pass through, or in any other way violate the POTW's regulations, Local Limits or Permit conditions.

*Source* means any building, structure, facility or installation from which there may be a discharge of pollutants.

*Standard industrial classification ("SIC")* means a classification pursuant to the Standard Industrial Classification Manual issued by the Executive Office of the President, Office of Management and Budget, 1972, as amended.

*Toxic pollutant* includes, but is not limited to, any pollutant or combination of pollutants listed as toxic in regulations promulgated by the administrator of the EPA under the provisions of section 307(a) of the act or other applicable laws.

*User* means any person who contributes, causes or permits the contribution or introduction of wastewater into the WWTW.

*Wastewater* or *sewage* means the spent water of a community that enters the WWTW. The term also refers to a combination of liquid and water-carried wastes from residences, commercial buildings, industrial plants, and institutions, together with any groundwater, surface water or storm water that may be present.

*Wastewater treatment plant (“WWTP”)* is that portion of the WWTW designed to provide treatment to wastewater. The term includes the Persigo wastewater treatment plant which is owned by the County and the City and operated by the City.

*Wastewater treatment works (“WWTW”)* means wastewater treatment works as defined by section 212 of the act (33 U.S.C. section 1292) which are owned by the City and County, or which are managed and operated by the City. This term includes any sewers that convey wastewater to the WWTP from within the Persigo WWTP service area. The term includes “any devices and systems used in the storage, treatment, recycling, and reclamation of municipal sewage or industrial wastes of a liquid nature.” It further includes, “any other method or system for preventing, abating, reducing, storing, treating, separating, or disposing of municipal waste, including storm water run off, or industrial waste, including waste in combined storm water and sanitary sewer systems.” For the purposes of sections 38-62 through 38-70, “WWTW” shall also include waterworks facilities and any sewers that convey wastewaters to the WWTW from persons or sources outside the City who are, by contract or agreement with the City or connecting sanitation districts, users of the City’s and County’s WWTW.

*Waters of the State* means all streams, lakes, ponds, marshes, watercourses, waterways, wells, springs, reservoirs, aquifers, irrigation systems, drainage systems and all other bodies or accumulations of water, surface or underground, natural or artificial, public or private, which are contained within, flow through, or border upon the State or any portion thereof.

(Code 1965, § 25-58; Ord. No. 2701, § 1(25-58), 9-1-93; Ord. No. 2892, 2-21-96; Ord. No. 3615, 4-7-04)

**Cross reference(s)**-Definitions generally, § 1-2.

#### **Sec. 38-64. Same-Abbreviations.**

The following abbreviations when used in sections 38-62 through 38-70 shall have the meanings designated in this section:

*CFR*: Code of Federal Regulations.

*EPA*: Environmental Protection Agency.

*mg/l*: Milligrams per liter.

*NPDES*: National pollutant discharge elimination system.

*SIC*: Standard industrial classification.

*TSS*: Total suspended solids.

U.S.C.: United States Code.

WWTP: Wastewater treatment plant.

WWTW: Wastewater treatment works.

(Code 1965, § 25-59; Ord. No. 2701, § 1(25-59), 9-1-93; Ord. No. 2892, 2-21-96)

**Sec. 38-65. Same—Regulations.**

(a) General discharge prohibitions.

- (1) No person or user shall introduce, discharge, or cause to be discharged into the WWTW any pollutant or wastewater which may cause Interference with the operation or performance of the WWTW, or which constitutes a harmful contribution to the WWTW, or which may Pass Through the WWTW so as to cause the WWTW to violate a term of its NPDES permit or other applicable laws and regulations. These general prohibitions apply to all users of the WWTW, whether or not the user is subject to national pretreatment standards or any other national, state or local pretreatment standards or requirements, including specific pollutant limitations developed pursuant to subsection (j) of this section.
- (2) In addition to the prohibited waters or wastes described above or in section 38-49, a user shall not introduce or discharge the following substances into the WWTW:
  - a. Any wastewater containing toxic pollutants in sufficient quantity to exceed the limitation set forth in a national categorical pretreatment standard; or
  - b. Any substance which may cause the WWTW's effluent or any other products such as residues, sludges, or scums to be unsuitable for reclamation or reuse.
- (3) No person or user shall discharge a pollutant into the WWTW which may cause the WWTW or its management agency to be in noncompliance with any sludge use or disposal law or regulations, including section 405 of the Clean Water Act, the Solid Waste Disposal Act, the Clean Air Act, the Toxic Substances Control Act, or any State criteria applicable to sludge management.

(b) *Actions of City Manager.* Whenever the City Manager determines through an industrial waste survey or otherwise that a user is contributing to the WWTW any of the substances referred to in section 38-49, or in this section, in such amounts as to interfere with the operation of the WWTW, or to constitute a harmful contribution to the WWTW, the City Manager shall:

- (1) Advise the user of the impact of the contribution on the WWTW; and
- (2) Develop and apply specific effluent limitations and pretreatment requirements for the user to correct the Interference with or harm to the WWTW; and/or
- (3) Perform the actions listed in section 38-50, as deemed necessary.
- (4) Undertake an action, where appropriate, as specified in 38-68.

