

CHAPTER 16-8 UTILITIES AND PUBLIC SPACE

16-8-1

Water Facilities

A. General Requirements

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

B. Public Water Supply

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

C. Design Standards

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

Legislative History:
Ordinance #503, 4/23/13

Authority:
SDCL § Ch. 9

16-8-2

SANITARY SEWERS

- A. Provided for each lot.
Each lot within a subdivision area shall be provided with a connection to an approved public sanitary sewer.
- B. Exceptions.

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

C. Design Standards.

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

Legislative History:
Ordinance #503, 4/23/13

Authority:
SDCL § Ch. 9

16-8-3

PUBLIC OPEN SPACE

The City of Brandon recognizes the need for open space and recreational areas for the health and welfare of its citizens. Therefore, as a condition of approval for final plat of subdivision, each sub divider shall be required to pay the City a cash contribution for park land acquisition to serve the immediate and future needs of the residents of the development. Unless and until changed by resolution of the City Council, the amount of the cash contribution for park land acquisition shall be \$1,000 per acre or fraction thereof. The park land acquisition cash contribution shall be payable directly to the City in one lump sum at the time of final plat approval. The cash contribution received for park land acquisition by the City shall be used as new park land is acquired. The park land acquisition cash contribution does not reflect the true cost to cover park land acquisition that the new development will ultimately necessitate but instead will act to defray a portion of the cost of park land acquisition.

Where a proposed public site which is shown on the Comprehensive Plan or other long-range plan is located in whole or in part in a proposed subdivision to be developed, and such public sites are not dedicated, such public ground shall be reserved and no action taken towards approval of a preliminary plan or final plat for a period not to exceed ninety days to allow the opportunity to consider and take action towards acquisition of such public ground or park by purchase or other causes.

In addition to park land acquisition, the City is responsible for the development and maintenance of open space and recreational areas. The Park Development Fee imposed pursuant to the provisions of this Section is to finance the development of new parks and the expansion and/or improvement of existing parks. A Park Development Fee is hereby imposed on the construction or placement of all new dwelling units. Unless and until changed by resolution of the City Council, such fee shall be computed on the basis of \$250.00 per dwelling unit. The Park Development Fee shall be due when the building permit is paid.

Legislative History:
Ordinance #503, 4/23/13

Authority:
SDCL § Ch. 9