

APPLE VALLEY

Impact Fee Facility Plans

September 10, 2025



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Town of Apple Valley
Attn: Michelle Kinney, Finance Director
1777 North Meadowlark Drive
Apple Valley, Utah 84737

RE: Impact Fee Facilities Plans – General Municipal Services (CIB) and Parks & Recreation (ORPA)

Dear Town of Apple Valley and Selection Committee:

We are excited to work with the Town of Apple Valley to provide the award-winning service and professional expertise for which Sunrise Engineering is known. Our interest in this project comes from our familiarity with your community, your residents, your culture, and your infrastructure needs. We have enjoyed working with the Town of Apple Valley on prior projects, and we appreciate our ongoing work. Our qualifications are based on a host of capital improvement plans and impact fee experience on projects exactly like this one. We are responding to BOTH the general municipal services IFFP (CIB Funded) and the Parks & Recreation Master Plan with IFFP (ORPA Funded).

The scope of work includes evaluating and inventorying existing infrastructure to come up with the existing level of service. Growth projections and demand modeling will be performed to identify future needs and recommend viable capital improvements. The Capital Improvements Plan impact fee will have a 6-to 10-year window for improvements. Impact fee calculations and methodology will be in accordance with the Utah Code.

The plan will incorporate existing planning documents, coordination with municipal entities within the town, and include a public involvement process. Regular communication and progress reporting to the Town of Apple Valley will be maintained throughout the project. The final deliverable will include prioritized projects, cost estimates, funding strategies, and quality assurance measures, recommended ordinance language and adoption support, GIS maps, spreadsheets, and supporting documentation, culminating in a capital facilities plan that the Town of Apple Valley can adopt. Additionally, Sunrise Engineering will add the inventoried infrastructure to Apple Valley's GIS network.

Sunrise has extensive experience helping communities secure funding for their projects. We have funding specialists who know the current grant market and have successfully helped create plans for potential funding options to implement the projects in the impact fee facility plans. Sunrise will implement this process for all impact fees. Specific items for each impact fee are listed below. Some highlights for the plans are listed below:

Parks and Recreation Plan

The town wants to plan for its parks and recreation facilities as it prepares for a potential tripling of its population. The proposed subdivisions will require a significant increase in recreational amenities, including new parks and a recreation center, to support this growth.

Our team is well-equipped to assist with this project. We specialize in parks and recreation master planning and have extensive experience in this area. Our team includes G. Brown Landscape Architects, who will create detailed, colored renderings of the proposed parks. These visuals will help the community and council members envision the plans and build support for the project.

We will collaborate with the town to incorporate the specific recreation elements it desires and will develop several design concepts. After the town chooses a final concept, we'll create a comprehensive plan that includes color renderings for the proposed parks.

To ensure the plan reflects the community's needs, we can create surveys for distribution to gather public input. We can then compile data from residents to prioritize the desired improvements. We also stay current on state trends by reviewing the Utah Statewide Comprehensive Outdoor Recreation Plan to include amenities that are gaining popularity across the state.



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TEL 435.652.8450 | FAX 435.652.8416

The parks and recreation plan will play a significant role in the stormwater master plan. The proposed parks have drainage concerns, and this plan will inventory and map the town's existing storm drain infrastructure, particularly as it relates to the parks. This data will be used in conjunction with the comprehensive stormwater master plan to ensure adequate drainage planning for all new park areas.

Public Safety Plan

The current Apple Valley town hall and fire department are combined in one building. The town's growth will likely lead to a need to expand its public safety infrastructure. The town is also looking at a potential recreation center in the future that could be a multipurpose town hall building. The public safety plan will look at what the needed space will be for future growth.

Transportation Plan

The transportation plan will focus on the arterial roads throughout the community. Apple Valley is currently dispersed among different communities, and the road connectivity between the communities has not been fully planned for. We will collaborate with the town to develop an arterial transportation network that efficiently moves traffic throughout the town. The plan can be used to help organize the future development that is being planned and to make sure that the town's traffic will flow well in the future.

We look forward to working with the Town of Apple Valley on this important project. Please call me at 435.215.1955 with any questions.

Sincerely,





A handwritten signature in black ink, appearing to read "Nate Wallentine", with a stylized flourish at the end.

Sunrise Engineering
Nate Wallentine, PE
Project Manager
nwallentine@sunrise-eng.com
435.215.1955

Company Overview



PROJECT MANAGER

 Nathan Wallentine, PE
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 435.215.1955
 nwallentine@sunrise-eng.com

SUNRISE OFFICES

UTAH

» Cedar City
 » St. George
 » Logan
 » Fillmore
 » Nephi
 » Richfield
 » Roosevelt
 » Salt Lake City
 » South Ogden
 » Utah County
 » Vernal

ARIZONA

» Phoenix Metro
 » Prescott
 » Kingman

IDAHO

» Pocatello

NEVADA

» North Las Vegas
 » Henderson

COLORADO

» Fort Collins
 » Alamosa

WYOMING

» Cheyenne
 » Laramie
 » Star Valley
 » Kemmerer

Since 1978, Sunrise Engineering, LLC has been working alongside clients to create solutions that don't just work on paper, they work for you. We focus on what matters most to your project: balancing performance and cost, meeting deadlines, and delivering results that stand the test of time. Nearly five decades in the industry have taught us one thing, it's all about the relationships we build. We aim to build trust with every client so that they turn to us time and time again, confident we'll deliver the results they need.

With a team of nearly 500 professionals, including 50 licensed engineers, we bring a wealth of knowledge and hands-on experience to every project. Whether it's designing smarter infrastructure, ensuring compliance, or supporting your community's growth, we have the expertise to make your vision a reality. We know the ins and outs of working with local, state, and federal agencies, which means fewer headaches for you and a smoother path to project completion.

Operating from 23 offices across the western United States, we're never far when you need us. At Sunrise, we pride ourselves on being more than just a consultant, we are a partner invested in your success. When you choose Sunrise Engineering, you're choosing a team that's dedicated to helping you achieve your goals every step of the way. In addition to traditional engineering services, Sunrise offers integrated capabilities like GIS mapping, funding assistance, and environmental planning to streamline project execution. At Sunrise, we are committed to delivering innovative, cost-effective solutions that address today's demands while preparing your system for future challenges.

AREAS OF EXPERTISE



Stormwater Systems	Parks & Recreation	Transportation	Electrical	Water
Land Development	Environmental	Structural	Wastewater	Construction Management



Utility Mapping	Cemetery Management	Trails & Transportation	Land Use Management
Field Collection	Mapping, Management, & Analytical Services	Cloud Smart GIS	



Community Planning	Economic Development	Environmental Planning	Public Involvement
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3D Imaging	Topographic	Construction Layout	Land Boundary/Easements/Right-of-Way
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Training & Qualification	Compliance & Studies	Pipeline Engineering	3rd Party Inspections	As-Built Mapping
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Building Inspection	Plan Review	3rd Party Inspections	Peer Reviews & Code Consulting
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Firm Qualifications | Experience with State of Utah Impact Fees Act

Sunrise Engineering brings a strong track record of preparing comprehensive and defensible impact fee facilities plans (IFFPs) and impact fee analyses (IFAs) for communities throughout the region. As we reviewed your RFQ, we recognized that your project includes many of the same components—and even some of the same challenges—we’ve successfully addressed in other municipalities. The following project summaries highlight our experience in every major service category outlined in your RFQ: water, wastewater collection, wastewater treatment, parks and recreation, municipal power, and transportation. Our team has successfully delivered similar efforts for both rapidly growing and well-established communities, ensuring compliance with Utah’s Impact Fees Act while tailoring solutions to each city’s unique infrastructure, growth projections, and financial goals.

By selecting Sunrise, you are selecting a well-rounded and highly experienced team with the expertise, technical depth, and resources necessary to deliver a clear, legally sound, and community-focused impact fee plan.

PARKS AND RECREATION

APPLE VALLEY IMPACT FEES & GENERAL PLAN | Parks & Recreation & GIS Utility



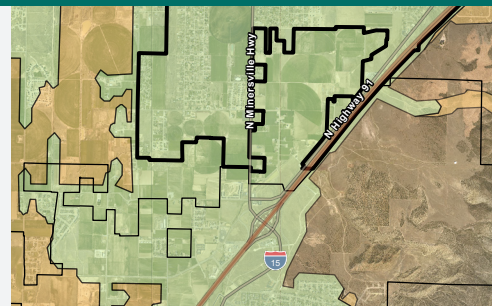
Parks & Recreation: A Parks and Recreation Impact Fee Facilities Plan was prepared. The plan included looking at the current level of service provided by the parks and extending that level of service out to a 20-year horizon. Existing parks and trails in Apple Valley were mapped. Recommendations were given to maintain an appropriate level of service out to a 20-year horizon. Existing parks and trails in Apple Valley were mapped. Recommendations were given to maintain an appropriate level of service. Cost estimates were created for these recommendations.

