

## DEVELOPMENT'S IMPACT ON PUBLIC SERVICES

### ORDINANCE NO. 84 - 6

This ordinance set forth the policy and the implementation of that policy concerning the impact imposed by development on Wendover City's Water System, Sewer System, Road System and other similar public services.

Whereas the City Council of Wendover had deemed it reasonable and prudent that it set forth a certain policy and implementation of that policy in order that the public services and the proposed development of Wendover City may be made compatible in their respective natures and mutually supportive of each other;

Therefore, be it resolved that until such time that sufficient data can be compiled and proper analysis performed to prove otherwise, the City of Wendover sets forth the following as its policy in dealing with the impact upon public services brought about by development with Wendover City.

1. There shall be no impact fees per se assessed against any new development.
2. That should a developer desire to construct a project within the Wendover City limits, the plans and specifications for that project shall be submitted according to the existing procedures.
3. The plans and specifications, if necessary, shall be submitted to Wendover City's Engineer for inspection. The engineers shall review the plans and specifications in light of current engineering principals and precepts, master plans,

Community goals and concerns, and all other related, relevant information available which is pertinent and in the best interests of the city of Wendover.

4. The Engineers, after inspection and review of the plans and specifications shall either (1) approve the project as submitted (2) reject the project as submitted or (3) approve the project based upon certain changes or modifications of the plans and specifications.

5. The developer is responsible for submitting the plans and specifications to the City Engineers upon request of the Planning and Zoning Committee. The developer is responsible for paying all costs and engineering fees incurred during this review process.

6. Based upon the Engineer's review of the plans and specifications it will be determined what, if any, public services will be impacted and what, if any, changes or improvements need to be implemented in order to reasonably support the proposed development.

7. The developer is responsible for any and all costs and construction which may be reasonably required to be made to any public service in order for the then existing public services to support the propose project.

8. All changes or improvements required to be made to the public services shall be reasonably related to each specific project submitted for approval.

9. No building permits shall be issued until such time that the developer has received the required approval.

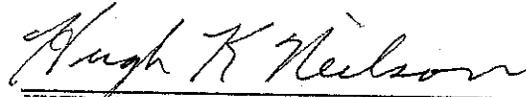
10. The Wendover City Council reserves the right to determine and require what ever changes or improvements that a developer must do to comply with this Ordinance; this includes the power to waive or modify a developer's duty under this Ordinance. This shall be done at the sole discretion of the Wendover City Council.

A "Developer" is defined as any person or corporation which may be proposing a building development, irregardless of its size or value, within the Wendover City Limits.

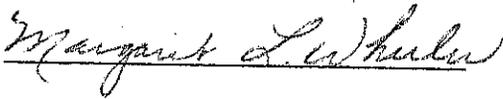
A "public service" is defined as the Water System, Sewer System, Road System, Utility System, Parks, and related Capital Facilities, and any other public service or facility which Wendover City has a duty to provide to its citizens.

This Ordinance shall be effective immediately upon posting it in three (3) public places within Wendover City, Utah.

DATED this 4 day of DECEMBER, 1984.

  
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HUGH K. NEILSON  
Mayor

Attested to by:

  
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Margaret L. Wheeler