# IMPACT FEE FACILITIES PLAN (IFFP) AND IMPACT FEE ANALYSIS (IFA)

## PARKS & RECREATION, POLICE, FIRE, CULINARY WATER, STORM WATER

## SANDY CITY, UT

IFFP/IFA FOR DEFINED SERVICES PURSUANT TO UTAH CODE 11-36A

Sandy
HEART OF THE WASATCH

OCTOBER 2022

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.

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# IMPACT FEE CERTIFICATION

## IFFP CERTIFICATION

Lewis Young Robertson & Burningham, Inc. and Sandy City jointly certify that the Impact Fee Facilities Plan ("IFFP") prepared for parks and recreation, police, fire, culinary water, and storm water services:

1. includes only the costs of public facilities that are:
    a. allowed under the Impact Fees Act; and
    b. actually incurred; or
    c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;

2. Does not include:
    a. costs of operation and maintenance of public facilities;
    b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
    c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement; and

3. Complies in each and every relevant respect with the Impact Fees Act.

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.
SANDY CITY

## IFA CERTIFICATION

Lewis Young Robertson & Burningham, Inc. certifies that the Impact Fee Analysis ("IFA") prepared for parks and recreation, police, fire, culinary water, and storm water services:

1. Includes only the costs of public facilities that are:
    a. allowed under the Impact Fees Act; and
    b. actually incurred; or
    c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;

2. Does not include:
    a. costs of operation and maintenance of public facilities;
    b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
    c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement;

3. Offsets costs with grants or other alternate sources of payment; and

4. Complies in each and every relevant respect with the Impact Fees Act.

**Lewis Young Robertson & Burningham, Inc. makes this certification with the following caveats:**

1. All of the recommendations for implementation of the IFFP made in the IFFP documents or in the IFA documents are followed by City Staff and elected officials.

2. If all or a portion of the IFFP or IFA are modified or amended, this certification is no longer valid.

3. All information provided to LYRB is assumed to be correct, complete, and accurate. This includes information provided by the City as well as outside sources.

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.

# DEFINITIONS

The following acronyms or abbreviations are used in this document:

**AF:** Acre Foot

**BO:** Buildout

**CFS:** Cubic Feet per Second

**ERC:** Equivalent Residential Connection (Water)

**ERU:** Equivalent Residential Unit (Storm)

**GAL:** Gallons

**GPM:** Gallons per Minute

**GPD:** Gallons per Day

**HH:** Households

**IFA:** Impact Fee Analysis

**IFFP:** Impact Fee Facilities Plan

**LOS:** Level of Service

**LYRB:** Lewis Young Robertson and Burningham, Inc.

**MG:** Million Gallons

**SF:** Square Feet

# SECTION 1: EXECUTIVE SUMMARY

The purpose of this IFFP, with supporting IFA, is to fulfill the requirements established in Utah Code Title 11 Chapter 36a, the "Impact Fees Act," and help Sandy City (the "City") fund necessary capital improvements for future growth. This document will address parks and recreation, police, fire, culinary water, and storm water services. The focus of this study considers growth over the next ten years. For purposes of the impact fees, this analysis includes the appropriate fees the City may charge for new growth to maintain the established levels of service ("LOS") over the ten-year IFFP time horizon.

- **Service Area:** The impact fees identified in this document will be assessed within the Service Areas shown in **FIGURE 3.1** through **FIGURE 3.3**.

- **Demand Analysis:** The demand units utilized in this analysis include equivalent residential units ("ERUs"), impervious area, trip generation, calls for service, residential units, and population. As new development occurs within the City, it generates increased demand on all City infrastructure. The system improvements identified in this study are designed to meet the demands of any new development or redeveloped property within the City.

- **Level of Service:** The existing LOS for each utility or service is defined in detail in each section of this document. Through an inventory of existing facilities combined with existing development, this analysis identifies the LOS provided to the City's existing development and ensures that future facilities maintain these standards.

- **Existing Facilities and Excess Capacity:** The demand analysis and LOS analysis allow for the development of a list of capital facilities necessary to serve new growth and maintain the existing LOS. This list includes any excess capacity of existing facilities, as well as future system improvements necessary to maintain the LOS. The inclusion of excess capacity is known as a "buy-in." Any demand generated from new development that overburdens the existing system beyond the existing capacity justifies the construction of new facilities. This analysis includes a buy-in component for culinary water, storm water, fire, and police.

- **Outstanding Debt:** This analysis includes applicable interest associated with the 2003 and 2012 Sales Tax Revenue Refunding Bonds, which were used to construct the Court Building, a portion of which is used for police services.

- **Future Capital Facilities Analysis:** The following chapters in this analysis identify the capital facilities needed to maintain the LOS based on the demand analysis specific to parks and recreation, police, fire, culinary water, and storm water services. The plans consider a ten-year time horizon, and growth projections are considered over the same time, in addition to build-out horizon.

- **Funding of Future Facilities:** This analysis assumes future growth-related facilities will be funded through a combination of general fund revenues, other governmental revenues, and impact fee revenues. Where applicable, interest costs can be included in the total cost to fund proposed system improvements.

## SUMMARY OF PROPOSED IMPACT FEES

The impact fees proposed in this analysis will be assessed within the City-wide Service Area. The tables below illustrate the calculated impact fee for parks and recreation, police, fire/EMS, culinary water, and storm water.

**TABLE 1.1: RESIDENTIAL IMPACT FEE PER UNIT**

| | Single Family Residential (per unit) | | Multi-Family Residential (per unit) | |
|---|---|---|---|---|
| | **Proposed** | **Existing** | **Proposed** | **Existing** |
| Parks & Recreation | $6,988 | $4,156 | $3,612 | $2,402 |
| Police | $66 | $64 | $77 | $37 |
| Fire/EMS | $741 | $318 | $843 | $183 |
| Culinary Water* | $4,961 | $2,265 | $4,961 | $2,265 |
| Storm Water** | $5,416 | $3,748 | $5,416 | $3,748 |
| **Total** | **$18,172** | **$10,551** | **$14,909** | **$8,635** |
| **% Change** | **72%** | | **73%** | |

* Fee is for 1 ERC based on 3/4" water meter size. Larger water meters will be assessed a higher fee.

** Assumes 1 ERU. Non-residential development is based on 2,816 square feet of impervious area per ERU. Existing Storm Impact Fee is assessed on a per acre basis. For purposes of comparison, 1 acre is assumed to equal 4 ERUs

**TABLE 1.2: NON-RESIDENTIAL IMPACT FEE PER UNIT**

| | Commercial/Retail (per 1,000 SF) | | Office (per 1,000 SF) | | Industrial (per 1,000 SF) | |
|---|---|---|---|---|---|---|
| | **Proposed** | **Existing** | **Proposed** | **Existing** | **Proposed** | **Existing** |
| Parks & Recreation | $91 | $220 | $57 | $126 | $16 | $29 |
| Police | $73 | $160 | $35 | $92 | $32 | $21 |
| Fire/EMS | $849 | $189 | $278 | $472 | $162 | $169 |
| Culinary Water* | $4,961 | $2,265 | $4,961 | $2,265 | $4,961 | $2,265 |
| Storm Water** | $5,416 | $3,748 | $5,416 | $3,748 | $5,416 | $3,748 |
| **Total** | **$11,390** | **$6,582** | **$10,747** | **$6,703** | **$10,587** | **$6,232** |
| **% Change** | **73%** | | **60%** | | **70%** | |

* Fee is for 1 ERC based on 3/4" water meter size. Larger water meters will be assessed a higher fee.
** Assumes 1 ERU. Non-residential development is based on 2,816 square feet of impervious area per ERU. Existing Storm Impact Fee is assessed on a per acre basis. For purposes of comparison, 1 acre is assumed to equal 4 ERUs

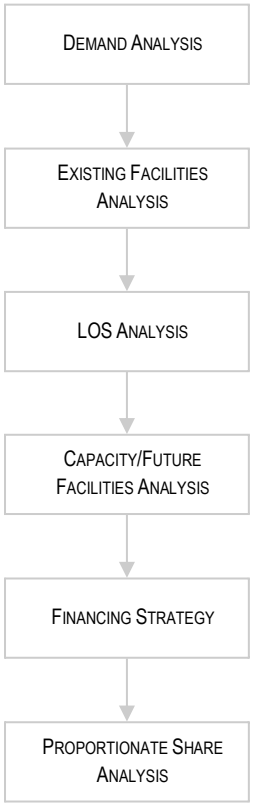
## NON-STANDARD IMPACT FEES

The City reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that a specific land use will have upon public facilities.[1] This adjustment could result in a different impact fee than what is standard for its land use. An adjustment can be made if the developer can provide documentation, evidence, or other credible analysis that the proposed impact will be different than what is proposed in this analysis.

[1] 11-36a-402(1)(c)

# SECTION 2: GENERAL IMPACT FEE METHODOLOGY

FIGURE 2.1: IMPACT FEE METHODOLOGY




The purpose of this study is to fulfill the requirements of the Impact Fees Act regarding the establishment of an IFFP and IFA. The IFFP identifies the demands placed upon the City's existing facilities by future development and evaluates how these demands will be met by the City. The IFFP is also intended to outline the improvements which are intended to be funded by impact fees. The purpose of the IFA is to allocate the cost of the new facilities and any excess capacity to new development, while ensuring that all methods of financing are considered. The Impact Fees Act requires that the IFFP and IFA consider the historic LOS provided to existing development and ensure that the proposed impact fees maintain the existing LOS. The following elements are important considerations when completing an IFFP and IFA.

## DEMAND ANALYSIS

The demand analysis serves as the foundation for the IFFP. This element focuses on a specific demand unit related to each public service – the existing demand on public facilities and the future demand as a result of new development that will affect system facilities.

## EXISTING FACILITIES ANALYSIS

In order to quantify the demands placed upon existing public facilities by new development activity, to the extent possible, the IFFP provides an inventory of the City's existing system facilities. The inventory valuation should include the original construction cost and estimated useful life of each facility. The inventory of existing facilities is important to determine the excess capacity of existing facilities and the utilization of excess capacity by new development.

## LEVEL OF SERVICE ANALYSIS

"Level of service" or "LOS" means the defined performance standard or unit of demand for each capital component of a public facility within a service area. Through the inventory of existing facilities, combined with the growth assumptions, this analysis identifies the existing LOS that is provided to a community's existing residents and ensures that future facilities maintain these standards.

## EXCESS CAPACITY AND FUTURE CAPITAL FACILITIES ANALYSIS

The demand analysis, existing facility inventory and LOS analysis allow for the development of a list of capital projects necessary to serve new growth. This list includes any excess capacity of existing facilities as well as future system improvements necessary to maintain the LOS. Any excess capacity identified within existing facilities can be apportioned to new development. Any demand generated from new development that overburdens the existing system beyond the existing capacity justifies the construction of new facilities.

## FINANCING STRATEGY

This analysis must also include a consideration of all revenue sources, including impact fees, future debt costs, alternative funding sources, and the dedication of system improvements identified in the IFFP.[2] In conjunction with this revenue analysis, there must be a determination that impact fees are necessary to achieve an equitable allocation of the costs of new facilities between the new and existing users.[3]

## PROPORTIONATE SHARE ANALYSIS

The written impact fee analysis is required under the Impact Fees Act and must identify the impacts placed on the facilities by development activity and how these impacts are reasonably related to the new development. The written impact fee analysis must include a proportionate share analysis, clearly detailing each cost component and the methodology used to calculate each impact fee. A local political subdivision or private entity may only impose impact fees on development activities when its plan for financing

[2] 11-36a-302(2)
[3] 11-36a-302(3)

system improvements establishes that impact fees are necessary to achieve an equitable allocation of the costs borne in the past and to be borne in the future (UCA 11-36a-302).

## IMPACT FEE METHODOLOGIES

There are two methods employed in this analysis to determine the maximum allowable impact fees: the Growth-Driven Approach and the Plan- Based Approach.

### GROWTH-DRIVEN (PERPETUATION OF EXISTING LOS)

The growth-driven method utilizes the existing level of service and perpetuates that level of service into the future. Impact fees are then calculated to provide sufficient funds for the entity to expand or provide additional facilities as growth occurs within the community. Under this methodology, impact fees are calculated to ensure new development provides sufficient investment to maintain the current LOS standards in the community. This approach is often used for public facilities that are not governed by specific capacity limitations and do not need to be built before development occurs (i.e., park facilities).

### NEW FACILITY – PLAN BASED (FEE BASED ON DEFINED CIP)

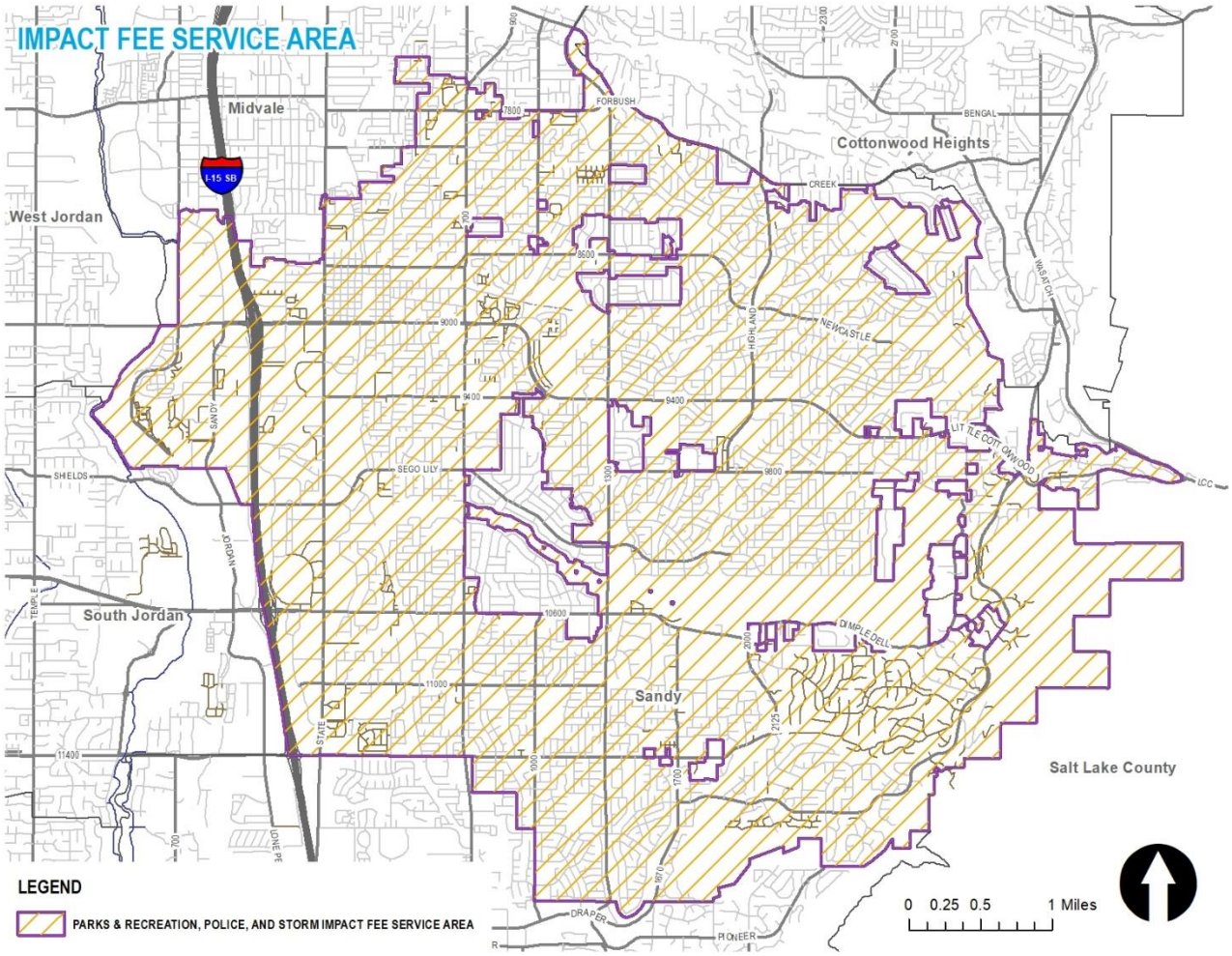
Impact fees can also be calculated based on a defined set of capital costs specified for future development. The improvements are identified in a capital plan or impact fee facilities plan as growth-related system improvements. The total cost is divided by the total demand units the improvements are designed to serve. Under this methodology, it is important to identify the existing level of service and determine any excess capacity in existing facilities that could serve new growth. Impact fees are then calculated based on many variables centered on proportionality and level of service.

# SECTION 3: OVERVIEW OF SERVICE AREA AND DEMAND

## SERVICE AREA

Utah Code requires the impact fee enactment to establish one or more service areas within which impact fees will be imposed.[4] The Service Areas for the considered impact fees are shown in **FIGURE 3.1** through **FIGURE 3.3**. This document identifies the future system improvements for the Service Area necessary to maintain the existing LOS into the future.

FIGURE 3.1: PARKS & RECREATION, POLICE, AND STORM SERVICE AREA




[4] UC 11-36a-402(1)(a)