(c) *Preemption by national categorical pretreatment standards.* Upon the promulgation of the national categorical pretreatment standards for a particular industrial subcategory, the national standard, if more stringent than limitations imposed under this article for sources in that subcategory, shall immediately supersede the limitations imposed under this article. The City Manager shall notify all affected users of the applicable reporting requirements under 40 CFR Section 403.12. Failure to notify shall not relieve a user from any requirements under the law.

(d) *Modification of national categorical pretreatment standards.* When the WWTW has achieved consistent removal of pollutants limited by national pretreatment standards, the City may apply to the approval authority for modification of or exemption from specific limits in the national pretreatment standards.

(e) *State requirements.* State requirements and limitations on discharges shall apply in any case where they are more stringent than federal requirements and limitations or those in this article.

(f) *City's right of revision.* Notwithstanding the provisions of subsection (c) of this section the City reserves the right to establish by ordinance, resolution, or permit more stringent specific pollutant limitations or pretreatment requirements pursuant to subsection (j) of this section for discharges to the WWTW, if deemed necessary to comply with the objectives and intent of section 38-62.

(g) *Excessive discharge.* No industrial user shall increase the use of process water or dilute industrial wastewater with tap water, unpolluted water, sanitary sewage, or other liquid dilutants as a partial or complete substitute for adequate pretreatment to achieve compliance with the limitations contained in the national categorical pretreatment standards, or with any other pollutant-specific limitation developed by the City or State.

(h) *Accidental discharges.* Each significant industrial user shall provide adequate protection against accidental discharge of the prohibited waters or wastes described in section 38-49 or in this section, or other substances regulated by sections 38-62 through 38-70. Facilities to prevent accidental discharge of prohibited waters or wastes shall be provided and maintained at the user's own cost and expense. Detailed plans showing facilities and operating procedures to provide this protection, unless already provided, shall be submitted to the City for review and shall be approved by the City Manager before construction of the accidental discharge prevention facility.



All significant industrial users shall submit such a plan within ninety days after being permitted as a significant industrial user. No industrial user who commences contribution to the WWTW after the effective date of the ordinance from which this section derives shall be permitted to introduce pollutants into the system until accidental discharge procedures and facilities have been approved by the City. Review and approval of such plans and operating procedures shall not relieve the industrial user from any responsibility to pretreat as necessary to meet the industrial pretreatment requirements of sections 38-62 through 38-70.

(i) *Notice of accidental discharge.* In the case of an accidental discharge, it is the responsibility of any industrial user to immediately telephone and notify the City Manager of the incident. The notification shall include the location of discharge, type of waste or wastes, concentration, volume, duration, time of episode, and corrective actions undertaken.

- (1) Within fifteen days following an accidental discharge, the industrial user shall submit to the City Manager a detailed written report describing the cause of the discharge and the measures taken or planned by the industrial user to prevent similar future occurrences. Such notification shall not relieve the industrial user of any expense, loss, damage, or other liability which may be incurred as a result of damage to the WWTW, fish kills, or any other damage to persons or property; nor shall such notification relieve the industrial user of any fines, civil penalties, or other liability which may be imposed by sections 38-62 through 38-70 or other applicable law.
- (2) A sign shall be permanently posted on the industrial user's bulletin board or other prominent place advising employees whom to call in the event of an accidental discharge. The industrial user shall ensure that all employees who may cause such an accidental discharge to occur are advised of the emergency notification procedure.
- (3) BYPASSES AND NOTIFICATION SHALL BE HANDLED IN ACCORDANCE WITH 40 CFR SECTION 403.17
- (4) UPSETS SHALL BE HANDLED IN ACCORDANCE WITH 40 CFR SECTION 403.16

(j) *Specific pollutant limitations.* No person shall discharge into the WWTW any wastewater containing pollutants generally prohibited by section 38-49 of this Code, pollutants in excess of specific pollutant limitations as established by resolution of the City Council, specific limitations contained in any industrial discharge permit, or limitations imposed by national categorical pretreatment standards.

(k) *Methodology.* All measurements, tests and analyses of the characteristics of waters and wastes to which reference is made in sections 38-62 through 38-70 shall be conducted in accordance with 40 CFR Part 136 AND 40 CFR PART 403.12 (G)(3)(4).

(l) Right of entry.

- (1) The City Manager and/or his authorized representative, may:
  - a. Enter upon premises where an effluent or potential effluent source is located or in which any records are required to be kept under the terms and conditions of sections 38-62 through 38-70;
  - b. ~~At reasonable times,~~ Have access to and may copy any records required to be kept under the terms and conditions of this Code or a discharge permit and may inspect any monitoring or sampling methods being used;
  - c. Enter upon the premises to reasonably investigate any actual, suspected or potential source of uncommon water pollution, or any violation of this article.
- (2) The investigation may include, but is not limited to, the following: sampling of any discharge and/or process waters, the taking of photographs; interviewing of any person having any knowledge related to the discharge or alleged violation; and access to any and all facilities or areas within the premises that may have any effect on the discharge or alleged violation.

(Code 1965, § 25-60; Ord. No. 2701, § 1(25-60), 9-1-93; Ord. No. 2710, § 1, 10-20-93; Ord. No. 2892, 2-21-96; Ord. No. 3615, 4-7-04)

### **Sec. 38-66. Same-Fees.**

(a) *Purpose.* The purpose of this section is to provide for the payment to the City sewer fund by industrial users of the WWTW for all costs incurred in the implementation and administration of the industrial pretreatment program. The applicable charges and fees shall be set forth in a schedule developed by the City Manager.

