



**BLUFFDALE**  
— EST. 1848 —

# Impact Fee Facility Plan Impact Fee Analysis

Parks & Recreation

Public Safety

Storm Water

Transportation

Water

March 2024

*Prepared by*

**The City of Bluffdale Engineering Department**

**Hales Engineering LLC**

**Hansen, Allen & Luce, Inc**

**EFG Consulting LLC**

# TABLE OF CONTENTS

TABLE OF CONTENTS.....	ii
<b>List of Tables.....</b>	<b>iv</b>
<b>1 Certification.....</b>	<b>1</b>
Impact Fee Facility Plan Certification .....	1
Impact Fee Analysis Certification .....	1
Caveats.....	2
<b>2 Executive Summary.....</b>	<b>3</b>
Service Area .....	3
Demand Analysis.....	3
Level of Service .....	3
Excess Capacity to Meet Demand at LOS .....	4
Future Facilities Analysis .....	5
Funding of Future Facilities .....	6
Maximum Allowable Impact Fees .....	6
Staff Recommendation .....	7
<b>3 Demand Analysis .....</b>	<b>8</b>
<b>4 Parks &amp; Recreation IFFP &amp; IFA .....</b>	<b>9</b>
Service Area & Demand .....	9
Current Level of Service .....	9
Excess Capacity, Future Facilities, & funding Plan.....	9
Maximum Allowable Impact Fee & Staff Recommendation .....	10
<b>5 Public Safety IFFP &amp; IFA.....</b>	<b>11</b>
Service Area & Demand .....	11
Current Level of Service .....	11
Excess Capacity, Future Facilities, & funding Plan.....	12
Maximum Allowable Impact Fee & Staff Recommendation .....	12
<b>6 Storm Water IFFP &amp; IFA.....</b>	<b>13</b>
Service Area & Demand .....	13
Current Level of Service .....	13
Excess Capacity, Future Facilities, & funding Plan.....	14
Maximum Allowable Impact Fee & Staff Recommendation .....	14
<b>7 Transportation IFFP &amp; IFA.....</b>	<b>15</b>
Service Area & Demand .....	15
Current Level of Service .....	15
Excess Capacity .....	15
Future Facilities & Funding Plan.....	16
Maximum Allowable Impact Fee & Staff Recommendation .....	16
<b>8 Water IFFP &amp; IFA.....</b>	<b>19</b>
Service Area & Demand .....	19
Current Level of Service .....	19
Excess Capacity, Future Facilities, & funding Plan.....	20
Maximum Allowable Impact Fee & Staff Recommendation .....	20

**9 Appendix .....13**  
    A: Parks & Recreation Value ..... 13  
    B: Impact Fee Calculations ..... 14

## LIST OF TABLES

---

Table 1. Water LOS .....	4
Table 2. Transportation Excess Capacity .....	4
Table 3. Storm Water New Projects .....	5
Table 4. Transportation New Projects.....	5
Table 5. Water New Projects .....	6
Table 6. Impact Fee Table with Staff Recommendations .....	7
Table 7. New Units.....	8
Table 8. Public Safety Facility LOS .....	11
Table 9. Public Safety Equipment LOS.....	12
Table 10. Storm Water New Projects .....	14
Table 11. Transportation Excess Capacity .....	16
Table 12. Transportation New Projects.....	16
Table 13. Transportation Equity Buy-In Impact Fee Calculation .....	17
Table 14. Transportation New Facility Impact Fee Calculation .....	17
Table 15. Water LOS .....	19
Table 16. Water New Projects .....	20
Table 17. Water Impact Fee Calculation .....	21
Table 18. Water Impact Fee by Meter Size .....	21

# 1

## CERTIFICATION

### IMPACT FEE FACILITY PLAN CERTIFICATION

Bluffdale City (City) and EFG Consulting (EFG) certify that the attached impact fee facilities plan:

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; or
  - 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.

### IMPACT FEE ANALYSIS CERTIFICATION

City and EFG certify that the attached impact fee analysis:

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.