FIGURE 3.2: FIRE CONTRACT SERVICE AREA

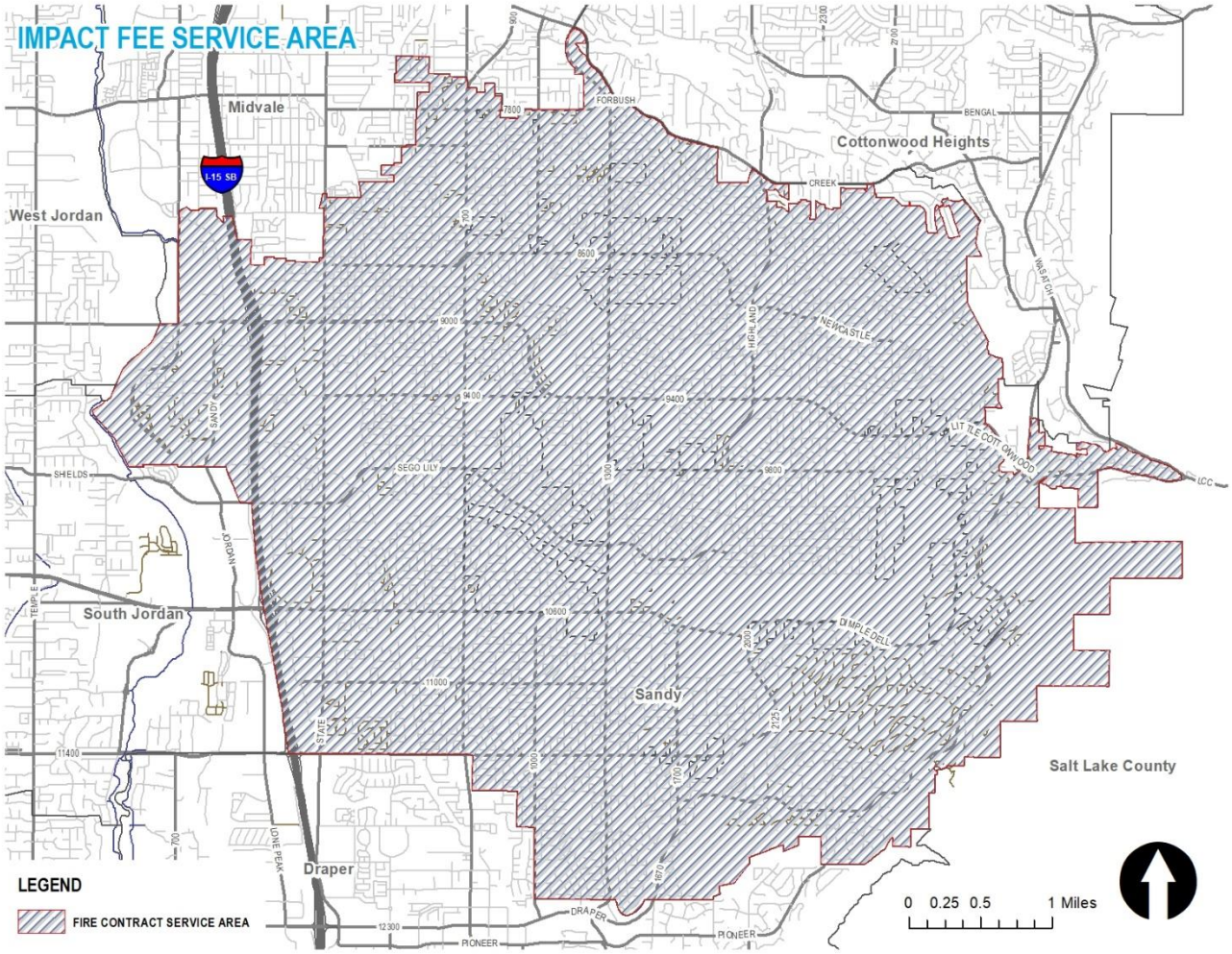
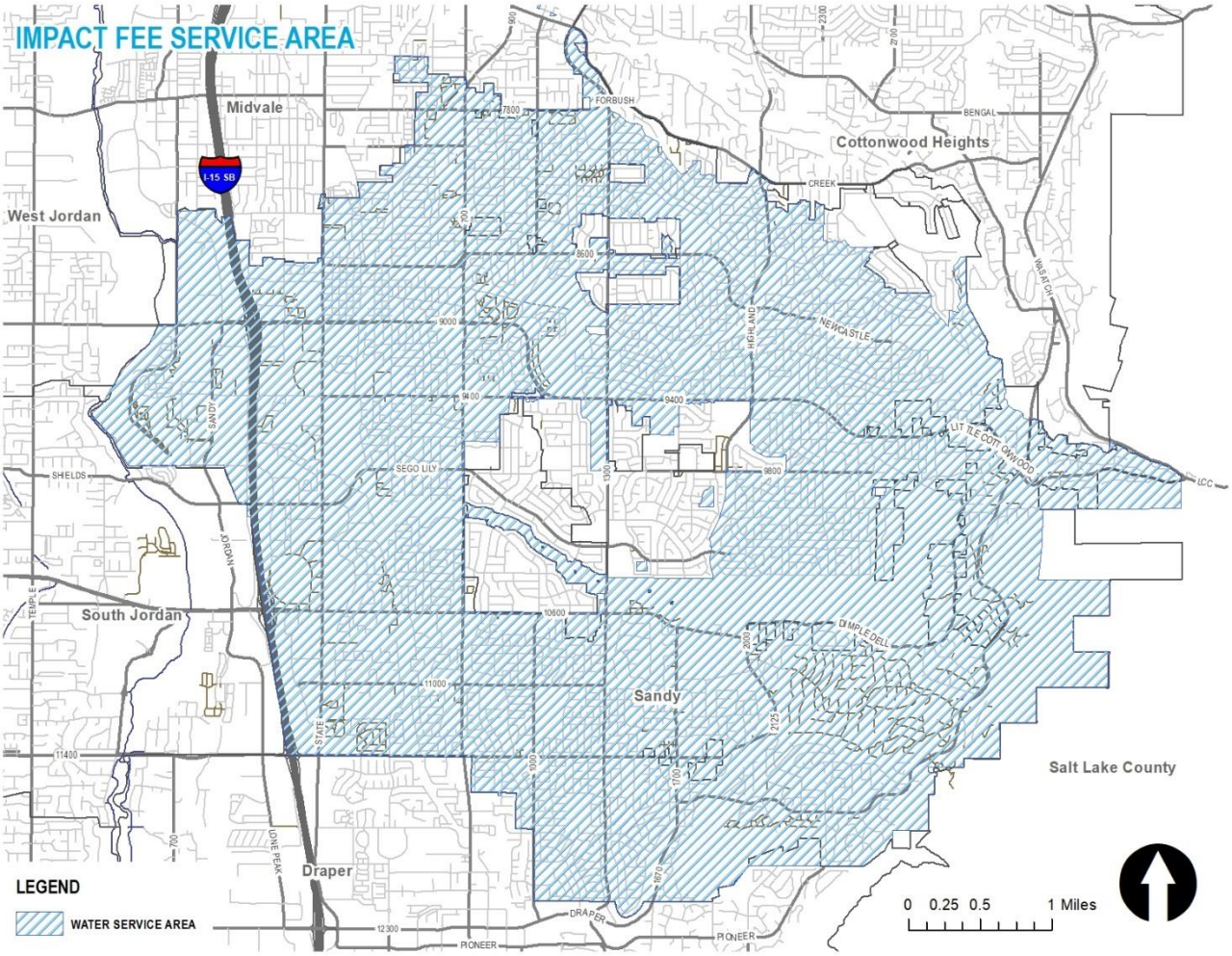


FIGURE 3.3: WATER SERVICE AREA



# DEMAND ANALYSIS

The demand units utilized in this analysis include water ERCs, storm water ERUs, fire/EMS calls, police calls, and population. As new development occurs within the City, it generates increased demand on City infrastructure. The system improvements identified in this study are designed to maintain the existing LOS for any new property within the City. **TABLES 3.1 – 3.3** identify the existing development conditions within the City, as well as the anticipated new development forecasted to occur within the planning horizon along with the growth in demand units anticipated over a ten-year planning horizon.

TABLE 3.1: SANDY CITY POPULATION PROJECTIONS

| Type | Units/SF | Existing | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|---|---|---|---|---|---|---|---|
| **Population (including vacant homes)** | | 99,462 | 100,430 | 101,415 | 102,418 | 103,440 | 104,481 |
| Single Family | Units | 26,126 | 26,283 | 26,441 | 26,599 | 26,759 | 26,919 |
| Multifamily Units | Units | 8,662 | 8,935 | 9,216 | 9,506 | 9,806 | 10,115 |
| **Residential Total** | **Units** | **34,788** | **35,218** | **35,657** | **36,106** | **36,565** | **37,034** |
| Retail | SF | 9,480,749 | 9,494,970 | 9,509,213 | 9,523,476 | 9,537,762 | 9,552,068 |
| Office[5] | SF | 8,105,733 | 8,389,434 | 8,683,064 | 8,986,971 | 9,301,515 | 9,627,068 |
| Industrial | SF | 7,050,645 | 7,100,000 | 7,149,700 | 7,199,747 | 7,250,146 | 7,300,897 |
| Other | SF | 6,503,298 | 6,513,053 | 6,522,823 | 6,532,607 | 6,542,406 | 6,552,219 |
| Estimate of Non-Residential PM Peak Trips[6] | | 48,588 | 49,145 | 49,718 | 50,308 | 50,915 | 51,540 |

TABLE 3.1: SANDY CITY POPULATION PROJECTIONS (CONT.)

| Type | Units/SF | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Total IFFP New Growth |
|---|---|---|---|---|---|---|---|
| **Population (including vacant homes)** | | 105,541 | 106,621 | 107,722 | 108,844 | 109,988 | 10,526 |
| Single Family | Units | 27,081 | 27,243 | 27,407 | 27,571 | 27,737 | 1,611 |
| Multifamily Units | Units | 10,433 | 10,762 | 11,101 | 11,451 | 11,811 | 3,150 |
| **Residential Total** | **Units** | **37,514** | **38,005** | **38,508** | **39,022** | **39,548** | **4,760** |
| Retail | SF | 9,566,396 | 9,580,746 | 9,595,117 | 9,609,510 | 9,623,924 | 143,175 |
| Office | SF | 9,964,015 | 10,312,756 | 10,673,702 | 11,047,282 | 11,433,937 | 3,328,204 |
| Industrial | SF | 7,352,003 | 7,403,467 | 7,455,291 | 7,507,478 | 7,560,031 | 509,386 |
| Other | SF | 6,562,048 | 6,571,891 | 6,581,749 | 6,591,621 | 6,601,509 | 98,211 |
| Estimate of Non-Residential PM Peak Trips | | 52,183 | 52,845 | 53,527 | 54,229 | 54,952 | 6,364 |

TABLE 3.2: PROJECTED GROWTH IN WATER ERC DEMAND

| YEAR | TOTAL PROJECTED ERCS |
|---|---|
| 2021 | 31,361 |
| 2032 | 33,615 |
| **TOTAL @ BUILDOUT** | **37,816** |

TABLE 3.3: PROJECTED GROWTH IN STORM ERU DEMAND

| ERUS | TOTAL PROJECTED ERUS |
|---|---|
| Existing | 27,132 |
| New (10 Year) | 1,103 |
| New (20 Year) | 2,250 |
| **TOTAL @ BUILDOUT** | **29,382** |

[5] When evaluating existing land uses, churches, schools, and other exempt properties are included in the "Other" land use designation. However, for purposes of future impact fees, these designations would fall under the "Office" category. When churches and schools were added to the "Office" category the impact to the total fee was minimal. This was also done to minimize the impact from the substantial amount of school and church existing SF on future projections. Therefore, for ease of administration, these land-use categories will be assessed based on the "Office" impact fee category. The "Office" category also includes other office related land-uses (e.g., medical related office space, associated office, etc.)

[6] See Appendix A. Trips statistics are used for purposes of calculating the parks and recreation impact fees for non-residential development.

# SECTION 4: PARK IFFP AND IFA

Parks impact fees are typically calculated using the growth driven approach. This method calculates a level of service based on existing conditions within the service area, with the intent to perpetuate that level of service into the future. Impact fees are then calculated to provide the revenue necessary for the entity to provide sufficient facilities to future development as growth occurs within the community. This chapter will establish a LOS based on the existing park facilities and amenities provided to development within the service area.

TABLE 4.1: PROJECTED GROWTH IN DEMAND UNITS

| YEAR | POPULATION |
|---|---|
| Existing | 99,462 |
| Year 10 | 109,988 |
| **10 Yr. IFFP Growth** | **10,526** |

## DEMAND

The primary demand unit related to the park IFA is population growth. It is anticipated that the City's population will increase by 10,526 people in the next ten years.

## EXISTING FACILITIES INVENTORY

The City's existing inventory for parks and recreation is summarized in **TABLE 4.2.** The city-owned acreage and estimated total improvement value illustrated below will be the basis for the LOS analysis discussed later in this section, and the detailed inventory can be found in **APPENDIX D.**

TABLE 4.2: EXISTING FACILITY INVENTORY VALUE PER CAPITA

| Park Type | Impact Fee Acres | Per 1,000 Capita | Est. Land Value | Land $ Per Capita | Est. Improv. Value | Improv. $ Per Capita | Total Per Capita |
|---|---|---|---|---|---|---|---|
| Developed Active Parks | 251.07 | 2.52 | $138,086,346 | $1,388 | $38,716,472 | $389 | $1,778 |
| Open Space | 49.22 | 0.49 | $492,198 | $5 | $0 | $0 | $5 |
| Natural Open Space | 231.00 | 2.32 | $2,310,000 | $23 | $0 | $0 | $23 |
| Undeveloped Properties | 56.48 | 0.57 | $7,907,200 | $79 | $0 | $0 | $79 |
| Trails & Trailheads | 7.02 | 0.07 | $983,180 | $10 | $15,116,981 | $152 | $162 |
| **Combined** | **594.79** | **5.98** | **$149,778,924** | **$1,506** | **$53,833,453** | **$541** | **$2,047** |

Source: LYRB, Sandy City, Based on a baseline population of 99,642

TABLE 4.3: EXISTING FACILITY INVENTORY VALUE PER ACRE

| Park Type | Impact Fee Acres | Est. Land Value | Land Value Per Acre | Est. Improv. Value | Imp. Value Per Acre | Total Value per Acre |
|---|---|---|---|---|---|---|
| Developed Active Parks | 251.07 | $138,086,346 | $550,000 | $38,716,472 | $154,208 | $704,208 |
| Open Space | 49.22 | $492,198 | $10,000 | $0 | $0 | $10,000 |
| Natural Open Space | 231.00 | $2,310,000 | $10,000 | $0 | $0 | $10,000 |
| Undeveloped Properties | 56.48 | $7,907,200 | $140,000 | $0 | $0 | $140,000 |
| Trails & Trailheads | 7.02 | $983,180 | $140,000 | $15,116,981 | $2,152,585 | $2,292,585 |
| **Combined** | **594.79** | **$149,778,924** | **$251,819** | **$53,833,453** | **$90,509** | **$342,327** |

TABLE 4.4: ALLOCATION OF TRAILS, BIKE LANES, AND OTHER PATHWAYS

| | CURRENT | | ALLOCATION TO RESIDENTIAL/NON-RESIDENTIAL | | | |
|---|---|---|---|---|---|---|
| *TYPE OF TRAIL* | *LENGTH LF* | *COST PER LF* | *RESIDENTIAL %* | *NON-RES. %* | *RES. LF* | *NON-RES. LF* |
| Bike Lanes/Routes | 116,026 | $0.30 | 83.6% | 16.4% | 96,983 | 19,043 |
| Equestrian | 3,929 | $17.00 | 100.0% | 0.0% | 3,929 | - |
| Mountain and Hiking | 135,445 | $5.00 | 100.0% | 0.0% | 135,445 | - |
| Multipurpose Trails | 141,659 | $77.50 | 83.6% | 16.4% | 118,409 | 23,250 |
| Park Trails/Jogging Paths | 97,494 | $53.00 | 100.0% | 0.0% | 97,494 | - |
| **Total** | **494,553** | | | | **452,260** | **42,293** |
| **Estimated Value** | **$16,924,580** | | | | **$15,116,981** | **$1,807,599** |
| **Average Cost per Unit** | | | | | **$33** | **$43** |

The allocation of residential trailway value is included in **TABLE 4.2** and **4.3**. The percent to residential and non-residential was based on facility type. Equestrian, hiking, and jogging paths are allocated 100 percent to residential. Bike lanes and multipurpose trails are allocated to residential and non-residential base on an estimate of demand hours from workers and residences, as found in **TABLE 4.5**.

TABLE 4.5: CALCULATION TO ALLOCATION OF TRAILS, BIKE LANES, AND OTHER PATHWAYS

| *Residential* | *Demand Units* | *Demand Hours* | *Person Hours* |
|---|---|---|---|
| Residents Not Working | 50,897 | 24 | 1,221,527 |
| Workers Living in City | 48,565 | 16 | 777,040 |
| **Residential** | | | **1,998,567** |
| ***Non-Residential*** | ***Demand Units*** | ***Demand Hours*** | ***Person Hours*** |
| Jobs Located in City | 49,054 | 8 | 392,428 |
| **Non-Residential** | | | **392,428** |
| | | **Combined Total** | **2,390,996** |
| | | **% Residential** | **84%** |
| | | **% Non-Residential** | **16%** |

The non-residential value is accounted for in the non-residential LOS found in **TABLE 4.8**.

### LAND VALUATION

Current costs are used to determine the actual cost, in today's dollars, of duplicating the current LOS for future development in the City and does not reflect the value of the existing improvements within the City. For the purposes of this analysis, the cost to acquire new land is estimated at $550,000 per acre for developed park land, $10,000 per acre for open space and natural lands, and $140,000 per acre for undeveloped properties. This is based on recent real estate data and City land valuation data, shown in **TABLE 4.6**. The cost of land will vary across the City depending on parcel location and characteristics. To account for this variability and to develop a conservative fee estimate, the impact fee is based on an average cost per acre.

TABLE 4.6: LAND VALUE ASSUMPTIONS

| LOCATION | YEAR | ACRES | COST | COST PER ACRE |
|---|---|---|---|---|
| 9456 S 170 E | 2022 | 0.33 | 299,990 | $909,061 |
| Prescott Dr. | 2022 | 0.46 | $625,000 | $1,358,696 |
| 10480 S Seven Cir (Hillside) | 2022 | 2.98 | $495,000 | $166,107 |
| Several Building Lots (Kaden Ct.) | 2022 | 0.40 | $449,000 | $1,122,500 |
| Oberland Rd | 2022 | 5.00 | $400,000 | $80,000 |
| Big Willow | 2022 | 4.86 | $400,000 | $82,305 |
| North Little Cottonwood Rd | 2022 | 31.40 | $16,485,000 | $525,000 |
| Bell Canyon (Richardson REPC) | 2018 | 10.03 | $2,300,000 | $229,312 |
| Bonneville Shoreline Trail Lot | 2017 | 3.26 | $615,000 | $188,650 |
| Big Willow Court Land Appraisal | 2017 | 3.27 | $520,000 | $159,021 |

## LEVEL OF SERVICE

The specific demand unit used for the Park IFFP and IFA is population. The population projections are based on several sources including Census data, building permit data, and City data.[7] The population in the City at the time of the calculation for LOS was approximately 99,462. This analysis assumes the population within the planning window will reach 109,988 or an increase of approximately 10,526 residents. Because of this growth, the City will need to construct additional park facilities to maintain the existing LOS.

The future population in the City is used to determine the additional park needs. The level of service consists of two components – the land value per capita and the improvement value per capita (or the cost to purchase the land and make improvements in today's dollars), resulting in a total value per capita for parks and recreation. The LOS standards for each of these types of improvements has been calculated with a blended LOS determined for the future population, giving the City flexibility to provide future residents the types of improvements that are desired. If growth projections and land use change significantly in the future, the City will need to update the demand projections, the IFFP, and the impact fees. **TABLE 4.7** and **TABLE 4.8** below summarize the combined LOS for parks, recreation facilities, open space, and trails within the Service Area.

TABLE 4.7: LEVEL OF SERVICE PER CAPITA

[7] 2020 Sandy Housing Report, 2020 Sandy Statistical Report

| Park Type | Impact Fee Acres | Per 1,000 Capita | Est. Land Value | Land $ Per Capita | Est. Improv. Value | Improv. $ Per Capita | Total Per Capita |
|---|---|---|---|---|---|---|---|
| Developed Active Parks | 251.07 | 2.52 | $138,086,346 | $1,388 | $38,716,472 | $389 | $1,778 |
| Open Space | 49.22 | 0.49 | $492,198 | $5 | $0 | $0 | $5 |
| Natural Open Space | 231.00 | 2.32 | $2,310,000 | $23 | $0 | $0 | $23 |
| Undeveloped Properties | 56.48 | 0.57 | $7,907,200 | $79 | $0 | $0 | $79 |
| Trails & Trailheads | 7.02 | 0.07 | $983,180 | $10 | $15,116,981 | $152 | $162 |
| **Combined** | **594.79** | **5.98** | **$149,778,924** | **$1,506** | **$53,833,453** | **$541** | **$2,047** |

Source: LYRB, Sandy City, Based on a baseline population of 99,642
See Appendix D

TABLE 4.8: NON-RESIDENTIAL TRAILWAY LEVEL OF SERVICE PER TRIP

| | 2021 | UNIT | LIN. FT. PER UNIT | AVERAGE COST PER UNIT (TABLE 4.4) | COST PER UNIT |
|---|---|---|---|---|---|
| Residential | 99,462 | Population | 4.55 | $33 | $151.99 |
| Nonresidential | 48,588 | Non-Res. Trips | 0.87 | $43 | $37.20 |

The residential cost per unit is included in the values in Table 4.6.
Trips for non-residential was calculated using existing parcel data (with associated building square footage) and hourly trips rates by land use type to develop a weighted average trip rate. See Appendix A.

In addition, existing residents are served by the Alta Canyon Sports Center. This facility is in addition to the Alta Canyon Park facilities included in the inventory shown above. The current facility is 24,000 sf and serves the current population of 99,462. The existing LOS is 241 sf of recreation facility space per 1,000 population, as shown in **TABLE 4.9**.

TABLE 4.9: EXISTING RECREATION FACILITY SF

| EXISTING RECREATION FACILITY LOS | |
|---|---|
| Existing Recreation Facility SF | 24,000 |
| Existing Population | 99,462 |
| SF LOS per 1,000 Population | 241 |
| IFFP Population Increase | 10,526 |
| New Recreation Facility SF Needed | 2,540 |

## EXCESS CAPACITY

There is no buy-in component considered in this analysis.

### MANNER OF FINANCING EXISTING PUBLIC FACILITIES

The City's existing parks infrastructure has been funded through a combination of General Fund revenues, grants, other governmental funds and donations. General Fund revenues include a mix of property taxes, sales taxes, franchise taxes, fees for service, federal and state grants, and any other available General Fund revenues. Only land and improvements considered 'system improvements' are included in the impact fee calculations.

