# CITY COUNCIL MEETING

Thursday, March 06, 2025 at 6:30 PM
Council Chambers, 60 West Main, Hyrum, Utah

## AGENDA

Public notice is hereby given of a Hyrum City Council Meeting to be held in the Council Chambers, 60 West Main, Hyrum, Utah at 6:30 PM, March 06, 2025. The proposed agenda is as follows:

**1. ROLL CALL**

**2. CALL TO ORDER**

**3. WELCOME**

**4. PLEDGE OF ALLEGIANCE**

**5. INVOCATION**

**6. APPROVAL OF MINUTES**

**7. AGENDA ADOPTION**

**8. PUBLIC COMMENT**

**9. SCHEDULED DELEGATIONS**

A. **Jeime Frias** - To request a refund on wastewater utility fees.

B. **Michael Sovine, Hyrum State Park** - To discuss the expansion of off-street parking at Hyrum State Park.

C. **Kristi Walker, Logan City Police Department 911 Director** - To request approval of Amendment No. 1 to the Interlocal Agreement for Dispatch Services between Logan City and Hyrum City.

**10. OTHER BUSINESS**

A. Consideration and award of bid for Construction of Libby Springs Park.

B. Consideration and award of bid for the Update of Hyrum City's General Plan.

C. Consideration and approval of the Hardware Ranch Underground Powerline Construction, Transfer and Operation, Maintenance and Repair Agreement.

D. Discussion on amending Hyrum City Municipal Code to authorize the Nuisance Officer to issue citations.

E. Mayor and City Council Reports.

**11. ADJOURNMENT**

_____

**Stephanie Fricke**
**City Recorder**

Council Members may participate in the meeting via telephonic communication. If a Council Member does participate via telephonic communication, the Council Member will be on speakerphone. The speakerphone will be amplified so that the other Council Members and all other persons present in the Council Chambers will be able to hear all discussions. In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Hyrum City at 435-245-6033 at least three working days before the meeting.

**CERTIFICATE OF POSTING** - The undersigned, duly appointed and acting City Recorder of Hyrum City, Utah, does hereby certify that a copy of the foregoing Notice was emailed to The Herald Journal, Logan, Utah, posted on the Utah Public Notice Website and Hyrum City's Website, provided to each member of the governing body, and posted at the City Offices, 60 West Main, Hyrum, Utah, this **3rd day of March, 2025**. Stephanie Fricke, MMC, City Recorder.

**Jeimie Frias to Discuss Sewer Fees** . She's been paying a monthly sewer fee, but is not hooked up to the sewer. The sewer dept. took a camera into the line. It appears a lateral was put in but not connected. This homeowner called the city because sewer was backing up in the house. She didn't realize they had a septic system. They have lived there for 5 years. Now that the homeowner is aware they have a septic system they feel they should be refunded for the 5 years they paid for sewer. Injector pumps can now be put in. Utility billing said all homes are charged a monthly sewer rate. They are expected to connect to the sewer as soon as the home is sold or if it is within 300 ft. of a sewer main.

**13.12.060 Complaints - Board Of Equalization To Hear**

The governing body is constituted a board of equalization of sewer rates to hear complaints and make corrections of any assessments or charges deemed to be illegal, unequal or unjust. (Prior code § 14-218)

**13.12.140 Use Required**

It is unlawful for the owner or any other person occupying or having charge of any premises within the municipality which are located within three hundred feet of a sewer main to dispose of sewage therefrom by any means other than by use of the municipal sewer system. **It is unlawful to construct or to continue the use of any other sewage disposal system such as a privy, vault, cesspool or septic tank on the property except by written approval** of the governing body in case of undue hardship. (Prior code § 14-220)

# MEMORANDUM

**TO:** Mayor Miller, City Council Members

**FROM:** Tony Ekins, City Planner

**SUBJECT:** Discussion Item: Michael Sovine, Park Ranger, Hyrum State Park

**DATE:** February 28, 2025

**CITY COUNCIL AGENDA:**
March 6, 2025

**OVERVIEW:**
Hyrum State Park is planning to expand off-street parking to provide an area for users of Hyrum Dam to conduct preparations for pre-launch boating and minimize on-street obstructions near the entrance of Hyrum Dam. Hyrum City Code 17.04.030(F) exempts property owned by the state from the zoning ordinance, however, Michael Sovine will be conducting a discussion with the Hyrum City Council to review the state's project goals and objectives for the parking expansion.

**Attachment:**
1. Submitted Hyrum State Park Exhibit

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**Cache Valley Dispatch Center – 20 positions (currently only have 17 dispatchers and 4 of those are trainees). High level of training/certifications/expertise required. Dispatch all 1st Responder (police/fire) calls in Cache Valley, USU, and UHP.**

| Summary 911 Fees and Expenses | | |
|---|---|---|
| **Description** | | **Adopted Budget 2025** |
| E911 Fees (Phone Revenue) | | 815,000.00 |
| Other Intergovernmental Revenue | (Spillman Reimbursement) | 35,000.00 |
| Communication Center Fees: | (Paid by Logan City) | 748,000.00 |
| Communication Center Fees | (Contract Cities) | 990,000.00 |
| PTIF 0334 Interest | ( Reserve account interest) | 15,000.00 |
| Miscellaneous Revenue | (UHP/USU Contracts) | 301,409.00 |
| | | |
| Total Revenue | | 2,904,409.00 |
| | | |
| | | |
| Salaries and Wages | | 2,032,405.00 |
| Operations (software, training, phone lines, Admin, IT, Risk) | | 440,882.00 |
| Radios | | 305,122.00 |
| Equipment | | 126,000.00 |
| | | |
| Total Expenditures | | 2,904,409.00 |

*No rate increase in 23 years (except for the $1 fee adopted in 2013 for radio upgrade).

*Average Inflationary Rate of 14% for past two years.

*People/Technology/Equipment increasingly expensive.

*Increased wages/benefits (29%)

-Box Elder starts at $27.50/hr

-Rich Co. starting wage $26/hr

-Our starting wage: $22.85/hr

*More customers, more calls but no increase in personnel:

2011 – 39,000+ calls dispatched

2024 – 58,000+ calls dispatched

**To mitigate increasing expenses, we have:**

- Reduced staff from 21 to 20 for immediate & needed wage increases.
- Increased contract fees with USUPD and UHP.
- Always seeking for and apply for yearly grants.

**We are proposing the following increase to 911 residential fees:**

2025 10% increase on the current $3 dollar rate for 2025 ($.30 increase per month/per residence $3.60 year - $118k budgetary increase)

2026 3% increase for 2026 ($.09.9 cent increase/$3.39 per month - $37k budgetary increase)

2027 3% increase for 2027 ($10.1 cent increase/$3.50 per month)

2028 3% increase for 2028 ($10.5 cent increase/$3.60 per month)

2029 3% increase for 2029 ($10.8 cent increase/$3.71 per month)

## Libbie Springs Bidders Info

| | | DWA | Raymond | Lundhal | Juniper Earthworks |
|---|---|---|---|---|---|
| 1 | Mobilization and General Conditions | $40,363.00 | $26,457.00 | $145,268.00 | $48,290.00 |
| 2 | SWPPP | $6,547.00 | $5,000.00 | $4,600.00 | $8,374.00 |
| 3 | Earthwork | $49,863.00 | $204,567.00 | $57,787.50 | $123,200.00 |
| 4 | Fine Grading | $11,088.00 | $18,836.00 | $28,750.00 | $84,843.00 |
| 5 | Concrete Flatwork | $126,169.00 | $58,965.00 | $50,052.60 | $140,801.00 |
| 6 | Restroom & Utilities | $40,529.00 | $24,536.00 | $98,697.60 | $38,055.00 |
| 7 | Basketaball Court & Equipment | $42,403.00 | $36,894.00 | $21,889.10 | $39,365.00 |
| 8 | Landscaping & Topsoil | $117,058.00 | $115,871.00 | $110,365.50 | $140,468.00 |
| 9 | Irrigation System | $111,672.00 | $96,754.00 | $90,772.95 | $129,360.00 |
| 10 | Gravel Trail | $65,692.00 | $27,851.00 | $74,451.00 | $47,835.00 |
| 11 | Bridge | $27,660.00 | $26,891.00 | $23,345.00 | $37,015.00 |
| 12 | Enhanced Waterway | $21,063.00 | $34,567.00 | $8,337.50 | $46,515.00 |
| 13 | 2025 Meadow Grass Maintenance & Overseed | $11,550.00 | $7,800.00 | $5,175.00 | $4,500.00 |
| 14 | Bid Alternate - Perimeter Sidewalks | $26,780.00 | $16,980.00 | $5,899.50 | $22,308.00 |
| 15 | Bid Bond Allowance | $8,000.00 | $8,000.00 | $8,000.00 | $8,000.00 |
| 16 | Contingency | $20,000.00 | $20,000.00 | $20,000.00 | $20,000.00 |
| | TOTAL CONTRACT BID AMOUNT ($) | **$726,437.00** | **$729,969.00** | **$753,391.25** | **$938,929.00** |
| | Addendums Received: | 1,2,3 | 1,2,3 | 1,2,3 | 1,2,3 |
| | Construction Timeline | Mar 24th - Jun 27th | Apr 1st - Sept 1st | Mar 1st - July 20th | Mar 2nd - June 22nd |
| | | | Basketball Standard not included | | |

# MEMORANDUM

**TO:** Mayor Miller, City Council Members

**FROM:** Tony Ekins, City Planner

**SUBJECT:** Hyrum City General Plan RFP

**DATE:** February 27, 2025

**CITY COUNCIL AGENDA:**
March 6, 2025

**OVERVIEW:**
On January 23, 2025, I publicly noticed the City's Request for Proposals for the upcoming Hyrum City General Plan which required responses to be received no later than February 20, 2025, before 5:00 PM (MST). The Hyrum City General Plan was noticed on both the Hyrum City Website and the State of Utah's Public Notice Website. Following the February 20, 2025, 5:00 PM (MST) deadline, Hyrum City received one (1) request for proposal which is attached herein for your consideration for approval.

**Attachment:**
1. Hyrum City General Plan Update Proposal
2. Hyrum City General Plan Update Fee Proposal

*Proposal for:*

# Hyrum City

## Hyrum City General Plan Update

February 20, 2025

**Brian Carver, AICP**
Primary Contact | Project Manager
(435) 713-9514 | bcarver@jub.com
***1047 S 100 West, Logan, Utah 84321***

J-U-B ENGINEERS, INC.

