

Turf Replacement Incentive Program (TRIP)

Basic Rules and Conditions:

- The installation address must be within one of the Town of Silt's zone districts.
- Applicants must be the owner of the property or have written permission of the owner to participate in the TRIP.
- Town of Silt must approve all projects before installation. Rebates are not retroactive.
- Once pre-approval is received, applicants will have 12 months to complete the conversion and request a post-conversion inspection.
- Areas to be converted must have existing grass. (Yards that contain barren soil or significant bare patches of soil and weeds do not qualify.)
- A 500-square-foot minimum size applies to all projects.
- All low-water usage landscape conversions must meet or exceed 25% plant coverage of the total project area. Bare soil will not be approved. Existing plants may be used to calculate the 25% plant coverage. Trees are not included in the coverage calculations.
- The rebate is \$1.00 per square foot of surface area that is paid as a credit on your water bill or a check paid directly to you.
- Artificial grass does not qualify for a rebate.
- A post-conversion inspection of the property is required to validate installation and conversion.
- Before completing your application, please read the TRIP Manual.

Manual

Purpose

The Turf Replacement Incentive Program (TRIP) aims to help town residents and business owners replace high-water usage turf with low-water usage landscapes. These landscape conversions can be low maintenance, will act to save water, withstand drought, cool local temperatures and help wildlife. They look good too!

Program Specifics

Program participants shall be held to the following conditions:

1. Town of Silt must approve all projects before installation. Rebates are not retroactive.
2. Areas to be converted must have existing grass and be currently irrigated.
3. All zones Town of Silt districts are eligible.
4. A 500-square-foot minimum size applies to all projects.
5. A phasing option is available. (Each project phase must be a minimum of 500 square feet per year. There is a maximum of one phase permitted per year.)
6. Applications will be considered on a rolling basis and are contingent on available funding.
7. Participants will need to submit their project landscape designs for approval before starting their project and have the project installed by the Spring or Fall the following year depending on your proposed implementation schedule.
8. Town of Silt staff will inspect each property that completes the program and has been paid the rebate. This inspection will occur on an annual basis. Properties found to be replanted in turf will be removed from the TRIP and homeowners will be billed for the cost of the rebate on their next irrigation bill.
9. When a participating property changes ownership, the new owner will be expected to honor the original terms of the TRIP or be subject to a higher monthly rate.

Rebate Framework

The TRIP incentive rebate is paid at \$1.00 per square foot.

The TRIP incentive rebate can be paid out as a credit on the water bill or as a check and is specific to the owner of the parcel where the project is undertaken.

Below are further details and expectations regarding the rebate framework.

- Minimum rebate of \$500 equivalent to 500-square-foot minimum.
- Payment schedule:
 - 100% of rebate value paid after Town of Silt completes an on-site inspection following project completion and documents your changed landscape design to a low-water usage state.
- A follow up 12 month check in will be completed by the Town of Silt to ensure your changed landscape design to a low-water usage state remains functional and alive.

Landscape Design and Plan

All participants must have a design reviewed and approved by the Town prior to demolition or installation. A simple landscape design plan is all that is needed and can be drawn up by you. Ask a Town of Silt representative as a your existing landscape design may be on file with the Town!

Two landscape design drawings should be delivered with your TRIP application.

1. An existing design of your landscape, and
2. your proposed landscape design you shall be moving your landscape toward!

Both landscape design drawings must have the following elements:

- Owner name
- Property address
- North arrow
- Land parcel boundary and position of the house shown
- Basic dimensions of all landscape features in feet, like beds with mulch types, turf areas, driveway, decks, existing trees

New landscape design should show:

- All new plants must be depicted at least 75% of their mature size
 - All plants, both new and existing ("Ex." for existing)
- New dimensions of landscape features in feet with areas to be converted to a low-water usage landscape drawn in a different color.