## FUTURE CAPITAL FACILITIES ANALYSIS

### PARK FACILITIES AND AMENITIES

Future planning for parks is an ongoing process based on the changes in population and community preference. The City will purchase and improve parks to maintain the LOS defined in this document. Actual future improvements will be determined as development occurs and the opportunity to acquire and improve park land arises. Impact fees will only be assessed to maintain the existing LOS.

Based on the expected changes in population over the planning horizon, the City will need to invest approximately $22 million in parks, including amenities, to maintain the existing LOS as shown in **TABLE 4.10**. This assumes the City will grow by 10,526 persons within the planning horizon and 6,364 trips. The City may invest in parks and public lands at a higher level; however, impact fees cannot be used to increase the existing LOS.

TABLE 4.10: ILLUSTRATION OF PARKS INVESTMENT NEEDED TO MAINTAIN LOS

| Type of Improvement | Demand Increase IFFP Horizon | Level of Investment | Estimated Future Investment |
|---|---|---|---|
| Residential Parks and Recreation (Based on Population) | 10,526 | $2,047 | $21,547,509 |
| Non-Residential (Based on Trips) | 6,364 | $37 | $236,771 |
| **Total** | | | **$21,784,280** |

See Table 3.1 for calculation of demand increase in IFFP Horizon. See Tables 4.7 and 4.8 for LOS.

Future investment will be used to acquire additional parks and recreation land; fund new park improvements and amenities; or make improvements to existing park facilities to add capacity to the system. The following types of improvements may be considered:

- Land Acquisition
- Sod and Irrigation Improvements
- Pavilions
- Restrooms and other Parks and Recreation Buildings
- Picnic Tables
- Playgrounds
- Trailways/Walkways and Other Pathways
- Bikeways
- Volleyball Courts
- Tennis Courts
- Basketball Courts
- Other Recreational Courts and Facilities
- Baseball/Softball Field Facilities
- Multi-Purpose Fields
- Field Lighting
- Concession/ Buildings
- Parking
- Skate Parks
- Other Park and Recreation Amenities

### RECREATION FACILITY EXPANSION

In addition to park and amenity expansion, the City is anticipating constructing a new recreation facility. The preferred alternative is a 73,000-sf facility, with an estimated cost of $20M. The City anticipates issuing debt to fund $20M of the recreation facility. Based on a 25-year level amortization, 3.5 percent interest, and two percent cost of issuance, a total of $10,943,758 is included as debt service expense. This results in a total cost of $30,943,758 for the recreation facility. The total cost per sf is $424. Assuming new development will need to construct an additional 2,540 sf (See **TABLE 4.8**), the total cost to growth for the new facility is $1,076,600, or a cost per capita of $102 ($1,076,600 / 10,526 = $102). The cost per capita is include in the impact fee calculation.

## PROPOSED PARKS IMPACT FEE

The calculation of impact fees relies upon the information contained in this analysis. The timing of construction for growth-related park facilities will depend on the rate of development and the availability of funding. For purposes of this analysis, a specific construction schedule is not required. The construction of park facilities can lag development without impeding continued development activity. This analysis assumes that construction of needed park facilities will proceed on a pay-as-you-go basis.

The calculation of the park impact fee is based on the Growth-driven Approach, which is based on the increase, or **growth**, in residential demand. The growth-driven methodology utilizes the existing LOS and perpetuates that LOS into the future. Impact fees are then calculated to provide sufficient funds for the entity to expand or provide additional facilities, as growth occurs within the community. Under this methodology, impact fees are calculated to ensure new development provides sufficient investment to maintain the current LOS standards in the community. This approach is often used for public facilities that are not governed by specific capacity limitations and do not need to be built before development occurs (e.g., park facilities).

### PARKS AND RECREATION IMPACT FEE CALCULATION

Utilizing the estimated land value and improvement value per capita by park type to provide the same level of improvements into the future, with the addition of the professional expense (cost to complete IFFP & IFA) and interest credit, the total fee per capita is shown in **TABLE 4.11** and **4.12** below. The non-residential fee per unit is shown in **TABLE 4.13**.

TABLE 4.11: ESTIMATE OF RESIDENTIAL IMPACT FEE VALUE PER CAPITA

| Type of Improvement | Proposed LOS per 1,000 | Land Cost per Capita | Improvement Value Per Capita | Total Value Per Capita |
|---|---|---|---|---|
| Active Parks | 5.98 | $1,506 | $541 | $2,047 |
| Recreation Facilities | | | | $102 |
| **Other Components of Fee** | | **Additional Value** | **Demand Served** | **Total Value Per Capita** |
| Buy-In | | - | 10,526 | - |
| Interest Credit | | - | 10,526 | - |
| Professional Expense | | $7,920 | 6,079 | $1 |
| | | | **Estimate of Impact Fee Per Capita** | **$2,150** |

TABLE 4.12: ESTIMATE OF RESIDENTIAL IMPACT FEE PER UNIT

| IMPACT FEE PER HH | PERSONS PER HH | LOS FEE PER HH | EXISTING FEE FEE PER HH | % CHANGE |
|---|---|---|---|---|
| Single Family | 3.25 | $6,988 | $4,156 | 68% |
| Multi-Family (Including Mobile Homes) | 1.68 | $3,612 | $2,402 | 50% |

TABLE 4.13: ESTIMATE OF NON-RESIDENTIAL IMPACT FEE PER 1K SF

| TRAILS IMPACT FEE | ADJUSTED PM PEAK TRIPS (PER 1K SF) | NON-RESIDENTIAL TRAIL COST PER UNIT | PROPOSED FEE (PER 1K SF) | EXISTING FEE (PER 1K SF) | % CHANGE |
|---|---|---|---|---|---|
| Commercial (per 1K SF) | 2.46 | $37 | $91 | $220 | -59% |
| Office (per 1K SF) | 1.55 | $37 | $57 | $126 | -55% |
| Industrial (per 1K SF) | 0.43 | $37 | $16 | $29 | -45% |

The non-residential fee assumes the adjusted PM peak trip multiplied by the LOS defined in Table 4.8 ($37 per trip).
Adjusted PM Peak Trips represent the 4-6 PM Peak Hour Vehicle Trip Generation Rates for the Adjacent Street Traffic (weekday 4-6PM) found in the Institute of Traffic Engineers ("ITE") Trip Generation Manual, adjusted by any adjustment factors for pass-by traffic or trip length adjustments. An average for non-residential was calculated using existing parcel data (with associated building square footage) and hourly trips rates by land use type to develop a weighted average trip rate. See Appendix A.

## NON-STANDARD IMPACT FEE

The proposed fees are based upon population growth. The City reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that the land use will have upon park facilities.[8] This adjustment could result in a higher impact fee if the City determines that a particular user may create a greater impact than what is standard for its land use. The City may also decrease the impact fee if the developer can provide documentation, evidence, or other credible analysis that the proposed impact will be lower than what is proposed in this analysis. The formula for determining a non-standard impact fee is found below.

FORMULA FOR NON-STANDARD RESIDENTIAL PARK IMPACT FEES:

**Estimated Population per Unit x $2,150 = Impact Fee per Unit**

FORMULA FOR NON-STANDARD NON-RESIDENTIAL PARK IMPACT FEES:

**Estimated SF per Unit/1,000 x Adjusted PM Peak Trips x $37 = Impact Fee per Unit**

Adjusted PM Peak Trips represent the 4-6 PM Peak Hour Vehicle Trip Generation Rates for the Adjacent Street Traffic (weekday 4-6PM) found in the Institute of Traffic Engineers ("ITE") Trip Generation Manual, adjusted by any adjustment factors for pass-by traffic or trip length adjustments. An average for non-residential was calculated using existing parcel data (with associated building square footage) and hourly trips rates by land use type to develop a weighted average trip rate. See Appendix A.

[8] 11-36a-402(1)(c)

# SECTION 5: POLICE IFFP AND IFA

The purpose of this section is to address the Police IFFP, with supporting IFA, and to help the City plan the necessary capital improvements for future growth. This section will address the future police infrastructure needed to serve the City through the next ten years, as well as address the appropriate police impact fees the City may charge to new growth to maintain the existing LOS.

## DEMAND

This element focuses on the specific demand unit related to police services – calls for service. The demand analysis identifies the existing demand on public facilities and the future demand generated from new development. The demand analysis also provides projected annual growth in demand units over the planning horizon of the IFFP. Call data used to determine the average calls for residential and non-residential development is from 2020.

The annual call volume for the City for 2020 was 65,093 calls for service. **TABLE 5.1** illustrates the call ratio per developed unit. The call ratio analysis establishes the existing LOS for residential and non-residential land-uses. A review of existing businesses in the City shows a mix of business types. This suggests the call data is based on a variety of businesses that reflect a cross-section of the types of businesses that will likely continue to develop in the City.

TABLE 5.1: HISTORIC POLICE CALL DATA BY LAND USE CATEGORY

| Call Analysis | Measurement | Developed Units or 1,000 sf | Historic Calls | Existing LOS (Calls Per Developed Unit) |
|---|---|---|---|---|
| **Residential** | | | | |
| Single Family | per Unit | 26,126 | 16,365 | 0.63 |
| Multifamily | | 8,662 | 6,327 | 0.73 |
| **Subtotal Residential:** | | **34,788** | **22,692** | **0.65** |
| **Non-Residential** | | | | |
| Commercial | per 1,000 sf | 9,481 | 6,597 | 0.70 |
| Office | per 1,000 sf | 8,106 | 2,726 | 0.34 |
| Industrial | per 1,000 sf | 7,051 | 2,157 | 0.31 |
| **Subtotal Non-Residential:** | | **24,637** | **11,480** | **0.47** |
| **Other Calls (Traffic, Public, Non-Attributable)** | | | **30,921** | |
| **Total** | | | **65,093** | |
| **Total Included in IFFP Calculation** | | | **34,172** | |

In order to determine the demand placed upon existing public facilities by new development, this analysis projects the additional call volume that undeveloped land uses will generate. An in-depth analysis has been prepared to determine the number of developed units or acres of land in each zoning category and the number of calls per unit or acre of land has been assigned to each land use category. **Table 5.2** illustrates the projected future police calls based upon the number of historic calls by land use category.

TABLE 5.2: POLICE CALL PROJECTIONS

| Call Analysis | Measurement | Undeveloped Units or 1,000 sf | IFFP Additional Calls | Total Combined Calls* |
|---|---|---|---|---|
| **Residential** | | | | |
| Single Family | per Unit | 1,611 | 1,008 | 17,373 |
| Multifamily | | 3,150 | 2,299 | 8,626 |
| **Subtotal Residential:** | | **4,760** | **3,307** | **25,999** |
| **Non-Residential** | | | | |
| Commercial | per 1,000 sf | 143 | 100 | 6,697 |
| Office | per 1,000 sf | 3,328 | 1,118 | 3,844 |
| Industrial | per 1,000 sf | 509 | 156 | 2,313 |
| **Subtotal Non-Residential:** | | **3,981** | **1,374** | **12,854** |
| **Other Calls (Traffic, Public, Non-Attributable)** | | | **4,236** | **35,157** |
| **Total** | | | **8,917** | **74,010** |
| **Total Included in IFFP Calculation** | | | **4,681** | **38,853** |

IFFP Additional Calls are calculated based on the Existing LOS as shown in Table 5.1, multiplied by the Undeveloped Units.
*Based on the sum of "Historic Calls" as shown in Table 5.1 and the "IFFP Additional Calls" in Table 5.2

In order to determine buildout calls, LYRB utilized the buildout ERC projections as found in **Section 7** and the current calls per ERC, as shown in **Table 5.3.** This is to ensure that the growth projections are consistent across each service. Based on this analysis, a total of 78,991 calls are anticipated at buildout.

TABLE 5.3: SUMMARY OF CALLS FOR SERVICE

| | CURRENT | BUILDOUT |
|---|---|---|
| 2020 ERCs | 31,162 | 37,816 |
| Calls | 65,093 | 78,991 |
| Call per ERC | 2.09 | 2.09 |

## EXISTING FACILITIES INVENTORY

In order to quantify the demands placed upon existing public facilities by new development activity, the IFFP provides an inventory of the City's existing facilities. The inventory of existing facilities is important to properly determine the excess capacity of existing facilities and the utilization of excess capacity by new development. As shown in **TABLE 5.4**, there is a total of 55,154 building square feet attributed to police. According to existing financial records, the total original value attributed to police facilities is $8,133,134.

TABLE 5.4: EXISTING FACILITIES

| | TOTAL FACILITY SF | POLICE SF | % OF TOTAL FACILITY |
|---|---|---|---|
| City Hall | 87,093 | 27,404 | 31% |
| Courts | 34,045 | 18,180 | 53% |
| Motors Office | 1,245 | 1,245 | 100% |
| Sandy Mall Hub | 1,785 | 1,785 | 100% |
| Shops Storage | 6,540 | 6,540 | 100% |
| **Total** | **130,708** | **55,154** | **42%** |
| **Original Value of Police Facilities*** | **$16,975,383** | **$8,133,134** | |

Excludes places of involuntary incarceration.
The police facilities include only the space occupied by police services.
Original Value based on Sandy City Fiscal Year 2021 Fixed Asset Report from the following police facilities: Stations, Station Land, Court Building, City Hall, Civic Center Land.
* A total of $2,578,669 of associated interest is evaluated in the analysis, based on the total interest paid related to the 2003 and 2012 Sales Tax Revenue Refunding Bonds, which were used to purchase the Court Building. Of this interest cost, 17 percent is allocated to the 2004 Sales Tax bonds, therefore excluded. Of the remaining $2,134,836 interest, 53 percent is included in the analysis based on the SF of the court building that is used for police services.

## LEVEL OF SERVICE

Level of service for police facilities focuses on the specific demand unit related to police services – calls for service. The demand analysis identifies the existing demand on public facilities and the anticipated future demand generated from new development, based on historic trends. The demand analysis considers growth in demand units over the planning horizon of the IFFP and ultimate build-out. Call data used to determine the average calls for residential and non-residential development is from 2020.

The LOS for purposes of this analysis is calls per development type. **TABLE 5.1** illustrates the existing level of service expressed in calls per development type. Based on the historic LOS, the City anticipates an additional 8,917 annual calls at the end of the IFFP planning horizon, with 4,681 attributed to new development.

## EXCESS CAPACITY

The City has indicated that the existing facility is sufficient to serve all police calls through the time horizon of this analysis. Thus, the impact fees in this analysis are calculated based on an equitable distribution of the portion of the existing facility that will serve development. Shown below is the allocation of existing facilities based on the future calls for service.

TABLE 5.5: ALLOCATION OF EXISTING FACILITIES

| | EXISTING SF | POLICE ELIGIBLE | % TO POLICE | FACILITY COST | COST TO POLICE | CALLS SERVED | FUTURE IFFP CALLS | % TO IFFP |
|---|---|---|---|---|---|---|---|---|
| Existing Facilities | 130,708 | 55,154 | 42.2% | $8,133,134 | $3,431,885 | 78,991 | 4,681 | 6% |

Future IFFP Calls found in Table 5.2

### MANNER OF FINANCING EXISTING PUBLIC FACILITIES

The existing facilities have been paid for through a combination of general fund revenues, impact fees, and debt service. A total of $2,578,669 of associated interest is evaluated in the analysis, based on the total interest paid related to the 2003 and 2012 Sales Tax Revenue Refunding Bonds, which were used to purchase the Court Building. Of this interest cost, 17 percent is allocated to the 2004 Sales Tax bonds and therefore excluded. Of the remaining $2,134,836 interest, 53 percent is included in the analysis based on the SF of the court building that is used for police services. It is anticipated that the additional burden placed on the police department by new development will be funded through impact fee revenues.

## FUTURE CAPITAL FACILITIES ANALYSIS

The City has indicated that the existing facility will be sufficient to serve all police calls through the horizon of this analysis, and while there has been discussion of building a satellite office in the future, it is far enough in the future that it does not have any bearing on this analysis.

## PROPOSED POLICE IMPACT FEE

The police impact fee is based on the plan-based methodology. Using this approach, impact fees are calculated based on a defined set of capital costs specified for future development. The improvements are identified in a capital plan or impact fee facilities plan as growth-related system improvements. The City's existing facilities are proportionately allocated to the new development calls for service, providing an equitable distribution of the existing and proposed facilities that will serve development. The total cost is divided by the total demand units the improvements are designed to serve. Under this methodology, it is important to identify the existing level of service and determine any excess capacity in existing facilities that could serve new growth. Impact fees are then calculated based on many variables centered on proportionality and level of service.

The City does not anticipate any new facilities at this time; thus the impact fee analysis only considers a buy-in to existing facilities. The police impact fees proposed in this analysis will be assessed throughout the entire service area.

TABLE 5.6: ESTIMATE OF IMPACT FEE COST PER CALL

| | ESTIMATED COST | IF ELIGIBLE | COST TO IMPACT FEE | DEMAND SERVED | COST PER CALL |
|---|---|---|---|---|---|
| Existing Facilities | $8,133,134 | 6% | $481,969 | 4,681 | $103 |
| Impact Fee Analysis | $9,720 | 100% | $9,720 | 4,681 | $2 |
| Total Impact Fee Cost | | | **$491,689** | | **$105** |

### POLICE IMPACT FEE BY LAND USE TYPE

The cost per call is then multiplied by the actual demand unit of measurement, or calls per unit for each development type, as shown in **TABLE 5.7**. The total cost per call includes the cost per call for facilities and professional expense.

TABLE 5.7: RECOMMENDED POLICE IMPACT FEE SCHEDULE

| | COST PER CALL | CALLS PER UNIT | PROPOSED IMPACT FEE PER UNIT | EXISTING IMPACT FEE | % CHANGE |
|---|---|---|---|---|---|
| Single Family Residential (per dwelling unit) | $105 | 0.626 | $66.00 | $64.00 | 3% |
| Multifamily Residential (per dwelling unit) | $105 | 0.730 | $77.00 | $37.00 | 108% |
| Commercial (per 1,000 square feet) | $105 | 0.696 | $73.00 | $160.00 | -54% |
| Office (per 1,000 square feet) | $105 | 0.336 | $35.00 | $92.00 | -62% |
| Industrial (per 1,000 square feet) | $105 | 0.306 | $32.00 | $21.00 | 52% |

### NON-STANDARD POLICE IMPACT FEES

The City reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that the land use will have upon police facilities.[9] This adjustment could result in a different fee if the City determines that a particular user may create a different impact than what is standard for its land use. The City may also decrease the impact fee if the developer can provide documentation, evidence, or other credible analysis that the proposed impact will be lower than what is proposed in this analysis. The formula for determining a non-standard impact fee, assuming the fair-share approach, is found below.

FORMULA FOR NON-STANDARD POLICE IMPACT FEES:

**Estimate of Annual Call Volume per Unit x $105 = Impact Fee per Unit**

[9] UC 11-36a-402(1)(c)

# SECTION 6: FIRE IFFP AND IFA

This section will address the Fire IFFP and supporting IFA, to help the City plan for the necessary capital improvements for future growth. This will address the fire infrastructure and apparatus, both existing and future, needed to serve the City through the next ten years, as well as address the appropriate fire impact fees the City may charge to new growth to maintain the existing LOS.

## DEMAND

The primary demand unit related to the fire IFA is growth in calls for service. The annual call volume for the City for 2020 was 8,120 calls for service. Call data used to determine the average calls for residential and non-residential development is from 2020.

TABLE 6.1: PROJECTED GROWTH IN DEMAND UNITS

| Call Analysis | Measurement | Developed Units or 1,000 sf | Historic Calls | Existing LOS (Calls Per Developed Unit) |
|---|---|---|---|---|
| **Residential** | | | | |
| Single Family | per Unit | 26,126 | 3,205 | 0.12 |
| Multifamily | | 8,662 | 1,213 | 0.14 |
| **Subtotal Residential:** | | **34,788** | **4,418** | **0.13** |
| **Non-Residential** | | | | |
| Commercial | per 1,000 sf | 9,481 | 1,046 | 0.11 |
| Office | per 1,000 sf | 8,106 | 289 | 0.04 |
| Industrial | per 1,000 sf | 7,051 | 149 | 0.02 |
| **Subtotal Non-Residential:** | | **24,637** | **1,484** | **0.06** |
| **Other Calls (Traffic, Public, Non-Attributable)** | | | **2,218** | |
| **Total** | | | **8,120** | |
| **Total Included in IFFP Calculation** | | | **5,902** | |

In order to determine the demand placed upon existing public facilities by new development, this analysis projects the additional call volume that undeveloped land uses will generate. An in-depth analysis has been prepared to determine the number of developed units or acres of land in each zoning category, and the number of calls per unit or acre of land has been assigned to each land use category. **Table 6.2** illustrates the projected future fire calls based upon the number of historic calls by land use category.