THE LANGDON GROUP

GATEWAY MAPPING INC.

J-U-B FAMILY OF COMPANIES

# HELPING EACH OTHER
CREATE BETTER COMMUNITIES

THE LANGDON GROUP | GATEWAY MAPPING INC.

J-U-B FAMILY OF COMPANIES

February 20, 2025

Hyrum City
Attn: Mayor Miller/Tony Ekins, City Planner
60 West Main Street
Hyrum, UT 84319

**RE: Request for Proposals: Hyrum City General Plan**

Dear Mayor Miller, Tony Ekins, and Selection Committee,

**J-U-B ENGINEERS, Inc. (J-U-B)** is pleased to provide Hyrum with this proposal highlighting our city general plan development experience. We appreciate that the staff and residents of Hyrum are proactively working to improve your community now and into the future. The planners, landscape architects, GIS specialists, and public involvement facilitators at J-U-B are eager to support you in that goal. J-U-B brings:

***Proven Local Expertise in General Planning:*** J-U-B's multi-disciplinary planning team is led by ***Brian Carver*** and ***Alison Tompkins,*** with a combined 38 years of experience. They are expertly qualified in long-range planning—developing general plans, evaluating community issues, and customizing plans for effective, long-term results to match Hyrum's vision.

***Efficient In-house Team Focused on Local Solutions:*** Brian and Alison will be supported by our other Utah offices, The Langdon Group (TLG), and Gateway Mapping, Inc (GMI) – subsidiaries of J-U-B. Pairing cutting edge technology with tried-and-true social engagement methods, TLG's ***Jeni Goff*** will craft a customized public involvement process to get to the heart of Hyrum's vision for the future. ***Danika Montgomery***, with GMI, brings data analysis and visualization tools to public involvement and land use scenario development. ***Paul Willardson***, a Hyrum resident, and ***Vijay Kornala*** will contribute their technical knowledge and expertise in transportation infrastructure, drawing on their close familiarity with Hyrum from previous projects.

***Maximized Value within Budget Limits:*** J-U-B understands Hyrum and Cache Valley, having grown alongside your community for over 20 years. This allows us to efficiently deliver exceptional value while staying within budget. Our local expertise has been honed through recent projects in Garden City, Richmond, and Smithfield. This combination of value and knowledge ensures that Hyrum will receive the maximum return on investment for its general plan.

J-U-B is proud of the work we do to create better communities to become more desirable places to live. Thank you for the opportunity to provide this proposal. Please contact us if you have any questions or need additional information. We look forward to working with you.

Sincerely,
**J-U-B ENGINEERS, Inc.**

**Brian Carver, AICP, Primary Contact/Project Manager**
(435) 713-9514 | bcarver@jub.com

## COMPANY INFORMATION

***J-U-B ENGINEERS, Inc.***
1047 South 100 West
Logan, Utah 84321
(435) 713-9514 | web.jub.com

***Brian Carver, AICP***
***Primary Contact/***
***Project Manager***
(435) 713-9514
bcarver@jub.com

***Differentiators***
- Enhanced **public engagement** through proven communication strategies
- Innovative city **development scenarios** for a forward-thinking general plan
- Local expertise with lead planner, **Brian Carver**, from the Bear River Association of Governments

***Acknowledgements***
- We confirm that our staff has the available capacity to complete this scope of work within the proposed timeline.
- We do not have any conflicts of interest that exist with other clients or projects that are currently underway.

# COMPANY AND TEAM MEMBER QUALIFICATIONS

Our J-U-B planning team brings decades of expertise in planning, funding, engineering, public involvement, and mapping. Leading the team is Brian Carver, a familiar face from nearly two decades at the Bear River Association of Governments. With deep knowledge of Cache Valley planning and a strong grasp of State planning requirements and funding opportunities, Brian is well-equipped to steer Hyrum City's planning process toward a successful outcome.

Supporting Brian is Alison Tompkins, the lead planner behind recent general plans for Richmond and Smithfield. Alison will oversee quality assurance throughout the process. Our team also includes Jeni Goff, a public involvement specialist, who will assist in enhancing public involvement through effective and innovative communication strategies, and Danika Montgomery, a GIS specialist, who will develop maps to visually enhance planning and public involvement efforts. Andrew Noorlander will lead J-U-B's landscape architects, providing additional support with graphic renderings and community design concepts.

As a Hyrum resident, and currently working on several Hyrum City engineering projects, Paul Willardson has a thorough understanding of the City's infrastructure, processes, and regulations. He will provide engineering support as needed. Additionally, Vijay Kornala, our transportation engineer, will contribute expertise in traffic and transportation planning for the General Plan.

J-U-B's in-house team offers a streamlined, efficient process that eliminates unnecessary delays and complexity. With all team members working internally and locally, J-U-B can ensure greater coordination and focus on the project. This approach enhances J-U-B's ability to make quick decisions, collaborate seamlessly, and provide tailored, locally informed solutions. The result is an efficient, economically sound process that is uniquely aligned with Hyrum City's needs, ensuring a smooth and successful planning process.

A brief introduction to each of these individuals and their qualifications are found following the organizational chart below. ***A more in-depth overview of each team member, including additional qualifications and their experience on projects similar to this one, are found in "Professional Resumes" at the end of this document.***

## Organizational Chart

**PAUL WILLARDSON, PE**
**Engineering Support**

**BRIAN CARVER, AICP**
**Primary Contact/Project Manager**

**ALISON TOMPKINS, AICP, PLA**
**Planning QA/QC**

**DANIKA MONTGOMERY**
GIS, Mapping

**JENI GOFF**
Public Involvement

**ANDREW NOORLANDER, PLA**
Senior Landscape Architect

**VIJAY KORNALA, PE, PTOE**
Transportation Lead

# Primary Project Contact and Key Staff

## Brian Carver, AICP | Primary Contact/Project Manager

***18 Years of Experience***

Brian has provided technical planning and development assistance to small communities in northern Utah for 18 years. He is well-versed in local code requirements in Utah and has extensive experience working with communities to build capacity and develop and administer local land use policies and procedures that uphold local visions while protecting private property rights. His work includes stakeholder engagement, natural hazard and sensitive lands planning, housing planning, and economic development analysis.

## Paul Willardson, PE | Engineering Support

***17 Years of Experience***

Paul has been with J-U-B since 2007, bringing 17 years of construction engineering experience in water, wastewater, structural, and transportation projects. He excels in client communication, goal-setting, and collaboration with professionals and contractors on projects of all sizes. As a Hyrum City resident, Paul is personally invested in the general plan's success, ensuring it becomes a valuable tool to guide future development decisions.

## Alison Tompkins, AICP, PLA | Planning QA/QC

***20 Years of Experience***

As a former County Planner, Alison excels at providing planning expertise to serve communities and developing positive professional working relationships with staff, permitting agencies, and stakeholders. Alison successfully navigates challenging issues with a proactive approach to identify and provide long-lasting solutions and effective results. As QA/QC, she will ensure the updated General Plan provides the highest quality content in a format that is easily understood and administered.

## Danika Montgomery | GIS/Mapping

***8 Years of Experience***

Danika has over eight years of practical GIS experience, with responsibilities that include GIS project work, training, computer programming, hardware and software installation, and on-site GIS support for public and private sector Geographic Information Systems clients. Danika's experience includes data creation, conversion, and management; map design and production; GIS analysis; GIS development; aerial photo interpretation; and GPS set up and workflow integration. She is an effective and contributing team member, with proficiency in Esri software products and various other GIS tools.

## Jeni Goff | Public Involvement

***4 Years of Experience***

Jeni's diverse experience in public relations, marketing, and visual communication make her an exceptional problem solver and communicator. Her writing skills, honed through her work in newspapers, marketing, and PR campaigns, give her a unique ability to convey messages in a clear and effective way. Her work with cities and local governments in public involvement, facilitation, and conflict management demonstrates her expertise in navigating complex situations and building consensus among diverse stakeholders.

One of Jeni's greatest strengths is her ability to make connections and build relationships with people from different backgrounds. Her desire to learn from and engage with those around her allows her to foster long-lasting relationships with clients, colleagues, and partners.

## Andrew Noorlander, PLA | Sr. Landscape Arch.

***13 Years of Experience***

Andrew is a professional landscape architect and experienced project manager with expertise in master planning and design, presentation graphics, construction documentation (layout, grading, planting, irrigation, and complex construction detailing) and construction management. His experience includes public projects such as parks, trails, cemeteries, streetscapes, community and event spaces, public plazas, fire stations, K-12 schools, and higher education campuses.

## Vijay Kornala, PE, PTOE | Transportation Lead

***21 Years of Experience***

Vijay has 21 years of specialized experience in transportation planning studies and leads transportation master plans, impact fee facility plans, corridor plans and studies, rezoning and complete street studies. He has also prepared analyses for parking studies, access management studies, and signal warrant studies for both public and private agencies. Vijay knows the Hyrum City standards, transportation needs, and will use the current City TMP to prepare a summary of the Transportation Element.

# FIRM AND STAFF QUALIFICATIONS/EXPERIENCE

J-U-B boasts over 25 years of experience in creating general plans for municipalities across Cache Valley, the Intermountain West, and the Pacific Northwest. Our portfolio includes work in Lewiston, Richmond, and Garden City, and we are currently updating the general plan for Smithfield, a project we first completed in 2016. Below, we highlight our general planning expertise with a selection of project examples—and we've included contact information for these projects, so you don't have to take our word for it!

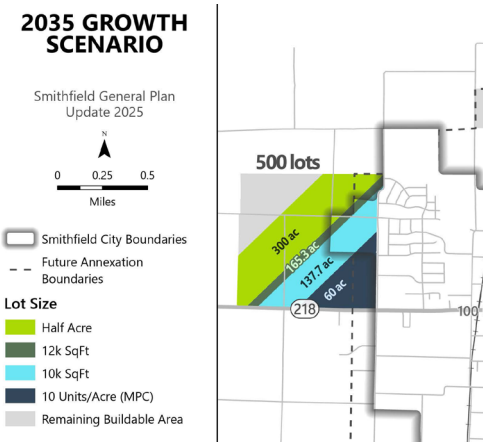
## General Plan Preparation | Richmond, UT (2022-2023)

***Project Information:*** For the City of Richmond, Utah, J-U-B facilitated public involvement by planning and executing a kick-off meeting with elected officials and an open house with the community at large, distributing a community-wide online survey, a second stakeholder survey, and holding regular steering committee meetings to gather, analyze, and summarize information for the plan development. Managed by Alison Tompkins, this process led to the creation of land use goals, objectives, and action elements to move the community vision forward on issues including housing, transportation, land use, economic development, and water.