GIS Utility: All Apple Valley utilities, zoning, and parcel data were placed into Sunrise’s Cloud SMART GIS System. Training was provided to Apple Valley on how to use the system.

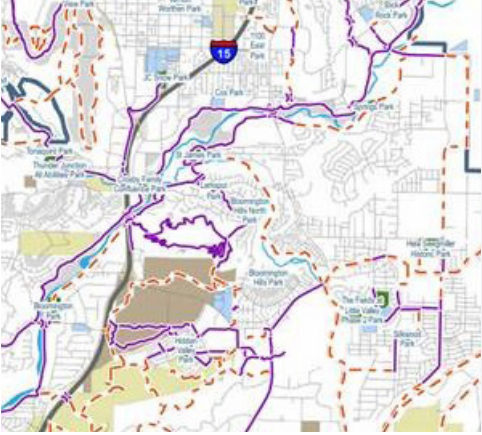
General Plan: Apple Valley selected Sunrise experts to help them create a strong land use and zoning element within their General Plan, in addition to infrastructure, transportation, housing, economic development, and annexation elements. The General Plan included research and a vision supported by robust citizen participation, including open houses, public meetings, and surveys. Working and communicating with adjacent agencies like UDOT, BLM, and SITLA was critical during this process. Our planner used the best available data, professional planning best practices, and technology to create a tenable and implementable plan that will guide the growth Apple Valley is experiencing.

ENOCH MASTER PLAN | Parks & Recreation

Sunrise was contracted with Enoch City to complete a parks and recreation impact fee facilities plan. This included performing a growth projection, establishing an existing and future level of service, and comparing the city’s parks and trails offerings against guidelines from the National Recreation and Park Association. The perceived level of service was also considered based on the city’s proximity to natural outdoor recreation. Recommendations were given for additional parks and trails for Enoch to add to their existing facilities to support 20-year growth and meet the desired level of service. A maximum allowable impact fee was established to fund the eligible portions of these projects.



ST. GEORGE PARKS & REC, ARTS, & TRAILS MASTER PLAN | Parks & Recreation



Sunrise was retained as a subconsultant to Conservation Technix, Inc. to assist in updating the City's existing master plan from 2006. Sunrise advised the project team on existing and planned recreation facilities and local cultures and trends, participated in the community engagement program, and prepared project cost estimates based on local construction costs for proposed improvements.

The purpose of the master plan was to create a current vision for an innovative, inclusive, and interconnected system of parks, trails, and open spaces that promote recreation, health, and conservation as integral elements of a thriving, livable St. George. To create the master plan, Sunrise analyzed the community profile, collected public input, tabulated the City's key goals for its leisure services system, took an inventory of existing recreational facilities, identified current and future needs for parks, open space, recreation centers, and the arts. An implementation plan was suggested for near-term projects identified as critical in the plan.

IVINS CITY PARKS & REC MASTER PLAN | Parks & Recreation



The City of Ivins retained Sunrise Engineering through a statement of qualifications process as the firm most qualified to assist in completion of a city-wide comprehensive parks and trails master plan, impact fee facilities plan, and impact fee analysis.

Sunrise worked closely with city staff to plan for future facilities and ensure the city's vision for parks and trails was captured in the master plan. An inventory of the existing facilities and amenities was completed. Levels of service were calculated in accordance with NRPA standards, and proposed improvements were recommended to maintain existing levels of service as growth occurs in the community. Finally, an impact fee facilities plan and analysis was completed to establish maximum impact fee levels and ensure the financial viability of the city's recreational system.

KCWCD JACKSON FLAT CONCEPT PLANNING | Parks & Recreation

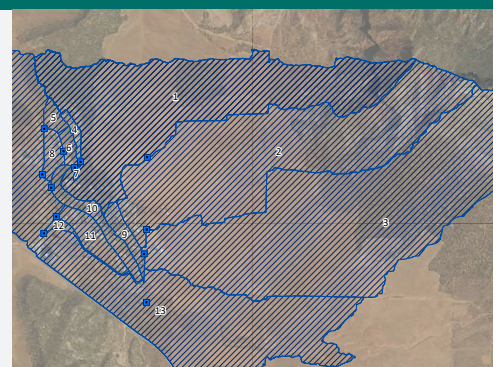
Kane County Water Conservancy District is looking to improve the Jackson Flat reservoir and provide more amenities to the community. Sunrise was contracted to design a concept plan to include various amenities, such as an amphitheater, boardwalk, pickleball courts, bike repair station, and lounge nets, as well as other beach attractions and water entrances. Some existing recreation features, such as the disc golf course, will be relocated as part of the plan. Additionally, our concept design took into account the potential for high water levels to ensure the amenities are accessible and usable all year.



STORMWATER

APPLE VALLEY IFFP & IFA | Stormwater

Apple Valley has had reoccurring flooding problems throughout portions of town, and contracted with Sunrise to analyze solutions to stop the flooding. Apple Valley has steep cliffs with sandy, loamy soil creating prime conditions for flash flooding. Sunrise modeled the town using GIS and HEC-HMS. The three-hour storm with a 15-minute intensity was used to model as close as possible to the actual monsoon rains. The majority of the existing infrastructure was made up of borrow ditches and culverts. The town wanted to keep many of these features to maintain a rural feel to the town. Improvements were made to keep residents happy with the look of town but also to convey water away from the flooding prone areas so future flooding wouldn't be a problem. Sunrise worked with Lewis Young Robertson & Birmingham to complete an impact fee facilities plan for the improvements.

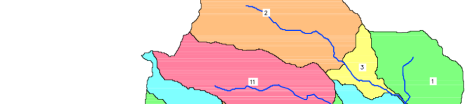


ENOCH MASTER PLAN | Stormwater Master Plan

SPRINGDALE STORM WATER MASTER PLAN & IFFP | Stormwater & Drain

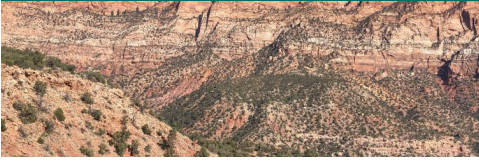
Sunrise completed the original storm water master plan for Springdale and is now preparing the update. The plan shed light on several items required for managing and conveying storm water produced within the Town and surrounding areas. The plan consisted of a review of existing data and boundary constraints, existing storm water conveyance facilities, a review and determination of future land use plans, and a storm water model of existing and future storm water flows.

Sunrise provided recommendations for future planning and a probable cost for improvements. We determined an impact fee for the storm water system and prepared a written report with all findings and recommendations for the Town to reference as they experience growth in the coming years.



TRANSPORTATION

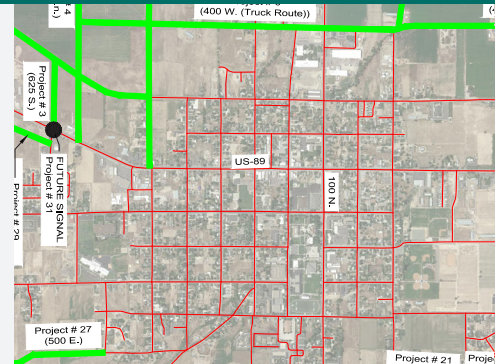
APPLE VALLEY TRANSPORTATION PLAN | Transportation



A Road/Streets Plan was created for the town of Apple Valley. The plan focused on expanding roads to match the anticipated future growth that is expected in Apple Valley. Based on zoning plans and planned developments, recommendations for roads were proposed. Cost estimates were created for these recommendations.

EPHRAIM TRANSPORTATION MASTER PLAN UPDATE | Transportation

Sunrise initially prepared the Roadway Facilities Plan and Impact Fee Analysis for Ephraim City and later updated it to reflect changing conditions and growth trends. The plan supports transportation planning and financial decision-making for the city's service area, which has experienced significant growth over the past two decades. It includes analysis of existing roadway conditions, current and future land use, and traffic projections. The study identifies necessary capital improvements, provides cost estimates, prioritizes projects, and evaluates funding options. It also determines the portion of improvements attributable to new development and calculates the maximum allowable impact fee. The planning process incorporated public input through public workshops and feedback from the City Council and Planning Commission, culminating in a finalized report for adoption.