## CAVEATS

EFG joins in these certifications with the following caveats:

1. All of the recommendations for implementations of the IFFP made in the IFFP documents or in the IFA documents are followed by the City staff and elected officials.
2. If all or a substantial portion of the IFFP or IFA are modified or amended by the City, this certification is no longer valid.
3. All information provided to our team is assumed to be correct, complete, and accurate. This includes information provided by the City as well as outside sources.

# 2

## EXECUTIVE SUMMARY

The purpose of this IFFP and IFA is to fulfill the requirements of Utah Code Title 11 Chapter 36a (Impact Fee Act) to enable the City to enact impact fees within the City for the following utilities: Parks & Recreation, Public Safety, Storm Water, Transportation, and Water. The following is a summary of the IFFP inputs. The IFFP and IFA will identify the maximum allowable impact fee. The City Council may choose to adopt a fee lower than the maximum but not higher.

### SERVICE AREA

The Service Area for each of the five impact fees is the entire City.

### DEMAND ANALYSIS

The City estimated demand over the next ten years by identifying the areas which are most likely to develop. Unit counts were assigned to each area based upon current land use. Units were then converted to Equivalent Residential Units or Connections (ERU or ERC). Currently the City has 5,857 ERCs and is projected to add 1,769 ERCs/ERUs in the next ten years. Of that number, 1,535 are projected to be residential units and 234 are projected to be non-residential. In addition, this growth pattern is projected to add 36,208 new daily traffic trips.

For more detailed methodology see the Section 3: Demand Analysis.

### LEVEL OF SERVICE

The impact fee act (Act) requires that the City identify the current level of service (LOS) for each utility. The following is a summary of the LOS for each utility. Greater detail can be found Sections 4-8.

- Parks & Recreation: Investment (\$) / Residential ERU: \$7,597
- Public Safety:
  - Facility (Residential and Commercial): Square Feet of Building Space / ERU: 4.39 SF
  - Equipment (Commercial): Equipment (\$) / Commercial ERU: \$2,519
- Transportation: Service Level D and above
- Storm Water:
  - Storage: 100-year storm event (24-hour period) that fully drains in 48 hours
  - Conveyance: 10-year storm event (24-hour period)
- Water

Category	Requirement	Value
Source	Peak Day Demand	1,810 gpd/ERC (1.257 gpm/ERC)
	Average Annual Demand	658 gpd/ERC (0.738 ac-ft/ERC)
Storage	Equalization Storage	716 gal/ERC
	Fire Suppression Storage	0.96 MG

Category	Requirement	Value
Distribution	Peak Instantaneous Demand	3,726 gpd/ERC (2.59 gpm/ERC)
	Minimum Fire Flow	1,500 gpm
	Maximum Pressure (City Preference)	130 psi
	Maximum Pressure Fluctuation (City Preference)	30 psi
	Minimum Service Pressure - Peak Day	40 psi
	Minimum Service Pressure - Peak Instantaneous	30 psi
	Minimum Service Pressure - Peak Day + Fire Flow	20 psi

Table 1. Water LOS

**EXCESS CAPACITY TO MEET DEMAND AT LOS**

There is currently no excess capacity in Parks & Recreation, Public Safety, and Storm Water. Parks & Recreation and Public Safety are both currently at the LOS. Storm Water is below the current LOS and will require additional projects to meet the LOS.

Water has excess capacity in the following improvements that will be utilized to meet demand along with other future water projects. The remaining value represents the original value paid minus impact fees paid.

Equity Buy In	Remaining
Zone 1W Tank (15000 S.)	\$ 2,419,000
Zone 1W Transmission	505,000
15000 South PI Pump Station	1,960,000
Debt Cost of 2020B Water Revenue Bonds	1,211,166
<b>Total</b>	<b>\$ 6,095,166</b>

Table 2. Water Excess Capacity

Transportation has excess capacity in the following roads that will be utilized to meet demand along with other road projects. The remaining value represents the original value paid minus impact fees paid.

