

Mapleton City Council Staff Report

Meeting Date: October 21, 2014

Applicant: Ensign Bickford

Location: Approx. 5000 S Hwy 89

Prepared by: Sean Conroy, Community Development Director

Public Hearing Item: No

Zone: PD-3

REQUEST

Consideration of a Resolution amending the Development Agreement for the Harmony Ridge development project located at approximately 5000 S Hwy 89.

BACKGROUND AND PROJECT DESCRIPTION

On August 9, 2011 the City approved a Boundary Adjustment and Development Agreement for the Harmony Ridge development project located at the south end of the City. The development agreement authorized up to 850 residential units and also included some commercial and light industrial uses. A Boundary Adjustment Fee of \$6,000 per Equivalent Residential Unit (ERU) is required at the time of building permit issuance. As part of the agreement, the developer agreed to install all necessary on and off site utilities. Section 5.2 of the development agreement states the following:

“All public infrastructure improvements necessary to service the Harmony Ridge Project shall be constructed and installed by EBCo, and title thereto shall be conveyed to the City, in conformance with all applicable requirements of Chapter 18.84.420: Adequate Public Facilities, of the City Code...”

The applicant is proposing the following amendments to the development agreement:

- Section 5.1: Allows applicant to submit other water shares if unable to acquire East Bench or Strawberry shares.
- Section 5.2.4(2)(B): Allows applicant to utilize culinary water from Crowd Canyon tank for secondary irrigation purposes if needed prior to the completion of the Central Utah Water Conservancy District’s (CUWCD) storage tank. If within 5 years EBCO is unable to get water from CUWCD, and it is determined that there is not sufficient capacity in the Crowd Canyon Tank for secondary water needs, EBCO would be required to construct its own secondary water system.
- Section 5.5: Deletes previous references to reimbursement agreement for the cost of upsizing offsite utilities and replaces it with the boundary adjustment fee credit.
- Section 6.2: References the boundary adjustment fee credit.
- Replaces exhibits “J-1”, “J-4”, “M-1” and “M-2” regarding the offsite water and sewer alignments.

EVALUATION

Water Shares & Secondary Irrigation: The amendment to the water shares language gives EBCO more flexibility in how it obtains and dedicates water to the City. Staff is supportive of this change.

EBCO and staff have had conversations with CUWCD regarding providing secondary water to the project. It appears that CUWCD will be able to service the project. However, in the event that it cannot, and the Crowd Canyon Tank could not handle the demand, EBCO would be required to construct its own system. Staff is supportive of this amendment.

Reimbursement: Section 5.5 of the original development agreement indicates that since the developer is installing infrastructure that will meet future demand beyond the development, that they are eligible to be

reimbursed if/when a benefitting party connects to the improvements. The agreement also indicates that the cost of the infrastructure includes interest. Staff and the Council have both raised concerns regarding including interest in the reimbursement agreement.

The proposed amendment would eliminate the existing reimbursement language, including allowing for interest, and would replace it with a boundary adjustment fee credit equal to the amount of the upsizing of the offsite utilities to apply to the first 600 ERUs. The credit would work as follows:

- Assume the total cost of the upsize = \$2,600,000.
- The credit would be determined by dividing the upsize cost by 600. ($\$2,600,000/600 = \$4,333.33$)
- Subtract the credit from the Boundary Adjustment Fee to determine the actual fee due per building permit for the first 600 units. ($\$6,000 - \$4,333.33 = \$1,666.67$)
- After the 600th ERU, the full \$6,000 Boundary Adjustment Fee shall be paid per ERU.

The applicant is requesting that the credit be applied over the first 600 ERUs rather than the total 850 residential ERUs to recoup the upsize cost quicker and because they have agreed to reroute the sewer into Spanish Fork, which has added approximately \$250,000 to the overall cost.

Staff was initially concerned with allowing the credit over the first 600 ERUs because it might disincentivize the full buildout of the property. However, the project site has two major topographic areas, a lower valley area along highway 89, and an area on the bench. According to the current concept plan, the lower valley area has been allocated approximately 380 units and the upper bench area approximately 470 units. In order to obtain the full credit on 600 units, a substantial amount of infrastructure will need to be installed to service the bench lots. It is unlikely that a developer would want to spread the cost of the bench infrastructure over fewer lots.

Staff is comfortable that spreading the credit over 600 units will not disenchantize the full buildout of the project. However, staff has provided some figures below in case the Council is more comfortable spreading the credit over a larger number of units or the whole 850. The numbers below assume an upsize cost of \$2.6 million. It should be noted that if the Mapleton Village project participates in the upfront cost, the upsize cost would likely be reduced to approximately \$1.8 million.

