

***Utah Department of Community & Culture  
Division of Housing & Community Development***



***PERMANENT COMMUNITY IMPACT FUND BOARD***

***PROGRAM DESCRIPTION  
&  
APPLICATION FORM  
(revised March 2013)***

***Permanent Community Impact Fund Board  
140 East 300 South - 4th Floor  
Salt Lake City, Utah 84111  
(801) 526-9392 Office  
(801) 526-9435 Fax***

# PERMANENT COMMUNITY IMPACT FUND BOARD

## APPLICATION FORM

(Revised March 2013)

### **PART A. GENERAL INFORMATION**

#### **Project Title**

#### **1. Applicant Agency**

Name:

Mailing Address:

City:  County:  Zip:

**Contact Person** *(Must be with the applicant agency and registered in WebGrants, see page 6)*

Name:

Phone:  FAX:

Email:

**Federal Tax Identification Number:**

#### **2. Presiding Official**

Name and Title:

Email:

#### **3. Clerk/Recorder**

Name and Title:

Email:

#### **4. Engineer/Architect**

Name:

Mailing Address:

City:  Zip:  Phone:  FAX:

Email:

#### **5. Bond Counsel**

Name:

Address:

City:  Zip:  Phone:  FAX:

Email:

## **PART B. PROPOSED FUNDING**

### **1. Cost Sharing.**

<b><u>Funding Source</u></b>	<b><u>Cost Share</u></b>
a. _____ Applicant Cash	_____
b. _____ Applicant In-kind (specify)**	_____
c. _____ Other Local Cash (specify)	_____
d. _____ Other Local In-kind (specify)**	_____
e. _____ Federal Grant (specify)	_____
f. _____ Federal Loan (specify)	_____
g. _____ State Grant (specify)	_____
h. _____ State Loan (specify)	_____
i. _____ Total CIB Funds (total of lines 2a & 2b below)	_____
<b>Total Project Cost</b>	_____

***Note: The CIB has limited its total participation in any given project to a maximum of \$5,000,000.00 regardless of grant/loan mix.***

### **2. Type of CIB Funds Requested.**

**a. Loan Amount:** \$ \_\_\_\_\_ % Rate: \_\_\_\_\_ Years: \_\_\_\_\_ 1st Payment Due: \_\_\_\_\_

Security for Loan: (circle one)

1. General Obligation Bond

2. Revenue Bond (specify revenue source): \_\_\_\_\_

3. Building Authority Lease Revenue Bond (specify lessee): \_\_\_\_\_

4. Class B & C Road Fund Revenue Bond: \_\_\_\_\_

5. Other (specify): \_\_\_\_\_

**b. Grant Amount:** \$ \_\_\_\_\_

### **3. Cost Over-runs.**

**All applicants must indicate how they propose to finance cost over-runs for the proposed project.**

**\*\* In-kind funds cannot be included as part of the local contribution, unless the in-kind has a demonstrable value, such as real property. Donated labor or staff time cannot be counted as either cash or in-kind contribution.**

## **PART C. PROJECT BUDGET**

DATE COST ESTIMATES FOR PROJECT WERE PREPARED \_\_\_\_\_  
INDIVIDUAL OR FIRM RESPONSIBLE FOR COST ESTIMATES \_\_\_\_\_

### **1. Construction** (specify quantity & unit price)

- |    |                                |    |       |
|----|--------------------------------|----|-------|
| 1. | _____                          | \$ | _____ |
| 2. | _____                          | \$ | _____ |
| 3. | _____                          | \$ | _____ |
| 4. | _____                          | \$ | _____ |
| 5. | _____                          | \$ | _____ |
| 6. | _____                          | \$ | _____ |
| 7. | Construction Contingency _____ | \$ | _____ |

**Construction Sub-Total:** \$ \_\_\_\_\_

### **2. Engineering Services**

**Basic Engineering Services:** \$ \_\_\_\_\_  
(Preliminary studies, layouts, cost estimates, design drawings, specifications & contract documents, basic representation during construction)

**Special engineering services:** \$ \_\_\_\_\_  
(Soils investigations, land surveys, full time construction inspection, environmental assessments, preparation of O & M manuals, water rights investigations, other special investigations)

**Engineering Services Sub-total:** \$ \_\_\_\_\_

### **3. Planning or Feasibility Studies**

**Planning or Feasibility Studies Sub-total:** \$ \_\_\_\_\_

### **4. Land/Easements/Water Rights**

**Land/Easements/Water Rights Sub-total:** \$ \_\_\_\_\_

### **5. Equipment & Facilities**

**Equipment & Facilities Sub-total:** \$ \_\_\_\_\_

### **6. Administration**

Administration: \$ \_\_\_\_\_

Legal: \$ \_\_\_\_\_

Financial Consultant: \$ \_\_\_\_\_

**Administration Sub-total:** \$ \_\_\_\_\_

**TOTAL PROJECT COST:** \$ \_\_\_\_\_

**PART D. APPLICANT AGENCY FINANCIAL INFORMATION**

**1. Current Year Total Budget:** \$

**2. Current Year General Fund Budget:** \$

**3. Current and Prior Four Years Property Tax:**

Year	Property Tax Rate	\$ Collected

**4. General Obligation (G.O.) Debt Structure.**

a. Assessed Valuation: \$

b. G.O. Debt Capacity:\* \$

c. Outstanding G.O. Debt: \$

d. Remaining G.O. Debt Capacity (b-c=d): \$

\* County G.O. debt limit is 2.0% of assessed value. City, town and school district G.O. debt limit is 4.0% of assessed value. Cities of the first and second class may incur an additional 4.0% in G.O. debt for water, artificial lights or sewers. Cities of the third class and towns may incur an additional 8.0% in G.O. debt for water, artificial lights or sewers.

**5. Bonded Debt Summary.**

Bonded debt information must be submitted in the format shown on Page 5. The submission of bonded debt information in an alternative format will not be accepted, since it precludes easy reference to the actual debt structure of applicant agencies. Please attach additional pages in the same format if there are insufficient columns on a Page 5 to list all bonded debt issues.

**Bonded Debt Summary** (attach additional sheets as necessary)

**BOND ISSUE**

PURPOSE:

\$ Issued:

Interest Rate:

Date Issued:

Due Date:

Bond Holder:

**BOND ISSUE**

PURPOSE:

\$ Issued:

Interest Rate:

Date Issued:

Due Date:

Bond Holder:

**BOND ISSUE**

PURPOSE:

\$ Issued:

Interest Rate:

Date Issued:

Due Date:

Bond Holder:

**Annual Debt Service (P+I)**

Year	\$ Amount
current	<input type="text"/>
+1	<input type="text"/>
+2	<input type="text"/>
+3	<input type="text"/>
+4	<input type="text"/>
+5	<input type="text"/>
+6	<input type="text"/>
+7	<input type="text"/>
+8	<input type="text"/>
+9	<input type="text"/>
+10	<input type="text"/>
+11	<input type="text"/>
+12	<input type="text"/>
+13	<input type="text"/>
+14	<input type="text"/>
+15	<input type="text"/>
+16	<input type="text"/>
+17	<input type="text"/>
+18	<input type="text"/>
+19	<input type="text"/>
+20	<input type="text"/>

**Annual Debt Service (P+I)**

Year	\$ Amount
current	<input type="text"/>
+1	<input type="text"/>
+2	<input type="text"/>
+3	<input type="text"/>
+4	<input type="text"/>
+5	<input type="text"/>
+6	<input type="text"/>
+7	<input type="text"/>
+8	<input type="text"/>
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+10	<input type="text"/>
+11	<input type="text"/>
+12	<input type="text"/>
+13	<input type="text"/>
+14	<input type="text"/>
+15	<input type="text"/>
+16	<input type="text"/>
+17	<input type="text"/>
+18	<input type="text"/>
+19	<input type="text"/>
+20	<input type="text"/>

**Annual Debt Service (P+I)**

Year	\$ Amount
current	<input type="text"/>
+1	<input type="text"/>
+2	<input type="text"/>
+3	<input type="text"/>
+4	<input type="text"/>
+5	<input type="text"/>
+6	<input type="text"/>
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+12	<input type="text"/>
+13	<input type="text"/>
+14	<input type="text"/>
+15	<input type="text"/>
+16	<input type="text"/>
+17	<input type="text"/>
+18	<input type="text"/>
+19	<input type="text"/>
+20	<input type="text"/>

(attach additional sheets as necessary)

## **PART E. PRE-SUBMISSION ATTACHMENT CHECKLIST**

All applicants must meet all the requirements of PART E. Incomplete applications will be held pending completion of the PART E. requirements.

### **1. Registration**

To be eligible for funding, the applicant **must** register through WebGrants (<http://webgrants.community.utah.gov>). Once approved, the applicant will receive an email with their login ID and password. **Note: Please register one time only. If you are submitting an application for another project and already have a login and password, you do not need to register again.**

### **2. Project Description.**

Attach as Attachment #1. This description should cover the following areas:

**WHO** - A description of the applicant agency including of the problem, situation, condition or need to be addressed by the proposed project. The description should cover the number of persons, land area, governmental facilities, services or operations impacted by the problem.

**WHAT** - A description of the proposed project including size, location, development timetable, etc. Include explanation of projected benefits and alternatives considered. **Attach 8½ x 11 maps, floor plans, site plans, etc. as Attachment #2.**

**WHY** - A description of why the applicant agency requires CIB financial assistance and what effect *not* receiving the requested financial assistance will have on the proposed project.

