



**DEVELOPMENT
SERVICES
DEPARTMENT**

The City of Morgantown

389 SPRUCE STREET
MORGANTOWN, WEST VIRGINIA 26505
(304) 284-7431 TDD (304) 284-7512
www.morgantownwv.gov

July 15, 2016

Jason Turak
26 Madora Drive
Morgantown, WV 26505

**RE: RZ16-04 / Turak / Jerome Street
Zoning Map Amendment from R-1 to R-1A
Tax Map 22, Parcels 25.1 and 26**

Dear Mr. Turak:

This is to notify you the Morgantown Planning Commission voted on July 14, 2016 to submit a recommendation to City Council to approve your requested zoning map amendment so that the zoning classification of Parcels 25.5 and 26 of Tax Map 22 is amended from the R-1 District to the R-1A District.

Please note the following dates when City Council will consider your zoning map amendment petition. These dates are dependent up City Council's favorable action at each step of the approval process.

City Council Meetings

Committee of the Whole..... Tuesday, July 26, 2016; 7:00 PM
City Council Chambers

1st Reading: Tuesday, August 2, 2016; 7:00 PM
City Council Chambers

Public Hearing and 2nd Reading:..... Tuesday, September 6, 2016; 7:00 PM
City Council Chambers

Please note attendance at the listed City Council meetings is not mandatory. However, you might consider attending in the event City Council has questions that would be aided by your availability to respond.

As mentioned last evening, enclosed are the petition and two (2) letters from MUB you entered into the Planning Commission's record. Copies have been made and are included in your petition's case file.

Respectfully,

Christopher M. Fletcher, AICP
Director of Development Services

cc: Jeff Mikorski, City Manager
Linda Little, City Clerk

Zoning Change Request

Jerome St. from R-1 to R-1A Map 22 parcel 25.1 and 26

<u>Print Name</u>	<u>Address</u>	<u>For</u>	<u>Signature</u>	<u>Against</u>
1. Jason Torak	26 MADONA DR	X		
2. Susan Flowers	1249 Central Ave	X		
3. Kathryn Fisher	1247 Central Ave	X	Kathryn C. Fisher	
4. Kellie Price	1289 Jersey Ave	X		
5. Greg Philman	1246 Carlisle Ave	X		
6. Betty Damico	1278 Carlisle	X	Betty Damico	
7. Sandra Horn	1280 Carlisle	X		
8. Heath Vanscoy	1316 Montrose Ave.	X		
9. Donna Quairiers	140 Putnam St	X	Donna Quairiers	
10. Kathryn Stoner	204 Woodridge Street	X	Kathryn Stoner	
11. JOANN EUGLEHART	279 JEROME ST	X	Joann Euglehart	
12. Lisa McDonald	597 Dunn St	X	Lisa McDonald	

Zoning Change Request

Jerome St. from R-1 to R-1A Map 22 parcel 25.1 and 26

	<u>Print Name</u>	<u>Adress</u>	<u>For</u>	<u>Signature</u>	<u>Against</u>
1.	DAVID MAY	301 JEROME ST	X	David May	
2.	Coody Ricc	1150 TYSON ST	X	Coody Ricc	
3.	Mona Sedlock	1190 TYSON	X	Mona Sedlock	
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					



March 16, 2016

www.mub.org

Jason Turak
26 Madora Drive
Morgantown, WV 26505

**RE: Response for Request for Estimate
Water Extension
Morgantown District, Tax Map 22, Parcel 26 & 25.1**

Dear Mr. Turak.:

In response to your inquiry regarding water availability, we have determined that a ±275-foot extension will be necessary in order to provide new water service to the property in question at the above referenced location.

The estimated cost of this extension is \$19,800.00. This is only an estimate. Our work will be performed on an actual-cost basis. The actual cost of the work may include any combination of mobilization and demobilization, materials, equipment, labor, overheads, engineering/inspection, applicable permits and fees, borings, surveys, contracted services, special insurance, and any/all other miscellaneous or unforeseen costs related to the performance of the proposed work. You will be responsible for paying all actual costs of this project.

This estimate also assumes that any right-of-way necessary for the proposed extension will be available to Morgantown Utility Board at no charge. Any cost incurred in the acquisition of rights-of-way for the proposed extension will also be included in the actual project cost for which you will be responsible. Right-of-way costs may include any combination of purchase price, appraisals, appraiser's fees, surveys, engineering, condemnation judgments, court costs, legal fees, and any/all other costs of right-of-way acquisition.

An initial deposit will be required prior to construction. The amount of deposit will be \$19,800.00. In the likely event that the estimated cost and the completed actual cost differ, you will be issued an appropriate refund or an additional bill.

You will be allowed a credit of \$893.97 based on 4500 Gals./Month for each new single family residential dwelling (i.e. House) that is connected to the proposed line at the time that the completed actual project costs are reconciled, provided that the dwellings are individually metered. You will be allowed a credit of \$655.58 based on 3300 Gals./Month for each new multi-family residential dwelling (i.e. Trailers, Townhome, Apartment, Condominium) that is connected to the proposed line at the time that the completed actual project costs are reconciled, provided that the dwellings are individually metered. This credit will not be allowed until after the new customer has begun to take active water service. Refunds for new master metered groups of houses, townhomes, apartments, and/or condominiums, and refunds for all other new customers (i.e. Commercial, Businesses, Governmental, Industrial, etc.) shall be calculated by the Board and based upon actual water usage (as determined by measured water consumption) after all new units are occupied and at least 4 quarters of billing history are available. Also, the combined total of credits refunded may not exceed the amount deposited.

