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civil engineering land planning landscape architecture

November 4, 2014

Tony Kohler
Heber City Planner
75 North Main Street
Heber City, Utah 84032

Re: Mountain Valley RV Resort Expansion
2400 South Road Improvement Proposal

Dear Tony:

Representatives from Heber City and the Mountain Valley RV Resort met on November 3, 2014 to discuss the proposed resort expansion and the construction of 2400 South Street. Provided below is a summary of the road improvement proposal presented at the meeting.

1. The Mountain Valley RV Resort will dedicate a 72 foot right-of-way to Heber City for 2400 South Street along its southern property line. The road right-of-way will be dedicated to Heber City with construction of the roadway as outlined in Item 3.

2. The Mountain Valley RV Resort will participate in forty percent (40%) of the road construction costs for a local 36 foot wide road. Sewer, culinary water and pressurized irrigation improvements are already installed in the proposed road. Anticipated improvements include a 44 foot wide asphalt collector road, curb, gutter, sidewalk, storm drain, power for street lights and landscaping on the north side of road. Heber City is responsible for the 60% of the costs for the local road and the cost to upgrade the road to a collector road standard.

3. The portion of 2400 South Street adjacent to the Mountain Valley RV Resort will be constructed when one of the following occurs:

    a. The segment of road between the Mountain Valley RV Resort and Highway 40 is under construction. Heber City shall notify the Mountain Valley RV Resort six (6) months prior to the beginning of construction for this segment of road.

    b. As a condition of approval for the final phase of the Mountain Valley RV Park expansion, construction of 2400 South will be completed with the construction of the final phase of the RV Resort expansion.

4. The Mountain Valley RV Resort shall construct 2400 South Street. Heber City shall approve the bid amount for the road construction from the Mountain Valley RV Resort. A construction and cost sharing agreement between Heber City and the Mountain Valley RV Resort will be completed prior to the commencement of work on the road.

We have appreciate working with Heber City on the proposed expansion of the Mountain Valley RV Resort. If you have any questions regarding the proposal to construct 2400 South Street, please call me at (435) 657-9749.

Respectfully,

Paul Berg

Paul Berg, P.E.