### **3. Consolidated Local Capital Improvement List.**

Attach the current consolidated capital improvement list as **Attachment #3.**

Projects not identified on the Capital Improvement List of the Housing & Community Development Division will not be funded by the CIB, unless they address a bona fide public safety or health emergency, or for other compelling reasons.

### **4. Public Hearing.**

Attach a copy of the public notice and transcript or minutes of the hearing as **Attachment #4.**

### **5. Association of Governments Notification.**

Provide a copy application to the AOG & attach required AOG review & comments as **Attachment #5.**

### **6. Affordable Housing Plan.**

Attach a brief summary of the applicant's efforts to comply with the requirements of Section 10-9a-403 UCA (municipalities) and Section 17-27a-403 UCA (counties) as **Attachment #6.**

### **7. Water & Sewer Applications require a Department of Environmental Quality Review**

The CIB and the Utah Department of Environmental Quality (DEQ) have entered into an agreement by which DEQ staff act as technical advisors to the CIB on drinking water and waste water projects. All applicants for proposed drinking water and waste water projects must provide sufficient technical information to DEQ to permit detailed technical review of the project. Please refer to the Drinking Water & Waste Water Project Supplement to this application form.

### **8. Road & Street Applications**

Street and Road addendum must be completed and submitted to the CIB with all street/road applications.

### **9. Construction & Excavation Applications**

Applications which include building, altering or disturbing properties fifty (50) years of age or older, or which may include new site excavation shall include photograph, address and map of the proposed project.

## **PART F. SIGNATURE**

I, \_\_\_\_\_, the \_\_\_\_\_  
(typed name) (typed title)

of \_\_\_\_\_  
(typed name of applicant agency)

do hereby certify the information presented in this application is accurate and correct to the best of my best knowledge and this application has been authorized by the applicant agency.

\_\_\_\_\_  
(signature) -6- \_\_\_\_\_  
(date)

# Heber City Public Safety Building

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## ATTACHMENT 1

### PROJECT DESCRIPTION

The Heber City Justice Court currently resides at 75 North Main Street in City Hall, sharing the court chambers and conference room with the City Council and City Administrative offices. Evaluations of the facilities indicate they do not meet the security needs and functionality requirements for a secure modern Justice Court. The use intensity of the Justice Court exceeds the availability of limited space within the City Hall and competes with the needs of other city administrative offices.

The Police Department resides at 301 South Main Street within the old Central School. The building has fallen into disrepair, despite modest efforts each year by the city to keep it functional. The building lacks the security and functionality needed by the Police Department to operate effectively and efficiently. The building has flat roof design within the 1950s addition. Inadequate roof truss designs in the unoccupied original 1920s portion of the building require the continuous use of heaters in the winter months to keep the building from collapsing. The building serves as a makeshift Emergency Operation Center (EOC), but its ability to withstand catastrophic events is questionable, as the building is not fire sprinkled or constructed to withstand seismic events.

The Heber City Public Safety Building will involve the construction of an approximate 22,000 square foot building at 301 South Main Street in Heber City, Utah to house both the Heber City Justice Court and the Heber City Police Department. Heber City Corporation owns the entirety of the block which dimensions are 330 feet by 399 feet, just over 3 acres, and the building will be owned and operated by Heber City Corporation. The proposed building will be comprised of 2 stories with a basement/secured under-building parking.

The City has calculated the anticipated impact fees required for the new building. Credits for water rights and impact fees are available from the existing building, but the new building will exceed the impact of the elementary school use both for water rights and impact fees. The city has determined impact fees will be approximately \$26,000 for transportation and irrigation. Approximately 0.64 acre-feet of water rights will be required for the new building. This amount of water would cost approximately \$4,800 at \$7,500 per acre-foot. The city currently owns adequate water rights to cover this need.

In 2008-2009, Heber City hired GSBS Architects to conduct a needs assessment, develop conceptual floor plan layouts, and identify an approximate budget. The anticipated cost at that time was just over \$5 million. The building will likely be a construction type Business B, either Class 1A, 1B, 11A, 11B, or 111A. Current cost estimates for this type of construction including all site improvements and fees are just under \$7.8 million. The increase in cost from the 2008 estimate is a result of including street and powerline improvements, equipment and furnishings, contingency, impact fees and design and



inspection fees, which were not included in the previous cost estimate. The updated cost estimate was produced by the City's Planning Director, Anthony Kohler in consultation with industry professionals, including Jim Child of JRCA Architects, Brian Balls of Summit Engineering, Don Kattelman of Utah Testing and Engineering, Wes Greenhalgh, Heber City Building Official, Cathy Riley and Bart Mumford of Heber City Engineering, and Harold Wilson of Heber Light & Power. The City is currently in the process of engaging an engineering and architectural firm for developing final construction drawings for the proposed site, with anticipated construction beginning in July 2014.

Heber City currently has a population just over 12,000. Population projections by the State of Utah and Mountainlands Association of Governments indicate the city will have a population of 15,387 by 2020 and a population of 19,243 by 2030. This population growth will continue to place pressures on the City's limited space resources for all departments including the police and court, and the proposed building will assist in alleviating that pressure.

The Police Department currently has 19 personnel. Projections by GSBS Architects identified a need for 27 police personnel at a population of 15,000, occurring in only 7 years. In 17 years, 34 police personnel will be needed when the population reaches 20,000. The Justice Court currently has two Court Clerks, one Judge, and one attorney. The City Attorney has private offices at a non-city location. GSBS Architects indicate an additional 7 personnel will be needed when the city's population reaches 15,000 in the year 2020. No additional court personnel would be needed beyond the 15,000 population. At maximum capacity in 2030, the proposed Public Safety Building would include 41 employees and serve a community population of 20,000.

Between the Justice Court and Police Department, space for an additional 11 employees will be needed within 7 years. The continued future population growth in the region not only places pressure on these departments, but other city departments that currently share space with the court and police. Construction of a Public Safety Building in the near future is vital to maintain an adequate level of city service, to decrease pressure on other departments, and to be able to continue have a functional Emergency Operation Center (EOC) during emergencies.

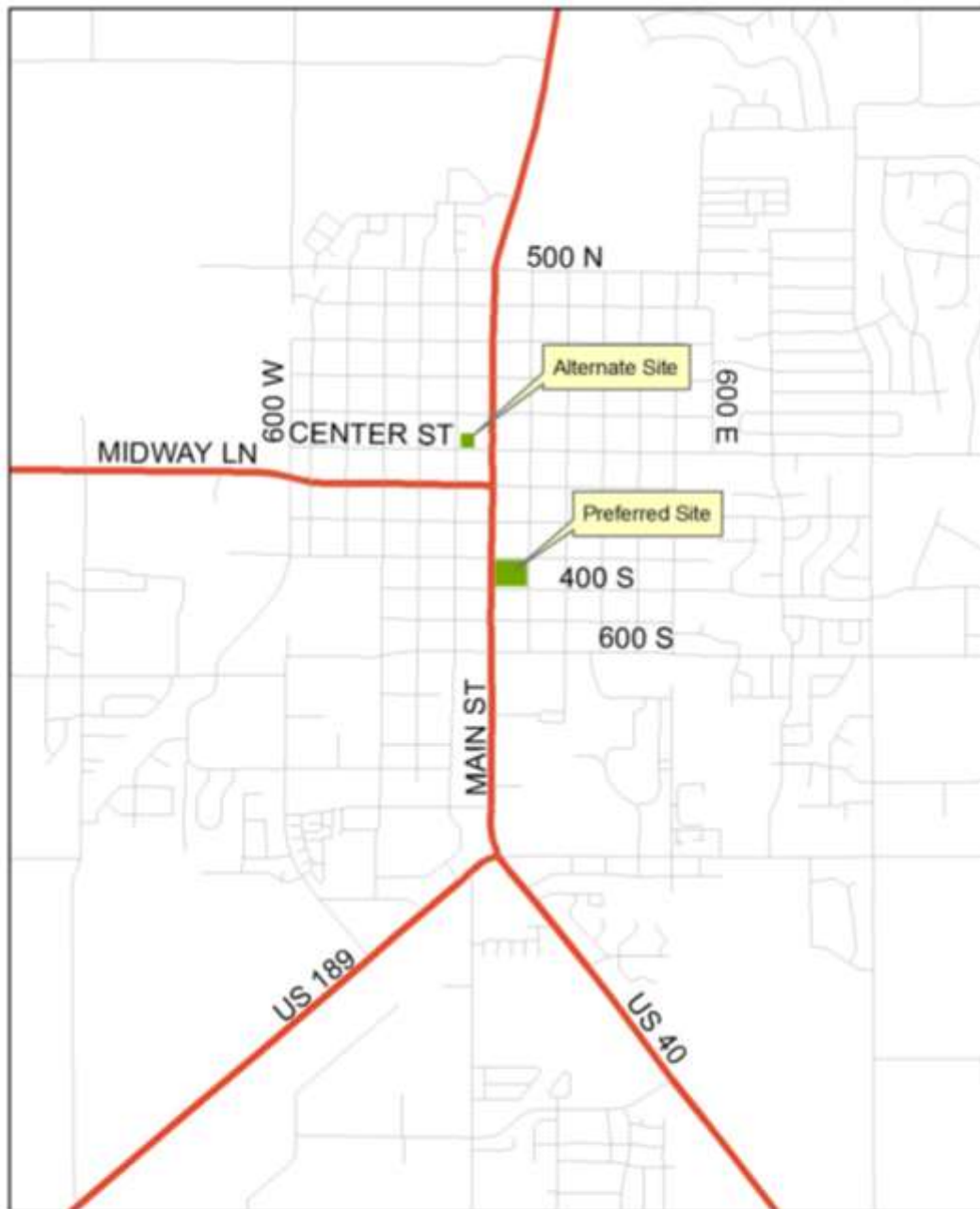
An alternative location exists at 100 West Center Street, on the same block as City Hall and Wasatch County Administrative Offices. The city has explored purchasing all of Wasatch County's property to construct a new facility, but Wasatch County is not yet ready to dispose of this facility. This site, while having the advantage of being centrally located next to the City's existing City Hall, does have more expensive environmental issues requiring the relocation of Lake Creek and the need for structured parking due to spatial constraints. Both locations are centrally located within the community and would provide superior access to the community, but since the County is not ready to sell its property, the City has opted for location of the proposed facility at 301 South Main Street.