600 units = \$4,333.33 credit

725 units = \$3,586.21 credit

850 units = \$3,058.82 credit

Sewer Line: On March 19, 2014 the City Council approved a sewer alignment that included the possibility of a portion of the sewer line being placed in the Union Pacific's railroad right-of-way (ROW). After the approval, the applicant had discussions with Union Pacific and obtained a draft encroachment agreement. Staff and the City Council both expressed concerns with some of the provisions of the agreement. Due to these concerns, the applicant is now proposing that the sewer line run west on 1600 S and through the Legacy Farms development in Spanish Fork. Staff is supportive of this alignment.

Water Line: On March 19, 2014 the Council also approved a water alignment that connected the Crowd Canyon Tank to Highway 89 and then north on Highway 89 to 800 South. At the time, EBCo was working in conjunction with the Mapleton Village development and much of the water line from the tank to Highway 89 ran through Mapleton Village. However, it appears that Mapleton Village may not be participating in the

initial offsite construction. Therefore, the proposed amendment does not include a connection from the tank to the highway.

Site phasing: Section 5.2.2 of the development agreement states the following:

“To provide needed looping and redundancy to serve the Harmony Ridge Project, EBCo shall construct and install a culinary water main pipeline and related facilities and equipment (the “Culinary Water Main Line”), as depicted in the “Master Utility Plan – Offsite Culinary Water Main Line,” attached as EXHIBIT “J-1” hereto and incorporated by reference herein. The Culinary Water Main Line shall be constructed and installed in phases in conformance with a phasing plan to be agreed upon by the Parties during the preliminary plan process for the Harmony Ridge Project.

The redundancy of the proposed water line would allow water from the Crowd Canyon Tank to reach the property as well as water from the main in Highway 89. Therefore, if a break occurred in the Crowd Canyon line occurred, water could still be provided to the site from Highway 89. This is particularly important in the event of a fire or other disaster.

Section 5.2.2 does indicate that the water line could be installed in phases. The applicant is requesting the ability to build approximately 160 units before the connection from the tank to the highway is completed. Due to the high infrastructure costs, the applicant is hoping to be able to get some revenue prior to installing the connection between the tank and the highway.

Staff understands the applicant’s desire to generate some revenue from the project prior to completing the connection. However, staff is also concerned with the potential inability to provide water to the site if the water main in the Highway becomes inoperable for a time. One possible option would be to allow for the first phase without connecting to the tank, provided the applicant sign an agreement or indemnification indicating that they are aware of the inherent risks with the proposal.

STAFF RECOMMENDATION

Adopt the attached Resolution.

ATTACHMENTS

1. Development Agreement Amendments.

RESOLUTION NO. 2014-

CONSIDERATION OF A RESOLUTION AMENDING THE DEVELOPMENT AGREEMENT FOR THE HARMONY RIDGE DEVELOPMENT PROJECT LOCATED AT APPROXIMATELY 5000 S HWY 89.

WHEREAS, A Boundary Adjustment and Development Agreement for the Harmony Ridge Development Project was recorded on August 9, 2011; and

WHEREAS, the development agreement specified the developers commitments pertaining to the installation of on and off site improvements; and

WHEREAS, the development agreement included several exhibits outlining the proposed alignments for water and sewer lines as well as a reimbursement schedule; and

WHEREAS, the developer has requested amendments to the development agreement to address water shares, secondary irrigation, a boundary adjustment fee credit and revised water and sewer alignments.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to approve the proposed amendments to the Boundary Adjustment and Development Agreement for the Harmony Ridge Development Project as described in Exhibit "A"

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF MAPLETON, UTAH,

This 21st Day of October, 2014.

Brian Wall
Mayor

ATTEST:

Camille Brown
City Recorder

Publication Date:

Effective Date:

WHEN RECORDED, RETURN TO:
Mapleton City Recorder
Mapleton City
125 West Community Center Way
Mapleton, UT 84664

Exhibit "A"

**FIRST AMENDMENT TO THE
BOUNDARY ADJUSTMENT AND DEVELOPMENT AGREEMENT
HARMONY RIDGE DEVELOPMENT PROJECT**

THIS FIRST AMENDMENT TO THE BOUNDARY ADJUSTMENT AND DEVELOPMENT AGREEMENT ("1st Amendment"), is made and entered into as of this ____ day of _____, 2014, by and between The Ensign-Bickford Company, a Connecticut corporation ("EBCo"), and Mapleton City, a Utah municipal corporation (the "City"). EBCo and the City are sometimes referred to herein individually as a "Party" and collectively as the "Parties." All Code references, unless otherwise indicated, are to the Mapleton City Code (the "City Code")

RECITALS

A. Capitalized terms used in this 1st Amendment which are not otherwise defined herein shall have the meanings assigned to them in the Development Agreement, as defined in Recital B. Capitalized terms expressly defined in any section of this 1st Amendment shall have the meaning set forth therein.

