

Memorandum

TO: Board of Trustees
FROM: Alexa Wilson
DATE: September 24, 2016

RE: *Request to spend \$165,000 to restore drainage in Ridge Road Industrial Park in Carbon County*

BENEFICIARY: Schools

Site History

The State of Utah, School and Institutional Trust Lands Administration ("SITLA") worked with Carbon County to plan an industrial park at the intersection with Ridge Road and Highway 10 in the late nineties.

SITLA installed roads, storm drainage facilities, landscaping, and utilities for Phase 1 of Ridge Road Industrial Park in 2000-2001. Total improvement costs to date are \$737,000. Since then, 20.59 acres of industrial lots have been sold for a total of \$511,000. Phase 1 has approximately 17 acres of improved lots remaining with an estimated current value of \$400,000.

Failing Storm Drainage

Drainage ditches were constructed along all roads and in between planned lots when the initial improvements were put in. However, the flows these ditches are required to handle was severely underestimated.



September 22, 2016

Over time this has caused drainage failures which now leads to flooding of several businesses at each storm. There are two culverts under Highway 10, discharging storm water onto the project area. During storm events the natural drainage channels carry the water to previously sold lots, in amounts the existing drainage ditches have not been designed to handle.

Storm Drainage Solution

The proposed solution is to divert the flow from the culverts, directly to the south, parallel to the highway and under Ridge Road, where it can be discharged into a natural drainage channel at that location.

This requires a series of pipes and open drainage channels, as depicted on the attached drainage plan. This project has been engineered and is ready to be taken out for bid. The project costs have been estimated at \$165,000.

Recommendation

We recommend proceeding with the construction of the project and the expenditure of funds. It is expected that the investment will eventually be recouped by the sale of currently improved lots. In the long term it positions the industrial park for expansion if the Price economy recovers from its current slump.



OVERALL PLAN

SITLA

RIDGE 4440 S. BUSINESS PARK, PRICE, UTAH

DATE: _____

PROJECT NO: _____

SCALE: 1" = 100'

BY: _____

CHECKED BY: _____

DATE: _____

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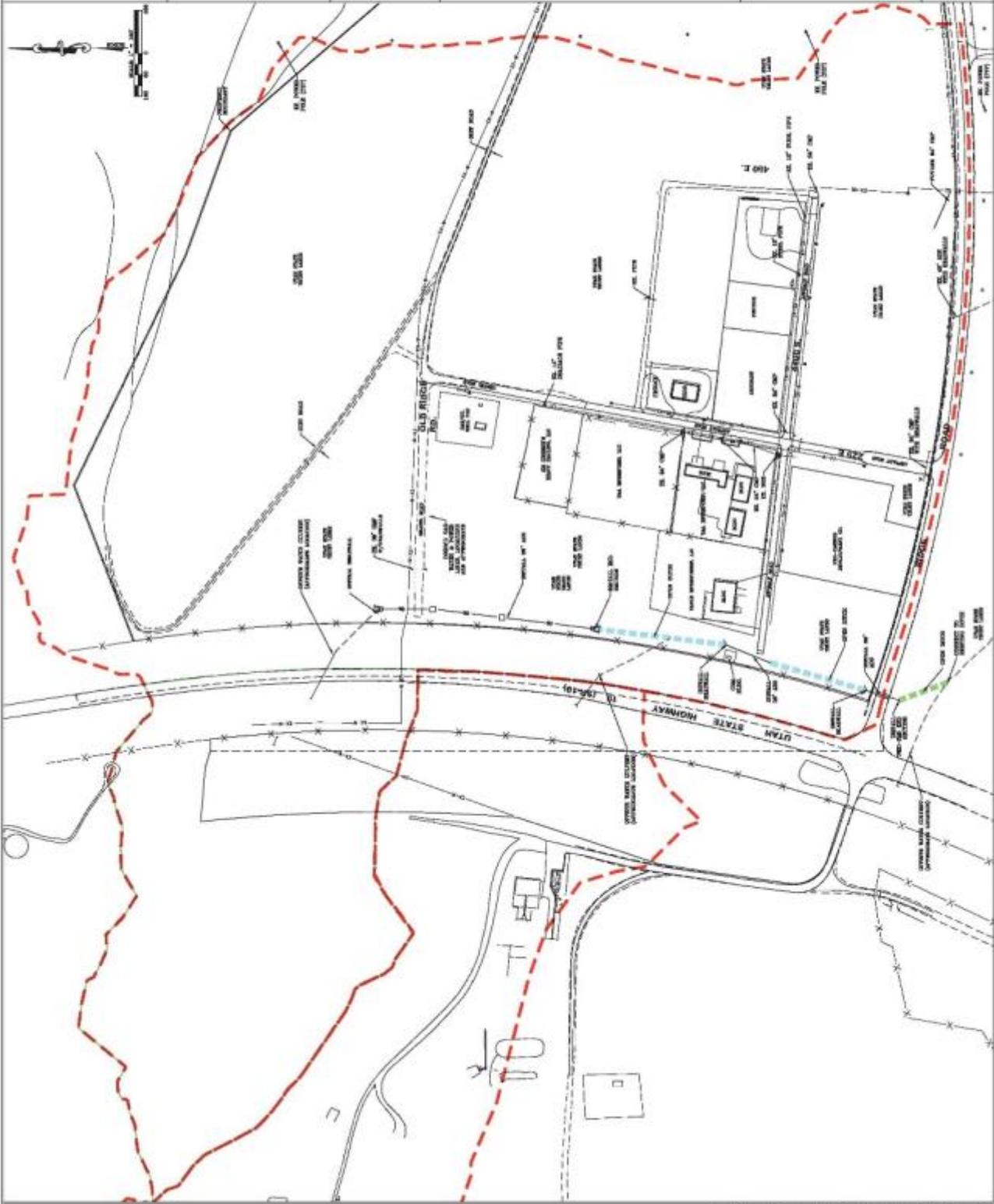
NOTES