BEAVER COUNTY GENERAL & MASTER TRANSPORTATION PLAN | Transportation

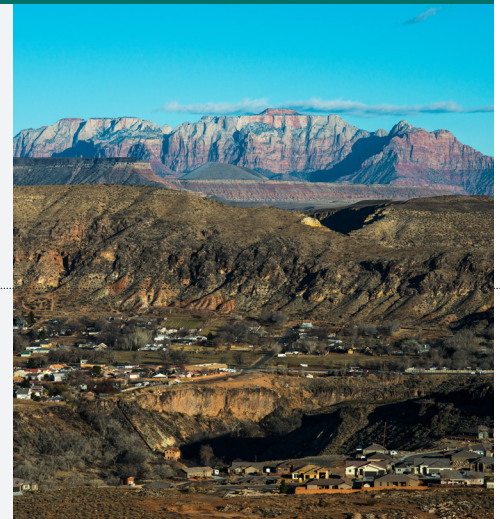


Sunrise completed a general and transportation master plan update for Beaver County. We met with county staff and elected officials to discuss their ongoing needs, concerns, and perennial problems that needed to be addressed. Additionally, we met with staff and elected officials from each municipality and talked about their items of importance and the critical collaboration between their groups. As part of the transportation master plan, Sunrise addressed transportation demands including freeway interchanges, capital improvements, and active transportation needs. The plan is a conglomerate of the inputs received from the county as well as the local jurisdictions and multiple data sets gathered during the project, including existing conditions network constraints, future conditions and growth forecasts use, safety, internal circulation, active transportation, regional access and I-15 interchanges and crossings, street designs, access management, and improvement projects (5-year and 20-year) maintenance.

LAVERKIN CITY TRANSPORTATION MASTER PLAN, IFFP, & IFA | Transportation

Sunrise Engineering was retained by LaVerkin City to update its transportation master plan, IFFP, and IFA to address changes in population, development, and infrastructure conditions. The project included comprehensive data collection, traffic counts, and development of a travel demand model calibrated to local and regional conditions using DMPO and UDOT planning data. The analysis evaluated existing and future roadway and intersection level-of-service over 10-, 20-, and 30-year planning horizons.

This effort supported the city's infrastructure planning and impact fee updates in compliance with the Utah Impact Fees Act. The plan identified capital improvements, calculated the maximum allowable impact fees based on future capacity needs, and provided recommendations for ordinance updates and transportation-related policies. The project also referenced regional plans and anticipated growth on the city's upper bench and surrounding areas. The final deliverables included a layperson summary, an impact fee certification, and a planning tool to guide future investment. The project was partially funded through UDOT's Technical Planning Assistance (TPA) program.



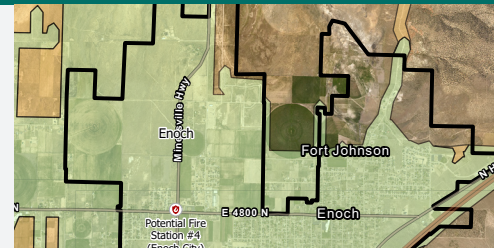
KANE COUNTY TRANSPORTATION PLAN | Transportation



Increased visitation in Utah's national parks has strained the existing transportation infrastructure in surrounding communities. Kane County is on the front lines of these needs and in 2021 Kane County selected Sunrise to assist with an active transportation plan for sections of State Route 9 and Highway 89, which connect Zion National Park, Kane County communities, and the corridor to Bryce Canyon. This study first quantified existing needs and projects underway in these areas and then identified specific routes parallel to the highways that will connect the park and points of interest, lodging, housing, and other amenities in the area. The project was broken into phases and prioritized for feasibility and timeline so could be pursued for each section outlined in the implementation plan. Coordination with UDOT, BLM, Kane County, Kanab City, Town of Orderville, private property owners adjacent to the highways, and the public took place through the process.

ENOCH MASTER PLAN | Transportation Master Plan

An impact fee analysis was conducted for Enoch City. This included a level of service projection for existing and future average daily trip demands on the city's transportation facilities. Capital improvements were determined to be impact fee eligible based on Sunrise's knowledge and compliance with the Utah Impact Fee Act. This plan resulted in determination of a maximum allowable impact fee that fairly accounts for the demand future growth will place on Enoch's infrastructure and assist in funding improvements that support future growth.



PUBLIC SAFETY

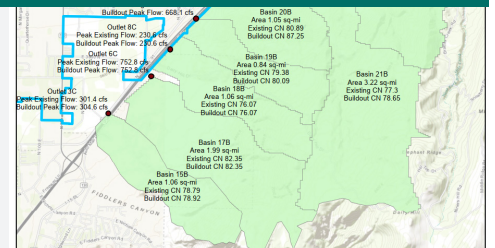
WASHINGTON CITY PUBLIC SAFETY PLAN | Public Safety



Washington City Public Safety IFFP/IFA project we reviewed available census data and building permit history to establish the existing population and calculate growth projections. Existing and projected demands for the public safety facilities in the City were quantified. The existing level of service of the public safety facilities was determined and a desired level of service for those facilities was defined. The maximum impact fee for public safety facilities was then calculated based on development and growth.

ENOCH MASTER PLAN | Public Safety Master Plan

Enoch City enlisted Sunrise to prepare a public safety impact fee facilities plan for the city. Sunrise prepared growth and demand projections for the existing facilities based on existing and 20-year future population. The demand projection included establishing a level of service for public safety building area per person. Emergency service response times were given consideration as well when projecting growth and locating new facilities. Facility recommendations were made, and a Maximum Allowable Impact Fee was established.



We have completed several hundred IFFPs, IFAs, and studies throughout the intermountain west. The projects below showcase some of our history working with Utah communities on impact fee facilities plans and master plans.

SUNRISE ENGINEERING IFFA & IFFP PROJECTS	Areas of Expertise								
	Impact Fee Analysis	Stormwater	Wastewater	Transportation	Water	Recreation	Public Safety	Secondary Water	Multiple
Apple Valley Master Planning & IFFP	•	•							
Toquerville Transportation Master Plan, IFFP & IFA	•			•					
Alton Town Culinary Water Master Plan	•				•				
Orderville Transportation Master Plan, IFFP, & IFA	•			•					
Orderville Culinary Water Master Plan, IFFP, & IFA	•				•				
LaVerkin Transportation Master Plan, IFFP, & IFA	•			•					
KCWCD Wastewater Reuse Feasibility Study			•						
Kanarrville Culinary Water Master Plan, IFFP, & IFA	•				•				
LaVerkin Culinary Water Master Plan, IFFP, & IFA	•				•				
Santa Clara Parks & Trails Master Plan	•					•			
Virgin Town Groundwater Protection Study			•		•		•	•	•
Enoch City Stormwater IFFP	•	•							
Toquerville Culinary Water Master Plan & IFFP	•				•				
Santa Clara Parks IFFP Amendment	•					•			
Springdale Parks and Recreation Master Plan Update	•					•			
Beaver Dam Village SSD Culinary Water Master Plan					•				
Washington City Culinary Water Master Plan	•				•				
LaVerkin Stormwater & Irrigation System Master Plans	•								•
Big Water Wastewater Master Plan	•		•						
Hildale City Culinary Water Master Plan & IFFP Update	•				•				
Virgin Town Wastewater Study Update			•						
Santa Clara Culinary & Irrigation Master Plans	•								•
Cedar City Stormwater Master Plan		•							
Big Plains Water SSD Master Plan & IFFP	•				•				
Springdale Wastewater Treatment Compliance Plan			•						
Big Water IFFP & IFA	•				•				
Santa Clara Stormwater Master Plan Update	•	•							
Santa Clara Wastewater IFFP	•		•						
Enoch Recreation IFFP & IFA	•					•			
Ivins Parks & Trails Master Plan Update	•					•			
Hildale Culinary Water Impact Fee	•				•				
Clark Bench Culinary Water Master Plan	•				•				
Angell Springs Water Master Plan & IFFP	•				•				
Ivins City Public Safety IFFP & IFA	•						•		
Enoch Public Safety IFFP & IFA	•						•		
VVWD Culinary Water Master Plan Peer Review					•				
LCWD Water Resource Plan Update					•				
KCWCD Wastewater IFFP & IFA	•		•						
Springdale Stormwater Master Plan Update	•	•							
Springdale Wastewater Master Plan	•		•						

