



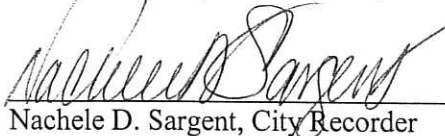
COALVILLE CITY COUNCIL MEETING NOTICE AND AGENDA AMENDED

Notice is hereby given that the Coalville City Council will hold its regular meeting on **Tuesday, November 13, 2018** at the Coalville City Hall, 10 North Main, Coalville, Utah. This meeting will begin at **6:00 P.M.** The agenda will be as follows:

1. Roll Call
2. Pledge Of Allegiance
3. City Council Agenda Items:
 - A. Discussion And Possible Approval Of An American Legion Veteran Monument For The Cemetery, Merlyn Johnson & Phil Geary
 - B. **Continued Public Hearing:** Review, Discuss, Receive Public Comment, And Possibly Adopt Proposed Key Focus Amendments To The Coalville City Development Code Ordinance 2018-5 Addressing Road, Street, Driveway, Water, Sewer, And Sensitive Lands Provisions And Regulations
 - C. Review, Discussion, And Possible Approval Of The Concrete Water Tank
 - D. Public Works Updates
 - E. Community Development Updates
 - a. Business Licenses
 - F. Legal Updates
 - G. Council Updates
 - H. Mayor Updates
 - I. Executive Session
4. Review And Possible Approval of Minutes
5. Review And Possible Approval Of Accounts Payable
6. Adjournment

** Coalville City reserves the right to change the order of the meeting agenda as needed.*

Dated this 9th day of November, 2018.


Nachele D. Sargent, City Recorder

****In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Hall (435-336-5981) at least three days prior the meeting.**

Posted: November 9, 2018 City Hall, Coalville City Website, Utah Public Notice Website

Mayor
Trever Johnson

Council
Adrianne Anson
Cody Blonquist
Arlin Judd
Rodney Robbins
Tyler Rowser

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Coalville City Council
Regular Meeting
HELD ON
November 13, 2018
IN THE
CITY HALL

Mayor Trever Johnson called the meeting to order at 6:00 P.M.

MAYOR AND COUNCILMEMBERS PRESENT: Mayor Trever Johnson
Councilmembers: Tyler Rowser
Arlin Judd, Adrienne Anson,
Rodney Robbins
Cody Blonquist (Excused)

CITY STAFF PRESENT:

Shane McFarland, Engineer
Don Sargent, Consultant
Sheldon Smith, Attorney
Zane DeWeese, Public Works Director
Nachele Sargent, City Recorder

PUBLIC IN ATTENDANCE:

Jim Robinson, Debbie Robinson, Tom Rees,
Sheryl Rees, Merlyn Johnson

Item 1 – Roll Call:

A quorum was present.

Item 2 – Pledge of Allegiance:

Mayor Trever Johnson led the Council, Staff, and Public in the Pledge of Allegiance.

Item B – Continued Public Hearing: Review, Discuss, Receive Public Comment, And Possibly Adopt Proposed Key Focus Amendments To The Coalville City Development Code Ordinance 2018-5 Addressing Road, Street, Driveway, Water, Sewer, And Sensitive Land Provisions And Regulations:

Don Sargent gave a brief update of the Code revisions as discussed at the meeting on October 22, 2018 and stated there were ten items that had been changed from that discussion. Sheldon Smith stated he had reviewed the revisions and made the changes as directed by the Mayor and Council. Don stated he had incorporated the recommended changes and would focus on the changes only tonight (Exhibit A).

8-4-040, Item C, #2: This was changed to state all access roads must be constructed to the minimum standard and any other options or exceptions was removed.

8-4-040, Item I, #1: This was changed to add "at the discretion of the City Council".

8-4-040, Item J, #2: This was changed to add "City Council" instead of just the City.

8-4-040, Item Q: This was changed from approval by the Planning Commission to the "City Council" and at the time of the "Final Plan" instead of the Preliminary Plan.

8-4-040, Item U: This was a duplication of subsection J so it was deleted.

8-4-040, Item W: This was changed to add acceptable by the "City Council as recommended by the" Planning Commission.

10-22-010, Item E, #1a: This was changed from may to "shall" be required.

10-22-050, Item H, #3: This was changed to remove "or other important species".

10-22-090, Item D: This was changed to add "except for flat roofs in the Downtown Historical District".

Don Sargent stated with his review for consistency with the other documents, the Engineering & Construction Standards would also be changed to match these revisions for street standards.

Mayor Trevor Johnson continued the public hearing at 6:08 P.M.

There were no comments.

Mayor Trevor Johnson closed the public hearing at 6:09 P.M.

A motion was made by Council Member Arlin Judd to adopt Ordinance 2018-5 Key Focus Amendments to the Coalville City Development Code. Council Member Adrienne Anson seconded the motion. All Ayes. Motion Carried.

Roll Call:

Council Member Judd – Aye

Council Member Anson – Aye

Council Member Robbins – Aye

Council Member Rowser – Aye

Council Member Blonquist – Absent

Don Sargent stated he would continue working on the Lighting, Signage, Fencing, and Noise portion of the Code.

Item A – Discussion And Possible Approval Of An American Legion Veteran Monument For The Cemetery, Merlyn Johnson:

Mayor Trevor Johnson stated he had met with Merlyn Johnson and Phil Geary about a monument to honor the Veteran's to be placed in the City cemetery. Merlyn Johnson passed out an example (Exhibit B) of what they were hoping to accomplish. He stated they felt they needed to honor the Veteran's that had been laid to rest in the City cemetery which was over 200 Veteran's. Mr. Johnson referred to the picture and stated

the biggest expense for the project would be the "Hero's Wall". This would be where every Veteran's name would be etched in a granite wall. They were applying for a grant of \$5,000 from Holcim and had already had the flag poles donated to the project. Merlyn Johnson stated they would like to receive approval from the Council to place the project in the City cemetery. He stated they would like to place the wall on the West lawn at the front of the cemetery. He stated they would be doing fund raisers and would be soliciting for funding to make the project happen. Mr. Johnson described the wall and including that there would be five slabs of granite and four of the slab's would hold 90 names each and the center slab would have something dedicated to the Veteran's, they would have flag poles with a flag for each branch of service, they hoped to landscape around the project, they would like to remove the trees that were there, they would like to remove part of the fence and have the wall connect to the fencing, the names would be placed in alphabetical order and any new names would be added as buried, and there wouldn't be any burial site reference or war they served in listed. The Council expressed their concerns including who would be responsible for ongoing costs for upkeep and updating the names, the construction design for the wall, having the plans engineered, the impact of removing trees, the impact of the need for a new sprinkling system, and an easement or agreement to protect the City. Merlyn Johnson stated they planned on putting in the new irrigation system with their funds and they would also like to have some walkways added in the future. He stated they were only concerned right now with the first phase which was the granite walls and flags and would come back to the City later with other ideas. Mr. Johnson stated they would like the first phase to be completed by Memorial Day 2019, if they could find someone they trusted to do the concrete work. Mayor Trever Johnson stated Holcim usually provided manhours for their projects. Merlyn Johnson stated he had already spoken with Doug Wilde and Holcim would only provide money. Council Member Arlin Judd questioned if it was the intent of the American Legion to provide maintenance for the project. Merlyn Johnson stated he didn't know if it was going to be an American Legion project as he hadn't received a lot of help from the Commanding Officer at this point. Sheldon Smith stated if Mr. Johnson's group was going to keep monument and maintain it, they would need to have an agreement with the City to indemnify the City for any issues that could happen from the structure being on the City property. He stated the City would need an easement and an agreement to have the structure on the City property. Council Member Arlin Judd stated it needed to be decided if this was a project that was being donated to the City for the City to take ownership. If it was, this would require the City to provide future maintenance and upkeep. Mayor Trever Johnson stated if that was the case, then he thought the structure needed to be engineered to help with any possible liability. Merlyn Johnson stated he didn't think he needed to pay an engineer to do the plans. He had Albert Richins look at and design the plans and Mr. Richins had more experience than anyone. He stated Albert Richins wouldn't take on the project as he wasn't a licensed Contractor anymore. Sheldon Smith stated he would advise the Council to not take any action until it was decided whose project it was going to be. Mayor Trever Johnson agreed and stated the City needed to have more information before they could make a decision. Merlyn Johnson stated he wasn't going to move on the project until he had approval from the City and if the City

wanted to sit on it then they could. Mayor Johnson stated the City wasn't sitting on the project, but they would need more information before final approval could be given. Shane McFarland stated for any project, the City would receive a preliminary plan for both parties to agree on and then the applicant would fine tune it and submit a final plan to provide the details needed for the project. Merlyn Johnson stated he didn't think they should have to pay an engineer to draw up plans for this project. He stated if that was required then the City could just forget it. Mayor Trever Johnson stated he appreciated Merlyn Johnson's frustration, but he couldn't ask the City to take on the liability and put the City at risk. He stated he loved the project and would love to have it happen, but he couldn't put the City at risk. Shane McFarland stated if the concrete guy sketched it out with the footing size, etc., he thought Mr. Johnson should be able to find a licensed engineer to check the work and stamp the plans. He stated they could do the leg work and design and then they could have someone stamp and approve the plans. Merlyn Johnson stated he wasn't willing to hire an engineer and he didn't have any faith in an engineer. He stated they made mistakes all the time. Shane McFarland stated that did happen, but a licensed engineer carried liability insurance for any mistakes they made. Mayor Trever Johnson asked for Merlyn to bring in drawings from their guy, Albert Richins, and he would try and help him get the project approved. Merlyn Johnson agreed to bring in some other drawings, but he stated again that he would not hire an engineer.

Item C – Review, Discussion, And Possible Approval Of The Concrete Water Tank:

Shane McFarland stated they had opened the water tank bids on October 18, 2018 and provided the bid tabulation (Exhibit C) for the Council to review. He stated the Engineer estimate was \$758,000 and the low bid was \$865,000 from Stapp Construction. He stated they had reviewed their qualifications and would recommend awarding them the bid. Shane stated this project would go back to the USDA for final approval and then the notice of award would be issued. The project would be scheduled for completion in July 2019. Shane stated even though the bid was higher than the estimate, the money was available with the budget with \$136,000 contingency. Shane stated they had added in an alternate bid for a waterproofing mixture that was added to the concrete, but he felt it was too expensive to consider and so the bid award would be on the base bid without the additive.

A motion was made by Council Member Tyler Rowser to approve awarding the 600,000 Gallon Concrete Water Tank bid to Stapp Construction for \$865,000. Council Member Arlin Judd seconded the motion. All Ayes. Motion Carried.

Item D – Public Works Update:

Zane DeWeese stated they were continuing to work with the Contractor to get the water lines installed. He stated he thought they were doing a great job of keeping the City cleaned up as they went along and communicating with the public.

Zane DeWeese stated they would be changing the banners and putting up the holiday lights the week of November 19th. Council Member Arlin Judd stated he would inform the Lions Club to be ready that day.

Item E – Community Development Updates:

Shane McFarland stated Nickerson Construction was scheduled to do Phase I of the Lewis Well Upgrade the first week of December. He stated it would consist of pulling the pumps and videoing the line to figure out the final plan for the casing and Well house. He stated they would pump the water for a week to get solid information on the production.

Shane McFarland stated WesTech had begun the design for the membranes for the Water Treatment plant and was projecting having the plant online in the Spring of 2020. He stated they had toured the Greendale plant and that gave them some good information.

Shane McFarland stated they were able to extend the funding for the Sewer Force Main and Lift Station project to November 2019. He stated there was \$494,000 to go toward the project and they would get as much done on the project as possible with those funds. He stated they would start with the Force Main. He stated they had submitted everything for approval to the USDA and Counterpoint was just waiting for the go ahead.

Shane McFarland stated JUB Engineers had completed the design for the Black Willow Subdivision storm drain to go on the East side of Main Street and the Contractor had started to install it.

Shane McFarland stated they were still working with Steven Dalby to get the lighting changed at the Car Wash and they would continue their efforts in getting that accomplished.

Item F – Legal Updates – Sheldon Smith:

Sheldon Smith stated he didn't have any updates tonight.

Council Member Rodney Robbins stated Jim Boyden had called and asked to meet with him about the Wohali project and questioned if it was okay to meet with him. Sheldon Smith stated it was okay, but he would need to disclose it to the public when they came before the Council. Council Member Tyler Rowser stated they had called him too and he was also concerned about talking to them. Sheldon Smith stated this was a legislative action and they would probably be contacting all of the Council. He stated their Attorney had contacted him to let him know they wanted to talk to the Council to try and get a feel of whether or not they were on the right track with their project and technically the City couldn't object to them talking to them. He stated they would be on the Planning Commission agenda next week.

Item G – Council Updates:

Council Member Rodney Robbins stated he noticed the screening by Tom Judd's house hadn't went in yet and questioned if they were supposed to start on that immediately. Sheldon Smith stated yes, they were supposed to start on it and get a business license and he would follow up on it.

Council Member Arlin Judd stated the No Parking Ordinance was in effect as of November 1st and he wondered if the City should start tagging the cars parked on the side of the road or if they should wait until it snowed. Sheldon Smith stated they could enforce the ordinance now.

Council Member Tyler Rowser stated there was a vacancy on the North Summit Recreation Board if anyone was interested or knew of someone that would be interested in applying. He stated the NS Rec. Dist. had an interview scheduled for the RAP Tax Grant on Monday, November 19th. He stated the RAP Tax Grant had funds designated just for the North Summit area.

Item H – Mayor's Updates:

Mayor Trevor Johnson stated the Light Parade would be on Saturday, December 8th. Council Member Arlin Judd stated Santa would need a different ride for the parade this year and the Lion's Club would take care of that. Council Member Adrienne Anson would be over the Hot Chocolate and she stated she wanted to serve it during the entire event. She stated she would like the Council there to help by 4:30 P.M.

Item I – Executive Session:

There wasn't an executive session tonight.

Item #4 – Review, Discussion, and Possible Approval of Minutes:

The Council reviewed the minutes of the October 22, 2018.

A motion was made by Council Member Arlin Judd to approve the minutes of October 22, 2018 as written. Council Member Rodney Robbins seconded the motion. All Ayes. Motion Carried.

Item #5 – Review and Possible Approval Of Accounts Payable:

The Council reviewed the Accounts Payable for November 2018.

A motion was made by Council Member Adrienne Anson to approve the Accounts Payable for November 2018. Councilmember Tyler Rowser seconded the motion. All Ayes. Motion Carried.

Item #6 – Adjournment:

A motion was made by Council Member Rodney Robbins to adjourn the meeting. Council Member Tyler Rowser seconded the motion. All ayes. Motion Carried.

The meeting adjourned at 7:18 P.M.