TABLE 6.2: FIRE CALL PROJECTIONS

| Call Analysis | Measurement | Undeveloped Units or 1,000 sf | IFFP Additional Calls | Total Combined Calls |
|---|---|---|---|---|
| **Residential** | | | | |
| Single Family | per Unit | 1,611 | 198 | 27,737 |
| Multifamily | | 3,150 | 441 | 11,811 |
| **Subtotal Residential:** | | **4,760** | **639** | **39,548** |
| **Non-Residential** | | | | |
| Commercial | per 1,000 sf | 143 | 16 | 9,624 |
| Office | per 1,000 sf | 3,328 | 120 | 11,434 |
| Industrial | per 1,000 sf | 509 | 11 | 7,560 |
| **Subtotal Non-Residential:** | | **3,981** | **147** | **28,618** |
| **Other Calls (Traffic, Public, Non-Attributable)** | | | **295** | |
| **Total** | | | **1,081** | |
| **Total Included in IFFP Calculation** | | | **786** | |

IFFP Additional Calls are calculated based on the Existing LOS as shown in Table 6.1, multiplied by the Undeveloped Units.
*Based on the sum of "Historic Calls" as shown in Table 6.1 and the "IFFP Additional Calls" in Table 6.2

## EXISTING FACILITIES INVENTORY

The City currently has five fire stations, a training facility, four engines, and one ladder truck which are considered in the IFFP and IFA. The Impact Fees Act allows Cities to include in the calculation of the impact fee "a building constructed or leased to house

police, fire, or other public safety entities or a fire suppression vehicle costing in excess of $500,000."[10] Existing fire facilities are shown below in **TABLE 6.3**. It should be noted that the impact fee eligible apparatus costs can only be recovered by non-residential development.

TABLE 6.3: EXISTING FIRE FACILITIES

| STATION | ADDRESS | SQUARE FEET |
|---|---|---|
| Station 31 | 9010 S 150 E Sandy, UT | 25,100 |
| Station 32 | 9475 S 200 E Sandy, UT | 6,800 |
| Station 33 | 11270 S 2015 E Sandy, UT | 6,900 |
| Station 34 | 10765 S 700 E Sandy, UT | 4,955 |
| Station 35 | 8186 S 1300 E Sandy, UT | 6,800 |
| Training Facilities | 8775 S 700 W Sandy, UT | 2,000 |
| | **Total** | **52,555** |
| | | **VALUE** |
| | **Existing Building Value** | **$6,077,663** |
| | **Existing Land Value** | **$2,120,126** |
| **Pumpers:** | | |
| Unit ME-33 2018 | | $516,829 |
| 2021 New Build | | $725,000 |
| **Ladder Trucks:** | | |
| Ladder Truck | | $1,148,213 |
| **Towers:** | | |
| 1999 Unit RT-31 | | $658,912 |
| 2019 Unit T-31 | | $1,100,000 |
| | **Existing Apparatus Value** | **$4,148,954** |
| | Total Vehicles | 5 |

6.4: FIRE SF LOS

| LOS COMPARISON | EXISTING |
|---|---|
| Facility SF | 52,555 |
| Average Total Calls | 8,120 |
| SF per Call | 6.47 |
| Additional IFFP Calls | 786 |
| Additional SF Needed for IFFP Demand | **5,087** |

TABLE 6.5: SUMMARY OF CALLS FOR SERVICE PER ERC

| | CURRENT | BUILDOUT |
|---|---|---|
| 2020 ERCs | 31,162 | 37,816 |
| Calls | 8,120 | 9,854 |
| Call per ERC | 0.26 | 0.26 |

## LEVEL OF SERVICE

Level of service for fire facilities focuses on the specific demand unit related to fire services – calls for service. The demand analysis identifies the existing demand on public facilities and the anticipated future demand generated from new development, based on historic trends. The demand analysis considers growth in demand units over the planning horizon of the IFFP and ultimate build-out. Call data used to determine the average calls for residential and non-residential development is from 2020.

The annual call volume for the City for 2020 was 8,120 calls for service. **TABLE 6.1** illustrates the call ratio per developed unit. The call ratio analysis establishes the existing LOS for residential and non-residential land uses. A review of existing non-residential land uses in the City shows a mix of business types. This suggests the call data is based on a variety of businesses that reflect a cross-section of the types of business that will likely continue to develop in the City.

In addition to the above call ratio LOS, this analysis evaluates a building square footage LOS, based on existing building square footage and total annual fire calls. With the current building square footage of 52,555 and annual calls of 8,120, this produces a square footage LOS of 6.47 SF/call (as shown in **TABLE 6.4**). The City intends to maintain this established LOS through the IFFP planning horizon, resulting in the need for 5,087 new SF.

In order to determine the demand placed upon existing public facilities by new development, this analysis estimates the additional call volume that undeveloped land uses will generate. The call ratios per developed unit have been projected across the undeveloped residential and non-residential land uses, and **TABLE 6.2** illustrates the projected future fire calls based upon the historic data collected from each land use category. The City anticipates an additional 1,081 annual calls at the end of the IFFP planning horizon, of which 786 are expected to be calls to new development activity.[11] In order to determine buildout calls, LYRB utilized the buildout ERC projections and the current calls per ERC, as shown in **Table 6.5.** Based on this analysis, a total of 37,816 calls are anticipated at buildout. The apparatus LOS includes five apparatuses, serving 3,981 non-residential calls for service. This produces a LOS of 1.26 apparatus per 1,000 calls.

## EXCESS CAPACITY

Existing fire facilities are considered at capacity and future facilities are needed to maintain the SF LOS needed for new development.

### MANNER OF FINANCING EXISTING PUBLIC FACILITIES

The existing facilities have been paid for through a combination of General Fund monies and impact fees. It is anticipated that the additional burden placed on the fire department by new development will be funded through impact fee revenues.

[10] 11-36a-102(17)(a)
[11] Private development The IFFP and IFA should be updated regularly to account for changes in growth assumptions.

# FUTURE CAPITAL FACILITIES ANALYSIS

Future facilities are needed to maintain the SF LOS needed for new development. The following facilities are planned within the IFFP planning horizon:

- Expansion of Station 31: Add an additional 10,000 SF of space including additional bedrooms, offices, and bays for parking.
- Expansion of Station 34: Add an additional 4,000 SF including bedrooms and bays for parking.

Additionally, the Impact Fees Act allows Cities to include in the calculation of the impact fee any fire trucks and apparatuses with a cost of greater than $500,000. The City plans to add an additional engine to meet the demand to support increased calls for service. It should be noted that fire trucks and apparatus can only be funded through impact fees assessed to non-residential development. The LOS includes five apparatuses, serving 3,981 non-residential calls for service. This produces a LOS of 1.26 apparatus per 1,000 calls. A total of 147 non-residential calls are projected in the IFFP planning horizon (see **Table 6.2**). These calls result in an allocation of 18 percent of the proposed apparatus (Future Non-Residential Call of 147 / 1000 x LOS of 1.26 Apparatus = 0.18).

TABLE 6.6: FIRE STATION CAPITAL IMPROVEMENTS AND EQUIPMENT

| | YEAR | SF | COST | CONST. YEAR COST | % TO FIRE | COST TO FIRE | SF TO IFFP | % TO IFFP | COST TO IFFP |
|---|---|---|---|---|---|---|---|---|---|
| New Facilities | 2023 | 14,000 | $12,500,000 | $13,000,000 | 100% | $13,000,000 | 5,087 | 36% | $4,723,643 |
| Future Apparatus | 2023 | | $1,300,000 | $1,352,000 | 100% | $1,352,000 | - | 18% | $249,630 |
| **Total** | | | **$13,800,000** | **$14,352,000** | | **$14,352,000** | | | **$4,973,273** |

# PROPOSED FIRE IMPACT FEE

The fire impact fees proposed in this analysis will be assessed within the entire service area. The fire impact fee utilizes the plan-based approach, which is based on a defined set of capital costs specified for future development. The City's proposed future facilities are proportionately allocated to future development based on the existing LOS. It is anticipated that the combined existing and future facilities will be used to respond to calls for service from new development activity. The fire impact fees proposed in this analysis are found in **TABLE 6.7** and will be assessed throughout the entire service area. The maximum impact fees per land use category are shown in **TABLE 6.8**.

## IMPACT FEE CALCULATIONS

TABLE 6.7: ESTIMATE OF IMPACT FEE COST PER CALL

| FACILITIES | ESTIMATED COST | IF ELIGIBLE | COST TO IMPACT FEE | DEMAND SERVED | COST PER CALL |
|---|---|---|---|---|---|
| Future Facilities | $13,000,000 | 36% | $4,723,643 | 786 | $6,010 |
| Impact Fee Analysis | $9,720 | 100% | $9,720 | 786 | $12 |
| **Total Impact Fee Cost** | | | **$4,733,363** | | **$6,022** |
| **APPARATUS** | | | | | |
| Future Apparatus | $1,352,000 | 18% | $249,630 | 147 | $1,698 |
| **Total Apparatus** | | | **$249,630** | | **$1,698** |

## FIRE IMPACT FEE BY LAND USE TYPE

The cost per call is then multiplied by the actual demand unit of measurement or calls per unit for each development type as shown in **TABLE 6.8**. The total cost per call includes the cost per call for facilities and professional expense.

TABLE 6.8: RECOMMENDED FIRE IMPACT FEE SCHEDULE

| | COST PER CALL | CALLS PER UNIT | PROPOSED IMPACT FEE PER UNIT | EXISTING IMPACT FEE | % CHANGE |
|---|---|---|---|---|---|
| Single Family Residential (per dwelling unit) | $6,022 | 0.123 | $741.00 | $318.00 | 133% |
| Multifamily Residential (per dwelling unit) | $6,022 | 0.140 | $843.00 | $183.00 | 361% |
| Commercial (per 1000 square feet) | $7,720 | 0.110 | $849.00 | $189.00 | 349% |
| Office (per 1000 square feet) | $7,720 | 0.036 | $278.00 | $472.00 | -41% |
| Industrial (per 1000 square feet) | $7,720 | 0.021 | $162.00 | $169.00 | -4% |

## NON-STANDARD FIRE IMPACT FEES

The City reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that the land use will have upon fire facilities.[12] This adjustment could result in a different impact fee if the City determines that a particular user may create a different impact than what is standard for its land use. The City may also decrease the impact fee if the developer can provide documentation, evidence, or other credible analysis that the proposed impact will be lower than what is proposed in this analysis. The formula for determining a non-standard impact fee is found below.

FORMULA FOR NON-STANDARD FIRE IMPACT FEES:

**Residential: Estimate of Annual Call Volume per Unit x $6,022 = Impact Fee per Unit**
**Non-Residential: Estimate of Annual Call Volume per Unit x $7,720 ($6,022 facilities fee + $1,698 apparatus fee) = Impact Fee per Unit**

[12] UC 11-36a-402(1)(c)

# SECTION 7: CULINARY WATER IFFP AND IFA

This section of the analysis addresses the culinary water IFFP with supporting IFA, to help the City plan for the necessary capital improvements for future growth. This section will address the future water infrastructure needed to serve the City through the next ten years, as well as address the appropriate water impact fees the City may charge to new growth to maintain the existing LOS. The information related to water facilities, including both existing and future facilities, was provided by Hansen Allen Luce, Inc. (HAL), with updates, additional data, and revisions provided by the City's engineering staff.

TABLE 7.1: PROJECTED GROWTH IN DEMAND UNITS

| YEAR | TOTAL PROJECTED ERCS |
|---|---|
| 2021 | 31,361 |
| 2032 | 33,615 |
| **TOTAL @ BUILDOUT** | **37,816** |
| **Source: HAL** | |

## DEMAND

The primary demand unit related to the water IFA is equivalent residential connections (ERCs). It is anticipated that 2,254 ERCs (Table 7.1: 33,615 ERCs – 31,361 ERCs) will be added to the system in the next ten years.

## EXISTING FACILITIES INVENTORY

The City operates pump stations to move water from a lower zone to a higher zone. These pump stations must meet the pump station source capacity level of service of 1,887 gpd/ERC for indoor use and an additional 1,887 gpd/ERC for redundancy. **TABLE 7.2** through **TABLE 7.4** provides a summary of the existing source, pump stations, and storage facilities.

TABLE 7.2: EXISTING SOURCE FACILITIES

| NAME | PRESSURE ZONE | CAPACITY (GPM) |
|---|---|---|
| Granite Mesa Well | 4N | 1,350 |
| Big Canyon Well | 1N | 700 |
| Small Canyon Well | 1N | 450 |
| Seversen Well | 4N | 2,000 |
| Palmer Well | 3 | 2,040 |
| Canyon Village Well | 3 | 1,850 |
| Bicentennial Well | 5 | 3,000 |
| Wildflower Well | 2N | 2,150 |
| Little Cottonwood Well | 3N | 3,000 |
| Alta Canyon Well | 3 | 1,400 |
| Pepperwood Well | 2S | 2,200 |
| Brandon Park Well | 3S | 800 |
| Dimple Dell Well | 3S | 4,000 |
| Lone Hollow Well | 2 | 1,550 |
| Paradise Valley Well | 3S | 2,000 |
| MWDSLS Connections | * | 37,500 |
| **TOTAL** | | **65,990** |
| **Source: HAL** | | |

TABLE 7.3: EXISTING PUMP STATION FACILITIES

| ZONE | NAME | CAPACITY (GPM) |
|---|---|---|
| 3 | #1 | 4,500 |
| 2 | A-1 | 2,000 |
| 6 | Granite Mesa | 2,500 |
| 2 | High Bench | 1,500 |
| To 3 | Metro (Hand) | 25,000 |
| To 2 | Metro (Granite) | 4,500 |
| 4 | Palmer | 5,000 |
| 3 | Pepperwood | 9,000 |
| **Source: HAL** | | |

TABLE 7.4: EXISTING STORAGE FACILITIES

| TANK NAME | ZONE | TOTAL CAPACITY (MG) | FIRE STORAGE (MG) | EMERGENCY STORAGE (MG) | TOTAL CAPACITY (ERC) |
|---|---|---|---|---|---|
| High Bench | 1 | 4.5 | 0.48 | 2.01 | 6,250 |
| Granite | 2 | 5 | 0.42 | 2.29 | 6,944 |
| Pepperwood | 2 | 3 | 0.42 | 1.29 | 4,167 |
| Hand | 3 | 4 | 0 | 2 | 5,556 |
| Southeast | 3S | 4 | 0.03 | 1.99 | 5,556 |
| Flat Iron | 4 | 5 | 0.03 | 2.49 | 6,944 |
| Zone 5 | 5 | 8 | 0.54 | 3.73 | 11,111 |
| Granite Mesa | 6 | 3 | 0 | 1.5 | 4,167 |
| **Total** | **-** | **36.5** | **1.92** | **17.3** | **50,694** |
| **Source: HAL** | | | | | |

The existing storage capacity for each pressure zone is found in **TABLE 7.4**. Sandy currently operates eight concrete tanks with one being above ground and the remaining as buried concrete water storage tanks. Each pressure zone has at least one tank to provide storage. Storage requirements are determined on a per zone basis. Some fire flow is shared between zones through pressure-reducing valves (PRV's) used to transfer water from a higher zone to a lower zone during fire events or high peak demands. The total storage capacity is 36.5 million gallons (MG). All tanks are in good condition.

# LEVEL OF SERVICE

Impact fees cannot be used to finance an increase in the level of service (LOS) to current or future users of capital improvements. Therefore, it is important to identify the water LOS to ensure that the new capacities of projects financed through impact fees do not exceed the established standard. The City's existing and recommended LOS, prepared by HAL, is shown below.

TABLE 7.5: WATER LEVEL OF SERVICE METRICS

| LEVEL OF SERVICE CRITERIA | EXISTING | RECOMMENDED |
|---|---|---|
| **Well Source Capacity** | 725 gpd per capita plus 725 gpd per capita for redundancy | 1,887 gpd per ERC plus 1,887 gpd per ERC for redundancy |
| **Pump Station Source Capacity** | 725 gpd per capita plus 725 gpd per capita for redundancy | 1,887 gpd per ERC plus 1,887 gpd per ERC for redundancy |
| **Wholesale Indoor Water Source Capacity** | 725 gpd per capita | 1,887 gpd per ERC |
| **Indoor Water Storage Capacity** | 25 percent of peak day demand | 755 gal per ERC |
| **Emergency Storage Capacity** | 6 hours of peak day demands | 0 gal per ERC |
| **Pipe Capacity** | 40 psi minimum during peak day demand conditions and 30 psi minimum during peak instantaneous conditions | 40 psi minimum during peak day demand conditions and 30 psi minimum during peak instantaneous conditions |

The storage level of service is 755 gallons of storage per ERC for indoor water storage (emergency storage is not included). The amount of fire suppression storage was assigned to each tank based on available capacity for fire storage in the tank, the amount of fire flow in the pressure zone or zones the tank can serve, and the capacity of the transmission lines from the tank to where the largest fire flows are required.

# EXCESS CAPACITY

Based on evaluation of excess capacity within the system, there is excess capacity related to source and storage facilities. The value of the existing system is shown in **TABLE 7.6**. This value represents the original cost of infrastructure based on the City's existing depreciation schedule.

TABLE 7.6: VALUE OF EXISTING SYSTEM EXCESS CAPACITY

| PROJECT | TOTAL ORIGINAL VALUE | CAPACITY | IFFP DEMAND | % OF TOTAL | COST TO IFFP DEMAND |
|---|---|---|---|---|---|
| Ontario Drain Tunnel | $20,207,024 | 5,219 | 2,254 | 26% | $5,314,792 |
| Flat Iron Tank (5 MG) | $4,569,476 | 6,944 | 2,254 | 32% | $1,483,237 |

Source: Sandy City
Ontario Drain Tunnel has a capacity of 5,219,000 gallons per day. Based on the existing LOS of 755 gpd per ERC, this source improvement can serve 8,570 ERCs. The 2,254 ERCs in the IFFP planning horizon represents 26 percent of the total facility capacity.

## MANNER OF FINANCING EXISTING PUBLIC FACILITIES

The City's existing water infrastructure has been funded through a combination of utility rate revenues, other governmental funds, and debt. According to the City, $4,707,024 in interest expense associated with the Ontario Drain Tunnel Project. This, added to the original principal of $15.5M, results in a total cost of $20,207,024.

# FUTURE CAPITAL FACILITIES ANALYSIS

The City's capital facility plan calls for approximately $15.6 million of future water system improvements. This IFFP considers only projects that will be constructed in the ten-year time horizon, and the water impact fees will be based on these numbers. The estimated costs attributed to new growth were analyzed based on existing development versus future development patterns. From this analysis, a portion of future development costs were attributed to new growth and included in the impact fee analysis. **TABLE 7.7** summarizes the City's capital plans. Only the costs of system improvements that are expected to be constructed within the ten-year planning horizon are included in this analysis.