B. Pursuant to Title 18, Chapter 84, Section 400 of the City Code, EBCo and the City entered into that certain Boundary Adjustment and Development Agreement dated June 7, 2011 (the "Development Agreement"), which sets forth the terms, conditions, procedures and time parameters to be applied in connection with the development of the Harmony Ridge Development Project (the "Harmony Ridge Project:"). The Harmony Ridge Project is to be developed on EBCo's property situated immediately adjacent to the southern boundary of the City, north of U.S. Highway 6 and east of U.S. Highway 89, as described the Development Agreement, and more particularly described in EXHIBIT "A" hereto (the "Property").

C. Due to events which have arisen since the execution of the Development Agreement, and the Parties having otherwise renegotiated certain terms thereof, the Parties are now desirous of amending certain provisions of the Development Agreement as set forth herein and subject to the terms hereof.

NOW, THEREFORE, to these ends, and in consideration of the mutual covenants contained herein and the mutual benefits to be derived herefrom, the Parties agree as follows:

TERMS

1. **AMENDMENTS.** By the execution and delivery hereof, the Parties agree to amend the Development Agreement as follows:

I. Amendment to Section 5.1.

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Section 5.1 of the Development Agreement is revised and restated in its entirety to read as follows:

5.1. Water Rights. As a condition to the City's agreement to adjust its municipal boundaries to include the Property within the City and in satisfaction of the water rights conveyance requirements of Section 17.24.080 of the City Code, EBCo shall be obligated to convey to the City title to water rights sufficient to serve the Property upon the development of the Harmony Ridge Project. Section 5.1.1 (2) and (3) below reference certain East Bench Canal Company shares of water stock and certain Strawberry Water rights administered through the Mapleton Irrigation District, as potentially being conveyed and dedicated to the City in satisfaction of the referenced requirements of the City Code. The Parties hereby acknowledge and agree that in the event EBCo is unable to acquire said water shares or Strawberry Water rights as provided herein, other equivalent water shares and/or water rights, acceptable to the City, may be substituted in their place, subject to and in satisfaction of the water right conveyance requirements of the City Code, Subject to the terms and provisions of this Agreement, EBCo hereby agrees to transfer, assign and dedicate to the City, and the City hereby agrees to accept the transfer, assignment and dedication of water rights, as follows:

II. Amendment to Section 5.2.4. (2)(B).

Subsection (B) of the Development Agreement is revised and restated in its entirety to read as follows:

(B) Secondary Irrigation Water Storage. The Parties hereby acknowledge and agree that initially the entirety of the Property within the Harmony Ridge Project shall be irrigated using City culinary water from the Crowd Canyon Reservoir, which shall continue until such time as Central Utah Water Conservancy District ("CUWCD") completes the construction of its secondary irrigation water storage reservoir (the "CUWCD Secondary Irrigation Reservoir"), which reservoir is being constructed pursuant to a separate agreement for such by and among the City, EBCo and CUWCD. At such time as the CUWCD Secondary Irrigation Reservoir is completed and available for service, secondary irrigation water service will be provided by the City to the Secondary Irrigation Service Area through the secondary irrigation water system improvements to be constructed as set forth in Section 5.2.4(1) above.

(i) Notwithstanding the foregoing, in the event: (i) storage capacity in the CUWCD Secondary Irrigation Reservoir is, for any reason, not made available within five years from the date of this amendment, for use by the City sufficient to serve the entirety of the Secondary Irrigation Service Area, and (ii) the capacity in the Crowd Canyon Reservoir is not sufficient, as determined according to standard engineering practices, to enable the City to continue to provide water for irrigation use within the Secondary Irrigation Service Area, then EBCo shall be obligated to construct, at its sole expense, within the Property at a location satisfactory to EBCo and the City, a secondary irrigation water storage reservoir ("*EBCo Secondary Irrigation Reservoir*"), having a capacity sufficient to satisfy all secondary irrigation water requirements within the

Secondary Irrigation Service Area, as set forth in the “Water Demand Forecasting Table,” attached as EXHIBIT “J-3” hereto and incorporated by reference herein.

(ii) The five year period provided for in Subsection (B)(i) immediately above may be extended in good faith upon the mutual agreement of the Parties.