Mayor Trever Johnson

Attest:

Nachele D. Sargent, City Recorder

"Exhibit A"
Council 11/13/18

ORDINANCE NO. 2018-5

**AN ORDINANCE TO ADOPT AMENDMENTS AND REVISIONS TO
SECTIONS 8-4-040, 8-4-060, 8-04-050 and CHAPTER 22 OF TITLE 10 OF THE
COALVILLE CITY DEVELOPMENT CODE RELATING TO ROADS,
STREETS AND DRIVEWAYS, WATER AND SEWER FACILITIES, SENSITIVE
LANDS OVERLAY ZONE REGULATIONS AND FLOOD PLAIN AREAS**

BE IT ORDAINED AND ENACTED by the City Council of Coalville, Summit County, State of Utah, as follows:

WHEREAS, the Coalville City Council by Ordinance No. 1997-3 adopted the Coalville City Development Code ("Development Code") dated July 14, 1997; and

WHEREAS, the Coalville City Council by Ordinance Nos. 1999-1 and 2001-4 adopted revisions to the Development Code dated March 8, 1999 and September 10, 2001 respectively; and

WHEREAS, the Coalville City Council by Ordinance No. 2006-2 adopted revisions to the Development Code dated August 14, 2006; and

WHEREAS, the Coalville City Council by Ordinance No. 2010-1 adopted revisions to the Development code dated March 22, 2010; and

WHEREAS, the Coalville City Council adopted Ordinance No. 2010-3 relating to Nuisance provisions as Title 7, Chapters 11-15 of the Development Code dated September 13, 2010; and

WHEREAS, the Coalville City Council adopted Ordinance No. 2011-1 relating to Titles 8, 9 and 10 of the Development Code dated May 23, 2011; and

WHEREAS, the Coalville City Council adopted Ordinance No. 2013-3 relating to Bee Keeping provisions as Title 10, Chapter 18 of the Development Code dated May 23, 2011; and

WHEREAS, the Coalville City Council adopted Ordinance No. 2014-2 relating to Demolition, Renovation and Excavation provisions as Chapter 4 of Title 8, of the Development Code dated March 24, 2014; and

WHEREAS, the Coalville City Council adopted Ordinance No. 2014-3 relating to "In Fill" provisions as revised Chapter 26 of Title 10, of the Development Code dated February 24, 2014; and

WHEREAS, the Coalville City Council adopted Ordinance No. 2015-2 relating to “Hens and Chickens” provisions as Chapter 18 of Title 10, of the Development Code dated March 9, 2015; and

WHEREAS, it is contemplated by City Ordinances that the same be reviewed from time to time and improved upon to stay viable and useful to the City; and

WHEREAS, following a public hearing, the Coalville City Planning Commission recommended approval of the amendments and revisions to the Development Code at its regular meeting held October 15, 2018; and

WHEREAS, following the holding of a public hearing as required by law held October 22, 2018 and November 13, 2018, the City Council approved the following amendments and revisions to the Development Code at its regular meeting held November 13, 2018.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF COALVILLE, UTAH ORDAINS AS FOLLOWS:

Section I

AMENDMENTS AND REVISIONS TO THE COALVILLE CITY CODE RELATING TO ROADS, STREETS AND DRIVEWAYS, WATER AND SEWER FACILITIES, SENSITIVE LANDS OVERLAY ZONE REGULATIONS AND FLOOD PLAIN AREAS

The attached Exhibit “A” are provisions relating to Sections 8-4-040, 8-4-060, 8-4-050 and Chapter 22 of the Coalville City Development Code. The Provisions are incorporated herein and made a part of this Ordinance by this reference and are hereby adopted by the Coalville City Council.

Section II

Findings

The City Council makes the following findings in connection with the approval of this Ordinance: 1) The amendments and revisions are consistent with the goals, objectives and policies of the Coalville City General Plan, 2) The amendments and revisions are consistent with the requirements of Title 10-3-080 of the Coalville City Development Code, and 3) The proposed amendments and revisions will not be detrimental to public health, safety and welfare of Coalville City residents.

Section III
Effective Date

This Ordinance shall take effect and the amendments and revisions to the Development Code referred to herein shall take effect upon the date of publication in the Summit County News, a newspaper of general circulation in Coalville City.

PASSED, APPROVED AND ADOPTED by the City Council of Coalville City, Utah this 13th day of November, 2018.

Councilmember Anson	Voted: Aye
Councilmember Blonquist	Voted: Absent
Councilmember Rowser	Voted: Aye
Councilmember Robbins	Voted: Aye
Councilmember Judd	Voted: Aye

ATTEST:

City Recorder

Mayor Johnson



DBS + ASSOCIATES, LLC

Don B Sargent, Principal
P.O. Box 266 | Coalville, UT 84017
435-901-0201 | dbs@allwest.net

Memo

DATE: November 8, 2018
TO: Coalville City Mayor and City Council – 11/13/2018 CC Meeting
FROM: Don Sargent, Consultant
SUBJECT: Public Hearing – Final Draft Development Code Amendments

Attached for your review and approval consideration are the Final Draft Amendments to the Development Code with the revisions shown as directed by the City Council at the 10/22/18 public hearing meeting. The revisions also reflect several minor changes suggested by the City Attorney.

The amendments included the following:

- Section 8.4.040 – **Roads, Streets and Driveways**
- Section 8-4-060 and 8-4-070 – **Water and Sewer Facilities**
- Chapter 22 – **Sensitive Lands Overlay (SLO) Zone Regulations**
- Section 8-04-050 – **Flood Plain Areas**

In addition, Division 18 of the Alternative Street Standards in the existing City Engineering Standards & Construction Specifications is included as part of the amendments. Section 18.09 reflects the deletion of road stands that are being replaced by the new Section 8-4-040 of the Development Code.

I will be prepared at the meeting to present the revisions reflected in the amendments and answer questions.

It is understood that some additional formatting or grammatical corrections may need to be made prior to final publication.

cc: Sheldon Smith, City Attorney
Shane McFarland, City Community Development Director
Derek Moss, City Planner
Zane DeWeese, City Public Works Director
Niki Sargent, City Recorder

8-4-040: ROADS, STREETS AND DRIVEWAYS:

All road, street and driveway layouts and designs are subject to approval of the City. All roads, streets and driveways shall meet the applicable requirements of the Coalville City Engineering Standards and Construction Specifications and Transportation Master Plan, incorporated herein by reference.

A. Grading and Improvement Plans:

Roads, streets and driveways shall be graded and improved in conformance with the Coalville Engineering Standards and Construction Specifications as adopted and shall be approved as to design by the City. Construction Drawings are required to be submitted prior to Final Plat approval. Prior to Final Plat approval, the City shall make the determination as to whether each road, street or driveway is to be public or private. Such status shall be indicated on the plat.

1. Dedication: It is the general intention of the City for all subdivision streets to be dedicated public streets. If private roads are approved for public dedication in the future, they must be constructed to meet all requirements of public streets.

B. Topography and Arrangement:

Roads, streets or driveways shall be related appropriately to the topography. Local roads should generally be curved to avoid conformity of lot appearance. Grades of roads, streets and driveways shall conform as closely as possible to the original topography with all cut and fill sections adequately stabilized and revegetated. Steep grades resulting in large cut and fill sections shall be avoided. All cuts and fills shall conform to the Sensitive Land requirements of Title 10 Chapter 22 herein, regardless of whether the development is located within Sensitive Lands.

1. Integration: All roads and streets shall be properly integrated with the existing and proposed system of thoroughfares and dedicated rights-of-way as established in the General Plan, Streets Master Plan and Zoning Map. Streets shall be laid out to provide efficient drainage and utility systems, and to require the minimum number of streets necessary to provide convenient and safe access to property.

C. Access:

1. Access to Existing Roads: All points of access to existing public roads or highways shall meet the standards set forth in the Engineering Standards and Construction Specifications of the City. The design and construction of turn lanes, merging lanes, traffic signs or signals and other improvements required to make access points conform to the City or UDOT standards shall be the responsibility of the developer.

2. Ingress and Egress: A minimum of two (2) access roads for separate ingress and egress shall be required for all developments exceeding 5 lots or units. (One access road may be allowed for developments of 5 lots/units or less). All access roads shall be constructed to minimum standards as required herein. At least one access road will be considered the main access to be dedicated with a right of way easement as part of the final plat approval.

a. In situations where, dual access is not available within the initial development, one or more easements extending to the perimeter of the proposed development and evidence that existing vehicular access is available through adjacent properties to public roads must be provided by the developer.

b. At a minimum, the second access must be a passable access road and maintained for emergency services as approved by the North Summit Fire District (NSFD). This minimum standard may only be permitted for developments not more than (10) lots/units, with a design speed of not more than 25 mph.

3. Spacing: Except as otherwise provided herein, access roads shall be spaced according to the following table:

<u>Road Classification</u>	<u>Minimum Spacing</u>	<u>Minimum Distance from Intersection</u>
Local	35 feet apart	50 feet
Collector	50 feet apart	75 feet
Arterials	Access points shall be minimized	

Local Road: A road having the sole function of providing access to adjacent land and which is designed to feed traffic onto collector roads.

Collector Road: A road which is designed to collect and distribute traffic between local roads and arterial roads and to serve as a linkage between land access and mobility needs.

Arterial Road: A road which brings traffic to and from freeways and serves major movements of traffic within or through areas that are not served by freeways. Arterials interconnect and provide direct access to the principal traffic generators within the County, such as offices and retail centers.

D. Intersections:

1. Grade: The grade within one hundred feet (100') of any intersection shall not exceed three percent (3%).

2. Alignment: Roadways shall be within ten percent (10%) of a perpendicular alignment within one hundred feet (100') of any intersection, unless otherwise approved by the city engineer.
3. Intersection Offsets/Spacing: Intersection offsets shall be based upon the roadway classification, and shall be measured as follows unless otherwise approved by the city engineer:

Road Classification	Offset
Local	125 feet
Collector	330 feet
Arterials	600 feet

Local Road: A road having the sole function of providing access to adjacent land and which is designed to feed traffic onto collector roads.

Collector Road: A road which is designed to collect and distribute traffic between local roads and arterial roads and to serve as a linkage between land access and mobility needs.

Arterial Road: A road which brings traffic to and from freeways and serves major movements of traffic within or through areas that are not served by freeways. Arterials interconnect and provide direct access to the principal traffic generators within the County, such as offices and retail centers.

E. Road Grades:

1. The maximum grade of all roads, with the following exceptions, shall be eight percent (8%). Rural collector, rural local, and rural minor roads shall require grades of ten percent (10%) or less. However, these rural roads may contain grades in excess of ten percent (10%) up to a maximum of twelve percent (12%) for short distances only when, at the discretion of the city, it is determined that the steeper road grade is in the best interest of the city for purposes of environmental protection and it is further determined that the steeper grade will not adversely affect public safety. Roads having grades more than eight percent (8%) shall be privately owned and maintained.

a. "Short distances" are measured along roadway centerline and are defined as less than or equal to five hundred feet (500') over a continual distance of one thousand feet (1,000').

b. Main through roads (nonstop sign roads) shall remain at a constant grade of less than eight percent (8%) through the intersection.

c. Retaining walls shall be used when cuts or fills exceed ten feet (10') as measured vertically at the edge of the road shoulder. Cut and fill slopes shall be as specified by a qualified engineer to achieve a stable embankment. Cut and fill areas shall be contoured to three feet (3') horizontal to one foot (1') vertical

slopes or flatter unless stability at a steeper slope is determined by a qualified engineer and approved by the City Engineer.

2. In all instances, the minimum road grade shall be 0.3 percent.

3. Revegetation of all disturbed soils meeting City construction standards will be required along all roads.

F. Road Infrastructure Design:

1. The design and construction of all roads in the City shall be in accordance the Engineering Standards and Construction Specifications of the City, the American Association of State Highway and Transportation Officials ("A Policy of Geometric Design of Highways and Streets"), and those set forth in Table 1, 2 and 3 herein.

2. All roads and driveways shall have unobstructed vertical clearance of thirteen feet six inches (13'-6").

3. Roads on soils having low bearing strengths, high shrink/swell potentials or high frost heave hazards may be required, upon recommendation of the city engineer, to be constructed to specifications more demanding than those required on others.

4. Homeowners may not grant additional vehicular rights of way and road easements across their property in addition to those vehicular rights-of-way and road easements that are already of record at the date of the plat recordation.

TABLE 1

RURAL ROAD DESIGN STANDARDS

FOR DEVELOPMENT WITH LOT SIZES OF 1 ACRE OR MORE - Agricultural (AG), Residential Agriculture (RA), and Low-Density Residential (R-1) Zones

The city engineer may require adjustments based on site specific conditions and development characteristics.

	Rural Collector	Rural Local	Rural Minor
Function	Provides primary access to and through development from other arterial or collectors and is intended to serve as a primary trafficway	Provides supplemental access to adjoining properties and is secondary to a rural collector; provides limited continuity	Provides supplemental access to adjoining properties and is secondary to a rural local road; provides little continuity
Rights of way	50-60 feet	50-60 feet	50 feet

Pavement width	24 feet	20-24 feet	18-20 feet
Shoulder width	2-4 feet	2 feet	2 feet
Drainage	Open swale or ditch	Open swale or ditch	Open swale or ditch
Design speed	40 mph	25 mph	20 mph
The minimum width of a road surface that will be considered for a public dedication is 24 feet.			
The minimum width of a road right of way that will be considered for public dedication shall be 60 feet.			
All dimensions noted above represent minimum standards. Required dimensions may be greater depending on specific conditions.			

TABLE 2
MODERATE DENSITY ROAD DESIGN STANDARDS
FOR DEVELOPMENT WITH LOT SIZES LESS THAN 1 ACRE

The city engineer may require adjustments based on site specific conditions and development characteristics.

	Arterial	Collector	Residential Street
Function	Traffic movement with limited access for adjacent uses	Traffic movement with limited access for adjacent uses	Access to adjacent moderate to high density uses
Rights of way	60-100 feet	50-60 feet	50-60 feet
Pavement width	24-50 feet	24-32 feet	20-28 feet
Shoulder width	n/a	n/a	n/a

Drainage	Curb/gutter or open swale or ditch depending on development intensity	Curb/gutter or open swale or ditch depending on development intensity	Curb/gutter
Sidewalks	Possibly, depending on development intensity	Possibly, depending on development intensity	Required, both sides of road depending on development intensity
Park Strips (5-8 feet wide)	Possibly, depending on development intensity	Possibly, depending on development intensity	Required, both sides of road depending on development intensity
Parking lanes	No	Not required	Possibly, depending on development intensity
Design speed	45 mph	35 mph	25 mph
The minimum width of a road surface that will be considered for public dedication is 24 feet.			
The minimum width of a road right of way that will be considered for public dedication shall be 60 feet.			
All dimensions noted above represent minimum standards. Required dimensions may be greater depending on specific conditions.			

**TABLE 3
HIGH DENSITY, MULTI-FAMILY RESIDENTIAL AND COMMERCIAL
DEVELOPMENT ROAD DESIGN STANDARDS**

The city engineer may require adjustments based on site specific conditions and development characteristics.

	Arterial	Collector	Commercial Street	Residential Street	Local Road	Alley
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Function	Traffic movement with limited access for adjacent uses	Traffic movement with limited access for adjacent uses	Access to adjacent high density uses	Access to adjacent moderate to high density uses	Access to adjacent low density uses	Access to adjacent uses; not intended for traffic movement
Rights of way	60-100 feet	50-60 feet	65-96 feet	42-60 feet	44-48 feet	12-20 feet
Pavement width	24-50 feet	24-44 feet	20-36 feet	20-28 feet	20-24 feet	12-20 feet
Shoulder width	Per AASHTO	Per AASHTO	Per AASHTO	Per AASHTO	2 feet	Per AASHTO
Drainage	Curb/gutter or open swale or ditch depending on development intensity	Curb/gutter or open swale or ditch depending on development intensity	Curb/gutter	Curb/gutter	Curb/gutter or open swale or ditch depending on development intensity	n/a
Sidewalks (Both sides of road)	Required	Required	Required	Required	Required, depending on development intensity	n/a
Park Strips (5-8 feet wide)	Possibly, depending on development intensity	Possibly, depending on development intensity	Required, both sides of road depending on development intensity	Required, both sides of road depending on development intensity	Possibly, depending on development intensity	n/a

Parking lanes	No	Possibly	Yes	Yes	Possibly	No
Design speed	45 mph	35 mph	25 mph	25 mph	25 mph	15 mph
The minimum width of a road surface that will be considered for public dedication is 24 feet.						
The minimum width of a road right of way that will be considered for public dedication shall be 60 feet.						
All dimensions noted above represent minimum standards. Required dimensions may be greater depending on specific conditions.						
AASHTO = American Association of State and Highway Transportation Officials.						

