

## **Fruitland Special Service District Policy on Recreational Properties Without Required Infrastructure**

### **Purpose:**

To establish clear requirements for the provision of adequate water infrastructure and legal access rights before service connections will be granted, ensuring that all water users are served through properly sized and engineered distribution systems in compliance with Utah Division of Drinking Water (DDW) standards, Utah law, and District policies.

### **Policy Statement:**

The Fruitland Special Service District (“District”) will not construct, fund, or install water distribution infrastructure for developments, subdivisions, or individual properties where the developer or property owner has not provided the required infrastructure as determined by the District and in compliance with applicable state regulations. This includes, but is not limited to, the installation of 6-inch (minimum) water lines, related appurtenances, and necessary legal easements needed to deliver adequate supply and pressure.

### **Applicability:**

This policy applies to:

- Recreational property developments.
- Subdivisions or parcels where infrastructure has not been constructed to District standards.
- Properties seeking connection to the District’s system without the required mainline infrastructure or legal access rights in place.

### **Requirements:**

- 1. Infrastructure Installation:**
  - Developers or property owners are responsible for installing properly sized water mains (minimum 6-inch diameter) and associated infrastructure required to serve their property or development.
  - All installations must meet or exceed current DDW standards, District specifications, and approved engineering plans.
- 2. Engineering & Approval:**
  - The property owner or developer must hire a licensed professional engineer to design the required infrastructure.
  - Plans must be submitted to and approved by the District and all applicable state agencies prior to construction.
- 3. Easement & Right-of-Way Requirements:**
  - Property owners or developers must secure and provide to the District all necessary **easements and rights-of-way** for the installation, operation, and maintenance of water infrastructure.
  - Easements must be properly recorded with the county and meet District specifications before any construction or connection approval will be granted.
- 4. Cost Responsibility:**

- All costs for engineering, permitting, materials, labor, legal work (including easements), and inspections related to infrastructure installation are the responsibility of the developer or property owner. The District will not participate in funding these improvements.
5. **Connection Restrictions:**
- No service connection will be granted to properties that do not have adequate mainline infrastructure and legal easements installed and accepted by the District.
  - Individual service lines may not be connected directly to undersized mains, private lines, or other non-compliant infrastructure.
6. **Enforcement:**
- The District reserves the right to deny applications for service until all required infrastructure and legal access rights are installed, recorded, and accepted by the District.
  - Unauthorized connections or attempts to connect to the District's system without compliance may result in penalties, legal action, and/or removal of the unauthorized connection at the property owner's expense.

This policy is effective upon adoption by the Board of Trustees and will apply to all future connection requests.