

**EAGLE MOUNTAIN CITY  
CITY COUNCIL MEETING  
MAY 5, 2015**

<b>TITLE:</b>	Grant for Cory Wride Memorial Park: field lights, paved parking lot, and paved walking corridors between fields.		
<b>FISCAL IMPACT:</b>	General Fund:	\$277,450	
<b>APPLICANT:</b>	Eagle Mountain City		
<b>GENERAL PLAN DESIGNATION</b> N/A	<b>CURRENT ZONE</b> N/A	<b>ACREAGE</b> N/A	<b>COMMUNITY</b> City-wide

**NOTICES:**

-Agenda Posted

**REQUIRED FINDINGS:**

<b>Planning Commission Action / Recommendation</b>
<b>Vote: N/A</b>

<b>Prepared By:</b> Ikani Taumoepeau
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**NOTES/COMMENTS:**

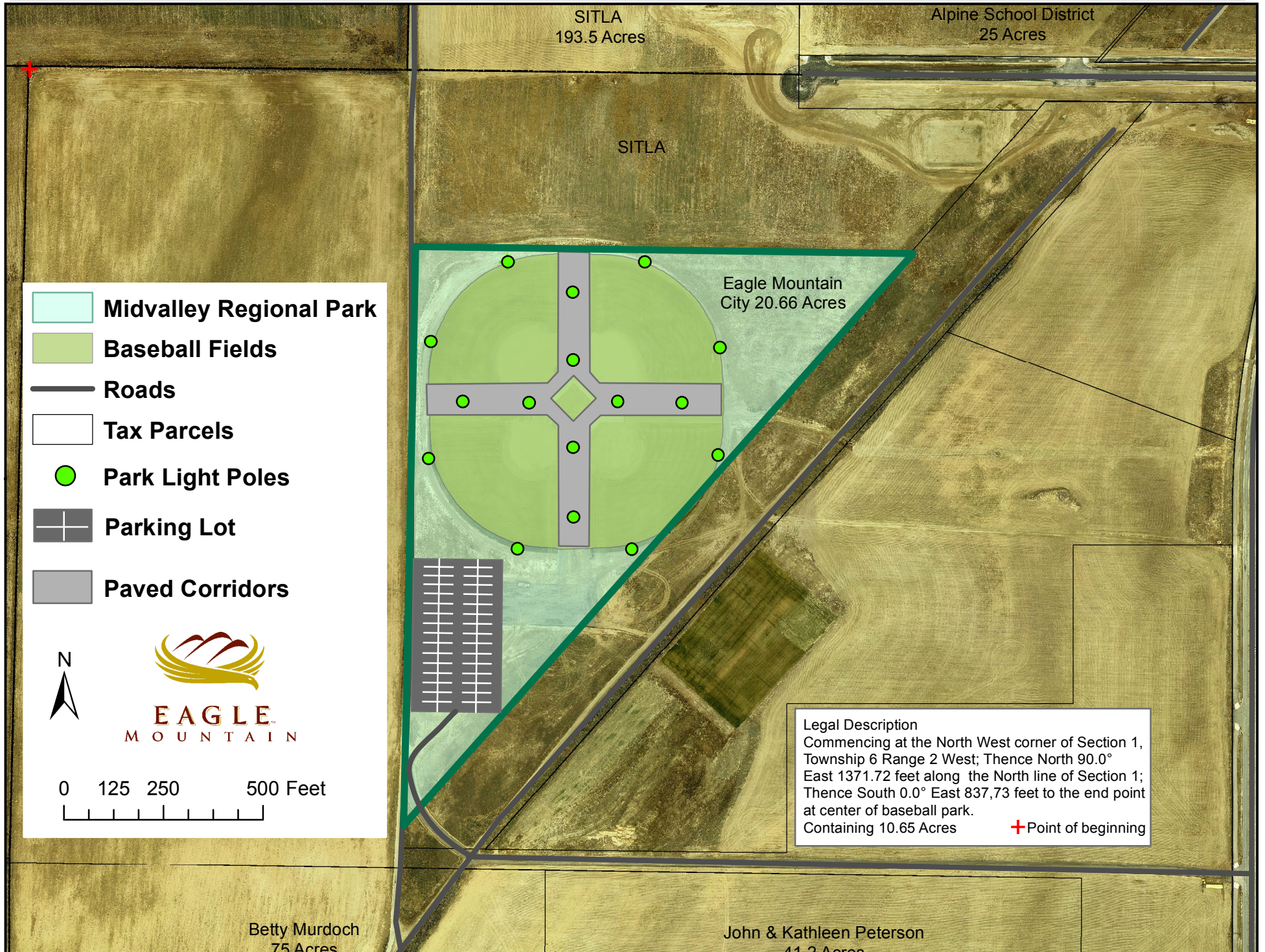
**Recommendations:**

Staff recommends that the City Council approve a 50/50 matching reimbursement for quad park field lights, a paved parking lot, and paved walking corridors between the four baseball fields.

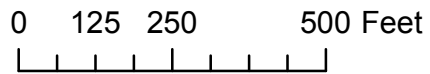
**Background:**

In May 2014, City staff applied for the Land & Water Conservation Fund and was approved in November 2014 by the state for a 50/50 matching reimbursement grant. The City is finalizing an Environmental Assessment (EA) on the site, which is required for this grant. Once the EA is finalized, the National Park Service will give final approval. Once approved, construction can start as early as October 1<sup>st</sup>, 2015.

# Mid-Valley Park 6F Map



- Midvalley Regional Park
- Baseball Fields
- Roads
- Tax Parcels
- Park Light Poles
- Parking Lot
- Paved Corridors



Legal Description  
Commencing at the North West corner of Section 1,  
Township 6 Range 2 West; Thence North 90.0°  
East 1371.72 feet along the North line of Section 1;  
Thence South 0.0° East 837.73 feet to the end point  
at center of baseball park.  
Containing 10.65 Acres Point of beginning

Betty Murdoch  
75 Acres

John & Kathleen Peterson  
41.2 Acres

UTAH STATE  
PARKS AND  
RECREATION

Land and Wa-  
ter Conserva-  
tion Fund

2014 Preliminary Appli-  
cation and Guidelines



# INTRODUCTION

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## PURPOSE

The Land and Water Conservation Fund (LWCF) grant program (P.L. 88-578) was established to encourage and assist local and state government agencies in creating new and expanded high-quality public outdoor recreation areas and facilities by providing (1) for statewide planning and (2) for financial assistance. The program became effective January 1, 1965. It is financed primarily from revenues derived from outer continental oil and gas leasing and is appropriated by Congress. This is a federal grant to the State of Utah that is sub-granted to local governments for specific outdoor recreation projects.