***Similar Team:*** Alison Tompkins, Quinn Dance, Sheri Freemuth, Danika Montgomery, Vijay Kornala

***Reference:*** HollyJo Karren, City Administrator
435-258-2092, hkarren@richmondutah.gov

## General Plan Update | Smithfield, UT (2023-Ongoing)




***Project Information:*** J-U-B's team, led by Alison Tompkins and supported by Brian Carver, reviewed the City of Smithfield's general plan to update sections for growth and land use, environmental resources, public facilities, parks and trails, and transportation. The update also includes a new section for water use and preservation in compliance with Utah State Code. Public outreach included an in-person kickoff meeting, public open houses, steering committee meetings, and a regional stakeholder survey. In addition to the robust public involvement plan, J-U-B modeled future growth scenarios to evaluate population growth patterns at different densities. This valuable tool helped the steering committee compare housing preferences with utilization of infill lots and agricultural lands. Along with this Plan Update, J-U-B has also worked with Smithfield on their 2004 and 2016 General Plan updates. ***General plan update is in progress and on schedule to be completed Spring 2025.***

***Similar Team:*** Alison Tompkins, Brian Carver, Quinn Dance, Danika Montgomery, Vijay Kornala

***Reference:*** Justin Lewis, City Manager
435-792-7990, jlewis@smithfieldcity.org

## General Plan Update | Garden City, UT (2021-2023)

***Project Information:*** Garden City is a small resort community that is the gateway to Bear Lake. J-U-B was chosen to update Garden City's General Plan and Parks and Trails Master plan. The update was funded with a matching grant from the Utah Community Impact Board. This plan included a public involvement/outreach effort that used the city's utility billing system and social media. Residents were provided a survey and 290+ responses were received, 106 of those being from primary residents. Work sessions with the combined Town Council and Planning Commission were conducted to review the community comments, prioritize elements of the General Plan, and identify solutions in the General Plan adopted in 2023.

***Similar Team:*** Quinn Dance, Danika Montgomery, Sheri Freemuth

***Reference:*** Mike Leonhardt, Mayor
435-946-2901, mikel@gardencityut.us

# Project Matrix – J-U-B General/Comprehensive Master Plans

| Client | State | Plan Name | Start Date | End Date | Development Scenarios | Land Use / State Code | Transportation/ Traffic circulation | Residential Development / Housing Plan | Water Use and Preservation | Commercial and Economic Development | Parks and Open Space | Utilities and Municipal Services | Public Involvement | GIS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Elmore | ID | Planning Services | 2024 | Ongoing | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Filer | ID | Comprehensive Plan | 2024 | Ongoing | | ✓ | ✓ | ✓ | | ✓ | ✓ | ✓ | ✓ | ✓ |
| Latah | WA | WA Comprehensive Plan Update | 2024 | Ongoing | | ✓ | ✓ | ✓ | | | | | ✓ | ✓ |
| Wallace | ID | Comprehensive Plan | 2024 | Ongoing | ✓ | ✓ | ✓ | ✓ | | | | | ✓ | ✓ |
| Hooper | UT | Planning Services | 2003 | Ongoing | | ✓ | ✓ | ✓ | ✓ | ✓ | | | ✓ | ✓ |
| Smithfield | UT | General Master Plan Update | 2024 | Ongoing | ✓ | ✓ | ✓ | ✓ | ✓ | | ✓ | ✓ | ✓ | ✓ |
| Benton County | WA | Comprehensive Plan Update | 2024 | Ongoing | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Chubbuck | ID | Comprehensive Plan Update | 2023 | Ongoing | | ✓ | ✓ | ✓ | | ✓ | ✓ | ✓ | ✓ | ✓ |
| Deer Park | WA | Comprehensive Plan Update | 2023 | Ongoing | | ✓ | ✓ | ✓ | | | | ✓ | ✓ | ✓ |
| Minidoka County | ID | Comprehensive Plan | 2022 | 2024 | | ✓ | | | ✓ | ✓ | ✓ | | ✓ | ✓ |
| Fruitland | ID | Comprehensive Plan Update | 2022 | 2024 | | ✓ | ✓ | ✓ | | ✓ | | | ✓ | ✓ |
| Garden City | UT | General Plan | 2021 | 2024 | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Woods Cross | UT | Parks and Recreation Master Plan | 2022 | 2024 | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Jerome | ID | Comprehensive Plan | 2021 | 2023 | | ✓ | ✓ | | | ✓ | ✓ | | ✓ | ✓ |
| Richmond | UT | General Plan Update | 2022 | 2023 | | ✓ | ✓ | ✓ | ✓ | | ✓ | ✓ | ✓ | ✓ |
| Caribou County | ID | Comprehensive Plan Update | 2021 | 2022 | | ✓ | ✓ | | | | ✓ | | ✓ | ✓ |
| Payette County | ID | Comprehensive Plan Update | 2020 | 2022 | | ✓ | | ✓ | | | | | ✓ | ✓ |
| Hyde Park | UT | General Plan | 2022 | 2022 | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Heyburn | ID | Comprehensive Plan Update | 2019 | 2021 | | ✓ | | | | | | | ✓ | ✓ |
| Bannock County | ID | Comprehensive Plan Update | 2018 | 2020 | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Plain City | UT | General Plan Update | 2017 | 2020 | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Kuna | ID | Comprehensive Plan Update | 2017 | 2019 | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Smithfield | UT | General Master Plan Update | 2016 | 2017 | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Millville City | UT | General Plan Update | 2013 | 2016 | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Coalville City | UT | General Plan | 2011 | 2012 | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Randolph | UT | General Plan Update | 2010 | 2014 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

# APPROACH AND METHODOLOGY

## Project Understanding

For the greater part of the 20th Century, Hyrum has been a center of activity for southern Cache Valley, Utah. It has managed continual growth and development and provides a wide variety of services to its residents and neighbors. With a population soon to exceed 10,000 people, it is steadily growing into new responsibilities as a municipality to manage change and continue to offer the quality of life its residents desire and appreciate. These changes also provide new prospects for housing residents, increasing economic opportunities, and providing for the safe and efficient provision of public utilities and other services while still preserving the history, culture, and environment of Hyrum.

## Project Approach/Work Plan

### *Project Coordination*

Upon receiving a Notice to Proceed, J-U-B will begin a 4-phase process to (1) Initiate, (2) Discover, (3) Define, and (4) Implement the updated Hyrum General Plan. The schedule for these phases is detailed on page 8. This will refine project objectives, roles and responsibilities, contact information, milestones, and deliverables. The scope and PIP will guide the project to ensure an efficient process, stay on schedule and within budget, and meet all project objectives.

As outlined in the proposed schedule, we will collaborate regularly with Tony Ekins, the City Planner, and City Engineer, Matt Holmes, in the months ahead to provide reports on progress towards project milestones. Coordination will include bi-weekly calls between J-U-B and city staff and monthly status meetings with the steering committee. Our day-to-day interaction with you will be from our Logan Office with Brian Carver as your primary point of contact.

### *Quality Assurance and Risk Management*

To ensure quality project management and manage potential risks we will follow these proven steps:

- **Conduct regular internal team meetings** to review completed and projected tasks, maintain project goals and priorities, and address any quality control assignments.
- **Actively engage team members** as project issues arise, adopt responses, and make assignments to address issues before they become problems.
- **Conduct regular Quality Assurance (QA) audits** by senior J-U-B personnel.
- **Complete regular oversight reviews of the project** to ensure consistency with the city's project goals and budget.

### *Cost and Schedule Control Measures*

We utilize other project management tools, specifically related to schedule and cost, to ensure that our projects are delivered on time and within budget. This includes:

- **Implementing a detailed project schedule** highlighting critical path tasks tied to the project scope. This ensures early identification of potentially lingering tasks, allowing the project team to develop and implement necessary mitigation strategies.
- **Utilizing accounting software** to track project costs weekly by work scope task and tied to the schedule.
- **Delivering timely invoices and regular communication**.

J-U-B's experience working with Hyrum City and the other Cache Valley communities has resulted in a deep understanding of the essential tasks and milestones necessary to arrive at successful plans. We have developed a phased approach that is tailored to your specific needs and will result in a functional and accessible plan that captures the vision of your residents and is in accord with current State of Utah requirements.

***Hyrum's population is nearing the threshold for a new required plan element for water use and preservation. Our team is prepared to address these requirements in the General Plan to ensure that the city is compliant with statutory requirements until your next plan update***.

### *Land-Use: Activating Sustainable, Connected Place-making*

Using cutting edge mapping technology and conceptual renderings together with the framework of Hyrum's Transportation Master Plan and Future Land Use concepts, the Land Use element of the updated General Plan aims to:

- Identify and enhance the community characteristics that make Hyrum special.
- Support economic opportunity through strategic land use designations and investment in public infrastructure.
- Align key corridors and promote walking, cycling, and public transportation.
- Promote design standards that consider natural resource and agriculture conservation.
- Develop/enhance distinct neighborhood districts that accommodate a variety of housing options, including housing attainable to Hyrum's workforce and senior residents.

## *Innovative and Inclusive Public Outreach and Stakeholder Engagement*

J-U-B's team will work with the city to blend public input, planning, and engineering to create a supported and feasible plan. We will work with the city to provide public outreach starting with the development and implementation of a Public Involvement Plan, or PIP to ensure the General Plan reflects the community values as it addresses future growth and development.

**J-U-B's engagement goals for Hyrum are as follows**:

- ***Inform***: Raise awareness about the General Plan update and why it is important to the community. Keep people informed as the plan progresses.
- ***Consult***: Gather feedback from the community to identify priorities, needs, and wants.
- ***Involve***: Create opportunities for the community to provide meaningful input throughout the process, which is reflected in the plan.
- ***Collaborate***: Partner with key groups to shape the General Plan's vision.
- ***Empower***: Provide actionable steps for the City Council to implement at its discretion.