(b) *Charges and fees.* The City Manager may adopt separate charges and fees that relate solely to the matters covered by sections 38-62 through 38-70, including fees for:

- (1) Industrial discharge permit applications;
- (2) Reimbursement of costs of setting up and operating the Industrial Pretreatment Program;

- (3) Measuring, monitoring, inspection and surveillance procedures, sampling, testing, and analyzing user wastewater;
- (4) Reviewing and approving accidental discharge procedures and facilities;
- (5) Fees as the City may deem necessary to carry out the requirements contained herein; and
- (6) Fees to cover the added cost of handling or treating any wastes not covered by existing or regular monthly sewer service charges.

The charges and fees shall be established so that the permit application fee will cover the administrative costs of processing the permit. All other costs will be reviewed annually and established as part of the regular billing for each industrial user.

(Code 1965, § 25-61; Ord. No. 2701, § 1(25-61), 9-1-93; Ord. No. 2892, 2-21-96)

**Sec. 38-67. Same-Pretreatment program administration.**

(a) *Unlawful discharge.* It shall be unlawful to discharge any industrial wastewater or polluted waters into any natural outlet within the City or within any area under the jurisdiction of the City, except where suitable treatment has been provided, and except as authorized by the City Manager in accordance with the provisions of sections 38-62 through 38-70.

(b) Industrial discharge permits.

- (1) *Permit required.* No significant industrial user shall discharge wastewater to the WWTW without having a valid industrial discharge permit issued by the City Manager. Any discharge in violation of pretreatment standards or requirements contained therein is prohibited.
- (2) *Issuance.* After evaluation of the permit application, the City Manager may issue an industrial discharge permit subject to terms and conditions provided herein. In determining whether a permit shall be issued and/or what conditions shall be applied, the City Manager shall consider all applicable national categorical and local pretreatment standards as well as those factors listed in section 38-49.
- (3) *Permit application.* Users required to obtain an industrial discharge permit shall complete and file with the City Manager an application in the form prescribed by the City Manager and accompanied by the permit application fee. The user shall submit, in units and terms suitable for evaluation, all information required by the permit application, and any relevant supplemental information requested by the City Manager. All significant industrial users connected to or discharging to the WWTW

and all other persons proposing to connect to the WWTW who are determined to be subject to industrial discharge permit requirements shall apply at least thirty days prior to commencing discharge. When a user becomes subject to a national categorical pretreatment standard and has not previously submitted an application for an industrial discharge permit, the user shall apply for an industrial discharge permit within ninety days after the promulgation of the applicable national categorical pretreatment standard.

- (4) *Categorical Pretreatment Standards.* Within six months after the promulgation of a national categorical pretreatment standard, the industrial discharge permit of users subject to such standards shall be revised to require compliance by the prescribed compliance date. In addition, any industrial user with an existing industrial discharge permit shall submit to the City Manager within 180 days after the promulgation of an applicable national categorical pretreatment standard a baseline report and any information required by 40 CFR Section 403.12 and by section (E)(2) of the industrial discharge permit application.
- (5) *Permit conditions.* Industrial discharge permits and significant industrial user permittees shall be subject to all the provisions of this chapter and all other applicable City laws, user charges and fees. Permits shall contain, but shall not be limited to, the following requirements or conditions:
  - a. Unit charge or schedule of industrial user charges and fees for the wastewater to be discharged to the WWTW;
  - b. Notice of the general and specific prohibitions required under sections 38-49 and 38-65 (j) of this chapter;
  - c. Prohibitions on discharge of any specific materials;
  - d. Notice of applicable national categorical standards; Pretreatment Standards;
  - e. Limits equal to or more stringent than the specific pollutant limitations as established pursuant to section 38-65(j) concerning average and maximum wastewater constituents, and on characteristics of either the individual industrial process wastes or combined industrial wastewater discharge;
  - f. Limits on average and maximum rate and time of discharge, or requirements for flow regulations and equalization;
  - g. Monitoring facilities as described in subsection (d) of this section;

- h. Monitoring programs, which may include sampling locations, frequency of sampling, number, types and standards for tests, and reporting schedules;
- i. Installation, maintenance, and cleaning of any pretreatment technology necessary to achieve compliance with the requirements of this article, including filtration, chemical treatment, grease, oil and sand traps, and other necessary equipment;
- j. Compliance schedules and any periodic progress or compliance reports required by this article or by Federal Pretreatment Regulations, including 40 CFR Section 403.12;
- k. Submission of technical reports or discharge reports, as provided in subsection I of this section;
- l. Maintenance and retention of plant records relating to wastewater discharge, as specified by the City Manager;
- m. Notification of the City Manager of any discharge of new wastewater constituents, or of any substantial change in the volume or character of the wastewater constituents being introduced into the WWTW;
- n. Notification of any slug or accidental discharge as per section 38-65 (i)(1);
- o. Agreement to pay additional costs of handling or treating any industrial wastewater discharges not authorized by this article or by any permit issued hereunder. Nothing herein shall be interpreted to allow discharges which include harmful contributions to the WWTW, interfere with the WWTP facilities, equipment, or receiving waters, or which may otherwise create a hazard to life or which may constitute a public nuisance;
- p. Agreement by the industrial user: to allow access to the City Manager to ensure compliance with permit conditions; to agree to perform all permit conditions; to submit to the remedy of specific performance for breach of contract; and to pay liquidated damages for violation of pretreatment standards and/or requirements where damages are not readily ascertainable; and
- q. STATEMENT OF APPLICABLE CIVIL AND CRIMINAL PENALTIES FOR VIOLATION OF PRETREATMENT STANDARDS AND REQUIREMENTS, AND ANY APPLICABLE COMPLIANCE SCHEDULE. SUCH SCHEDULES MAY NOT EXTEND THE COMPLIANCE DATE BEYOND APPLICABLE FEDERAL DEADLINES;