Equity Buy In	Remaining
Loumis Parkway	\$ 676,705
2700 W, 14400 So to Bangerter Hwy	611,018
14400 South, 2200 W to Redwood Rd YTD	1,824,616
2200 West, 150000 S to 13800 S	2,244,318
13800 So, 3600 W to 2950 W	297,987
3600 W, 14400 So to 13800 So	97,866
14600 So, 1690 W to Redwood Rd	1,421,942
<b>Total</b>	<b>\$ 7,174,452</b>

Table 3. Transportation Excess Capacity

## FUTURE FACILITIES ANALYSIS

Based upon the demand at the current LOS and considering the excess capacity available in the current systems, the following future facilities will be required to meet demand over the next 10 years.

- Parks & Recreation: \$8.7m in new parks, trail and recreation improvements
- Public Safety:
  - Facility: New 12,000 square feet facility estimated at \$6.5m
  - Equipment: 1 Fire Trucks at \$590,207
- Storm Water: \$2.6m of new improvements are needed for the Storm Water System. \$970,000 will be needed to cure current deficiencies. \$1.7m will serve new growth.

Future Facilities	Total Cost	Deficiency	New Growth	Deficiency	New Growth
14400 South Pond and Trunk Line from 2700-3200 W	\$1,020,000	90.2%	9.8%	\$920,000	\$100,000
Bluffdale South Porter Rockwell (East of Jordan River Trail)	1,650,000	3.0%	97.0%	50,000	1,600,000
<b>Total</b>	<b>\$2,670,000</b>			<b>\$970,000</b>	<b>\$1,700,000</b>

Table 4. Storm Water New Projects

- Transportation: Over the next 10 years, \$17m in new facilities will need to be built. \$1.2m will be built to cure current deficiencies or increase the level of service in the City. \$9.7m will service new growth within 10 years.

Future Facilities	Cost	Other Source	Deficiency	New Growth 10 Years
Heritage Crest Way, PRB to Harmon Day Road	\$2,506,000	-	\$-	\$2,506,000
Freedom Point Way	6,350,000	5,080,000	-	889,000
1780 West (behind Maverik) and Redwood Connection	1,860,000	-	308,229	613,800
13900 Connection - 2700 West to 2950 West	2,310,000	-	-	2,310,000
Traffic Signal at Rising Star / PRB	680,000	401,200	97,580	181,220
Roundabout - 13900 South / 2700 West	750,000	-	-	750,000
Roundabout - 14000 South / 2700 West	1,590,000	-	795,000	795,000
Extension of Bringhurst Blvd to the South (Major Collector) - 700 feet	1,460,000	-	-	1,460,000
Transportation Master Plan	50,000	-	-	50,000
Master Plan Update for Active Transportation and Transportation	150,000	-	-	150,000
<b>Total</b>	<b>\$17,076,000</b>	<b>\$5,481,200</b>	<b>\$1,200,809</b>	<b>\$9,705,020</b>

Table 5. Transportation New Projects

- Water: The water utility will construct \$10.9m in new facilities over the next 10 years. \$3.2 of those will cure current deficiencies in the system. \$3m will provide service to new growth.

Future Facilities	Total Cost	Deficiency	New Growth	Deficiency	New Growth
Zone 2 West Storage	\$9,270,000	60.0%	40.0%	\$2,781,000	\$1,854,000
14600 S Waterline Upsize	700,000	44.0%	56.0%	308,000	392,000
Zone 3W Booster Pump Station	300,000	0.0%	100.0%	-	300,000
15000 South PS Modifications	15,000	0.0%	100.0%	-	15,000
Zone 2 West Storage Property Acquisition	400,000	0.0%	100.0%	-	400,000
Master Plan	210,000	50.0%	50.0%	105,000	105,000
<b>Total</b>	<b>\$10,895,000</b>			<b>\$3,194,000</b>	<b>\$3,066,000</b>

Table 6. Water New Projects

### FUNDING OF FUTURE FACILITIES

The City has not included any plans to issue debt for any future facilities. This does not mean the City will not choose to do so. However, this analysis has assumed no interest carry cost as part of any impact fees. The City has been successful in receiving some grant funds for projects and will continue to seek these funds in the future. Should grant funds be received which will fund any of the projects in this report, the City will revisit the impact fee to ensure compliance with the Act. Currently, the City anticipates meeting the LOS for each system by funding new projects with cash. Impact fees are a critical component of generated that proportional cash to fund or repay future projects.