## SCOPE OF GRANTS

Assistance may be provided for acquisition (Acquisition Grant) of real property for public outdoor recreation use and/or development (Development Grant) of outdoor recreation facilities on property owned by the applicant. Projects that include acquisition and development (Combined Grant) are also within the scope of the LWCF grant program. Projects should serve the needs of the general public rather than special interest groups.

## TERMS

Grants require at least a 50% state or local match. Approved projects are funded on a cost reimbursement basis. Eligible projects must be in accordance with the Statewide Comprehensive Outdoor Recreation Plan (SCORP). The applicant must agree to permanently dedicate approved projects sites for public outdoor recreation use and accept responsibility for the operation and maintenance of the facilities.

## CONTACT INFORMATION

LWCF Grant Coordinator: Susan Zarekarizi  
Phone: (801) 538-7496  
E-Mail: [susanzarekarizi@utah.gov](mailto:susanzarekarizi@utah.gov)

# ELIGIBILITY REQUIREMENTS

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## ELIGIBLE PARTICIPANTS

1. State agencies
2. Counties
3. Incorporated cities and towns
4. Special improvement or service districts
5. Federally recognized American Indian Tribes

## ELIGIBLE PROJECTS

**ACQUISITION PROJECTS:** Projects solely devoted to the acquisition of land for the development of public outdoor recreation.

1. All projects involving land acquisitions are subject to the provisions of the “Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970,” as amended (P.L. 91-646). Failure to comply with P.L. 91- 646 may result in project ineligibility for LWCF assistance. This Act deals with two major areas of concern:

The establishment of uniform policies and procedures that must be followed when acquiring real property so that all persons receive fair and equitable treatment and be offered the fair market value for their property as determined by a competent appraiser.

The establishment of a uniform policy for fair and equitable treatment of persons who must relocate their homes, farms or businesses as a result of a federal or federally assisted action.

2. In order to comply with P.L. 91-646, the following steps should be taken:
  - a. Initial contact is made with the property owner. No price is negotiated at this time.
  - b. An appraisal is completed by a qualified appraiser using standards that are in accordance with the current “Uniform Appraisal Standards for Federal Land Acquisitions”.
  - c. The owner must be given the opportunity to accompany the appraiser during inspection of the property. This should be documented by the appraiser in his report or by the acquiring agency.
  - d. The State may approve the preparation of a waiver valuation per 49 CFR 24.102©(2)(ii) for acquisitions which are uncomplicated and the estimation of value of the real property is less than \$10,000. Forms for these can be obtained from the Utah Division of Parks and Recreation upon request. The waiver valuation cap can be raise to \$25,000 if the acquiring agency offers the owner the option to have an appraisal and the owner elects to have the agency prepare a waiver valuation instead. Appraisals for more than \$25,000 must be an analytical narrative report involving the application of standard techniques, such as comparative or market value, cost less depreciation, and income approaches to value.
  - e. The owner must be advised in writing of the fair market value of his property and of his rights concerning relocation and replacement housing assistance if applicable. A written offer to purchase should then be made at the approved appraisal value. Forms for the offer to purchase and statement of just compensation are available upon request.

- f. A minimum one-year option should be secured based on the appraised value, prior to making application for LWCF assistance. An option agreement may constitute an acceptable written offer to purchase if it is made at the appraised value.
  - g. Only in unusual circumstances may acquisitions at less than fair market value be eligible. If an owner has been offered the fair market value for his property but desires to sell for less, the seller must provide a written waiver of his right to just compensation, indicating the reasons for accepting less. Waiver forms are available upon request.
  - h. No retroactive acquisition costs are eligible for grant assistance, with the exception of option payments that may be used against the purchase price upon acquisition.
  - i. The owner must be reimbursed for certain costs of acquisition, such as title insurance and transfer fees.
  - j. If displacement of any person will result from this action, P.L. 91-646 requires that written notification be given to the occupants, at the time negotiations begin, that advises them of their rights and entitlements. Owner-occupants and renters are entitled to certain financial aid as a result of their forced relocation.
3. Acquisitions that are not eligible for assistance include the following:
- a. Acquisition of an historical structure where the principal interest is in the structure itself and the structure does not otherwise contribute to outdoor recreation.
  - b. Acquisition of property as part of a larger project where public outdoor recreation use cannot be identified within the particular tract itself.
  - c. Property with a primary use other than public outdoor recreation.
4. The project sponsor must acquire fee title to the land. Reservations and rights held by others are permissible only if it is determined that public outdoor recreation purposes would not be affected. If the project sponsor cannot show adequate control and tenure of the divided estate, then the acquisition is not eligible. The project sponsor shall provide a description of all outstanding rights held by others and identify them on the Section 6(f)(3) boundary map.

**DEVELOPMENT PROJECTS:** Projects involving the development of outdoor recreation and related facilities that directly support the public recreation use of the area.