- r. Notification of any changes affecting potential for a slug discharge. If the City Manager decides a slug control plan is needed, the plan shall contain at a minimum, the following elements:
  - 1. Description of discharge practices, including non-routine batch Discharges;
  - 2. Description of stored chemicals;
  - 3. Procedures for immediately notifying POTW of slug discharges, including any discharge that would violate a prohibition under 40CFR 403.5(b) with procedures for follow-up written notification within in five days;
  - 4. If necessary, procedures to prevent adverse impact from accidental spills, including inspection and maintenance of storage areas, handling and transfer of materials, loading and unloading operations, control of plant site runoff, worker training, building of containment structures or equipment, measures for containing toxic organic pollutants (including solvents), and/or measures and equipment for emergency response;
- s. Other appropriate conditions, in the judgment of the City Manager necessary to ensure compliance with this article.

- (6) *Permit duration.* Industrial discharge permits are valid only for a specified time period, not to exceed five years from the date of issuance. Each significant industrial user shall apply for permit renewal at least ninety days prior to the expiration date of the existing permit.
- (7) *Permit modifications.* The terms and conditions of any permit may be subject to modification by the City Manager during the term of the permit as limitations or requirements as identified in sections 38-65 and this section are modified, or as other just cause exists. The user shall be notified of any proposed changes in his permit at least thirty days prior to the effective date of change. Any changes or new conditions in the permit shall include a reasonable time schedule for compliance.
- (8) *Permit transfer.* Industrial discharge permits are issued to a specific user for a specific operation. An industrial discharge permit is not transferable, and is voidable if reassigned, transferred, or sold to a new owner, new user, different premises, or a new or different operation without written approval by the City Manager.

(c) Reporting requirements.

- (1) *Compliance date report.* Within ninety days following the date for final compliance with applicable pretreatment standards or requirements, or in the case of a new source, following commencement of the introduction of wastewater into WWTW,

any industrial user subject to federal, state or city pretreatment standards and requirements shall submit to the City Manager a report indicating the nature and concentration of all pollutants in the discharge from the regulated process which are limited by such standards and requirements. The report shall also indicate the average and maximum daily flow or predicted flow for the process units in the user facility subject to the federal, state or city standards and requirements, whether these standards are being met on a consistent basis and, if not, what additional operations, maintenance or pretreatment is or will be necessary to bring the user into compliance with the applicable pretreatment standards or requirements. This statement shall be signed by an authorized representative of the industrial user, and shall be certified by a qualified professional engineer or a person with adequate wastewater discharge experience.

- (2) *Mass limits.* The City Manager may impose mass limitations in addition to concentration limitations on users which are using dilution to meet applicable pretreatment standards or requirements, or upon other users when deemed necessary. In such cases, the reports required by subsections (b)(5)l and (c)(1) of this section shall also indicate the mass of pollutants regulated by pretreatment standards in the effluent of the user. These reports shall contain the results of sampling and analysis of the discharge, including the flow, nature, concentration, production, and mass of pollutants which are limited by the applicable pretreatment standards. The frequency of monitoring shall be prescribed in the industrial discharge permit.
- (3) *SMR Reports.* The *Permittee* shall report the results of all analyses on samples taken during each reporting period on that period's SMR form. The *Permittee* shall sign the following certification statement on each required report:

"I certify under penalty of law that I have personally examined and am familiar with the information submitted herein and based on my inquiry of those individuals immediately responsible for obtaining the information, I believe the submitted information is true, accurate and complete. I am aware that there are significant penalties for submitting false information including the possibility of fine and imprisonment."

- (4) *Reporting violations.* Reporting violations include failure to submit self-monitoring reports, total toxic organics compliance certifications or compliance schedule progress reports within forty-five days of deadlines and/or failure to complete milestones within ninety days of deadline.
- (5) 24 HOUR NOTIFICATION OF VIOLATIONS AND 30 DAY RESAMPLING REQUIREMENTS SHALL BE CONDUCTED IN ACCORDANCE WITH 40 CFR SECTION 403.12 (G)(2).

(6) RECORD KEEPING REQUIREMENTS SHALL BE CONSISTENT WITH 40 CFR SECTION 403.12 (O).

(d) Monitoring facilities.

