



Date: June 17, 2025

To: Weber County Board of County Commissioners

From: Sean Wilkinson *sw*
Director, Community Development Department

Subject: **Request for approval of a donation of impact fees in the amount of \$100,000 to Trails Foundation of Northern Utah for construction of the 27th Street Trailhead**

Agenda Date: June 24, 2025

Documents: Exhibit A: Impact Fee Donation Request
Exhibit B: Construction Invoice
Exhibit C: Memorandum of Understanding with Trails Foundation of Northern Utah

Summary:

Trails Foundation of Northern Utah (TFNU) is requesting a donation of impact fees in the amount of \$100,000 for construction of the 27th Street Trailhead. This donation is considered matching funds for the RAMP grant TFNU received earlier this year for this project. Construction has begun on the parking lot and is progressing well. The requested donation will come from the County's Lowe Valley Trail Impact Fees. This trailhead provides direct access to the Bonneville Shoreline Trail which is listed in the County's Trails Impact Fee Facilities Plan.

On June 18, 2019, the County Commission approved a memorandum of understanding (MOU) with TFNU (under its former business name, Weber Pathways) for all future impact fee donations. This MOU eliminates the need for a separate agreement with each donation request. TFNU will apply to the County for future impact fee donations and reference this MOU as the basis for compliance and approval.



Exhibit A

PO Box 972 | Ogden, Utah 84402 | 801-393-2304 | email: tfnu@tfnu.org | www.tfnu.org

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STAFF

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Kelli Barkema, *Development and Community Partnerships*
Leanne Davenport, *Communications Coordinator*
Jenny Garn, *Accounting Specialist*
Alyssa Lommel, *Trail Crew Lead*
Zachary Nault, *Trail Crew*

January 10, 2025

Weber County
2380 Washington Blvd. Ste. 360
Ogden, UT 84401

To whom it may concert,

Trails Foundation Northern Utah is developing a trailhead in Weber County at the top of 27th Street along the Wasatch Front. The trailhead will provide better access to the Bonneville Shoreline Trail and other trails leading from it along the Front. Currently, hikers and bikers using the trails from the top of 27th are parking on 27th as well as the adjacent streets creating unsafe conditions for people using the streets and living in the area. Our trailhead will provide parking for 60 vehicles to help mitigate the on-street parking problem. We will also provide information and maps of the area at the trailhead to improve the overall user experience. This new parking and trailhead will greatly benefit both residents and visitors to Weber County.

We are currently estimating Phase 1 of the project which includes the parking area and trailhead structure to be \$650,000. We are requesting Weber County allocate \$100,000 of impact fees which we would use as part of the match for grants that we are pursuing.

Thank you,

A handwritten signature in black ink that reads "Aric W. Manning".

Aric W. Manning
Executive Director
Trails Foundation of Northern Utah

Itemized Budget & Funding Allocation Projection



TFNU

27th Street Trailhead Phase 1

Name of Applicant Organization

Project Name

Expenses - (What are the total costs associated with the project, performance, experience, etc.?)

Project Expense	Ramp \$\$\$ Allocation	Other \$\$\$ Allocation	Who will receive the money?	Who will pay this expense?	Public or Private Funds?	Notes
Parking lot	\$ 321,980.50	\$ 321,980.50	Best Bidder	TFNU	Public & Private	Bid Included
Power Pole Relocation		\$ 10,000.00	Rocky Mountain Power Company	RMPF	Public	
Parking lot signage		\$ 10,000.00	Best bid	Grants		
Steps from Parking lot to structure		\$ 20,000.00	Best bid	Grants		
Concret pad for structure		\$ 20,000.00		Grants		
Trailhead Structure	\$ 63,247.50	\$ 63,247.50	Play Space	TFNU &/or Grants	Public & Private	Bid Included
Structure installation		\$ 50,000.00	Poligon	Pending		
Electrical Access		\$ 10,000.00	J & J Electric or equivalent	Grants		
Informational Kiosks & Signs		\$ 8,890.00	Pannier Graphics or equivalent	Grants		
Picnic Tables & Benches		\$ 12,139.00	Premier Poly steel	Grants		
Water Fountians (dogs and people)		\$ 5,489.00	Cool Dog Fountains	Grants		
Bike Repair Stations		\$ 973.00	Tree Top Products	Grants		
Metal Graphic for dormer		\$ 3,000.00	UtMost Ironworkz	Grants		
Trailhead sign support structure (base)		\$ 21,990.00	ARC	Grants		
Trailhead sign		\$ 1,200.00	UtMost Ironworkz	Grants		