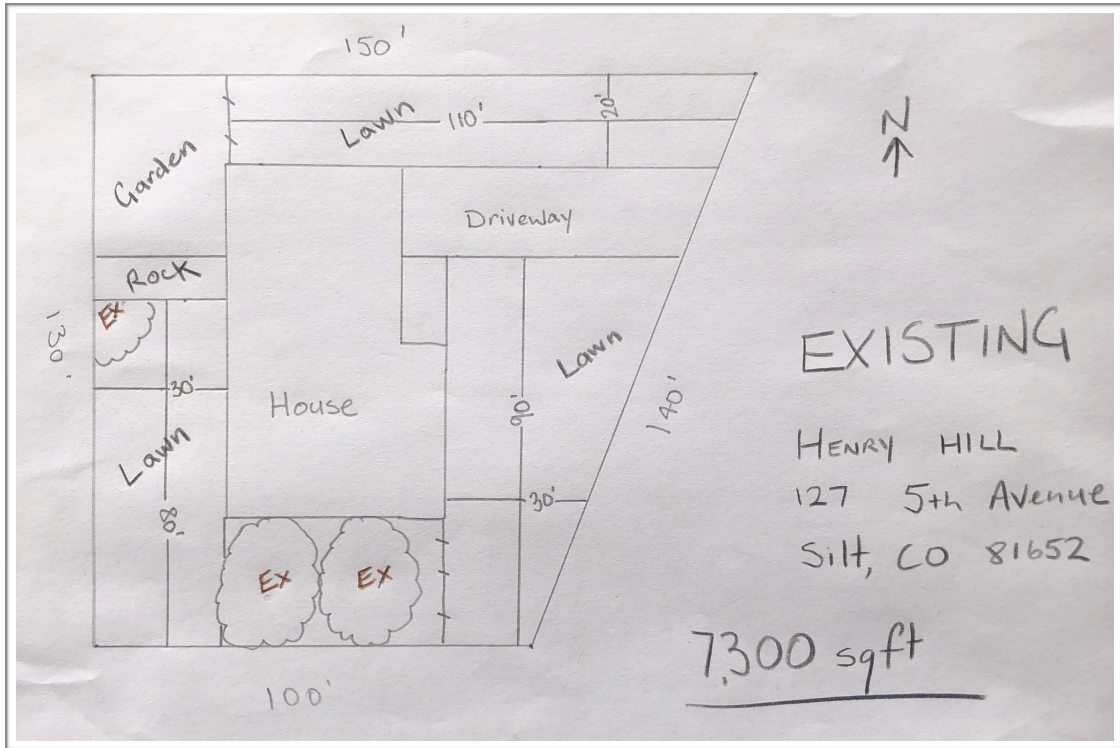
The Town of Silt currently estimates your existing square feet of irrigated space. Your water bill will document what you currently pay for irrigation water.

To ensure the accuracy of your current estimate and to update Town records, your existing landscape design should be provided with your TRIP application.

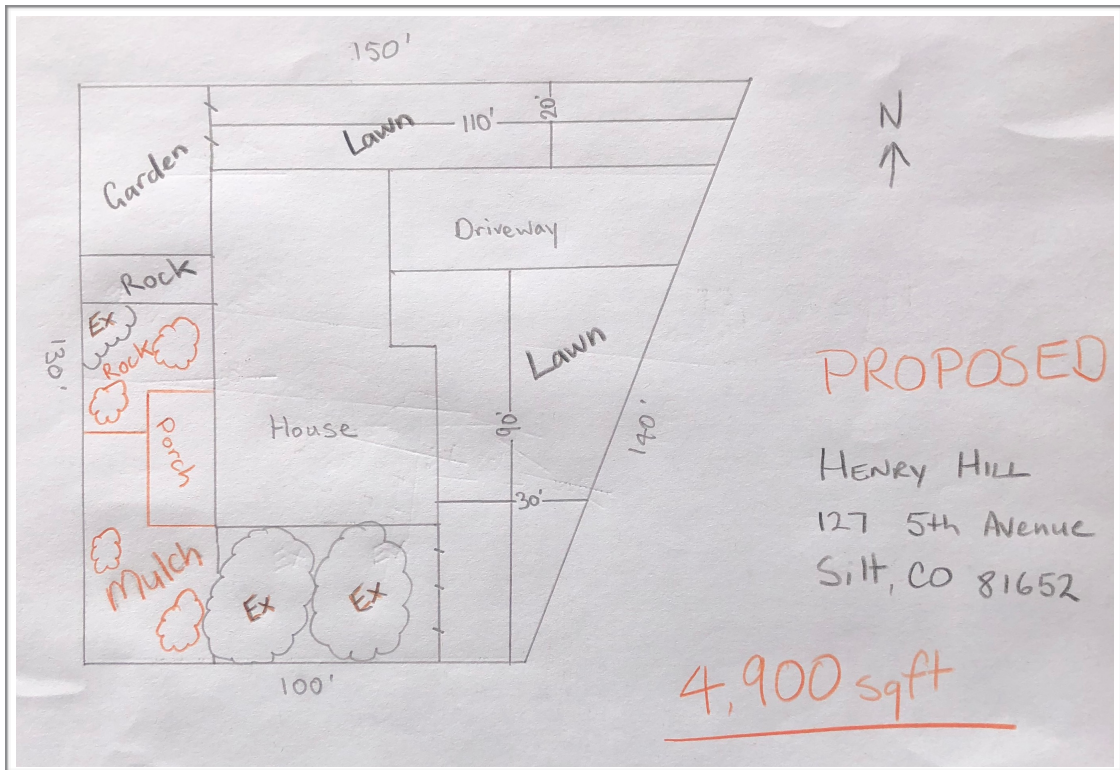
Examples of an existing landscape design and a proposed landscape plan are shown below.