- (1) Each significant industrial user shall provide, calibrate, and operate at its expense sufficient monitoring facilities to allow inspection, sampling, and flow measurement of the building sewer and internal drainage systems. The monitoring facilities, including control manholes and continuous flow recorders, shall normally be situated on the user's premises. If such a location would be impractical or cause undue hardship on the industrial user, the City Manager may allow the facility to be constructed in a public right-of-way if the facility will not be obstructed by landscaping or parked vehicles.
- (2) A sampling manhole or facility shall have sufficient room for accurate sampling and preparation of samples for analysis. The facility shall be maintained at all times in a safe and proper operating condition at the expense of the industrial user.
- (3) Whether constructed on public or private property, any sampling and monitoring facilities shall be built in accordance with City requirements and all applicable local construction standards and specifications. Construction shall be completed within ninety days following receipt of a written order by the City Manager to install the facility.

(e) *Inspection and sampling.* The City Manager may inspect the facilities of any user to determine whether the purpose of these industrial pretreatment regulations and all applicable requirements are being complied with. Owners, employees or occupants of premises where wastewater is discharged shall allow the City Manager and other City representatives or agents ready access to all parts of the premises where wastewater is created or discharged, including industrial process areas, for the purposes of inspection, sampling, records examination, or performance evaluation. The City Manager may set up on the user's property such devices as are necessary to conduct sampling, inspection, compliance monitoring and/or metering operations.

(f) Pretreatment.

- (1) Industrial users shall provide whatever wastewater pretreatment is required, in the opinion of the City Manager, to comply with this article and shall comply with all national categorical pretreatment standards within the time limitations as specified by the federal pretreatment regulations and this article. Any facilities required to pretreat wastewater to a level of quality acceptable to the City shall be provided, operated and maintained at the user's expense. Detailed plans showing the pretreatment facilities and operating procedures shall be submitted to the City Manager for review, and must be approved by the City Manager before construction



of the facilities. The review or approval of such plans and operating procedures shall in no way relieve a user from the responsibility of modifying the facility as necessary to produce an effluent acceptable to the City under the provisions of this article. Any subsequent change in the pretreatment facilities or method of operation shall be reported to and approved by the City Manager prior to such change.

- (2) The City Manager shall annually publish, in a newspaper of general circulation within the City, a list of any industrial users determined to be in significant noncompliance (“SNC”) with this article. The notification shall summarize the types of violations and any enforcement action taken.
  - (3) All records relating to compliance with pretreatment standards or requirements shall be made available to officials of the EPA or the State’s department of health upon request to the City Manager.
  - (4) Duty to Halt or reduce Activity – upon reduction of efficiency of operation, or loss or failure of all or part of the pretreatment equipment, the *Permittee* shall, to the extent necessary to maintain compliance with its permit, control its production or discharges (or both) until operation of the treatment facility is restored or an alternative method of treatment is provided. This requirement applies, for example, when the primary source of power of the pretreatment equipment fails or is reduced. It shall not be a defense for a *Permittee* in an enforcement action that it would have been necessary to halt or reduce the permitted activity in order to maintain compliance with the conditions of its permit.
- (g) Confidential information.
- (1) Information and data regarding a user obtained from reports, questionnaires, permit applications, permits and monitoring programs and from inspections shall be available to the public or governmental agencies without restriction, unless the user specifically requests and is able to demonstrate to the satisfaction of the City Manager that the release of such information would divulge information entitled to protection as a trade secret of the user. In such case, restricted information shall not be made available to the public, but shall nevertheless be made available to other governmental agencies for limited purposes related to water pollution control, including judicial review or enforcement of the provisions of this article.
  - (2) Wastewater constituents and characteristics will not be recognized as confidential information.
  - (3) Information accepted by the City Manager as confidential shall be handled in compliance with applicable state law.

(Code 1965, § 25-62; Ord. No. 2701, § 1(25-62), 9-1-93; Ord. No. 2892, 2-21-96; Ord. No. 3615, 4-7-04)

**Sec. 38-68. Same-Enforcement.**

The Persigo WWTW shall develop and implement an enforcement response plan. The plan shall be reviewed as required by and for conformance with federal law and shall at a minimum contain detailed procedures indicating how the Persigo WWTW will investigate and respond to instances of industrial noncompliance. The plan shall describe how the WWTW will investigate instances of noncompliance; describe the types of escalating enforcement the WWTW will take in response to all anticipated user violations and the time periods within which such responses will occur. The plan shall identify, by title, the official(s) responsible for various responses and reflect the Persigo WWTW's primary responsibility to enforce all applicable pretreatment requirements and standards as established in this article or by other applicable standards.

- (1) Harmful contributions or Interference with the WWTW.
  - a. The City Manager may cancel a user's permission to discharge wastewater into the WWTW, may reject such wastewater, may cease wastewater treatment service, and/or may suspend a user's industrial discharge permit when such suspension is necessary, in the opinion of the City Manager, in order to stop or preclude a harmful contribution to the WWTW, or a discharge which interferes with or has a deleterious effect upon the WWTW.
  - b. Any user notified of a suspension or cancellation of wastewater treatment service and/or the industrial discharge permit shall immediately stop or eliminate the contribution or discharge. In the event of a failure by such person to comply voluntarily with the suspension order, the City Manager shall take such steps as deemed necessary, including immediate severance of the sewer connection, to prevent or minimize damage to the WWTW, danger to individuals, or harm to the receiving waters. The City Manager may reinstate the industrial discharge permit and/or the wastewater treatment service only upon proof of compliance with the order and all federal, state and local Pretreatment Standards and requirements, including payment of any fees or penalties. A detailed written statement submitted by the user describing the causes of the harmful contribution, and the measures actually taken to prevent any future occurrence, shall be submitted to the City within five business days from the date of occurrence.
- (2) *Revocation of permit.* Any significant industrial user who violates the following conditions of this section, any provision of this article, or applicable state and federal laws or regulations is subject to permit revocation in accordance with the procedures of this section:

- a. Failure to factually report wastewater constituents and characteristics;
  - b. Failure to report significant changes in operations, or wastewater constituents and characteristics;
  - c. Refusal or physical obstruction of reasonable access to the user's premises for the purposes of inspection, monitoring, review of records concerning wastewater, or any purpose listed under section 38-67(e); or
  - d. Violation of conditions of the industrial discharge permit.
- (3) *Notification of violation.* Whenever the City finds that any user has violated or is violating this article, an industrial discharge permit, or any prohibition, limitation, condition or requirements contained therein, the City Manager shall serve upon such person a written notice stating the nature of the violation. Violation of any permit condition shall be considered to be a violation of this article. Unless required earlier by another provision of this article, within thirty days after the date of such notice the user shall submit to the City Manager evidence of the satisfactory correction of the violation, or a plan to correct the violation.
- (4) *Administrative Orders.* Whenever the City Manager finds that any user has violated or is violating this article, or a permit or administrative order issued hereunder, the City Manager may have served upon said user an Administrative Order. Such order may be a Compliance Order, a Show Cause Order, a Cease and Desist Order, or an order assessing an administrative fine. Compliance with an administrative order shall not relieve the user of liability for any violations occurring before or after the issuance of the administrative order or prevent the City Manager from taking any other enforcement action authorized under this article.
- (5) *Administrative Appeal Procedure.* Any permit applicant, permit holder or user affected by and dissatisfied with any decision, action, administrative order, assessment of administrative fine, or determination made and issued by the City Manager in interpreting, enforcing or implementing the provisions of this article, or the provision of any permit or administrative order issued under this article, shall file with the City Manager a written request for reconsideration within ten working days of such decision, action, administrative order or determination, setting forth in detail the facts supporting the request, whereupon the City Manager shall hold a hearing within ten working days of such request. All requests for reconsideration shall be heard by the City Manager within ten working days from the date of the hearing. The decision, action, administrative order or determination shall remain in effect during the reconsideration period.

(6) Appeal of order of City Manager.

- a. Any person entitled to appeal an order of the City Manager pertaining to industrial wastewater discharge may do so by filing an appeal with the City Manager within ten days from the date of the City Manager's determination or order. The appeal shall contain the following items:
  1. A heading in the words "Before the Utility Hearing Board of the City of Grand Junction, Colorado" or "Before the Utility Hearing Officer of the City of Grand Junction, Colorado";
  2. A caption reading "Appeal of \_\_\_\_\_," giving the names of all participating appellants;
  3. A statement of the legal interest of the appellants in the affected facility, together with the name of the authorized representative thereof;
  4. A concise statement of the action protested, together with any material facts;
  5. Verified signatures of all appellants, together with official mailing addresses and telephone numbers; and
  6. Verification by declaration under perjury of at least one appellant as to the truth of the matters stated in the appeal.
- b. Upon receipt of a properly filed appeal, the City Manager shall notify the City Council, who shall convene the utility hearing board or appoint a hearing officer. The hearing shall commence no sooner than ten days, but no later than sixty days, after the appeal is filed.

(7) Show cause hearing.

- a. The City Manager is authorized to order any industrial user who causes, makes, or allows an unauthorized direct or indirect discharge or a harmful contribution to the WWTW to show cause why appropriate enforcement action should not be taken. In such case, a notice shall be served on the respondent user specifying the time and place of a hearing regarding the violation, the reasons why the action is to be taken, the proposed enforcement action, and directing the user to show cause why the proposed enforcement action should not be taken.

- b. The notice of the hearing shall be served upon the user personally or by certified mail, return receipt requested, at least ten days before the hearing. Service may be made on any agent or authorized representative of a corporation or partnership.

(8) Procedure for appeal or show cause hearing.

- a. The City Manager may appoint a hearing officer or may instead convene a utility hearing board to conduct the hearing or appeal. The board shall consist of a City Council member or designee, the City Manager, a County Commissioner or designee, an employee of the department of public works or utilities, and a connector district representative if the appellant or respondent industrial user is located within the jurisdiction of that district.
- b. The hearing officer or utility hearing board shall have the power to:
  - 1. Issue in the name of the City Council notices of hearings requiring the attendance and testimony of witnesses and the production of evidence.
  - 2. Hold a quasi-judicatory hearing, and receive relevant evidence relating to compliance with the requirements set forth in this chapter. Hearings shall be conducted informally. Rules of civil procedure and evidence shall not solely determine the conduct of the hearing or the admissibility of evidence. All testimony shall be given under oath, and a tape recording or other evidence of the verbatim content of the hearing shall be made. The burden of persuasion in either an appeal or show cause hearing shall be upon the appellant or respondent. The standard of proof to be utilized by the officer or board in making its findings or recommendations shall be a preponderance of the evidence.
  - 3. Determine and find whether just cause exists for not taking the proposed enforcement actions, or whether the order or action appealed is unwarranted.
  - 4. Transmit a report of the evidence and hearing, including transcripts, tapes, and copies of other evidence requested by any party, together with findings and recommendations to all parties to the hearing and to the City Council.

