

ORDINANCE NO. 1052

AN ORDINANCE TO AMEND ARTICLE 5 "REQUIRED IMPROVEMENTS", SECTION 5.10 "SANITARY SEWER" OF THE SUBDIVISION REGULATIONS OF THE CITY OF SPRINGFIELD, SARPY COUNTY, NEBRASKA; TO REPEAL ORDINANCES IN CONFLICT; AND TO PROVIDE FOR THE EFFECTIVE DATE HEREOF.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SPRINGFIELD, SARPY COUNTY, NEBRASKA:

Section 1. Approval of Amendment to Subdivision Regulations. On October 13, 2020, the Springfield Planning Commission conducted a public hearing on the matter of amending Section 5.10 of the subdivision regulations amending it to reference the Sarpy County and Cities Wastewater Agency growth management plan and policies and reported a recommendation of approval to the City Council. On October 20, 2020, the City Council held a public hearing on said proposed amendment to the subdivision regulations and found and determined that said proposed amendment to the subdivision regulations is advisable and in the best interests of the City. The City Council further found and determined that public hearings were duly held and notices given. Therefore, the City Council hereby approves said proposed amendment to the subdivision regulations as set forth in this Ordinance.

Section 2. Amendment to Subdivision Regulations. Section 5.10 is hereby amended as follows:

Section 5.10 Required Improvements: Sanitary Sewer.

A sanitary sewer system shall be designed and constructed by the subdivider for all lots in the proposed subdivision per the Sarpy County and Cities Wastewater Agency Growth Management Plan. The following requirements shall apply:

- A. Type of Improvements. Within the corporate limits, a sanitary sewer collection system including all pipes and manholes shall be provided and said collection system shall be connected to the public sewage system in accordance with plans acceptable to the Planning Commission and City Council.

Within the jurisdictional areas of the City but outside the corporate limits, if a proposed subdivision is so located with regard to an adequate public sewer, either existing or to be existing within one (1) year from the date of application for final plat approval, or that said sewer is located within 1,320 feet of the proposed subdivision or can be reached if the cost of installing lateral and connecting sewers from all lots shown upon said plat, exclusive of connections from individual structures; is equal to or less than one hundred fifty (150) percent of the cost of installing a private sewage collection and disposal system for all lots, then adequate lateral and connecting sewers to said public sewer system shall be constructed.

If the subdivision is not located relative to a public sewer system, a private collection and treatment system acceptable to the City Council and the Sarpy County and Cities Wastewater Agency and appropriate to the Nebraska Departments of Health and Human Services and Environmental Quality and Energy may be used. However, the City and Sarpy County and Cities Wastewater Agency may require the developer to provide a plan for future extension of utilities including permanent easements. If on-site disposal is proposed, the subdivider shall document acceptable percolation rates on each lot and such lots shall be adequately sized to allow for the installation and safe operation of such systems in conjunction with any proposed water supply or well location.

- B. Standards. When applicable, improvement plans for a permanent sewage system shall be provided showing pipe sizes, gradients, type of pipe, invert and finished grade elevations, location and type of manholes, treatment facilities if applicable, and the location, type and size of all lift or pumping stations.

Design Standards of said system shall be subject to the approval of the City in accordance with the following standards:

1. At least eight (8) inch sewer lines will be installed.
2. At least four (4) inch service connections from the sewer line to the property line of each lot will be installed with the location marked.
3. Manholes will be provided at all interceptor and lateral junctions, at the end of each line, and at all changes in direction, grade and size.

Design standard of said system shall be in general compliance with the requirements of the State Department of Environmental ~~Quality and Energy~~.

The subdivider shall execute a three-party connection agreement with the Sarpy County and Cities Wastewater Agency prior to approval of Final Plats.

Where a sanitary sewer is accessible by gravity flow within 1,320 feet of the final plat, the developer shall connect thereto and provide adequate sewer lines and stubs to benefit each lot. Where a sanitary sewer is not accessible by gravity flow within 1,320 feet of the final plat, the developer shall make provisions for the disposal of sewage required by law. Where a sanitary sewer is not accessible by gravity flow within 1,320 feet of the final plat, but where plans for installation of sanitary sewers within such proximity to the plat have been prepared and construction will commence within 12 months from the date of the approval of the plat, the developer shall be required to install sewers in conformity with such plans. Design of sanitary sewer lines shall conform to standards and guidelines approved by the utility superintendent, city engineer and city council as well as section 4.21. A sanitary sewer main shall be installed in the proposed street right-of-way to serve the lots in the development. All lots shall be served by an individual service line. Materials for sanitary sewer improvements shall meet the requirements of the City's "Materials and Testing Standards and Specifications".

- A. Where deemed required, public sanitary sewers shall be installed to adequately serve all lots, including lateral connections to the public system. Combination of sanitary sewers and storm sewers shall be prohibited.
- B. Where a public sanitary sewer system is not reasonably accessible, the subdivider may provide:
 1. A central treatment plant, provided that such central treatment plant is installed in accordance with the city and Nebraska Department of Environmental ~~Quality and Energy~~ and Department of Health requirements and the Sarpy County and Cities Wastewater Agency, or
 2. Lots may be served by individual disposal systems, if the provisions of the following section are met.
 3. Sewer mains and/or stormwater drainage improvements shall be located under paved sections of streets so that connections may be made at a later date.
 4. Property owners shall connect to public sanitary sewer system at such time as connection becomes accessible.
- B. Where the installation of individual disposal systems is considered, the following shall apply:
 1. Approval by the Sarpy County and Cities Wastewater Agency.
 2. The suitability of the soil for individual systems, the absorptive ability of the soil, surface drainage, ground water level, applicable wellhead protection regulations, and topography shall

be the criteria for determining whether or not the installation of individual systems is permissible. Criteria shall be in accordance with the requirements of the city and the Nebraska Department of Environmental Quality and Department of Health.

3. Each lot so served shall be of a size and shape to accommodate the necessary length of tile field at a safe distance from and at a lower elevation than the proposed buildings. Such lot size and shape shall conform to the requirements of the zoning district in which they are located, provided that in no case shall said minimum lot be less than one (1) acre in area where there is a public water supply available at the lot, and two and a half (2 ½) acres where there is not a public water supply available.
4. At least one (1) percolation test shall be made for each lot area being platted, and each test shall be located in close proximity to the proposed individual sewage disposal unit, be numbered and its location shown on the preliminary plat. All percolation tests shall be performed in accordance with the requirements of the Springfield City Council.

Section 3. Repeal Ordinances in Conflict. All other ordinances in conflict are hereby repealed.

Section 4. Effective Date. This Ordinance shall be in full force and effect from and after passage, approval and publication as provided by law.

PASSED AND APPROVED THIS 20TH DAY OF OCTOBER, 2020.

Mayor

(SEAL)

Attest:

City Clerk