### Steering Committee

In coordination with the City, we will help form a steering committee and facilitate visioning exercises to establish the community vision. This step may include a meeting with an established youth group in Hyrum to get the perspective of younger residents. It is essential to do early outreach and get stakeholder input to dial in the details of this approach to ensure they suit the project and the community.

### Outreach Strategies

To reach a cross-section of people, we propose a range of outreach methods that include digital, paper, and face-to-face interaction. Since you know your city best, our team will rely on the city staff to inform the public outreach approach and effectively utilize mechanisms already in place (Example: social media, website, announcements through utility billing, newsletters, etc.). In addition to a traditional open house, we have also found success in meeting the community where they already are and propose the use of "pop-up" booths at strategic locations such as well-trafficked businesses or community events such as Star Spangled Days activities around July 4th.

TLG and our mapping team, GMI, have developed a supplementary public comment categorization and visualization method called 3P Visual. We use this method to track input from stakeholders spatially to understand important needs and desires for various locations in your community. We propose to use 3P Visual, together with our ***customized online, interactive maps*** to allow the public to comment and identify issues and opportunities directly on maps. We plan to use the ***City's social media accounts*** to engage with residents, obtain input, and share information.

J-U-B can also maintain a project website to provide continuous information to the public throughout the life of the project. We did this for Logan City with positive results. The website can be used to house updates, survey results, important dates, and other project documents so they are easily accessible to Hyrum residents. The project website provides a valuable tool to communicate project progress to the public.

All the input we gather while creating the plan, including survey responses, comments, and attendance at all events, will be documented. This will allow for consistent and regular review of actionable input and transparency in the planning process.

## *Existing Conditions & Existing Plan Review*

Hyrum City's planning team is familiar with the essential information and resources for your community. Paul Willardson has overseen several projects within Hyrum City over the years. J-U-B will work with your staff to:

- **Incorporate relevant data** from existing plans, regional planning efforts, maps, and stakeholder observations.
- **Collect demographic data** gathered by the U.S. Census, Kem C. Gardner Institute at the University of Utah, and other state and local statistics.
- **Analyze growth trends**, existing regulations, infrastructure capacity, and environmental constraints.
- **Identify community priorities** informed by the PIP.

J-U-B will carefully evaluate Hyrum City's existing portfolio of Master Plans and assess the required components of the Land Use Development Management Act (LUDMA -- Utah Code Title 10, Chapter 9a). This enables us to prepare preliminary documentation for key General Plan components. This includes an overview of community demographics and future growth, land use analysis and related implementation strategies such as Land Development Code amendments, economic development, community design strategies, and any updates to the Moderate Income Housing and Water Use & Conservation elements, among other items identified during the public outreach process.

## *Community Design Strategies*

Our planners and landscape architects will provide community design standards and strategies to help create distinct neighborhoods and centers within Hyrum. Expertly crafted renderings of example design criteria will help visualize the preferred patterns for the conservation of sensitive environments and open spaces, and the development of residential, commercial, mixed-use, and other classes of land use.

## Vision, Goals, Strategy & Action Item Formulation

A new vision statement for Hyrum will be crafted, incorporating findings from public involvement and development scenario exercises. This vision will be supported by goals, strategies, and action items for the General Plan. Goals will address priorities related to land use, housing, economic development, infrastructure, and public services. Strategies tailored to Hyrum's unique characteristics and growth will be identified, informed by best practices and stakeholder input. Actionable steps will be defined for each strategy, including timelines, responsible parties, and funding mechanisms. This may involve ordinance updates, design guidelines, and modifications to infrastructure and services. The vision, goals, strategies, and actions will be presented in a user-friendly graphic format for City staff, residents, and developers.

## Draft Future Land Use Map

The work we do with you and the steering committee and stakeholders will provide the information we need to develop a future land use map that has support and buy-in moving forward. We followed this process recently in Richmond, Utah, and the city ended up with a future land use map that is backed by key stakeholders and leaders. A cohesive draft of the future land use map will be developed integrating the preferred elements of the scenario development process. Incorporating public response and steering committee guidance, this map will allocate land use categories with clear boundaries that reflect projected needs and community goals. Land uses will be described to include a range of uses and densities.

## Compile Plan for Adoption

A draft planning document will be provided for 60% and 90% content reviews, allowing city staff and steering committee members to give feedback before the public comment period. This minimizes the need for substantial revisions after public input. The final document will be a relevant, user-friendly Plan that serves as a resource for both city staff and the public. The phase concludes with the delivery of a final draft for adoption. The updated General Plan will align with existing Master Plans while providing a comprehensive framework for informed, strategic decision-making for the city's future.

### Suggested Plan Elements

1. Executive Summary
2. Introduction
3. Public Engagement
4. Vision
5. Land Use – Including Sensitive Lands
6. Transportation & Traffic Circulation
7. Residential Development – Including Moderate Income Housing
8. Water Use & Preservation
9. Commercial & Economic Development
10. Parks & Open Space
11. Utilities & Municipal Services

## Produce Final Plan

J-U-B will produce visually appealing plans, reports, and guidelines suitable for print or digital use. Upon adoption, J-U-B recommends converting the Executive Summary (ES) into a quick-reference Citizen's Guide. The ES will be prepared as a flyer printed on 8 ½ x 11 cardstock, featuring the city's vision, goals, and objectives on one side, and the Future Land Use Map on the other, with links to detailed materials. A Developer's Guide may be adapted from the Citizen's Guide to help developers align with Hyrum's long-term vision.

## Optional Tasks

Additionally, J-U-B can provide a variety of add-on services to enhance the value of the General Plan. This may include:

- **Additional future development scenarios** to review more alternatives.
- **Customized illustrations and design details** to aid in the communication of proposed changes and improvements.
- **Web media such as ESRI ArcGIS StoryMaps** to provide the public with online documentation that is easy to access and navigate. In this format, planning documents could be easily maintained and refreshed as needed over time.

These additional services are not part of the Scope of Work or Budget presented for this proposal, but may be included during contract negotiations for an additional fee.

# PROJECT SCHEDULE

J-U-B is ready to begin this planning process in April 2025 and anticipates that it will require approximately 15 months. to complete, from project kick-off to plan adoption. J-U-B will work with Hyrum City to design a personalized, strategic approach for updating the General Plan. J-U-B understands the city will use the updated General Plan to address daily challenges and prospective opportunities, and to monitor the success of strategies across the spectrum of plan elements.

★ *Indicates target meeting dates and milestones*

| Task | Phase Description | Apr | May | June | July | Aug | Sept | Oct | Nov | Dec | Jan | Feb | Mar | April | May | June |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | 2025 | | | | | | | | | 2026 | | | | | |
| INITIATE | Kick-off Meeting *(Regular, bi-weekly status report meetings Feb 2025-May 2026)* | ★ | *Kickoff meeting with City staff and Leadership* | | | | | | | | | | | | | |
| INITIATE | Assemble Steering Committee | ★ | *Steering committee meeting #1* | | | | | | ★ | *Steering committee meeting #2* | | | ★ | *Final draft review* | | |
| DISCOVER | Existing Conditions | | | | | | | | | | | | | | | |
| DISCOVER | Identify and Research Key Issues | | | | | | | | | | | | | | | |
| DISCOVER | Open House | | | | ★ | *Community Open House* | | | | | | | | | | |
| DISCOVER | Complete Initial Assessment | | | | | | | | | | | | | | | |
| DISCOVER | Online Public Survey | | | | | | | | | | | | | | | |
| DEFINE | Draft Existing Conditions | | | | | | | | | | | | | | | |
| DEFINE | Review Survey Results | | | | | | | | | | | | | | | |
| DEFINE | Compile Actions | | | *Steering committee meeting* | | | | | | ★ | | | | | | |
| DEFINE | Prepare Draft Plan | | | | *Steering committee final draft review* | | | | | | | ★ | | | | |
| IMPLEMENT | Identify Funding for Implementation | | | | | | | | | | | | | | | |
| IMPLEMENT | Final Public Comment | | | | | *Public hearing (Planning Commission)* | | | | | | | | ★ | | |
| IMPLEMENT | Plan Adoption | | | | | | | | | | *Final Project Acceptance* | | | | | ★ |

# FEE PROPOSAL

Please see document attached separately.

# APPENDIX
## RESUMES

J-U-B ENGINEERS, INC. | THE LANGDON GROUP | GATEWAY MAPPING INC.
J-U-B FAMILY OF COMPANIES

# BRIAN CARVER, AICP

## Primary Contact/Project Manager

Brian is a lead planner in J-U-B's Logan office and was the previous Director of Community & Economic Development for the Bear River Assocation of Governments. Brian has been directly involved in or managed the development and periodic revision of regional and local planning documents across northern Utah. The processes behind these plans have helped him develop an extensive network of local stakeholder contacts and intimate knowledge of local demographic, economic, and environmental factors.

Brian has been responsible for the application for and administration of regular State and Federal partnership contracts, administered the distribution and compliance requirements of emergency funds to address community needs during periods of economic distress, and has been successful in applying for competitive grants to provide investments of regional significance.