1. Participants must own title to the land on which development will occur. If evidence of title is in the form of an easement or lease then the terms/duration of the lease must be in perpetuity (forever).
2. Development plans should be based on the needs of the public. Facilities should be attractive and consistent with the setting. Depending on the nature and location of the project, improvements and structures should be designed as much as possible to be in harmony with the natural environment.
3. Compliance with P.L. 91-646, "Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970", is required for development of project sites acquired after January 2, 1971. A statement of compliance with this Act is required as part of the application for grant assistance.
4. Assistance may be available for development of a broad range of public outdoor recreation facilities; however, projects that are not eligible for grant assistance include the following:

- a. Restoration or preservation of historic structures; however, outdoor recreation facilities and their support facilities in conjunction with historical structures or sites may be eligible for assistance.
- b. Development of areas and facilities to be used primarily for semi-professional or professional arts and athletics, such as professional type outdoor theatres and rodeo arenas.
- c. Development of amusement facilities (such as merry-go-rounds, ferris wheels, children's railroads, pioneer towns, livestock and produce exhibit facilities and allied exhibit type developments), convention facilities, commemorative exhibits, or the construction of facilities, including their furnishings, that are only marginally related to outdoor recreation.
- d. Construction of and furnishings for employee residences.
- e. Construction or renovation of lodges, motels, luxury cabins, or non-austere cabins. However, cabins and group camp dormitories of a simple, austere design may qualify. If the group camp facilities are to be designated for specific groups or if specific groups will be given priority use, the development does not qualify for assistance. An example would be an area designed specifically for Boy Scout use.
- f. Development projects in new or previously undeveloped recreation areas that consist solely of support facilities, unless it is clearly indicated in the project proposal that they are required for proper and safe use of an area that does not require additional outdoor recreation facilities to be functional (such as construction of restrooms at a public nature study area), or that necessary outdoor recreation facilities are being developed concurrently without grant assistance.
- g. Support facilities, such as roads and sewer systems, exclusively to serve ineligible facilities. However, if the support facilities will serve both eligible and ineligible facilities, the cost may be prorated between the two uses.
- h. Development of nature and geological interpretive facilities that go beyond interpreting the project site and its immediate surrounding area.
- i. Development of outdoor recreation and outdoor recreation support facilities for which an Exhibit "R" of a utility company's license application, filed with the Federal Power Commission, indicates are to be developed without Federal financial assistance.
- j. Development of school athletic facilities, such as stadiums, running tracks for interscholastic athletics, and athletic fields with grandstands or more bleacher capacity than would normally be required for non-interscholastic athletic use.
- k. Enclosed recreation facilities, with the exception of support facilities, swimming pools and ice rinks.
- l. Construction of community centers, fire/police stations, cell towers, water tanks and other governmental buildings/facilities.

5. The "Flood Disaster Protection Act of 1973", P.L. 93-234, requires the purchase of flood insurance as a condition of receiving any Federal assistance in a flood plain area, identified as such by the Federal government as an area that has special flood hazards, and located within a community currently participating in the National Flood Insurance Program. Insurable improvements are restrooms, bathhouses, interpretive buildings and maintenance buildings.

6. LWCF projects must be designed and constructed to comply with the "Uniform Federal Accessibility Standards". Compliance with the Architectural Barriers Act of 1968, 42 U.S.C. 4151-4157, Americans with Dis-

abilities Act of 1990 (amended in 2010), and Section 504 of the Rehabilitation Act of 1973, 29 U.S.C. 792, is mandatory.

7. All new utility lines within the project site must be placed underground. Existing lines under 15 KV may be placed underground with grant assistance as part of the application proposal.

**COMBINED PROJECTS:** Projects that involve not only an acquisition of land, but also the recreational development of that land.

1. As the name suggests, the eligibility requirements for combined projects include all the criteria from Acquisition and Development Projects in order to be considered for funding.

## OPERATION AND MAINTENANCE OF PROJECT SITES

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Property acquired or developed with assistance from the LWCF shall be permanently dedicated for public outdoor recreation use. Any change from public outdoor use (installation of cell towers or construction of a fire house - as examples) will constitute a conversion of use as outlined in Section 6(f) of the LWCF Act, and will require replacement of the facility in accordance with Department of Interior guidelines – the sponsor cannot pay the grant back.

Property acquired or developed with assistance from the LWCF shall be operated and maintained as follows:

1. The property shall be maintained so as to appear attractive and inviting to the public.
2. Sanitation and sanitary facilities shall be maintained in accordance with applicable state and local public health standards.
3. Properties shall be kept reasonably safe for public use. Fire prevention, safeguard, and similar activities shall be maintained to prevent loss of lives to users.
4. Buildings, roads, and other structures and improvements shall be kept in reasonable repair throughout their estimated life so as to prevent undue deterioration and not to discourage public use.
5. Facilities shall be open to the public during reasonable times and seasons.
6. Properties acquired or developed with grant assistance shall remain free from overhead utility lines. All electrical lines shall be placed underground.
7. Property shall not be converted to non-conforming uses such as cell towers, community centers, commercial development, etc. If a sponsor is considering converting the 6F property, they should contact the LWCF Coordinator to insure proper conversion procedures are followed.



# APPLICATION INFORMATION

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LWCF applications are the first stage of a competitive process. All applications are reviewed and the projects are ranked through an evaluation process that has been cooperatively developed by the state and the National Park Service. Proposals are evaluated on:

- How well the project addresses an outdoor recreation need identified in the 2014 Utah State Comprehensive Outdoor Recreation Plan (SCORP).
- Application completeness
- Technical merits
- Previous recreation program performance
- Project readiness
- Availability of local funding
- Site visit/inspection

The highest scoring projects are invited to begin the second phase of the selection process, which includes the final environmental screening process and nomination for approval to the Board of Utah State Parks and Recreation. If the applicant successfully completes the second phase, their project may become a potential selection for recommendation to the National Park Service for their approval.

An application form is provided which includes the basic information required for grant approval. Please fill this form out completely. Incomplete information will only detract from your chances of receiving grant approval.

Be specific when identifying the source of your local matching funds. The local match must at least equal the federal assistance being requested. Also, donations other than real property should not exceed 25% of the total project cost (half the local match) for application purposes.

Additional information and attachments are required as explained on the application form. Some of the forms mentioned are provided and require only signatures. Others require some planning and careful thought. Remember, your project will be competing with many others from all around the state. Be thorough, but as concise as possible.

The LWCF Preliminary application must be postmarked or delivered in person no later than May 1, 2014. Deliver 2 complete, printed, and signed copies of the preliminary application and attachments to:

Utah State Parks and Recreation  
Land and Water Grant Program  
1594 W. North Temple, Suite 116  
Salt Lake City, UT 84114.