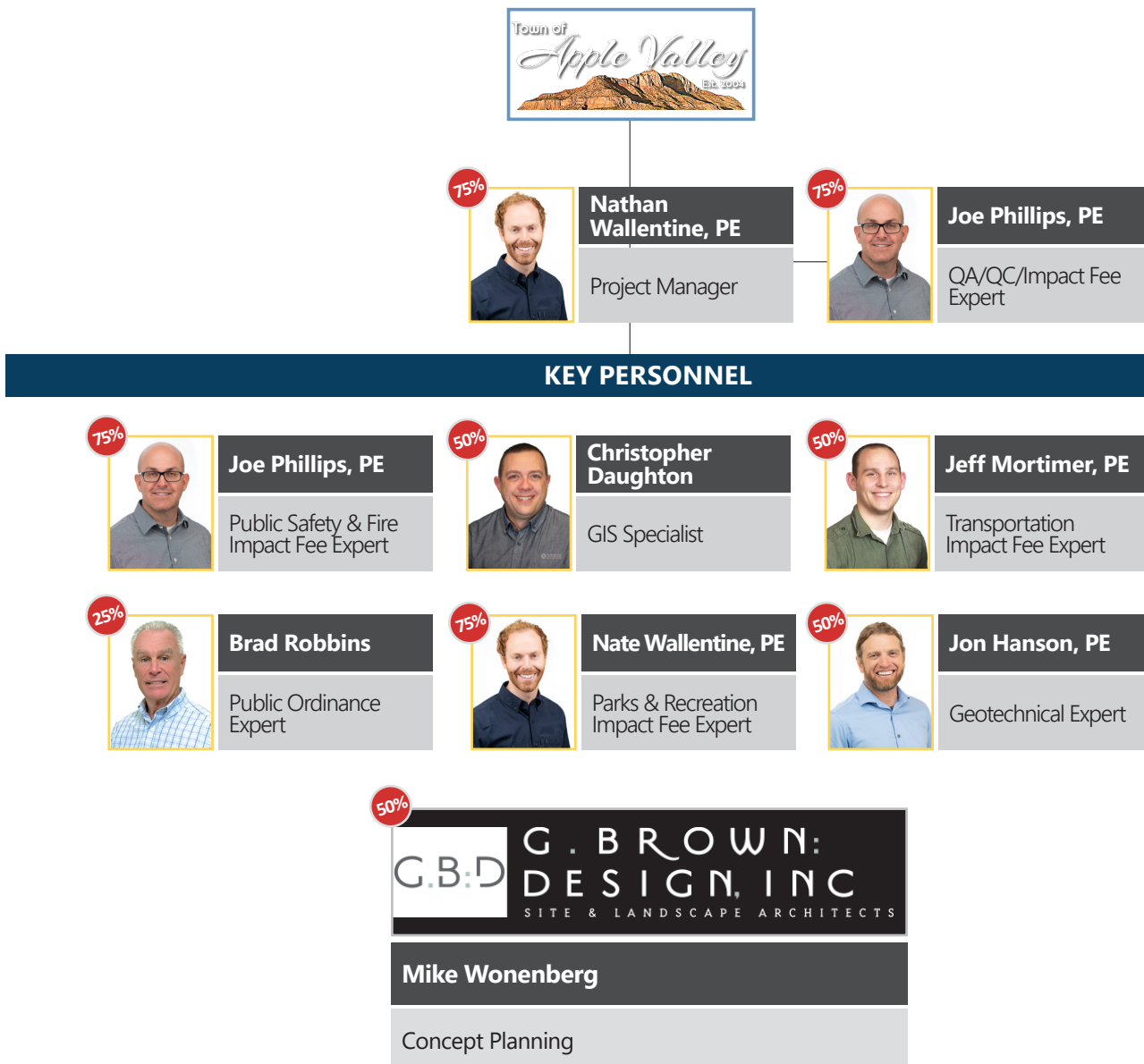
SUNRISE ENGINEERING IFFA & IFFP PROJECTS	Areas of Expertise								
	Impact Fee Analysis	Stormwater	Wastewater	Transportation	Water	Recreation	Public Safety	Secondary Water	Multiple
Minden Arsenic Mitigation Plan					•				
Springdale Town Irrigation Master Plan	•							•	
LaVerkin Secondary Water Feasibility Study					•				
Santa Clara Public Safety Master Plan	•						•		
Washington City Public Safety IFFP & IFA	•						•		
Enoch Culinary Water Impact Fee Plan	•				•				
Washington City Secondary Water Master Plan Update	•							•	
KCWCD Culinary Water Master Plan	•				•				
Santa Clara Parks & Trails Master Plan Update	•					•			
Hildale Culinary Water Master Plan	•				•				
Paragonah Culinary Water Master Plan	•				•				
St. George Parks, Trails & Recreation Master Plan						•			
Summit Water Master Plan	•				•				
Santa Clara Culinary Water IFFP & IFA	•				•				
Washington Parks Master Plan Update	•					•			
Washington City Secondary Water Master Plan Update	•				•				
Enoch City Wastewater IFFPA	•		•						
Enoch City Stormwater IFFPA	•	•							
Minden Town Culinary Water Master Plan					•				
MVWD Culinary Water CIP					•				
Washington City Culinary Water Master Plan	•				•				
Ivins City Parks & Trails Master Plan	•					•			
Orderville Culinary Water Master Plan	•				•				
Washington Fields Pressurized Irrigation Feasibility Study								•	
Parowan City Culinary Water Master Plan	•				•				
Hildale Wastewater Facility Plan			•						
Parowan City Trails Master Plan						•			
Washington Wastewater Master Plan Update	•		•						
Panguitch City Trails Master Plan						•			
Colorado City Stormwater Master Plan	•	•							
LaVerkin Water Master Plan	•				•				
Colorado City Water Master Plan	•				•				
Colorado City Wastewater Master Plan	•		•						
Springdale Culinary Water Master Plan Update	•				•				
Lincoln County Stormwater CIPs		•							
Big Water Culinary Water Master Plan	•				•				
Pioche Stormwater CIP		•							
Santa Clara Transportation Master Plan	•			•					
Hildale City Water Impact Fee Plan & Analysis	•				•				
Washington City Parks & Recreation IFFPA	•					•			
Rockville Culinary Water Master Plan					•				
Washington City Public Safety Impact Fee	•						•		
Santa Clara Parks & Trails IFA	•					•			

SUNRISE ENGINEERING IFFA & IFFP PROJECTS	Areas of Expertise								
	Impact Fee Analysis	Stormwater	Wastewater	Transportation	Water	Recreation	Public Safety	Secondary Water	Multiple
Santa Clara Stormwater Master Plan Update	•	•							
Santa Clara Public Safety & Wastewater Impact Fee Update	•								•
KCWCD Duck Creek Wastewater Facility Plan Update			•						
Springdale Parks & Recreation Impact Fee Plan	•					•			
Lincoln County RTC CIP				•					
Caliente Transportation CIP				•					
Washington City Wastewater Master Plan	•		•						
Caliente Culinary Water CIP					•				
Coyote Springs-LCCGID Alternative Scenarios CIPs					•				
Enterprise Master Plan Updates	•								•
Leeds Stormwater Master Plan		•							
Coyote Springs-LCCGID Transportation CIP				•					
Coyote Springs-LCCGID Stormwater CIP		•							
LaVerkin Stormwater Master Plan	•	•							
LaVerkin Irrigation Master Plan	•							•	
Coyote Springs-LCCGID Secondary Water CIP								•	
Coyote Springs-LCCGID Wastewater CIP			•						
Washington Water Master Plan Update	•				•				
Santa Clara Culinary Water Master Plan	•				•				
Coyote Springs-LCCGID Culinary Water CIP					•				
Washington Wastewater Master Plan Update	•		•						
LaVerkin Culinary Water Master Plan	•				•				
Dixie Deer Water Master Plan	•				•				
Springdale Stormwater Master Plan	•	•							
Springdale Wastewater Master Plan	•		•						
Springdale Culinary Water Master Plan	•				•				
KCWCD Alton Town Culinary Water Master Plan	•				•				
Toquerville City Transportation Master Plan	•			•					
Toquerville Water Master Plan	•				•				
Santa Clara Water Master Plan Update	•				•				
KCWCD Duck Creek Wastewater Planning Study			•						
LDWA Water Master Plan	•				•				
Gunlock SSD Impact Fee Analysis	•				•				
Santa Clara Parks & Public Safety Master Plan	•								•
Enterprise City Master Planning	•								•
Santa Clara City Stormwater Master Plan	•	•							
Washington City Master Plans	•								•
Fredonia Town Water Master Plan Update	•				•				
Kanarraville Town Culinary Water Master Plan	•				•				
Santa Clara City Water Impact Fee Analysis	•				•				
Fredonia Culinary Water Master Plan	•				•				
Big Water Transportation Master Plan				•					
Enoch Transportation IFFP& IFA				•					

Project Team

At Sunrise, we understand that when you select a firm, you are ultimately selecting people - people that will make the difference in a successful project outcome. For your project, we have assembled a team of key personnel to manage the key issues of your project along with a robust support staff that will achieve your schedule goals. This team will be led by Nathan Wallentine, PE, and supported by our team, which has over 50 years of combined experience assisting communities with their planning and impact fee analysis. This Sunrise team has conducted numerous IFFAs and IFAs.

Our team is fully committed to dedicating the time and expertise necessary to this project, ensuring all timelines and deliverables are met with the highest standard of quality and reliability.



**Detailed resumes found in Appendix A*

Understanding of Project Scope & Approach

All plans will include the following approach.

COMMUNICATION & STAKEHOLDER ENGAGEMENT

Effective communication is essential for the success of this study. Our team will maintain open and transparent communication with the town of Apple Valley, its stakeholders, and the public throughout the project's duration. Our communication strategy includes:

- **Regular Progress Reports:** We will provide periodic updates on project milestones, data collection efforts, and key findings to the town staff.
- **Stakeholder Meetings:** We will engage with community leaders, government officials, youth sports organizations, and other key stakeholders to gather input and ensure alignment with community needs.
- **Public Engagement Opportunities:** We will offer multiple opportunities for community feedback, including public workshops and surveys, to incorporate local insights and priorities into our recommendations.