G. Driveway Access:

1. All individual driveway access locations shall be designed to function well with the existing conditions and layout of each residential building. Care shall be taken in locating driveways to allow for the least amount of site and vegetation disturbance. Where possible, driveways shall parallel the slope to lessen site impact.
2. The maximum grade of any driveway shall not exceed ten percent (10%), except that twelve percent (12%) grades may be allowed for short distances not to exceed two hundred fifty feet (250') when approved by NSFD.
3. The minimum width of any driveway shall be twelve feet (12') and shall have a minimum right-of-way width of twenty-four feet (24').
4. A driveway may provide access to one or more dwelling units, but not more than five (5) dwellings. Driveways serving three (3) or more dwellings must be a minimum of twenty feet (20') in width and shall have a minimum right-of-way width of thirty-two feet (32').
5. Retaining walls shall be used with cuts more than ten feet (10'). Cut slopes shall be as specified by a qualified engineer to achieve a stable embankment. Fill areas shall be contoured to three feet (3') horizontal to one foot (1') vertical slopes or flatter. If the disturbed areas fail to match existing grade within ten (10) vertical feet, a retaining wall shall be used.
6. All driveways must provide a NSFD approved turnaround for emergency vehicles where the driveway meets the building pad, and every two hundred feet (200') when longer driveways occur.

7. Driveways more than two hundred feet (200') and less than twenty feet (20') wide must be provided with turnouts. Driveway turnouts must be an all-weather road surface, ten feet (10') wide and thirty feet (30') long. Driveway turnouts to be located as required by NSFD.

8. Driveway access for all lots within a subdivision may not be from any street or road other than interior roads within the subdivision, unless approved by the City based on site specific conditions and development characteristics.

9. Driveways with distances under fifty feet (50') must have a hard surface (concrete or Asphalt).

10. Driveways over fifty feet (50') must have a paved approach to the public street, with concrete or asphalt, for a distance of fifty feet (50') measured from the edge of the public street.

H. Cul-De-Sacs:

1. The maximum length of a cul-de-sac on any non-rural designated road, as defined in subsection F of this section, shall be seven hundred fifty feet (750').

2. The maximum length of a cul-de-sac on a rural designated road, as defined in subsection F of this section, shall be as follows, unless other lengths are agreed to by NSFD. The length of these cul-de-sacs shall be based on the wildfire hazard rating of the area:

<u>Wildfire Hazard Rating</u>	<u>Maximum Length</u>
Moderate	1,200 feet
High	900 feet
Extreme	500 feet

3. Cul-de-sacs on private roads shall not be less than sixty feet (60') in diameter. Public roads having a cul-de-sac shall not be less than ninety feet (90') in diameter, unless otherwise approved by the city engineer.

4. A hammerhead cul-de-sac design may be allowed in certain instances as approved by NSFD.

5. All cul-de-sacs longer than one-hundred fifty feet (150') must include signage within fifty feet (50') of the road intersection indicating the road is a dead-end road.

6. Project designs including cul-de-sacs within developments where local roads are dedicated for public maintenance are discouraged and will only be allowed where the configuration or constraints of the property necessitates the use of cul-de-sacs.

I. Road Base Specifications:

1. All roads shall include compacted road base, covered with either concrete or asphalt material, except for emergency access roads, which may, at the discretion of the City Council, be compacted gravel or road base. Roads must meet all applicable Engineering Standards and Construction Specifications of the City.
2. All roads shall be designed by a qualified engineer. A geotechnical report supporting pavement design shall be required.
3. All roads shall have a base capable of supporting a gross vehicle weight of at least forty thousand (40,000) pounds. The city engineer may require additional support base depending on the specific function and traffic volumes anticipated on the roadway.
4. All road surfaces must be capable of providing all weather, year-round access.

J. Bridges and Culverts:

1. Bridges and culverts shall be constructed to support a gross vehicle weight of forty thousand (40,000) pounds. Vehicle load limits shall be posted. Permanent culverts shall be installed at all intermittent and perennial stream crossings. Specifications for bridges, culverts and other stream crossing devices shall consider at least the 25-year frequency storm and upstream debris hazard. If the development is within the 100-year floodplain, then 100-year frequency storm shall be used in drainage design. Bridges and culverts deemed to be visible from a public roadway shall include materials such as natural stone, wood, or steel.
2. Bridges of primary benefit to the applicant, as determined by the City Council, shall be constructed at the full expense of the applicant without reimbursement from the City. The sharing of expense for the construction of bridges not of primary benefit to the applicant as determined by the City Council will be fixed by special agreement between the City Council and the applicant.

K. Traffic Control and Street Signage:

1. All roads will be designated with road names, and signs will be installed at each major road intersection. All lots and/or homesites will be visibly signed with street

addresses and numbered as such or at the beginning of the driveway. Emergency access roads shall be clearly identified.

2. The applicant shall erect or post acceptable guarantees ensuring placement of road and street signs required by the city engineer. All signs shall be installed before issuance of a building permit for any residence on the streets approved. Street signs shall be designed according to City Specifications and Construction Standards.

3. All roads shall be named or numbered in accordance with the City's addressing system and road identification signs in accordance with City standards and specifications. All permitted structures for residential, commercial and industrial uses shall post addresses prior to occupancy.

4. The developer shall be responsible for the expense of constructing and placing traffic control signs, as follows:

a. Stop signs shall be placed at all intersections of arterial and collector streets or as determined by the city engineer.

b. Yield signs shall be required at the intersection of all other streets and roads when determined appropriate by the city engineer.

L. Road Maintenance:

1. Snow Removal and Road Maintenance:

a. Snow removal and road maintenance on private roads will be the responsibility of the respective homeowners' association and/or homeowners and will be noted as such on the recorded plat.

2. Maintenance Cost:

a. Roads intended to be owned and maintained by the City will not be accepted for such purposes until adequate tax revenues accrue to the City from the development to pay the cost of all related road maintenance services for the roadway, in addition to other applicable City services for the development, or unless the City determines that there are compelling reasons to accept responsibility for the road in the absence of adequate tax revenues. Road maintenance and snow removal services shall be provided in accordance with the appropriate City ordinances.

M. Road Level of Service Standards:

1. No development application may be approved which causes a reduction in the level of service for any road below the adopted level of service as set forth in this Title, the General Plan and the Transportation Master Plan as amended.

2. The operational character that shall be maintained for roadways and intersections in the City shall be a level of service C for City roads and intersections and a level of service D for state roads. "Level of service" is as defined by the transportation research board, highway capacity manual (special report 209, 1985).
3. The applicant shall make an offer of dedication of any rights of way which are within but will not serve a development, and which are necessary to effectively link the proposed development with future major roads or future developments, or to prevent the "landlocking" of adjoining properties or to provide the best possible long term circulation pattern prior to approval of a final subdivision plat or final site plan.
4. The dedication of the wider rights of way necessary to facilitate road improvements called for in the City Transportation Plan in response to a request from the City Council or Planning Commission, may be required.

N. Sidewalks:

1. Sidewalks, pedestrian walkways or nonmotorized trails necessary for adequate internal circulation within a development shall be provided. Sidewalks shall be provided in appropriate locations as specified in Tables 1 through 3 of this section.
2. Sidewalks, Trails and Paths shall be designed and constructed pursuant to Section 8-4-080 and in accordance with the City Engineering Standards and Construction Specifications.

O. Road Layout and Design

1. A rigid rectangular gridiron street pattern need not necessarily be adhered to, and the use of curvilinear streets shall be encouraged where such design will result in a more desirable layout.
2. Stub streets shall be extended to the boundary lines of the property to be subdivided, unless prevented by topography or other physical conditions, or unless in the opinion of the Planning Commission and City Council the extension is not necessary or desirable for the coordination of the layout of the subdivision with existing development or future development of adjacent property.
3. The layout of roads and streets shall provide for the continuation of principal access between adjacent properties when such continuation is necessary for convenient movement of traffic, effective safety protection, efficient provision of utilities, and where such continuation is in accordance with the Streets Master Plan. If the adjacent property is undeveloped and the road or street is proposed as a temporary dead-end road or street, the right-of-way shall be extended to the property line and shall include an acceptable turnabout as required by the NSFD.

4. Where a road or street does not extend to the boundary of the subdivision and its continuation is not required by the City for access to adjoining property, its terminus shall normally not be nearer than fifty feet (50') to such boundary. However, the City may require the reservation of an appropriate easement to accommodate drainage facilities, pedestrian traffic, snow removal/storage or utilities.

P. Blocks

Coalville City encourages the use of the grid block system in areas where a continuation of the existing adjacent grid pattern is logical or desirable. As such, the following provisions have been outlined to guide development layout:

1. Blocks shall have sufficient width to provide for two (2) tiers of lots of appropriate depths. Exceptions to this prescribed block width shall be permitted in blocks adjacent to major streets, or water ways. The lengths, widths, and shapes of blocks shall be appropriate for the locality and the type of development contemplated. Block lengths in residential areas should not exceed one thousand two hundred feet (1,200') or twelve (12) times the minimum lot width required in the zone district, whichever is greater, nor be less than four hundred (400) feet in length. When practicable, blocks along major arterials and collector streets shall be not less than one thousand feet (1,000') in length. In long blocks the City may require the reservation of an easement through the block to accommodate utilities, drainage facilities, or pedestrian traffic.
2. Pedestrian ways or crosswalks, not less than ten feet (10') wide, may be required by the City through the center of blocks more than eight hundred feet (800') long where deemed essential to provide circulation or access to schools, playgrounds, shopping areas, transportation centers, trails, or other community facilities.

Q. Road and Street Names.

The ~~Planning Commission~~ City Council shall approve names for all roads and streets at the time of ~~preliminary-final~~ approval. Names shall be sufficiently different in sound and in spelling from other road names in Coalville to eliminate confusion. A Street which is or is planned as a continuation of an existing road shall bear the same name.

R. Street and Parking Lot Lighting.

Installation of street and parking lot lights shall be in accordance with Title 10: Chapter 5.

S. Reserve or Protection Strips.

The creation of reserve or protection strips shall not be permitted adjacent to a proposed street for the purpose to deny access from adjacent property to the street.

T. Excess Right-of-Way.

Right-of-way widths in excess of the standards referenced in these regulations shall be required whenever, due to topography, additional width is necessary to provide adequate cut and fill slopes. Such slopes shall not be more than 3:1 grade, unless specifically approved by the City.

U. Bridges.

~~Bridges of primary benefit to the applicant, as determined by the Planning Commission, shall be constructed at the full expense of the applicant without reimbursement from the City. The sharing of expense for the construction of bridges not of primary benefit to the applicant as determined by the Planning Commission, will be fixed by special agreement between the City Council and the applicant.~~

Commented [DS1]: This paragraph was a duplication of the same information in Subsection J above, and therefore, is deleted.

V. Road Dedications and Reservations.

Where a subdivision borders an existing narrow road or when the General Plan or Streets Master Plan indicates plans for realignment or widening a road that would require use of some of the land in the subdivision, the applicant may be required to improve and dedicate such areas for widening or realignment of such roads.

W. Landscaping.

Trees shall be planted at the rate of at least one (1) tree per thirty (30) feet along a public street. The trees shall be 1 ½ - 2" caliper in size. Trees may be planted in clusters to create a more natural affect, if appropriate. All landscape park strips shall contain grass or other ground cover acceptable to the City Council as recommended by the Planning Commission and shall be sufficiently irrigated. Shrubs, flower beds, bark mulch and other appropriate ground cover is highly encouraged, specifically native and drought resistant species. All landscaped areas shall be maintained using a sprinkler and/or irrigation system which is capable of being engaged automatically on a regular basis. The applicant shall provide appropriate guarantee on the trees for a minimum of one (1) year survival as part of the Construction Performance Guarantee of the overall project.

X. Variance.

When circumstances peculiar to the property exist, or if it is in the best interest of preserving the natural environment and when approved by the applicable public agencies, a variance to these road, street or driveway standards may be granted by the City. No Variance shall be given if the hardship has been self-imposed. All Variance Proceedings shall follow the procedures set forth in this title.

8-4-060: WATER FACILITIES:

All applicants proposing development that requires water supply will be responsible for the design, engineering and construction of extending and developing a safe water supply system for the project. Water supply systems shall provide water capable of serving domestic water use, secondary irrigation water and fire protection demands of the development. All developments and re-developments shall comply with the City Engineering Standards and Construction Specifications and City Culinary Water Master Plan, incorporated herein by reference.

A. Requirements:

All water supply systems, both domestic and secondary irrigation, shall meet the availability, distribution and delivery system, capacity, storage, design and construction requirements of the City. All water mains shall be a minimum eight (8) inches in diameter. The City Engineer shall review and approve all water supply systems prior to final subdivision plat, final site plan, conditional use, or permitted use approval.

B. Concurrency Management:

All improvements whether on or off-site which provide direct benefit to the development shall be phased, constructed and paid for by the developer in a manner which does not decrease the existing service levels of the water supply facilities serving the community. The developer will be responsible for the proportionate share of off-site impact created by the proposed development.

1. **Impact Analysis:** The impact of the development on the City's water systems will be determined through an impact analysis prepared by a qualified engineer and paid for by the developer. The impact analysis shall address the water demand required for the proposed development, and the water supply available to serve the project from existing City water resources. The impact analysis should specifically identify available water rights, source capacity, reserve capacity, system capacity and storage capacity required to provide the pressure, volume and quality required by the City regulations in time to meet the projected demand of the development. The impact analysis shall be approved by the City Engineer.
2. **Water Dedication or Fee in Lieu:** The developer shall either dedicate sufficient water rights to the City to serve the proposed development or "pay a fee in lieu" in accordance with the City's duly adopted ordinances, resolutions and policies. Adequate proof of ownership of "wet" water (as opposed to paper water) in a quantity, quality, annual duration or availability throughout the entire year shall be required. The proof must be provided in a legal form, opinion or title policy that is acceptable to the City Attorney. The City shall not accept water certificates that have lapsed, expired or been revoked by the state engineer. The developer and City shall enter into a Water Dedication Agreement prior to final approval of the project.

C. Private Water Systems:

Individual water systems (private wells) may be permitted by the City only in agriculture/remote areas designated on the zoning map as the Agricultural (AG) and Residential Agricultural (RA) Zones. Only lots one (1) acre or more in size for which a connection to the City water system is not feasible will be considered. Private water systems will not be allowed within any water source protection zone.

1. **Health Department and NSFD Approval:** Applicants must receive preliminary approval by the Summit County Health Department and NSFD on the feasibility of private water systems prior to approval of the development by the City. The developer must submit information concerning site geology, area hydrogeology, site topography, soil types and the proven wet water by the drilling of one or more test wells as determined by a qualified geotechnical engineer. Well logs shall be submitted to the county identifying the depth and yield of the well. The source must be consistently available at sufficient quantities to supply domestic, irrigation and fire protection needs according to City, State and NSFD regulations.
2. **Final Plat and Building Permit Requirements:** Language shall be included on the final recordation plat and within the project's CC&Rs that identifies the process for obtaining a building permit as it is related to water rights and well drilling confirmation. A water right and associated well permit will remain with each lot and is not transferable. A well of sufficient capacity shall be drilled prior to building permit issuance. Approval from the Summit County Health Department and NSFD shall be a pre-condition to issuance of a building permit.

D. Existing Systems:

Where a public water main is accessible, as determined by the City Engineer, the developer shall connect and install adequate water facilities (including fire hydrants) subject to the specifications of the City, State and NSFD. Water main extensions and water facility improvements shall be approved by the City Engineer, City Public Works Director and City Council.

E. Guarantees:

The location of all fire hydrants and all water storage and supply improvements shall be shown on the Final Construction Drawings. A qualified construction cost estimate for the design and construction costs, including both on and off-site improvements, shall be included in the performance guarantee to be furnished by the developer. All guarantees shall be in an acceptable form described herein.