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Similar credits will be allowed on an annual basis for new customers who are connected to said line during the next 10 years. However, new customer connections to future main line extensions off the proposed line will not qualify you for such credits.

In addition to the above costs and in accordance with our PSC-approved rate schedule, tap fees will be charged for each domestic service connection requested. The tap fee for water service is \$700.00 (3/4-inch or less); \$1,000.00 (1-inch); \$1,500.00 (1 1/2-inch); \$2,000.00 (2-inch) per meter setting. All water services larger than 2-inch are installed on an as-cost basis. The PSC requires that we install the utility service line to the property line of the premises being served for the cost of these tap fees and further requires that a single and separate customer service line be provided for each structure being served.

This process is governed by the regulations of the West Virginia Public Service Commission. Copies of the relevant portions of these Rules (specifically Section 5.5) were provided and explained to you when you made your written request for an estimate.

We estimate that we can be prepared and available to begin construction ± 26 weeks following your execution of an extension agreement and payment of your initial deposit. We estimate that it will take ± 5 days to construct the subject extension.

Please note that a Stormwater Permit Application is required for this project. Review, approval and installation of the facilities proposed under your Stormwater Management Plan are required:

1. Prior to any site development by you or your agent(s); and
2. Prior to construction of the subject water line facilities.

Please note that this estimate will remain valid for term of six (6) months from the date of this letter. We await your response to this proposal. Please do not hesitate to call me at the number listed above if you have any questions regarding this matter.

Sincerely,

MORGANTOWN UTILITY BOARD

Brandon Stickley
Draftsman



David L. Bragg
Engineering Technician

Enclosure

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March 16, 2016

www.mub.org

Jason Turak
26 Madora Drive
Morgantown, WV 26505

**RE: Response for Request for Estimate
Sewer Extension
Morgantown District, Tax Map 22, Parcel 26 & 25.1**

Dear Mr. Turak.:

In response to your inquiry regarding sewer availability, we have determined that a ±190-foot extension will be necessary in order to provide new sanitary sewer service to the property in question at the above referenced location.

The estimated cost of this extension is \$35,800.00. This is only an estimate. Our work will be performed on an actual-cost basis. The actual cost of the work may include any combination of mobilization and demobilization, materials, equipment, labor, overheads, engineering/inspection, applicable permits and fees, borings, surveys, contracted services, special insurance, and any/all other miscellaneous or unforeseen costs related to the performance of the proposed work. You will be responsible for paying all actual costs of this project.

This estimate also assumes that any right-of-way necessary for the proposed extension will be available to Morgantown Utility Board at no charge. Any cost incurred in the acquisition of rights-of-way for the proposed extension will also be included in the actual project cost for which you will be responsible. Right-of-way costs may include any combination of purchase price, appraisals, appraiser's fees, surveys, engineering, condemnation judgments, court costs, legal fees, and any/all other costs of right-of-way acquisition.

An initial deposit will be required prior to construction. The amount of deposit will be \$35,800.00. In the likely event that the estimated cost and the completed actual cost differ, you will be issued an appropriate refund or an additional bill.

You will be allowed a credit of \$1,151.28 based on 4500 Gals./Month for each new single family residential dwelling (i.e. House) that is connected to the proposed line at the time that the completed actual project costs are reconciled, provided that the dwellings are individually metered. You will be allowed a credit of \$844.27 based on 3300 Gals./Month for each new multi-family residential dwelling (i.e. Trailers, Townhome, Apartment, Condominium) that is connected to the proposed line at the time that the completed actual project costs are reconciled, provided that the dwellings are individually metered.

This credit will not be allowed until after the new customer has begun to take active water service. Refunds for new master metered groups of houses, townhomes, apartments, and/or condominiums, and refunds for all other new customers (i.e. Commercial, Businesses, Governmental, Industrial, etc.) shall be calculated by the Board and based upon actual water usage (as determined by measured water consumption) after all new units are occupied and at least 4 quarters of billing history are available. Also, the combined total of credits refunded may not exceed the amount deposited.

Similar credits will be allowed on an annual basis for new customers who are connected to said line during the next 10 years. However, new customer connections to future main line extensions off the proposed line will not qualify you for such credits.

In addition to the above costs and in accordance with our PSC-approved rate schedule, tap fees will be charged for each domestic service connection requested. The tap fee for sewer service is \$700.00 per structure. The PSC requires that we install the utility service line to the property line of the premises being served for the cost of these tap fees and further requires that a single and separate customer service line be provided for each structure being served.

This process is governed by the regulations of the West Virginia Public Service Commission. Copies of the relevant portions of these Rules (specifically Section 5.5) were provided and explained to you when you made your written request for an estimate.

We estimate that we can be prepared and available to begin construction ± 26 weeks following your execution of an extension agreement and payment of your initial deposit. We estimate that it will take ± 7.5 days to construct the subject extension.

Please note that a Stormwater Permit Application is required for this project. Review, approval and installation of the facilities proposed under your Stormwater Management Plan are required:

1. Prior to any site development by you or your agent(s); and
2. Prior to construction of the subject sewer line facilities.

Please note that this estimate will remain valid for term of six (6) months from the date of this letter. We await your response to this proposal. Please do not hesitate to call me at the number listed above if you have any questions regarding this matter.

Sincerely,

MORGANTOWN UTILITY BOARD

Brandon Stickle
Draftsman



David L. Bragg
Engineering Technician

Enclosure