Subtotals \$ 385,228.00 \$ 558,909.00 40.80% = Percent of RAMP Contribution

* Project Total \$ 944,137.00 59.20% = Percent of APPLICANT Contribution (MATCHING FUNDS)

Revenues - (How will the above expenses be paid?)

Funding Source	Ramp \$\$\$ Allocation	Other \$\$\$ Allocation	Are Funds Secured/Pending	Funding Type Cash, In-Kind, Volunteer (i.e.)	Public or Private Funds?	Notes
Weber County Impact Fees		\$ 100,000.00	Pending	Cash	Public	
Behnken Family		\$ 300,000.00	Secured	Cash	Private	
Granted Funding		\$ 15,146.00	Secured	Cash	Public	RAMP 23/24, UORG Mini
RAMP 25 Major	\$ 385,228.00		Pending	Cash	Public	This Grant Request
TFNU Project Management		\$ 84,000.00	Secured	In-Kind	Public	
Volunteer labor		\$ 15,000.00	Pending	In-Kind	Public	535 Volunteer Hours
TFNU Trail Crew		\$ 34,763.00	Secured	Labor	Public	
Rocky Mountain Power Foundation		\$ 10,000.00	Pending	Cash	Private	

Subtotals \$ 385,228.00 \$ 558,909.00 40.80% = Percent of RAMP Contribution

* Project Total \$ 944,137.00 59.20% = Percent of APPLICANT Contribution (MATCHING FUNDS)

* Revenue and Expense totals should calculate to be the exact same and offset each other.

1762 West 1350 South
Ogden, UT 84401

Phone (801) 732-0205
Fax (801) 732-0206



Exhibit B

INVOICE

Date:	Invoice #
05/30/2025	2025-295
Contact:	

Customer Name:

Trails Foundation of Northern Utah
PO Box 972
Ogden UT 84401

Attention:

Estimate #: 250276

INVOICE TERMS: 15DY

Project					
Trails Foundation 27th Street Trail					
Item	Description	Qty	U/M	Rate	Amount
	Item #1 Site excavation & grading (75% billed)	1.00	LS	54.00	54,000.00
	Item #11 12" Dia. concrete pipe	24.00	LF	92.00	2,208.00
	Item #12 15" Dia. concrete pipe	128.00	LF	103.0	13,184.00
	Item #13 42" Dia. concrete pipe	56.00	LF	275.0	15,400.00
	Item #14 15" Dia. concrete flared end section	1.00	EA	2,000.	2,000.00
	Item #15 42" Dia. concrete flared end section	2.00	EA	4,000.	8,000.00
	Item #16 Catch basin	2.00	EA	4,950.	9,900.00
	Item #20 2" APWA C901 poly water lateral	575.00	LF	16.00	9,200.00
	Item #21 Meter box (48" dia. offset manhole setion with flat lid)	1.00	LS	6,500.	6,500.00
	Item #22 2" Tap with corp stop & valve	1.00	LS	2,000.	2,000.00
	Item #24 4" PVC conduit	280.00	LF	17.00	4,760.00
	Item #26 Tree removal: clear & grub site area	17,800.00	SF	1.23	21,894.00
	Additional work completed				
	Cast in lid	1.00	LS	550.0	550.00
	Install 1" waterline	100.00	LF	16.00	1,600.00
	Install 2"x1" tee	1.00	EA	1,000.	1,000.00
	Install 12" ADS pipe	160.00	LF	60.00	9,600.00
	Install sand for pipe bedding	251.00	TONS	24.00	6,024.00
Total				\$167,820.00	

Your prompt payment will be greatly appreciated!