## RELEVANT EXPERIENCE

### PLANNING

- General Plan; Smithfield, Utah (2025) *Planner.* Project is in-progress and includes the review and revision of demographic and economic growth projections, incorporation of feedback from the public and local steering committee into new goals and objectives, and updating plan language to comply with Utah Code, including elements for moderate income housing, transportation, land use, and water use and preservation.
- Portage Town General Plan; Portage, Utah (2017) *Project Manager.* Facilitated project kick-off and public involvement in coordination with the local plan steering committee. Provided updated demographic and economic statistics and projections. Summarized recommended modifications to the existing plan and updated draft documents to update housing, transportation, and land use elements to comply with Utah Code.
- Bear River Region Pre-Disaster Hazard Mitigation Plan; Box Elder, Cache, & Rich Counties, Logan, UT (2019) *Senior Planner.* Managed a team of planning and mapping technicians performing community risk analysis for multiple natural hazards across 39 cities and towns. Consulted individually with each community to map known risks, develop a strategic plan of mitigation steps to reduce vulnerability, and compile a list of available partners and supporting funding assistance.*

### Certifications

- American Institute of Certified Planners

### Education

- Outward Leadership Training
  Arbinger Institute
  2021
- Project Manager Professional Certification
  University of Utah
  2005
- Bachelor of Landscape Architecture (BLA)
  Utah State University
  2001

### Experience

- Lead Planner
  J-U-B ENGINEERS, Inc.
  2024-Present
- Community & Economic Development Director
  Bear River Association of Governments
  2009-2024
- Regional Planner
  Bear River Association of Governments
  2006-2009
- Project Manager
  State of Utah, Governor's Office of Planning & Budget
  2002-2006

* *Work completed at previous employer.*

- **Bear River Regional Homeless Council Strategic Plan; Local Homeless Coordinating Committee, Logan, UT (2023)** *Senior Planner.* Researched local demographic and economic statistics to provide context for coordination and delivery of housing and other services for individuals experiencing homelessness. Assisted local committee in developing policy and program recommendations for community leaders to guide service delivery and campaigning for increased State and Federal funding assistance.*
- **Regional Capital Improvement Project List; Bear River Association of Governments, Logan, UT (2024)** *Project Manager.* Developed a regional list of municipal and county capital investment projects seeking funding assistance from State and Federal partners. Oversaw outreach to local governments and helped articulate community needs as an actionable project list.*

APPLICATION/ADMINISTRATION FOR STATE/FEDERAL PARTNERSHIP CONTRACTS

- $70,000 US Dept. of Commerce Economic Development Administration Partnership Planning*
- $150,000 Utah Dept. of Workforce Services Regional Planning Partnership*
- $50,000 Utah Dept. of Workforce Services Community Development Block Grant Administration*
- $150,000 Utah Governor's Office of Planning and Budget Planning Technical Assistance*
- $150,000 Utah Governor's Office of Planning and Budget Local Administrative Assistance*
- $90,000 Utah Division of Emergency Management Pre-Disaster Hazard Mitigation Planning*
- $180,000 Utah Dept. of Transportation Human Service Mobility and Transportation Planning*

ADMINISTERED DISTRIBUTION/COMPLIANCE REQUIREMENTS FOR EMERGENCY FUNDS FOR COMMUNITIES

- $800,000 American Recovery & Reinvestment Act Community Development Funds*
- $1.5 million 2020 Coronavirus Aid, Relief, and Economic Security (CARES) Act Grant Management*
- $1.7 million - 2021 American Rescue Plan Act (ARPA) Grant Management*

GRANTS

- $6 million State of Utah Broadband Access Grant for Box Elder County Infrastructure Construction*
- $300,000 Economic Development Administration Business Expansion & Retention Grant*

J-U-B ENGINEERS, INC. | THE LANGDON GROUP | GATEWAY MAPPING INC.
OTHER J-U-B COMPANIES

# PAUL WILLARDSON, PE

## Engineering Support

Paul has been with J-U-B since 2007. He has 17 years of construction engineering experience with projects in the water, waste water, structural and transportation disciplines.His strengths within J-U-B are his abilities to communicate well with the client as well as his ability to set priorities and goals and accomplish them in a timely manner. Paul is a skilled engineer with a talent for working with other professionals and contractors on small and large projects.

Since 2016, Paul has been involved with many projects in Hyrum City. From storm water inspections, to sidewalk and waterline designs, Paul understands how things work in Hyrum and has a great relationship with Hyrum City staff.

### Professional Registrations

- Professional Engineer, Utah, 87381450-2202
- UDOT CEMT
- RSI
- IQP Level 1

### Education

- BS, Civil Engineering, Utah State University, 2009

### Experience

- Project Engineer - Lead
  J-U-B ENGINEERS, Inc.
  2022-Present
- Project Engineer - Lead
  J-U-B ENGINEERS, Inc.
  2020-2022
- Project Engineer
  J-U-B ENGINEERS, Inc.
  2015-2020
- Construction Engineer
  J-U-B ENGINEERS, Inc.
  2011-2015
- Construction Observer
  J-U-B ENGINEERS, Inc.
  2009-2011

## RELEVANT EXPERIENCE

### Hyrum City Projects

- Hyrum Canyon Parking Lot Project; Hyrum City Corp, Hyrum, UT (2024-Present) *Project Manager.* Paul oversaw the design of the parking lot improvements and the design of a new curb wall. Coordination with the City and UDOT was a key part of this project to make sure the needs of Hyrum city were achieved while coordinating with the state. Paul will oversee the design completion and perform construction management services this spring.
- Hyrum 300 South Sidewalk Project (2020-2021) *Client Manager.* J-U-B assisted in applying for and receiving funding for 4 blocks of sidewalk along 300 S providing a safer route to schools for pedestrians and connecting existing travel corridors. After the city received the funding J-U-B designed the project and provided public involvement and construction management support. Paul was an integral part of each step of the project and was involved in the process from inception of the project to completion.
- Hyrum Stormwater Inspection Program; Hyrum City Corp, Hyrum, UT (2016-Present) *Project Manager/Construction Oversight.* Paul is responsible for monthly stormwater site inspections for all applicable construction activity within Hyrum City. Tasked with the responsibility to assure that all necessary protocols are being followed to align Hyrum City's Storm Water program to State and Federal requirements. Paul coordinates issues and resolutions between the City and Contractor on a regular basis, assuring that necessary steps were taken to achieve compliance with the regulations.

J-U-B ENGINEERS, INC.

THE LANGDON GROUP | GATEWAY MAPPING INC.

OTHER J-U-B COMPANIES

# PAUL WILLARDSON, PE

## Engineering Support

Other Relevant Projects:

- Smithfield Water Rights Planning; City of Smithfield, UT (2011) *Project Engineer.* Paul studied each water right held by Smithfield City and compiled a summary in a report. The report also included a projection of growth for the city over the next 50 years. Based on these projections, recommendations on how and when to activated dormant water rights was presented. A discussion on how and when to obtain new water rights was also included.
- Road Department Relocation Owner Representative; Cache County, Hyrum, UT (2019-2021) *Construction Oversight.* Responsible for the planning, layout, and construction field management of a $14M project to construct a new campus for the Cache County Road Department. Worked with the Owner to find an appropriate property for the project, select an Architect and CMGC Contractor. Paul assisted in presenting various layouts for the campus and determining which building layout would best meet the Owner's needs. Once Construction began, Paul participated in weekly OAC meetings with Architect, Owner and Contractor to coordinate work progress, schedule, and budget. Participated heavily in the CMGC process to keep the project in budget and still deliver the County the best final project.
- Dam & Surge Tank Improvement Project; Stantec, Logan, UT (2017-2021) *Construction Oversight.* $7 Million (Construction) Responsible for construction oversight to assure all work meets FERC and Utah Dam Safety Specifications. Paul coordinated with project team including Gerber Construction, Stantec, Logan City, US Forest Service, Utah Dam Safety, and J-U-B on necessary requirements and how to maintain quality on the project. Oversee and coordinate field materials testing. Keep daily log of construction activity and field decisions. Assemble detailed weekly and monthly progress reports to satisfy FERC and Utah Dam Safety Requirements. Paul Worked with Stantec and Gerber to develop innovative construction methods and solutions for work on a 100 plus year-old structure. Successfully assisted in making field modifications to the project and convey information to project.

J-U-B ENGINEERS, INC. | THE LANGDON GROUP | GATEWAY MAPPING INC.
OTHER J-U-B COMPANIES

# ALISON TOMPKINS, AICP, PLA

## Planning QA/QC

Alison is a certified planner and professional landscape architect with 20 years of experience in regional and local planning as well as floodplain management. Her work includes multi-agency coordination between local, state, federal, and tribal governments. She brings valuable depth and expertise from working on general and comprehensive plans in Utah, Idaho, and Washington to provide quality assurance and quality control to all aspects of the Hyrum City General Plan project. As a former County Planner, she excels at providing planning expertise to serve communities and developing positive professional working relationships with staff, permitting agencies, and stakeholders. Alison successfully navigates challenging issues with a proactive approach to identify and provide long-lasting solutions and effective results. She provides maximum value to each project by customizing efforts to the project at hand.

## RELEVANT EXPERIENCE

- General Plan Update; Smithfield, UT (2024-Current) *Project Manager.* Project is in-progress and includes facilitated kick-off meeting with City Council and Planning Commissioners, public open house, and steering committee meetings. Public involvement includes community and stakeholder surveys. Final deliverables include fully updated plan in compliance with Utah Code, including elements for moderate income housing, transportation, land use, and water conservation.
- Parks and Recreation Master Plan; Woods Cross City, UT (2023-2024) *Lead Planner and Landscape Architect.* Conducted existing conditions inventory and analysis and summarized citizen survey results. Project included stakeholder input, evaluation of park classification and level of service, development of capital improvement project list, strategic funding plan, supporting maps, and written planning document.
- Comprehensive Plan; Wallace, ID (2024-Current) *Project Manager.* Project includes a complete update of the 30+ year-old plan. A uniquely historic mountain town, the updated plan will emphasize historic landmarks and use GIS to digitize land use, zoning, housing, transportation, and sensitive areas maps for the city's future use. The planning process includes a thorough public involvement strategy to ensure community priorities are incorporated into the final plan.
- General Plan Update; Richmond, UT (2022-2023) *Project Manager.* Facilitated project kick-off, public open house, and steering committee meetings. Developed public input and stakeholder surveys. Summarized findings and existing conditions. Drafted the updated General Plan including housing, transportation, land use, and water elements in compliance with Utah Code.