TABLE 7.7: TEN YEAR ALLOCATION OF CAPITAL IMPROVEMENTS

| PROJECT | MAP ID* | DESCRIPTION | COST ATTRIBUTED TO NEW GROWTH | TOTAL |
|---|---|---|---|---|
| **CAPITAL PROJECT #1** | 1 | Replace existing 10-inch pipeline in 8600 South from 700 East to 1000 East with a 24-inch pipeline. Replace existing 12-inch pipeline in 1000 East from 8600 South to 7800 South with a 24-inch pipeline. | $1,785,000 | $1,785,000 |
| **CAPITAL PROJECT #2** | 2 | Replace existing 16-inch pipeline in 8600 South from 1000 East to Piper Lane with a new 36-inch pipeline | $3,086,500 | $6,173,000 |

| PROJECT | MAP ID* | DESCRIPTION | COST ATTRIBUTED TO NEW GROWTH | TOTAL |
|---|---|---|---|---|
| **CAPITAL PROJECT #3** | 3 | Install a new 24-inch pipeline in New Castle Drive up to Highland Drive. Including the installation of a new connection to Metro at Falcon Park. | $2,681,000 | $2,681,000 |
| **CAPITAL PROJECT #4** | 4 | Install a new 16-inch pipeline in Raintree Drive from 9400 South to 9800 South. The 16-inch pipeline will continue down 9800 South from Raintree Drive connecting into the Hand Tank to the east. | $3,175,000 | $3,175,000 |
| **CAPITAL PROJECT #5** | 5 | Install a new 20" pipeline in Hidden Valley Road from 1700 East to Hidden Valley Drive. | $1,795,000 | $1,795,500 |
| | | | **$12,522,500** | **$15,609,500** |
| | | **New ERCs to Buildout** | **6,455** | |
| | | **IFFP Demand** | **2,254** | |
| | | **IFFP Demand as % of Total** | **34.9%** | |

The future facilities anticipated in the next ten years will maintain the existing levels of service for water service. Calculations for the proportionate allocation of transmission and distribution projects assumes that all lines work together to maintain the established levels of service and consider that it is not possible to determine the number of ERCs served by each individual project. Therefore, the future projects are proportionately allocated to new ERCs anticipated in the ten-year planning horizon.

TABLE 7.8: PORTION OF CAPITAL IMPROVEMENTS CONSIDERED IN THE IMPACT FEE CALCULATIONS

| | TRANSMISSION | PERCENT ALLOCATION |
|---|---|---|
| Total Number of ERCs Served by IFFP Projects | 6,455 | 100% |
| Deficiency in Current LOS Provided | - | - |
| ERCs Served by Capacity in Existing System | NA | - |
| Remaining IFFP ERCs to be Served | 2,254 | 34.9% |
| Additional ERCs Served by Projects Beyond IFFP | 4,201 | 65.1% |

# PROPOSED CULINARY WATER IMPACT FEE

This analysis has identified the future demand, the existing and proposed LOS, the availability of excess capacity, and summarizes the future facilities needed to serve new development. The following section identifies the appropriate impact fee to be assessed to new development to maintain the existing LOS.

## CULINARY WATER IMPACT FEE CALCULATION

Impact fees can be calculated based on a defined set of costs specified for future development, usually defined within a Master Plan, Capital Improvement Plan and/or IFFP. The total project costs are divided by the total demand units the projects are designed to serve. Under this methodology, it is important to identify the existing LOS and determine any excess capacity in existing facilities that could serve new growth. Impact fees are then calculated based on many variables centered on proportionality share and LOS. The culinary water impact fees proposed in this analysis will be assessed throughout the entire Service Area. **TABLE 7.9** below illustrates the appropriate impact fee to maintain the existing LOS, based on the assumptions within this document. The maximum allowable impact fee assignable to new development per unit is **$4,961** per ERC, based on the applicable buy-in, future facility, and other costs found in **TABLE 7.9**.

TABLE 7.9: CULINARY WATER IMPACT FEE PER UNIT

| | Total Cost | % Eligible Cost | Total Eligible Value | % to IFA Demand | Cost to IFA | ERCs Served | Cost Per ERC | % of Total |
|---|---|---|---|---|---|---|---|---|
| **Buy-In** | | | | | | | | |
| Source Buy-In | $20,207,024 | 26% | $5,314,792 | 100% | $5,314,792 | 2,254 | $2,358 | 48% |
| Storage Buy-In | $4,569,476 | 32% | $1,483,237 | 100% | $1,483,237 | 2,254 | $658 | 13% |
| **Buy-In Subtotal** | **$4,569,476** | | **$1,483,237** | | **$1,483,237** | | **$3,016** | **61%** |
| **Future Facilities** | | | | | | | | |
| Distribution New Facilities | $15,609,500 | 80% | $12,522,500 | 35% | $4,372,690 | 2,254 | $1,940 | 75% |
| **Future Facilities Subtotal** | **$15,609,500** | | **$12,522,500** | | **$4,372,690** | | **$1,940** | **75%** |
| **Other Costs** | | | | | | | | |
| **Professional Expense** | $11,520 | 100% | $11,520 | 100% | $11,520 | 2,254 | $5 | 0% |
| **Interest Credit** | $0 | 100% | $0 | 100% | $0 | 2,254 | $0 | 0% |
| **Future Facilities Subtotal** | **$11,520** | | **$11,520** | | **$11,520** | | **$5** | **0%** |
| **Total** | **$20,190,496** | | **$14,017,257** | | **$5,867,447** | | **$4,961** | **100%** |

## WATER IMPACT FEE BY METER SIZE

**TABLE 7.10** shows the maximum allowable impact fee per meter size.

TABLE 7.10: WATER IMPACT FEE PER METER SIZE

| METER SIZE | ERC MULTIPLIER | PROPOSED FEE PER ERC | EXISTING FEE | % CHANGE |
|---|---|---|---|---|
| 1" Meter | 1.00 | $4,961 | $2,265 | 119% |
| 1.5" Meter | 1.40 | $6,945 | $3,171 | 119% |
| 2" Meter | 1.80 | $8,930 | $4,077 | 119% |
| 3" | 2.90 | $14,388 | $6,569 | 119% |
| 4" Meter | 11.00 | $54,582 | $24,920 | 119% |
| 6" Meter | 14.00 | $69,467 | $31,716 | 119% |
| 8" Meter | 21.00 | $104,203 | $47,575 | 119% |
| Water Impact Fees for meters larger than 8" will be calculated on a case-by-case basis. | | | | |

## NON-STANDARD IMPACT FEE

The proposed fees are based upon growth in ERCs within the City. The City reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that the land use will have upon the water system.[13] This adjustment could result in a higher impact fee if the City determines that a particular user may create a greater impact than what is standard for its land use. The City may also decrease the impact fee if the developer can provide documentation, evidence, or other credible analysis that the proposed impact will be lower than what is proposed in this analysis. The formula for determining a non-standard impact fee is found below.

FORMULA FOR NON-STANDARD CULINARY WATER IMPACT FEES:

**Number of ERCs x $4,961 = Impact Fee per Unit**

[13] 11-36a-402(1)(c)

# SECTION 8: STORM WATER IFFP AND IFA

The purpose of this section is to address the storm water IFFP, with supporting IFA, and to help the City plan for the necessary capital improvements for future growth. This section will address the future storm water infrastructure needed to serve the City. The improvement plan included in this section considers improvements necessary for the next twenty years, while the impact fee calculations and analysis address the appropriate storm water impact fees the City may charge to new growth to maintain the existing LOS over the next ten years. This is because the City's existing planning documents are based on a 20-year planning horizon.

TABLE 8.1: PROJECTED GROWTH IN STORM ERU DEMAND

| ERUs | TOTAL PROJECTED ERUs |
|---|---|
| Existing | 27,132 |
| IFFP Demand | 1,103 |
| Total at Buildout | 29,382 |

## DEMAND

The demand unit used in this analysis is impervious area and ERUs. As residential and commercial growth occurs within the City, the impervious surfaces within the City will increase, resulting in additional run-off, measured in cubic feet per second ("cfs"). The storm water capital improvements identified in this study are based on maintaining the current level of service. The proposed impact fees are based upon the projected growth in ERUs, which is used to quantify the impact that future users will have upon the City's system. **TABLE 8.1** illustrates the current and projected ERUs in the City, as determined by the City's engineers. The existing ERUs are as reported for the current utility billings. The future added ERUs are based on estimated future zoning for undeveloped areas and assume 2,816 square feet of impervious area per ERU.

## EXISTING FACILITIES INVENTORY

In order to quantify the demands placed upon existing public facilities by new development activity, the IFFP provides an inventory of the City's existing facilities. The inventory of existing facilities is important to properly determine the excess capacity of existing facilities and the utilization of excess capacity by new development. As shown in **TABLE 8.2**, there is a total of $37.4 million in existing facilities, based on the original construction value. The System Improvement Qualifying Cost is based on an analysis of existing facilities, removing any facilities that are consider project improvements (e.g., neighborhood projects, repair and replacement, etc.)

TABLE 8.2: EXISTING STORM DRAIN ASSETS

| DESCRIPTION | ORIGINAL COST | ELIGIBLE VALUE | SYSTEM IMPROVEMENT QUALIFYING COST |
|---|---|---|---|
| **Total Assets with Useful Life >10 Years** | **$56,251,589** | **$49,754,868** | **$37,379,952** |

## LEVEL OF SERVICE STANDARDS

Impact fees cannot be used to finance an increase in the level of service to current or future users of capital improvements. Therefore, it is important to identify the storm water level of service to ensure that the capacities of projects financed through impact fees do not exceed the established standard. The storm water level of service is summarized in **TABLE 8.3**.

TABLE 8.3: STORM DRAIN LEVEL OF SERVICE

| PERFORMANCE AREA | PERFORMANCE STANDARD |
|---|---|
| Allowable Release Rate | Design of drainage systems cannot cause increases in the flood peak discharges downstream from development for 10-year and 100-year storm events. |
| Conveyance Recurrence Interval | 10-year storm event for pipes<br>100-year storm event for detention basins<br>100-year storm event with roadway conveyance |
| Pipeline Capacity – Maximum Ratio of Flow During Design Storm to Pipeline Capacity | 1.0 (i.e., No surcharging) |
| No changes in the level of service are proposed for Sandy City. Future facilities will be constructed to meet the same performance standards identified for the existing level of service. | |

Future ERUs are based on estimated future zoning for undeveloped areas and assume 2,816 square feet of impervious area per ERU.

# EXCESS CAPACITY

For the purposes of this analysis, excess capacity has been defined based on the proportion of ERUs within the IFFP relative to the ERUs at buildout. It is anticipated that the existing system will serve new development through buildout. There will be an increase of 1,103 ERUs in the next ten years, with an estimated total of 29,382 ERUs at buildout. The increase in ERUs in the IFFP planning horizon represents approximately four percent of the anticipated buildout system ERUs.

## MANNER OF FINANCING EXISTING PUBLIC FACILITIES

The City's existing storm water infrastructure has been funded through a combination of utility rate revenues and other governmental funds. There is no applicable outstanding debt financing costs related to existing storm water facilities with excess capacity.

# FUTURE CAPITAL FACILITIES ANALYSIS

The following table identifies the needed system improvements to maintain the stated LOS, according to the City, over the next 20 years. The impact fee analysis only considers the projects to be constructed in the next ten years and includes the growth-related cost to determine the impact fees. Additional details can be found in **Appendix C**.

TABLE 6.5: PROPOSED CAPITAL FACILITIES

| ID | LOCATION | PRIORITY | TOTAL COST | IFFP ELIGIBLE | IFFP COST | % TO IFA DEMAND | COST TO IFA |
|---|---|---|---|---|---|---|---|
| P1 | Sandy Park Circle to the creek outlet | A (0 to 5 years) | $106,300 | 0% | $0 | 100% | $0 |
| P5 | Along 8000 S down Bryce Dr to the outlet to the East Jordan Canal | A (0 to 5 years) | $197,800 | 4% | $7,425 | 100% | $7,425 |
| P6 | 615 E from 8000 S to 8100 S, from 615 E to 535 E, down 535 E to 8120 S, along 8120 S to the outlet to the East Jordan Canal | A (0 to 5 years) | $621,088 | 4% | $23,316 | 100% | $23,316 |
| P8 | 150 E and just south of Angel Street | A (0 to 5 years) | $1,425,216 | 4% | $53,503 | 100% | $53,503 |
| P10 | 700 W Sandy Parkway | A (0 to 5 years) | $17,846 | 0% | $0 | 100% | $0 |
| P11 | 8800 S 700 W | A (0 to 5 years) | $406,249 | 0% | $0 | 100% | $0 |
| P14 | 300 E Montgomery Dr | A (0 to 5 years) | $10,816 | 0% | $0 | 100% | $0 |
| P17 | David Street from Wyandotte Ave to Sego Lily Drive | A (0 to 5 years) | $731,162 | 4% | $27,448 | 100% | $27,448 |
| P21 | Bainbridge Road | A (0 to 5 years) | $596,178 | 4% | $22,381 | 100% | $22,381 |
| P23 | Quail Ridge Road | A (0 to 5 years) | $222,723 | 0% | $0 | 100% | $0 |
| P25 | Aspen Pond | A (0 to 5 years) | $53,229 | 0% | $0 | 100% | $0 |
| P27 | Dimple Dell Road | A (0 to 5 years) | $173,256 | 4% | $6,504 | 100% | $6,504 |
| P30 | South of Home Depot on 11400 S | A (0 to 5 years) | $53,229 | 0% | $0 | 100% | $0 |
| P31 | Brookmill Lane to Autumn Ridge Cove to Autumn Ridge Drive | A (0 to 5 years) | $555,098 | 4% | $20,838 | 100% | $20,838 |
| P4 | 7890 S 750 E from Pinewood Dr to Ponderosa Dr | B (6 to 10 years) | $122,517 | 0% | $0 | 100% | $0 |
| P15 | 9400 S from 150 E to nearly State St | B (6 to 10 years) | $779,437 | 0% | $0 | 100% | $0 |
| P24 | From Wildflower Pond to Roseboro Rd, along Gyrfalcon Dr to Bannor Hill Road and from Gyrfalcon Dr to 10095 S | B (6 to 10 years) | $1,694,920 | 0% | $0 | 100% | $0 |
| P29 | 11000 S from Edenbrook Dr to Tenth East Pond | B (6 to 10 years) | $1,193,392 | 0% | $0 | 100% | $0 |
| P2 | Along High Point Parkway, down Lodge Pole Drive and down Promontory Way | C (11 to 15 years) | $1,598,095 | 0% | $0 | 0% | $0 |
| P12 | Green Way from Cy's Road to 8600 S | C (11 to 15 years) | $1,392,318 | 100% | $1,392,318 | 0% | $0 |
| P7 | 8200 S Bryce Dr | C (11 to 15 years) | $2,133,375 | 0% | $0 | 0% | $0 |
| P16 | 170 E from 9585 S to Sego Lily Dr | C (11 to 15 years) | $1,575,256 | 50% | $787,628 | 0% | $0 |
| P22 | Grandpoint Circle to Hunts End Dr to Little Cottonwood Road | C (11 to 15 years) | $1,395,998 | 0% | $0 | 0% | $0 |
| P9 | From Willow Pond along Sublette Pl, down Snowville Dr, then Alta Canyon Dr, ending on Snowmountain Dr | D (16 to 20 years) | $5,128,367 | 100% | $5,128,367 | 0% | $0 |
| P13 | 9326 S 300 W | D (16 to 20 years) | $303,048 | 100% | $303,048 | 0% | $0 |
| P18 | Sandy Irrigation Canal from Sleepy Hollow Lane to 9400 S, along 9400 S to 700 E, and down 700 E | D (16 to 20 years) | $4,860,791 | 100% | $4,860,791 | 0% | $0 |

| ID | LOCATION | PRIORITY | TOTAL COST | IFFP ELIGIBLE | IFFP COST | % TO IFA DEMAND | COST TO IFA |
|---|---|---|---|---|---|---|---|
| P19 | Sleepy Hollow Lane | D (16 to 20 years) | $2,016,903 | 0% | $0 | 0% | $0 |
| P26 | 1300 E at Dry Creek | D (16 to 20 years) | $514,703 | 0% | $0 | 0% | $0 |
| P28 | 11000 S from Blossom Tree Lane to Crescent Park Pond | D (16 to 20 years) | $2,589,250 | 0% | $0 | 0% | $0 |
| P3 | Union Park Pond | E (>20 years) | $103,684 | 100% | $103,684 | 0% | $0 |
| P20 | Whisper Wood Circle to 9620 S to 1700 E down to 9800 S | E (>20 years) | $1,801,375 | 50% | $900,688 | 0% | $0 |
| **Totals** | | | **$34,373,617** | | **$13,637,938** | | **$161,414** |

# PROPOSED STORM WATER IMPACT FEE

The storm water impact fee is based on the plan-based methodology. Using this approach, impact fees are calculated based on a defined set of capital costs specified for future development. The improvements are identified in a capital plan or impact fee facilities plan as growth-related system improvements. The City's existing and proposed future facilities are then proportionately allocated to the new development. The total cost is divided by the total demand units the improvements are designed to serve. Under this methodology, it is important to identify the existing level of service and determine any excess capacity in existing facilities that could serve new growth. Impact fees are then calculated based on many variables centered on proportionality and level of service.

## STORM WATER IMPACT FEE CALCULATION

The storm water impact fees proposed in this analysis will be assessed within the entire Service Area. The table below illustrates the appropriate impact fee to maintain the existing LOS, based on the assumptions within this document. The fee below represents the maximum allowable impact fee assignable to new development.

TABLE 6.6: ESTIMATE OF IMPACT FEE COST PER ERU

| | Total Cost | % Eligible Cost | Total Eligible Value | % to IFA Demand | Cost to IFA | ERUs Served | Cost Per ERU | % of Total |
|---|---|---|---|---|---|---|---|---|
| **Buy-In** | | | | | | | | |
| System Buy-In | $56,251,589 | 66% | $37,379,952 | 4% | $1,403,243 | 1,103 | $1,272 | 94% |
| **Buy-In Subtotal** | **$56,251,589** | | **$37,379,952** | | **$1,403,243** | | **$1,272** | **94%** |
| **Future Facilities** | | | | | | | | |
| New Facilities | $34,373,617 | 0% | $161,414 | 49% | $79,129 | 1,103 | $72 | 5% |
| Other Facilities | $0 | 0% | $0 | 100% | $0 | 1,103 | $0 | 0% |
| **Future Facilities Subtotal** | **$34,373,617** | | **$161,414** | | **$79,129** | | **$72** | **5%** |
| **Other Costs** | | | | | | | | |
| **Professional Expense** | $11,160 | 100% | $11,160 | 100% | $11,160 | 1,103 | $10 | 1% |
| **Interest Credit** | | 100% | $0 | 100% | $0 | 1,103 | $0 | 0% |
| **Future Facilities Subtotal** | **$11,160** | | **$11,160** | | **$11,160** | | **$10** | **1%** |
| **Total** | **$90,636,366** | | **$37,552,527** | | **$1,493,532** | | **$1,354** | **100%** |

The City's current fee is assessed on a per acre basis, with single family residential set at $3,748 per acre. Assuming four units per acre, the existing fee per residential unit would be $937. Based on this figure, the proposed fee represents an increase of 35.4 percent.

## NON-STANDARD STORM WATER IMPACT FEES

The City reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that the land use will have on storm water facilities.[14] This adjustment could result in a higher fee if the City determines that a particular user may create a greater impact than what is standard for its land use. The City may also decrease the impact fee if the developer can provide documentation, evidence, or other credible analysis that the proposed impact will be lower than what is proposed in this analysis. The formula for determining a non-standard impact fee is found below.

FORMULA FOR NON-STANDARD STORM WATER IMPACT FEES:

**Impervious Area (SF) / 2,816 x $1,354 = Impact Fee**

[14] UC 11-36a-402(1)(c)

# SECTION 11: GENERAL IMPACT FEE CONSIDERATIONS

## SYSTEM VS. PROJECT IMPROVEMENTS

System improvements are defined as existing and future public facilities designed to provide services to service areas within the community at large.[15] Project improvements are improvements and facilities that are planned and designed to provide service for a specific development (resulting from a development activity) and considered necessary for the use and convenience of the occupants or users of that development.[16] To the extent possible, this analysis only includes the cost of system improvements related to new growth within the proportionate share analysis.

## FUNDING OF FUTURE FACILITIES

The IFFP must include a consideration of all revenue sources, including impact fees and the dedication of system improvements, which may be used to finance system improvements.[17] In conjunction with this revenue analysis, there must be a determination that impact fees are necessary to achieve an equitable allocation of the costs of the new facilities between the new and existing users.[18]

In considering the funding of future facilities, the City has determined the portion of future projects that will be funded by impact fees as growth-related system improvements. No other revenues from other government agencies, grants, or developer contributions have been identified within the IFFP to help offset future capital costs. If these revenues become available in the future, the impact fee analysis should be revised. It is anticipated that future project improvements will be funded by the developer. These costs have not been included in the calculation of the impact fee.