DATA COLLECTION AND BASE MAPPING

We propose that the first phase involves gathering and evaluating relevant data to establish a comprehensive understanding of the existing community demographics and needs. Key activities include:

- **Demographic and Economic Data:** We will acquire recent and projected population data, age distribution, household income, and other relevant demographic information to understand the current and future service population.
- **Mapping Existing Infrastructure:** We will compile and prepare preliminary GIS-based maps detailing existing infrastructure.

DEVELOPMENT OF IMPROVEMENTS

Based on evaluations, Sunrise will propose solutions to address identified deficiencies and needed modifications. This will involve:

- **Identification of Improvement Measures:** We will recommend system upgrades based on study findings.
- **Preliminary Cost Projections:** Sunrise will estimate costs for proposed improvements, including construction, materials, and maintenance considerations. Sunrise adds specific value to this task through its database of actual construction costs; each time Sunrise administers a client's project in construction, we compile the bid prices for elements in the project, including storm drain elements. Referring to actual costs for improvements on prior projects, it ensures that our cost projections are comprehensive and accurate.

- **The Capital Improvements Plan** impact fee will have a 6-to-10-year window for improvements. Impact fee calculations and methodology will be in accordance with the Utah Code.

FINANCIAL ANALYSIS

A financial evaluation will be conducted to assess current conditions and funding mechanisms to build, operate, and maintain the town's infrastructure. The objective is to forecast and ensure the long-term financial sustainability of Apple Valley's infrastructure. Funding mechanisms considered may include user rates, connection fees, development partnerships, public funding agencies, and other strategies. This task will include:

- **Preparation of Opinions of Project Costs:** We will develop cost estimates for operation and maintenance objectives and recommend infrastructure improvements.
- **User Rate Analysis:** We will evaluate the fiscal impact of utility fees, considering affordability and revenue generation. This analysis will include a first-year debt service analysis if the town envisions moving forward with any infrastructure improvements recommended by the study.

PREPARATION OF MASTER PLAN REPORT

The final phase includes compiling the findings into a comprehensive report that will serve as a roadmap for improvements. The report will summarize the data, methodology, assumptions, conclusions, and recommendations related to Apple Valley. Specific sections of the report may comprise:

- **Executive Summary:** An executive summary of key findings and recommendations will provide a synopsis of the key issues identified through the study process.
- **Presentation of Detailed Analysis:** Detailed documentation of data collection, evaluations, calculations, proposed improvements, and the basis for recommendations will be included.



- **Mapping & Modeling Results:** GIS maps, modeling results, analysis charts, tables, and conceptual improvement schematics will support the analysis.
- **Administrative Recommendations:** Our recommendations related to ordinances, policies, design criteria, development standards, etc., will be represented.
- **Recommended Improvements:** Cost estimates and prioritization of recommended projects will be incorporated into the study.

PRESENTATION AND PROJECT CLOSEOUT

- **Draft and Final Report:** A draft report will be delivered to the town for review, consideration, and comment. Sunrise will discuss with the town any comments provided and will incorporate such comments into the report.
- **Town Council Presentation:** Sunrise will present the report and its findings, conclusions, and recommendations at one of the town's regular council meetings.
- **Project Closeout:** Following preparation of the final report and presentation to the Town Council, we will promptly deliver any final documents and supporting information to Apple Valley with the goal of closing the project out in a defined and meaningful way. We will also counsel with the town on the next steps to implement any improvements recommended by the study.

Stormwater Master Plan Approach

Our approach to the storm drain master plan will include an understanding of the existing storm water system, natural drainage patterns, the town's existing development standards, ordinances, and design criteria, and most importantly, the town's perspective on key issues and what outcomes the town perceives in a successful and valuable project. Key activities include:

- **Recent and Historic Storm Data Collection:** We will acquire precipitation records, flood history, and storm event data from meteorological and hydrological sources. We anticipate that our recent storm drain work in communities neighboring Apple Valley will inform this process; our local experience represents value added to the town.

INVENTORY OF EXISTING FACILITIES

Sunrise will perform a site visit and prepare a thorough inventory of current storm water infrastructure and facilities, ensuring an accurate assessment of existing conditions. This site visit will include a discussion with the town to identify current problem areas that require specific attention and solutions. Inventorying existing facilities involves:

- **Understanding Natural Drainages:** We will collect and review topographical data and field-verify natural watercourses, including alterations made over time through development activities. As part of the review, we will evaluate how existing alterations to and infrastructure in natural drainages support or impede effective drainage through the town. We will also collect anecdotal information at this stage from the town and project stakeholders; such information often reveals key issues that need specific attention.
- **Mapping Existing Infrastructure:** Following our site visit, we will finalize the mapping of culverts, storm drains, detention basins, outfall structures, and other features with notes on their current conditions. This GIS database and mapping will be available to you for future use following our completion of the study.

INCORPORATION AND REVIEW OF STORM WATER ORDINANCES AND DESIGN STANDARDS

Sunrise will plan to work with Apple Valley to incorporate drainage ordinances within the study. As an additional note, Sunrise has worked with many communities facing similar geography and hydrology, and could provide additional insight on what has been successful in other communities.

HYDROLOGIC EVALUATIONS

We have included on our project team a hydrologic modeling expert, Nathan Wallentine, your Project Engineer, who has performed or been involved in most of Sunrise's recent southern Utah hydrologic modeling projects. Nate will perform hydrologic analysis to quantify storm water runoff and evaluate the impact of various storm events on the town's infrastructure under existing and future development conditions. This work includes:

- **Modeling Existing Conditions:** We will develop a hydrologic model using industry-standard software to simulate runoff generation, flow rates, and drainage patterns under different storm scenarios and differing development conditions.

HYDRAULIC EVALUATIONS AND IDENTIFICATION OF PROBLEM AREAS

A hydraulic analysis will assess the capacity of existing storm water infrastructure, including pipelines, culverts, and any detention or retention facilities, and identify deficiencies. Key tasks in this phase of the work include:

- **Determination of Capacity and Overtopping Potential:** We will calculate the flow capacities of storm drains, channels, and culverts and assess overtopping risks under peak storm conditions.

- **Delineation of Areas with Inadequate Capacity:** We will identify bottlenecks, undersized structures, and flood-prone locations requiring improvement. This task will potentially: 1) identify new locations requiring attention and 2) confirm problem areas identified previously by the town and project stakeholders.
- **Modeling Local Conditions:** Apple Valley rests at the base of Hurricane and Gooseberry Mesas. The top of the mesas is conglomerate rock from the Shinarump formation. This layer is very rocky and does not allow much water into the ground. The sloped portion of the mesas is in the Moenkopi Formation, which consists primarily of silts and clays. This composition results in limited water infiltration and rapid runoff during storms. The local region around these mesas has a long history of flooding. Our modeling approach will leverage local knowledge to accurately plan for the specific flooding patterns that are common to this area.

Transportation Master Plan Approach

INVENTORY OF EXISTING TRANSPORTATION FACILITIES

We will perform an inventory of current road infrastructure, including key intersections and major access points. This site visit will also involve discussions with town officials to pinpoint specific problem areas that need attention.

- **Mapping Existing Infrastructure:** We'll create a map of the town's transportation network. This GIS database will be available for future use by the town.

INCORPORATION AND REVIEW OF TRANSPORTATION ORDINANCES AND DESIGN STANDARDS

We will work with the town to incorporate transportation ordinances and design standards into the study. Our experience with similar communities facing comparable growth challenges will allow us to provide additional insights on successful strategies for community networks.

IDENTIFICATION OF PROBLEM AREAS AND SOLUTIONS

Use information from the town and look at proposed development and areas that have development potential to come up with a good, flowing transportation network.

Public Safety Master Plan

INVENTORY OF EXISTING FACILITIES AND RESOURCES

We will perform a comprehensive inventory of current public safety infrastructure and facilities, including fire stations, police stations, and emergency operations centers. This site visit will also include a discussion with the town to identify current problem areas that require specific attention and solutions. Inventorying existing facilities involves:

- **Understanding Existing Coverage and Capabilities:** We will collect and review data on the distribution of public safety facilities and resources, including personnel, vehicles, and equipment. We will evaluate how the existing infrastructure supports or impedes effective emergency response across the town.
- **Mapping Existing Infrastructure:** Following our site visit, we will finalize the mapping of public safety facilities, patrol zones, and fire districts with notes on their current conditions and capabilities. This GIS database and mapping will be available to you for future use following our completion of the study.

IDENTIFICATION OF GAPS AND SOLUTIONS

Work with local fire authorities to identify town needs. Look at the existing level of service and identify when additional services will need to be provided to handle the additional growth anticipated in the community.