(iii) The EBCo Secondary Irrigation Reservoir, upon completion of construction, shall be conveyed by appropriate instrument of conveyance to the City and thereafter be dedicated by the City for service to the entirety of the Secondary Irrigation Service Area on a first priority basis.

III. Amendment to Section 5.5.

Subsections 5.5.1(1) and 5.5.1(2) are deleted in their entirety.

Subsection 5.5.1. of the Development Agreement is revised and restated in its entirety to read as follows:

5.5.1. Compensation for Upsized Capacity of Offsite Improvements. The Offsite Culinary Water Main Line and the Offsite Sewer Trunk Line Improvements to be constructed by EBCo to serve the Harmony Ridge Project (collectively, the “Offsite Improvements”), are being upsized with additional capacity, and are being located, by requirement of the City, so as to enable the City to provide service to future development projects on lands serviceable by the Offsite Improvements in addition to the Harmony Ridge Project (the “Benefitted Lands”). Notwithstanding the provisions of Section 8 herein pertaining to assignment of EBCo’s interests herein, in recognition of the upfront expenditure by EBCo of the additional cost of upsizing the Offsite Improvements for which EBCo receives no benefit (the “Upsize Cost”), the City agrees that EBCo, and only EBCo, shall be entitled to a credit against the Boundary Adjustment Fee, as defined in, and which EBCo is obligated to pay to the City pursuant to, the provisions of Section 6.2 herein (the “Boundary Adjustment Fee Credit”), subject to and in conformance with the following:

(1) Application of the Credit. The Boundary Adjustment Fee Credit shall be applied against the first 600 ERUs developed.

(2) Determination of the Upsize Cost.

(A) The Benefitted Lands are identified in Exhibits “J” and “M” hereto. The Parties hereby acknowledge that said exhibits identify projected Benefitted Lands and ERUs, which may change as actual development of said lands occurs.

(B) The Upsize Cost shall be equal to the pro-rata share (calculated based upon of the total front footage and capacity of the Offsite Improvements not dedicated to the Harmony Ridge Project and Mapleton Village

Project (as referenced in Exhibits J and M, and available for use in serving the Benefitted Lands), of the actual total cost incurred by EBCo in the design, construction, and installation of the Offsite Improvements, including all related fees and charges, and excluding interest and carrying costs. The Upsize Cost as of the date hereof is estimated, for purpose of illustration, to be \$2,600,000, which amount is subject to change as the actual costs are determined.

(C) Upon completion of the construction and installation of the Offsite Improvements, EBCo shall submit to the City an itemized statement, with accompanying evidence, of the actual total costs incurred by EBCo, including an itemized breakdown of the actual Upsize Cost.

(3) Determination of the Boundary Adjustment Fee Credit.

(A) The Boundary Adjustment Fee Credit shall be calculated by dividing the actual Upsize Cost by 600 ERUs, representing the number of ERUs as to which said credit shall be applied as provided in Section 5.5.1(1) herein. By way of example, based upon a current estimated Upsize Cost of \$2,600,000, the Boundary Adjustment Fee Credit shall be \$4,333.33, calculated as follows:

$$\$2,600,000 \div 600 \text{ ERUs} = \$4,333.33 \text{ credit per ERU}$$

(B) The Boundary Adjustment Fee Credit per ERU shall be subtracted from the Boundary Adjustment Fee per ERU due as set forth in Section 6.2 herein, to determine the net Boundary Adjustment Fee due and payable per ERU. Boundary Adjustment Fee Credit shall be given until EBCo has been compensated for the full amount of the Upsize Cost.

(C) The full amount of the Boundary Adjustment Fee shall be due and payable in full for all ERUs developed within the Harmony Ridge Project beyond 600 ERUs.

(4) City Revenues. Boundary Adjustment Fee revenues that the City would otherwise have received but for the application of the Boundary Adjustment Fee Credit as provided for herein, will be paid to the City by the developers of the Benefitted Lands through the collection of Impact Fees and/or other applicable fees and charges required under the City Code to be paid in connection with the development of the Benefitted Lands.

Subsection 5.5.2 is deleted in its entirety.