F. Ownership of Facilities:

Prior to approval of the final subdivision plat, development site plan or conditional use permit, a determination shall be made by the City Council regarding the location and extent of facilities to be maintained by the City. Private facilities will be required to be so noted on the final subdivision plat or development plans and will be the responsibility of the developer or owners of the development.

G. Fire Hydrants:

Fire hydrants shall be required in all developments. Fire hydrants shall be located no more than five hundred (500) feet apart and shall be approved by the NSFD and City Engineer. In some instances, the City and NSFD may determine that due to wild land fire potential, hydrants will be required to be located no more than three hundred (300) feet apart. To eliminate future street openings, all underground utilities for fire hydrants, together with the fire hydrants themselves and all other water supply improvements shall be installed before any final paving of streets. All fire hydrants shall include clean outs. Fire hydrants located on cul-de-sacs shall be installed at the direction of the City Engineer and NSFD.

H. Source Protection:

New residential, commercial or industrial development shall not be approved within existing well and spring protection zones, identified as sensitive lands in this title, which are used for domestic consumption purposes, without a contained sewage collection and disposal system. The impact on water source protection zones shall be determined from a study prepared by qualified geotechnical engineer based on distance, soil conditions, slope and drainage patterns, or in compliance with state law.

I. Easements, Rights of Way:

Easements or rights of way required for currently proposed or anticipated future water service by the City shall be provided by all developments prior to final subdivision plat or final site plan approval.

8-4-070: SEWER FACILITIES:

All applicants proposing development that requires sanitary sewer service will be responsible for the design, engineering and construction of extending and developing a system for the project. All developments and re-developments shall comply with the City Engineering Standards and Construction Specifications, Sanitary Sewer Model and Capital Facilities Plan, incorporated herein by reference.

A. Requirements:

All sewer system plans shall be designed in accordance with current City, State and EPA rules, regulations, and standards. Off-site requirements may be necessary to mitigate impacts imposed by the development on the City Sewer Facilities. The City Engineer shall review and approve all sewer systems prior to final subdivision plat, final site plan, conditional use, or permitted use approval.

1. Connection: Sanitary sewerage facilities shall connect with the public sanitary sewer at sizes required by the City Public Works Director and the City Engineer. Sanitary sewerage facilities (including the installation of laterals in the right-of-way and dedication of easements) shall be subject to City standards.

B. Concurrency Management:

All improvements whether on or off-site which provide direct benefit to the development shall be phased, constructed and paid for by the developer in a manner which does not decrease the existing service levels of the sanitary sewer facilities serving the community. The developer will be responsible for the proportionate share of off-site impact created by the proposed development.

1. Impact Analysis: The impact of the development on the City's sanitary sewer system will be determined through an impact analysis prepared by a qualified engineer and paid for by the developer. The impact analysis shall address the sewer service demand required for the proposed development, and the sewer disposal capacity available to serve the project from existing City sewer system and plant facilities. The impact analysis should specifically identify available sewer plant capacity, reserve capacity and system capacity required to serve the project by the City in time to meet the projected demand of the development. The impact analysis shall be approved by the City Engineer.
2. The developer and City shall enter into a Development Improvement Agreement (DIA) addressing sewer service prior to final approval.

C. Public Sewer System:

A connection to the City sewer system will be required for all subdivisions, developments and structures that are less than three hundred feet (300') from an existing or proposed City sewer line or less than three hundred feet (300') from the boundaries of a platted or existing subdivision or development which is served by the City.

D. Private Sewer System:

Individual sewer systems (septic tank and drain fields) may be permitted by the City only in agriculture/remote areas designated on the zoning map as the Agricultural (AG) and Residential Agricultural (RA) Zones. Only lots one (1) acre or more in size for which a connection to the City sewer system is not feasible will be considered.

No individual disposal systems or treatment plants (private or group disposal systems) shall be permitted in the areas of the City serviced by the sewer system and within (300') from an existing or proposed City sewer line or less than three hundred feet (300') from the boundaries of a platted or existing subdivision or development which is served by the City. Private sewer systems will not be allowed within any water source protection zone.

1. Health Department Approval: Applicants must receive preliminary approval by the Summit County Health Department on the feasibility of private sewer systems prior to preliminary approval of the development by the City. The developer must submit information concerning site geology, area hydrogeology, site topography, soil types and representative percolation test results. The property must meet the minimum requirements of the county health department for consideration of individual sewer systems.
2. Final Plat: Prior to final subdivision plat, final site plan, conditional use or permitted use approval, the county health department shall determine that sufficient percolation tests are undertaken within the buildable area of each lot within the subdivision to verify that soils are capable of percolating at projected wastewater flow rates. The developer must submit such other data and information concerning utilization of individual sewage systems to allow an evaluation of the impact of the private systems on water quality.
3. Building Permit: Language shall be included on the final recordation plat and within the project's CC&Rs that identifies the process for obtaining a building permit as it relates to obtaining a septic tank and drain field permit. Approval from the Summit County Health Department shall be a pre-condition to issuance of a building permit.

E. Guarantees:

The location of all sewer system improvements shall be shown on the Final Construction Drawings. A qualified construction cost estimate for the design and construction, including both on and off-site improvements, shall be included in the performance guarantee to be furnished by the developer. All guarantees shall be in an acceptable form described herein.

F. Source Protection:

New residential, commercial or industrial development shall not be approved within existing well and spring protection zones, identified as sensitive lands in this title, which are used for domestic consumption purposes, without a contained sewage collection and disposal system. The impact on water source protection zones shall be determined from a study prepared by a qualified geotechnical engineer based on distance, soil conditions, slope and drainage patterns, or in compliance with state law.

G. Easements, Rights of Way:

Easements or rights of way required for currently proposed or anticipated future sewer service by the City shall be provided by all developments prior to final subdivision plat or final site plan approval.

Chapter 22

SENSITIVE LANDS OVERLAY (SLO) ZONE

10-22-010: Purpose

10-22-020: Review Process

10-22-030: Sensitive Lands Defined

10-22-040: Sensitive Lands Terms and Usage

10-22-050: Sensitive Lands Analysis

10-22-060: Sensitive Lands Determination

10-22-070: Sensitive Lands Regulations

10-22-080: Public Projects

10-22-090: Design Standards

10-22-100: Tree and Vegetation Protection

10-22-110: Economic Hardship Relief Provisions

10-22-010: PURPOSE

The purpose of the Sensitive Land Overlay (SLO) is to:

- A. Plan for and require dedicated Open Land in aesthetically and environmentally sensitive areas;
 - B. Encourage preservation of large expanses of Open Land with wildlife habitat;
 - C. Cluster development while allowing a reasonable use of property;
 - D. Prohibit development on Ridgeline, Steep Slopes, and Significant Wetlands; and
 - E. Protect and preserve environmentally sensitive areas, entry corridors and historic main street.
1. **Applicability:** For the purposes of this Chapter, any development, development activity or use located within Sensitive Lands, as defined in Section 10-22-030, must satisfy the requirements herein.
- a. **Annexations:** Whenever an Annexation Petition is presented to the City, the applicant ~~may~~shall be required to provide a Sensitive Lands Analysis which may require varying levels of detail based upon existing conditions of the site. The Sensitive Lands will be determined from a Sensitive Lands Analysis pursuant to Section 10-22-050. The analysis may lead to the designation of additional sensitive land areas which may not have been previously identified.

10-22-020: REVIEW PROCESS

The application review process has four primary steps:

- A. **Sensitive Lands Analysis.** Applicants for development within the SLO must identify the Property's sensitive environmental and aesthetic areas such as Steep Slopes, Ridgelines, Wetlands, Flood Plains, Stream Corridors, Wildland-Urban Interface, and Wildlife Habitat areas and provide, at time of application, a Sensitive Lands Analysis.
- B. **Application of Overlay Zone Regulations.** Regulatory standards apply to the type of Sensitive Lands delineated.
- C. **Site Development Suitability Determination.** City staff shall review the Sensitive Lands Analysis, apply the applicable Sensitive Lands Regulations (10-22-050: A through 10-22-050: H) and prepare a report to the Applicant and the Planning Commission identifying those areas suitable for development as developable land.
- D. **Hardship Relief.** If the Applicant demonstrates that these regulations would deny all reasonable use of the property, the City Council may modify the application of these regulations to provide the applicant reasonable use of the property pursuant to Section 10-22-110.

10-22-030: SENSITIVE LANDS DEFINED

The Sensitive Lands Overlay (SLO) Zone includes, but is not limited to:

- A. Drainage ways, floodplains, lake shores, water shed and recharge areas.
- B. Water spring and well source protection zones, including the Icy Springs Protection Plan incorporated herein by reference.
- C. Entry corridors, historic main street, and important vantage points as determined by the Staff, Planning Commission and City Council.
- D. Landfills, active or inactive.
- E. Natural or environmentally hazardous areas.
- F. Scenic view sheds, hillsides, and ridgelines.
- G. Slopes greater than fifteen (15) percent.

- H. Unique natural features such as dense tree or shrub stands, rock outcroppings, ponds or springs and historic features.
- I. Stream corridors.
- J. Wetlands.
- K. Wildlife habitat and fisheries.

10-22-040: SENSITIVE LANDS TERMS AND USAGE

For the purposes of this Chapter, certain unique terms and words used herein shall be used, interpreted, and defined as set forth in this Section.

- A. **Compatible** - A development is compatible with an existing development or property if its architectural features, building height and materials, approved uses, intensity of such use and other features are complementary and do not have a significant adverse economic and aesthetic impact on existing development or property.
- B. **Crest of Hill** - The highest point on a hill or steep slope as measured continuously throughout the property. Any given property may have more than one hill crest.
- C. **Critical Wildlife Habitat** - Specific geographic areas that contain features essential to the conservation of an endangered or threatened wildlife species and that may require special management and protection.
- D. **Development Code** - The Coalville City Development Code, as adopted and amended.
- E. **Maximum Extent Feasible** - Means no reasonable or practical alternative exists, and all possible planning to minimize potential impacts has been undertaken.
- F. **Open Space (Land)** - Shall have the meaning set forth in Chapter 2-Definitions of this Code.
- G. **Ordinary High-Water Mark** - The line on the bank to which the high water ordinarily rises annually in season as indicated by changes in the characteristics of soil, vegetation or other appropriate means which consider the characteristics of the surrounding areas. Where the ordinary high-water mark cannot be identified, the top of the channel bank shall be the high-water mark.
- H. **Qualified Professional** - A professionally trained person with the requisite academic degree, experience, and professional certification or license in the field or fields relating to the subject matter being studied or analyzed.

- I. **Ridgeline**— The natural crest of a hill or mountain as viewed from major roads.
- J. **Significant Wetland** - Wetlands which occupy a surface area greater than 1/10 acre or are associated with permanent surface water, riparian vegetation and soils, or which are adjacent to or contiguous with a stream corridor as identified by the Army Corps of Engineers, Soils Conservation Service, or other applicable state or federal agency.
- K. **Slope** - The level of inclination of land from the horizontal determined by dividing the horizontal run of the slope into the vertical rise of the same slope and converting the resulting figure into a percentage value.
- L. **Steep Slope** - Slopes greater than fifteen (15) percent.
- M. **Stream** - Water Courses, excluding ditches and canals constructed for irrigation and drainage purposes, that flow year-round.
- N. **Stream Corridor** - The corridor defined by the stream's ordinary high-water mark and riparian vegetation boundary.
- O. **Wildland-Urban Interface Zone** - A wildland–urban interface (or WUI) refers to the zone of transition between unoccupied land and human development. Developed areas that are within 0.5 miles of the zone may also be included.

10-22-050: SENSITIVE LANDS ANALYSIS

Any applicant proposing development within the SLO as defined in Section 10-22-030 must submit a Sensitive Lands Analysis performed by a qualified professional that addresses all the following information:

- A. **Slope/Topography Map.** A slope and topographic map depicting contours at an interval of five feet (5') or less. The map must highlight areas of high geologic hazard, areas subject to land sliding, and all significant steep slopes in the following categories:
 - 1. Greater than fifteen percent (15%), but less than thirty percent (30%);
 - 2. Thirty percent (30%) and greater.
- B. **Ridgeline Areas.** A map depicting all crests of hills and ridgeline areas.
- C. **Vegetative Cover.** A detailed map of vegetative cover, depicting the following:
 - 1. Deciduous trees;
 - 2. Coniferous trees;

3. Gamble oak or high shrub; and
4. Sage, grassland, and agricultural crops.

The City may require a more detailed tree/vegetation survey if the site has unusual or significant vegetation, stands of trees, or woodlands.

- D. **Designated Entry Corridors, Scenic Viewsheds and Vantage Points.** Entry corridors, scenic viewsheds and vantage points within or adjacent to the project site shall be identified in the analysis.

Entry corridors shall include the following:

1. The area between I-80 and the rail trail to the east, and the area west of I-80 to the Weber River.
2. Five hundred fifty (550) feet from the centerline of 100 South and two hundred fifty (250) feet from the center line of Main Street and Chalk Creek Road and Border Station Road to the City limits.

Scenic view sheds and designated vantage points shall be determined by the Planning Commission after a recommendation from the City staff at the time of Concept Plan review.

- E. **Wetlands.** A map delineating all Wetlands established by using the 1987 *Federal Manual for Identifying and Delineating Jurisdictional Wetlands*, as amended.
- F. **Flood Plains.** A map delineating all property which lies within Zone A of the FEMA Flood Zone Designations.
- G. **Streams, Canals, and Irrigation Ditches.** A map delineating all stream corridors, canals, and irrigation ditches, defined by the Ordinary High-Water Mark.
- H. **Wildlife Habitat Areas.** A map depicting all wildlife habitat areas, as defined by a Wildlife Habitat Report. The Wildlife Habitat Report shall be prepared by a qualified professional in ecology, wildlife biology, or other relevant disciplines and describe the following:
1. The ecological and wildlife use characterization of the property explaining the species of wildlife using the area, the times or seasons the property is used by those species, and the value, e.g. feeding, watering, cover, nesting, roosting, or perching, that the property provides for such wildlife species;
 2. The existence of critical wildlife movement corridors;

3. The existence of special habitat features, including key nesting sites, feeding areas, calving or production areas, use areas for migrant song birds and grassland birds, fox and coyote dens, deer and elk winter concentration areas, as identified by the Utah Division of Wildlife, and areas of high terrestrial or aquatic insect diversity, ~~or other important species~~;
4. Areas inhabited by or frequently utilized by any species identified by state or Federal agencies as Threatened or Endangered;
5. The general ecological functions provided by the property and its features;
6. Potential impacts on these existing wildlife species that would result from the proposed development.

I. **ADDITIONAL INFORMATION REQUIREMENTS**. The City may require the applicant to submit the following additional information, as applicable:

1. **Visual Assessment.** A visual assessment, including photographic simulations, of the property from vantage points designated by the Planning Commission, depicting conditions before and after the proposed development, including the proposed location, size, design, landscaping, and other visual features of the project.
2. **Soil Investigation Report.** A soil investigation report, including but not limited to shrink-swell potential water table elevation, general soil classification and suitability for development, erosion potential, hazardous material analysis, and potential frost action. The soils report shall indicate whether the property is within a water source protection zone.
3. **Geotechnical Report.** A geotechnical report which must include the location of major geographic and geologic features, the depth of bedrock, structural features, folds, fractures, etc., and potential land slide and other high-hazard areas.
4. **Additional Slope Information.** If the size of the proposed development and visual sensitivity of the site dictate, the City may require the applicant to submit a slope/topographic map depicting contours at an interval of two feet (2').
5. **Fire Protection Report.** A fire protection report that identifies potential, Wildland Urban Interface areas. Analysis must include fire hazards, mitigation measures, access for fire protection equipment, existing and proposed fire flow capability and compliance with the International Wildland Urban Interface Code and the Summit County Wildfire Protection Plan.