Faxes and E-Mailed submissions will NOT be accepted. Applicants are responsible for effecting delivery by the deadline above; late submissions will be rejected without consideration.

For additional information and assistance please call the LWCF Coordinator at (801) 538-7496.

# 2014 Land & Water Conservation Fund Preliminary Application

## 1. Applicant Information

- A. Sponsor Name: Eagle Mountain City
- B. Contact Name and Title: Ikani Taumoepeau
- C. Sponsor Address: \_\_\_\_\_  
\_\_\_\_\_1650 E. Stagecoach Run\_\_\_\_\_ \_\_\_\_\_  
\_\_\_\_Eagle Mountain City\_\_\_\_\_Utah\_\_\_\_\_84005\_\_\_\_\_ \_\_\_\_\_  
City State ZIP Code
- D. Contact's Phone [Cell] ( 801 ) 440-9487, [Office] 801-789-6621
- E. Contact's E-mail Address: ikani@emcity.org
- F. Name, address, phone number, and e-mail of person to receive notification of preliminary application status if different from contact:

## 2. Legislative Information

- A. US Congressional District #: 04 Legislator Name: Jim Matheson
- B. Utah House District #: 2 Legislator Name: David Liffereth
- C. Utah Senate District #: 13 Legislator Name:

## 3. Summary Project Information

- A. Project Name: Mid-Valley Regional Quad Park Lighting System
- B. Project Address: \_\_\_\_\_  
\_\_\_\_\_5806 N. Pony Express Parkway\_\_\_\_\_ \_\_\_\_\_  
\_\_\_\_Eagle Mountain City\_\_\_\_\_Utah\_\_\_\_\_84005\_\_\_\_\_ \_\_\_\_\_  
City State ZIP Code
- C. Project Type: \_\_\_\_\_ Acquisition \_\_\_X\_\_\_Development \_\_\_\_\_ Combined
- D. Summary of Project Funding:  
Project Sponsor Match: \$ 289,010  
Grant Funds Requested: \$ 289,010  
Total Project Cost: \$ 578,020
- E. Are matching funds readily available and budgeted? Yes
- F. Was the project site previously funded with LWCF Funds? \_\_\_\_\_ Yes, \_\_\_X\_\_\_ No  
a. If yes, provide the LWCF project number, 49-00\_\_\_\_\_.
- G. What are the estimated annual operation and maintenance costs of this project? \$17,939.70  
*See attachment: Annual Operation & Maintenance Costs for more details.*
- H. Estimated Start Date: \_\_\_\_\_May 12th, 2015\_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_July 22nd, 2015\_\_\_\_\_
- I. Control and Tenure of the project area (attach all appropriate deeds, easements and/or leases - easements and leases must be granted in perpetuity):

(Please see attachment: State of Utah Exchange Patent #19736)

\_\_\_X\_\_\_Deed \_\_\_\_\_Easement \_\_\_\_\_Lease Agreement Other:

- J. What is the total number of acres of the park? The project area is located on a parcel that is approximately 20.66 acres. The total acreage of Mid-Valley Regional Park is approximately 69.5 acres (*includes Pony Express Trail and Mid-Valley Park 'D'*).
- K. Give some brief driving directions: If you are driving from Salt Lake County, take exit 289 and keep right at the fork and merge onto Bangerter Hwy towards Riverton/Bluffdale. In about 2 miles, turn left onto Redwood Rd. In about 10 miles, turn right onto Pony Express Parkway and head towards Eagle Mountain. In about 7 miles, after passing Frontier Middle School (on the right), look for the *Mid-Valley Regional Park* sign on the right side of the road and turn right into the park. Follow the road for 0.5 miles until it veers into the undeveloped parking lot. (See attachment: *To Mid-Valley Baseball Diamonds*)
- L. Project Description (Concise description of the work elements to be completed):

If awarded the grant, the City would lay asphalt and concrete from May-June 2015. The asphalt would be laid on the dirt parking lot (100 ft x 450 ft x material costs \$1.00 = \$45,000). The parking lot already has road base, so this should help save money. The City would match through labor, equipment, and fuel amounting to \$29,250 (labor-\$0.50 + fuel - \$0.15 = \$0.65; 100 ft x 450 ft x \$0.65 = \$29,250).

The interior asphalt/primary corridor would be laid with concrete (326 ft x 60 ft x material costs \$2.25 = \$44,010). The City would match with base preparation work, labor, equipment, and fuel amounting to \$59,760 (Labor \$0.50 + Fuel \$0.15 = \$0.65; Base Prep \$1.95 + \$0.65 x 19,560 sq. ft + \$8,904 equipment = \$59,760).

For the lighting system, the City would release a Request For Proposal next May 2015 for \$400,000 (1/2 local match - 1/2 LWCF funds) for quad-plex lights. We will request that the RFP stay under \$400,000 (materials and installations included is mandatory), 50/30 lights, 25 year warranty and maintenance program that eliminates 100% of maintenance costs for 25 years, including labor and materials, and that the lights be setup and installed between mid-June to July 22nd, 2015.

- M. What primary community(s)/locality(s)/area(s) will be served by this project? Provide a short description of the community, geographic location, and population dynamics.

Located on the famous Pony Express Trail, Eagle Mountain is a young master-planned community that captures the small-town feel in the midst of Utah's urban corridor. Eagle Mountain sits just 40 miles southwest of Salt Lake City, Utah and 30 miles northwest of Provo, Utah at the western base of Lake Mountains. Since incorporation in December 1996, the City's population has grown from 250 residents to more than 25,000, becoming one of the state's fastest growing communities at +18% growth rate. The City boast of a high homeownership rate of 87.6% and low homeowner costs at 24.7% of household income make home buying in Eagle Mountain easy and affordable. This project will also serve our neighboring Saratoga Springs residents (23,000 population, +20% growth rate), Cedar Fort and Fairfield towns. By 2040, Eagle Mountain City is projected to grow to 120,000 residents (522%). Eagle Mountain is 52 square miles, which is the 3rd largest in the State. Saratoga Springs has the highest population growth in the State at 21.8%. The Saratoga Springs area was originally a resort built around the hot springs and still maintains a quiet, rural atmosphere with convenient access to the larger metro areas of Salt Lake and Provo-Orem area.

