

ORDINANCE NO. 640

AN ORDINANCE OF THE CITY OF FRUITLAND, IDAHO, AMENDING TITLE 9, CHAPTER 3, SECTION 2, DRAINAGE STANDARDS; AMENDING TITLE 10, CHAPTER 7A, SECTION 19, STORM DRAINAGE; AMENDING TITLE 10, CHAPTER 15, SECTION B, LOT REQUIREMENTS; AMENDING TITLE 8, CHAPTER 4, SECTION 4, SUBSECTION F, USE OF PUBLIC SEWER; AMENDING TITLE 10, CHAPTER 3, SECTION 1, TO ADD A SUBSECTION ON SURVEYS; AMENDING TITLE 10, CHAPTER 5A, SECTION 3, DEVELOPMENT STANDARDS; AND AMENDING TITLE 10, CHAPTER 15D, SECTION 3, STREETS AND ALLEYS, OF THE FRUITLAND CITY CODE; PROVIDING FOR A REPEALER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The City has determined that it is in the best interests of its citizens to amend certain sections of the Fruitland City Code.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF FRUITLAND, IDAHO:

**SECTION 1:** That Title 9, Chapter 3, Section 2, “DRAINAGE STANDARDS” of the Fruitland City Code is hereby amended as follows:

Any person who engages in new construction, reconstruction or rebuilding of any improvements to any real property, which improvement covers two thousand five hundred (2,500) square feet or more with an additional impervious surface, shall, prior to or in conjunction with the construction work meet the requirements outlined in Section 10-7A-19 of this Title. ~~do the following:~~

~~A. Provide an on-site water retention system sufficient to hold a 50-year cycle storm that would deposit one inch (1") of rain in a one-hour period. A pond, basin or other landscaping sufficient to retain the runoff from a 50-year storm as defined by Idaho transportation department shall be provided within the boundaries of the area being developed.~~

~~B. Provide a water retention system so that runoff water is not discharged directly into the city storm sewer system or onto any city right of way.~~

~~C. Provide a water retention system sufficient so that in the event of a storm greater than a 50-year cycle storm, such as a 100-year cycle storm, before any runoff leaves the site, any runoff would pass through a primary treatment which is efficient enough to remove oil, sediment and debris.~~

~~D. The retention area can be designed and constructed with landscaping, washed rock or subsurface disposal or any other creative way of maintaining water on-site before it is dispersed into the city right of way or storm sewer system; provided, however, that no subsurface disposal system shall consist of, or have as a part of its design, an injection well.~~

~~E. Any proposed system shall be reviewed by the public works supervisor and approved by the city council prior to its implementation. (1984 Code § 4-6-2)~~

**SECTION 2:** That Title 10, Chapter 7A, Section 19, “STORM DRAINAGE” of the Fruitland City Code is hereby amended as follows:

An adequate storm drainage system shall be required in all developments in accordance with the city adopted standards, specifications and ordinances. For public roadways and private sites, see section 10-15D-6 of this title for drainage requirements. For private sites, post developed stormwater runoff shall be retained on site. The 100-year storm event shall be utilized. Drainage plans and calculations shall be prepared by a licensed professional engineer and shall be submitted to the public works supervisor for review. Design and construction shall follow best management practices and the standard of care. (1984 Code § 11-3A-19)

**SECTION 3:** That Title 10, Chapter 15, Section B, “LOT REQUIREMENTS” of the Fruitland City Code is hereby amended as follows:

B. Corner Lots: For corner lots, a minimum property return with a radius of not less than twenty feet (20') line connecting streets allowing for adequate right-of-way to construct pedestrian ramps in accordance to ADA shall be provided. ~~however a larger radius~~ right-of-way may be required when, in the opinion of the city council, such is necessary to serve an existing or future need.

D. Side Lot Lines: Side lot lines ~~shall~~ are preferred to be at approximate right angles or radial to the street center line. ~~unless a variation from the rule will provide a more desirable street and lot plan.~~

**SECTION 4:** That Title 8, Chapter 4, Section 4, Subsection F, “USE OF PUBLIC SEWER” of the Fruitland City Code is hereby amended as follows:

Interceptors: Grease, oil and sand interceptors shall be required for all food service establishments, businesses that engage in food preparation and other businesses where fats, oils or greases can be discharged into the sanitary sewer system. This type of business includes but is not limited to restaurants, cafeterias, cafes, fast food outlets, convenience stores, bakeries, bars/clubs, schools, churches, hospitals, nursing homes/assisted living facilities, hotels, and truck stops. Interceptors are also required for facilities that have the potential to discharge petroleum based products, such as fuels, solvents, oils and greases or for facilities discharging sand, grit or solids that can be harmful to the sanitary sewer system. This type of business includes, but is not limited to: vehicle and equipment wash racks, maintenance and repair shops, car washes, and truck terminals.

Requirements for interceptors are:

All interceptors must be designed and installed in accordance with the manufacturer's instructions and requirements as defined in "Chapter 10-Traps and Interceptors" of the current Idaho State Plumbing Code (ISPC).

Grease Interceptor Sizing Proposals must be submitted with the building permit application. The calculated capacity of the interceptor volume must be determined using ISPC Table 10-3 "Gravity Grease Interceptor Sizing" and ISPC 1014.3.6.1 "Sizing Criteria." The use of larger capacity interceptors is encouraged whenever feasible, as it is more efficient and will allow for less frequent cleaning/pumping.

Interceptors should be designed and located as to be readily and safely accessible for cleaning, servicing and inspection as per ISPC 1014.3.4 "Location". It is recommended that a sample box be located at the outlet end of all interceptors for sampling and testing purposes.

Every drain located in areas where grease containing materials may exist must be connected to the interceptor. Fixtures to be connected include, but are not limited to: scullery (wash) sinks, floor sinks, pot and pan sinks, soup kettles, and floor drains, including mop sinks. Garbage disposals and food grinders should not be connected as they fill the interceptor with solids, resulting in more frequent cleaning.

Do not plumb sources of hot water resulting in water temperatures exceeding 95 F to the interceptor. Examples include dishwashers and replenishing hot water baths.

Toilets, urinals, bathroom hand sinks, and other similar fixtures must not drain through the interceptor as per ISPC 1014.3.2.2. Domestic wastewater (black water) must be plumbed directly into the building sewer and waste system and must not discharge to the grease interceptor.

Interceptors must be inspected, cleaned and repaired regularly and as needed by the user at the user's expense. Most interceptors need to be cleaned every 60-90 days. If it is determined that the interceptor is not properly cleaned and maintained, an inspector may require installation of additional equipment or increase maintenance/pumping schedule.

The discharge of grease to a sanitary sewer line in amounts which will or may cause an obstruction is a violation of City Code and will result in enforcement action including cost recovery, fines and/or penalties.

**SECTION 5:** That Title 10, Chapter 3, Section 1, "INTERPRETATION OF TERMS OR WORDS" of the Fruitland City Code is hereby amended as follows:

E. Surveys: It is important when providing a control network for future geo referenced mapping and surveying to establish accurate bench marks.

Geographic Information System (GIS)- will be used to store and manipulate data obtained from NAD, SPC and NAVD88 measurements to provide accurate surveying and mapping geographic information for analysis and visualization purposes.

Accepted survey references include:

North American Datum (NAD)(83) for horizontal control. It is used to locate horizontal reference points. (83) is an accepted version, however there are more current versions of the NAD that may be used.

Idaho State Plane Coordinates (SPC), West Zone -It is used in coordination with NAD to specify locations in our local geographic zone for more accurate horizontal control.

North American Vertical Datum of 1988 (NAVD88)- for vertical control. This is a fixed elevation measurement used to define the height of a topographic point.

All new mapping or surveying plans shall reference at least two points on the NAD, (83) or most current version, and/or Idaho State Plane West Zone Coordinates for Horizontal Control and shall be tied to the NAVD 88 or the most current accepted Vertical Control. (Vertical Control is expected to be updated In the future.)

Control monuments: All subdivisions shall have a minimum of two control monuments within the subdivision with NAD (83) coordinates and NAVD 88 elevations.

**SECTION 6:** That Title 10, Chapter 5A, Section 3, “DEVELOPMENT STANDARDS” of the Fruitland City Code is hereby amended as follows:

B. Minimum Lot Size And Dimensions:

1. Within the single-family residential (SFR) zone, every dwelling erected or structurally altered shall be on a lot having an area of not less than seven thousand five hundred (7,500) square feet, a width at the established lot line of not less than seventy five feet (75'), and a ~~depth~~ length of not less than one hundred feet (100').

**SECTION 7:** That Title 10, Chapter 15D, Section 3, “STREETS AND ALLEYS” of the Fruitland City Code is hereby amended as follows:

H. Driveways: Driveway curb cuts and driveway approaches shall be made in accordance with the latest edition of the ISPWC. ~~The centerline of the driveway curb cuts shall be located no closer to at intersections shall be a minimum of curb radius points than~~ fifty feet (50') from the property line in residential zones and one hundred fifty feet (150') in commercial or industrial zones.

**SECTION 8. REPEALER CLAUSE.** All City of Fruitland ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

**SECTION 9. EFFECTIVE DATE.** This Ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED by the City Council and APPROVED by the Mayor of Fruitland this 14th day of May, 2018.

CITY OF FRUITLAND, IDAHO

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Brian Howell, Mayor

ATTEST:

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Rick S. Watkins, City Clerk