6. **Hydrological Report.** A hydrological report, including information on groundwater levels, drainage channels and systems, and base elevations in flood plains.
7. **Agricultural Analysis:** An Agricultural Impact Analysis addressing the items in Section 10-29-040 may be required to determine the impacts on important agricultural areas. This analysis must address the effects of land use changes on vegetation, irrigation systems, range and crop land quality, weed control, agricultural accesses and rights-of-way, and fire concerns.

10-22-060: SENSITIVE LANDS DETERMINATION.

City Staff shall review the information presented in the Sensitive Lands Analysis and provide a recommendation to the Planning Commission determining and delineating all Sensitive Lands on the development property.

- A. **Waiver/Modification of Analysis and Report Requirements.** Based upon a preliminary assessment of the development proposal and a site field inspection, the Planning Commission and/or City Council may modify or waive any of the sensitive lands analysis requirements upon a determination and recommendation from City Staff that the information is not necessary for a full and adequate review of the development or is sufficient at a reduced level of detail.

10-22-070: SENSITIVE LANDS REGULATIONS

The following provisions shall apply to all Sensitive Lands identified on the development property from the Sensitive Lands Analysis:

- A. **Slope and Soil Protection:** The requirements in this Section are in addition to the regulations found elsewhere in this Code. In the event of a conflict, the stricter regulation shall apply.
 1. **Intent:** The intent of these regulations is to protect the visual integrity and environmental sensitivity of hillsides slopes and soils. This shall be accomplished by minimizing the visual and environmental impacts of development through careful site design and planning that maximizes the amount of open land, protects existing vegetation, avoids cut and fill and unsuitable soils, minimizes erosion, recognizes the need for water conservation and locates development on the least visually sensitive area of the property.
 2. **Prohibitions:** No development shall be allowed on slopes exceeding thirty (30) percent, lands subject to land sliding, regular flooding, soils deemed unsuitable for development, including land fill and mine shaft areas, and other high-hazard geological areas, as determined by a geotechnical or soils report prepared pursuant to Section 10-22-050 herein.

3. **Cut and Fill Slopes:** Cutting and filling to create additional or larger building sites shall be avoided to the maximum extent feasible. All proposed grading shall be reviewed by City Staff to ensure minimum visual impact and geotechnical safety. Cut and fill slopes shall be limited to a 3 to 1 slope or less. All graded slopes shall be re-contoured and re-vegetated to the natural, varied contour of the surrounding terrain.
4. **Streets:** Street construction on hillsides can be the most visually disruptive impact of a development. Development in some areas may not be appropriate if access roads cannot be constructed without causing significant visual impacts. The following standards apply for streets and roads, public and private that are proposed to be constructed on steep slopes:
 - a. Streets that cross slopes of thirty (30) percent or greater shall not be allowed, except that a short run of not more than one hundred (100) feet across slopes greater than thirty (30) percent may be allowed by the City if such streets will not have significant adverse visual, environmental, or safety impacts.
 - b. Where streets are proposed to cross slopes greater than fifteen (15) percent, the following standards shall apply:
 - i. Evidence must be presented that such streets will be built with minimum disturbance and environmental damage within acceptable public safety parameters.
 - ii. Streets shall, to the maximum extent feasible, follow contour lines, preserve the natural character of the land, and be screened with trees or vegetation and the existing terrain.
 - iii. Cutting and filling shall be held to a minimum and retaining walls shall be employed to help provide planting areas conducive to revegetation. Revegetation plans will be required for all areas disturbed by street construction.
5. **Retaining Walls:** Use of retaining walls may be encouraged to reduce the steepness of man-made slopes and provide planting pockets conducive for revegetation. The use, design, and construction of all retaining walls shall be subject to the approval of the City based upon assessment of visual impact, compatibility with surrounding terrain and vegetation, and safety considerations.
6. **Landscaping and Revegetation:** To mitigate adverse environmental and visual effects, slopes exposed in new development shall be landscaped or revegetated in a manner acceptable to the City. Topsoil from any disturbed

portion of a steep slope shall be preserved and utilized in revegetation. Fill soil must be of a quality to support native plant growth.

7. **Location of Development:** Any development permitted in steep slope areas pursuant to this Section shall be located in such a manner to reduce visual and environmental impacts to the maximum extent feasible. To determine the most appropriate location for development, the City shall require the applicant to conduct a visual and environmental analysis considering visual impact from key vantage points, potential for screening, location of natural drainage channels, erosion potential, vegetation protection, access, and similar site design criteria. Based upon the analysis, the City may require any one or a combination of the following mitigation measures:

- a. Clustering of development
- b. Dispersal of development
- c. Transfer of development density to non-sensitive or less sensitive portions of the site.

B. Ridgeline Protection

1. **Intent:** The intent of these provisions is to protect the unique visual and environmental character of all ridgelines to ensure that development near ridgeline areas blend in rather than interrupts or modifies the natural contour elevations of these landforms. Significant ridgeline areas should be retained in a natural state, and development should be sighted in such a manner so as not to create a silhouette against the skyline or mountain backdrop as viewed from designated vantage points or major roads.
2. **Minimum setback:** No building, roof or other appurtenant device, except antenna structures, including mechanical equipment, on any building may visually intrude on ridgelines as viewed from designated vantage points or major roads as determined by a visual assessment.

C. Entry Corridor Protection

1. **Intent:** The intent of these provisions is to protect the visual image of Coalville as people enter the community. The City desires to maintain the visual character, small-town atmosphere and charm of all designated entry corridors by eliminating or mitigating visually obtrusive development and ensuring that significant portions of integrated open land remains intact.
2. **Applicability to future annexed properties:** Submission of an annexation petition shall require the applicant to identify relevant sensitive lands pursuant

to Section 10-22-050 herein of any affected entry corridor areas for designation by the City.

3. **Design Standards:** A visual assessment showing proposed development layout including building design, colors and materials, landscaping, exterior lighting and signing, shall be required for all entry corridor developments.

- a. All development within an entry corridor shall comply with the design standards contained in Section 10-22-090 and the Multi-family and Affordable Housing Design Guidelines and Architectural Design Guidelines, incorporated herein by reference.
- b. Development will not be approved within an entry corridor that will become the prominent visual feature in the view shed, particularly when surrounded by existing open lands.

D. Wetlands, Lake Shores, Stream or River Corridors, Floodplains and Drainage ways

1. **Intent:** Wetlands, lake shores, stream(s) and river channel corridors, floodplains and drainage ways provide important hydrologic, biological and ecological, aesthetic, recreational, and educational functions. The following requirements and standards are intended to promote, preserve and enhance these valuable resources and avoid adverse effects and potentially irreversible impacts.
2. **Prohibited Activities:** No person shall engage in any activity that will disturb, remove, fill, dredge, clear, destroy or alter any areas, including vegetation within wetlands, lake shores, stream or river corridors, floodplains, drainage ways and their respective setbacks, except as may be expressly allowed herein.
3. **Boundary Delineation:** The applicant shall provide delineations as follows:
 - a. Wetlands delineation shall be established using the methods of the 1987 *Army Corp of Engineers Manual for Identifying and Delineating Jurisdictional Wetlands*, as amended.
 - b. Lake shores, stream corridors and drainage ways shall be delineated at the ordinary high-water mark and riparian vegetation boundary as defined herein.
 - c. Floodplain (Zone A) delineation shall be accordance with FEMA mapping and the Coalville City Flood Insurance Rate Map and Flood Damage Prevention Ordinance.

4. **Setbacks:** The following development setbacks are required:
 - a. Setbacks from wetlands shall extend a minimum of fifty (50) feet outward from the delineated wetland edge.
 - b. Setbacks from lake shores and stream corridors shall extend a minimum of one hundred (100) feet outward from the ordinary high-water mark.
 - c. Setbacks from irrigation ditches, canals and drainage ways that meet the Army Corps of Engineers definition for waters of the United States shall extend a minimum of twenty (20) feet from the ordinary high-water mark.
 - d. Setbacks do not apply to floodplains. However, development is strongly discouraged within the Zone A Floodplain and will only be approved if the finish floor elevation of occupied structures is a minimum of one (1) foot above the 100-year flood elevation, as determined by a qualified professional.
5. **Runoff Control:** All projects adjacent to wetlands, lake shores, stream corridors, floodplains and drainage ways shall provide appropriate temporary and permanent runoff and erosion control to minimize sediment and other contaminants to the maximum extent feasible. These control systems must be approved by the City.
6. **Habitat Restoration Projects:** The City may approve wetland, lake shores, stream corridor, floodplain and drainage way restoration and enhancement projects providing that the project plan has been reviewed by a qualified professional and approved by the appropriate State and Federal agencies with jurisdiction. All habitat restoration work shall be performed under the direct supervision of a qualified professional.

E. Wildlife Habitat and Fisheries

1. **Intent:** Wildlife habitat and fisheries provide important biological and ecological, aesthetic, recreational and educational functions. The following standards shall apply to any development which has the potential of adversely affecting critical wildlife or fishery habitats including winter range, migration corridors, birding areas and Class II Fisheries or other critical habitats identified in Section 10-22-050.
 - a. **Construction Timing:** Construction shall be organized and timed to minimize disturbance of Sensitive or Specially Valued Species occupying or using on-site and adjacent natural areas.
 - b. **Sensitive and Specially valued Species:** If the development site contains or is within five hundred feet (500') of a natural habitat area, and the

wildlife and habitat report show the existence of Sensitive or Specially Valued Species, the development plans shall include provisions to ensure that any habitat in any such natural area shall not be disturbed or diminished, and to the maximum extent feasible, such habitat shall be enhanced.

- c. **Connections:** If the development site contains existing natural habitat areas that connect to other off-site natural habitat areas, the development plan shall preserve such natural habitat area connections to the maximum extent feasible. If natural habitat areas lie adjacent to the development site, but such natural habitat areas are not presently connected across the development site, the development plan shall, to the extent reasonably feasible, provide such connection. Such connections shall be designed and constructed to allow for the continuance of existing wildlife movement between natural habitat areas and to enhance the opportunity for the establishment of new connections for movement of wildlife.
- d. **Wildlife Conflicts:** If wildlife that may create conflicts for future occupants of the development are known to exist in natural habitat areas adjacent to or on the development site, then the development plan must include provisions to minimize these conflicts to the extent reasonably feasible.
- e. **Development Layout:** Reasonable steps shall be taken to minimize habitat impacts which may require the clustering of development in the least-sensitive portions of the site. Development layout shall preserve critical wildlife habitat areas or floodplain corridors along streams supporting fisheries.

10-22-080: PUBLIC PROJECTS

A. Development Approvals for Public Projects/Public Works/Public Utilities

- 1. **Intent:** All public development projects and public utility installations that visually impact or otherwise adversely impact sensitive lands, shall be reviewed according to the following process and guidelines. It is the intent of this section that proposed public utilities projects, both private and public, make all reasonable attempts to comply with the following standards and guidelines:
 - a. **Review Process:** The project sponsor shall notify the City of the proposed project. A project plan delineating the location, alignment, and scope of the undertaking shall also be submitted. Minor projects which are determined by the City to have no potential for significant visual or environmental impacts shall be exempt from this process.

- b. **Mitigation:** The City Staff shall review the proposed project and may request the project sponsor prepare an environmental impact assessment (EA) or mitigation plan that addresses and/or mitigates environmental and visual impacts of the project. To the maximum extent feasible, the project sponsor shall design the public works to preserve the natural character of the sensitive land areas and locate structures and facilities in areas not visible from major public rights-of-way or public property such as parks.
- c. **Emergency Repairs:** In the event of an emergency that requires immediate action to protect the health and safety of the general public, such action may go forward without the immediate consent of the City. The City shall be consulted at the earliest stage reasonably possible in the construction/repair phase.
- d. **Maintenance:** Maintenance projects shall proceed only after notification and approval by the City Staff. If the City Staff determines that due to the size or nature of the maintenance activity, a significant adverse impact may result in sensitive land areas, the project shall proceed through the review procedures and regulations set forth herein.

10-22-090: DESIGN STANDARDS

All development within Sensitive Lands shall comply with the following design standards which supplement the Coalville City Architectural Design Guidelines and Multifamily and Affordable Housing Design Guidelines and Best Practices, incorporated herein by reference:

- A. **Building Color and Material:** All buildings shall be constructed with muted earth tone color materials that reflect the dominant color of the surrounding vegetation or background.
- B. **Parking and Landscaping:** Subdivision lots and streets shall be designed so that wherever possible parking is located between or behind buildings. Uses other than single family residences shall break up parking areas into smaller lots running parallel to the slope contours. The perimeter of parking areas shall be screened with vegetation, fencing, or other architectural or natural elements. A minimum fifteen (15) percent of the internal total parking lot area shall also include landscaping.
- C. **Rooftop Mechanical Equipment:** All rooftop mechanical equipment must be screened and/or painted to match the color of the roof so as not to be readily visible from nearby properties or hillsides above the equipment.
- D. **Roof Pitch, Color, and Materials:** The pitch of any roof shall generally parallel the slope upon which the building is located, but in any case, shall not exceed a height to horizontal ratio of 10/12 and shall not descend closer than seven (7) feet from the ground. The minimum roof pitch shall be 4/12, except for flat roofs

in the Downtown Historic District. Roofs shall be of a dark, muted earth tone color in a shade of gray, brown, or black that reflects the dominant color of the surrounding vegetation or background.

- E. **Underground Utilities:** Utility lines servicing developments in sensitive lands shall be installed underground, if the utility line is located within a scenic view corridor and the visual impacts of overhead lines cannot be reasonably mitigated.
- F. **Outdoor Lighting:** In addition to the lighting standards of Chapter 5 herein, all outdoor lighting associated with development in sensitive lands shall be of full cut-off variety and directed downward. Fixtures shall be located in such a way that the light source will not be visible when viewed from public areas and streets beyond the immediate lighted area.

10-22-100: TREE AND VEGETATION PROTECTION

The following provisions and mitigation measures are required as enhancements to existing regulations contained in this Code. These regulations will apply to new and existing subdivisions in Sensitive Lands, including the following criteria:

- A. **Establishing Limits of Disturbance:** Limits of disturbance may be required of any development including the construction of a single-family dwelling in Sensitive Lands or any property found to contain sensitive lands. The limits of disturbance will be established using the following criteria:
 - 1. Visual impacts of the development, including but not limited to screening from adjacent properties, ridgeline areas protection, and protection of entry corridors and scenic view-sheds.
 - 2. Erosion protection and control, including but not limited to protection of natural drainage channels.
 - 3. Fire protection and safety, including but not limited to location of trees and vegetation near structures.
 - 4. Irrigation and water conservation.
 - 5. Wildlife and fisheries habitat, including but not limited to, preservation of critical vegetation, migration routes, winter range, birthing areas, stream corridors and lakeshores.
 - 6. Stream and wetland protection and buffering.
- B. **Tree or Vegetation Removal:** No trees or vegetation within Sensitive Lands shall be removed for the purpose of providing open views to or from structures on a site.

- C. **Revegetation Plan:** All applicants proposing development in Sensitive Lands involving cut and fill and graded slopes shall submit a revegetation and landscaping plan for City approval. The plan shall include the type, size, and location of any vegetation and trees being planted and illustrate how the site will be recontoured with sufficient topsoil to ensure revegetation. The plan shall also indicate a time frame for revegetation which is acceptable to the City. Retaining walls shall be used to provide breaks in manmade steep slopes exceeding fifteen (15) percent and to provide planting pockets.