Living Well. Eagle Mountain's master plan embraces the natural beauty of the area, incorporating large wide-open natural spaces and maintained green spaces throughout its master plan. Utility lines are buried underground to maintain unobstructed views of the rugged mountains, untouched prairie, and starry night skies. The City's picturesque location also avoids the inversion of the Salt Lake and Utah Valleys.

Eagle Mountain residents enjoy quiet, safe neighborhoods with plenty of open space where families can play and spend time together. The City's master plan includes more than 30 miles of jogging, bike, and horse trails, connecting Eagle Mountain's residential developments. In a 2007 statistical survey, more than 95% of residents rated their quality of life as "good" or "excellent."

A Safe Place. With no wetlands or floodplains and not a single known natural disaster to ever occur within City limits,

Eagle Mountain is perhaps one of the safest places in the world. Furthermore, the City also sits in the lowest seismic zone of the State.

**Educated Workforce.** Within 40 miles of three major universities and several community colleges, Eagle Mountain boasts a highly educated workforce. More than 90% of Eagle Mountain adult residents have gained some form of post-secondary education – with 60% of those individuals having earned a Bachelor’s degree or higher.

**Business Friendly.** City officials are ready and willing to provide for the needs of prospective companies looking for a new home for their business. The City Council has authorized the creation of specific areas within the City to offer tax increment financing (TIF) to incentive economic development. The City has also created a business incubator program which offers free office space, basic phone and internet as well as access to critical multimedia tools, information, contacts and services which may otherwise be inaccessible or unaffordable to start-up entrepreneurs.

We understand the significant positive impact this project would have on our City and are exceptionally grateful for the opportunity to be considered. We believe we will be a valuable partner in helping you achieve your goals as well.

N. Is the project in a designated flood hazard area?\_\_\_\_\_ If yes, is the project covered by flood insurance?  
\_\_\_\_Yes \_\_\_X\_\_\_No (See attachment: Utah County 100 Year Floodplain @ Dam Failure Map)

O. Are there hazardous wastes located on or near the project area? No

P. Are there any overhead transmission lines within the proposed project boundary? No, there are no overhead transmission lines within the project parcel site (Serial: 59:033:0010), but Rocky Mountain Power has overhead lines on the adjacent property, just south along the Pony Express Trail. These utility lines were installed before the City incorporated in 1996, as they support Fairfield and Cedar Fort. These lines will be buried as the surrounding properties develop. [See attachment: Project Boundary Map 6(f)(3)]

Q. Will any of this project be financed through the sale of existing recreation property? No.

R. Attach the Property Deeds for the Project Area – Project cannot be processed without deeds evidencing of ownership by the sponsor. This requirement does not apply to property acquisitions.

(Please see attachment: State of Utah Exchange Patent #19736)

S. Attach a resolution by the sponsor’s governing body approving the application for the LWCF grant – Can be evidenced by a letter of support or a certified copy of the meeting minutes of the governing body.

(Please see attachment: Letterhead from Eagle Mountain City’s governing body)

#### 4. Source of Funding Worksheet

LWCF Grant Funding Request	\$ 289,010
Project Sponsor Match (minimum of 50% of Total Project Costs)	\$289,010
State and/or Local Appropriations/Cash	\$289,010
Cash from Donations	
Donated Equipment Use	
Donated Labor (Volunteers)	
Donated Materials	
Donated Property Interests (If not already dedicated to recreation)	
State and/or Local Agency Labor	
State and/or Local Agency Equipment Use	
State and/or Local Agency Materials	
Other Eligible Grant Sources (Complete section below):	
Other:	
Total for Project Sponsor (Local Match)	\$289,010
Total Project Costs	\$578,020

#### Other Grant Funding Sources Continued

Name of Grant: \_\_\_\_\_ Agency: \_\_\_\_\_  
 Type of Grant: \_\_\_\_\_ Grant Status: \_\_\_Approved \_\_\_Pending

Name of Grant: \_\_\_\_\_ Agency: \_\_\_\_\_  
 Type of Grant: \_\_\_\_\_ Grant Status: \_\_\_Approved \_\_\_Pending

## 5. Summary of Development Cost Estimates

Work Element	Estimated Cost
A. Professional Services	
Consultant Services (ex. Archaeological, Wetland, Environmental)	\$
Design and Engineering (Construction Plans and Specifications)	\$
B. Construction (Facilities/Work Elements)	
Site Preparation	\$
Utilities	\$
Roads and Parking	\$
Restroom Facilities	\$
Recreation Facilities (be specific and list any additional facilities)	
Picnic Facilities	\$
Sports and Playfields	\$
Swimming Facilities/Water Features	\$
Trails/Walkways	\$ 59,760
Playground Equipment	\$
Playground Surfacing	\$
Landscaping	\$
Irrigation System/Sprinkler System	\$
Lighting	\$ 200,000
Parking Lot - Asphalt	\$ 29,250
Other:	\$
Other:	\$
Total Project Costs:	\$578,020
50% Federal Share (LWCF Grant Funds Requested)	\$289,010
50% Project Sponsor Match	\$289,010

Note: Itemize work elements and estimate the cost of your proposed project. If work elements/facilities are not included in the list, please feel free to change and/or add them to the list. "Contingency Funds" are not eligible work elements.

Please see attachment: Midvalley Park Grant - Asphalt for itemization and Musco lighting structure bid.

**6. Property Acquisition Cost Estimates (Complete for Acquisition or Combined Projects Only - Otherwise Proceed to Section 8)**

A. Acreage to be Purchased	# of acres Parcel 1:	# of acres Parcel 2:
Appraisal/Reviewed Value	\$	\$
Estimate of Value	\$	\$
B. Acquisition Type		
Fee Simple	\$	\$
Property Easement in perpetuity	\$	\$
Donation	\$	\$
Partial Sale/Partial Donation	\$	\$
Condemnation/Eminent Domain	\$	\$
Undefined Purchase Type	\$	\$
C. Allowable Land Costs		
Land	\$	\$
Mineral Rights	\$	\$
Water Rights	\$	\$
Undefined Allowable Costs	\$	\$
Total Acquisition Estimate	\$	\$
50% Federal Share (LWCF Grant Funds Requested)	\$	\$
50% Project Sponsor Match	\$	\$

**7. Land Acquisition Summary Information (Complete for Acquisition or Combined Projects Only - Otherwise Proceed to Section 8) - N/A**

- A. What is the anticipated acquisition date:
- B. Current owner(s) name(s):
- C. Is there an option agreement or similar agreement for purchase of the property? (Attach a copy of the agreement to this application)
- D. Will anyone be displaced and relocated?
- E. If the answer to 7.D is yes, then list the number of people to be displaced and relocated.
  - a. Provide/attach a signed statement of compliance with Public Law 91-646, The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
- F. What, if any, anticipated revenue will the applicant receive from the property prior to its development for recreation? (Sale of crops or improvements, rentals, leases, fees, etc.)
- G. What will be then interim use of the property prior to development?
- H. When will the development of acquired property begin?

Note: Enclose with this application an appraisal prepared by a qualified appraiser in accordance with the “Uniform Appraisal Standards for Federal Land Acquisitions” (USFLA or yellow book). It is recommended that you include/enclose a fully executed option to purchase or similar agreement with at least a one year option based upon the appraised fair market value of the property. If the agreement for purchase is less than fair market value, then include evidence that the owner was provided with a written offer to purchase for the fair market value, but was willing to sell for less.

## 8. Project Details

### A. Describe the project in detail. Include:

- a. The scope of work/facilities you intend to include using the funds requested. If the park is to be built in phases, then describe each phase in detail. Include how the park will be completed if no LWCF funding is received for future phases.

We are seeking LWCF funds to help support our under-developed regional park in Eagle Mountain with a much needed lighting system for the quad-plex, asphalt for the dirt parking lot and concrete for the primary corridor/entrance. The lighting system would light 4 baseball/softball fields that would consist of 16 pre-cast concrete bases, 16 galvanized steel poles, 16 pole length wire harness, and 136 factory-aimed and assemble luminaries.

We are also seeking LWCF funds to add asphalt and pave our dirt parking lot and primary corridor at Mid-Valley. The parking lot is 45,000 sq. ft. plus the primary corridor, which is 19,560 sq. ft. This will allow a person in a wheel chair to easily access the field, spectator benches, and eventually the concessions stands, from their car. Currently, the dirt parking lot creates a challenge for everyone to cross. It has ravines and trenches from tire marks and it turns into a dust bowl with light winds gusts.

Currently Mid-Valley Park consist mainly of four baseball/softball fields and a soccer/football field. The corridors between the fields are full of dirt and not landscaped yet. Mid-Valley will be built in phases. The next affordable step to put in would be to landscape and add walking paths to the four (4) middle corridors between fields, with a small irrigation system. The only challenge with developing the corridors first is, if the City wanted to install lights later down the road, they would have to tear out potential walkways and sprinkler lines to make room for the light poles along the corridor. A lighting system for the quad-plex has been a top priority for the City for some time now, but funds were never available to light four fields, until now. With this LWCF grant opportunity, this fills in the financial gap that the City wasn't able to overcome previously.

After this project is completed, the City would develop the middle corridors next between the ball fields. For the corridors, the sprinkler system would come out to \$26,968 and the walkway/sod would be approximately \$46,800. The next phase would be building the concession stand, 25ft x 25ft (625 sq. ft.). The main level with the restrooms would come out to \$190,000 (restroom \$100/sq. ft., Other 65/sq. ft., storage, concessions, etc). The upper level would cost about \$40,000 (announcers booth), with the whole concession stand totaling approximately \$230,000. As more developments come into the City and the parks impact fees grow, Mid-Valley would gradually develop from west to east. The next phase, which would follow demand, would be the soccer fields, open lawns, basketball, and tennis courts that would all allow for connectivity and fluidity throughout the park. The developments of these recreational fields would range from \$1.50-\$4.50/sq. ft, or \$2.13M - \$9.6M to eventually develop the other 49 acres in Mid-Valley.



- b. Each type of recreation use/activity provided by the project (Include and identify active and passive recreation opportunities).

Current and proposed recreational opportunities at Mid-Valley: Tennis courts, basketball courts, kiosks, informational nodes, planter boxes, community garden, picnic tables and pads, sand volleyball courts, restrooms, Pony Express Urban Trail Connection, informal amphitheater, pavillions, playgrounds, soccer fields, plaza area, baseball/softball fields, and OHV trails.

- c. How will the project comply with the American with Disabilities Act (ADA).

Field lights should easily comply with ADA regulations and especially their height restrictions as poles will be 50-70 feet high. The lighting system that we are looking into offers the best quality lights on the market. Their manufacturer's reflector design is the critical factor in how effectively the lamps's light energy is projected onto the playing surface. New technology allows previously wasted spill light to be redirected back onto the playing surface, increasing the light on the field, and ultimately making the park safer for everyone, and especially those with impaired vision. Prior generation, standard symmetrical reflectors actually waste light, but this new light control technology redirects wasted spill light back onto the playing field. By better controlling the light from each fixture, we can reduce the number of fixtures needed to get the required amount of light on the field. Spill light and glare control technology will improve the quality of light on the field for players and spectators. Glare control is not only important for off site locations, it is also critical to player safety and spectator enjoyment. Glare from fixtures can make it difficult for players to follow the ball, creating the possibility for injury. Players competing on multi-field complexes can also be affected by glare from adjacent fields.

The asphalt parking lot would have a positive impact on the City complying with ADA regulations. Currently the parking lot is a dust bowl that collects and blows dirt everywhere. Due to its nature, the dirt parking lot is muddy when it rains and when it dries, leaves a very uneven lot, making it very difficult and bumpy for everyone to cross, especially those in wheel chairs and other walking aids. Currently there are no parking lines painted and no handicapped spaces indicated. Laying asphalt on the parking lot would allow the City to locate handicapped parking spaces on the frontage areas and paint the other parking lines evenly, allowing for a more organized parking system. On a busy sports day, because there are no lines painted, cars that arrive to the games later, will typically block in cars that arrived earlier. Laying an asphalt parking lot would make it easier to paint parking lines and post necessary signage (handicap signs, etc) to be ADA compliant, which would allow us to outline handicapped spaces to be wider than normal. Also, paving and putting asphalt on the primary corridor entrance to the field allows a person in the wheel chair easily access the fields, spectator benches, and concession stands from their car, as opposed to the very difficult and bumpy dustbowl parking lot.

- d. Seasons and hours of operation. Parks and parking lots are available from 7am-10pm all year round. Field lights would typically be turned on in the warmer months, March - November, 7am-10pm.
- e. How will the project address one or more of the regional and state-wide recreation needs as identified in the 2014 Utah State Comprehensive Outdoor Recreation Plan. The plan can be downloaded from the Utah State Parks and Recreation LWCF webpage <http://www.stateparks.utah.gov/grants/land-water>. This discussion should be a minimum of one paragraph in length.

This project will address the active recreation needs for Eagle Mountain City as it will provide lighting support for the quad-plex that will hold baseball, softball, soccer and football activities. In the Mountainland area, 48.9% of those that responded to the SCORP recreational survey participated in all four of these activities. Also, in the Mountainland area, field-based sports are the most common sporting activities in the Mountainland area, followed by court-based sports (All survey respondents: Field based sports-14.09 vs Court-based sports 11.19 vs. Golf.

f. Include any other information helpful in describing the project.

B. Describe to what extent the project satisfies priority needs as identified in a current local planning document (Parks and Recreation Master Plan, or a County Comprehensive Plan). Remember to submit with this application the plan or, at a minimum, relevant section from your plan.

As stated in the *Parks & Open Space Plan*, Mid-Valley parks needs to be the *destination* within the City. Mid-Valley park is the only active regional park in the City and it is very under-developed and underfunded. These regional parks are suppose to be vital elements of the open space system that serves a larger area and provides more activities for a wider range of people, especially in our City where there is no recreation center where the community can gravitate towards. Sports complex should consolidate heavily programmed athletic fields and associated facilities to larger and fewer sites strategically located throughout the community. Mid-Valley is strategically located in the center of the City, next to the only middle school in town, making it an optimal site as the City's recreation epicenter. The majority of programming activities that have large spacial requirements will be best suited in Regional Parks. These activities especially include multiple sports fields. Sports fields should respond to adjacent land uses with buffers or lighting guidelines as needed to minimize noise and light spillage. Regional parks are great locations for hosting large events and larger city-wide functions or festivals such as our city festivals, parade, and carnivals.

C. Describe to what extent the project provides a more balanced mix and wider variety of park and recreation opportunities and facilities within the projects jurisdiction or intended project service area.

Installing lights into our Mid-Valley park has been a priority for several years. Every year we put out a survey into the community, and residents will happily respond that they appreciate our attempts at maintaining the parks and recreation programs, but they would like to see more improvements. This is a challenge for one of the youngest City's in the nation (median age: 19 years old). The average household size is four (4) and our Recreation Department is only staffed by 1 full-time equivalent. The community is asking for the City to enhance their recreation program, but it is challenging when our baseball, softball, soccer, and football sports have to stop practice and games when the sun goes down. There's only a small window to fit in all the outdoor recreation programs in the warmer months, but without lights, this makes scheduling very challenging, especially when demand and growth from the surrounding communities increase. Our adult softball program cannot be held on week nights, but has to be held on Saturdays in the summer after baseball season is over. This is because during baseball season, the youth will use the fields until dark on weekdays, and their games will be held Saturdays. The quad-complex is the home for not only baseball and softball, but also soccer and flag football as well. Lighting the fields would allow us to take on more participants, handle more teams, and hold more games during convenient times and seasons. Especially where our community, along with our neighboring City, Saratoga Springs do not have a recreation center, our communities are seeking a recreational outlet. I have attached several responses from a current survey that displays some of our resident's comments. (*Please see attachment: City Wide Survey - 2013*).

D. Discuss local recreation programs and how this project may benefit these programs. Include information of potential users, target population, cross-section of population served, and time of year facilities will be used.

Upgrading Mid-Valley will allow us to develop our regional park sooner and enhance our recreational activities sooner. Just this past year, we had a busy year with several participants: fall soccer-1,021/ Jr. Jazz-879/ baseball-769/ spring soccer- 710. In 2012, we recorded about 1,000 participants for baseball. Our adult sports participation has increased as well, but until we can move away from Saturday games during the afternoons in July and August, we will never be able to serve our communities fairly and justly until we can optimize the playable seasons in the warmer months. With our neighboring City Saratoga Springs, at 23,000 in population, and

not having a recreation center, nor baseball fields, nor do they offer any adult sport programs, this adds pressure on our staff and facilities to run an exceptional program at Mid-Valley. The closest quad-plex with lights is in Lehi City, thirty minutes away from Mid-Valley regional park. Eagle Mountain city currently has a population of 25,124, combined with Saratoga Springs 23,000, which boast of a 50,000 populous in these two boundaries alone. Again, all the baseball fields are located in Eagle Mountain City and Saratoga Springs does not offer baseball/softball programs. Both our cities are the fastest growing (E.M. 18%, S.S. 21.8%) in the State of Utah, which appears to be the best time to upgrade a regional park that offers services to surrounding communities with increasing demand and growth. The facilities will be used from March-November, and with lights, this will allow us to take advantage of this season. Saratoga Springs does not offer any adult sports either, so we have been seeing this influx of other communities participating in our recreational programs.

Also, with the new addition of Frontier Middle School moving next door to Mid-Valley, and our future high school being planned next door, we have already met with Alpine School District to talk about field rentals. Last year, the Ute Football League entered into Utah County for the first time and now calls Mid-Valley Regional Park their home. They had about 25 teams join their first year and they plan on growing more.

- E. Provide a list of parks and recreation sites within your jurisdiction. At a minimum the list should include the name of the park, address or location, size and type(s) of activities.

Please see attachment: *Question #8-E, List of Parks and Recreation Sites*

## 9. Maps and Plans to be Included with the Application: All maps and plans must be drawn to scale, preferably sized to fit on 8.5"x11" or 11"x17" paper (no submissions larger than 24"x34"), titled appropriately and include a north arrow.

- A. General Project Location Map:
- City/County Map showing the location of your proposed project.
  - Must include major roads and other recreation facilities.
- B. Project Boundary Map must identify/depict/include:
- Clearly identify the area to be permanently dedicated for public outdoor recreation under the provisions of Section 6(f)(3) of the Land and Water Conservation Fund Act. At a minimum the boundary must encompass a viable public outdoor recreation area that is capable of being self-sustaining without reliance on adjoining areas not identified within the scope of the project.
  - The number of acres and any relevant deed references.
  - Adjoining land ownership
  - Metes and bounds, or similar means of identification.
  - Depict any outstanding rights such as easements, rights-of-ways, and/or deed restrictions. For example, easements for power lines or private access.
- C. Master Plan/Site Plan must depict/include:
- Plan for the development of the proposed site.
  - Existing, proposed, and future outdoor recreational development.
  - Indoor recreation.
  - Non-recreational developments.
  - Existing and proposed roads, trail, parking, and any other public access information determined to be pertinent.
  - Any overhead transmission lines.
- D. Construction and Floor Plans for Buildings and Structures must depict/include:
- Elevation and floor plans
  - Designed to comply with the Architectural Barriers Act of 1968 (Public Law 90-480)

- c. Comply with the amended Americans with Disabilities Act of 1990, and the DOI Section 504 Regulations (43 CFR Part 17)

## 2014 Land & Water Conservation Fund Preliminary Application Signature Page

“On behalf of the Project Sponsor, \_\_\_\_\_ Eagle Mountain City \_\_\_\_\_  
I hereby certify the information contained in the attached application is true and correct. I understand this application will be rated on the basis of the information submitted and the submission of incorrect or an incomplete application can result in this application being withdrawn from consideration from funding.”

“I hereby certify the applicant will comply with all applicable local, state, and federal laws and regulations.”

“I hereby certify the availability of funding for the total project costs as represented in this application.”

“I hereby certify that the applicant understands that the LWCF program reimburses at 50% and that documentation supporting expenditures must be submitted for verification in order to receive payment, whether partial or full. Further it is understood that 20% percent of the grant must be held back until the project is 100% complete.”

“I hereby certify and understand that the property will be protected under Section 6 (f) (3) of the Land and Water Conservation Fund Act and will be held in perpetuity by the sponsor or other eligible governmental agency for public outdoor recreation.”

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ 5/1/13 \_\_\_\_\_

Title: \_\_\_\_\_ Senior Project Manager \_\_\_\_\_

The LWCF Preliminary application must be postmarked or delivered in person no later than May 1, 2014.

Deliver 2 complete, printed, and signed copies of the preliminary application and attachments to Utah State Parks and Recreation, Land and Water Grant Program, 1594 W. North Temple, Suite 116, Salt Lake City, UT 84114.

Faxes and E-Mailed submissions will NOT be accepted.

Applicants are responsible for effecting delivery by the deadline above; late submissions will be rejected without consideration.

## 2014 Land & Water Conservation Fund Preliminary Application Checklist

A complete application package, that is to be considered for a matching grant, must include one copy of each required form and attachment per application. Please make sure each item checked is enclosed and remember to enclose this checklist.

C	Preliminary Application, Forms and Signature Page (Must be signed and dated)
C	Preliminary Application Checklist (This form)
C	Project Sponsor Statement of Compliance, Public Law 91-646
C	Certification Regarding Debarment and Suspension and Other Responsibility Matters, Drug-Free Workplace Requirements and Lobbying Form DI-2010
C	General Project/Park Location Map
C	Project Boundary Map
C	Site Plan
C	Construction/Floor Plans for Buildings/Structures
C	Property Deeds for the Project Area – Project cannot be processed without deeds evidencing of ownership by the sponsor.
C	Resolution by Governing Body to Apply for Grant – Can be evidenced by a letter of support or a certified copy of the meeting minutes of the governing body.
C	Proof of Willing Seller (Acquisition or Combined Projects Only)
C	Preliminary Title Report (Acquisition or Combined Projects Only)
C	USFLA (Yellow Book) compliant Appraisal (Acquisition or Combined Projects Only)


DIVISION UTAH STATE PARKS AND RECREATION

STATEMENT OF COMPLIANCE

PUBLIC LAW 91-646

Project Title \_\_\_\_\_ Mid-Valley Regional Park Lighting & Aspalt \_\_\_\_\_

This document is to be completed for all development projects when matching assistance is requested from the Land and Water Conservation Fund. Please check the statement that applies to you project.

- 1. The project property was acquired more than five (5) years before the date of LWCF grant application.
- 2. The project property was acquired more than two (2) years, but less than five (5) years, before the date of grant application. (Complete the certification at the bottom of the page.)
- 3. The project property was acquired by donation from: \_\_\_\_\_, donor.
- 4. The project property was acquired within the two (2) years preceding the date of application and the assurances required by sections 210 and 305 of P.L. 91-646 are attached hereto, or the certification below is completed.

\_\_\_\_\_ Sen. Project Mgr. \_\_\_\_\_ 5/1/2014 \_\_\_\_\_  
 (Signature) (Title) (Date)

If items 2 or 4 are checked, please complete the following certification:

I, \_\_\_\_\_, \_\_\_\_\_,  
 (Name) (Title)

hereby certify, under penalty for willful misstatement (18 U.S.C. 101), that at the time of the acquisition and last known displacement on the project lands for which this federal financial assistance is being sought, no planning had been initiated by this agency to obtain this financial assistance.

\_\_\_\_\_  
 (Signature)

\_\_\_\_\_  
 (Date)