The City is applying for financial assistance in the form of a loan from CIB because the interest rates appear more competitive than in the private sector. Heber City and Wasatch County have not received financial assistance from the CIB in recent years, yet both bear significant impacts from mineral extraction in adjoining counties to the east. This impact is primarily in the form of increased large truck

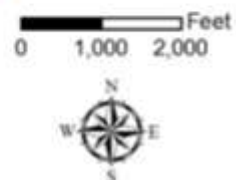
traffic and spill-over housing needs from the Uintah Basin, both of which have negative impacts upon the community. The large trucks make it difficult for the commercial base of Heber City to thrive, and have forced Heber City and Wasatch County to seek transportation alternatives to Main Street to alleviate this burden. Without this CIB Loan, Heber City will bear a greater financial burden and social burden from these impacts, while the financial rewards of mineral extraction would continue to benefit primarily Duchesne and Uintah Counties.

# Heber City Public Safety Building

## ATTACHMENT 2 Project Plans and Maps



Public Safety Building Location  
Heber City, Utah





Central Elementary School  
Heber City, Utah

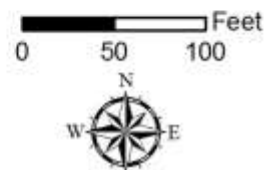


0 50 100 Feet

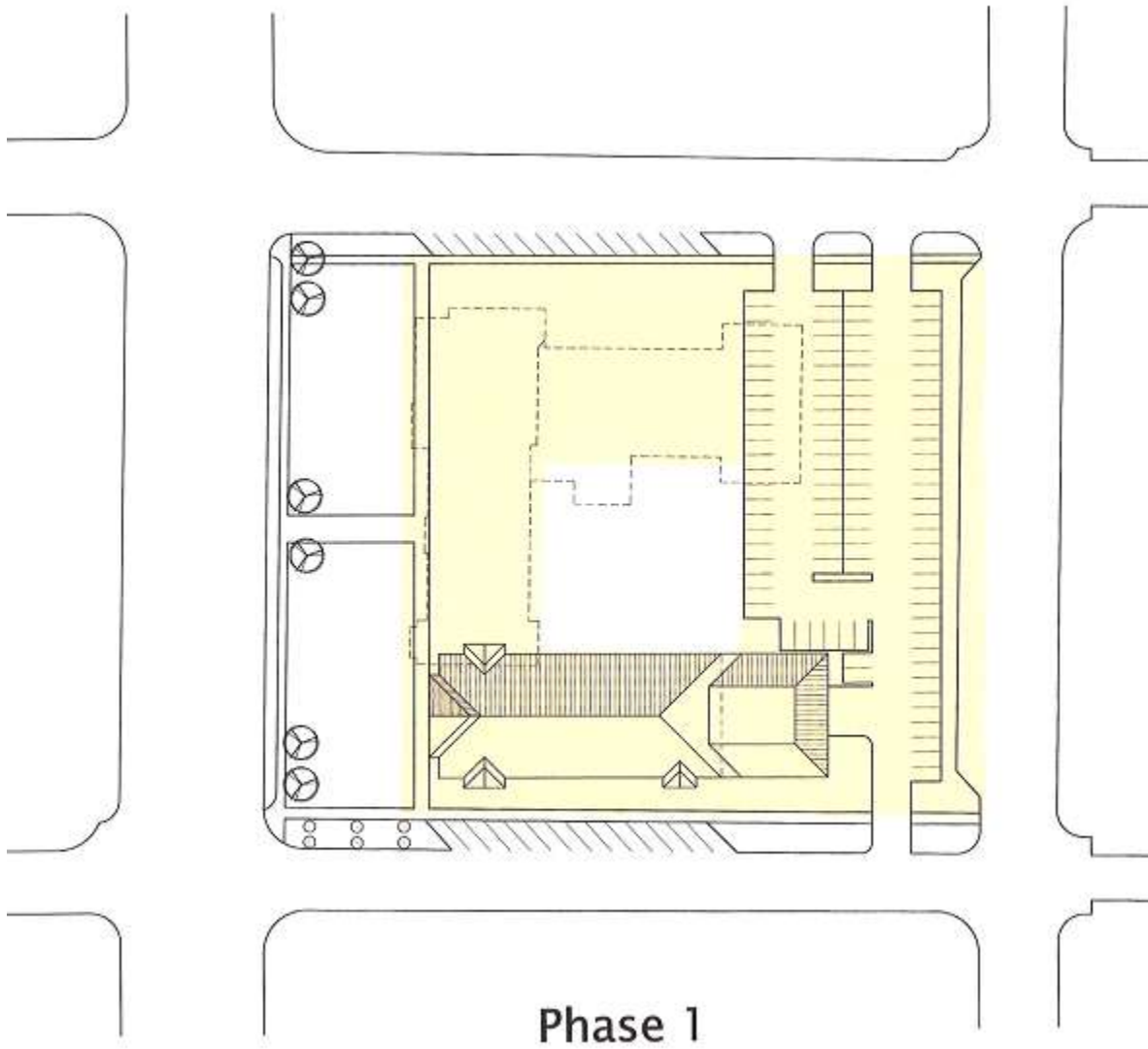




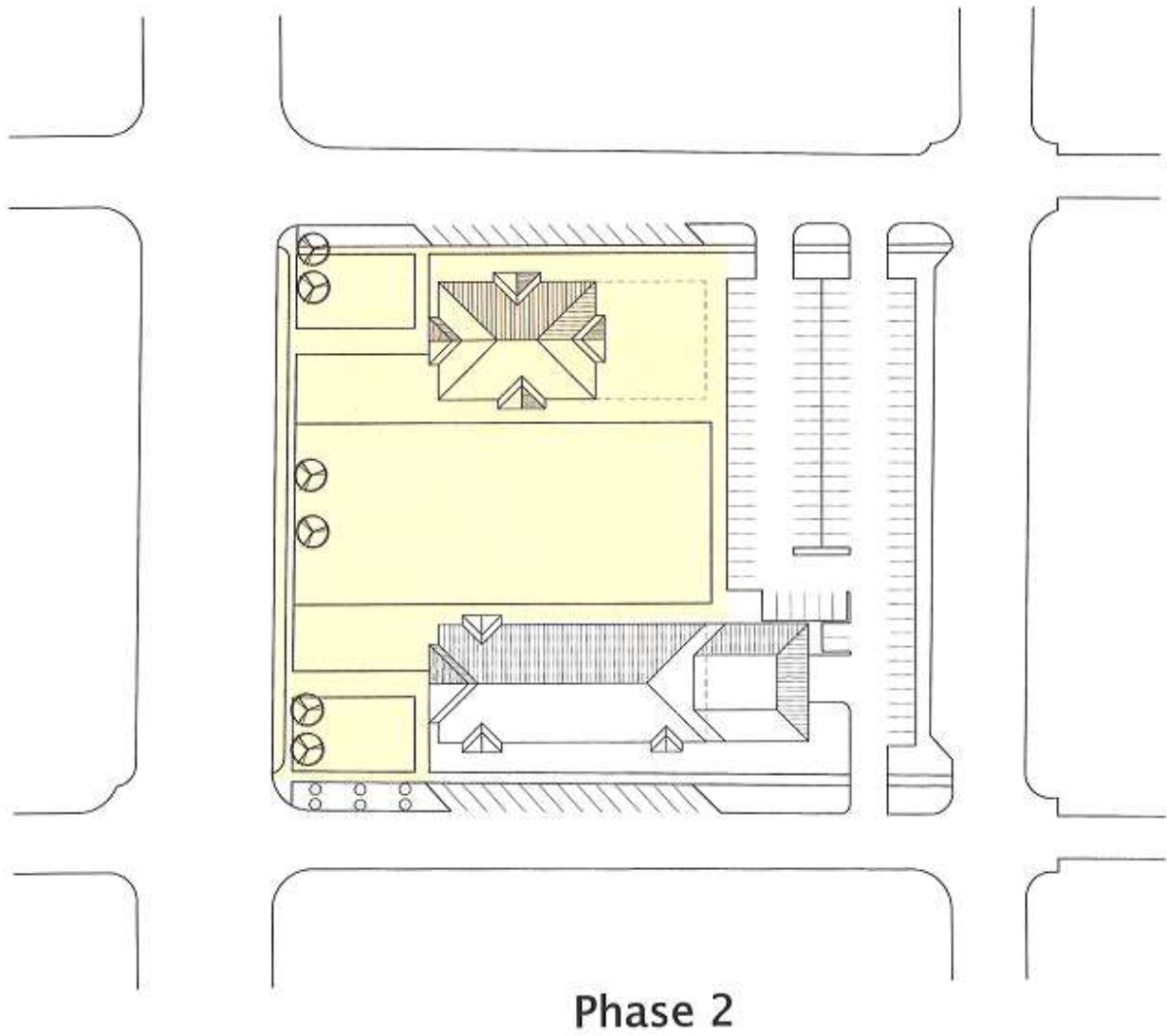
## Public Safety Building Alternative Heber City, Utah