IV. Amendment to Section 6.2.

Subsection 6.2. of the Development Agreement is amended by adding a new Section 6.2.5 as follows:

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6.2.5. Notwithstanding anything herein to the contrary, Boundary Adjustment Fees due hereunder, and EBCo's obligation to pay the same, shall be expressly subject to the provisions of Section 5.5.1. herein which provides for a Boundary Adjustment Fee Credit in favor of EBCo to be applied against the first 600 ERUs to be developed within the Harmony Ridge Project. The Boundary Adjustment Fee Credit shall be applied and payments made by the City to EBCo in conformance with the following:

(1) The amount of the Boundary Adjustment Fee Credit shall be subtracted from the Boundary Adjustment Fee due, and the difference shall be the net amount due and payable by EBCo to the City under this Section. By way of example, if the amount of the Boundary Adjustment Fee due is \$6,000 per ERU, and the Boundary Adjustment Fee Credit, as determined under Section 5.5.1(3), is \$4,333.33 per ERU, the amount due and payable by EBCo to the City is \$1,666.67 per ERU, calculated as follows:

$$\$6,000 - \$4,333.33 = \$1,666.67$$

(2) In the event the Harmony Ridge Project is developed by a successor-in-interest to EBCo as provided for in Section 8 herein (a "Successor Developer"), and EBCo shall, by agreement with the Successor Developer, remain responsible at its sole expense for the design, construction and installation of the Offsite Improvements, then the Successor Developer shall pay and the City shall collect the full amount of the Boundary Adjustment Fee then due for all ERUs beginning with the first ERU developed, and the City shall upon receipt of each such Boundary Adjustment Fee payment deduct the applicable Boundary Adjustment Fee Credit and remit payment of said credit amount to EBCo. Boundary Adjustment Fee Credits collected and due and owing pursuant hereto shall be remitted by the City to EBCo on a quarterly basis. This procedure shall continue until the full amount of Boundary Adjustment Fee Credits due and owing to EBCo has been paid in full.

2. RECORDATION; AGREEMENT TO RUN WITH THE LAND. This 1st Amendment shall be recorded against the Property, and the Development Agreement and this 1st Amendment and all covenants, rights, terms, conditions and obligations contained therein and herein pertaining to the development of the Harmony Ridge Project shall run with the land and shall inure to the benefit of and be binding upon EBCo and all successors-in-interest of EBCo in the ownership of the Property and development of the Harmony Ridge Project thereon; except that all covenants, rights, terms, conditions and obligations contained herein pertaining to the development of the Harmony Ridge Project shall cease to burden and run with that portion of the Property that is subdivided into individual lots pursuant to the applicable subdivision ordinances of the City Code and each said lot shall be released herefrom at the time of recordation of the subdivision plat pursuant to which such lot is created.

3. FORCE AND EFFECT. Except as specifically modified by this 1st Amendment, all of the terms and conditions set forth in the Development Agreement shall remain unchanged and in full force and effect.

4. CONFLICTING TERMS. In the event of a conflict between the provisions of the Development Agreement and this 1st Amendment, the provisions of this 1st Amendment shall govern.

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5. **COUNTERPART SIGNATURES.** This 1st Amendment may be executed by facsimile and in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same original.

IN WITNESS WHEREOF, the Parties have executed this 1st Amendment as of the day and year first above written.

THE ENSIGN-BICKFORD COMPANY

By: _____

Its: _____

MAPLETON CITY

By: _____

Mayor

ATTEST:

APPROVAL AS TO FORM:

City Recorder

City Attorney

ACKNOWLEDGMENTS

STATE OF CONNECTICUT)

:ss.

County of _____)

On the _____ day of _____, 2014, personally appeared before me _____, known to me, or proved to me on the basis of satisfactory evidence, to be the persons who executed the within instrument as the _____, of the corporation therein named, who duly acknowledged to me that the corporation executed the same.

NOTARY PUBLIC

STATE OF UTAH)

:ss.

County of Utah)