Other revenues such as utility rate revenues will be necessary to fund non-growth-related projects and fund growth related projects when sufficient impact fee revenues are not available. In the latter case, impact fee revenues will be used to repay utility rate revenues for growth related projects. A brief description of alternative financing options is included below.

- **Utility Rate Revenues:** Utility rate revenues serve as the primary funding mechanism within enterprise funds. Rates are established to ensure appropriate coverage of all operations and maintenance expenses, debt service coverage, and capital project needs. Impact fee revenues are considered non-operating revenues and help offset future capital costs.

- **Grants, Donations, and Other Contributions:** Grants and donations are not expected as a future funding source. The impact fees should be adjusted if grant monies are received. New development may be entitled to a reimbursement for any grants or donations received for growth related projects or for developer funded IFFP projects.

- **Debt Financing:** The City anticipates issuing debt to fund $20M of the recreation facility. Based on a 25-year level amortization, 3.5 percent interest, and two percent cost of issuance, a total of $10,943,758 is included as debt service expense. Should the City desire to fund additional future parks and recreation projects, or other service's projects, through debt financing, the Impact Fees Act allows for the costs related to the financing of future capital projects to be included in the impact fee. However, the impact fee analysis should be updated to reflect this inclusion.

## EQUITY OF IMPACT FEES

Impact fees are intended to recover the costs of capital infrastructure related to future growth. The impact fee calculations are structured for impact fees to fund 100 percent of the growth-related facilities identified in the proportionate share analysis of each impact fee calculation as presented in the impact fee analysis. Even so, there may be years that impact fee revenues cannot cover the annual growth-related expenses. In those years, other revenues, such as General Fund revenues, will be used to make up any annual deficits. Any borrowed funds are to be repaid in their entirety through impact fees.

## NECESSITY OF IMPACT FEES

An entity may only impose impact fees on development activity if the entity's plan for financing system improvements establishes that impact fees are necessary to achieve parity between existing and new development. This analysis has identified the improvements to public facilities and the funding mechanisms to complete the suggested improvements. Impact fees are identified

[15] 11-36a-102(21)
[16] 11-36a-102(14)
[17] 11-36a-302(2)
[18] 11-36a-302(3)

as a necessary funding mechanism to help offset the costs of capital improvements related to new growth. In addition, alternative funding mechanisms are identified to help offset the cost of future capital improvements.

## PROPOSED CREDITS OWED TO DEVELOPMENT

The Impact Fees Act requires a local political subdivision or private entity to ensure that the impact fee enactment allows a developer, including a school district or a charter school, to receive a credit against or proportionate reimbursement of an impact fee if the developer (a) dedicates land for a system improvement; (b) builds and dedicates some or all of a system improvement; or (c) dedicates a public facility that the local political subdivision or private entity and the developer agree will reduce the need for a system improvement.[19] The facilities must be considered system improvements, be dedicated to the public, and offset the need for an improvement identified in the IFFP.

## CONSIDERATION OF ALL REVENUE SOURCES

The Impact Fees Act requires the proportionate share analysis to demonstrate that impact fees paid by new development are the most equitable method of funding growth-related infrastructure.

## EXPENDITURE OF IMPACT FEES

Legislation requires that impact fees should be spent or encumbered within six years after each impact fee is paid. Impact fees collected in the next six years should be spent on those projects outlined in the IFFP as growth related costs to maintain the LOS. Impact fees collected as a buy-in to existing facilities can be allocated to the General Fund to repay the City for historic investment.

## GROWTH-DRIVEN EXTRAORDINARY COSTS

The City does not anticipate any extraordinary costs necessary to provide services to future development.

## SUMMARY OF TIME PRICE DIFFERENTIAL

The Impact Fees Act allows for the inclusion of a time price differential to ensure that the future value of costs incurred at a later date are accurately calculated to include the costs of construction inflation. This analysis includes an inflation component to reflect the future cost of facilities. The impact fee analysis should be updated regularly to account for changes in cost estimates over time.

[19] 11-36a-402(2)

# APPENDIX A: TRIP STATISTICS

TABLE A.1: ILLUSTRATION OF CURRENT TRIPS STATISTICS

| Type | Units/SF | Trip Weighting | Existing Units | Existing Trips |
|---|---|---|---|---|
| Single Family | Units | 0.99 | 26,126 | 25,865 |
| Multifamily Units | Units | 0.45 | 8,662 | 3,927 |
| **Residential Total** | **Units** | **0.70** | **34,788** | **29,792** |
| Commercial | 1K SF | 2.46 | 9,481 | 23,358 |
| Office | 1K SF | 1.55 | 8,106 | 12,554 |
| Industrial | 1K SF | 0.43 | 7,051 | 3,050 |
| Other | 1K SF | 1.48 | 6,503 | 9,625 |
| **Non-Residential Total** | | | **31,140** | **48,588** |
| **Combined Total** | | | | **78,379** |

Source: Institute of Traffic Engineers, LYRB. Based on weighted PM Peak Trips extrapolated from a survey of existing land use types.

# APPENDIX B: WATER DISTRIBUTION CAPITAL IMPROVEMENT PLAN (CIP)

| DESCRIPTION | CITY'S PORTION OF COST | CONSTRUCTION YEAR | CONSTRUCTION COST TO IFFP | % TO SYSTEM EXPANSION | % TO IFFP GROWTH | COST TO IFFP |
|---|---|---|---|---|---|---|
| **Distribution** | | | | | | |
| 100 South Street: Cross Hollow going West | 25,578.72 | | | | | |
| 1175 North Connection to Hospital for loop | | | | | | |
| **12" Lines** | | | | | | |
| Airport Road to 2400 North St | 114,133.32 | | | | | |
| Loop to East between 2015 N & 1935 N & Fiddlers Canyon Road Intersections | 75,899.16 | 2021 | 78,176 | 100% | 100% | 78,176 |
| Skyview Drive to SR-56 | 39,067.15 | | | | | |
| South Concrete Tank to 2900 West | 699,650.00 | 2023 | 764,526 | 100% | 100% | 764,526 |
| **16" Lines** | | | | | | |
| 3000 W to 1950 S | 490,748.00 | 2027 | 603,559 | 100% | 72.22% | 435,861 |
| South Steel Tank to Eagle Ridge Loop | 539,913.42 | 2021 | 556,111 | 0% | 72.22% | - |
| **1600 North St** | | | | | | |
| Lund Highway to 2200 N 12" | 101.109.60 | 2025 | 117,214 | 100% | 100% | 117,214 |
| Lund Highway to 2200 N 16" | 236,601.68 | 2025 | 274,286 | 100% | 72.22% | 198,076 |
| 175 West to Main Street | 99,600.00 | | | | | |
| 4500 W to 3900 W | 137,636.28 | 2027 | 169,275 | 100% | 100% | 169,275 |
| Bulldog Road to 1600 North Access Rd | 96,723,72 | | | | | |
| **1600 South Street** | | | | | | |
| 2400 W to Green's Lake Water Tank | 1,145,746.96 | 2024 | 1,289,549 | 100% | 72.22% | 931,250 |
| 4700 W to 4750 W | 10,875.41 | | | | | |
| 4700 W to 5700 W | 304,954.37 | | | | | |
| 4700 W to West View Drive | 139,845.96 | 2028 | 177,153 | 100% | 100% | 177,153 |
| 5700 W to Future Lake Powell Connection | | | | | | |
| 175 S St; 4100 W to 4275 W | 40,309.92 | 2023 | 44,048 | 100% | 100% | 44,048 |
| 2250 W; 700 N to 580 N | 117,335.76 | | | | | |
| **2300 West Street** | | | | | | |
| 2200 N to 2400 N | 66,384.29 | 2024 | 74,716 | 100% | 72.22% | 53,956 |
| 2400 N to 3000 N | 262,769.22 | 2026 | 313,760 | 100% | 46.22% | 145,013 |
| 3000 N to 3200 N | 182,168.58 | 2028 | 230,766 | 100% | 32.10% | 74,066 |
| 3200 N to CICWCD Connection | 121,905.60 | | | | | |
| 2400 N Parkway; Commerce Center Dr to 3000 N | 473,370.65 | 2030 | 636,170 | 100% | 46.22% | 294,023 |
| 2400 North Street | | | | | | |
| 1700 W to 1500 W | 35,890.56 | 2026 | 42,855 | 100% | 100% | 42,855 |
| 2300 W to 1700 W | 81,858.60 | 2026 | 97,743 | 100% | 100% | 97,743 |
| 400 W going East | 39,472.92 | 2025 | 45,760 | 100% | 100% | 45,760 |
| 4500 W to 3900 W | 139,912.92 | | | | | |
| 4500 W to 5700 W | 400,421.77 | | | | | |
| 775 W to 400 W | 45,867.60 | 2025 | 53,173 | 100% | 100% | 53,173 |
| Bulldog Road to 400 W | 412,924.48 | 2025 | 478,692 | 100% | 46.22% | 221,241 |
| Lund Highway to 2300 W | 261,797.20 | | | | | |
| Lund Highway to 3900 W | 171,986.76 | | | | | |
| 2400 South Street | | | | | | |
| 4700 S to 5700 S | 216,079.92 | | | | | |
| West View Drive | 139,310.28 | | | | | |

| DESCRIPTION | CITY'S PORTION OF COST | CONSTRUCTION YEAR | CONSTRUCTION COST TO IFFP | % TO SYSTEM EXPANSION | % TO IFFP GROWTH | COST TO IFFP |
|---|---|---|---|---|---|---|
| 2700 S Street; West View Dr to Overpass | 86,813.64 | | | | | |
| 2800 N Street | | | | | | |
| 4100 W to 3900 W | 49,550.40 | | | | | |
| Lund Highway to 2300 West | 337,648.01 | | | | | |
| Lund Highway to 3900 West | 172,890.72 | | | | | |
| 2925 W; South Mountain Dr to Old Highway 91 | 100,172.16 | 2021 | 103,177 | 100% | 100% | 103,177 |
| 3000 N; 2300 W to Gemini Meadows Ln | 73,207.54 | 2023 | 79,996 | 100% | 94.32% | 75,454 |
| 3200 North Street | | | | | | |
| 3200 N to I-15 | 780,827.36 | 2030 | 1,049,367 | 100% | 46.22% | 484,993 |
| 4100 W to 4500 W | 90,797.76 | | | | | |
| 4500 W to 5400 W | 3,536.95 | | | | | |
| 3200 South Street | | | | | | |
| 4700 W to 5100 W | 89,793.36 | | | | | |
| 4700 W to 5700 W | 954,616.98 | | | | | |
| 3700 West Street | | | | | | |
| 1950 S to South Mountain Dr | 79,849.80 | 2025 | 92,568 | 100% | 100% | 92,568 |
| South Mountain Dr to Old Highway 91 | 92,136.96 | 2025 | 106,812 | 100% | 100% | 106,812 |
| 3900 West Street | | | | | | |
| 1600 N to 2200 N | 124,612.56 | 2027 | 153,258 | 100% | 100% | 153,258 |
| 2200 N to 2400 N | 52,664.04 | | | | | |
| 2400 N to 2800 N | 90,027.72 | | | | | |
| 800 N to 1250 N | 87,885.00 | 2021 | 90,522 | 100% | 100% | 90,522 |
| Center St to SR-56 | 88,286.76 | 2025 | 102,349 | 100% | 100% | 102,349 |
| SR-56 to 800 N | 89,157.24 | | | | | |
| 400 W: 2200 N to 2400 N | 45,231.48 | 2023 | 49,426 | 100% | 100% | 49,426 |
| 4100 W; 2800 N to 3200 N | 88,219.80 | | | | | |
| 4275 W: Center Street to 175 South | 39,975.12 | 2024 | 44,992 | 100% | 100% | 44,992 |
| 45 North Street | | | | | | |
| Aime Ave to 30 N | 37,871.43 | | | | | |
| College Way to Aime Ave | 44,000.91 | 2022 | 46,681 | 0% | 100% | - |
| 4500 West Street | | | | | | |
| 1600 N to 2400 North | 382,567.50 | | | | | |
| 2400 N to 3200 N | 260,271.69 | | | | | |
| 4500 W connection to CICWCD | 66,358.40 | | | | | |
| 800 N to 1600 N | 252,447.30 | | | | | |
| Center St to 800 South | 262,633.77 | 2024 | 295,597 | 100% | 72.22% | 213,466 |
| SR-56 to 800 N | 130,997.02 | | | | | |
| 4600 W; SR-56 to Center Street | 198,279.27 | 2021 | 204,228 | 100% | 46.22% | 94,389 |
| 4700 West Street | | | | | | |
| 1600 S to 2400 S | 180,055.44 | | | | | |
| 2400 S to 3200 S | 179,151.48 | | | | | |
| 800 S to 1600 S | 184,675.68 | | | | | |
| 5300 W; Center Street to SR-56 | 142,709.00 | 2026 | 170,402 | 100% | 72.22% | 123,056 |
| 5400 W; 3200 N to 3600 N | 552,497.96 | | | | | |
| 5700 West Street | | | | | | |
| 1400 N to 2400 N | 1,157,153.67 | | | | | |

| DESCRIPTION | CITY'S PORTION OF COST | CONSTRUCTION YEAR | CONSTRUCTION COST TO IFFP | % TO SYSTEM EXPANSION | % TO IFFP GROWTH | COST TO IFFP |
|---|---|---|---|---|---|---|
| 1600 S to 2400 S | 261,305.10 | | | | | |
| 2400 N to 3200 N | 291,323.20 | | | | | |
| 2400 S to 3200 S | 261,305.10 | | | | | |
| 3200 S to 3600 S | 152,797.05 | | | | | |
| 3600 S to Hamilton Fort Offramp | 111,387.96 | | | | | |
| 400 N to Iron Springs Road | 132,817.79 | 2026 | 158,591 | 100% | 72.22% | 114,527 |
| 800 S to 1600 S | 921,636.70 | | | | | |
| Center St to 400 North | 208,773.55 | 2026 | 249,285 | 100% | 46.22% | 115,214 |
| Iron Springs Rd to 1400 N | 159,292.77 | | | | | |
| 580 N; 2550 W to West end 580 W | 61,951.53 | | | | | |
| 625 N Loop Improvement Pipe | 43,680.00 | | | | | |
| 75 East to Mountain View Dr | 53,266.68 | 2021 | 54,865 | 100% | 100% | 54,865 |
| 775 West Street | | | | | | |
| 2400 N to 2675 N | 52,797.96 | | | | | |
| 2675 N to 3000 N | 59,493.96 | | | | | |
| 800 North Street | | | | | | |
| 3900 W to 4500 W | 132,446.88 | 2028 | 167,780 | 100% | 100% | 167,780 |
| Lund Highway to 3900 W | 177,477.48 | 2028 | 224,823 | 100% | 100% | 224,823 |
| 800 South Street | | | | | | |
| 4500 W to West View Dr | 96,255.00 | | | | | |
| 4700 W to 4500 W | 47,909.88 | | | | | |
| 5300 W to 4700 W | 219,227.04 | | | | | |
| 860 W; Mountain View Dr to 1325 S | 74,640.00 | | | | | |
| 895 S; Spruce St to 170 W | 77,280.00 | | | | | |
| Airport Road | | | | | | |
| 1600 N to 2200 N | 113,932.44 | | | | | |
| Industrial Road Intersection | 5,520.00 | | | | | |
| Ashdown Forest (East); Nichols Canyon Road going south | 543,536.65 | | | | | |
| Ashdown Forest Rd; East to Nichols Canyon Rd | 6,528.60 | 2022 | 6,926 | 100% | 100% | 6,926 |
| **Beacon Drive** | | | | | | |
| Beacon Dr to Cove Drive | 10,044.00 | | | | | |
| Cedar Hills Dr to Cove Drive | 20,088.00 | | | | | |
| **Bulldog Road** | | | | | | |
| 2600 North to 3000 North | 90,362.52 | 2028 | 114,469 | 100% | 100% | 114,469 |
| Kitty Hawk Dr to Approx 1300 N | 288,000.00 | 2021 | 296,640 | 0% | 100% | - |
| Cedar Hills Dr South End Connection | | | | | | |
| **Center Street** | | | | | | |
| 4275 W to 4500 W | 48,010.32 | 2025 | 55,657 | 100% | 100% | 55,657 |
| 4500 W to 5300 W | 263,421.13 | 2027 | 323,975 | 100% | 72.22% | 233,959 |
| 5300 W to 5700 W | 138,132.47 | | | | | |
| West View Dr to 3900 W | 115,706.88 | 2025 | 134,136 | 100% | 100% | 134,136 |
| Coal Creek Connection to Main Street | 60,000.00 | | | | | |
| **College Ave Improvement Pipe** | | | | | | |
| 100 East to Main St | 36,240.00 | 2022 | 38,447 | 0% | 100% | - |
| 100 West to Main Street | 105,840.00 | 2022 | 112,286 | 0% | 100% | - |
| Main St East-West Connection | 16,080.00 | 2022 | 17,059 | 0% | 100% | - |

| DESCRIPTION | CITY'S PORTION OF COST | CONSTRUCTION YEAR | CONSTRUCTION COST TO IFFP | % TO SYSTEM EXPANSION | % TO IFFP GROWTH | COST TO IFFP |
|---|---|---|---|---|---|---|
| College Ave; 100 E to 200 E | 58,560.00 | 2022 | 62,126 | 0% | 100% | - |
| Commerce Center Dr: 400 W to Commerce Center Dr North end | 83,666.52 | 2026 | 99,902 | 100% | 100% | 99,902 |
| Cross Hollow Dr: West View Dr to 1950 S | 532,250.00 | | | | | |
| Cross Hollow Dr: 12" Line | 181,093.32 | 2023 | 197,886 | 100% | 100% | 197,886 |
| **Cross Hollow Road** | | | | | | |
| 800 South to Cody Dr 12" | 59,360.04 | 2022 | 62,975 | 100% | 100% | 62,975 |
| 800 South to Cody Dr 18" | 170,475.00 | 2022 | 180,857 | 100% | 57.06% | 103,195 |
| East to West Side of Street | 23,792.76 | | | | | |
| SR-56 to Center Street | 160,300.48 | 2026 | 191,407 | 100% | 57.06% | 109,215 |
| **Dirt Road** | | | | | | |
| Hidden Hills Dr going South | 66,358.40 | 2025 | 62,975 | 100% | 32.40% | 24,690 |
| Old Highway 91 going South | 146,341.08 | | | | | |
| Dirt Road Approximately 3000 West | 159,675.00 | 2026 | 190,660 | 100% | 100% | 190,660 |
| South Mountain Dr to 1600 South | 136,933.20 | 2026 | 163,505 | 100% | 100% | 163,505 |
| 12" Line | 244,360.00 | 2026 | 291,779 | 100% | 72.22% | 210,708 |
| 16" Line | 90,890.87 | 2026 | 108,528 | 100% | 72.22% | 78,374 |
| Eagle Ridge Dr: South Mountain Dr to Old Highway 91 | 172,857.24 | 2025 | 200,389 | 100% | 100% | 200,389 |
| Fir Street Bristlecone Dr to 1325 So St | 59,280.00 | | | | | |
| Frontage Rd 3200 N & going North | 41,146.92 | | | | | |
| **Green Street** | | | | | | |
| Maple St to 350 W | 57,840.00 | | | | | |
| Maple St to Spruce St | 12,842.72 | | | | | |
| **Hidden Hills Drive** | | | | | | |
| Cross Hollow Dr to Hidden Hills Loop | 153,291.12 | 2025 | 177,706 | 100% | 57.06% | 101,397 |
| 18" Line | 272,760.00 | 2025 | 316,204 | 100% | 57.06% | 180,422 |
| 20" Line | 129,562.86 | 2025 | 150,199 | 100% | 46.22% | 69,418 |
| Iron Mission Parkway: Connection for loop | 28,560.00 | | | | | |
| **Knoll Street** | | | | | | |
| Knoll St South Loop | 254,880.00 | 2024 | - | 0% | | - |
| Main St to Knoll St Loop | 38,322.00 | 2024 | - | 0% | | - |
| **Lund Highway** | | | | | | |
| 1600 N to 2400 N | 130,371.12 | 2025 | 151,136 | 100% | 100% | 151,136 |
| 2400 N to 2800 N | 91,969.56 | | | | | |
| 2800 N to 3200 N | 83,063.88 | | | | | |
| Smead Blvd to SR-56 | 498,468.90 | | | | | |
| Main Street: 200 South E-W Connection | | | | | | |
| Maple Street: 895 S to Green Street | 40,790.23 | | | | | |
| Nichols Canyon Rd: Elderwood Ln to Dogwood Ln | 40,056.94 | 2022 | 42,496 | 100% | 72.22% | 30,689 |
| Nichols Canyon Rd: Dogwood Ln to Ashdown Forest Rd | 15,601.68 | 2022 | 16,552 | 100% | 100% | 16,552 |
| North Tank Improvement: Golf Course | | | | | | |
| Old Highway 91 | | | | | | |
| 3000 N to 3200 N Tank | 830,558.80 | 2030 | 1,116,202 | 100% | 46.22% | 515,883 |
| 3200 S to 2500 S | 325,311.20 | | | | | |
| 3200 S to 2700 S | 1,209,941.16 | | | | | |
| 3200 S to West View Dr | 184,876.56 | | | | | |