Relevant Experience & Qualifications

Sunrise offers an exceptional set of credentials, which promise value to the Town of Apple Valley's capital facilities planning process. The qualifications and key issues presented below highlight Sunrise's capabilities and show that Sunrise is most qualified to deliver this planning effort:

- **Staff Availability:** Our team is fully staffed and available to begin work immediately. All key personnel are committed to meeting project milestones with urgency and accountability. We understand the importance of timely delivery and will maintain consistent, open communication with the town's staff to ensure the final product is delivered on schedule and aligned with the Town of Apple Valley's goals.
- **Familiarity:** Sunrise has completed several impact fee facility plans for the Town of Apple Valley. Sunrise has also assisted with plan review and construction of different projects throughout the town. Our experience with the Town of Apple Valley is invaluable and allows Sunrise to pick up where we left off with population projections, town coordination, processes, preferences, etc. ***Sunrise manages, maintains, and is the acting administrator for the Town of Apple Valley's GIS enterprise software.*** The town accesses that database regularly for ongoing operation and maintenance needs. We are familiar with the Apple Valley's personnel, utility systems, and management styles. More importantly, the Apple Valley is familiar with Sunrise's team and quality of services.
- **Impact Fee Expertise:** Sunrise is frequently contracted to prepare impact fee facilities plans and impact fee analyses for public safety departments, parks and recreation services, transportation facilities, stormwater systems, water systems, and other municipal facilities that are impact fee eligible. We are recognized as an expert

in impact fee planning with a thorough understanding of the Utah Administrative Code, Title 11, Chapter 36a (Utah's Impact Fees Act). We understand how to establish levels of service and analyze improvements necessary to support new growth. We also help clients comply with the notice requirements listed in the Impact Fees Act and provide the Impact Fee Certification and Lay Person Summary that the act requires as part of our services.

- **GIS Database Management & Analytics:** ***Sunrise manages the Town of Apple Valley's GIS database through ESRI's cloud environment, making the database accessible and useful for what it was intended-an asset management tool.*** Sunrise is the only engineering firm in Utah to hold certifications as an ArcGIS Online Specialist and a Local Government Specialist. We are also a Silver ESRI partner. Most importantly, ***Sunrise personnel are currently partnered with the Town of Apple Valley in developing and maintaining the town's GIS database and can readily offer services to enhance the GIS services.***
- **Customer Service & Reputation:** Sunrise has won eight consecutive national PSMJ Premier Client Satisfaction Awards. The award is based on third-party surveys completed by our existing clients who rate our service delivery to them. We are committed to providing this premier level of service to the Town of Apple Valley on this planning effort.

We look forward to working with the Town of Apple Valley on this important project. Please contact our proposed project manager, Nathan Wallentine, at 435.215.1955 with any questions.

Client References

References

Santa Clara City

Dustin Mouritsen
Public Works Director
dmouritsen@santaclarautah.gov
435.619.3924

Enoch City

Rob Dotson
City Manager
rob@enochcityut.gov
435.463.4065

LaVerkin City

Derek Imlay
Public Works Director
derek.imlay@laverkincity.org
435.635.2581

Availability

Our team is fully committed to completing all project tasks in accordance with the grant timelines. Each key team member has confirmed their availability to support the project schedule and ensure deliverables are met on time and within scope.



APPENDIX A | RESUMES

Nate Wallentine, PE

Project Manager/Parks & Recreation Impact Fee Expert | Availability 75%

EDUCATION

BS - Civil Engineering, Utah State University
MS - Civil & Environmental Engineering, Utah State University

YEARS IN PROFESSION

7; 7 with Sunrise

REGISTRATIONS

Professional Engineer
Utah #12338863



Nate has been involved in the review, planning, design, and construction of a wide range of municipal engineering projects, and has served in the role of contracted engineer for cities and districts. This work has provided him with a strong understanding of municipal operations and the technical challenges faced by local governments and improvement districts. His background also includes extensive work in the design and construction of community parks and recreation facilities, preparation of facility planning studies, and development of water improvement projects. Many of these efforts have involved securing and administering public funding as well as coordinating with state and federal agencies. Nate's ability to communicate clearly and work effectively with clients and stakeholders has been a key factor in the success of his projects.

MASTER PLANNING & STUDIES EXPERIENCE

- Apple Valley Master Planning and IFFP
- Apple Valley Big Plains Water and Sewer SSD IFFP/Water Master Plan
- Apple Valley Storm Water, Public Safety, Parks, Roads Master Planning and IFFP
- Alton Town Culinary Water Master Plan & IFFP
- Angell Springs Water Master Plan & IFFP
- Beaver Dam Village Special Service District Culinary Water Master Plan
- Big Plains Water SSD IFFP/Water Master Plan
- Cedar City Storm Water Master Plan
- Enoch Culinary Water Impact Fee Plan
- Enoch City Stormwater IFFP
- Enoch Stormwater IFFP and IFA Update
- Hildale Water Master Plan
- Hildale Culinary Water Master Plan Update & GIS
- Ivins City Parks & Trails Master Plan Update
- Kanarrville Town Culinary Water Master Plan, Impact Fee Facilities Plan and Impact Fee Analysis
- Kane County Trails Master Plan
- KCWCD Water Master Plan
- KCWCD Culinary Water Master Plan
- KCWCD Duck Creek Wastewater Impact Fee Facilities Plan & Impact Fee Analysis
- KCWCD Jackson Flat Recreation Concept Plan
- KCWCD Wastewater Impact Fee Facilities Plan & Impact Fee Analysis
- LaVerkin City Wanlass Park Concept Plan
- LaVerkin Storm Water & Irrigation System Master Plans, Impact Fee Facility Plans, & Impact Fee Analyses
- Nibley City Stormwater Master Plan
- Orderville Culinary Water Master Plan, Impact Fee Facilities Plan, & Impact Fee Analysis

- Paragonah Culinary Water CIP
- Paragonah Culinary Water Master Plan
- Santa Clara Culinary Water CIP
- Santa Clara City Culinary Water Impact Fee Facilities Plan & Impact Fee Analysis
- Santa Clara Culinary & Irrigation Master Plan, IFFP & IFA
- Santa Clara Parks & Trails Master Plan, IFFP, & IFA
- Santa Clara Storm Water Master Plan Update, IFFP & IFA
- Springdale Parks and Recreation Master Plan Update
- Springdale Storm Water Master Plan & Update
- Santa Clara Wastewater Impact Fee Facilities Plan
- Summit Culinary Water CIP
- Summit SSD Water Master Plan
- Toquerville Culinary Water Master Plan & IFFP
- Trout Canyon Water Improvements PER & EA
- Washington City Culinary Water Master Plan & Update
- Washington City Secondary Water Master Plan
- Washington City Water Modeling Review
- Washington City Public Safety IFFP/IFA Update
- Utah Youth Soccer Association Pinnacle Ridge Soccer Complex Concept Plan

DRAINAGE EXPERIENCE

- Cedar City I-15 Drainage Improvements
- Johnson Avenue Drainage Improvements Project
- Legacy Park Drainage Study
- LaVerkin Storm Water & Irrigation System
- Zion Dormitory Drainage Improvements

CULINARY WATER EXPERIENCE

- Apple Valley Pipeline
- Kolob Water System
- Moapa Valley Water District Gubler Drive Transmission Line
- Moapa Valley Water District Swapp Drive Transmission Line

Joe Phillips, PE

QA/QC/Impact Fees/Public Safety & Fire Impact Fee Expert | Availability 75%

EDUCATION

MS - Civil Engineering, Brigham Young University
BS - Civil Engineering, Brigham Young University

YEARS IN PROFESSION

24; 24 with Sunrise

REGISTRATIONS

Professional Engineer
Utah #4777017
Nevada #017304
Arizona #43311

State Water Right Surveyor
Nevada #1262



Joe has experience in the review, planning, design and construction of many municipal engineering projects. Much of his experience has come from serving as a contracted city or district engineer; this has given Joe considerable knowledge of the day-to-day operations and technical issues experienced by municipalities and improvement districts. Joe also has extensive real experience in planning, design, and construction of community parks and recreation facilities, in completing facility planning studies, and implementing water improvements projects. Many of his projects have required acquisition and management of public funding packages and coordination with federal and state governmental agencies. Joe's strong communication and interpersonal skills have enabled success with his projects.