{00663615-1 }

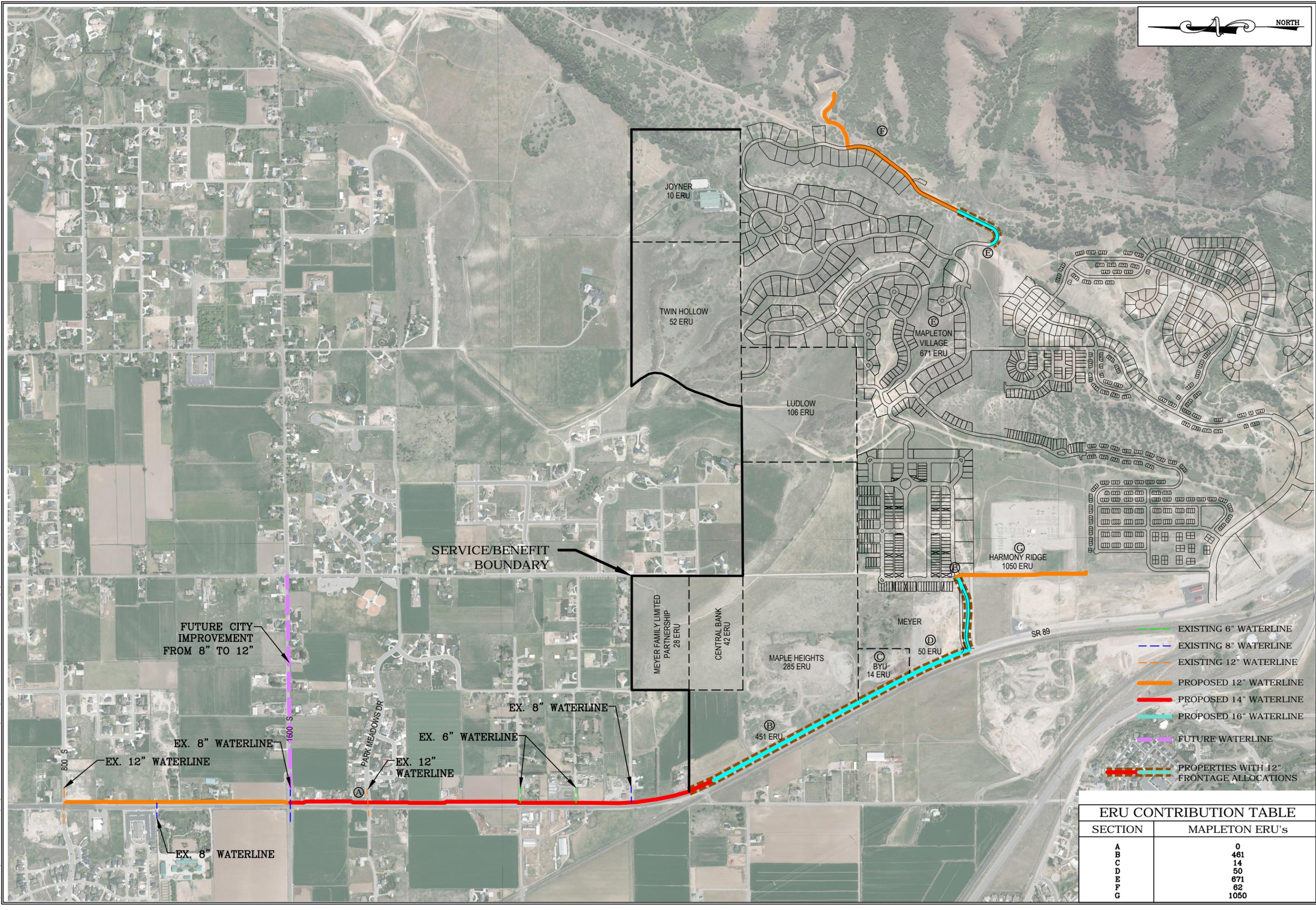
On the _____ day of _____, 2014, personally appeared before me
_____ and _____, known to me, or proved to me on the basis
of satisfactory evidence, to be the Mayor and City Recorder, respectively, of Mapleton City, who duly
acknowledged that the within and foregoing instrument was signed on behalf of said City by authority of
a duly adopted resolution of its City Council, and that said City executed the same.

NOTARY PUBLIC



LEI
 - An Utah S Corporation -
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SURVEYORS
PLANNERS
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U:\LD-PARK CITY\08-4005 EB03 MAPLETON\08-4005 OFF-SITE SEWER & WATER\EXHIBITS\08-4005 EXHIBIT J - WATER PALING\DWG 9/25/2014 8:49 AM



HARMONY RIDGE
 MAPLETON, UTAH
 EXHIBIT J
 MASTER UTILITY PLAN - OFFSITE CULINARY WATER MAIN LINE

- EXISTING 6" WATERLINE
- EXISTING 8" WATERLINE
- EXISTING 12" WATERLINE
- PROPOSED 12" WATERLINE
- PROPOSED 14" WATERLINE
- PROPOSED 16" WATERLINE
- FUTURE WATERLINE
- PROPERTIES WITH 12" FRONTAGE ALLOCATIONS

ERU CONTRIBUTION TABLE	
SECTION	MAPLETON ERU's
A	0
B	461
C	14
D	50
E	671
F	62
G	1050

REVISIONS	
1.	
2.	
3.	
4.	
5.	

LEI PROJECT #:
2008-4005
 DRAWN BY:
TJP
 DESIGNED BY:
NKW
 SCALE:
1" = 1000'
 DATE:
9/25/2014

EXHIBIT
J-1

Exhibit J

J-4

Offsite Water Master Plan and Reimbursement Methodology

Note: Cost estimates shown are for purposes of establishing a methodology and are subject to change based on actual bids.