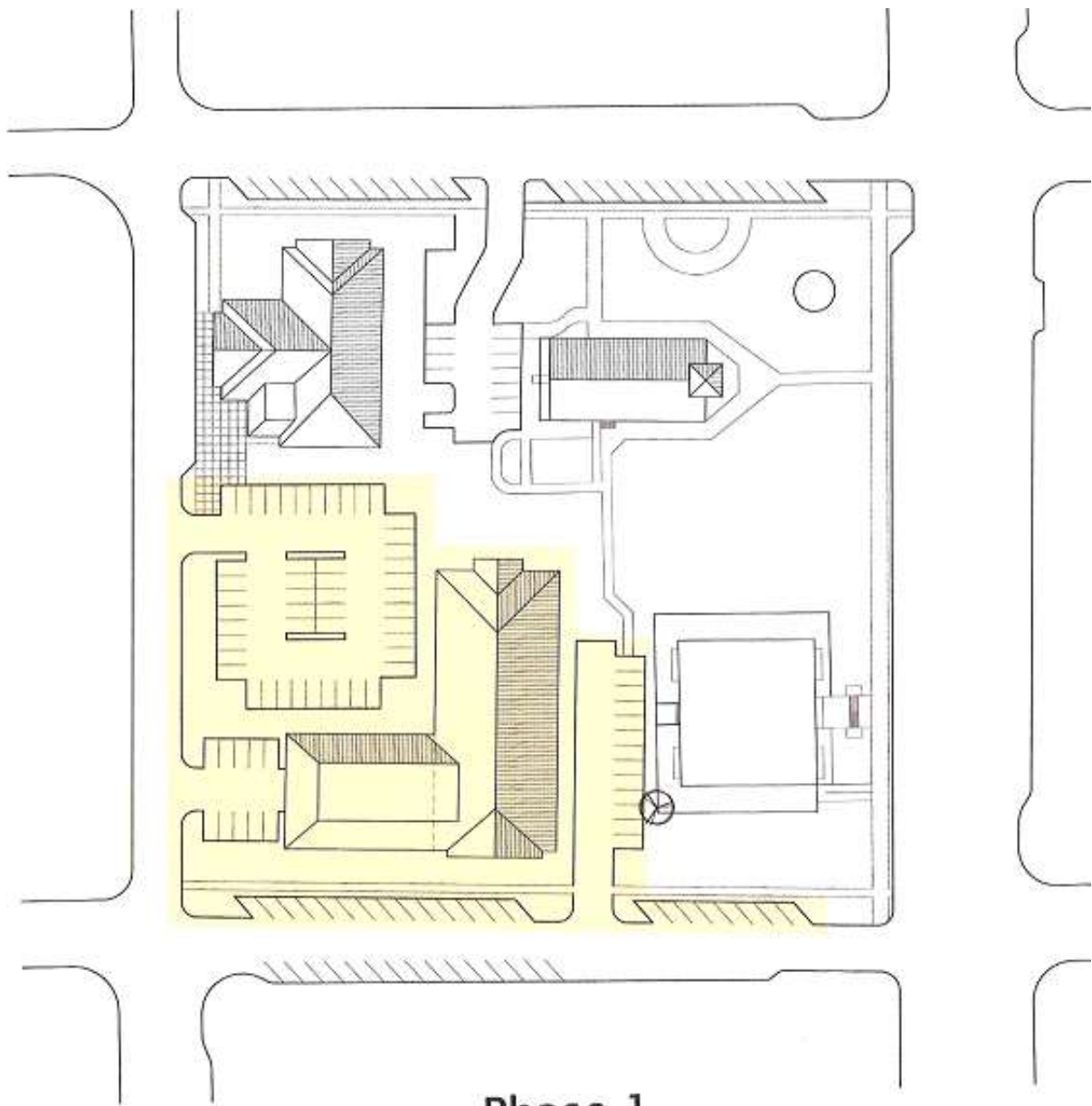
## Preferred Site Phase 1



## Preferred Site Phase 2



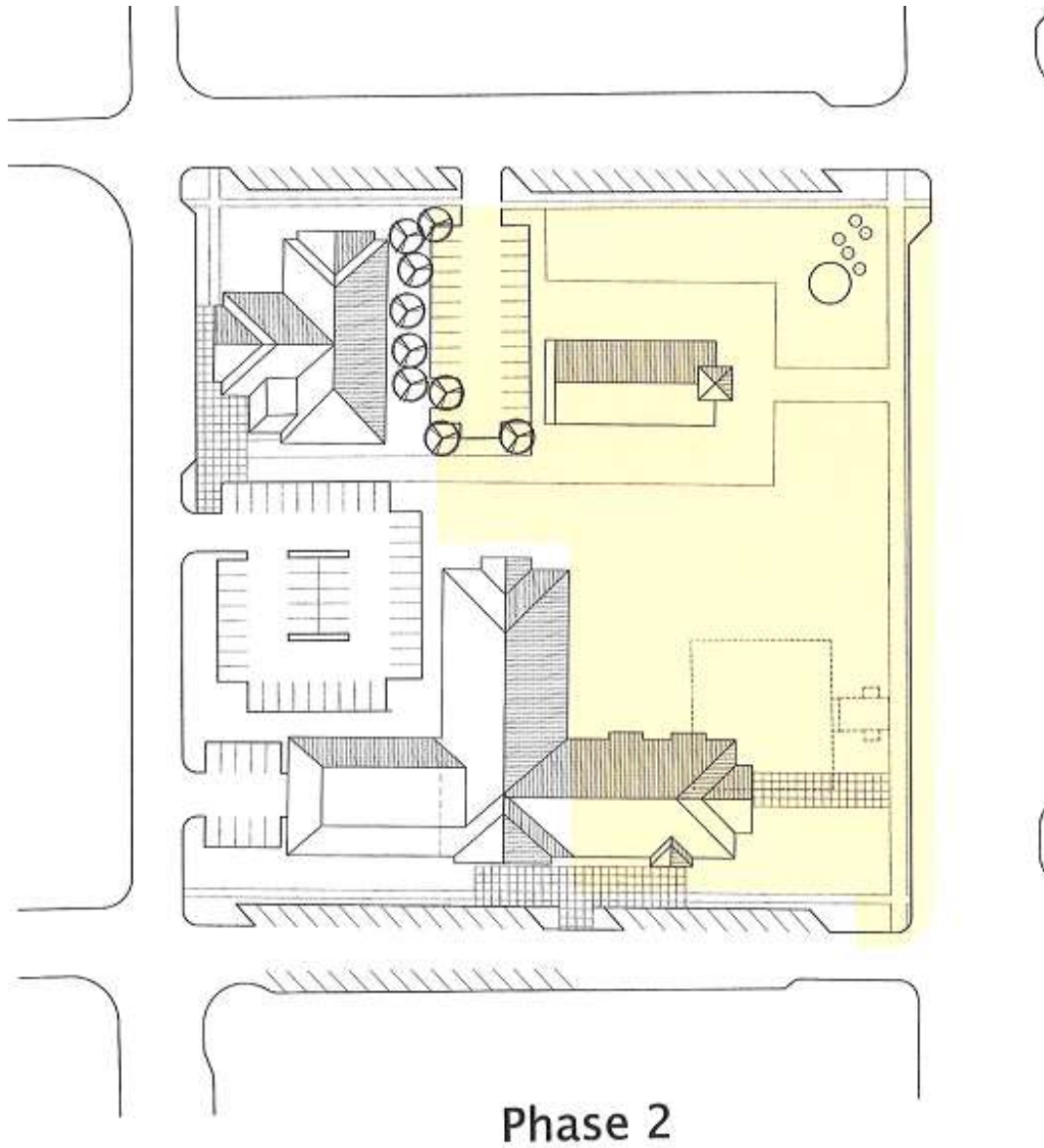
## Alternative Site Phase 1



Phase 1



## Alternative Site Phase 2



## Needs Assessment

ITEM	SPACE DESCRIPTION	*HAVE* STAFF 10,000P	*NEED* STAFF 15,000P	*NEED* STAFF 20,000P	*HAVE* SPACE 10,000P	*NEED* SPACE 15,000P	ADD SPACE 20,000P	GROSS TOTALS 15,000P	GROSS TOTALS 20,000P	REMARKS
E	PUBLIC SAFETY									
	CHEF OF POLICE	1	1	1		180				
	LIEUTENANTS	0	1	1	0	180				
	SERGEANTS	3	3	4		450	600			
	DETECTIVES	2	3	4		300	400			
	UTAH NATIONAL GUARD (NARC)	1	1	1		100				
	SUPERVISOR	0	1	2	0	100	240			
	PATROL	8	12	16		960	1280			
	CANINE	1	2	2						SEE BREAKDOWN
	Kennels					70				
	Wash					80				
	Supplies					30				
	ADMINISTRATIVE ASSISTANT	2	3	3		240				
	CONFERENCE ROOM					300				
	TRAINING ROOM / EDC					450				
	TRAINING / EDC STORAGE					150				
	ARREST INTAKE					60				
	ARREST HOLDING					60				
	SECURE VESTIBULE					60				
	FINGERPRINTING					30				
	INTERVIEW ROOMS					60				SEE BREAKDOWN
	EVIDENCE									
	Intake					80				
	Process					80				
	Secure storage					300				
	Vehicle evidence storage					200				
	LAB					150				
	EXERCISE					400				
	STAFF TOILETS					240				
	LOCKER ROOMS / SHOWERS					400				
	COMMUNICATIONS ROOM					65				SEE BREAKDOWN
	RECORDS									
	Active					100				
	Inactive					150				
	SUPPLY					80				
	LAUNDRY					80				
	SALLYPORT					1400				
	POLICE VEHICLE STORAGE					2000				500 S.F. PER VEHICLE
	PUBLIC LOBBY / WAITING					200				
	WEATHER VESTIBULE					70				
	COMMUNITY OUTREACH, ETC.					240				ALLOWS FOR 2 OFFICES
	SERVER					80				
	A/V STORAGE					35				
	TOTALS	18	27	34		1240	2520	13475	16500	NEED TOTAL = 120 GROSSING FACTOR

