

## Cha 23: Land Development Code

### **Sec. 23-357. - Water distribution system.**

- (a) The city shall be responsible for the design, materials, and installation of water lines shown on the master water plan, subject to available funding. The city shall install these lines as needed for service to a given site when development commences on the property. At the city's option, a line size less than shown on the master water plan may be installed by the city in order to ensure that water quality standards and the conditions of subsection (b) of this section are met. Any future upsizing by the city to meet the master water plan will be at city expense. The developer shall be responsible for the design, materials and installation of all other water distribution system to serve its proposed development and entire tract of property with the following exception: For those properties that are located within the Urban Core Neighborhood Subarea and the Downtown Subarea as shown in the latest version of the Comprehensive Community Development Plan as approved by the city council, the city may reimburse the developer for 75 percent of the materials and installation costs for the off-site water lines and appurtenances that are required to meet the city's fire flow requirements. The developer may submit a written request to the development services director for reimbursement. The reimbursement request shall include a plan showing the water line improvements and a detailed cost estimate to support the requested reimbursement amount. The reimbursement request will be presented to the city council, and if approved, the developer shall enter into a water line reimbursement agreement with the city prior to commencing construction of the off-site water lines. Reimbursement shall be based on actual costs certified by the developer and shall not occur until after the off-site water lines have been completed and accepted by the city council. Reimbursement for off-site water lines shall be subject to available funding. The design shall meet the requirements of this Code and the state department of environmental quality (ODEQ) and provide water service to all points on the property. The design fire flow shall not be less than the minimum fire flow requirements as established by this Code. The water system design calculations shall be submitted to the city with the submission of the water improvement plans. The proposed plans will not be approved by the city and released for review by ODEQ until the city has determined that the proposed plans and system calculations meet the city standards.
- (b) The developer is responsible for the design and installation of water distribution system of sufficient size to serve its proposed development. If the city requires a larger line in order to provide water to other properties, the city shall pay to the developer the difference between the current price for the materials needed to serve the development and the larger size being required by the city. The developer is responsible for the installation of the service line from the water main to the water meter location with the installation of the water main
- (c) The developer is responsible for the installation of fire hydrants required to meet fire code requirements.
- (d) The developer is responsible for the extension of the water distribution system along the full extent the property's road frontage as well as to the furthest interior boundaries of the development.
- (e) Whenever it is necessary for a developer to expend funds for the design, materials, and installation of a water distribution system that may serve areas other than its own, the developer may enter into a water line lease purchase agreement with the city as provided for in [chapter 41](#).

- (f) To facilitate the looping of the water distribution system, each development shall be required to extend water mains within and along the development so as to be able to connect to existing or future water lines on adjacent tracts. In those cases where meeting this requirement would require a water main to be extended more than 150 feet from the last point of service within the development, the city will pay 50 percent of the cost of the extra length to the edge of the development. The city may also pay for any upsizing larger than a six-inch line as provided for in subsection (b) of this section. The city will utilize funds from the water main extension fee established in [chapter 41](#) to install these connections.
- (g) The maximum length of a dead-end water main shall be no more than 500 feet. The length measurement for a dead-end water main shall be from the last point of redundant feed.
- (h) The minimum size water line shall be six inches.
- (i) An impact analysis must be submitted with the improvement plans.
- (j) [No new lots will be created after June 20, 2017 without access to water service meeting the minimum pressure requirements specified in the Minimum Operating Pressures as described in the Stillwater Standards.](#)

## Cha 41: Utilities

### Sec. 41-112. - Application for service.

- (a) The rates, rules and regulations prescribed in the terms and conditions of service adopted by resolution of the city council shall constitute and be considered a part of the contract with every person who is supplied with water from the waterworks system of the city, and every person hereinafter called the customer, who accepts and uses water shall be held to have consented to be bound hereby.
- (b) All applications for water service shall be made by the customer to the finance department and upon acceptance of the application, the department shall as promptly as practicable supply the customer with service in accordance with the terms and conditions of service.
- (c) [No new water service connection request will be authorized unless a minimum water pressure is provided as specified in the Minimum Operating Pressures as described in the Stillwater Standards. EXCEPTION: a lot/parcel existing prior to June 20, 2017 may be authorized to have a single water service connection. EXCEPTION: Lots/parcels within the area known to be served by the Water 2040 Project may be authorized to have a single water service connection. This exception expires when Package A of the Water 2040 Project is complete.](#)

(future in WR Terms & Conditions) by Resolution when drafted for application ALL water service (rurals, city in, city out)

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