| DESCRIPTION | CITY'S PORTION OF COST | CONSTRUCTION YEAR | CONSTRUCTION COST TO IFFP | % TO SYSTEM EXPANSION | % TO IFFP GROWTH | COST TO IFFP |
|---|---|---|---|---|---|---|
| Hamilton Fort Offramp to 3200 S | 225,454.32 | | | | | |
| N-S Connection going to the NE | 132,179.04 | | | | | |
| Overpass to Tripple Rd | 92,371.32 | | | | | |
| Tripple Rd to N-S Connection | 33,881.76 | | | | | |
| West View Dr to Overpass | 71,781.12 | | | | | |
| Open Space West Side Leigh Hill: Meadow St to Cody Dr | 338,580.80 | | | | | |
| Pachea Trail: Tie to Beacon Dr | 34,560.00 | | | | | |
| Sage Dr: Regency Rd to Bentley Blvd | 471,120.00 | | | | | |
| South Maintain Drive | | | | | | |
| West View Dr to Eagle Ridge Loop | 250,263.00 | 2024 | 281,673 | 100% | 100% | 281,673 |
| West View Dr to Proposed Water Tank | 1,218,930.72 | | | | | |
| West View Dr to Proposed Water Tank | 116,592.00 | 2024 | 131,225 | 100% | 46.22% | 60,649 |
| Spruce St: Green St to Mountain View Dr | 62,316.38 | | | | | |
| SR-56 | | | | | | |
| Cross Hollow Rd going West | 131,679.94 | 2026 | - | 0% | - | - |
| Cross Hollow Rd to Lund Highway | 263,361.24 | 2026 | - | 0% | - | - |
| Tripple Road: Old Highway 91 going south | 126,889.20 | | | | | |
| Vista Del Sol Dr: 2300 W to Cove Dr | 24,808.68 | | | | | |
| West View Drive | | | | | | |
| 1550 S to 800 S | 181,260.72 | | | | | |
| 2400 S to South Mountain Drive | 25,736.83 | 2026 | 30,731 | 100% | 72.22% | 22,193 |
| 2700 S to 2400 S | 68,634.00 | | | | | |
| 800 South to Benson Way | 97,225.92 | 2023 | 106,241 | 100% | 100% | 106,241 |
| Benson Way to Hidden Hills Dr | 70,441.92 | 2023 | 76,974 | 100% | 100% | 76,974 |
| South Mountain Dr to 1550 S | 162,578.88 | 2026 | 194,128 | 100% | 100% | 194,128 |
| College Ave (300 E to approx 325 E) | 49,200.00 | 2022 | - | 0% | | - |
| McArthur Ave Repl (100 E to approx 150 E) | 61,680.00 | | - | 0% | | - |
| 1700 W Waterline Loop | 264,000.00 | 2021 | - | 0% | | - |
| 1045 North from Coal Creek Rd to N Cedar Blvd | 216,000.00 | 2022 | - | 0% | | - |
| **Subtotal** | **$32,153,894.65** | | **$14,080,903** | | | **$10,149,081** |

# APPENDIX C: STORM WATER CAPITAL IMPROVEMENT PLAN (CIP)

| ID | PRIORITY | DEFICIENCY ID | LOCATION | PREFERRED SOLUTION | TOTAL COST | IFFP ELIGIBLE | IFFP COST | % TO IFA DEMAND | COST TO IFA | INFLATED COST | IFFP ELIGIBLE | IFFP COST | % TO IFA DEMAND | COST TO IFA |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| P1 | A (0 to 5 years) | 22 | Sandy Park Circle to the creek outlet | Replace existing storm drain. The replacement conveyances are described below:<br>30" diameter pipe (design capacity 23 cfs) from Sandy Park Circle to the creek outlet Purchase easement | $106,300 | 0% | $0 | 100% | $0 | $106,300 | 0% | $0 | 100% | $0 |
| P5 | A (0 to 5 years) | 15 | Along 8000 S down Bryce Dr to the outlet to the East Jordan Canal | Construct new storm drain on 8000 S, down Bryce Drive, then to replace the outfall on the East Jordan Canal. The new and replacement conveyances are described below: 24" diameter pipe along 8000 S (design capacity )<br>24" diameter pipe along Bryce Dr (new pipe) 24" diameter pipe outfall to East Jordan Canal Purchase easement | $197,800 | 4% | $7,425 | 100% | $7,425 | $197,800 | 4% | $7,425 | 100% | $7,425 |
| P6 | A (0 to 5 years) | GD10 | 615 E from 8000 S to 8100 S, from 615 E to 535 E, down 535 E to 8120 S, along 8120 S to the outlet to the East Jordan Canal | Construct new and replace storm drain on 615 E, replace storm drain south of church until 535 E, then construct new storm drain down 535 E and along 8120 S, and replace outfall to East Jordan Canal. The new and replacement conveyances are described below:<br>24" diameter pipe along 615 E (new and replacement pipe) 24" diameter pipe from 615 E to 535 E<br>24" diameter pipe from 8100 S to 8120 S along 535 E (new pipe) 24" diameter pipe along 8120 S (new pipe)<br>24" diameter pipe outfall to East Jordan Canal<br>Purchase easement | $597,200 | 4% | $22,419 | 100% | $22,419 | $621,088 | 4% | $23,316 | 100% | $23,316 |
| P8 | A (0 to 5 years) | - | 150 E and just south of Angel Street | Purchase detention pond property and fence around it. Construct new 18" diameter storm drain from pond and connect into Midvale City's existing system. | $1,370,400 | 4% | $51,445 | 100% | $51,445 | $1,425,216 | 4% | $53,503 | 100% | $53,503 |
| P10 | A (0 to 5 years) | 19 | 700 W Sandy Parkway | Change drive approach | $16,500 | 0% | $0 | 100% | $0 | $17,846 | 0% | $0 | 100% | $0 |
| P11 | A (0 to 5 years) | 17 | 8800 S 700 W | Replace existing storm drain and outlet. The replacement conveyances are described below:<br>42" diameter pipe along 700 W<br>42" diameter pipe from 700 W to outfall<br>42" diameter pipe outfall to the Jordan River Purchase easement<br>Permitting, contingency, and bank restoration | $375,600 | 0% | $0 | 100% | $0 | $406,249 | 0% | $0 | 100% | $0 |
| P14 | A (0 to 5 years) | GD15 | 300 E Montgomery Dr | Replace existing storm drain and add inlets at the intersection of 300 E and Montgomery Dr. | $10,000 | 0% | $0 | 100% | $0 | $10,816 | 0% | $0 | 100% | $0 |
| P17 | A (0 to 5 years) | 56 | David Street from Wyandotte Ave to Sego Lily Drive | Construct new and replace storm drain on David Street and Sego Lily Dr. The new and replacement conveyances are described below:<br>30" diameter pipe along David Street (new pipe)<br>30" diameter pipe along Sego Lily Drive from David Street to 300 E | $676,000 | 4% | $25,377 | 100% | $25,377 | $731,162 | 4% | $27,448 | 100% | $27,448 |
| P21 | A (0 to 5 years) | GD3 | Bainbridge Road | Construct new storm drain along Bainbridge Road. See attached costimate provided by BC&A | $530,000 | 4% | $19,896 | 100% | $19,896 | $596,178 | 4% | $22,381 | 100% | $22,381 |
| P23 | A (0 to 5 years) | GD12 | Quail Ridge Road | Replace existing storm drain and structure. The replacement conveyances are described below:<br>24" diameter pipe along Quail Ridge Road<br>24" diameter pipe from Quail Ridge cul-de-sac to structure 24" diameter pipe segments going into structure<br>Remove and replace structure | $198,000 | 0% | $0 | 100% | $0 | $222,723 | 0% | $0 | 100% | $0 |
| P25 | A (0 to 5 years) | 59 | Aspen Pond | Add new SCADA system at Aspen Pond | $45,500 | 0% | $0 | 100% | $0 | $53,229 | 0% | $0 | 100% | $0 |
| P27 | A (0 to 5 years) | GD6 | Dimple Dell Road | Construct new, replace, and extend storm drain outlets along Dimple Dell Road. The new and replacement conveyances are described below:<br>24" diameter pipe outlet extension from Dimple Dell Road to Dry Creek near the intersection of Dimple Dell Road and Dimple Dell Drive<br>18" diameter pipe outlet extension from Dimple Dell Road to Dry Creek Outlet protection and restoration<br>Drop manholes | $148,100 | 4% | $5,560 | 100% | $5,560 | $173,256 | 4% | $6,504 | 100% | $6,504 |
| P30 | A (0 to 5 years) | - | South of Home Depot on 11400 S | Add new SCADA system | $45,500 | 0% | $0 | 100% | $0 | $53,229 | 0% | $0 | 100% | $0 |
| P31 | A (0 to 5 years) | GD8 | Brookmill Lane to Autumn Ridge Cove to Autumn Ridge Drive | Construct new and replace storm drain. The new and replacement conveyances are described below:<br>36" diameter pipe from Brookmill Ln to Autumn Ridge Cove<br>36" diameter pipe along Autumn Ridge Cove to Autumn Ridge Dr (new pipe) 36" diameter pipe along Autumn Ridge Dr to existing (new pipe)<br>Add inlets<br>Landscaping, fencing, etc. | $474,500 | 4% | $17,813 | 100% | $17,813 | $555,098 | 4% | $20,838 | 100% | $20,838 |
| P4 | B (6 to 10 years) | GD16 | 7890 S 750 E from Pinewood Dr to Ponderosa Dr | Replace storm pipe. The replacement conveyances are described below: 24" diameter pipe from Pinewood Dr to Ponderosa Dr Purchase easement | $100,700 | 0% | $0 | 100% | $0 | $122,517 | 0% | $0 | 100% | $0 |
| P15 | B (6 to 10 years) | 30 | 9400 S from 150 E to nearly State St | Replace storm pipe. The replacement conveyances are described below: 36" diameter pipe from 150 E to nearly State St | $616,000 | 0% | $0 | 100% | $0 | $779,437 | 0% | $0 | 100% | $0 |
| P24 | B (6 to 10 years) | 54 | From Wildflower Pond to Roseboro Rd, along Gyrfalcon Dr to Bannor Hill Road<br>and from Gyrfalcon Dr to 10095 S | Replace storm pipe. The replacement conveyances are described below:<br>60" diameter pipe from Wildflower Pond, along Gyrfalcon Dr to Bannor Hill Rd 42" diameter pipe from Gyrfalcon Dr to 10095 S | $1,288,000 | 0% | $0 | 100% | $0 | $1,694,920 | 0% | $0 | 100% | $0 |
| P29 | B (6 to 10 years) | 39 | 11000 S from Edenbrook Dr to Tenth East Pond | Replace storm pipe. The replacement conveyances are described below: 42" diameter pipe from Edenbrook Dr to Shady Dell Dr<br>48" diameter pipe from Shady Dell Dr to Tenth East Pond<br>Change Tenth East Pond outlet | $872,000 | 0% | $0 | 100% | $0 | $1,193,392 | 0% | $0 | 100% | $0 |
| P2 | C (11 to 15 years) | 12, 55 | Along High Point Parkway, down Lodge Pole Drive and down Promontory Way | Replace storm pipe. The replacement conveyances are described below:<br>42" diameter pipe from along High Point Parkway and down Lodge Pole Drive 42" diameter pipe down Promontory Way until CMP<br>48" diameter pipe down Promontory Way replacing CMP<br>Purchase easement | $1,122,800 | 0% | $0 | 0% | $0 | $1,598,095 | 0% | $0 | 0% | $0 |
| P12 | C (11 to 15 years) | GD11 | Green Way from Cy's Road to 8600 S | Construct new storm drain. The new conveyances are described below: 42" diameter pipe along Green Way (new pipe)<br>Purchase easement | $940,600 | 100% | $940,600 | 0% | $0 | $1,392,318 | 100% | $1,392,318 | 0% | $0 |

| ID | PRIORITY | DEFICIENCY ID | LOCATION | PREFERRED SOLUTION | TOTAL COST | IFFP ELIGIBLE | IFFP COST | % TO IFA DEMAND | COST TO IFA | INFLATED COST | IFFP ELIGIBLE | IFFP COST | % TO IFA DEMAND | COST TO IFA |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| P7 | C (11 to 15 years) | 15, GD4 | 8200 S Bryce Dr | Replace storm pipe. The replacement conveyances are described below: 36" diameter pipe from Bryce Dr to outlet to East Jordan Canal Purchase two lots<br>Purchase two buildings Purchase easement<br>Construct detention pond | $1,385,800 | 0% | $0 | 0% | $0 | $2,133,375 | 0% | $0 | 0% | $0 |
| P16 | C (11 to 15 years) | GD14 | 170 E from 9585 S to Sego Lily Dr | Construct new and replace storm drain. The new and replacement conveyances are described below:<br>36" diameter pipe along 170 E (new and replacement pipe)<br>36" diameter pipe along Sego Lily Dr from 170 E to other side of tracks | $983,900 | 50% | $491,950 | 0% | $0 | $1,575,256 | 50% | $787,628 | 0% | $0 |
| P22 | C (11 to 15 years) | GD9 | Grandpoint Circle to Hunts End Dr to Little Cottonwood Road | Replace storm pipe. The replacement conveyances are described below: 30" diameter pipe section near the intersection of Grand View Dr and Little Cottonwood Road<br>30" diameter pipe from Grandpoint Circle until existing 36" CMP<br>36" diameter pipe from existing 36" CMP to Hunts End Dr and crossing Little Cottonwood Road<br>Add road access Add inlets<br>Purchase easements | $838,400 | 0% | $0 | 0% | $0 | $1,395,998 | 0% | $0 | 0% | $0 |
| P9 | D (16 to 20 years) | 8 | From Willow Pond along Sublette Pl, down Snowville Dr, then Alta Canyon Dr, ending on Snowmountain Dr | Replace storm pipe. The replacement conveyances are described below: 48" diameter pipe along Snowmountain Dr<br>54" diameter pipe along Alta Canyon Dr 54" diameter pipe along Snowville Dr 72" diameter pipe along Sublette Pl<br>72" diameter pipe from Sublette Pl to Willow Pond<br>Add inlets at intersection of Alta Canyon Dr and Snowville Dr | $2,847,600 | 100% | $2,847,600 | 0% | $0 | $5,128,367 | 100% | $5,128,367 | 0% | $0 |
| P13 | D (16 to 20 years) | - | 9326 S 300 W | Construct new and replace storm drain. The new and replacement conveyances are described below:<br>36" diameter pipe along 300 W (new pipe)<br>Add inlets | $161,800 | 100% | $161,800 | 0% | $0 | $303,048 | 100% | $303,048 | 0% | $0 |
| P18 | D (16 to 20 years) | - | Sandy Irrigation Canal from Sleepy Hollow Lane to 9400 S, along 9400 S to 700 E, and down 700 E | Construct new and replace storm drain. The new and replacement conveyances are described below:<br>48" diameter pipe to pipe canal from Sleepy Hollow Lane to Church Farm 24" diameter pipe to pipe canal from Church Farm to 9400 S<br>30" diameter pipe on 9400 S from Sandy Irrigation Canal to 800 E (new pipe) 48" diameter pipe on 9400 S from 800 E to 700 E<br>48" diameter pipe on 700 E from 9400 S to existing 42" Purchase land<br>Construct detention pond on Church Farm<br>Control box | $2,495,400 | 100% | $2,495,400 | 0% | $0 | $4,860,791 | 100% | $4,860,791 | 0% | $0 |
| P19 | D (16 to 20 years) | - | Sleepy Hollow Lane | Replace storm pipe. The replacement conveyances are described below:<br>36" diameter pipe along Sleepy Hollow Ln from Sandy Irrigation Canal to 1210 E | $995,600 | 0% | $0 | 0% | $0 | $2,016,903 | 0% | $0 | 0% | $0 |
| P26 | D (16 to 20 years) | 40 | 1300 E at Dry Creek | Replace storm pipe. The replacement conveyances are described below: 54" diameter pipe outlet from 1300 E into Dry Creek | $244,300 | 0% | $0 | 0% | $0 | $514,703 | 0% | $0 | 0% | $0 |
| P28 | D (16 to 20 years) | 37 | 11000 S from Blossom Tree Lane to Crescent Park Pond | Replace storm pipe. The replacement conveyances are described below: 42" diameter pipe from Blossom Tree Lane to east side of Vista Way<br>48" diameter pipe from east side of Vista Way to Crescent Park Pond | $1,181,700 | 0% | $0 | 0% | $0 | $2,589,250 | 0% | $0 | 0% | $0 |
| P3 | E (>20 years) | - | Union Park Pond | Add new SCADA system at Union Park | $45,500 | 100% | $45,500 | 0% | $0 | $103,684 | 100% | $103,684 | 0% | $0 |
| P20 | E (>20 years) | GD5 | Whisper Wood Circle to 9620 S to 1700 E down to 9800 S | Construct new and replace storm drain. The new and replacement conveyances are described below:<br>24" diameter pipe from Whisperwood Circle to 9620 S 24" diameter pipe along 9620 S to 1700 E (new pipe) 24" diameter pipe along 1700 E from 9620 S to 9800 S<br>Add inlets | $760,100 | 50% | $380,050 | 0% | $0 | $1,801,375 | 50% | $900,688 | 0% | $0 |
| **Totals** | | | | | **$21,671,600** | | **$7,512,835** | | **$149,935** | **$34,373,617** | | **$13,637,938** | | **$161,414** |