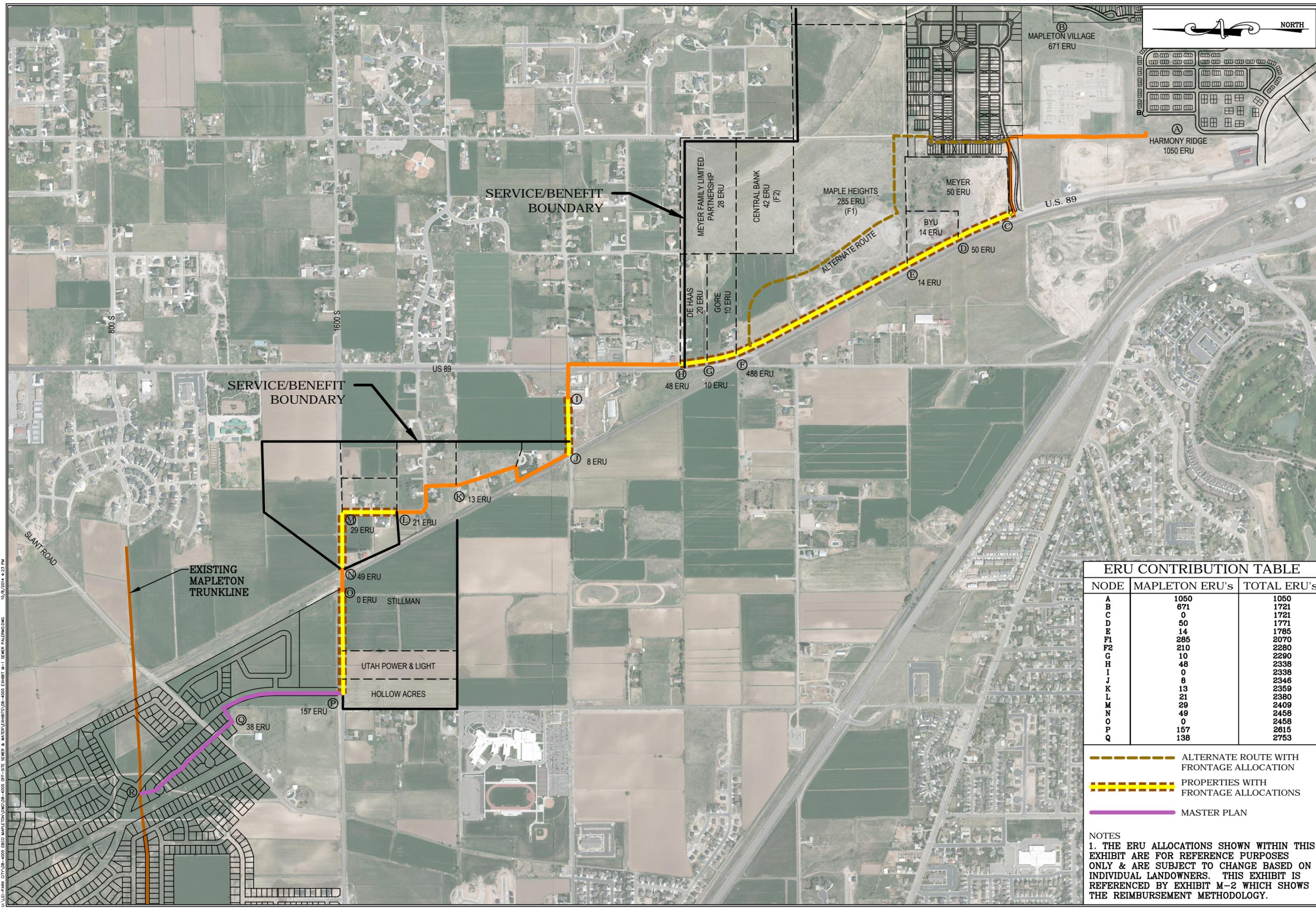
Node	ERU Breakdown (1)	Overall Cost (2)	Frontage Cost (3)	Difference Between Upsize (2 subtract 3)	Mapleton Cost Participation											
					Harmony Ridge	Mapleton Village	Maple Heights	BYU	Meyer	Twin	Joyner	Ludlow	Meyer Family Limited	Central Bank	Mapleton City	
A	0	\$ 886,423	\$ -	\$ 886,423	\$ 403,269	\$ 257,708	\$ 109,459	\$ 5,377	\$ 19,203	\$ 19,971	\$ 3,841	\$ 40,711	\$ 10,754	\$ 16,131	\$ -	
B	461	\$ 228,434	\$ 182,357	\$ 46,076	\$ 23,915	\$ 15,283	\$ 182,357	\$ 319	\$ 1,139	\$ 1,184	\$ 228	\$ 2,414	\$ 638	\$ 957	\$ -	
C	14	\$ 73,466	\$ 58,772	\$ 14,694	\$ 6,726	\$ 4,298	\$ 1,826	\$ 58,772	\$ 320	\$ 333	\$ 64	\$ 679	\$ 179	\$ 269	\$ -	
D	50	\$ 67,958	\$ 54,188	\$ 13,770	\$ 6,403	\$ 4,092	\$ 1,738	\$ 85	\$ 54,188	\$ 317	\$ 61	\$ 646	\$ 171	\$ 256	\$ -	
E	671	\$ 237,082	\$ 196,544	\$ 40,538	\$ 26,002	\$ 196,544	\$ 7,058	\$ 347	\$ 1,238	\$ 1,288	\$ 248	\$ 2,625	\$ 693	\$ 1,040	\$ -	
F	62	\$ 211,099	\$ -	\$ 211,099	\$ 34,312	\$ 21,927	\$ 9,313	\$ 457	\$ 1,634	\$ 1,699	\$ 327	\$ 3,464	\$ 915	\$ 1,372	\$ 135,679	
G	1050	\$ 112,061	\$ -	\$ 112,061	\$ 112,061	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Subtotal	2308	\$ 1,816,523	\$ 491,861	\$ 1,324,661	\$ 612,687	\$ 499,851	\$ 311,750	\$ 65,358	\$ 77,723	\$ 24,793	\$ 4,768	\$ 50,539	\$ 13,350	\$ 20,025	\$ 135,679	
Reimbursement Based on Frontage Benefit					\$ -	\$ 196,544	\$ 182,357	\$ 58,772	\$ 54,188	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Reimbursement Based on ERUs					\$ 612,687	\$ 303,308	\$ 129,393	\$ 6,585	\$ 23,534	\$ 24,793	\$ 4,768	\$ 50,539	\$ 13,350	\$ 20,025	\$ 135,679	
Reimbursement per ERU					\$ 584	\$ 452	\$ 454	\$ 470	\$ 471	\$ 477	\$ 477	\$ 477	\$ 477	\$ 477	\$ 477	NA