PAYMENT TERMS: Payment terms are net (30) days from the date of each original Invoice. If payment is not received within such thirty days, interest shall be charged on the outstanding principal amount at the rate of two percent per month (twenty-four percent per annum), until paid in full. Where legal proceedings are instituted for recovery of all balance's due, Post Asphalt Paving & Construction shall be entitled to recover additional costs incurred, including a reasonable attorney's fee. Post Asphalt Paving & Construction is hereby authorized to file a preliminary notice describing the aforesaid Customer Address pursuant to UTAH CODE ANN. 38-1a-501,1953 (as amended).

Exhibit C

MEMORANDUM OF UNDERSTANDING BETWEEN WEBER PATHWAYS AND WEBER COUNTY

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6/18/2019

1. **PURPOSE:** To guarantee that Weber Pathways will use Weber County's donated impact fees in accordance with the approved Weber County Trails Impact Fee Facilities Plan and applicable County and State laws, ordinances, and policies. The County Commission finds that this donation will contribute to the safety, health, comfort, and convenience of county residents.
2. **SCOPE:** This Memorandum of Understanding (MOU) for the donation and use of impact fees is made between Weber Pathways and Weber County.
3. **UNDERSTANDING, AGREEMENTS, AND SUPPORT REQUIREMENTS:**
 - A. Weber Pathways is a nonprofit 501(c)(3) organization with a mission to "plan, promote, construct, and protect a network of public pathways, trails, and related open spaces for non-motorized users throughout the greater Weber County area."
 - B. Weber County intends to donate impact fees to Weber Pathways for the purpose of planning and building pathways and trails in unincorporated Weber County.
 - C. To receive donations of impact fees, Weber Pathways must apply to the County, specifying which projects the impact fees will be used for. If Weber Pathways wants to use donated impact fees for projects not included in the original application, it must file a new application seeking authorization to use the funds for other projects. Projects must be included in Weber County's Trails Impact Fee Facilities Plan.
 - D. Weber Pathways will only use Weber County's impact fee donations for engineering, environmental review, surveying, permitting, construction, project management, and any other project-specific tasks necessary to complete approved projects.
 - E. Weber Pathways will comply with all applicable County and State laws, ordinances, and policies.
 - F. Weber Pathways will account for the expenditure of impact fees and will provide updates to Weber County upon request.
 - G. Weber Pathways will defend, indemnify, and hold harmless County, its officers, agents, and employees from and against any claims or suits that arise as a result of impact fee donations, including improper use of impact fees.
4. **EFFECTIVE DATE:** This MOU is effective upon signature by both parties and will remain in effect until modified, replaced, or terminated by agreement of the parties.
5. **MODIFICATION:** Modification of this agreement requires written notification and approval by both parties 30 days in advance.

6. **GOVERNING LAW:** The laws of the State of Utah shall govern the validity, construction, enforcement, and interpretation of this agreement.
7. **ENTIRE AGREEMENT:** This agreement constitutes the entire agreement between the parties hereto with respect to the subject matter hereof, and no other statement, whether written or oral, shall be deemed a part of this agreement unless specifically incorporated herein by reference.
8. **SIGNATURES:** In witness whereof the undersigned have affixed their respective signatures hereto on the dates indicated below.

BOARD OF COUNTY COMMISSIONERS
OF WEBER COUNTY

By Scott K. Jenkins
Scott K. Jenkins, Chair

Commissioner Jenkins voted ✓
Commissioner Froerer voted ✓
Commissioner Harvey voted ✓

ATTEST:

Date:

Ricky D. Hatch
Ricky D. Hatch, CPA
Weber County Clerk/Auditor

June 18, 2019

WEBER PATHWAYS

By Mark Benigni
Mark Benigni, Executive Director

Subscribed and sworn to before me this 13 day of June, 2019.

Ronna Tidwell
Notary Public