10-22-110: ECONOMIC HARDSHIP RELIEF PROVISIONS

- A. **Hardship Relief Petition:** Any applicant for development, after a final decision is taken by the City on a development application, may file a hardship relief petition with the City seeking relief from certain of the sensitive lands regulations on the basis that the denial of the application has created a substantial economic hardship, depriving the applicant of all reasonable use of the property. The petitioner shall have the burden of proving that the denial of the application created a substantial economic hardship.
- B. **Affected Property Interest:** The hardship relief petition must provide information sufficient for the City to determine that the petitioner possesses a protectable interest in property under Article I, Section 22 of the Constitution of Utah and the Fifth Amendment to the United States Constitution.
- C. **Economic Hardship Standard:** For purposes of this ordinance, a substantial economic hardship shall be defined as a denial of all reasonable use of the property. Upon a finding that a City action or determination has resulted in a denial of all reasonable use of the property, the City may provide the petitioner relief from certain provisions of the sensitive lands regulations.
- D. **Time for Filing Notice of Petition and Petition:** No later than ten (10) calendar days from final action by the City on any development application, the applicant shall file a notice of petition in writing with the City Recorder. Within thirty (30) days of filing of a petition, the applicant shall file a Hardship Relief Petition with the City Recorder.
- E. **Information to be Submitted with Hardship Relief Petition:** The hardship relief petition must be submitted in letter form and must be accompanied at a minimum by the following information:
1. Name of the petitioner.
 2. Name and address of current owner of the property, form of ownership, whether sole proprietorship, for-profit or not-for-profit corporation, partnership,

joint venture or other, and if owned by a corporation, partnership, or joint venture, name and address of all principal shareholders or partners.

3. Price paid and other terms of sale of the property, the date of purchase, and the name of the party from whom purchased, including the relationship, if any, between the petitioner and the party from whom the property was acquired.
4. Nature of the protectable interest claimed to be affected, such as, but not limited to, fee simple ownership, leasehold interest.
5. Terms (including sale price) of any previous purchase or sale of a full or partial interest in the property within the previous three (3) years.
6. All appraisals of the property prepared for any purpose, including financing, offering for sale, or ad valorem taxation, within the previous three (3) years prior to the date of application.
7. All information concerning current mortgages or other loans secured by the property, including name of the mortgagee or lender, current interest rate, remaining loan balance and term of the loan and other significant provisions, including but not limited to, right of purchasers to assume the loan.
8. All listings of the property for sale or rent, price asked and offers received, if any, within the previous three (3) years.
9. All studies commissioned by the petitioner or agents of the petitioner within the previous three (3) years concerning feasibility of development or utilization of the property.
10. For income producing property, itemized income and expense statements from the property for the previous three (3) years.
11. Information from a title policy or other source showing all recorded liens or encumbrances affecting the property.
12. Review and processing fee in accordance with the Coalville City fee schedule.

The City may request additional information if necessary to arrive at a final conclusion concerning whether there has been a denial of all reasonable use of the property constituting a substantial economic hardship.

F. Findings of the City Council

The City Council shall, after receiving all the necessary information, hold a Public Hearing in accordance with the notification requirements of Chapter 3 herein.

The City Council shall make their decision on the petition based on the evidence and testimonies presented, and address the following issues with their findings:

1. Whether the petitioner has complied with the submittal requirements for the hardship relief petition.
2. Whether the petitioner has a protectable interest in property.
3. The market value of the property considering the Sensitive Lands designation.
4. The market value of the property disregarding the Sensitive Lands designation.
5. Whether it was feasible to undertake construction on or development of the property as of the date of the development application, or in the reasonably near future thereafter.
6. Whether, in the opinion of the City Council, the actions by the City regarding the application created a substantial economic hardship.

8-4-050:C Flood Plain Areas.

The Planning Commission may, upon recommendation of the City Staff and when determined necessary for the health, safety, or welfare of the present and future population of the area and for the conservation of water, drainage, and sanitary facilities, prohibit the development of any portion of the property which lies within a one-hundred(100) year flood plain of any stream, lake or drainage course. Flood plain areas shall be identified and regulated in accordance with Chapter 22 Sensitive Lands Overlay Zone, the Coalville City Flood Insurance Rate Map and Flood Damage Prevention Ordinance.

DIVISION 18

ALTERNATIVE STREET STANDARDS

Section 18.01 GENERAL

Traditional neighborhood design is utilized as the basis for the City of Coalville street layout and design standards. This planning and design concept is used because it creates streets that provide multiple transportation options, focuses on a safe environment for all users, treats streets as public spaces, and enhances the livability of the neighborhoods.

Although streets are, just one element of traditional neighborhoods it is Coalville's desire to allow optional street standards based on the needs of the residential or commercial development. With a recommendation from the Planning Commission, Streets Committee, planner, engineer, emergency responders, utility providers, and City Council each street should be considered individually and molded to the particular situation of the development in order to allow the use of different size streets.

Section 18.02 CONDITIONS TO BE CONSIDERED FOR STREET DESIGN

The following conditions (existing and projected) should be considered in order to design each street.

- The volume of pedestrian, bicycle and motor vehicle traffic each day and at peak hours;
- The speeds of motor vehicles and number bicycles and pedestrians along the street;
- The mix of pedestrian, bicycle and motor vehicle traffic (including percentage of large trucks);
- The zoning and surrounding future land uses (assess pedestrian, bicycle and transit generators and attractors such as schools, shopping areas, community buildings, parks, churches and gathering places);
- The natural features of the area such as slope, mature trees, creeks, wetlands, etc.;
- The adjacent building setbacks with respect to the street;
- Whether adjacent properties will be serviced directly from the street, or from alleys; and
- The function of the street and relation to the surrounding street network.

This planning and design concept is used because it creates streets that provide multiple transportation options, focuses on a safe environment for all users, treats streets as public spaces, and enhances the livability of the neighborhoods.

Section 18.03 STREET DESIGN CONSIDERATIONS

All streets in Coalville should be designed using the following assumptions:

- All designs encourage pedestrian and bicycle travel.
- Neighborhood streets (Neighborhood Collectors and Neighborhood Streets) designed for 20 to 30 mile-per-hour (mph).
- All new streets are paved.
- All streets have standard vertical, non-mountable curbs or rolled curbs as required by the Planning Commission.
- Park strips and sidewalk widths do not include the curb.
- All streets have park strips and sidewalks where designated.
- In certain situations, where the physical features of the land create severe constraints, or natural features need to be preserved, exceptions may be made. Exceptions could result in construction of meandering sidewalks, sidewalks on only one side of the street, or curbside sidewalk segments instead of setback walks.
- Landscaped park strips.
- Garages are set back from the sidewalk so parked vehicles are clear of sidewalks.

Section 18.04 CUT-THROUGH TRAFFIC

The neighborhood street should be designed to reduce continuous cut-through, non-local traffic on neighborhood streets.

Section 18.05 STREET TREES

Street trees should be planted on neighborhood streets to create attractive and healthy neighborhood environments, and to enhance the image of a street as a place with which residents can identify. Trees planted in the park strips, along the sidewalk, or anywhere in the public right-of-way must be from the City of Coalville's list of acceptable trees.

Section 18.06 CURBS

Curbs should be a 2' ft 6" inch standard, vertical 6" inch high curb on all improved streets except where rolled or mountable curbs are designated by the Planning Commission. Rolled or mountable curbs can be used but should not be used on steep slopes because they do not create an effective safety barrier.

Section 18.07 PRESERVING NATURAL FEATURES

Streets shall be located in a manner which preserves natural features to the greatest extent feasible.

1. Whenever possible, street alignments shall follow natural contours and features so that visual and physical access to the natural feature is possible.
2. Streets shall be situated between natural features, such as creeks, mature trees, drainages, open spaces, and individual parcels in order to appropriately incorporate such significant neighborhood features.

Section 18.08 SAFETY

In any design situation, no topic is more important than human safety. Street design situations require the consideration of many, sometimes competing elements to make the street safe for all modes of travel. In street design, the standards that should be applied and questions that should be asked include the following:

- What actions may reasonably be expected of motorists and non-motorists along the street?
- Given a foreseeable but infrequent problem, what are the ramifications on other users of the street if the problem is specially addressed in the design?
- When balancing conflicting matters, the frequency of conflict between the two or more competing elements and the resulting frequency of difficulties that will be experienced should be documented.
- What are the physical consequences of a particular design element or decision?
- If in doubt, favor the non-motorist and accommodate the motorist.

~~Section 18.09 RESIDENTIAL-NEIGHBORHOOD STREET STANDARDS~~

~~Neighborhood streets have different functions. Some serve as a collector providing access to neighborhood cores, gather traffic from various parts of the neighborhood, and distribute it to the major street system. Some serve as access streets to the collectors having minimal traffic and very little through traffic. Different configurations with several on-street parking options are provided for with alternative residential street designs. See Standard Drawing 3a-e~~

~~A. Local Neighborhood Streets (Parking on one side of the Street) Standard Drawing 3a~~

~~1. — Street Function: Provide access within the neighborhood and has minimal traffic.~~

Commented [DS1]: This section of the Alternative Street Standards in the Engineering Standards and Construction Specifications is replaced with the amendments to Section 8-4-040 of the Development Code.

- ~~H. — Connectivity: Traffic from within residential areas used to connect to collector streets limited amount of through traffic.~~
- ~~III. — Managed Speed: 20 mph — 25 mph~~
- ~~IV. — Right-of-Way Width: 60'~~
- ~~V. — Asphalt Width: 29'~~
- ~~VI. — Curb and Gutter: Yes, 2'-6" rolled unless in steep slopes 6" vertical barrier curb and shall be placed on both sides~~
- ~~VII. — Park Strip: varied 5' to 8' park strip on both sides~~
- ~~VIII. — Sidewalks: 5'—6' on one side parking on the opposite side of the sidewalk (can be a meandering sidewalk). Planning Commission and City Council recommend that sidewalk be placed on both sides of the street based on the zoning and surrounding future and current land uses (pedestrian, bicycle, and transit generators and attractors such as schools, shopping areas, community buildings, parks, churches, and gathering places)~~

B. Major and Collector Streets (Parking on Both Sides of the Street) Standard Drawing 3b

- ~~I. — Street Function: Provide access in and out of the neighborhood.~~
- ~~II. — Connectivity: Collects traffic from within residential areas and connects these areas with the major street network.~~
- ~~III. — Managed Speed: 20 mph — 30 mph~~
- ~~IV. — Right-of-Way Width: 60'~~
- ~~V. — Asphalt Width: 33'~~
- ~~VI. — Curb and Gutter: Yes, 2'-6" Standard 6" vertical barrier curb on both sides~~
- ~~VII. — Park Strip: 5' to 8' park strip on both sides~~
- ~~VIII. — Sidewalks: 5'—6' sidewalk on both sides~~

C. Steep Slopes (No parking) Standard Drawing 3c *See Development Code 9.3.1.4 Streets

- ~~I. — Street Function: Provide access on steep slopes (definition of steep slopes in development code 9.1.1 item 13)~~
- ~~II. — Managed Speed: 20 mph — 25 mph~~
- ~~III. — Right-of-Way Width: 60' (Steep slopes could be 50')~~
- ~~IV. — Asphalt Width: 25'~~
- ~~V. — Curb and Gutter: Yes, 2'-6" Standard 6" vertical barrier curb on both sides~~
- ~~VI. — Park Strip: 5' to 8' park strip on one or both sides based on the discretion of the Planning Commission~~
- ~~VII. — Sidewalks: 5'—6' sidewalk on one side~~

Section 18.40-09 HILLSIDE STREETS AND NATURAL AREAS

Occasionally, streets are constructed in locations with significant natural features, which require special accommodations such as in hilly areas, near creeks, rock outcroppings, drainages, or wetlands. In these cases, specific considerations should be made to minimize negative impacts. For example, wide streets along steep slopes require much larger hillside cuts than narrow streets. Streets constructed in hillside areas or natural resource areas should minimize negative impacts, use minimal cut, and fill slopes.

Generally, the range of street types makes it possible to construct or improve streets in accordance with the design standards. In certain situations, however, exceptions can be made. Exceptions could result in construction of

meandering sidewalks, sidewalks on only one side of the street, or curbside sidewalk segments instead of setback walks.

Section 18.44-10 MULTI-USE PATH

Multi-use paths are off-street facilities used primarily for walking and bicycling. These paths can be relatively short connections between neighborhoods (neighborhood connections), or longer paths adjacent to rivers, creeks, railroad tracks and open space. See Standard Drawing 3d.

- I. Function:** For pedestrians and bicyclists, provide short connections between destinations and longer paths in situations where a similar route is not provided on the street network.
- II. Connectivity:** Enhances route options and shorten distances traveled for pedestrians and bicyclists.
- III. Right-of-Way Width:** 12' – 18'
- IV. Pavement Width:** 6' – 10' with 2' – 4' graveled or planted strips on side
- V. Curb and Gutter:** No curb



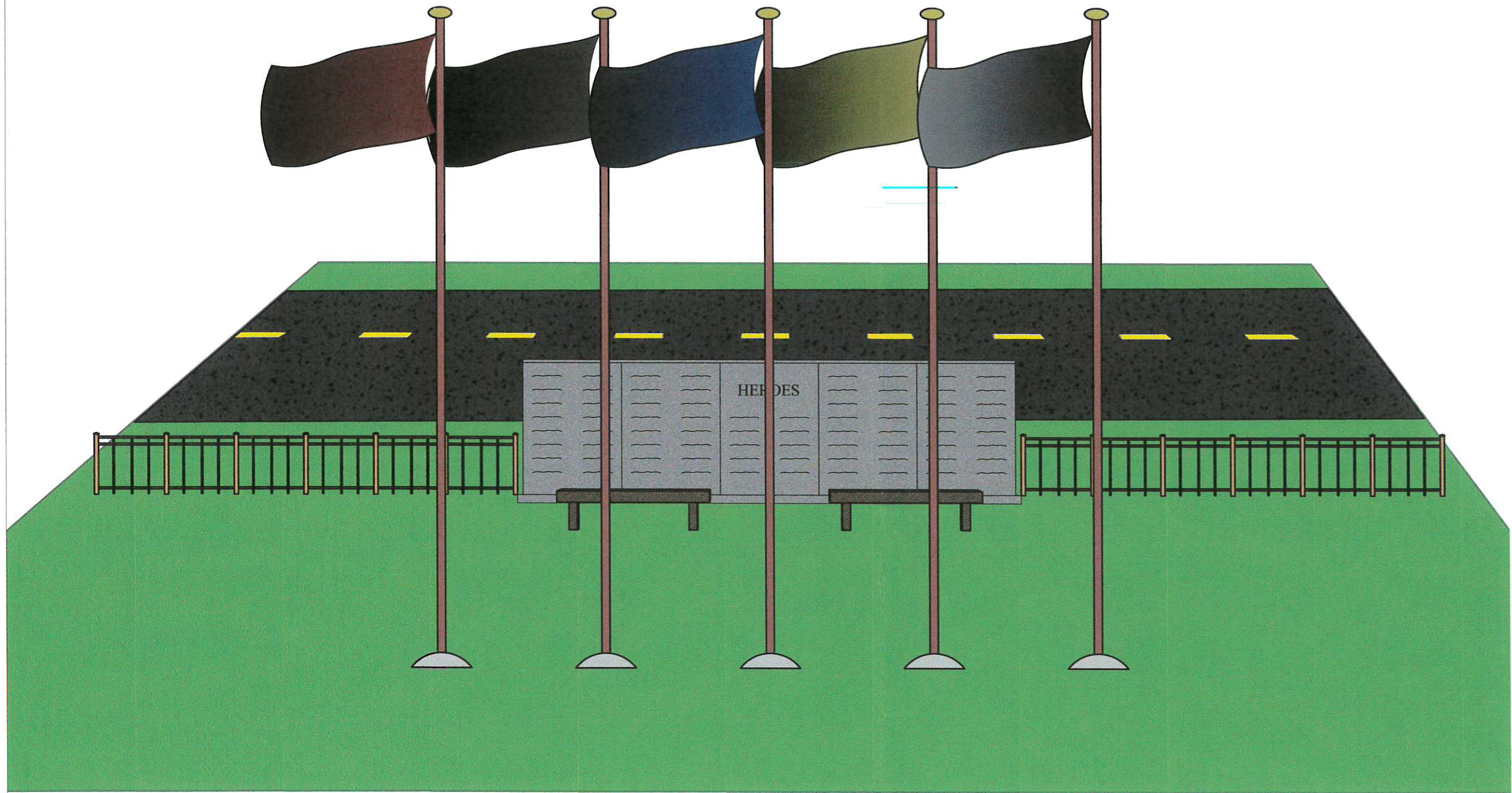
COALVILLE CITY
VETERAN'S MEMORIAL PROJECT
November 12, 2018

(5) Granite Tablets	<u>Light Gray</u>	<u>Fine Black</u>
5' Tall 4' Wide 3" Thick	\$18,832	\$20,710

COST INCLUDES:

- *Granite Tablets
- *Freight
- *Lettering 240 Names
- *Installation on Site / Wall





ATI

General Notes:

*	###	*
*	###	*
No.	Revision/Issue	Date

Firm Name and Address:
ATI OF AMERICA
30 CUTLER DR STE 401
NORTH SALT LAKE UT, 84054
(801) 994-2339
DESIGN@ATI-AMERICA.COM

Project Name and Address:
MEMORIAL MONUMENT

Project: MEMORIAL MONUMENT	Sheet: MONUMENT FRONT
Date: 10.17.18	
Scale: N.T.S.	



