

**RE: 501 Main Street, Lyons, Commonly known as Riverbend**

**Reference Section from Lyons Municipal Code with notes:**

**Sec. 13-1-40. - Regulations and requirements for all services.**

All utility services provided by the Town to any premises or property shall be subject to all applicable provisions of this Chapter, this Code

**Sec. 13-1-50. - Application for new utility service.**

Each person seeking electric, water or wastewater service shall submit a completed application to the Town Clerk. The application form may require a detailed description of the utility services requested, the location and identification of the property to be served, documentation and estimations of demand to be placed upon the Town Utility Systems by the consumer, and any other information deemed necessary or desirable to ensure compliance with this Chapter *(Applicant to provide plans prepared by a qualified engineer showing connections and routings for all uses, locations of meters and shutoffs, detailed list of uses and demands for premises other than RV units or single family homes)*

**Sec. 13-1-80. - Connection or tap licenses**

Any person seeking to connect any building, structure or property to any Town Utility System shall apply for and obtain approval of a connection or tap license prior to any connection.

**Sec. 13-1-110. - Design and construction standards for all Utility System improvements**

Connections, services, installations, construction and equipment undertaken for any utility service to any property shall conform to all applicable requirements of [Chapter 18](#) of this Code and the *Manual of Design Criteria and Standard Specifications for the Construction of Public Improvements*, as adopted and amended from time to time by the Board of Trustees. The size, slope, alignment, materials of construction of systems and connections, and the methods to be used in excavations, placing of the pipe, jointing, testing and back-filling trenches, shall all conform to the requirements of the adopted and applicable building, plumbing, electrical, fire, safety and other codes or other applicable rules and regulations of the Town and the State. *(Plans depicting this are required for water and sewer systems, prepared by a qualified engineer)*

**Sec. 13-3-40. - Connection to public water system mandatory**

New improvements. All new buildings and improvements within the Town that will require connection to a potable water source or that will generate wastewater or effluent shall be connected to the public municipal or a special district water system.

**Sec. 13-3-70. - Filling of water tanks.**

It shall be unlawful to fill any water tank greater than fifty (50) gallons in size from any connection or tap of the public water system. *(The applicant is currently serving the site with a large storage tank that is filled by trucked in water. This tank must be completely disconnected from the potable water system at a minimum).*

**Sec. 13-3-90. - Connection or tap fees**

Connection or tap fees. Unless otherwise approved by the Board of Trustees as permitted by this Code, the following tap fees for water service from the public water system shall be collected on all new connections or taps. All consumers shall pay, in addition to the applicable connection or tap fee, all costs and expenses of installation of water service, including labor, materials, equipment, supplies, acquisition of easements and rights-of-way and a Town-approved water meter.

### **Sec. 13-4-50. - Connection to wastewater system mandatory**

All new buildings and improvements within the Town that will generate wastewater or effluent shall be connected to the municipal or a special district wastewater system and waste treatment facility. Such mandatory connection shall be made and the wastewater collection system shall be operational for the new building or improvement prior to or at the time of issuance of any certificate of occupancy.

### **Sec. 13-4-60. - Service rates and charges**

Surcharge added. A surcharge may be added to the rates and charges specified in this Section in accordance with other provisions of this Article *(A surcharge may be necessary depending on the uses determined for each tap)*

### **Sec. 13-4-80. - Wastewater system connection permit and charges**

Any person seeking a permit for connection to the wastewater system shall file with the Town Clerk a completed application in a form furnished by the Town. Such application shall include a full description of the work proposed to be undertaken. Such application shall clearly identify and designate the point at which the proposed connection shall be made to the wastewater system of the Town and the property or property address to be served by the connection or tap *(Plans and details showing the connection and routing prepared by a qualified engineer must be provided to the Town)*

### **Sec. 13-4-90. - Connection specifications and requirements**

Independent connections required. Unless otherwise permitted as provided in this Section, each dwelling unit, building, business, industrial facility, premises or other structure connected to the public wastewater system shall have and maintain a direct and independent connection to the public wastewater system separate from that of every other dwelling unit, building, business, industrial facility, premises or other structure; provided, however, that land uses which typically and customarily share single wastewater connections, such as smaller multifamily residential apartments, may utilize a single connection with the written approval of the Town Administrator. *(The Town will permit a single point of connection for the site subject to confirmation by the applicant that a single connection has the capacity to fulfill the needs of the site. While a single connection is permitted, the number of taps necessary for the site is not dictated by this single connection, but rather by the code requirements)*

### **Premises and Site as per PUD and Site**

The property includes the following uses and premises:

- 22 tiny homes (21 short term plus one office)
- One out building with machine wash facilities and water storage tank (tank must be removed and/or completely disconnected from potable water system)
- One single family detached home

- One portable toilet facility (to be removed and replaced in future with permanent bathrooms)

## **Water Taps and Service**

Separate agreement provides for one 1" service to property. Per the PUD, applicant will continue to use raw water for irrigation, not potable. In accordance with the Code, applicant to provide documents with application and review and pay application and installation costs. Agreement provides one water share to this property and requires one water share to be dedicated (see agreement for details). Applicant must demonstrate that a 1" tap can serve the combined uses on this property with the application.

## **Sewer Taps and Service**

Separate agreement provides for one sewer tap to property. In accordance with the Code, applicant to provide documents with application and review and pay application and installation costs. Based on the uses and premises listed above and as per the code requirements, the following is a list of taps for sewer required for this project:

- Tiny homes are considered RV's. RV connections are 1 per every four units, rounded up. 22 tiny home RV's require  $22/4 = 5.5$ , therefore 6 taps
- Out building with facilities = 1 tap
- Single Family Home = 1 tap
- Portable toilet facility (to be replaced with permanent in the future) = 1 tap
- Total number of taps required = 9

To maintain these 9 taps, applicant must comply with code requirements including all charges and fees.

If supported by calculations based on use, the Town Administrator, in accordance with the Code, will permit one point of connection for all the sewer use from the 9 taps required on this property.