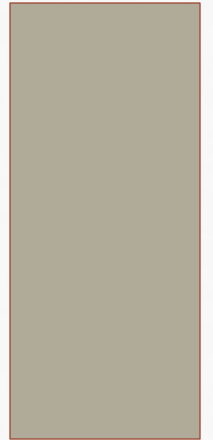


HVSSD “WILL SERVE LETTER”

CODE TEXT AMENDMENT



BACKGROUND

- The City Council has directed staff to prepare a code text amendment that will require a developer to provide a “will-serve” letter from Heber Valley Special Service District (HVSSD) for future developments in Midway.
- HVSSD is the entity that manages the sewer plant located next to Provo River and just south of State Route 113 between Midway and Heber.

BACKGROUND

- A "will serve letter" is an official confirmation from a utility or service provider (like a water, sewer, or electric company) that they will provide service to a proposed development project, subject to certain terms and conditions. This document assures the project developer that the necessary infrastructure is available to support the development.
- Will-serve letters have never been required of developers from HVSSD because there have never been any issues with providing service.

PROPOSED CODE

- HVSSD “will serve” letters will be required for
 - Resort Zone master plans
 - Resort Zone developments
 - Planned Unit Developments
 - Standard Subdivisions
 - Small Subdivisions
 - Rural Preservations Subdivisions
 - Density Reduction Subdivisions

PROPOSED CODE

Resort Zone - Chapter 16.15.040.G.9.b

- Where services are to be provided by an entity other than the applicant an impact analysis shall be performed if requested by the Planning Director. Also, if deemed necessary by the Planning Director, the Developer may be required to obtain “Will Serve” letters from necessary service providers. An HVSSD “Will Serve” letter is required for master plan developments in the RZ.

16.15.050.E.4.1.a Preliminary Plan

- The applicant shall verify the providers of all additional infrastructure services and any associated facilities required to support each service plan presented in the Master Plan submission. Any change from the Master Plan submittal shall be noted and appropriate document and ‘will serve’ letters shall be provided. An HVSSD “Will Serve” letter is required for any development RZ.

PROPOSED CODE

Planned Unit Developments and Standard Subdivision

16.16.060 Preliminary Plan

BB. An HVSSD “Will Serve” letter.

Small Subdivisions

16.17.030 Preliminary/Final Plan

Y. An HVSSD “Will Serve” letter.

Rural Preservation Subdivision

16.18.030 Preliminary/Final Plan

V. An HVSSD “Will Serve” letter.

Density Reduction Subdivision

16.30.030 Preliminary/Final Plan

U. An HVSSD “Will Serve” letter.

POSSIBLE FINDINGS

- The proposed amendment will require a developer to provide a “will-serve” letter from HVSSD.
- The HVSSD “will-serve” letter will be required with the land use application.
- If a land use application does not contain an HVSSD “will-serve” letter, then the application will be deemed incomplete and will be returned to the applicant before any vesting is granted.