J-U-B ENGINEERS, INC.

"Exhibit C"
Council 11/13/18

J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

November 12, 2018

Mayor Trever Johnson
10 N. Main Street
Coalville, Utah 84017

Re: 600,000 Gallon Concrete Water Tank Project

Dear Trever,

Enclosed is a bid tabulation of the bids opened on Thursday October 18, 2018 for the 600,000 Gallon Concrete Water Tank Project and three copies of the Notice of Award. The apparent Low Bidder and Bid Amount are as follows:

Apparent Low Bidder: STAPP Construction
455 North 700 West Suite 110
North Salt Lake, UT 84054

Telephone: (801) 294-4385

Total Bid Amount: \$865,000.00

Based upon the criteria we have established and the information received, we recommend that the project be awarded to STAPP Construction. We trust this information will meet your needs.

Sincerely,
J-U-B ENGINEERS, Inc.

Shane McFarland
Project Manager

ARTICLE 1 – BID RECIPIENT

- 1.01 This Bid is submitted to:
- Coalville City Corporation**
10 North Main
Coalville, Utah 84017
- 1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2 – BIDDER'S ACKNOWLEDGEMENTS

- 2.01 Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for 60 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

ARTICLE 3 – BIDDER'S REPRESENTATIONS

- 3.01 In submitting this Bid, Bidder represents that:
- A. Bidder has examined and carefully studied the Bidding Documents, and any data and reference items identified in the Bidding Documents, and hereby acknowledges receipt of the following Addenda:

<u>Addendum No.</u>	<u>Addendum, Date</u>
<u>#1</u>	<u>10-9</u>
<u>#2</u>	<u>10-11</u>
<u>#3</u>	<u>10-16</u>

- B. Bidder has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and satisfied itself as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
- C. Bidder is familiar with and has satisfied itself as to all Laws and Regulations that may affect cost, progress, and performance of the Work.
- D. Bidder has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or adjacent to the Site and all drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings, and (2) reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings.
- E. Bidder has considered the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and any Site-related reports and drawings identified in the Bidding Documents, with respect to the effect of

- such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder; and (3) Bidder's safety precautions and programs.
- F. Bidder agrees, based on the information and observations referred to in the preceding paragraph, that no further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price bid and within the times required, and in accordance with the other terms and conditions of the Bidding Documents.
 - G. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.
 - H. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and confirms that the written resolution thereof by Engineer is acceptable to Bidder.
 - I. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance and furnishing of the Work.
 - J. The submission of this Bid constitutes an incontrovertible representation by Bidder that Bidder has complied with every requirement of this Article, and that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.

ARTICLE 4 – BIDDER'S CERTIFICATION

4.01 Bidder certifies that:

- A. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation;
- B. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid;
- C. Bidder has not solicited or induced any individual or entity to refrain from bidding; and
- D. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 4.01.D:
 - 1. "corrupt practice" means the offering, giving, receiving, or soliciting of any thing of value likely to influence the action of a public official in the bidding process;
 - 2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
 - 3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels; and
 - 4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

ARTICLE 5 – BASIS OF BID

5.01 Bidder will complete the Work in accordance with the Contract Documents for the following price(s):

Base Bid					
Item #	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Price
1	Mobilization, De-mobilization, and Temporary Controls	Lump Sum	1	—	71,800.00
2	Clear and Grub Site	Lump Sum	1	—	11,000.00
3	Excavation and Grading	Lump Sum	1	—	69,000.00
4	Imported Structural Fill Material	Cubic Yards	458	35.50	16,259.00
5	Imported Free Draining Granular Backfill Material	Cubic Yards	340	111.00	37,740.00
6	Imported Base Course Material	Cubic Yards	250	26.00	6,500.00
7	Imported Pipe Trench Foundation Material	Ton	25	33.00	825.00
8	Imported Pipe Bedding Material	Ton	400	18.00	7,200.00
9	10" C-900 DR 25 PVC Pipe or Approved Equal	Lineal Feet	540	52.00	28,080.00
10	10" Ductile Iron Pipe or Approved Equal	Lineal Feet	86	164.00	14,104.00
11	6" Ductile Iron Pipe or Approved Equal	Lineal Feet	65	90.00	5,850.00
12	10" Pipe Fitting	Each	16	750.00	12,000.00
13	6" Pipe Fitting	Each	4	680.00	2,720.00
14	10" Gate Valve	Each	2	3,100.00	6,200.00
15	6" Gate Valve	Each	1	—	1,500.00
16	Connect to Existing 10" Water Line	Each	1	—	3,200.00

17	15" Corrugated HDPE Pipe or Approved Equal	Lineal Feet	221	65.00	14,365.00
18	6" Corrugated HDPE Tank Footing Drain or Approved Equal	Lineal Feet	464	50.00	23,200.00
19	3'x3' Precast Storm Drain Box with Inlet Grate	Each	2	2,300.00	4,600.00
20	4' Diameter Storm Drain Manhole	Each	1	-	4,600.00
21	Connect to Existing Drain Manhole	Each	1	-	1,950.00
22	Concrete Pipe Anchor	Each	5	303.00	1,515.00
23	Air Gap Area Concrete Retaining Wall	Square Feet	208	63.00	13,104.00
24	Air Gap Riprap Outfall Protection	Square Feet	128	19.00	2,432.00
25	Concrete Water Tank -5,000 psi Concrete Material (617 CY)	Lump Sum	1	-	403,000.00
26	Miscellaneous Tank Items	Lump Sum	1	-	14,200.00
27	4' Wide Riprap Runoff Swale	Lineal Feet	210	26.00	5,460.00
28	6' Chain Link Fence and Gates	Lineal Feet	563	40.00	22,520.00
29	Seeding and Erosion Control Mat	Lump Sum	1	-	8,600.00
30	Electrical and Scada	Lump Sum	1	-	51,476.00

Additive Alternate #1					
Item #	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Price
25a	Concrete Water Tank -5,000 psi Concrete Material with crystalline permeability reducing admix (617 CY)	Lump Sum	1	-	50,400.00
	Admix Name: <u>XYPEX</u>				

Bidder acknowledges that (1) each Bid Unit Price includes an amount considered by Bidder to be adequate to cover Contractor's overhead and profit for each separately identified item, and (2) estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all unit price Bid items will be based on actual quantities, determined as provided in the Contract Documents.

Base Bid (items 1 – 30)

Total of Lump Sum and Unit Price Bids = Total Bid Price \$ 865,000.00

Base Bid with Additive Alternate #1 (items 1 – 30 with substitution of item 25a)

Total of Lump Sum and Unit Price Bids = Total Bid Price \$ 915,400.00

ARTICLE 6 – TIME OF COMPLETION

- 6.01 Bidder agrees that the Work will be substantially complete and will be completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before the dates or within the number of calendar days indicated in the Agreement.
- 6.02 Bidder accepts the provisions of the Agreement as to liquidated damages.

ARTICLE 7 – ATTACHMENTS TO THIS BID

- 7.01 The following documents are submitted with and made a condition of this Bid:
- A. Required Bid security;
 - B. List of Proposed Subcontractors;
 - C. List of Proposed Suppliers;
 - D. List of Project References;
 - E. Evidence of authority to do business in the state of the Project; or a written covenant to obtain such license within the time for acceptance of Bids;
 - F. Contractor's License No.: 358047-5501 or Evidence of Bidder's ability to obtain a State Contractor's License and a covenant by Bidder to obtain said license within the time for acceptance of Bids;
 - G. Required Bidder Qualification Statement with supporting data; and
 - H. If Bid amount exceeds \$10,000, signed Compliance Statement (RD 400-6). Refer to specific equal opportunity requirements set forth in the Supplemental General Conditions;
 - I. If Bid amount exceeds \$25,000, signed Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transactions (AD-1048);
 - J. If Bid amount exceeds \$100,000, signed RD Instruction 1940-Q, Exhibit A-1, Certification for Contracts, Grants, and Loans.

ARTICLE 8 – DEFINED TERMS

- 8.01 The terms used in this Bid with initial capital letters have the meanings stated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

ARTICLE 9 – BID SUBMITTAL

BIDDER: *[Indicate correct name of bidding entity]*

Stapp Construction, Inc.

By:

[Signature]

Ed Kluber

[Printed name]

Ed Kluber - COO

(If Bidder is a corporation, a limited liability company, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest:

[Signature]

Robert C. Greer

[Printed name]

Robert Greer

Title:

Estimator

Submittal Date:

October 18, 2018

Address for giving notices:

455 North 700 West - Suite 110

North Salt Lake, Utah 84054

Telephone Number:

801-294-4385

Fax Number:

Contact Name and e-mail address:

Robert Greer

bob@stappconstruction.com

Bidder's License No.:

358047-5501

(where applicable)



J-U-B ENGINEERS, INC.



Bid Tabulation

Client: Coalville City Corporation
Project: 600,000 Gallon Water Tank Project
Project No.: 55-16-123
Date: October 18, 2018