The incentive rebate total using the landscape design examples below is calculated as follows:

Existing total area of turf:	7300 square feet (EXISTING)
New proposed total area of turf:	4900 square feet (PROPOSED)
Reduction in total area of turf (Savings):	2400 square feet
Total incentive rebate payment:	\$ 2400.00 (2400 square feet x 1 dollar)



EXISTING LANDSCAPE DESIGN EXAMPLE



PROPOSED LANDSCAPE DESIGN EXAMPLE

Project Completion and Inspection

On completion of your landscape project to replace a portion of your high-water usage turf with a low-water usage landscape type the Town will need to inspect the completed works.

During the on-site inspection a Town representative will inspect the new dimensions of the landscape design to ensure that they match the landscape plan delivered to the Town in the approval process.

Following this inspection, you will receive your full rebate installment. You will be notified via email when the rebate has been processed and approved.

Mulch Requirements

Mulch is a key part of any low water usage landscape. Mulch helps retain soil moisture and keep the weeds in check. Two options are available, organic (wood chips) and inorganic (gravel).

Use of mulch as a low water usage landscape in TRIP should follow these requirements:

- Organic mulch must be at least 3 inches deep.
- Any inorganic mulch may NOT be used in more than 25% of the changed low-water usage landscape type area.
- Red mulch, lava rock and recycled products such as ground rubber may NOT be used.

Plant List for Landscape Design

For greatest success the purchase size of the plant is important. Perennials and ornamental grasses and forbs should be at least a #1 (1-gallon) pot, while shrubs should be at least a #5 (5-gallon) pot.

All trees and shrubs should be selected from the Board of Trustees approved list.

APPLICATION FOR TOWN OF SILT TURF REPLACEMENT INCENTIVE PROGRAM REBATE

Customer Information

First Name or Property/HOA Name*

Last Name (if property/HOA, then input the first and last name of the primary contact)*

Email*

Phone*

Mailing Street

Mailing City

Mailing State

Mailing Zip

Are You A Current Town of Silt water customer?*

- No
 Yes

Installation Information

Is the installation address the same as the Mailing Address above?*

- No
 Yes

Address*

City*

State*

ZIP Code*

Sector

- Residential
 Non-Residential

Preferred Rebate Option

- Credit on water bill
 Check in the mail

Support Information

Project Description:

Total area of existing turf:
Total area of proposed turf:
Total area reduction / savings:

Rebate total:

Terms and Conditions

By checking the "I agree" box, you confirm that you have read and agree to the Silt Turf Replacement Incentive Program manual.

I Agree*

Signature*

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For Town Staff Only

Rebate Amount: \$

Why Rebate:

Rebate calculation:

Approved By (Staff Name):

Date of Approval: