The background features a complex overlay of technical and geographical information. On the left, there is a blue-tinted technical drawing or architectural plan with various lines and shapes. On the right, there are brown and tan contour lines representing a topographic map. The overall color palette is muted, consisting of greys, blues, and browns.

Fervo Development

Infrastructure Review

Zoning Review:



In-House Review

An inhouse review has been completed on this property to outline development requirements under Milford City Code and applicable State Code.



Site Plan Review

A Site Plan Review by the Planning and Zoning Commission will be required once an land use application has been submitted.

Proposed Development

Fervo Energy has acquired the (3) parcels located directly west of the hospital and is proposing construction of an office building to establish long-term roots in our community as well as small housing units to serve as a place for their executives to stay when they are visiting the job site.



DEVELOPMENT REQUIREMENTS

In addition to standard zoning requirements such as setbacks, lot coverage, building height etc., the following improvements are required under city code:



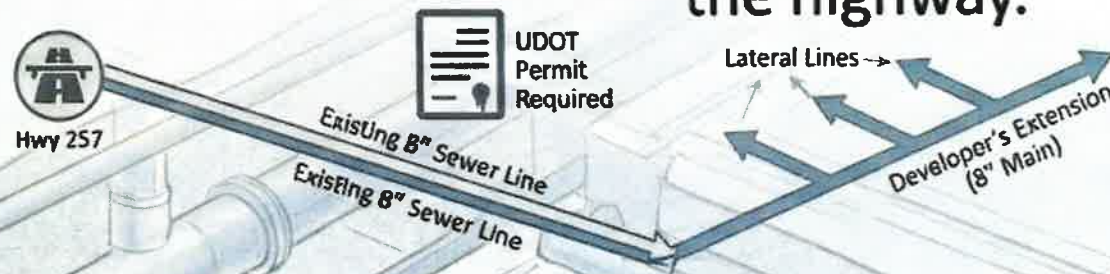
Main Water Line Extension

- An existing 8" main water line runs along the west side of Hwy 257. At the developers expense, the 8" main must be extended the entire length of their property. The length of these two parcels is 813.82 feet.
- Lateral lines would then be installed to service the development.
- Fire hydrants shall be installed along the main water line in compliance with fire code.



Main Sewer Line Extension

- An existing 8" sewer line runs along the east side of Hwy 257. At the developer's expense, the 8" main sewer line must be extended the entire length of the property.
- Lateral lines would then be installed to service the development.
- The developer must obtain necessary permits with UDOT to extend the sewer line under the highway.



Storm Drainage & Landscaping



Storm Drainage

Drainage shall be designed so that storm water does not drain offsite and impact neighboring properties.



Landscaping

All front and side setbacks not occupied by parking shall be landscaped with grass/bushes, shrubs, trees, flowers, deco rock or a mixture of all.

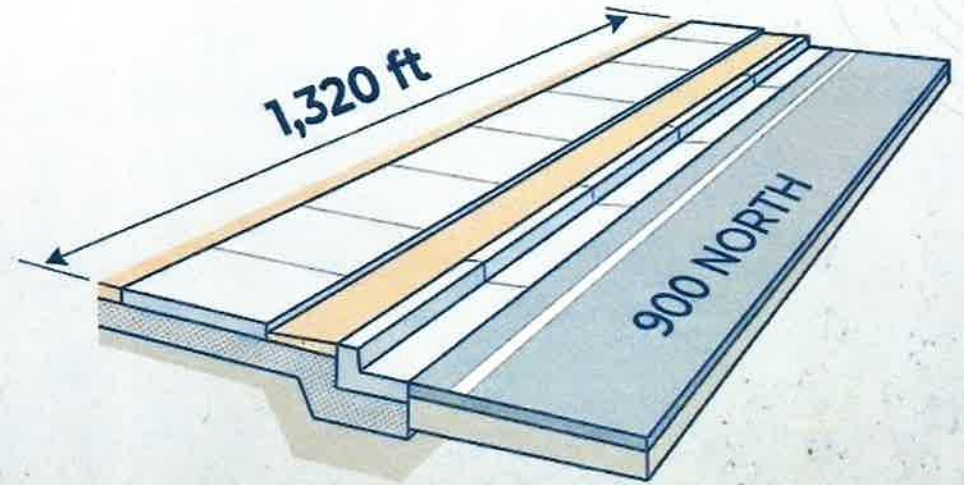
Street Lights

A digital illustration of a modern city street at night. The scene is illuminated by streetlights, with a warm glow from the lamps and buildings. The sky is a deep blue, and the street is paved with bricks. A central text box is overlaid on the image, containing the text: "Lighting is required and shall provide adequate lighting to service the proposed development." The text is in a clean, sans-serif font. The background shows a street with buildings on both sides, some with lit windows, and a few trees. The overall atmosphere is a clean, modern urban environment.

Lighting is required and shall provide adequate lighting to service the proposed development.

Sidewalk, Curb & Gutter

- Sidewalk, curb and gutter must be constructed along the entire frontage of the property and the length of the parcels along 900 north.
- A total of approx **1,320 feet.**



Road Improvements

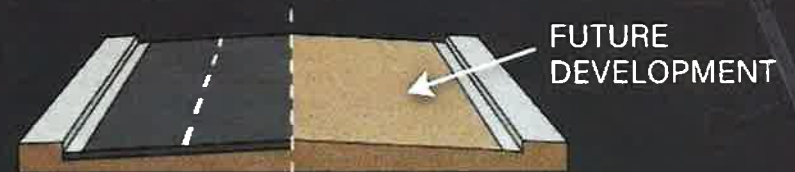


REQUIREMENTS: 900 NORTH

- ✓ Road improvements required along the entire property length.
- ✓ Asphalt paving to the centerline of the road.



RATIONALE: CENTERLINE LOGIC



When the other side of the street develops, they will pave to the centerline, resulting in a full, completed road.

900 North Road Location



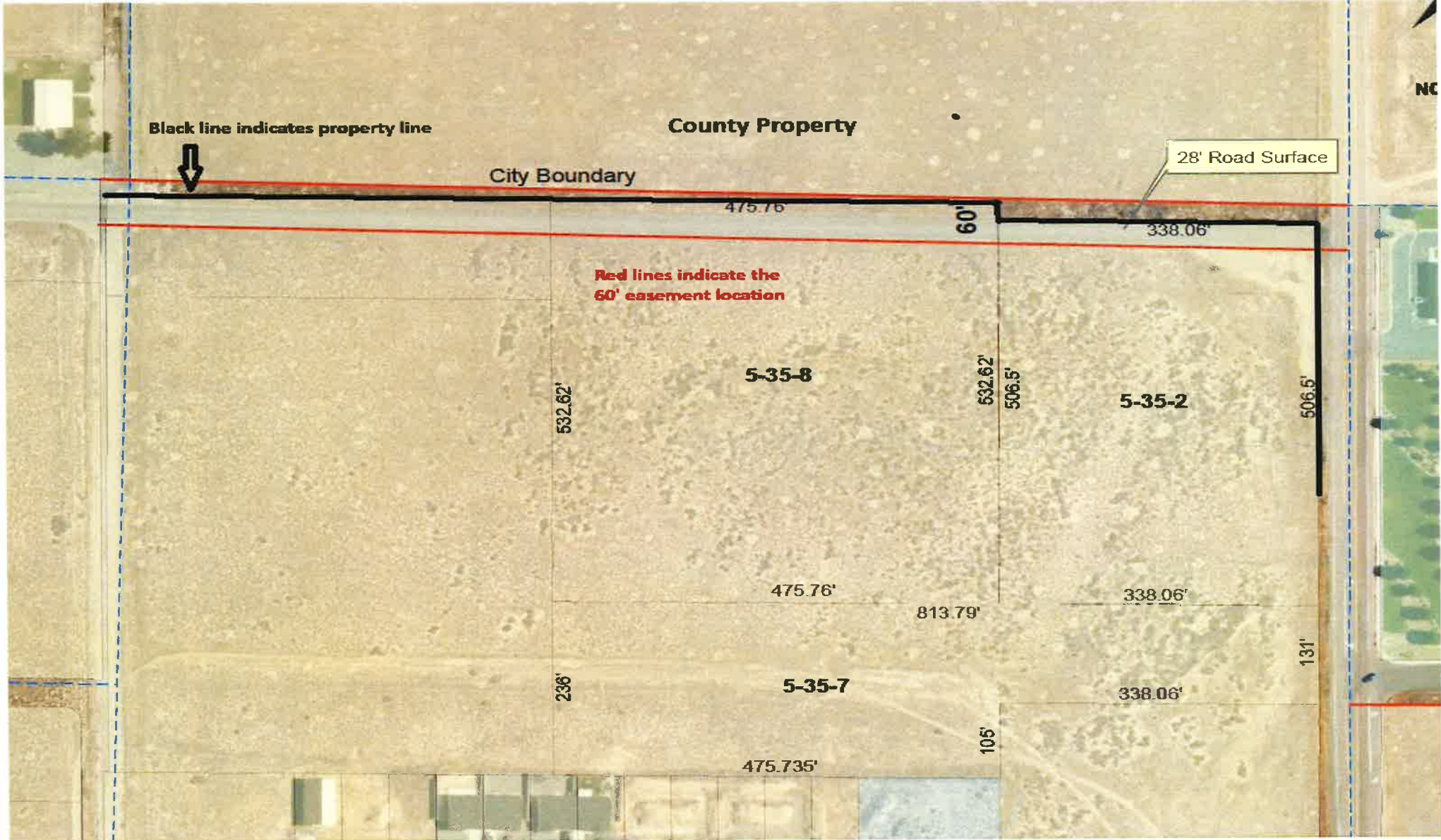
900 North borders **city** and **county limits**. Property on the north (county) side is not required to install street improvements, potentially resulting in a **half-street**.



Mapping indicates that 900 North lies **within** the subject property.



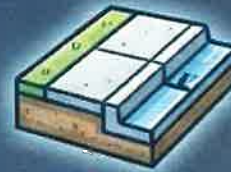
Milford City requests a **60\' easement** (current width is 28') to preserve future widening potential.



Summary of key requirements:



**Main Water
Line Extension**



**Sidewalk,
Curb & Gutter**



**Main Sewer
Line Extension**



**Street
Improvements**



Lighting



Easement



**Landscape/Drainage
Design**

Exactions (Utah State Code)



An exaction is a required contribution to a government entity imposed as a condition of approval for a proposed land development.



Dedication of land or water interests to the public



Construction of public improvements



Connection fees, or impact fees



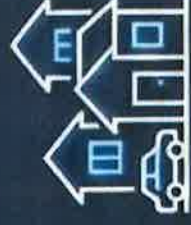
Exactions may be imposed on development provided that it meets “rough proportionality” both in nature and extent.

Development Impacts



Office Building Impact

An office building that would have minimal impact to the current road. Possibly 5-10 vehicles a day.



Housing Impact

Housing is not a full time use so the traffic coming to and from would be minimal.

Are we requiring this development to fund infrastructure that benefits existing and future non-city users??



County & Residential Access

North side of this road is county limits.

This road serves county residents.



Specific County Users

This road is access to the trap club located in the county.

This road is access to Martin Marietta.



Heavy Traffic Impact

Heavy Semi Traffic coming from Martin Marietta.

Foreman Stewart's Analysis



Half-Road Challenges

Difficult to maintain and grade, leading to uneven surfaces.



Heavy Traffic Concerns

Heavy truck traffic raises significant concerns about long-term pavement durability.



Ongoing Maintenance Obligations

Creates ongoing maintenance obligations and potential for increased long-term costs.

Legal Council Analysis:



Current Road Status

900 North is currently a gravel road. Normally requiring the landowners to pave the street as part of the development to the end of its property.



Jurisdictional Limits

The North side of 900 North is not within city boundaries, so the city cannot require that landowners pay for half of the street improvements.



Proportionality Test

These requirements do not pass the Dolan test or the Utah Code requirement as the exaction for a paved street would cost much more than the proportional impact of the development.



Usage & Contribution

The road is currently used mainly for commercial uses by heavy commercial vehicles. Those users would not be paying anything for the upgraded road.

Zoning Administrator Recommendation:

Based on the legal analysis, projected traffic patterns, proportionality requirements under Utah State Code, and the minimal impact this development is expected to generate, requiring street improvements along the entire length of 900 North at this time could exceed what is reasonably attributable to the impacts created by this project. In other words, it may not meet the “roughly proportional” standard.

My recommendation is based on the specific data and documented impacts associated with this proposal. The projected traffic generation and limited scale of development simply do not support requiring road improvements. If this were a larger development generating substantial traffic impacts, I would support requiring roadway improvements consistent with the nature and extent of the impacts created.

That said, there are alternatives the Council may want to discuss and consider to ensure we are doing what is best for Milford City.

- One option would be a deferred improvement agreement. The Council could enter into an agreement stating that if the land to the north of 900 North is ever annexed into the City and developed, street improvements would be required at that time. This would ensure that improvements are constructed when impacts are directly tied to development on both sides of the roadway.
- Another option, based on conversations Mayor Davis has had with UDOT, would be to require the developer to asphalt approximately 30 to 40 feet of the approach on 900 North. This targeted improvement would help eliminate mud and debris from being tracked onto the state highway, addressing an immediate safety and maintenance concern without requiring full roadway construction.

Reminders Moving Forward:

As discussed in previous conversations, Fervo will need to coordinate directly with UDOT regarding any required improvements along Highway 257. These improvements may include, but are not limited to:

- Sidewalk installation or upgrades
- Curb and gutter improvements and placement
- ADA-compliant design at the corner
- Street and roadway improvements
- Required permitting

Matt Rhodes will serve as your UDOT point of contact and can be reached at 435-865-5500.

In addition, a Site Plan Review will be required through the Planning and Zoning Commission. The Commission meets on the second Wednesday of each month, and submittals will need to be completed in advance to be placed on the agenda.

Please coordinate with our office once you are ready to proceed so we can assist with scheduling and review timelines.