13.1.1 Definitions

Unless context requires otherwise, the following definitions shall be used in the interpretation and construction of this chapter:

1. Accessory Dwelling Units (ADUs)/Detached Accessory Dwelling Unit (DADU). Shall mean the same as the term is defined in Title 17, Land Use, and for the purposes of this section shall specifically include a detached accessory dwelling unit (DADU).
2. Commercial Business. An organization engaged in the trade of goods, services, or both to consumers.
3. Consolidated Fee Schedule. A schedule of fees adopted periodically by resolution of the Town Council setting forth the various fees charged by the Town.
4. Conveyance Fee. Actual water stock levied by a municipality to cover the cost of adding more well or underground water allocation to the existing public water system.
5. Hookup Fee. Fee paid to the Town to have water service activated.
6. Impact Fees. Set-aside fees collected from a developer or home owner who is/are causing infrastructure adjustments to the community.
7. Primary Dwelling. A single-family dwelling that is both fixed in location and of substantial permanent construction and is occupied as the primary residence of the owner of record. All other regulations of Utah State Building Code will apply.
8. Security Deposit. A Town Council determined amount of money that's paid to secure payment of monthly water services.
9. Substantial Permanent Construction. A construction suitable and appropriate to serve a specified purpose of a permanent dwelling for at least twenty-five years, i.e., enclosed with walls, roof, windows and doors.
10. Water Source Protection Zones. The specified surface and subsurface area surrounding a ground water source supplying a public water system through which contaminants are reasonably likely to reach the ground water source of drinking water.

HISTORY:

Ord. 2014-001, Amended 06/21/2023

Ord. 2026-04, 3/18/2026

13.1.5 Impact Fees

1. Impact fee will be charged on all new water hookups. Impact fees are required and will be based on the current Central Valley Town Consolidated Fee Schedule. Fees will be charged for:
    a. Primary Dwellings
    b. Accessory Dwelling Unit (ADU)
    c. Detached Accessory Dwelling Unit (DADU)
    d. Commercial Business
2. A building permit will not be approved by the Town until impact fees are paid in full.

HISTORY:

Ord. 2014-001, Amended 06/21/2023

Ord. 2026-04, 3/18/2026

13.1.6 Hook Up Fees and Security Deposit

1. Hookup fees and a security deposit shall be charged on all new water hookups and will be based on the current Central Valley Town Consolidated Fee Schedule.
2. Hookup fees will be charged for:
    a. Primary Dwellings
    b. Accessory Dwelling Unit (ADU)
    c. Detached Accessory Dwelling Unit (DADU)
    d. Commercial Business
3. Hookup fees shall include up to one hundred feet (100') of one inch (1") line from an existing water main line to the water meter, and will also include a water meter box, lid, yoke, and a five foot (5') stub out on the customer's side of the meter box. Hookup fees shall also include the installation of the above items by the Town's Water Department. Water meters shall be ¾" or 1" in size and furnished by the Town's Water Department. A building permit will not be approved until applicable hookup fees have been paid in full.

4. Connection and hookup fees for water meters larger than ¾" or 1" shall require prior Town Council approval. The Town Council shall calculate the appropriate fees for larger size hookups.

5. A security deposit will be collected for all new accounts. A new account shall be set up when a property is sold to a new owner or a new residence is constructed. The deposit will be held as security for non-payment. Balances remaining after disconnection will be refunded. A security deposit may be refunded after two (2) years of good payment history as determined and approved by the Town Council. A security deposit may be waived for a town resident with a satisfactory payment history that moves to a different location within the Town.

6. A building permit shall not be approved by the Town until applicable hookup fees and required security deposit are paid in full.

HISTORY:

Ord. 2014-001, Amended 06/21/2023

13.1.7 Water Usage Fees

1. Water usage fees will be charged on a monthly basis and will commence on the date of meter placement. Fees will be based on the current Central Valley Town Consolidate Fee Schedule and shall be charged for:

    a. Primary Dwellings
    b. Accessory Dwelling Unit (ADU)
    c. Detached Accessory Dwelling Unit (DADU)
    d. Commercial Business
    e. For primary dwellings, accessory dwelling and detached accessory dwelling units (ADUs and DADUs), and commercial businesses which are larger than 3/4" or 1" in size, the Town Council will calculate the appropriate monthly fee.

2. **Bulk Water Obtained Through a Fire Hydrant for Construction Purposes**. Water must be obtained through a backflow prevention device approved by the Town. A meter is available from the Town. Bulk water tanks must be filled using the air gap fill pipe method.

3. Voluntary Disconnection. Voluntary disconnection will not be charged a disconnection fee. A reconnection fee and payment of any delinquent amount will be required before obtaining water service for any disconnection.

4. Owners of the property are responsible for all water fees regardless of who is occupying the property. Renter/s name/s will not be placed on the account.

5. Penalties For Late Payment or Non-Payment. Penalties will be charged on a monthly basis and will be based on the current Central Valley Town Consolidate Fee Schedule

    a. All accounts must be paid monthly. An account becomes delinquent when any monthly utility bill is not paid on or before the end of that month. Such an account will be assessed a late charge. Penalties are not accessed for delinquent account balances of five dollars ($5.00) or less. If the past due account is not paid by the end of the month following the original billing, the water service will be disconnected after ten (10) days-notice and the meter removed and/or locked out upon review and approval of the Mayor or the Mayor's designee. Water will be disconnected when there are two (2) consecutive months with a delinquent amount.

    b. Any account which is disconnected for late or non-payment shall be assessed a disconnect fee. Service shall not be restored until all charges and penalties have been paid. The Town shall not be liable for damages sustained by the customer due to disconnection for late or non-payment.

    c. A return check fee will be assessed for each returned check.

    d. Delinquent accounts may result in liens being placed on property relating to such accounts.

    e. The mayor may approve the reduction or write off any penalty up to twenty dollars ($20.00) with valid cause. Any amount over that limit must be approved by the Town Council.

HISTORY:

Ord. 2014-001, Amended 06/21/2023

13.1.8 Other Water System Requirements

1. **Private Culinary Water Sources.**

    a. Any private culinary water source produced outside of the Town's boundaries shall be prohibited for use within the Town.

    b. The drilling, construction, or establishment of any new PRIVATE water well within the town boundaries is strictly prohibited. Central Valley Town reserves the

exclusive right, power and authority to drill, construct, maintain and operate town wells and associated facilities within its jurisdiction as deemed necessary by the town council to secure and maintain a safe, adequate and reliable municipal water supply for its citizens.

2. Old Water Hookups.

a. Any meter installed with the previous water system, "Central Waterworks Company, where a dwelling currently exists or is planned as evidenced by a current building permit, and only the pipes and meter yoke are still in place, is subject to pay the hookup fee as listed on the current Central Valley Town Consolidated Fee Schedule. If the remaining equipment is serviceable, the water department shall determine any discount to be given, and the town shall deduct said amount from the hookup fee.

b. No new water service will be approved or installed outside the Town's boundaries after January 1, 2007, except for those specific written agreements in place prior to January 1, 2007, and after Town Council approval.

3. New Water Hookups.

a. New water hookups are available for lot where a primary dwelling exists or is planned as evidenced by a current building permit; or where a commercial business is planned as evidenced by a current building permit.

b. New water hookups shall be dedicated for use on the specific parcel of land upon which they are installed. Water service for one parcel may not be transferred, moved or lines permanently installed above or below ground to be utilized to supply water to any other parcel/s or structure/s outside of the parcel originally approved for service.

c. No building permit or water hookup for a detached accessory dwelling unit (DADU) located outside of the primary dwelling will be issued until the primary dwelling has been substantially, permanently constructed (i.e., enclosed with walls, roof, windows, and doors). To qualify for water service the owner must have a certificate of occupancy for the primary dwelling issued by the Sevier County Building Official or their designee and have complied with all other current land use ordinances.

d. Meter Placement. A water meter will be installed upon full payment of all applicable fees, and a building permit is in force and effect for a primary dwelling, or commercial business.

e. Failure/Delay to Start Construction of Primary Dwelling. If there is no evidence of permanent construction of the primary dwelling within six months or one

hundred and eighty (180) days of meter placement, the water meter will be disconnected, and a reconnection fee will be assessed to initiate water service.

f. Any failure to start construction within six months or one hundred and eighty (180) days of the date of the building permit issuance, the Town will consider the building permit abandoned and any new construction will require a new building permit.

4. **New Water Hookup Information Letter.**

   a. A water hookup information letter will be given to applicants at the time of fee payment. See the Central Valley Town Water Meter Installation Handout.

   b. A water meter will be placed on the water department's schedule for timely installation upon full payment of all applicable fees, and a building permit is in force and effect for a primary dwelling or commercial business.

   c. Monthly Water Usage Fee. Monthly water usage fees will commence at the time of meter placement. If there is no evidence of substantial permanent construction of the primary dwelling within six months or one hundred eighty (180) days of building permit issuance, the water meter will be disconnected, and a reconnection fee assessed. The Town will consider the building permit abandoned and any new construction will require a new permit.

5. **Water Fees.**

   a. A hookup fee, impact fee, conveyance fee and deposit fee as mandated by ordinance will be required for any new meter for a primary dwelling and/or accessory dwelling unit (ADU) or a detached accessory dwelling (DADU); or where a commercial business is planned as evidenced by a building permit.

   b. A water usage fee will commence at the time of water meter placement.

   c. If there is no evidence of substantial permanent construction of the primary dwelling within six (6) months (one hundred eighty (180) days) of building permit issuance, the water meter will be disconnected, and a reconnection fee assessed. The Town will consider the building permit abandoned and any new construction will require a new permit.

   d. Interim Fee (Vacation). Water meters put on vacation will be subject to an interim fee. This fee will be paid monthly at the rate listed on the current Central Valley Town Consolidated Fee Schedule.

6. **Leaks And Other Problems with Water Service.**

a. Leaks or other problems in the meter or on the "town side" of the meter will be repaired by the Town.

b. Leaks or other problems on the "customer side" of the meter are the responsibility of the property owner and must be repaired at the property owner's expense.

c. Water leaks on the customer side of the meter must be repaired within fifteen (15) days of discovery. If the leak is not repaired after that time, the Town will disconnect the water service until such time as repairs are completed.

d. Any customer who negligently uses or wastes the Town's culinary water, evidenced by flooding of streets and/or sidewalks, may be subject to legal action.

e. In case of an emergency concerning water quality, or water supply, the Town's Water Department may adopt emergency measures, including limitations on water usage, without warning or notification. Such actions will be in effect for the shortest possible time to correct the problem. Customers violating such emergency orders may be subject to legal action.

f. All property outside the Town boundaries which is receiving culinary water service from Central Waterworks Company prior to 2007 will continue to receive water service from the Town on the same basis as Town residents and without discrimination as to availability or other limitations not imposed upon town residents.

g. There shall be no cross connection between the Town's Water System and any other water source, culinary or irrigation.

h. The Town has the right and obligation to disconnect from any service that violates the cross-connection standards.

i. The Town's Water Department will provide water to town facilities at no cost to the Town.

j. Water rates will be reviewed on an annual basis during the month of January. The rate review may be done more frequently if deemed necessary by the Town Council. Any rate adjustment will be adopted the following July and the Town's Consolidated Fee Schedule updated.

k. The Town Council, with good cause, may consider and permit extensions of time limits specified in this chapter.

l. Unforeseen disasters will be given a grace period of two (2) years. This grace period will be reevaluated after one (1) year.

HISTORY:

Ord. 2014-001, Amended 06/21/2023