				Engineer's OPC		STAPP Construction		JROCK Const & Concrete		FX Construction		Spindler Construction		Gerber Construction	
Item #	Description	Unit	Estimated Quantity	OPC - Unit Price	OPC - Total Price	Bid Unit Price 1	Bid Total Price 1	Bid Unit Price 2	Bid Total Price 2	Bid Unit Price 3	Bid Total Price 3	Bid Unit Price 4	Bid Total Price 4	Bid Unit Price 9	Bid Total Price 9
Base Bid															
1	Mobilization, De-mobilization, and Temporary Controls	Lump Sum	1	\$ 80,000.00	\$ 80,000.00	\$ 71,800.00	\$ 71,800.00	\$ 13,319.11	\$ 13,319.11	\$ 53,000.00	\$ 53,000.00	\$ 36,880.00	\$ 36,880.00	\$ 80,000.00	\$ 80,000.00
2	Clear and Grub Site	Lump Sum	1	\$ 5,000.00	\$ 5,000.00	\$ 11,000.00	\$ 11,000.00	\$ 6,372.77	\$ 6,372.77	\$ 9,600.00	\$ 9,600.00	\$ 3,360.00	\$ 3,360.00	\$ 5,000.00	\$ 5,000.00
3	Excavation and Grading	Lump Sum	1	\$ 60,000.00	\$ 60,000.00	\$ 69,000.00	\$ 69,000.00	\$ 125,200.68	\$ 125,200.68	\$ 138,000.00	\$ 138,000.00	\$ 109,300.00	\$ 109,300.00	\$ 110,000.00	\$ 110,000.00
4	Imported Structural Fill Material	Cubic Yards	458	\$ 25.00	\$ 11,450.00	\$ 35.50	\$ 16,259.00	\$ 28.82	\$ 13,199.56	\$ 35.00	\$ 16,030.00	\$ 28.56	\$ 13,080.48	\$ 30.00	\$ 13,740.00
5	Imported Free Draining Granular Backfill Material	Cubic Yards	340	\$ 20.00	\$ 6,800.00	\$ 111.00	\$ 37,740.00	\$ 46.35	\$ 15,759.00	\$ 45.00	\$ 15,300.00	\$ 29.68	\$ 10,091.20	\$ 30.00	\$ 10,200.00
6	Imported Base Course Material	Cubic Yards	250	\$ 33.00	\$ 8,250.00	\$ 26.00	\$ 6,500.00	\$ 33.00	\$ 8,250.00	\$ 40.00	\$ 10,000.00	\$ 28.00	\$ 7,000.00	\$ 30.00	\$ 7,500.00
7	Imported Pipe Trench Foundation Material	Ton	25	\$ 20.00	\$ 500.00	\$ 33.00	\$ 825.00	\$ 33.60	\$ 840.00	\$ 125.00	\$ 3,125.00	\$ 37.80	\$ 945.00	\$ 40.00	\$ 1,000.00
8	Imported Pipe Bedding Material	Ton	400	\$ 18.00	\$ 7,200.00	\$ 18.00	\$ 7,200.00	\$ 26.07	\$ 10,428.00	\$ 22.00	\$ 8,800.00	\$ 16.52	\$ 6,608.00	\$ 20.00	\$ 8,000.00
9	10" C-900 DR 25 PVC Pipe	Lineal Feet	540	\$ 30.00	\$ 16,200.00	\$ 52.00	\$ 28,080.00	\$ 51.92	\$ 28,036.80	\$ 45.00	\$ 24,300.00	\$ 34.72	\$ 18,748.80	\$ 35.00	\$ 18,900.00
10	10" Ductile Iron Pipe	Lineal Feet	86	\$ 40.00	\$ 3,440.00	\$ 164.00	\$ 14,104.00	\$ 56.58	\$ 4,865.88	\$ 70.00	\$ 6,020.00	\$ 67.20	\$ 5,779.20	\$ 70.00	\$ 6,020.00
11	6" Ductile Iron Pipe	Lineal Feet	65	\$ 35.00	\$ 2,275.00	\$ 90.00	\$ 5,850.00	\$ 51.69	\$ 3,359.85	\$ 50.00	\$ 3,250.00	\$ 64.96	\$ 4,222.40	\$ 65.00	\$ 4,225.00
12	10" Pipe Fitting	Each	16	\$ 600.00	\$ 9,600.00	\$ 750.00	\$ 12,000.00	\$ 869.01	\$ 13,904.16	\$ 900.00	\$ 14,400.00	\$ 1,142.40	\$ 18,278.40	\$ 1,100.00	\$ 17,600.00
13	6" Pipe Fitting	Each	4	\$ 500.00	\$ 2,000.00	\$ 680.00	\$ 2,720.00	\$ 579.34	\$ 2,317.36	\$ 700.00	\$ 2,800.00	\$ 952.00	\$ 3,808.00	\$ 1,000.00	\$ 4,000.00
14	10" Gate Valve	Each	2	\$ 2,200.00	\$ 4,400.00	\$ 3,100.00	\$ 6,200.00	\$ 1,738.03	\$ 3,476.06	\$ 2,300.00	\$ 4,600.00	\$ 3,192.00	\$ 6,384.00	\$ 3,200.00	\$ 6,400.00
15	6" Gate Valve	Each	1	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,042.82	\$ 1,042.82	\$ 1,200.00	\$ 1,200.00	\$ 1,680.00	\$ 1,680.00	\$ 1,700.00	\$ 1,700.00
16	Connect to Existing 10" Water Line	Each	1	\$ 1,000.00	\$ 1,000.00	\$ 3,200.00	\$ 3,200.00	\$ 796.41	\$ 796.41	\$ 700.00	\$ 700.00	\$ 1,658.00	\$ 1,658.00	\$ 1,700.00	\$ 1,700.00
17	15" Corrugated HDPE Pipe	Lineal Feet	221	\$ 30.00	\$ 6,630.00	\$ 65.00	\$ 14,365.00	\$ 22.02	\$ 4,866.42	\$ 45.00	\$ 9,945.00	\$ 42.56	\$ 9,405.76	\$ 45.00	\$ 9,945.00
18	6" Corrugated HDPE Tank Footing Drain	Lineal Feet	464	\$ 15.00	\$ 6,960.00	\$ 50.00	\$ 23,200.00	\$ 21.03	\$ 9,757.92	\$ 30.00	\$ 13,920.00	\$ 18.48	\$ 8,574.72	\$ 20.00	\$ 9,280.00
19	3'x3' Precast Storm Drain Box with Inlet Grate	Each	2	\$ 2,500.00	\$ 5,000.00	\$ 2,300.00	\$ 4,600.00	\$ 2,421.66	\$ 4,843.32	\$ 2,500.00	\$ 5,000.00	\$ 1,142.40	\$ 2,284.80	\$ 1,100.00	\$ 2,200.00
20	4' Diameter Storm Drain Manhole	Each	1	\$ 4,000.00	\$ 4,000.00	\$ 4,600.00	\$ 4,600.00	\$ 3,707.80	\$ 3,707.80	\$ 4,000.00	\$ 4,000.00	\$ 1,288.00	\$ 1,288.00	\$ 1,300.00	\$ 1,300.00
21	Connect to Existing Drain Manhole	Each	1	\$ 1,500.00	\$ 1,500.00	\$ 1,950.00	\$ 1,950.00	\$ 1,101.41	\$ 1,101.41	\$ 1,200.00	\$ 1,200.00	\$ 672.00	\$ 672.00	\$ 700.00	\$ 700.00
22	Concrete Pipe Anchor	Each	5	\$ 625.00	\$ 3,125.00	\$ 303.00	\$ 1,515.00	\$ 115.87	\$ 579.35	\$ 600.00	\$ 3,000.00	\$ 1,200.00	\$ 6,000.00	\$ 450.00	\$ 2,250.00
23	Air Gap Area Concrete Retaining Wall	Square Feet	208	\$ 80.00	\$ 16,640.00	\$ 63.00	\$ 13,104.00	\$ 46.95	\$ 9,765.60	\$ 50.00	\$ 10,400.00	\$ 42.40	\$ 8,819.20	\$ 55.00	\$ 11,440.00
24	Air Gap Riprap Outfall Protection	Square Feet	128	\$ 5.00	\$ 640.00	\$ 19.00	\$ 2,432.00	\$ 8.15	\$ 1,043.20	\$ 25.00	\$ 3,200.00	\$ 15.68	\$ 2,007.04	\$ 16.00	\$ 2,048.00
25	Concrete Water Tank -5,000 psi Concrete Material (613 CY)	Lump Sum	1	\$ 450,000.00	\$ 450,000.00	\$ 403,000.00	\$ 403,000.00	\$ 553,898.15	\$ 553,898.15	\$ 490,000.00	\$ 490,000.00	\$ 619,168.00	\$ 619,168.00	\$ 610,000.00	\$ 610,000.00
26	Miscellaneous Tank Items	Lump Sum	1	\$ 11,500.00	\$ 11,500.00	\$ 14,200.00	\$ 14,200.00	\$ 15,447.53	\$ 15,447.53	\$ 25,000.00	\$ 25,000.00	\$ 29,102.00	\$ 29,102.00	\$ 12,000.00	\$ 12,000.00
27	4' Wide Riprap Runoff Swale	Lineal Feet	210	\$ 30.00	\$ 6,300.00	\$ 26.00	\$ 5,460.00	\$ 22.72	\$ 4,771.20	\$ 40.00	\$ 8,400.00	\$ 16.27	\$ 3,416.70	\$ 16.00	\$ 3,360.00
28	6' Chain Link Fence and Gates	Lineal Feet	563	\$ 20.00	\$ 11,260.00	\$ 40.00	\$ 22,520.00	\$ 30.45	\$ 17,143.35	\$ 32.00	\$ 18,016.00	\$ 28.63	\$ 16,118.69	\$ 30.00	\$ 16,890.00
29	Seeding and Erosion Control Mat	Lump Sum	1	\$ 10,000.00	\$ 10,000.00	\$ 8,600.00	\$ 8,600.00	\$ 14,367.64	\$ 14,367.64	\$ 9,000.00	\$ 9,000.00	\$ 20,126.00	\$ 20,126.00	\$ 11,000.00	\$ 11,000.00
30	Electrical and Scada	Lump Sum	1	\$ 5,000.00	\$ 5,000.00	\$ 51,476.00	\$ 51,476.00	\$ 25,620.75	\$ 25,620.75	\$ 44,000.00	\$ 44,000.00	\$ 33,208.00	\$ 33,208.00	\$ 40,000.00	\$ 40,000.00
Additive Alternate #1															
25a	Concrete Water Tank -5,000 psi Concrete Material with crystalline permeability reducing admix (613 CY)	Lump Sum	1	\$ 630,000.00	\$ 630,000.00	\$ 50,400.00	\$ 50,400.00	\$ 39,219.95	\$ 39,219.95	\$ 44,000.00	\$ 44,000.00	\$ 651,289.00	\$ 651,289.00	\$ 33,000.00	\$ 33,000.00
Project Total - Base Bid					\$ 758,170.00		\$ 865,000.00		\$ 918,082.10		\$ 956,206.00		\$ 1,008,014.39		\$ 1,028,398.00
Project Total - Base Bid with Alternate #1					\$ 938,170.00		\$ 915,400.00		\$ 957,302.05		\$ 1,000,206.00		\$ 1,040,135.39		\$ 1,061,398.00

Bid Tabulation

Client: Coalville City Corporation
Project: 600,000 Gallon Water Tank Project
Project No.: 55-16-123
Date: October 18, 2018

				Jr Burton Contractors		Dale Cox Contracting		ABC		Dale Cox Contracting		Vancon		
Item #	Description	Unit	Estimated Quantity	Bid Unit Price 8	Bid Total Price 8	Bid Unit Price 6	Bid Total Price 6	Bid Unit Price 5	Bid Total Price 5	Bid Unit Price 62	Bid Total Price 63	Bid Unit Price 7	Bid Total Price 7	
Base Bid														
1	Mobilization, De-mobilization, and Temporary Controls	Lump Sum	1	\$ 87,018.93	\$ 87,018.93	\$ 90,000.00	\$ 90,000.00	\$ 62,000.00	\$ 62,000.00	\$ 90,000.00	\$ 90,000.00	\$ 143,000.00	\$ 143,000.00	
2	Clear and Grub Site	Lump Sum	1	\$ 7,000.00	\$ 7,000.00	\$ 14,000.00	\$ 14,000.00	\$ 7,500.00	\$ 7,500.00	\$ 14,000.00	\$ 14,000.00	\$ 22,000.00	\$ 22,000.00	
3	Excavation and Grading	Lump Sum	1	\$ 181,735.00	\$ 181,735.00	\$ 185,000.00	\$ 185,000.00	\$ 130,000.00	\$ 130,000.00	\$ 185,000.00	\$ 185,000.00	\$ 136,000.00	\$ 136,000.00	
4	Imported Structural Fill Material	Cubic Yards	458	\$ 40.00	\$ 18,320.00	\$ 50.00	\$ 22,900.00	\$ 23.20	\$ 10,625.60	\$ 50.00	\$ 22,900.00	\$ 45.00	\$ 20,610.00	
5	Imported Free Draining Granular Backfill Material	Cubic Yards	340	\$ 71.15	\$ 24,191.00	\$ 78.50	\$ 26,690.00	\$ 91.80	\$ 31,212.00	\$ 78.50	\$ 26,690.00	\$ 80.00	\$ 27,200.00	
6	Imported Base Course Material	Cubic Yards	250	\$ 49.50	\$ 12,375.00	\$ 63.60	\$ 15,900.00	\$ 37.50	\$ 9,375.00	\$ 63.60	\$ 15,900.00	\$ 65.00	\$ 16,250.00	
7	Imported Pipe Trench Foundation Material	Ton	25	\$ 32.00	\$ 800.00	\$ 28.00	\$ 700.00	\$ 40.00	\$ 1,000.00	\$ 28.00	\$ 700.00	\$ 68.00	\$ 1,700.00	
8	Imported Pipe Bedding Material	Ton	400	\$ 28.00	\$ 11,200.00	\$ 31.00	\$ 12,400.00	\$ 16.00	\$ 6,400.00	\$ 31.00	\$ 12,400.00	\$ 20.00	\$ 8,000.00	
9	10" C-900 DR 25 PVC Pipe	Lineal Feet	540	\$ 46.50	\$ 25,110.00	\$ 65.00	\$ 35,100.00	\$ 54.50	\$ 29,430.00	\$ 65.00	\$ 35,100.00	\$ 31.00	\$ 16,740.00	
10	10" Ductile Iron Pipe	Lineal Feet	86	\$ 180.23	\$ 15,499.78	\$ 73.50	\$ 6,321.00	\$ 70.00	\$ 6,020.00	\$ 73.50	\$ 6,321.00	\$ 80.00	\$ 6,880.00	
11	6" Ductile Iron Pipe	Lineal Feet	65	\$ 108.66	\$ 7,062.90	\$ 56.00	\$ 3,640.00	\$ 77.00	\$ 5,005.00	\$ 56.00	\$ 3,640.00	\$ 53.00	\$ 3,445.00	
12	10" Pipe Fitting	Each	16	\$ 1,159.50	\$ 18,552.00	\$ 1,250.00	\$ 20,000.00	\$ 1,140.00	\$ 18,240.00	\$ 1,250.00	\$ 20,000.00	\$ 1,200.00	\$ 19,200.00	
13	6" Pipe Fitting	Each	4	\$ 606.50	\$ 2,426.00	\$ 980.00	\$ 3,920.00	\$ 900.00	\$ 3,600.00	\$ 980.00	\$ 3,920.00	\$ 940.00	\$ 3,760.00	
14	10" Gate Valve	Each	2	\$ 2,821.50	\$ 5,643.00	\$ 3,100.00	\$ 6,200.00	\$ 2,660.00	\$ 5,320.00	\$ 3,100.00	\$ 6,200.00	\$ 3,231.00	\$ 6,462.00	
15	6" Gate Valve	Each	1	\$ 1,335.00	\$ 1,335.00	\$ 1,680.00	\$ 1,680.00	\$ 1,150.00	\$ 1,150.00	\$ 1,680.00	\$ 1,680.00	\$ 1,900.00	\$ 1,900.00	
16	Connect to Existing 10" Water Line	Each	1	\$ 3,500.00	\$ 3,500.00	\$ 1,100.00	\$ 1,100.00	\$ 2,600.00	\$ 2,600.00	\$ 1,100.00	\$ 1,100.00	\$ 1,970.00	\$ 1,970.00	
17	15" Corrugated HDPE Pipe	Lineal Feet	221	\$ 25.81	\$ 5,704.01	\$ 40.00	\$ 8,840.00	\$ 84.55	\$ 18,685.55	\$ 40.00	\$ 8,840.00	\$ 45.00	\$ 9,945.00	
18	6" Corrugated HDPE Tank Footing Drain	Lineal Feet	464	\$ 15.25	\$ 7,076.00	\$ 30.25	\$ 14,036.00	\$ 65.50	\$ 30,392.00	\$ 30.25	\$ 14,036.00	\$ 8.00	\$ 3,712.00	
19	3'x3' Precast Storm Drain Box with Inlet Grate	Each	2	\$ 3,072.00	\$ 6,144.00	\$ 3,920.00	\$ 7,840.00	\$ 3,836.00	\$ 7,672.00	\$ 3,920.00	\$ 7,840.00	\$ 2,900.00	\$ 5,800.00	
20	4' Diameter Storm Drain Manhole	Each	1	\$ 5,925.00	\$ 5,925.00	\$ 6,700.00	\$ 6,700.00	\$ 4,418.00	\$ 4,418.00	\$ 6,700.00	\$ 6,700.00	\$ 3,800.00	\$ 3,800.00	
21	Connect to Existing Drain Manhole	Each	1	\$ 5,000.00	\$ 5,000.00	\$ 2,200.00	\$ 2,200.00	\$ 1,520.00	\$ 1,520.00	\$ 2,200.00	\$ 2,200.00	\$ 1,500.00	\$ 1,500.00	
22	Concrete Pipe Anchor	Each	5	\$ 625.00	\$ 3,125.00	\$ 800.00	\$ 4,000.00	\$ 1,070.00	\$ 5,350.00	\$ 800.00	\$ 4,000.00	\$ 1,000.00	\$ 5,000.00	
23	Air Gap Area Concrete Retaining Wall	Square Feet	208	\$ 100.50	\$ 20,904.00	\$ 53.00	\$ 11,024.00	\$ 53.00	\$ 11,024.00	\$ 53.00	\$ 11,024.00	\$ 72.00	\$ 14,976.00	
24	Air Gap Riprap Outfall Protection	Square Feet	128	\$ 50.78	\$ 6,499.84	\$ 60.00	\$ 7,680.00	\$ 18.00	\$ 2,304.00	\$ 60.00	\$ 7,680.00	\$ 15.00	\$ 1,920.00	
25	Concrete Water Tank -5,000 psi Concrete Material (613 CY)	Lump Sum	1	\$ 440,749.00	\$ 440,749.00	\$ 560,657.00	\$ 560,657.00	\$ 677,643.00	\$ 677,643.00	\$ 560,657.00	\$ 560,657.00	\$ 750,000.00	\$ 750,000.00	
26	Miscellaneous Tank Items	Lump Sum	1	\$ 42,500.00	\$ 42,500.00	\$ 10,000.00	\$ 10,000.00	\$ 34,784.00	\$ 34,784.00	\$ 10,000.00	\$ 10,000.00	\$ 38,000.00	\$ 38,000.00	
27	4' Wide Riprap Runoff Swale	Lineal Feet	210	\$ 65.00	\$ 13,650.00	\$ 30.00	\$ 6,300.00	\$ 48.00	\$ 10,080.00	\$ 30.00	\$ 6,300.00	\$ 34.00	\$ 7,140.00	
28	6' Chain Link Fence and Gates	Lineal Feet	563	\$ 36.95	\$ 20,802.85	\$ 30.00	\$ 16,890.00	\$ 30.00	\$ 16,890.00	\$ 30.00	\$ 16,890.00	\$ 30.00	\$ 16,890.00	
29	Seeding and Erosion Control Mat	Lump Sum	1	\$ 17,962.00	\$ 17,962.00	\$ 15,000.00	\$ 15,000.00	\$ 6,300.00	\$ 6,300.00	\$ 15,000.00	\$ 15,000.00	\$ 10,000.00	\$ 10,000.00	
30	Electrical and Scada	Lump Sum	1	\$ 36,086.00	\$ 36,086.00	\$ 35,000.00	\$ 35,000.00	\$ 74,200.00	\$ 74,200.00	\$ 35,000.00	\$ 35,000.00	\$ 32,000.00	\$ 32,000.00	
Additive Alternate #1														
25a	Concrete Water Tank -5,000 psi Concrete Material with crystalline permeability reducing admix (613 CY)	Lump Sum	1	\$ 1,084,290.03	\$ 30,393.72	\$ 40,000.00	\$ 40,000.00	\$ 761,643.00	\$ 761,643.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	
Project Total - Base Bid						\$ 1,053,896.31		\$ 1,151,718.00		\$ 1,230,740.15		\$ 1,151,718.00		\$ 1,335,800.00
Project Total - Base Bid with Alternate #1						\$ 1,084,290.03		\$ 1,191,718.00		\$ 1,314,740.15		\$ 1,191,718.00		\$ 1,375,800.00