(9) Effect of hearing.

- a. Findings and recommendations of the hearing board or officer shall be final and binding upon the City Manager and parties to the hearing, provided, however, that if the City Council disapproves the recommendations of the

hearing board or officer within thirty days thereof, the Council may conduct its own hearing, make its own findings, and issue its own orders.

- b. An order consistent with findings and recommendations of the hearing board or officer, or the City Council, as the case may be, shall be issued by the City Manager. The order may direct that sewer service to the user responsible for the violation be discontinued unless and until adequate treatment facilities or related devices have been installed and approved within a specified period of time. The order may provide for imposition of appropriate penalty charges, and for administrative fines designed to reimburse the City for the costs of the permit enforcement action. Further orders and directives, as are necessary and appropriate to enforce industrial wastewater permits and provisions of this article may be issued by the City Manager.

(Code 1965, § 25-62; Ord. No. 2701, § 1(25-63), 9-1-93; Ord. No. 2892, 2-21-96; Ord. No. 3615, 4-7-04)

### **Sec. 38-69. Same-Actions for violation.**

*Penalties.* The City shall have the authority to seek injunctive relief for non-compliance by industrial users with pretreatment standards and requirements. The City shall also have the authority to assess civil penalties up to \$10,000 per day for each violation and criminal penalties up to \$25,000.00 per day for each violation for noncompliance by industrial wastewater dischargers who fail to comply with provisions of an industrial pretreatment permit, program condition or pretreatment standard and/or requirements issued thereunder.

*Remedies.* If any person violates any order of the City Manager, a hearing board or officer or the council, or otherwise fails to comply with any provisions of this article or the orders, rules, regulations and permits issued hereunder, or discharges sewage, industrial wastes, or other wastes into the WWTW or into state waters contrary to the provisions of this article, federal or state pretreatment requirements, or contrary to any order of the City, the City may commence an action in a court of record for appropriate legal and equitable relief. In such action, the City may recover from the defendant reasonable attorney fees, court costs, deposition and discovery costs, expert witness fees, and other expenses of investigation, enforcement action, administrative hearings, and litigation, if the City prevails in the action or settles at the request of the defendant. Any person who violates any of the provisions of this article shall become liable to the City for any expense, loss, or damage to the City or to the WWTW occasioned by such violation. In addition, upon proof of willful or intentional meter bypassing, meter tampering, or unauthorized metering, the City shall be entitled to recover as damages three times the amount of actual damages.

*Misdemeanor.* Any person who violates or fails to comply with any provision of sections 38-62 through 38-70 or with any orders, rules, regulations, permits and permit conditions issued hereunder shall be guilty of a misdemeanor and upon conviction thereof shall be punished by a fine not to exceed \$10,000.00 or imprisonment not to exceed one year or both. Each day in which any such violation occurs or persists shall be deemed a separate and distinct offense.

*Penalty for false statement and tampering.* Any person who knowingly makes, authorizes, solicits, aids, or attempts to make any false statement, representation or certification in any hearing, or in any permit application, record, report, plan, or other document filed or required to be maintained pursuant to this article, or who falsifies, tampers with, bypasses, or knowingly renders inaccurate any monitoring device, testing method, or testing samples required under this article, shall be guilty of a misdemeanor, and upon conviction thereof shall be punished by a fine not to exceed \$10,000.00 or imprisonment not to exceed one year or both.

*Remedies cumulative.* The remedies provided for in this article, including recovery of costs, administrative fines and treble damages, shall be cumulative and in addition to any other penalties, sanctions, fines and remedies that may be imposed. Each day in which any such violation occurs, whether civil and/or criminal, shall be deemed a separate and distinct offense.

(Code 1965, § 25-64; Ord. No. 2701, § 1(25-64), 9-1-93; Ord. No. 2892, 2-21-96)

**Sec. 38-70. Same-Pretreatment authority outside of City.**

(a) In order to achieve and maintain compliance with the Clean Water Act, federal pretreatment standards and requirements, state regulations, sewage grant conditions, and WWTP discharge permit requirements, the City, as manager/operator of the Persigo WWTP, must possess and demonstrate a clear legal right to require compliance with pretreatment standards and requirements by any industrial user of the WWTP located outside of the City's territorial jurisdiction. To that end all governmental sewage connectors, including sanitation districts and the County, have been requested to adopt, and have adopted, by resolution, a regulatory pretreatment program either parallel to Ordinance No. 2169 or incorporating the provisions of Ordinance No. 2169, and requiring industrial users to comply with the City's pretreatment program.

(b) The connector districts and the County shall also be requested to approve necessary revisions to existing sewer service agreements or joint agreements granting the City the right to administer and physically enforce the connector's pretreatment program on behalf of and as agent for the connector district or County. Such supplemental or indirect regulatory authority accorded to the City shall only be used where direct contractual relationships with industrial users through the industrial discharge permit program prove insufficient to ensure compliance with the pretreatment program.

