



## COMMISSIONERS

February 22, 2016

Dear Shadow Mountain Village Homeowners:

Construction for the Phase III Shadow Mountain Village Project will begin spring of 2016. In order for Moffat County and the City of Craig to have better communication with all residents, we are asking that you please complete the enclosed Access Agreement Form, in its entirety. It would be most beneficial and greatly appreciated if you could return the form in the pre-addressed, pre-stamped envelope as quickly as possible or bring it with you to the Community Meeting on Thursday, March 3<sup>rd</sup> at the Legion Hall at 7:00 pm.

As you are aware, the County and City have contracted the rebuilding of the roads and water/sewer lines in Shadow Mountain Village. Construction for Phase III will begin the spring of 2016 weather permitting. Work will start at 9<sup>th</sup> Street and will include the entire street of Sequoia.

The County will need permission to work on private property to complete the upgrades. Please complete the enclosed form and return in the enclosed envelope. If the Homeowner does not grant access to the property, that property will NOT be hooked up to water and sewer and will likely be condemned. Each property will be charged the fee even if the property owner refuses this upgrade, unless the property owner has already replaced the line(s). Construction schedule notification flyers will be distributed prior to commencement of construction.

The financing structure of the Local Improvement District provides for individual properties in the District to receive new water and sewer lines, and that the resident will pay for the cost of the improvements via a special assessment \$109.08 per year. Each house will receive one water service line and one sewer service line. Homeowners that want more than one pair of lines will have to purchase and pay for any additional lines upfront. The financing option applies only to the first pair of services. Vacant lots will have the services stubbed out to the edge of the sidewalk.

The following construction sequence will commence beginning April of 2016.

**All sewer service lines** have to be replaced in order to connect to the new sewer main. The line will be run underground from the street and under each home for three feet, then above grade under the house and will be connected to the house. Homeowners who have already replaced their sewer line will not be charged to replace that line again. A sewer line is considered to have been replaced if it was replaced all the way to the main in the street. Please be aware many people think they have replaced their sewer lines to this standard and they have not.

**Water service lines** will be run underground from the street and three feet under the home. At that point, the water meter will be installed and the water lines run under the house to connect to the home. Water lines and meters will be protected from freezing with heat tape installed by the county. Water lines that have already been replaced will not need to be replaced again. Once the project is complete, water pressure in the subdivision will increase to 100 PSI. Because of this all homes will have pressure reducing valves installed to keep maximum pressure in the home less than 80 PSI which is required by the plumbing code and necessary to keep pipes from bursting in the home.

**All** personal property (cars, etc.) must be removed from the front yard prior to scheduled construction. **All** improvements in the road easement must be removed prior to construction. The road easement ends 2-½ feet from the back of the sidewalk on both sides of the street. When the contractor arrives to install the new water and sewer lines, if the property has obstructions in the way, they will move on to the next address. **The homeowner will be responsible for additional charges if the contractor has to come back later to perform their work.** Disturbed concrete will be replaced by the County; disturbed landscaping, including fences, will be the responsibility of the homeowner.

In order to complete this phase of the project by October 31 of 2016, the contractor may be working six days per week, from 7:00 am to 7:00 pm. Moffat County recognizes that there will be disruptions to everyday life during construction. We will make every effort to minimize them and to make the project go as smoothly as possible. We ask for your patience during this time.

Please feel free to contact Moffat County Director of Development Services, Roy Tipton, at (970) 824-9160, if you have any questions or concerns about this project.

Sincerely,



John S. Kinkaid  
Commissioner, District 1



Charles G. Grobe  
Commissioner, District 2



Frank Moe  
Commissioner, District 3