### Professional Registrations

- Professional Landscape Architect:
  Idaho, 16909
- Certified Planner, 032556
- Certified Floodplain Manager, US-19-11373

### Education

- MS, Landscape Architecture
  University of Idaho
  2019
- BS, Landscape Architecture
  University of Idaho
  2004

### Experience

- Lead Planner
  J-U-B ENGINEERS, Inc.
  2021-Present
- County Planner/Floodplain Coordinator
  Nez Perce County
  2010-2021
- Landscape Architect in Training
  Breckon Land Design, Inc.
  2007-2009
- Biologist I
  Nez Perce Tribe
  Dept. of Fisheries Resources Management
  2004-2007

* *Work completed at previous employer.*

J-U-B ENGINEERS, INC. | THE LANGDON GROUP | GATEWAY MAPPING INC.
OTHER J-U-B COMPANIES

# ALISON TOMPKINS, AICP, PLA

## Planning QA/QC

- Deer Park Comprehensive Plan; Deer Park, WA (2023-2025) *Project Manager.* Project is in-progress and includes completion of Commerce checklist, execution of public involvement plan, updated maps, SEPA compliance, and concludes in 2024 with a new Comprehensive Plan document.
- Comprehensive Plan; Rockford, WA (2024-Current) *Project Manager.* Project includes completion of WA Dep. of Commerce checklist for fully planning communities, development of public involvement strategy and materials, updated maps, SEPA compliance, and other required updates in compliance with the Revised Code of Washington and the WA Growth Management Act. Project concludes with a new Comprehensive Plan document and updated development standards. Alison provided grant application support for the Periodic Update Grant through the WA Department of Commerce.
- Comprehensive Plan; Latah, WA (2024-Current) *Project Manager.* Project includes completion of WA Dep. of Commerce checklist for fully planning communities, development of public involvement strategy and materials, updated maps, SEPA compliance, and other required updates in compliance with the Revised Code of Washington and the WA Growth Management Act. Project concludes with a new Comprehensive Plan document and updated development standards. Alison provided grant application support for the Periodic Update Grant through the WA Department of Commerce.
- Parks, Trails, and Open Space Master Plan; College Place, WA (2024-Current) *Lead Planner.* Assisted client with updates and revisions to the 2018 plan to meet needs and demands generated by community growth and facilitate continued eligibility for WA State Recreation and Conservation Office grant funding. Extensive public engagement was conducted in bilingual formats to encourage and include feedback from all College Place residents.
- Columbia River Heritage Trail Master Plan; Morrow County, OR (2024-Current) *Lead Planner.* Provide a comprehensive plan update and public engagement incorporating interests and priorities of County, Cities, Port, and residents to identify and guide trail improvements. Includes digital inventory and analysis of trail attributes and points of interest, conceptual renderings, and development of a Capital Improvement Plan and strategic funding plan. Results compiled in the final planning document.
- City of Orofino Downtown Revitalization and Safety Action Plan; Orofino, ID (2023) *Project Manager.* Conducted project management and facilitated public involvement, including downtown advisory committee meetings, community open house, and online survey. Project included assessment of downtown conditions and development of capital improvement, strategic funding, and implementation plans to position Orofino for a successful Community Development Block Grant award of $500k in 2024.
- Minidoka, Rupert, and Paul Comprehensive Plan Update; Minidoka County, ID (2023-2024) *Lead Planner.* Facilitated project kick-off and steering committee meetings to identify issues of concern and develop county and city goals and objectives. Project included public outreach, community survey, analysis of existing conditions, map development, and a multi-jurisdictional comprehensive plan.
- On-Call Planning Services; Kemmerer, WY (2022-Current) *Planning Consultant.* Worked with Community Development staff and Planning and Zoning Commission to provide professional analysis of land development applications and provide recommendations for policy and procedure.
- State Highway 16 Specific Area Plan; Nampa, ID (2022) *Landscape Architect and Planning Support.* Conducted site inventory and analysis of existing and proposed conditions in the city limits west of SH-16. Worked with the client and J-U-B design team to develop concept alternatives and neighborhood themes. Developed concept alternatives and neighborhood themes, culminating in an adopted planning document.

J-U-B ENGINEERS, INC. | THE LANGDON GROUP | GATEWAY MAPPING INC.

J-U-B FAMILY OF COMPANIES

# ANDREW NOORLANDER, PLA

## Senior Landscape Architect

Andrew is a professional landscape architect and experienced project manager with expertise in master planning and design, presentation graphics, construction documentation (layout, grading, planting, irrigation, and complex construction detailing) and construction management. His experience includes public projects such as parks, trails, cemeteries, streetscapes, community and event spaces, public plazas, fire stations, K-12 schools, and higher education campuses.

Andrew is passionate about creating spaces that foster a sense of community, encourage, and rejuvenate mental and physical health, and provide for a sustainable future. His artistic talents and passion for environmental sustainability enable him to develop creative and beautiful design solutions. His attention to detail, excellent interpersonal skills, and ability to manage complex projects result in the creation of successful and engaging outdoor spaces. In addition to his landscape architecture education and experience, Andrew holds a master's degree in Business Administration and lead's J-U-B's landscape architecture group.

## RELEVANT EXPERIENCE

- South Cache Pond Canal Trail; Hyrum, UT (2024-Current) *Senior Landscape Architect.* Provided concept design, detailed construction documents, bidding, assistance, and construction support for the creation of a low maintenance xeric landscape surrounding a section of the South Cache Canal Trail. Intentional tree and berm locations help protect backyard privacy while enhancing views to the Wellsville Mountains. Trail amenities include a 10'-wide paved path, native landscaping, dog waste stations, trash receptacles, and shaded seating areas.
- USU Pond Park, Utah State University; Logan, UT (2022-2023) *Senior Landscape Architect.* Collaborated closely with in-house engineers, and USU staff to develop detailed construction documents to address water quality issues of a critical third of an acre stormwater retention pond. In addition to enhancing pond function, the design includes graceful sidewalks leading to plaza spaces allowing the public to enjoy this unique amenity, and preserves ample green lawn space. Fifty-nine of the sixty-five mature trees on site were preserved through thoughtful design and close collaboration with USU arborist and the construction team.
- Ogden Parks Utilization Study & Master Plan; Ogden, UT (Current)
- Blaine County Rec District Master Plan; Hailey, ID (Current)
- Woods Cross Parks and Recreation Master Plan, UT (2024)
- West Davis Corridor Trailheads; Farmington, UT (2022)

### Professional Registrations

- Professional Landscape Architect:
  Utah, 10486769-5301
  Colorado, LA.0001577
  Nevada, 1108
  Oregon, 1136

### Education

- Master of Business Administration
  Utah State University
  2015
- Bachelor of Landscape Architecture
  Utah State University
  2013

### Experience

- Senior Landscape Architect
  J-U-B ENGINEERS, Inc.
  2021-Present
- Senior Associate, Landscape Architect
  G. Brown Design
  2016-2021
- Landscape Designer, Illustrator
  In-Site Design Group
  2013-2015
- Landscape Designer, Draftsman
  R. Michael Kelly Consultants
  2012-2013
- Irrigation Specialist
  USU Research Farm & Orchards
  2009-2012

* Work completed at a previous employer.

- Syracuse Regional Sports Complex and Park; Syracuse, UT (Current) *Principal In Charge.* Directed detailed design, bidding, and construction administration for phase one of the 50-acre regional sports complex which includes three multi-purpose sports fields, and a tournament level synthetic turf baseball / softball field including press box and score tower, batting cages, field netting, and additional park amenities (pavilions, restrooms, parking, etc.).
- Canyon View and Star View Park Master Plans; Afton, WY (2022-Current) *Senior Landscape Architect*.
- Pickleball Complex; Hooper City, UT (2022-2023) *Lead Landscape Architect.*
- Farmington Leisure Park Master Plan; Farmington, UT (2022) *Senior Landscape Architect*.
- Hogan Park Renovation Master Plan; Woods Cross City, UT (2022) *Lead Landscape Architect.*
- Lewiston Community Park Master Plan; Lewiston, ID (2022) *Lead Landscape Architect.*.
- Clinton 1300 North Park Master Planning; Clinton, UT (2023) *Senior Landscape Architect.*
- Sunnyside Park Reimagine; Salt Lake City, UT (2024-Current) *Senior Landscape Architect.*
- Harvest View Sports Park; Santaquin, UT (2024-Current) *Senior Landscape Architect.*
- Rosewood Park Renovations; Salt Lake City, UT (2022-Current) *Project Manager.*
- North Ogden Pond Park; North Ogden, UT (2024) *Senior Landscape Architect.*
- College Place Veterans Park; College Place, WA (2024) *Senior Landscape Architect.*
- Trevor Fox Park Splash Pad, Irrigon, OR (2024) *Senior Landscape Architect*.
- Clinton Meadows Park; Clinton, UT (2023-2024) *Senior Landscape Architect.*
- Clinton Pond Park; Clinton, UT (2023) *Senior Landscape Architect.*
- Davis Tech College Pickleball Courts; Kaysville, UT (2023) *Senior Landscape Architect, Project Manager.*
- Filer West Park Irrigation Design; Filer, ID (2021-2022) *Lead Landscape Architect.*
- Mt. Pleasant Reservoir Day Use Area; Mt Pleasant, UT (2021) *Lead Landscape Architect.*
- Utah & Salt Lake Canal Trail; Salt Lake County, UT (2021) *Project Manager.**
- Lehi Dry Creek Recreation Area, Lehi, UT (2021) *Landscape Architect.**
- Juniper Canyon Recreation Open Space, Herriman, UT (2021) *Landscape Architect.**
- Rotary Park Tennis and Pickleball Courts, Provo City, UT (2020) *Project Manager*.*
- Island View Park, Centerville, UT (2020) *Landscape Architect.**
- Unlimited Play Center at North Park, Provo, UT (2019) *Landscape Architect.**
- Butler Pickleball Courts, Cottonwood Heights, UT (2019) *Project Manager.**
- Maple Hills Park; West Jordan City, UT (2019) *Project Manager.**
- Magna Regional Park; Salt Lake County, UT (2018) *Project Manager.**
- Lodestone Regional Park, Kearns, UT (2018) *Landscape Architect.**

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# DANIKA MONTGOMERY

## GIS/Mapping

Danika has over nine years of practical GIS experience, with responsibilities that include GIS project work, training, computer programming, hardware and software installation, and on-site GIS support for public and private sector Geographic Information Systems clients. Danika's experience includes data creation, conversion, and management; map design and production; GIS analysis; GIS development; aerial photo interpretation; and GPS set up and workflow integration. She is an effective and contributing team member, with proficiency in Esri software products and various other GIS tools.