D	JUSTICE COURTS									
	COURT JUDGE	1	1	1	168	180				
	CLERK ADMINISTRATOR	0	1	1	0	180				
	COURT CLERK	2	3	3	108	360				
	BAILIFF	1	1	1	8	50				
	CITY ATTORNEY	0	1	1	0	150				CURRENTLY CONTRACT WORKER
	ADA COURTROOM				0	1,500				35 TO 40 SEATS
	COURTROOM STORAGE				0	20				
	CONFERENCE ROOM				0	200				CURRENTLY SHARED
	ATTORNEY/CLIENT CONF.				0	360				ALLOWS FOR 3 ROOMS
	PUBLIC LOBBY / WAITING				168	200				
	WEATHER VESTIBULE				54	70				
	HOLDING				0	120				ALLOWS FOR 2 ROOMS
	STAFF TOILET				0	130				CURRENTLY SHARED
	ROBE CLOSET				0	15				
	SUPPLIES				0	60				
	SECURITY SCREENING				30	96				
	FILES									SEE BREAKDOWN
	Active				0	100				
	Inactive				0	150				
	SOUND VESTIBULE				0	40				COURTROOM TO HOLDING
	A/V STORAGE				0	35				
	TOTALS	4	7	7	536	3986	0	47832	47832	NEED TOTAL = 120 GROSSING FACTOR

## Population Estimates

### Municipal Population Projections

Mountainland AOG - January 2012

AARC = Average Annual Rate Change

	Decennial Census		Short Range Projection			Long Range Projection		AARC	
	2000	2010	2020	2030	2040	2050	2060	40 Year	60 Year
<b>SUMMIT COUNTY</b>	<b>29,736</b>	<b>36,324</b>	<b>45,491</b>	<b>56,890</b>	<b>71,433</b>	<b>88,334</b>	<b>107,671</b>	<b>2.2%</b>	<b>2.2%</b>
Coalville	1,382	1,363	1,457	1,859	2,729	3,931	5,481	1.7%	2.3%
Francis	698	1,077	1,624	2,415	3,546	5,925	8,260	4.1%	4.2%
Henefer	684	766	950	1,212	1,779	2,972	4,144	2.4%	3.0%
Kamas	1,274	1,811	2,246	2,864	4,205	6,058	8,447	3.0%	3.2%
Oakley	948	1,470	2,217	3,297	4,840	8,087	11,276	4.2%	4.2%
Park City (pt.)	7,371	7,547	9,358	11,444	13,744	15,521	17,722	1.6%	1.5%
Unincorporated	17,379	22,290	27,639	33,799	40,591	45,839	52,340	2.1%	1.9%
<b>WASATCH COUNTY</b>	<b>15,215</b>	<b>23,530</b>	<b>32,741</b>	<b>44,549</b>	<b>59,159</b>	<b>76,389</b>	<b>96,696</b>	<b>3.5%</b>	<b>3.1%</b>
Charleston	378	415	533	941	1,611	2,953	5,592	3.7%	4.6%
Daniel	X	938	1,058	1,600	2,626	4,152	6,430	3.5%	3.9%
Heber City	7,291	11,362	15,387	19,243	22,683	23,747	25,675	2.9%	2.1%
Hideout	X	656	1,253	1,818	2,983	4,474	6,083	5.2%	4.6%
Independence	X	164	174	306	611	1,168	2,307	4.5%	5.4%
Midway	2,121	3,845	6,039	8,759	11,759	14,571	18,481	4.4%	3.7%
Park City (pt.)	X	11	15	18	20	20	20	2.0%	1.2%
Wallsburg	274	250	321	315	517	775	992	1.6%	2.2%
Unincorporated	5,151	5,889	7,960	11,549	16,349	24,528	31,116	2.9%	3.0%
<b>MOUNTAINLAND REGION</b>	<b>413,487</b>	<b>579,691</b>	<b>746,796</b>	<b>934,540</b>	<b>1,150,420</b>	<b>1,381,418</b>	<b>1,602,441</b>	<b>2.6%</b>	<b>2.3%</b>

#### How Did We Develop With These Numbers?

##### 1 - Use the traffic model socio-economic data as a basis.

- Uses last 30 years of densities along the Wasatch Front.
- Census 2010 data is used as a base.
- Building permit data builds off Census 2010 through 2011.

##### 2 - General Plans are used to project where growth can occur.

- Various constraints are deducted from developable land ; slope, wetlands, open space, forest, public facilities, etc.

##### 3 - State county control totals are used.

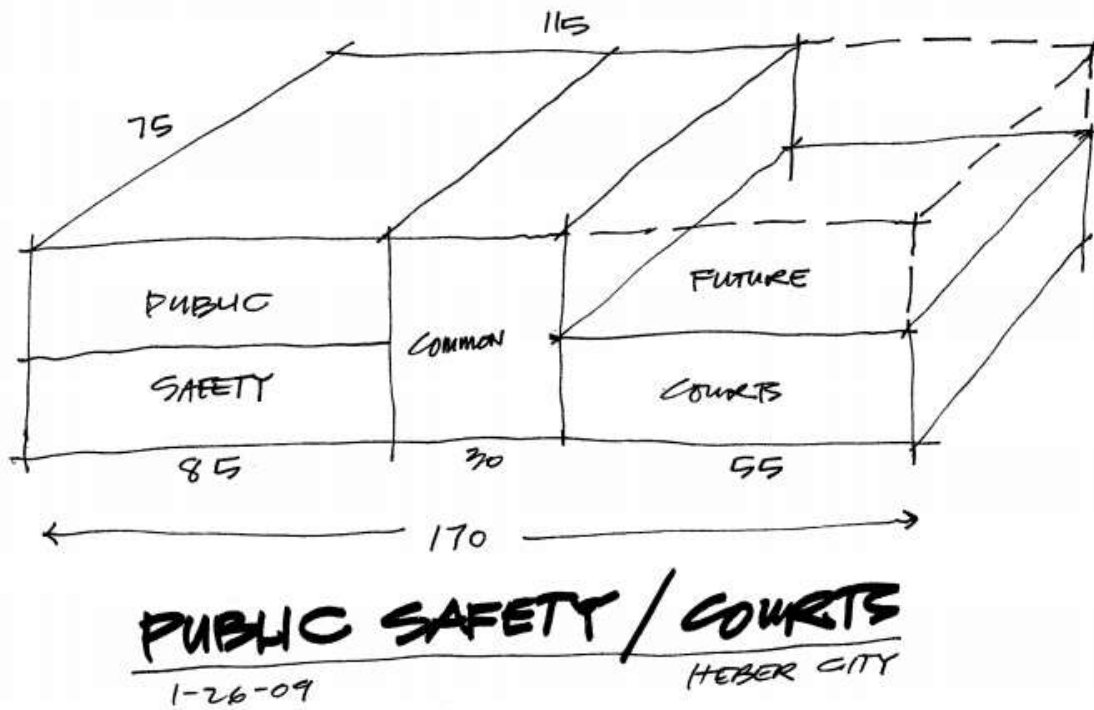
##### 4 - 2010 to 2030 growth occurs within city limits.

##### 5 - 2040 to 2060 growth occurs within annexation area.

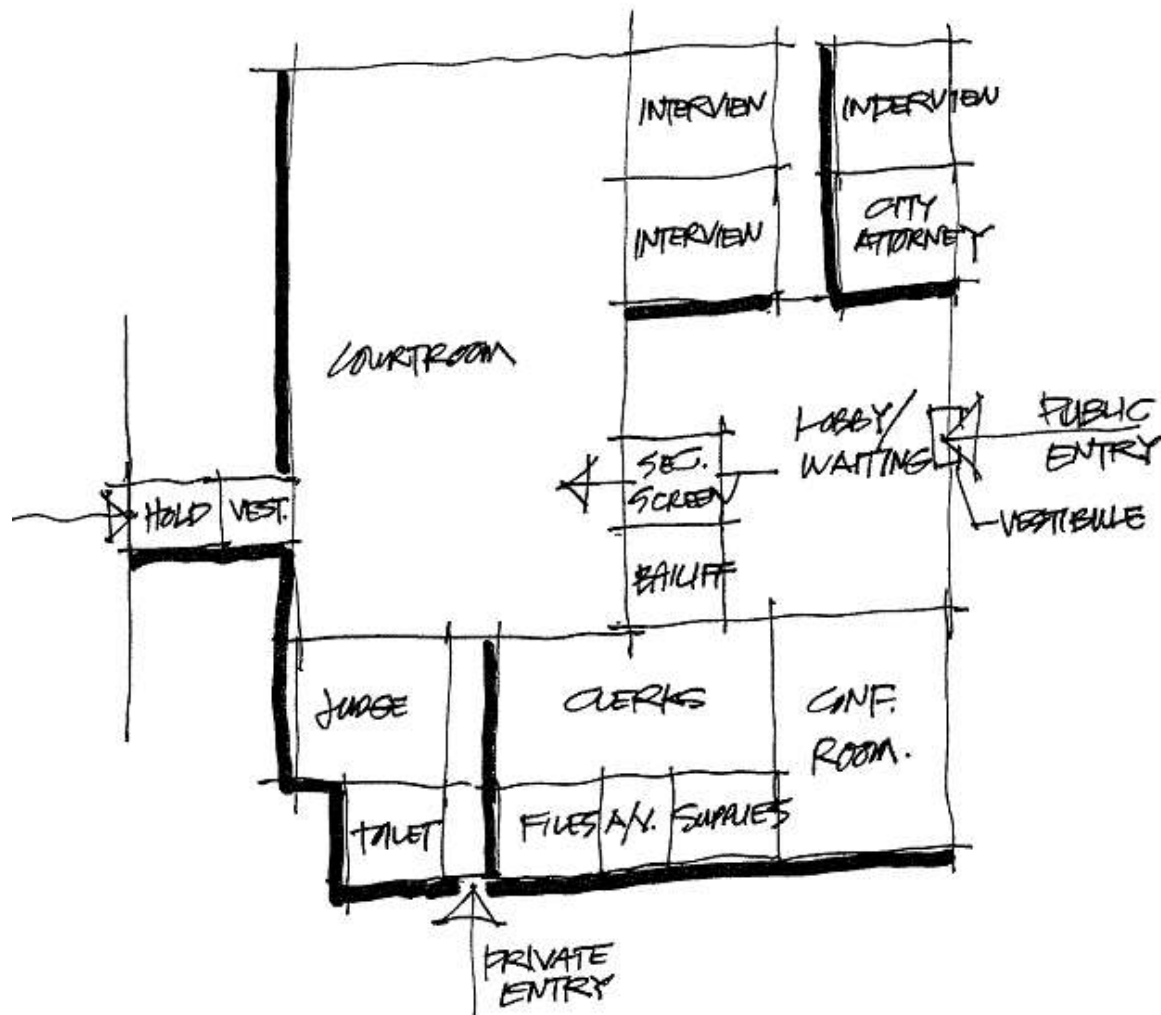
##### 6 - Don't put too much credence into the long range 2040 - 2060 projections.

- Changes in municipal policy will change long range data.
- A new city forming in county area could change results.
- One Major development can change everything.
- Higher numbers in unincorporated areas will likely be absorbed into current or new municipalities.

### 3 Dimensional Building Outline



## Justice Court Floor Plan

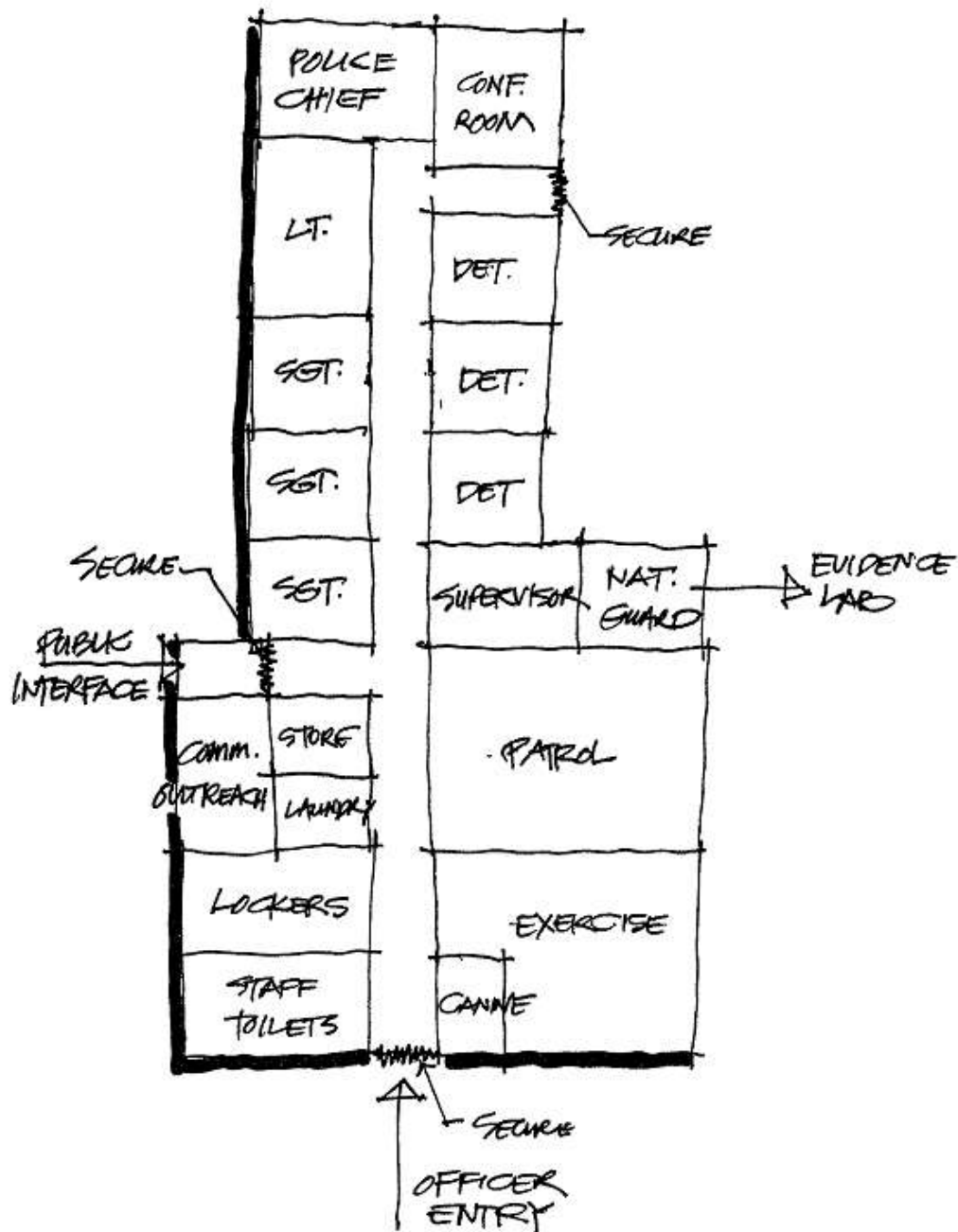


**JUSTICE COURT DIAGRAM**  
HEBER CITY

GSBS  
ARCHITECTS



## Police Department Floor Plan 1

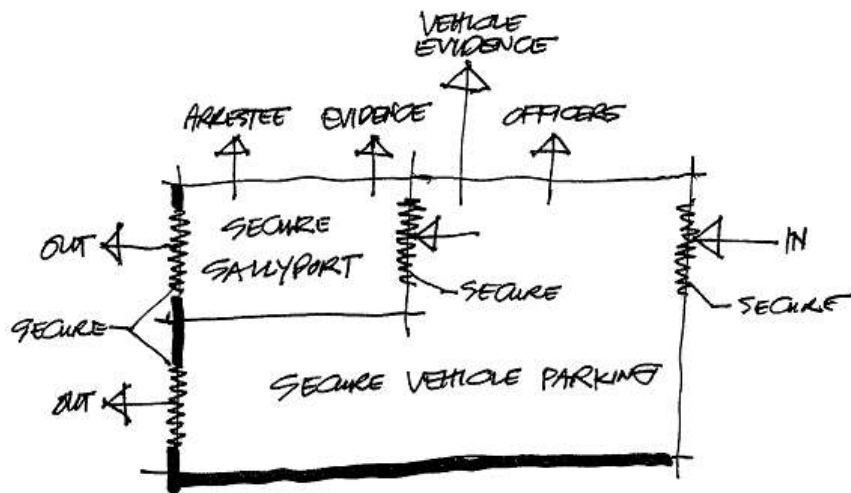


# OFFICER DIAGRAM

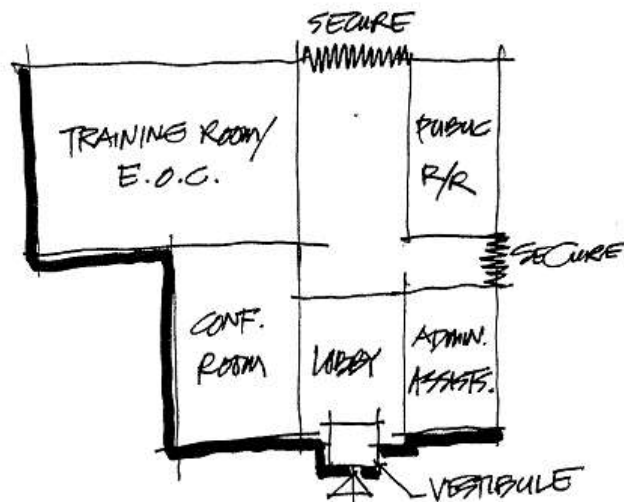
HEBER CITY

GSBS  
ARCHITECTS

## Police Department Floor Plan 2



### VEHICLE INTERFACE

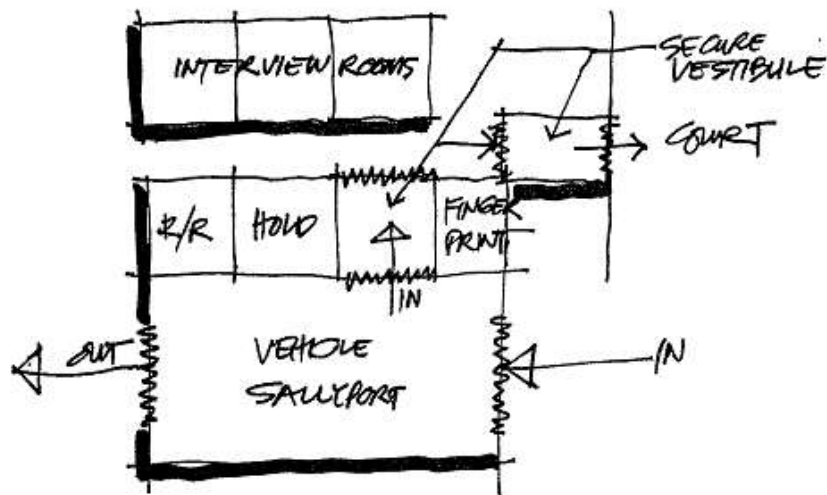


### PUBLIC INTERFACE

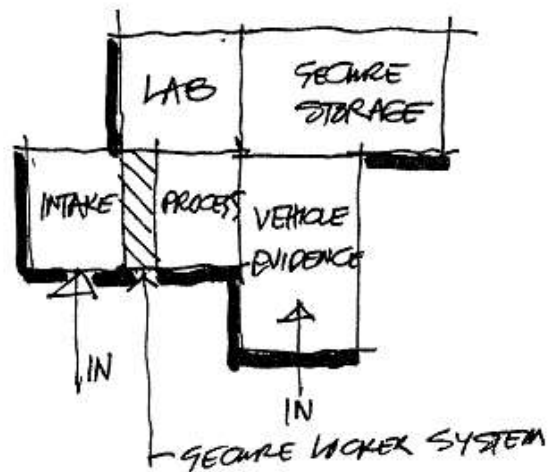
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## Police Department Floor Plan 3



## ARRESTEE DIAGRAM



## EVIDENCE DIAGRAM

HEBER CITY

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## Preferred Site Cost Estimates 2008-2009

NO.	CENTRAL SCHOOL SITE		AREA	TOTALS	X	COST / S.F.	COST TOTALS	REMARKS
3	PHASE 1	ESTIMATED CONSTRUCTION COSTS						
		<b>SITE COSTS</b>						
		PARKING	120 X 295	35,400 S.F.		\$10.00 / S.F.	\$354,000	
		LANDSCAPE / IRRIGATION	3.5 ACRES	152,460 S.F.		\$5.00 / S.F.	\$762,300	
		SECURE PARKING	60 X 65	3,900 S.F.		\$55.00 / S.F.	\$214,500	
		<b>BUILDING COSTS</b>						
		DEMOLISH CENTRAL SCHOOL		26,000 S.F.		\$15.00 / S.F.	\$390,000	
		NEW POLICE / COURTS	75 X 170 X 2 STORIES	25,500 S.F.		\$150.00 / S.F.	\$3,825,000	
		<b>PHASE TOTALS</b>						<b>\$5,545,800</b>
4	PHASE 2	ESTIMATED CONSTRUCTION COSTS						
		<b>SITE COSTS</b>						
		PLAZA SPACE	120 X 270	32,400 S.F.				
		TYPE 1				\$30.00 / S.F.	\$972,000	
		TYPE 2				\$40.00 / S.F.	\$1,296,000	
		TYPE 3				\$50.00 / S.F.	\$1,620,000	
		<b>BUILDING COSTS</b>						
		NEW CITY ADMIN. & B/P/E	75 X 100 X 2 STORIES	15,000 S.F.		\$150.00 / S.F.	\$2,250,000	
		TABERNACLE REMODEL	50 X 100 X 2 STORIES	10,000 S.F.		\$100.00 / S.F.	\$1,000,000	
		<b>PHASE TOTALS</b>						
						TYPE 1	\$4,222,000	
						TYPE 2	\$4,546,000	
						TYPE 3	\$4,870,000	

## Alternative Site Cost Estimates 2008-2009

### HEBER CITY City Center

PHASED CONSTRUCTION COST PROPOSALS

**DRAFT**

1/26/08



NO.	TABERNACLE SITE		AREA	TOTALS	X	COST / S.F.	COST TOTALS	REMARKS
1	PHASE 1	ESTIMATED CONSTRUCTION COSTS						
		<u>SITE COSTS</u>						
	PARKING	120 X 135 50 X 60	16,200 S.F. 3,000 S.F.			\$10.00 / S.F. \$10.00 / S.F.	\$162,000 \$30,000	
	LANDSCAPE / IRRIGATION	4.5 ACRES	196,020 S.F.			\$5.00 / S.F.	\$980,100	
	SECURE PARKING	60 X 65	3,900 S.F.			\$55.00 / S.F.	\$214,500	
		<u>BUILDING COSTS</u>						
	NEW POLICE / COURTS	75 X 170 X 2 STORIES	25,500 S.F.			\$150.00 / S.F.	\$3,835,000	
	<b>PHASE TOTALS</b>						<b>\$5,221,600</b>	
2	PHASE 2	ESTIMATED CONSTRUCTION COSTS						
		<u>SITE COSTS</u>						
	PARKING	60 X 125	7,500 S.F.			\$10.00 / S.F.	\$75,000	
	PLAZA SPACE	160 X 200	32,000 S.F.					
	TYPE 1					\$30.00 / S.F.	\$960,000	
	TYPE 2					\$40.00 / S.F.	\$1,280,000	
	TYPE 3					\$50.00 / S.F.	\$1,600,000	
		<u>BUILDING COSTS</u>						
	DEMOLISH COUNTY BUILDING	85 X 90 X 2 STORIES	15,300 S.F.			\$15.00 / S.F.	\$229,500	
	NEW CITY ADMIN. & B/P/E	75 X 100 X 2 STORIES	15,000 S.F.			\$150.00 / S.F.	\$2,250,000	
	TABERNACLE REMODEL	50 X 100 X 2 STORIES	10,000 S.F.			\$100.00 / S.F.	\$1,000,000	
	<b>PHASE TOTALS</b>							
						TYPE 1	<b>\$4,514,500</b>	
						TYPE 2	<b>\$4,834,500</b>	
						TYPE 3	<b>\$5,154,500</b>	

## Cost Estimate

<b>Cost Estimate for Heber City Public Safety Building September 30, 2013</b>			
<b>ITEM</b>	<b>UNIT COST</b>	<b>UNITS</b>	<b>SUBTOTAL</b>
Demolition (sf)	\$15.00	26,000	\$390,000
Building Construction (sf)	\$175	22,000	\$3,850,000
Secure Parking (sf)	\$80	3,900	\$312,000
Landscaping (sf)	\$5	87,670	\$438,350
Parking (sf)	\$10	33,000	\$330,000
Sidewalk (lf)	\$25	800	\$20,000
Curb & Gutter (lf)	\$20	800	\$16,000
Street Asphalt (sf)	\$4	14,000	\$56,000
Powerline burial (lf)	\$125	1000	\$125,000
Equipment (sf)	\$10	22,000	\$220,000
Furnishings (sf)	\$15	22,000	\$330,000
<b>CONSTRUCTION SUBTOTAL</b>			<b>\$6,087,350</b>
Design	6.00%		\$365,241
Construction Management	10.00%		\$608,735
Contingency	10.00%		\$608,735
Special Inspections	0.60%		\$36,524
<b>MANAGEMENT &amp; DESIGN SUBTOTAL</b>			<b>\$1,619,235</b>
Transportation Impact Fees			\$22,000
Irrigation Impact Fee			\$4,000
Legal Administration			\$25,000
Financial Consultant			\$25,000
<b>FEE SUBTOTAL</b>			<b>\$76,000</b>
<b>TOTAL</b>			<b>\$7,782,585</b>

# Heber City Public Safety Building

## ATTACHMENT 3

### CONSOLIDATED LOCAL CAPITAL IMPROVEMENT LIST

Michelle Caldwell, of Mountainlands AOG, confirmed the city's CIB priority list has been incorporated into the Consolidated Local Capital Improvement List. Heber City's complete list is shown below.

	RANK	PROJECT DESCRIPTION	EST. COST	DATE	REVENUE SOURCES
SHORT TERM 1 YEAR	1	500 South Waterline, 200 West to 400 East (W056)	\$420,000.00	2013	CDBG, Local Funds
	2	600 West Waterline, 200 North to 300 North (W056)	\$166,000.00	2013	CDBG, Local Funds
	3	Roof On Social Hall	\$250,000.00	2013	CIB, CDBG, General Fund, CLG, NTHP
	4	Cemetery Niche	\$30,000.00	2013	Local Funds
	5	Design Runway Rehab	\$316,000.00	2013	FAA, Local Funds
MEDIUM TERM 5 YEARS	1	Bypass connection Hwy 40 to Daniel Rd	\$2,000,000.00	2016	Private, Local Funds
	2	Security Fence around 2 Valley Hills Watertanks	\$44,000.00	2014	Local Funds
	3	Daniels Road Improvements (Curb, Gutter and Sidewalk) (T031)	\$1,500,000.00	2014	UDOT Small Urban, Local Funds
	4	Upgrade fire hydrants in downtown area (W056)	\$180,000.00	2014	CDBG, Local Funds
	5	Runway Rehab & MIRL Relocation	\$4,895,000.00	2014	Federal FAA, State and Local Funds
	6	Sidewalk & ADA ramps south side Ctr. St. from 100 E to 600 E (T061)	\$100,000.00	2014	CDBG, Local, Private, General Fund
	7	Broadhead Watertank Roof Replacement	\$500,000.00	2014	CDBG, Local Funds
	8	Roof on Police Department Building	\$150,000.00	2014	CIB, CDBG, General Fund, CLG, NTHP
	9	Upgrade waterline and fire hydrants 100 W-Main St on 100 N (W056)	\$78,000.00	2015	Private and Local Funds
	10	Valley Hills Water Tank Connection and Imp. (W018, W026, W039)	\$600,000.00	2015	Private, CDBG, Local Funds
	11	New Police Department and Justice Court	\$5,000,000.00	2015	Local, Bonds, CIB, CDBG
	12	Create Industrial Park on 38.5 acre parcel by the Airport	\$3,000,000.00	2015	EDA, CDBG, Local Funds,
	13	Airport- Master Plan Update	\$158,000.00	2015	FAA, Local Funds
	14	Helipads	\$158,000.00	2016	FAA, Local Funds
	15	1200 East widening from Center Street to 1200 South (T040)	\$2,200,000.00	2016	Federal, State, Private, Local Funds
	16	600 West Sidewalk- 910 South to 1000 South (T061)	\$20,000.00	2016	CDBG, Local Funds
	17	New City Office Building	\$5,000,000.00	2017	Local, CDBG, CIB, Bonds
	18	100 West Curb Gutter & Sidewalk (T061)	\$450,000.00	2017	Local Funds, CDBG
	19	910 S. Sidewalk from 100 West to 600 West (T061)	\$80,000.00	2017	CDBG, Local Funds
	20	8 Inch 400 East Waterline, 500 N. to Center (W056)	\$250,000.00	2017	CDBG, Local Funds
LONG TERM 5-10 YEARS	1	8 inch Waterline on 200 East from 500 North to 600 South (W056)	\$784,000.00	2018	Local Funds, CDBG
	2	Airport- Land Acquisition 3A, 72 and 65	\$450,000.00	2018	FAA, Local Funds
	3	Curb, Gutter & Sidewalk opposite the City Park (T061)	\$60,000.00	2018	Local Funds, CDBG
	4	8 inch Waterline on 200 West from 300 N. to 200 South (W056)	\$372,000.00	2018	Local Funds, CDBG
	5	8 inch Waterline on 400 West from 400 North to 300 South (W056)	\$552,000.00	2018	Local Funds, CDBG
	6	Connect 500 East From 600 South to 800 South	\$500,000.00	2018	Local Funds, CDBG
	7	Install Pressurized Irrigation	\$7,200,000	2021	CUP, Bonds
NEEDS AND PRIORITIES	1	500 South Waterline, 200 West to 400 East (W056)	\$420,000.00	2013	CDBG, Local Funds
	2	600 West Waterline, 200 North to 300 North (W056)	\$166,000.00	2013	CDBG, Local Funds
	3	Broadhead Watertank Roof Replacement	\$500,000.00	2014	CDBG, Local Funds
	4	Roof On Social Hall	\$250,000.00	2013	CIB, CDBG, General Fund, CLG, NTHP
	5	New City Police Department and Justice Court	\$5,000,000.00	2015	Local, Bonds, CIB, CDBG
	6	Runway Rehab	\$4,895,000.00	2013	Federal FAA, Local Funds
	7	Cemetery Niche	\$30,000.00	2013	Local Funds
CIB PRIORITY	1	Roof On Social Hall	\$250,000.00	2013	CIB-Grant, CDBG, Local, CLG, NTHP
	2	New City Police Department and Justice Court	\$5,000,000.00	2015	Local, Bonds, CIB-Loan, CDBG
	3	New City Office Building	\$5,000,000.00	2017	Local, CDBG, CIB- Loan, Bonds

# Heber City Public Safety Building

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## ATTACHMENT 4

### **PUBLIC HEARING**

Heber City intends to hold a public hearing on October 17, 2013. The public hearing will be noticed in the Wasatch Wave on October 9 and October 16, 2013. The intended substance of that notice is as follows. Once the minutes are approved, they will be forwarded to the CIB staff.

The Heber City Council will hold a public hearing to accept comments on Heber City's application for a low interest loan from the Community Impact Board (CIB). The city intends to apply for a \$6,700,000 loan from the CIB to partially fund the construction of a \$7.8 million proposed Public Safety Facility at 301 South Main Street. The purpose of the public hearing is to solicit comments concerning the size, scope, and nature of the funding request submitted to the CIB. Additional information on the proposed project, including potential impacts to the public such as repayment of the loan through user fees, special assessments, property taxes, or sales taxes may be viewed at City Hall at 75 North Main Street in the Recorder's Office. The public hearing will take place at 75 North Main Street in the Council Chambers at approximately 7:30 pm on October 17, 2013. Further information can be obtained by contacting the City Recorder at 435-654-0757. In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during these hearings should notify Michelle Kellogg in Heber City Hall at 75 North Main Street in Heber City, Utah at least three days prior to the hearing to be attended.

# Heber City Public Safety Building

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## ATTACHMENT 5

### **ASSOCIATION OF GOVERNMENTS NOTIFICATION**

A complete copy of the application has been provided in electronic PDF format to Michelle Caldwell of Mountainlands AOG through email at [mcaldwell@mountainland.org](mailto:mcaldwell@mountainland.org).

# Heber City Public Safety Building

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## ATTACHMENT 6

### AFFORDABLE HOUSING PLAN

Heber City amended the Moderate Income Housing Element of the General Plan on May 21, 2009. The document estimates the need for moderate income housing in the city and provides long term projections for additional needed future moderate income housing.

The goals of the plan include (1) provide a realistic opportunity to meet the estimated needs for additional moderate income housing; (2) foster partnerships with non-profit organizations and developers and identify new funding sources to implement affordable housing policies; and (3) biennially review the moderate income housing plan element of its general plan.

In addition to the State of Utah's goals specified in Section 10-9a-608 of the Utah Code, the Plan promotes consideration of: (1) utilizing deed restriction programs to keep moderate income housing units affordable; (2) adopting an Affordable Housing Ordinance; (3) acquiring land for the Crown and Shared programs with UHC and the Wasatch County Housing Authority; (4) affordable housing dedications whose costs are not passed down to home buyers; (5) fee and impact fee waivers for affordable housing projects; (6) removing regulatory barriers to affordable housing; (7) energy efficiency and LEED certified homes; (8) permitting accessory apartments; (9) zoning regulations to encourage housing types for elderly or senior citizens including assisted care, independent care, and targeted senior retirement communities; (10) creation and retention of housing stock affordable to very low, low, moderate, and moderate to area median income (AMI) households; (11) housing for families in crisis, handicapped and other special need groups; and (12) utilization of state and federal sponsored programs, such as HOME Comprehensive Housing Assistance Mortgage Program, USDA's rural development, Community Development Block Grant Program, Utah Housing Authority's First Time Home Ownership, Credit to Own (CROWN) and ECHO.

Heber City is part of the Wasatch County Housing Authority. Its purpose is to:

- Act as an advocate for low and moderate income families living in Wasatch County;
- Provide first time home buyer assistance to income qualified county residents;
- Subsidize rent for income qualified households;
- Provide assistance to local governments in Wasatch County with Affordable Housing Ordinances;
- Assist with housing related projects that will benefit the overall community (i.e., grant applications, targeted group programs, etc.); and
- Create and preserve affordable rental and for purchase housing opportunities.

Heber City amended its affordable housing ordinance in 2008. The ordinance provides development incentives to developers in exchange for providing affordable housing that is consistent with the objectives of the city's General Plan. To meet the needs of very low income families, the city amended the zoning ordinance to permit owner occupied accessory apartments.

In the last 2 years, 3 significant developments have been constructed that provide much needed affordable housing. All three developments received tax credits through the Utah Housing Corporation and are required to be maintained as affordable housing. These developments include: Elmbridge Apartments, with 76 affordable units; Liberty Station Apartments, with 51 affordable units; and Prestige Apartments, with 22 affordable units. Significant city efforts to promote these developments included the adoption of 2 different zoning districts, such as the Mixed Use Residential Commercial Zone (MURCZ), permitting mixed use housing with densities up to 20 units per acre; and the Clustered Open Space Zone (COSZ), permitting mixed use housing with open space with densities up to 12 units per acre.



# Heber City Public Safety Building

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## ATTACHMENT 7

### HISTORIC BUILDINGS AFFECTED

The proposed location at 301 South Main Street will require the demolition of an historic elementary school. The original Central School was constructed circa 1923. In the 1950s an addition was constructed, adding classrooms and a cafeteria/gymnasium. In the early 1980s school offices and a library were added to the northwest corner of the structure. After being abandoned as an elementary school in the mid-1980s, the 1980's addition became the Wasatch County School District Headquarters in the 1990s through the mid-2000s. Around 2003, Heber City purchased the building from the school district and has utilized it for the Police Department headquarters since.

### Heber City Police Department (Central School)



### 1920s Construction



## 1950s Addition



## 1980s Addition