Crowd Canyon Tank ERU Allocation

Harmony Ridge	1050
Mapleton Village	565
Total Between Developments (25% of Tank)	1615
Tank ERU Capacity	6460

ERU	ERU Percentage
Harmony Ridge	1050 16%
Mapleton Village	671 10%
Maple Heights	285 4%
BYU	14 0%
Meyer	50 1%
Twin	52 1%
Joyner	10 0%
Ludlow	106 2%
Meyer Family Limited	28 0%
Central Bank	42 1%
Mapleton City	4152 64%
Total ERUs	6460 100%

HARMONY RIDGE
 MAPLETON, UTAH
 OFFSITE SEWER MASTER PLAN AND REIMBURSEMENT SCHEDULE
 (LEGACY FARMS ALIGNMENT)



ERU CONTRIBUTION TABLE		
NODE	MAPLETON ERU's	TOTAL ERU's
A	1050	1050
B	671	1721
C	0	1721
D	50	1771
E	14	1785
F1	285	2070
F2	210	2280
G	10	2290
H	48	2338
I	0	2338
J	8	2346
K	13	2359
L	21	2380
M	29	2409
N	49	2458
O	0	2458
P	157	2615
Q	138	2753

- - - - - ALTERNATE ROUTE WITH FRONTAGE ALLOCATION
- - - - - PROPERTIES WITH FRONTAGE ALLOCATIONS
- MASTER PLAN

NOTES
 1. THE ERU ALLOCATIONS SHOWN WITHIN THIS EXHIBIT ARE FOR REFERENCE PURPOSES ONLY & ARE SUBJECT TO CHANGE BASED ON INDIVIDUAL LANDOWNERS. THIS EXHIBIT IS REFERENCED BY EXHIBIT M-2 WHICH SHOWS THE REIMBURSEMENT METHODOLOGY.

REVISIONS
1
2
3
4
5

LEI PROJECT #:
2008-4005
 DRAWN BY:
TJP
 DESIGNED BY:
NKW
 SCALE:
1" = 1000'
 DATE:
10/8/2014

U:\LEI-PARK CITY\08-4005-ERU MAPLETON\DWG\08-4005 OFF-SITE SEWER & WATER\EXHIBITS\08-4005 EXHIBIT M-1 SEWER PALINDROME.DWG 10/8/2014 4:23 PM