STORM WATER EXPERIENCE

- Santa Clara City Stormwater Master Plan
- Enterprise City Storm Drain Master Planning
- Springdale Town Stormwater Master Plan
- LaVerkin City Stormwater Master Plan
- Coyote Springs LCCGID Stormwater CIP
- Leeds Town Stormwater Master Plan
- Caliente Flood Insurance Rate Map Analysis
- Caliente City Spring Heights Flood Control
- Lincoln County Stormwater CIPs
- Kanab City Tom's Canyon Flood Prevention
- Enoch City Stormwater IFFPA
- Apple Valley Town Master Planning and IFFP
- Springdale Town Stormwater Master Plan
- Enoch City East Bench Watershed Plan-EA
- Santa Clara City Stormwater MP Updates
- Cedar City Stormwater Master Plan
- Cedar City Emergency Storm Drain Project
- Cedar City I-15 Drainage Improvements
- LaVerkin SW & Irrigation System MP, IFFP, & IFA
- Enoch City Stormwater IFFP Update
- Cedar City On-Call Stormwater Modeling

GENERAL PLAN EXPERIENCE

- Salem City Area Plan and Economics Evaluation
- Apple Valley Town General Plan
- Leeds Town General Plan Update
- Orderville Town General Plan Update
- Big Water Town General Plan
- Toquerville General Plan Update

TRANSPORTATION EXPERIENCE

- Enoch City Transportation IFFP & IFA
- LaVerkin Transportation MP, IFFP, & IFA
- Orderville Transportation MP, IFFP, & IFA
- Toquerville City Transportation Master Plan

- Coyote Springs LCCGID Street Facilities CIP
- Caliente Transportation Facilities CIP
- Lincoln County RTC Capital Improvements Plan
- UDOT St. George Indian Hills Drive Design
- SUU Curb Crossing & ADA Walkway Improvements
- LaVerkin City 300 West Improvements
- UDOT SR-20; Roadside Improvements
- UDOT SR-143 & SR-274 Road Improvements
- Washington City Merrill Road Project
- LaVerkin Safe Route to Schools Project
- Ivins City Gap Fill Road Projects
- Washington City Main Street Project
- UDOT I-15 Exit 16 Interchange Phase I
- St. George 3000 East Design & Construction
- UDOT Washington Parkway Green Springs Dr
- LaVerkin Roads Improvements Project
- Washington City Fields Road
- UDOT I-15; Wilden Exit 10 to 13 & Exit 11
- Herriman 6400 W & 14200 S Roadway
- UDOT New Traffic Signal SR-108 @ 800 North
- Mohave Co. Emergency Service Park Place Road
- Orderville Town Center St. Bridge Replacement
- Jerry Maeder NDOT Encroachment Application
- LaVerkin City 100 East Road Project
- Caliente Highway 93 Pedestrian Route
- Lincoln County Travel Management Plan
- LaVerkin City Silver Acres Reconstruction Project
- Caliente City Clark Street Improvements
- Springdale Town Juniper Lane Improvements
- Big Water Town Road & Drainage Improvements
- SUU Curb Crossing Improvements
- Orderville Town Curb & Gutter Extension
- Hildale City Canyon & Willow St. Improvements
- SUU ADA Walkway Improvements Project
- Orderville Quarter Circle H Ranch Road Study
- SUU ADA Improvements

Christopher Daughton

GIS Specialist | Availability 50%



EDUCATION

BS - Engineering Technology, Southern Utah University

AAS - Design Technology, Southern Utah University

2-year Certificate, GIS, Southern Utah University

1-year Certificate, Civil Design, Southern Utah University

YEARS IN PROFESSION

13; 10 with Sunrise

Chris has hands-on experience with a variety of GIS projects. He has had 12 years of GIS experience including nine years with Sunrise Engineering. He has expertise in providing mapping services and analysis through ArcGIS for Desktop software. Christopher also has experience in reading legal descriptions, editing PLSS data throughout the states of Arizona, California, Idaho, Nevada, Utah, and Wyoming. He has expertise in Auto CAD, ArcGIS Pro, and providing parcel fabric solutions in ArcGIS Pro, creating models in ArcMap and ArcGIS Pro, writing scripts in python and arcade, managing file geodatabases and enterprise geodatabases, SQL Server administration and SDE creation, communication skills, managing and working in a team environment, and finalizing project deliverables. Other areas of proficiency include ArcGIS Online for Organizations, Web AppBuilder for ArcGIS, ArcGIS for Server, Collector for ArcGIS, and Survey 123 for ArcGIS.

PARCEL MANAGEMENT

- Lincoln County, Nevada
- Iron County, Utah
- Juab County, Utah
- Rich County, Utah
- Kane County, Utah
- Enoch, Utah

CEMETERY MANAGEMENT

- Escalante City GIS Cemetery Services
- Eureka City GIS Cemetery Services
- Springdale GIS Services 2022
- Heber City, Utah
- Veterans Memorial Cemetery, Utah

ZONING AND LAND USE MANAGEMENT

- Apple Valley, Utah
- Fillmore, Utah
- Delta, Utah
- Enoch, Utah
- Big Water, Utah
- Colorado City, Arizona
- Lincoln County, Nevada
- Gunnison, Utah
- Hildale, Utah
- Santa Clara, Utah
- Afton, Wyoming

RESOURCE MANAGEMENT PLANS

- Alton Coal Mine, Utah
- Best Friends, Utah
- Trout Canyon, Nevada
- Arizona Strip, Arizona
- Tabiona, Utah
- Beaver, Utah
- Vernal, Utah

UTILITY SYSTEM MANAGEMENT

- Mt Pleasant, Utah
- Tropic, Utah
- Santa Clara, Utah
- Springdale, Utah
- Caliente, Nevada
- Kingman, Arizona
- Big Park, Arizona
- Pine Bluffs, Wyoming
- Ashley Valley, Utah
- Duck Creek, Utah
- Fillmore, Utah
- LaVerkin, Utah
- Nephi, Utah
- Gunnison, Utah
- Orderville, Utah
- Panguitch, Utah
- Parowan, Utah

TRANSPORTATION AND TRAILS MANAGEMENT

- Apple Valley, Utah
- Lincoln County, Nevada
- Iron County, Utah
- Pine Bluffs, Wyoming
- Enoch, Utah
- Heber, Utah
- Big Water, Utah
- Enoch, Utah
- Uintah County, Utah
- UDOT Region 4, Utah

Jeff Mortimer, PE

Transportation Impact Fee Expert | Availability 50%



EDUCATION

MS - Civil Engineering (Transportation), Ohio University

BS - Civil Engineering, Brigham Young University Idaho

REGISTRATIONS

Professional Engineer

Utah #11631694

Wyoming #19687

Idaho #P-22518

Alabama #PE52662

YEARS IN PROFESSION

8; 2 with Sunrise

Jeff has eight years of civil engineering experience, mainly in traffic and transportation. He has been involved with various transportation planning and design projects throughout Utah, Idaho, and Washington. He has experience in transportation master planning, impact fee analysis, traffic impact studies, roadway design, and intersection design. He has a Bachelor's Degree in Civil Engineering as well as a Master's Degree in Civil Engineering with an emphasis in transportation. Jeff has experience in both the private and public sectors. Jeff strives for professionalism and quality in all projects he is involved with and prioritizes clear and concise communications. Jeff's involvement will add to the overall success of the project.

TRANSPORTATION EXPERIENCE

- Zion Solar Transportation Plan
- Orderville Transportation Master Plan, Impact Fee Facilities Plan, & Impact Fee Analysis
- LaVerkin Transportation Master Plan, Impact Fee Facilities Plan, & Impact Fee Analysis
- Chubbuck Village Traffic Impact Study
- Alan & Lee - Lower Family Foods Traffic Impact Study
- Sara St/Spring Creek Pkwy Stop Sign Warrant - Providence, UT
- Beaver County General Plan and Master Transportation Plan
- UDOT Traffic Impact Study Hwy 165 and 300 South in Providence
- Level 3 UDOT Traffic Impact Study US-91 - 1600 to 1800 North
- Enoch City Transportation Impact Fee Facility Plans and Analysis
- Hyde Park Transportation Plan
- Lincoln County Traffic Impact Study
- Santa Clara Miscellaneous On-Call Engineering Services
- Hemmert Ranch Master Plan Report
- Tropic Active Transportation Plan
- Tyson Carroll 2850 US Hwy Impact Study
- Crestwood Road Improvements

PREVIOUS EMPLOYER EXPERIENCE

- Orem City, UT – Transportation Master Plan
- Eagle Mountain, UT – Transportation Master Plan
- Saratoga Springs, UT – Transportation Master Plan
- American Fork City, UT – Transportation Master Plan
- Rexburg, ID – Transportation Master Plan
- Eagle Mountain, UT – Lone Tree Pkwy Signal Design
- Seattle, WA – Climate Pledge Arena Multi Modal Traffic Design
- Eagle Mountain, UT – Pony Express Improvements & Widening
- Duchesne County, UT – Duchesne County Water Conservancy District Water Resources Master Plan

Jon Hanson, PE

Geotechnical Expert | Availability 50%



EDUCATION

MS - Civil Engineering, Brigham Young University

BS - Civil Engineering, Brigham Young University

YEARS IN PROFESSION

19; 2 with Sunrise

Registrations

Professional Engineer:

Utah #7038303

Arizona #47882

Jon is a seasoned geotechnical professional with nearly 20 years of experience in the industry. He has overseen a variety of residential and commercial projects in his career. He maintains a strong focus on team success and support while managing project budgets and scopes, coordinating field operations, and providing analyses. His expertise spans foundations, slope stability, pavement design, and more, ensuring the successful completion of diverse projects. Jon is dedicated to delivering quality solutions and fostering professional growth.