- ALL IMPROVEMENTS TO BE MADE ACCORDING TO THE LATEST EDITIONS OF THE UTAH CONSTRUCTION CODE AND THE UTAH CONVEYANCE ACT.
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DEVELOPER / OWNER
 SUTLA
 100 S. 1700 WEST
 SALT LAKE CITY, UT 84119
 801.278.8772

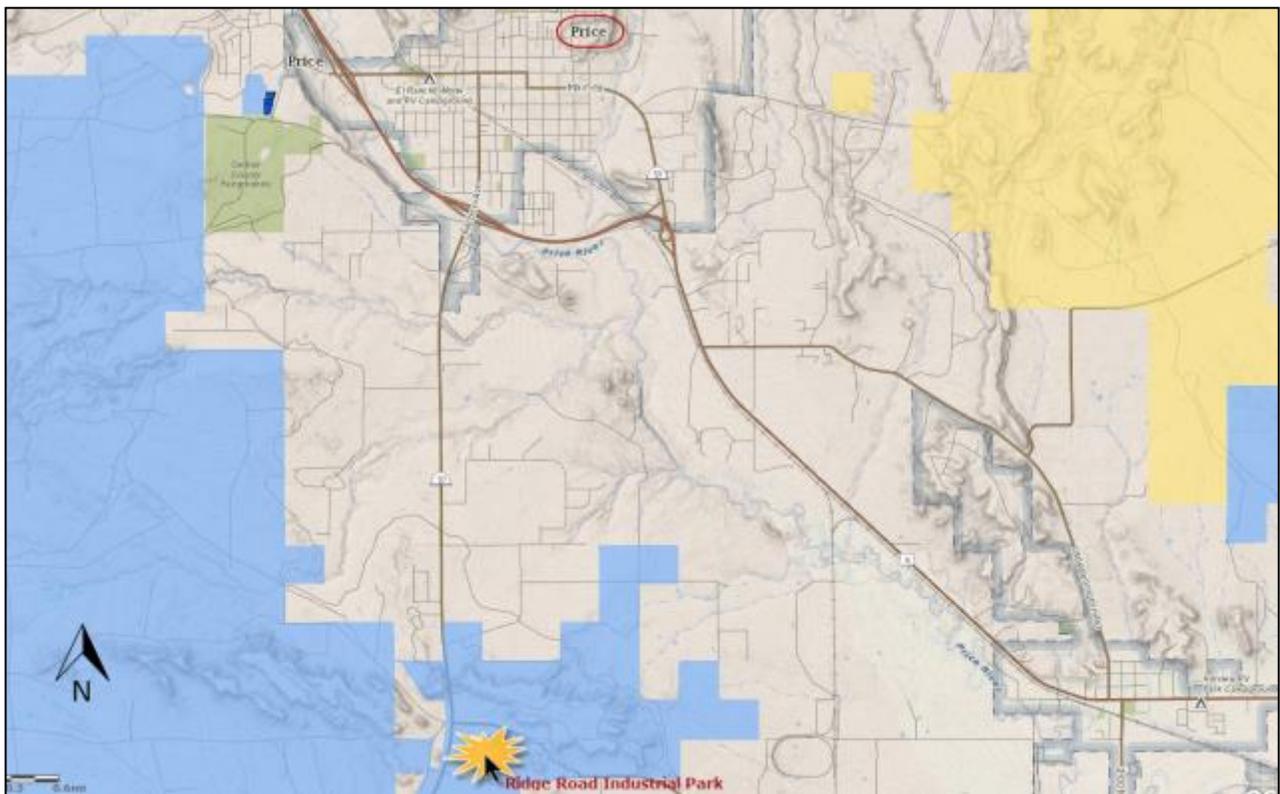
ENGINEER
 LEI
 2200 S. 1700 WEST
 SALT LAKE CITY, UT 84119
 801.278.8772

PROJECT NAME
 SUTLA BUSINESS PARK





Drainage exhibit



Area Map