# APPENDIX D: PARKS AND RECREATION EXISTING INVENTORY

TABLE D.1: PARK FACILITIES AND AMENITIES

| Name of facility | Size | Final Acres | % City Owned | % City Funded | Impact Fee Eligible | Impact Fee Acres | Land Value | Sod & Irrigation | Outdoor Pavilions | Pavilions/Gazebos | Indoor Pavilion | Stand Alone Restroom | Baseball/Softball Lights | Scoreboard | Baseball/Softball | Drinking Fountains | Soccer wLights | Soccer | Basketball Court | Tennis Courts wLights |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| *Developed Active Parks* | | | | | | | | | | | | | | | | | | | | |
| Alta Canyon | 9.29 | 9.29 | 100% | 100% | 100% | 9.29 | $5,109,500 | - | 1.00 | - | - | - | 2.00 | 2.00 | - | - | - | 1.00 | - | - |
| Alta Canyon Village Pocket | 0.30 | 0.30 | 100% | 100% | 100% | 0.30 | $165,000 | - | - | - | - | - | - | - | - | - | - | - | 1.00 | - |
| Amphitheater Park | 9.78 | 9.78 | 100% | 100% | 100% | 9.78 | $5,379,000 | - | 1.00 | - | - | - | - | - | - | - | - | - | - | - |
| Aspen Meadows | 4.00 | 4.00 | 100% | 100% | 100% | 4.00 | $2,200,000 | - | - | 1.00 | - | - | - | - | - | - | - | - | - | - |
| Bell Canyon | 8.10 | 8.10 | 100% | 100% | 100% | 8.10 | $4,455,000 | - | 1.00 | - | - | - | - | - | 2.00 | - | - | - | - | - |
| Bicentennial | 6.50 | 6.50 | 100% | 100% | 100% | 6.50 | $3,575,000 | - | - | - | 1.00 | 1.00 | 2.00 | 2.00 | - | - | - | - | 1.00 | 3.00 |
| Bluffs Pocket | 0.70 | 0.70 | 100% | 100% | 100% | 0.70 | $385,000 | - | - | 1.00 | - | - | - | - | - | 1.00 | - | - | - | - |
| Bluth | 5.24 | 5.24 | 100% | 100% | 100% | 5.24 | $2,883,346 | - | - | 3.00 | - | 1.00 | 1.00 | - | - | - | - | - | - | 2.00 |
| Buttercup | 6.10 | 6.10 | 100% | 100% | 100% | 6.10 | $3,355,000 | - | 1.00 | - | - | - | - | - | 2.00 | - | - | 1.00 | 1.00 | - |
| Cairns Plaza | 0.78 | 0.78 | 100% | 100% | 100% | 0.78 | $429,000 | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Center Street | 1.37 | 1.37 | 100% | 100% | 100% | 1.37 | $755,429 | - | - | 1.00 | - | 1.00 | - | - | - | - | - | - | - | - |
| Creekside Park | 1.72 | 1.72 | 100% | 100% | 100% | 1.72 | $946,000 | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Crescent | 7.80 | 7.80 | 100% | 100% | 100% | 7.80 | $4,290,000 | - | 1.00 | 1.00 | - | - | 2.00 | 2.00 | - | - | - | 1.00 | 1.00 | 2.00 |
| Eastridge | 6.00 | 6.00 | 100% | 100% | 100% | 6.00 | $3,300,000 | - | 1.00 | - | - | - | - | - | 1.00 | - | - | 4.00 | - | - |
| Falcon | 17.00 | 17.00 | 100% | 100% | 100% | 17.00 | $9,350,000 | - | 1.00 | - | - | - | - | - | 3.00 | - | - | 2.00 | - | - |
| Flat Iron | 31.80 | 31.80 | 100% | 55% | 100% | 17.49 | $9,619,500 | - | 1.00 | 1.00 | - | 1.00 | - | 2.00 | 2.00 | 1.00 | - | 7.00 | - | - |
| Hidden Valley | 50.00 | 50.00 | 100% | 100% | 100% | 50.00 | $27,500,000 | - | 1.00 | 1.00 | - | - | - | - | - | - | - | - | - | - |
| High Point | 4.00 | 4.00 | 100% | 100% | 100% | 4.00 | $2,200,000 | - | 1.00 | - | - | - | - | - | 1.00 | - | - | - | 1.00 | - |
| Lone Peak Park | 28.76 | 28.76 | 100% | 100% | 100% | 28.76 | $15,818,000 | - | - | 1.00 | 1.00 | - | 2.00 | 2.00 | - | 1.00 | 3.00 | - | 1.00 | - |
| Main Street | 1.00 | 1.00 | 100% | 100% | 100% | 1.00 | $550,000 | - | - | 1.00 | - | 1.00 | - | - | - | - | - | - | - | - |
| Neffs Grove | 2.23 | 2.23 | 100% | 100% | 100% | 2.23 | $1,223,826 | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Off-Leash Dog Park | 5.37 | 5.37 | 100% | 100% | 100% | 5.37 | $2,955,644 | - | - | - | - | - | - | - | - | 1.00 | - | - | - | - |
| Pebble Glen Pocket | 0.31 | 0.31 | 100% | 100% | 100% | 0.31 | $170,505 | - | - | 1.00 | - | - | - | - | - | - | - | - | - | - |
| Quarry Bend Park | 8.00 | 8.00 | 100% | 100% | 100% | 8.00 | $4,400,000 | - | 1.00 | - | - | - | 2.00 | 2.00 | - | - | - | - | - | - |
| Railroad Station | 1.25 | 1.25 | 100% | 100% | 100% | 1.25 | $687,500 | - | - | 1.00 | - | - | - | - | - | - | - | - | - | - |
| South Valley Tank | 2.50 | 2.50 | 100% | 100% | 100% | 2.50 | $1,375,000 | - | - | 1.00 | - | - | - | - | - | - | - | - | 1.00 | - |
| Storm Mountain | 7.80 | 7.80 | 100% | 100% | 100% | 7.80 | $4,290,000 | - | 1.00 | - | - | - | - | - | 1.00 | - | - | 1.00 | - | - |
| Storm Mountain Pocket | 0.30 | 0.30 | 100% | 100% | 100% | 0.30 | $165,000 | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Union Park | 4.52 | 4.52 | 100% | 100% | 100% | 4.52 | $2,488,561 | - | - | 1.00 | - | 1.00 | - | - | - | - | - | 1.00 | - | - |
| Urban Fishery | 19.21 | 19.21 | 100% | 100% | 100% | 19.21 | $10,563,535 | - | 1.00 | - | - | - | - | - | - | - | - | - | - | - |
| Wildflower | 6.80 | 6.80 | 100% | 100% | 100% | 6.80 | $3,740,000 | - | 1.00 | 1.00 | - | - | - | - | 1.00 | 1.00 | - | - | 1.00 | - |
| Willowcreek | 6.60 | 6.60 | 100% | 100% | 100% | 6.60 | $3,630,000 | - | 1.00 | | - | - | - | - | 1.00 | - | - | 1.00 | - | - |
| Woodhill Pocket Park | 0.24 | 0.24 | 100% | 100% | 100% | 0.24 | $132,000 | - | | - | - | | - | - | - | - | - | - | - | - |
| | | | | | | | **Amenity Total** | **-** | **15** | **16** | **2** | **6** | **11** | **12** | **14** | **5** | **3** | **19** | **8** | **7** |
| **Subtotal Active Parks** | **265.38** | **265.38** | | | | **251.07** | **$138,086,346** | **-** | **$4,800,000** | **$432,000** | **$2,800,000** | **$1,920,000** | **$2,981,000** | **$420,000** | **$2,576,000** | **$25,000** | **$258,000** | **$133,000** | **$560,000** | **$1,750,000** |
| *Open Space* | | | | | | | | | | | | | | | | | | | | |
| Bluffs Hillside 1300 East & 1700 East | 30.94 | 30.94 | 100% | 100% | 100% | 30.94 | $309,400 | - | - | - | - | - | - | | - | - | - | - | - | - |
| Pugmire | 1.00 | 1.00 | 100% | 100% | 100% | 1.00 | $10,000 | - | - | - | - | - | - | | - | - | - | - | - | - |
| Quail Hollow Park (Phase I Of 53 Acres) | 2.13 | 2.13 | 100% | 100% | 100% | 2.13 | $21,300 | - | - | - | - | - | - | | - | - | - | - | - | - |
| Sandy Boulevard | 5.00 | 5.00 | 100% | 100% | 100% | 5.00 | $50,000 | - | - | - | - | - | - | | - | - | - | - | - | - |
| Sandy Boulevard Extension | 1.90 | 1.90 | 100% | 100% | 100% | 1.90 | $19,000 | - | - | - | - | - | - | | - | - | - | - | - | - |
| Ski Connect | 5.03 | 5.03 | 100% | 100% | 100% | 5.03 | $50,258 | - | - | - | - | - | - | | - | - | - | - | - | - |
| Sunrise Meadows | 1.00 | 1.00 | 100% | 100% | 100% | 1.00 | $9,979 | - | - | - | - | - | - | | - | - | - | - | - | - |
| Sunset Meadows | 1.53 | 1.53 | 100% | 100% | 100% | 1.53 | $15,261 | - | - | - | - | - | - | | - | - | - | - | - | - |
| Willow Hill Pocket | 0.30 | 0.30 | 100% | 100% | 100% | 0.30 | $3,000 | - | - | - | - | - | - | | - | - | - | - | - | - |
| Willow Pond | 0.40 | 0.40 | 100% | 100% | 100% | 0.40 | $4,000 | - | - | - | - | - | - | | - | - | - | - | - | - |
| | | | | | | | **Amenity Total** | - | - | - | - | - | - | - | - | - | - | - | - | - |
| **Subtotal Open Space** | **49.22** | **49.22** | | | | **49.22** | **$492,198** | | | | | | | | | | | | | |
| *Natural Open Space* | | | | | | | | | | | | | | | | | | | | |
| Bell Canyon Reservoir Property | 208.00 | 208.00 | 100% | 100% | 100% | 208.00 | $2,080,000 | - | - | - | - | - | - | | - | - | - | - | - | - |
| Brandon Park | 23.00 | 23.00 | 100% | 100% | 100% | 23.00 | $230,000 | - | - | - | - | - | - | | - | - | - | - | - | - |
| | | | | | | | **Amenity Total** | - | - | - | - | - | - | - | - | - | - | - | - | - |
| **Subtotal Natural Open Space** | **231.00** | **231.00** | | | | **231.00** | **$2,310,000** | **-** | **-** | **-** | **-** | **-** | **-** | | | | | | | |
| *Undeveloped Properties* | | | | | | | | | | | | | | | | | | | | |
| Pond Park | 5.61 | 5.61 | 100% | 100% | 100% | 5.61 | $785,400 | - | - | - | - | | - | | - | - | - | - | - | - |
| Quail Hollow | 50.87 | 50.87 | 100% | 100% | 100% | 50.87 | $7,121,800 | - | - | - | - | | - | | - | - | - | - | - | - |

| Name of facility | Size | Final Acres | % City Owned | % City Funded | Impact Fee Eligible | Impact Fee Acres | Land Value | Sod & Irrigation | Outdoor Pavilions | Pavilions/Gazebos | Indoor Pavilion | Stand Alone Restroom | Baseball/Softball Lights | Scoreboard | Baseball/Softball | Drinking Fountains | Soccer wLights | Soccer | Basketball Court | Tennis Courts wLights |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | **Amenity Total** | - | - | - | - | - | - | - | - | - | - | - | - | - |
| **Subtotal Undeveloped Land** | **56.48** | **56.48** | | | | **56.48** | **$7,907,200** | - | - | - | - | - | - | | | | | | | |
| *Trailheads* | | | | | | | | | | | | | | | | | | | | |
| Granit Trail Head | 4.22 | 4.22 | 100% | 100% | 100% | 4.22 | $590,800 | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Boulders Trail Head | 0.01 | 0.01 | 100% | 100% | 100% | 0.01 | $1,764 | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Rocky Mouth | 0.30 | 0.30 | 100% | 100% | 100% | 0.30 | $41,595 | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Hidden Valley Park Trail Head | - | - | 100% | 0% | 100% | - | $0 | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Bluth Park Trail Head | - | - | 100% | 100% | 100% | - | $0 | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Center Street Park Trail head | - | - | 100% | 100% | 100% | - | $0 | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Jordan River Trail Head | 0.58 | 0.58 | 100% | 0% | 100% | - | $0 | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Lone Peak Park Trail Head | - | - | 100% | 100% | 100% | - | $0 | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Bell Canyon Preservation Trail Head | 12.49 | 12.49 | 100% | 20% | 100% | 2.49 | $349,020 | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | | | | | | | **Amenity Total** | - | - | - | - | - | - | - | - | - | - | - | - | - |
| **Subtotal Trails & Trailheads** | **17.60** | **17.60** | | | | **7.02** | **$983,180** | - | - | - | - | - | - | - | - | - | - | - | - | - |

TABLE D.1: PARK FACILITIES AND AMENITIES (CONT.)

| Name of facility | Tennis Courts | Pickleball wLights | Volleyball | Tot Lot | Outdoor Exercise Equipment | Covered Benches/Tables | Scorekeeper Bldg. wRestroom | Skate Park wLights | Water Feature/Splash Pad | Improvement Value IFA Eligibility | Base Eligible Improvement Value | Design & Engineering | Total Improvement Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| *Developed Active Parks* | | | | | | | | | | | | | |
| Alta Canyon | - | 4.00 | 2.00 | 1.00 | 1.00 | - | - | - | - | 100% | $2,067,000 | $310,050 | $2,377,050 |
| Alta Canyon Village Pocket | - | - | - | 1.00 | - | - | - | - | - | 100% | $280,000 | $42,000 | $322,000 |
| Amphitheater Park | - | - | - | 1.00 | - | 2.00 | - | - | 1.00 | 100% | $2,374,000 | $356,100 | $2,730,100 |
| Aspen Meadows | - | - | - | 1.00 | - | - | - | - | - | 100% | $237,000 | $35,550 | $272,550 |
| Bell Canyon | 2.00 | - | - | 1.00 | - | - | - | - | - | 96% | $1,198,000 | $179,700 | $1,322,592 |
| Bicentennial | - | - | 1.00 | 1.00 | - | - | - | - | - | 100% | $3,371,000 | $505,650 | $3,876,650 |
| Bluffs Pocket | - | - | - | 1.00 | - | - | - | - | - | 100% | $242,000 | $36,300 | $278,300 |
| Bluth | - | 4.00 | - | 1.00 | - | - | - | - | - | 100% | $2,182,000 | $327,300 | $2,509,300 |
| Buttercup | - | - | - | 1.00 | - | - | - | - | - | 100% | $975,000 | $146,250 | $1,121,250 |
| Cairns Plaza | - | - | - | - | - | - | - | - | 1.00 | 100% | $1,830,000 | $274,500 | $2,104,500 |
| Center Street | - | - | - | 1.00 | - | - | - | - | - | 100% | $557,000 | $83,550 | $640,550 |
| Creekside Park | - | - | - | 1.00 | - | 1.00 | - | - | - | 50% | $217,000 | $32,550 | $124,775 |
| Crescent | - | 4.00 | - | 1.00 | - | - | - | - | - | 100% | $2,546,000 | $381,900 | $2,927,900 |
| Eastridge | - | - | - | - | - | - | - | - | - | 100% | $532,000 | $79,800 | $611,800 |
| Falcon | 3.00 | - | - | 1.00 | - | - | - | - | - | 56% | $1,546,000 | $231,900 | $999,180 |
| Flat Iron | 4.00 | 5.00 | 1.00 | 2.00 | - | - | - | - | - | 100% | $3,188,000 | $478,200 | $3,666,200 |
| Hidden Valley | - | - | - | 1.00 | - | - | - | - | - | 100% | $557,000 | $83,550 | $640,550 |
| High Point | 2.00 | - | - | 1.00 | - | - | - | - | - | 100% | $1,084,000 | $162,600 | $1,246,600 |
| Lone Peak Park | - | - | - | 2.00 | - | 5.00 | 1.00 | 1.00 | - | 89% | $3,578,000 | $536,700 | $3,641,510 |
| Main Street | - | - | - | 1.00 | - | - | - | - | - | 100% | $557,000 | $83,550 | $640,550 |
| Neffs Grove | - | - | - | - | - | 2.00 | - | - | - | 100% | $14,000 | $2,100 | $16,100 |
| Off-Leash Dog Park | - | - | - | - | - | 6.00 | - | - | - | 100% | $47,000 | $7,050 | $54,050 |
| Pebble Glen Pocket | - | - | - | 1.00 | - | - | - | - | - | 100% | $237,000 | $35,550 | $272,550 |
| Quarry Bend Park | - | - | - | 1.00 | - | - | - | - | - | 100% | $1,142,000 | $171,300 | $1,313,300 |
| Railroad Station | - | - | - | 1.00 | - | - | - | - | - | 100% | $237,000 | $35,550 | $272,550 |
| South Valley Tank | 1.00 | - | - | - | - | - | - | - | - | 100% | $247,000 | $37,050 | $284,050 |
| Storm Mountain | 2.00 | - | - | 1.00 | - | - | - | - | - | 84% | $1,021,000 | $153,150 | $980,415 |
| Storm Mountain Pocket | - | - | - | 1.00 | - | 1.00 | - | - | - | 100% | $217,000 | $32,550 | $249,550 |
| Union Park | - | - | - | 1.00 | - | - | - | - | - | 100% | $564,000 | $84,600 | $648,600 |
| Urban Fishery | - | - | - | 1.00 | - | - | - | - | - | 100% | $530,000 | $79,500 | $609,500 |
| Wildflower | - | - | 1.00 | 1.00 | - | - | - | - | - | 64% | $825,000 | $123,750 | $607,200 |
| Willowcreek | 3.00 | - | - | 1.00 | - | 1.00 | - | - | - | 100% | $1,178,000 | $176,700 | $1,354,700 |
| Woodhill Pocket Park | - | - | - | - | - | - | - | - | - | 100% | $0 | $0 | $0 |
| **Amenity Total** | **17** | **17** | **5** | **29** | **1** | **18** | **1** | **1** | **2** | | | | |
| **Subtotal Active Parks** | **$2,550,000** | **$3,400,000** | **$45,000** | **$6,090,000** | **$100,000** | **$126,000** | **$351,000** | **$400,000** | **$3,660,000** | | **$35,377,000** | **$5,306,550** | **$38,716,472** |
| *Open Space* | | | | | | | | | | | | | |
| Bluffs Hillside 1300 East & 1700 East | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Pugmire | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Quail Hollow Park (Phase I Of 53 Acres) | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Sandy Boulevard | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Sandy Boulevard Extension | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Ski Connect | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Sunrise Meadows | - | - | - | - | - | - | - | - | - | - | - | - | - |

| Name of facility | Tennis Courts | Pickleball wLights | Volleyball | Tot Lot | Outdoor Exercise Equipment | Covered Benches/Tables | Scorekeeper Bldg. wRestroom | Skate Park wLights | Water Feature/Splash Pad | Improvement Value IFA Eligibility | Base Eligible Improvement Value | Design & Engineering | Total Improvement Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Sunset Meadows | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Willow Hill Pocket | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Willow Pond | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - |
| **Subtotal Open Space** | | | | | | | | | | - | - | - | - |
| *Natural Open Space* | | | | | | | | | | | | | |
| Bell Canyon Reservoir Property | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Brandon Park | - | - | - | - | - | - | - | - | - | - | - | - | - |
| **Amenity Total** | - | - | - | - | - | - | - | - | - | - | - | - | - |
| **Subtotal Natural Open Space** | | | | | | | | | | - | - | - | - |
| *Undeveloped Properties* | | | | | | | | | | | | | |
| Pond Park | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Quail Hollow | - | - | - | - | - | - | - | - | - | - | - | - | - |
| **Amenity Total** | - | - | - | - | - | - | - | - | - | - | - | - | - |
| **Subtotal Undeveloped Land** | - | - | - | - | - | - | - | - | - | - | - | - | - |
| *Trailheads* | | | | | | | | | | | | | |
| Granit Trail Head | - | - | - | - | - | - | - | - | - | | | | |
| Boulders Trail Head | - | - | - | - | - | - | - | - | - | | | | |
| Rocky Mouth | - | - | - | - | - | - | - | - | - | | | | |
| Hidden Valley Park Trail Head | - | - | - | - | - | - | - | - | - | | | | |
| Bluth Park Trail Head | - | - | - | - | - | - | - | - | - | | | | |
| Center Street Park Trail head | - | - | - | - | - | - | - | - | - | | | | |
| Jordan River Trail Head | - | - | - | - | - | - | - | - | - | | | | |
| Lone Peak Park Trail Head | - | - | - | - | - | - | - | - | - | | | | |
| Bell Canyon Preservation Trail Head | - | - | - | - | - | - | - | - | - | | | | |
| **Amenity Total** | - | - | - | - | - | - | - | - | - | | | | |
| **Subtotal Trails & Trailheads** | | | | | | | | | | | | | |

See Table 4.4: Allocation of Trails, Bike Lanes, and Other Pathways

TABLE D.2: TRAIL FACILITIES

| Park Type | Total Acreage | Final Acres | City Owned Acreage | Est. Land Value | Est. Improv. Value |
|---|---|---|---|---|---|
| Developed Active Parks | 265.38 | 265.38 | **251.07** | $138,086,346 | **$38,716,472** |
| Open Space | 49.22 | 49.22 | **49.22** | $492,198 | **-** |
| Natural Open Space | 231.00 | 231.00 | **231.00** | $2,310,000 | **-** |
| Undeveloped Properties | 56.48 | 56.48 | **56.48** | $7,907,200 | **-** |
| Trailheads | 17.60 | 17.60 | **7.02** | $983,180 | **$15,116,981** |
| **Combined** | **619.68** | **619.68** | **594.79** | **$149,778,924** | **$53,833,453** |