### Education

- BS, Geographic Information Systems
  Brigham Young University
  2015

### Experience

- GIS Specialist
  Gateway Mapping, Inc.
  2017-Present
- Cartographic Technician
  Garmin International
  2016-2017

  Teaching Assistant
  Geography Department, BYU
  2015

## RELEVANT EXPERIENCE

- General Plan Update; Smithfield, UT (2024-Current) *GIS Specialist.* GIS lead on analytics and mapping aspects of the project, working closely with the project manager to create spatial data and maps for public open house and steering committee meetings. Created GIS and maps for final deliverables, including elements for moderate income housing, transportation, land use, and water conservation.
- Parks and Recreation Master Plan; Woods Cross City, UT (2023-2024) *GIS Specialist.* GIS lead on analytics and GIS aspects of the project, working closely with the project manager to create spatial data and maps for final reports. Heavy use of temporal and spatial analytics for services areas and gaps in relation to existing parks. Additional GIS and cartography services as the project required.
- General Plan Update; Richmond, UT (2023-2024) *GIS Specialist.* GIS lead on analytics and mapping aspects of the project, working closely with the project manager to create spatial data and maps for public open house and steering committee meetings. Created GIS and maps for final deliverables, including elements for moderate income housing, transportation, land use, and water conservation.
- Public Works GIS/GPS Implementation and Support; Smithfield, UT (2023-Current) *GIS Specialist*. Set up ArcGIS Online account for client. Published GIS data to web services according to client parameters. Configured Trimble R2 GPS unit for in-field data collection. Provided onsite training on how to use GPS unit in conjunction with ArcGIS Online and the ESRI Collector App. On-Call for additional training and troubleshooting.
- Public Works GIS/GPS Implementation and Support; Lewiston, UT (2021-Current) *GIS Specialist*. Set up ArcGIS Online account for client. Published GIS data to web services according to client parameters. Configured Trimble R2 GPS unit for in-field data collection. Provided onsite training on how to use GPS unit in conjunction with ArcGIS Online and the ESRI Collector App. On-Call for additional training and troubleshooting.
- GIS Development & Support; Bear River Canal Company, UT (2021-Current) *GIS Specialist*. Gateway mapping provides routine GIS support for BRCC, including data creation, analysis, and training. Danika specifically supports BRCC with on-call GIS services and questions, helping with routine GIS tasks, training, and general support for GIS processes.

- **Bear River Water Conservancy District GIS Implementation, Brigham City, UT (2019-Current)** *GIS Specialist*. Set up ArcGIS Online account for client. Published GIS data to web services according to client parameters. Configured Trimble R2 GPS unit for in-field data collection. Provided onsite training on how to use GPS unit in conjunction with ArcGIS Online and the ESRI Collector App. On-Call for additional training and troubleshooting.
- **Public Works GIS/GPS Implementation and Support; Garden City, UT (2017-Current)** *GIS Specialist*. Set up ArcGIS Online account for client. Published GIS data to web services according to client parameters. Configured Trimble R2 GPS unit for in-field data collection. Provided onsite training on how to use GPS unit in conjunction with ArcGIS Online and the ESRI Collector App. On-Call for additional training and troubleshooting.
- **Public Works GIS/GPS Implementation and Support; Spring City, UT (2022-2023)** *GIS Specialist*. Set up ArcGIS Online account for client. Published GIS data to web services according to client parameters. Configured Trimble R2 GPS unit for in-field data collection. Provided onsite training on how to use GPS unit in conjunction with ArcGIS Online and the ESRI Collector App. On-Call for additional training and troubleshooting.
- **Clifton Sanitary Sewer District GIS/GPS Implementation and Support; Clifton, UT (2021-2022)** *GIS Specialist*. Set up ArcGIS Online account for client. Published GIS data to web services according to client parameters. Configured Trimble R2 GPS unit for in-field data collection. Provided onsite training on how to use GPS unit in conjunction with ArcGIS Online and the ESRI Collector App. On-Call for additional training and troubleshooting.
- **Power System Evaluation and Digital Infrastructure Analysis; Spanish Fork, UT (2021)** *GIS Specialist*. Danika helped the City evaluate data and processes to support the power department. The project included evaluating department needs and processes. Danika along with its IT support staff performed system analysis and provided optimization support to alleviate the technical issues with the City's digital infrastructure and pave the way for more successful projects between different City departments.
- **Bountiful Light & Power CAD to GIS Conversion and Prep for ESRI Utility Network; Bountiful, UT (2020-2021)** *GIS Specialist.* Assisted in the process of converting BL&P CAD drawings into GIS data. Worked regularly with project manager to discuss workflow and conversion process, and to train other team members on conversion standards. Converted data from AutoCAD drawing files to geodatabase files and attributing GIS data according to client parameters. Published data to ArcGIS web application for status updates with client, updating weekly. Product will be used for infrastructure and utility maintenance.
- **Public Works GIS/GPS Implementation and Support; Mount Pleasant, UT (2019-2020)** *GIS Specialist*. Set up ArcGIS Online account for client. Published GIS data to web services according to client parameters. Configured Trimble R2 GPS unit for in-field data collection. Provided onsite training on how to use GPS unit in conjunction with ArcGIS Online and the ESRI Collector App. On-Call for additional training and troubleshooting.
- **Marriott-Slaterville GIS Implementation; Marriott, Slaterville, UT (2019)** *GIS Specialist*. Set up ArcGIS Online account for client. Published GIS data to web services according to client parameters. Configured Trimble R2 GPS unit for in-field data collection. Provided onsite training on how to use GPS unit in conjunction with ArcGIS Online and the ESRI Collector App. On-Call for additional training and troubleshooting.
- **Utah State University Campus Mapping; Logan, UT (2017-2019)** *GIS Specialist*. Assisted in the organization and creation of campus infrastructure data and map. Converted data from AutoCAD drawing files to geodatabase files and attributing GIS data according to client parameters. Published data to ArcGIS web application for status updates with client, updating weekly. Product is used for infrastructure and utility maintenance, campus navigation, etc.

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# JENI GOFF

## Public Involvement

Jeni's diverse experience in Public Relations, Marketing, and Visual Communication make her an exceptional problem solver and communicator. Her writing skills, honed through her work in newspapers, marketing, and PR campaigns, give her a unique ability to convey messages in a clear and effective way. Her work with cities and local governments in public involvement, facilitation, and conflict management demonstrates her expertise in navigating complex situations and building consensus among diverse stakeholders.

One of Jeni's greatest strengths is her ability to make connections and build relationships with people from different backgrounds. Her desire to learn from and engage with those around her allows her to foster long-lasting relationships with clients, colleagues, and partners.

### Certifications

- International Association for Public Participation (IAP2), Foundations in Public Participation Training

### Education

- BS, Communication, Public Relations & Advertising
  Emphasis in Visual Communication
  Weber State University
  2021

### Experience

- Project Coordinator
  The Langdon Group, Inc.
  2021-Present
- Marketing and Branding Intern
  Needs Beyond Medicine
  2020
- Public Relations Specialist
  Ogden Peak Communication
  2020

## RELEVANT EXPERIENCE

### PUBLIC INVOLVEMENT/OUTREACH

- Hurricane City Storm Water Master Plan | Hurricane, UT (2024-Current)
  *Project Coordinator.* The Langdon Group team, led by Josh King and Jeni Goff, in collaboration with J-U-B ENGINEERS, Inc., is partnering with Hurricane City to develop a comprehensive Storm Water Master Plan. TLG's role involves engaging key stakeholders through interviews and workshops to gather valuable input for the master plan. Their efforts ensure the plan addresses community needs and incorporates local insights for effective stormwater management.
- **Woods Cross Transportation Master Plan | Wood Cross City (2024-Current)** Jeni is leading public involvement efforts for the Woods Cross Transportation Master Plan update. Her role includes facilitating public meetings to share information with residents and gather valuable feedback to shape the plan. Jeni has also analyzed public input and data to ensure the plan reflects community priorities. Moving forward, she will continue to engage and inform the public, fostering collaboration and transparency as the plan progresses.
- **West Davis Corridor| Utah Department of Transportation (2021 – Current).** West Davis was a new 16-mile, 4-lane divided highway project that required extensive public involvement. To manage this critical component, The Langdon Group was hired to coordinate all stakeholder and city communications. As a key member of The Langdon Group, Jeni was responsible for developing and implementing effective public involvement (PI) strategies, coordinating with multiple agencies, facilitating community advisory committees, resolving conflicts as they arose, and managing the project hotline and email. Her role in this effort allowed her to engage with residents and city officials to ensure that their perspectives were heard and considered throughout the project's development. Continuing the next phase of the West Davis Corridor, a three-mile 4-lane, divided highway, the Langdon Group were hired to continue their role. As UDOT reevaluates its EIS. Jeni remains a crucial team member in continuing the efforts of developing and implementing effective public involvement (PI) strategies, coordinating with multiple agencies, facilitating community advisory committees, and resolving conflict.

- **UTA Ogden Bus-Rapid-Transit (BRT) Line | Ogden, UT (2021 – 2023)** Jeni, along with her TLG colleagues Andy Neff and Jennifer Fowler, provided critical public outreach services for the construction of a new 5.3-mile Bus Rapid Transit (BRT) line in Ogden to Weber State University. As part of her role, Jeni developed and implemented effective public involvement (PI) strategies, coordinated with multiple agencies, and resolved conflicts as they arose. She also oversaw the development of a business promotion program, managed public presentations and events, and coordinated web, media, social media, and telephone hotline outreach efforts. Jeni's expertise in boots-on-the-ground outreach, combined with her team's knowledge and experience in public relations and communications, ensured that the public was well-informed and engaged throughout the BRT construction process.

FACILITATION

- **U.S. Forest Service (USFS) – Manti-La Sal Forest Plan Revision, Price, Utah (2017 – Current)** Region 4 of the USFS has enlisted the support of Sundance Consulting and The Langdon Group, led by Dan Adams, to assist with the development of effective outreach strategies for a series of forest plan revisions. The Manti-La Sal National Forest is one of the forests that will benefit from this effort. Jeni and her team are specifically focused on providing guidance and support for tribal outreach and engagement. Jeni is leveraging her expertise in public involvement, community engagement, and conflict resolution to help develop outreach strategies that are tailored to the needs and interests of tribal communities. She is working closely with tribal leaders, community groups, and other stakeholders to build relationships, foster understanding, and create a shared vision for the future of the forest. Through her efforts, she is helping to ensure that tribal voices are heard and that their perspectives and concerns are integrated into the forest plan revisions.
- **Utah Division of Water Resources – Utah Watershed Council Act Implementation (2021 – Present)** Jeni and the Langdon Group team have partnered with JUB Engineers and Smith Hartvigsen to design and implement strategies for the creation of a statewide watershed council and twelve local watershed councils across the State of Utah. As part of this effort, Jeni and her team are working closely with stakeholders and community members to gather input and feedback, develop effective engagement strategies, and facilitate constructive dialogue and collaboration among all parties involved. They are leveraging their expertise in public involvement, strategic planning, and community facilitation to help ensure that the creation of these councils is inclusive, transparent, and successful.