STORM WATER EXPERIENCE

- Cedar City On-Call Storm Water Modeling Services
- Enoch City Stormwater IFFP 2023

TRANSPORTATION EXPERIENCE

- Springdale Canyon View & Watchman Roadway Replacement
- Lincoln County Airport Road Phase I
- Orderville Transportation Master Plan, Impact Fee Facilities Plan, & Impact Fee Analysis
- Red Hawk Dr. Pavement Distress Investigation
- St George 3000 East (SeegDr-2000S) Construction
- Toquerville Cholla Creek Turn Lanes CM
- Washington City Covington House Parking Lot
- Springdale Town Balanced Rock & Hummingbird Roads

WATER EXPERIENCE

- Apple Valley Pipeline
- Kane County Water Conservancy District - Water Reuse Feasibility Plan
- Alton Town Culinary Water Master Plan & IFFP 2024
- Beaver Dam Pressure Tank Improvements 2024
- Beaver Dam Village SSD Culinary Water Master Plan
- Kanarraville Town Culinary Water Master Plan, Impact Fee Facilities Plan and Impact Fee Analysis
- KCWCD Miscellaneous Engineering Services
- KCWCD New Paria Water Improvements
- LaVerkin Culinary Water Master Plan, IFFP, & IFA
- LaVerkin Lead Service Line Inventory & Replacement Plan
- Lincoln County Panaca East Water Expansion Plan
- Washington City Long Valley Tank & Pump Station
- MVWD 24-Inch Line Replacement (N. Henrie Road to Arrowhead Road)
- MVWD Main Street Water Line Improvements
- MVWD Main Street Water Line Improvements

- MVWD Narrows Tank and Arrow Canyon Well
- Orderville Culinary Water Master Plan, Impact Fee Facilities Plan, & Impact Fee Analysis
- Orderville Culinary Water Improvements 2024
- Paragonah Water Improvement Project 2023
- Parowan Airport Water Line Extension
- VVWD Hillside Dr and Canal St Pipeline
- VVWD NW Tank Well and Treatment

MUNICIPAL EXPERIENCE

- Atlanta Mine On-Call Engineering Services
- Costco - S. St George-UT New Warehouse & Fuel DD
- Heber City Coyote Springs Park
- Leeds Town Miscellaneous Engineering Services
- Design ROW and CE for Kanarraville RA Lagoon
- Santa Clara City Engineer
- St. George Curly Hollow Adventure Park
- Springdale - Redhawk Preliminary Design
- Springdale Miscellaneous Engineering Services
- St. George Sand Hollow Aquatic Center Vault Repairs
- St. George City - Tonaquint Cemetery Expansion
- Zion Corridor Trail 30% Design
- Zion National Park Sewer - Phase 1

WASTEWATER EXPERIENCE

- Industrial Park Wastewater Line 2024
- KCWCD Kanab & Duck Creek Wastewater Reuse Feasibility Study
- Springdale Wastewater Lagoon Improvement
- Washington City Fields Sewer Trunk Line 2021

Brad Robbins

Public Ordinance Expert | Availability 25%



EDUCATION

MS - Liberal Studies, University of Oklahoma
BS - Geography, University of California

YEARS IN PROFESSION

35; 3 with Sunrise

Brad brings over 30 years of leadership and management experience in local government, including seven years as a City Manager, and roles as Planning Director, Department of Water and Power General Manager, and Assistant City Manager. His experience includes overseeing a 40,000-connection municipal water district, where he was responsible for managing water system testing, including pressure and hydrostatic leak testing, pipe deflection testing, flushing, disinfection, and the installation of water mains, service lines, and related infrastructure.

In addition to his work on water systems, Brad managed sewer system testing, including backfill and compaction testing, mainline inspections, infiltration and deflection testing, and assessments of manholes and service connections. He ensured that all work met quality standards and that proper documentation was maintained throughout the process. His role required oversight of both water and sewer systems to make sure each phase of installation and testing was completed efficiently and in compliance with regulatory standards.

COMMUNITY PLANNING

- LaVerkin On-Call City Planner Services
- Apple Valley General Plan
- Big Water General Plan Update
- Fillmore City Planning Assistance
- Leeds Town General Plan Update
- Manila Planning & Zoning Ordinance Update
- Orderville Town Municipal Code & Design Standards Update
- Richfield City Planning
- Salem Area Plan & Economics Evaluation
- Salem City Planning Updates
- Toquerville General Plan Update

MUNICIPAL/DISTRICT & ON-CALL ENGINEERING

- Apple Valley Town General Engineering On-Call Services
- Big Water On-Call Engineering Services
- Colorado City On-Call Services
- Enterprise General Engineering Services
- Fillmore City General Engineering
- Hilldale City General Engineering Services
- LaVerkin City Engineering Services
- Leeds Town Engineering Services
- Santa Clara City Engineer
- Santa Clara On-Call Engineering
- Springdale Engineering Services
- Virgin Town On-Call Planning Services

PLANS & STUDIES

- Apple Valley Storm Water, Public Safety, Parks, Roads Master Planning and IFFP
- Enoch City East Bench Watershed Plan-EA
- Kanarrville Town Culinary Water Master Plan, Impact Fee Facilities Plan and Impact Fee Analysis
- Springdale Culinary Water Master Plan Update
- Toquerville General Plan Update
- Virgin Town Zoning Map Update

WATER

- CMSSD Page Sharmel Water Improvements Project
- LaVerkin Culinary Water Master Plan, IFFP, & IFA
- Oculita Roca Water Feasibility Agreement

TRANSPORTATION

- Lincoln County Airport Road Phase 1

LEAD AND COPPER RULE REVISIONS

- CDPHE LCRR Project Management
- DDW LCRR Initial Inventories
- WSP - Colorado Department Public Health and Environment LCRR 2023

Mike Wonenberg, PLA

Concept Planning | G. Brown Design, Inc. | Availability 50%

EDUCATION

BS - Landscape Architecture, University of Idaho

YEARS IN PROFESSION

25

LICENSURE

Licensed Landscape Architect, Utah



Mike is a Licensed Landscape Architect with experience planning and designing streetscapes and urban spaces. Mike has been project manager for 6 of the firm's award-winning projects.

Mike has a passion for designing unique exterior spaces that maximize a site's potential to become an asset to the surrounding community. Mike brings to the table a diverse background of project experience working on a variety of projects. This distinctive blend of creating memorable exterior spaces that are efficient and maintainable strikes a balance between form and function.

He has proven strength in conceptual design, site design, visual simulation analysis, construction documentation, project coordination, and construction administration which ensures a project vision is carried from initial concept to a built reality.

EXPERIENCE

- Overton Main Street, Overton, NV
- Hatch Park Streetscape (as part of overall Park Master Plan)
- UTA North Park-N-Ride, South Jordan, UT
- SR-68 -I215 Interchange Landscape, North Salt Lake, UT
- 104th South Parkway, South Jordan, UT
- Daybreak Parkway, South Jordan, UT
- 114th South Parkway, South Jordan, UT
- Daybreak Community Street Tree Master Plan, South Jordan, UT
- 118th South Park Strips, South Jordan, UT
- 102nd South Park Strips, South Jordan, UT
- Utah State University Quad Tree Replacement Master Plan, Logan, UT
- Jackson Hole Airport, Entry Improvements and round-about, WY
- SpringHouse Village Street Tree Plan, South Jordan, UT
- Logan City Entry Feature, Logan Utah
- Daybreak 104th South Entry Monument, South Jordan, UT
- Herriman City Park Strips, Herriman, UT
- SoDa Row Village City Center, South Jordan, UT (LEED)
- Orchard Drive Bike Lane and Streetscape Improvement Exhibits, North Salt Lake, UT
- World Trade Center Plaza Concepts, Salt Lake City, UT
- East Lake Promenade, South Jordan, UT
- Shakespeare Theatre & Southern Museum of Art (SUMA), Southern Utah University, Cedar City, UT
- Park City Film Studio, Park City, UT
- SLCo Parks & Public Works Operations Center, West Jordan, UT
- SLCo Fleet Management & Heavy Duty Shop Building, Midvale, UT
- Salt Lake City Fire Station #14, Salt Lake City, UT (LEED/ Net Zero)
- Salt Lake City Fire Station #3, Salt Lake City, UT (LEED/ Net Zero)
- Sandy City Parks Maintenance Yard Improvements, Sandy, UT
- Highland City Maintenance Yard, Highland, City, UT
- Cache County Operation Center, Hyrum, UT