(Code 1965, § 25-65; Ord. No. 2701, § 1(25-65), 9-1-93; Ord. No. 2892, 2-21-96; Ord. No. 3615, 4-7-04)

**Sec. 38-71. Plant investment fees and connection procedures-Purpose of fee.**

The intent of the plant investment fee shall be to recover the cost of construction of main interceptor lines and sewage treatment works as determined by the City Manager in accordance with and pursuant to applicable law.

(Code 1965, § 25-70)

**Sec. 38-72. Same-Payment of fee.**

(a) Prior to connection of any building, premises or lot to any sewer system which utilizes the sewage treatment works or sewage transportation system of the City, the owner of that building, premises or lot shall pay a plant investment fee ("PIF") to the City.

(b) PIFs shall be paid within 150 days prior to actual connection of the building, premises or lot to the sewer system, and no prepayment shall be allowed except with the permission of the City Manager.

(Code 1965, §§ 25-71, 25-72; Ord. No. 3615, 4-7-04)



**Sec. 38-73. Same-Amount of fee.**

(a) The basic plant investment fee (“BPIF”) shall be as adopted by resolution of the City Council.

(b) The PIF for any building, lot or premises other than a single-family residence shall be computed using the formula set out in this subsection; provided, that the minimum PIF for any building, lot or premises shall not be less than the BPIF.

Formula for PIF:

$$\text{PIF} = (\text{BPIF}) \times (\text{EQU})$$

The EQU is determined by using the following values as applied for the type of use in which the building, premises or lot is to be used:

- (1) Any single-family above . . . . . 1.00 EQU
- (2) Multiple-family dwellings,  $0.72 \times$  number of single-family units. EQU
- (3) Hotels and motels:
  - a. No restaurants or kitchens,  $0.36 \times$  number of rooms . . . . EQU
  - b. With kitchenettes,  $0.43 \times$  number of rooms . . . . . EQU
  - c. With restaurants: Use above then add restaurants from below.
- (4) Restaurants:
  - a. Twenty-four-hour operation,  $0.21 \times$  number of seats . . . . EQU
  - b. Twelve-hour or less operation,  $0.14 \times$  number of seats . . . EQU
  - c. Bar, no food,  $0.04 \times$  number of seats . . . . . EQU
- (5) Schools:
  - a. No food or showers,  $0.04 \times$  number of student capacity. . EQU
  - b. Add to (5)a for cafeterias,  $0.02 \times$  number of student capacity EQU

c. Add to (5)a for showers, $0.02 \times$ number of student capacity	EQU
d. Boarding schools, $0.27 \times$ number of student capacity . . . .	EQU
(6) Service stations:	
Without wash rack, 1.00 . . . . .	EQU
With wash rack, 2.3 per rack . . . . .	EQU
(7) Shopping centers and stores, $0.35 \times$ number of thousand square feet of store space	EQU
(8) Travel trailer park (KOA, etc.), $0.25 \times$ number of trailer parking spaces . .	EQU
(9) Churches and assembly halls, theaters and arenas, $0.01 \times$ number of seating capacity	EQU
(10) Drive-in theaters, $0.02 \times$ number of car spaces . . . . .	EQU
(11) Factory, warehouses and offices (not including industrial waste), $0.05 \times$ number of employees . . . . .	EQU
(12) Hospital, $0.89 \times$ number of bed spaces . . . . .	EQU
(13) Institution--Nursing home, $0.36 \times$ number of residences . . . . .	EQU
(14) Laundry, coin-operated, $0.90 \times$ number of washing machines . . .	EQU
(15) Mobile home parks, $0.67 \times$ number of lots or spaces . . . . .	EQU
(16) Car wash, $2.3 \times$ number of bays . . . . .	EQU
(17) Fast food takeout (walk up or drive up):	
Open 12 hours or more each day, $0.10 \times$ number of employees . . .	EQU
Open less than 12 hours per day, $0.06 \times$ number of employees . . .	EQU

(c)Where recycling of water is used or other conditions prevail which cause the above-listed nonresidential users to produce more or less average daily sewage flow than that computed by the above formula when the EQU is multiplied by 280 gallons per day, the City Manager may establish the EQU using the formula set forth in the following paragraph. Where the City Manager deems

necessary, the PIF may be charged according to the above formula. Then, after the first 12 months of full operation have passed, where actual water use is observed, the PIF may be revised up or down based on actual water use.

(d) PIFs shall be computed for nonresidential users that are not listed above by computing the hydraulic flow expected from the establishment. The EQU can be computed by dividing the expected flows by 280 gallons per day or by dividing the expected organic load in pounds of BOD<sub>5</sub> per day by 0.47 pound of BOD<sub>5</sub>. The higher EQU obtained by the two methods shall be used in computing the PIF.

(e) Sewer extension charges are as established by resolution of the City Council.

(Code 1965, § 25-73; Ord. No. 3615, 4-7-04)

The remainder of Article II, Chapter 38, not specifically amended herein, shall remain in full force and effect.

INTRODUCED on this first reading and authorized for publication in pamphlet form this 20<sup>th</sup> day of May 2009.

Passed and adopted on second reading and publication in pamphlet form this \_\_\_\_ day of \_\_\_\_\_ 2009.

\_\_\_\_\_  
President of the Council

ATTEST:

\_\_\_\_\_  
City Clerk