## OTHER PROJECT EXPERIENCE

**Idaho**

- West Blackfoot Transportation Improvements | Blackfoot, Idaho | Idaho Transportation Department (2024) | Public Involvement

**Utah**

- Clinton 1300 North & 2000 West Intersection Reconstruction | Clinton City (2021 –2022 ) | Public Involvement
- West Point City Sewer Expansion System | West Point City (2024 - ongoing ) | Public Involvement
- Clinton 800 North 1000 West to 500 West Reconstruction | Clinton City (2024-ongoing) | Public Involvement
- Antelope Effluent Pipeline | North Davis Sewer District /Syracuse Utah (2021 – 2023) | Public Involvement
- Hooper 5500 West Reconstruction| Hooper City (2021 – ongoing) | Public Involvement
- Utah Department of Transportation – National Electric Vehicle Infrastructure Formula Program (2022) | Public Involvement
- Box Elder County: Water Mater Plan | Box Elder County (2024) | Public Involvement

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# VIJAY KORNALA, PE, PTOE

## Transportation Lead

Vijay leads J U B's Traffic Engineering Group and has 21 years of specialized experience in a broad range of traffic engineering and transportation planning studies. He leads multi-jurisdictional projects and has completed comprehensive plan amendments, transportation master plans, impact fee facility plans, corridor plans and studies, developments of regional impacts, rezoning and conditional use permits, and prepared complete street studies. He has also prepared analyses for parking studies, access management studies, origin and destination studies using Big Data and Bluetooth technologies, and signal warrant studies for both public and private agencies.

### Professional Registrations

- Professional Engineer:
  Utah, 8272167
  Idaho, 16053
  Florida, 71019
  Ohio, 72662
  Nevada, 028649
- Certified Professional Traffic Operations Engineer:
  PTOE, 2423

### Education

- MS, Civil Engineering
  Kansas State University
  2003
- Bachelor of Technology in Civil Engineering,
  Nagarjuna University, India
  2001

### Experience

- Traffic Engineer/Project Engineer
  J-U-B ENGINEERS, Inc.
  2011-Present
- Transportation Engineer
  David Plummer & Associates,
  2004-2011

## RELEVANT EXPERIENCE

- Clinton Transportation Master Plan and Impact Fee Facilities Plan, Clinton, UT (2017-2019) *Lead Transportation Engineer.* Supervised the modeling, CIP and long-range plan development and assisted in preparing the conceptual cost for the identified roadway improvements for the IFFP.
- 2021 Transportation Master Plan; Hooper City, UT (2021-2022) *Lead Transportation Engineer.* Supervised the travel demand modeling, CIP and long-range plan development and oversaw the Plan document. West Weber Corridor was included in the modeling to provide recommendations to the city to plan for the city's road network beyond 2050.
- Pleasant Grove Boulevard Interchange Area Study, Pleasant Grove, UT (2017-2020) *Project Manager.* Planning study to develop cost estimates for frontage road interchange improvements for programing in the UDOT 2017 STIP workshop. As Project Manager, Vijay completed a planning study that evaluated a frontage road system at the I-15/Pleasant Grove Boulevard Interchange. A VISSIM traffic model was utilized to evaluate traffic operations at 18 existing and 31 future intersections along with signal timing. The study identified the required intersection and corridor improvements to meet current and future demand. Based upon the results of the analysis, developed conceptual layouts and cost estimates for the frontage road system, along with prioritization and phasing plan that can be incorporated in the UDOT 2018- 2023 STIP. Tasks included providing/performing data collection, travel demand modeling, traffic analysis, developing concepts/alternatives analysis, corridor planning and operations, GIS mapping, concept designs, project prioritization, phasing, cost estimates, documentation, and exhibits/graphics.
- Mountain Green I-84 Interchange Area Study; Utah Department of Transportation (UDOT), Mountain Green, UT (2018-2019) *Project Manager.* Vijay completed this project using UDOT's Planning and Environmental Linkage (PEL) process to determine long-term improvements to increase mobility in the study area for UDOT Region 1 and UDOT Central Planning. Vijay managed this project to provide a feasibility/planning study for the I-84/Mountain Green Interchange to address safety, operations, and geometric deficiencies and to identify

solutions to meet growing demands by 2050. A total of 4 alternatives and evaluation criteria based on the I-80 corridor goals/objectives and evaluated them through the process. A workshop was conducted with UDOT to review the alternatives and identified minor tweaks to advance them for further evaluation. Due to the constricted terrain, high I-80 freight percent, and closely spaced interchanges, the grades were included in setting up the VISSIM modeling to account for truck acceleration and deceleration. Tasks included providing/performing data collection, Bluetooth O/D study, travel demand modeling, traffic analysis, developing concepts/alternatives analysis, corridor planning and operations, GIS mapping, seven concept designs, Workshops with UDOT staff, project prioritization, phasing, cost estimates, documentation, exhibits/graphics, meetings with UDOT Planning & WFRC for endorsement of travel demand modeling.

- I-15 Northbound So Interchange to 600 North Study, Utah Department of Transportation (UDOT) Regions 1 & 2, UT (2018-2019) *Project Manager.* Traffic analysis study to determine short, mid and long-term improvements to increase mobility for I-15 in UDOT Regions 1 & 2. Traffic in this corridor consists of commuter traffic headed towards Salt Lake City Commercial Business District (CBD) and is heavy in the morning northbound direction. Vijay managed this project to provide a feasibility/planning study for the I-15 Interstate to address safety, operations, and geometric deficiencies and to identify solutions to meet growing demands by 2050. Vijay led a planning level study and developed 12 alternatives and evaluation criteria based upon the future needs of I-15, I-15/I-80 system interchanges (north and south), and evaluated them through the UDOT Solutions Development process. The alternatives were modified further to advance them for further VISSIM microsimulation analysis. Due to the high freight percentage, and closely spaced interchanges, VISSIM modeling was developed to account for the Urban nature of the interstate system in the study area. Tasks included providing/performing data collection, travel demand modeling, traffic analysis, developing concepts/alternatives analysis, corridor planning and operations, GIS mapping, four concept designs, Workshops with UDOT staff, project prioritization, phasing, cost estimates, documentation, exhibits/graphics, meetings with UDOT Planning & WFRC for endorsement of travel demand modeling.
- Spanish Fork Transportation Master Plan, Spanish Fork, UT (2018-2019) *Lead Traffic Engineer.* Supervised the travel demand modeling for and TMP development and capital improvements plan. GIS was used to create live maps for the city that will be updated as new projects are identified.
- I-15, from 400 South SLC to 2600 South Woods Cross; Utah Department of Transportation (UDOT), Salt Lake & Davis Counties, UT (2017-2018) *Project Manager.* Traffic analysis study to determine short, mid and long-term improvements to alleviate congestion in the study area. J-U-B modeled and evaluated I-15/I-80 & I-15/I-215 system ICs as part of analysis. Held workshops to develop various concepts. Performed VISSIM Modeling on over five scenarios under short term, midterm, and long-term traffic conditions, including adding a lane to I-15 and creating C-D ramps. Included special considerations for tying into I-215 and US-89 and avoiding conflicts with recently constructed bridges within the project area. Prepared concept level estimates and layouts for viable solutions. Project required significant coordination with WFRC to include accurate and consistent travel demand data. Also used UDOT programs including HERE, iPeMS, etc. for efficiencies in collecting data. Prepared and calibrated a VISSIM Model in coordination with UDOT TOC staff. Early coordination allowed the project to stay on schedule and eliminate iterations of model calibration.

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# Fee Proposal

## Hyrum City General Plan Update

February 20, 2025

J-U-B ENGINEERS, INC.

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# ESTIMATE OF COSTS

J-U-B will work closely with Hyrum City to develop a detailed scope of work, with technical assumptions, that will inform a complete operating budget. The proposed budget presented here reflects the Scope of Work described in the RFP and refined in our proposed Work Plan. We will apply our experienced project team, introduced on pages 1-2 of the attached proposal document, over the course of the planning process. At present we anticipate no more than 4% of the total budget will be applied to travel and reproduction costs. J-U-B practices state-of-the-art project tracking to ensure the City will receive the best value within the budgeted amount. Our monthly progress reports and regular team meetings with our clients, result in timely communication of any project issues. Our project personnel as presented are committed to supporting Hyrum City for the life of the project. With our office being in Logan, this will help increase project efficiency while minimizing costs, helping the budget to remain focused on innovation and productivity.

| Phase | Brian Carver | Alison Tompkins | Alexander Jones | Paul Willardson | Vijay Kornala | Danika Montgomery | Andrew Noorlander | Jenna Meyers | Jeni Goff | Kennedi Kikel | Cindy Gooch | | Total Cost by Phase |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Project Manager $174/hr | Planning QA/QC $174/hr | Planning Technician $112/hr | Engineering Support $220/hr | Transportation Lead $269/hr | GIS Mapping $178/hr | Senior Landscape Architect $193/hr | Lead Landscape Architect $165/hr | Public Involvement $146/hr | Graphic Communications $105/hr | Funding Specialist $214/hr | Administrative Assistant $75/hr | |
| Initiate | 40 | 4 | 20 | 4 | 0 | 8 | 0 | 0 | 20 | 0 | 0 | 4 | $ 15,000 |
| Discover | 40 | 6 | 16 | 4 | 4 | 16 | 4 | 16 | 20 | 0 | 0 | 4 | $ 20,400 |
| Define | 46 | 5 | 18 | 5 | 5 | 18 | 5 | 18 | 23 | 0 | 0 | 4 | $ 23,300 |
| Implement | 20 | 8 | 16 | 2 | 2 | 12 | 0 | 0 | 4 | 40 | 8 | 4 | $ 16,000 |
| | | | | | | | | | | | | Reimbursable Travel Expenses | $ 2,700 |
| | | | | | | | | | | | | **Total Estimated Cost** | **$ 77,400** |

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