### MAXIMUM ALLOWABLE IMPACT FEES

The following are the maximum allowable impact fees for each utility.

- Parks & Recreation: \$7,597/Residential ERU (single-family), & \$5,698/multi-family residential
- Public Safety:
  - \$2,039/Residential ERU
  - \$4,558/Commercial ERU (one commercial unit which is 9,000sf)
- Storm Water: \$578/ERU
- Transportation: \$405/Daily Trip
  - \$3,822/Single Family Residential
  - See Section 7 for other land use types
- Water: \$4,184/ERU

## STAFF RECOMMENDATION

The staff recommends that impact fee be charged at the maximum amount as described above and outlined below.

**Table 7. Impact Fee Single Family Residential Table with Staff Recommendations**

Impact Fee	Current	Proposed 2023	Change	Change
Parks	\$ 6,500	\$ 7,597	\$ 1,097	17%
Public Safety (Residential)	2,239	2,039	(200)	-9%
Transportation (Single Family)	4,202	3,822	(308)	-9%
Storm Water	494	578	84	17%
Water	4,485	4,184	(301)	-7%
<b>Total Single Family</b>	<b>\$ 17,426</b>	<b>\$ 17,643</b>	<b>\$ 217</b>	<b>1%</b>

**Table 8. Impact Fee Retail Example Table with Staff Recommendations**

Impact Fee	Current	Proposed 2023	Change	Change
Public Safety	\$ 4,571	\$ 4,558	\$ (13)	0%
Storm	494	578	84	17%
Transportation	\$8k - \$57k	10,964		
Water	4,485	4,184	(301)	-7%
<b>Total Retail (1 ERU)</b>	<b>\$18k - \$67k</b>	<b>\$ 20,284</b>		

# 3

## DEMAND ANALYSIS

The demand over the next ten years was estimated by the City using TAZ data to identify how many additional households developed as well as new commercial square footage that will be developed in the next ten years. The table below provides a summary of the ERCs estimated for commercial and residential. This analysis determined there would be 1,769 new ERC/ERUs (1,535 residential and 234 non-residential) and 36,208 new daily trips. One commercial ERC/ERU is equivalent to 9,000sf.

Table 9. New Units

ERCs	2022	2032	10 Year Growth
Residential	5,672	7,207	1,535
Commercial	185	419	234
Total	5,857	7,626	1,769

# 4

## PARKS & RECREATION IFFP & IFA

Bluffdale City provides park and recreation facilities to its citizens. This section will describe the following items in accordance with the Act for Parks & Recreation.

- service area,
- demand within the service area,
- the current level of service,
- excess capacity in the current system to meet demand,
- future facilities required to meet demand,
- funding plans for future facilities,
- the maximum allowable impact fee new residential growth would pay to cover the proportionate share of excess capacity and new facilities, and
- the staff recommendation for impact fees to be charged.

### SERVICE AREA & DEMAND

The service area for the Parks & Recreation impact fee is the entire City. The projected demand within the service area is 1,535 new residential units or ERUs over the next 10 years. Parks & Recreation impact fees are only charged to residential units.

### CURRENT LEVEL OF SERVICE

The unit of measurement for the LOS is investment per residential unit or ERU. The LOS for Parks & Recreation was calculated through an inventory of all current Parks & Recreation facilities including the monetary value of these facilities. The value of these facilities is currently \$43,092,524. Calculation details can be found in **Appendix A: Parks and Recreation Values**. This total value was then divided by the current number of residential ERUs in the City which is 5,672. The current LOS for Parks & Recreation is \$7,597 of investment per ERU (single-family). Multi-family residential is equivalent to 0.75 ERUs, thus the multi-family residential fee would be \$5,698.

### EXCESS CAPACITY, FUTURE FACILITIES, & FUNDING PLAN

Because the LOS for Parks & Recreation uses the value of all current facilities, there is no excess capacity in the system.

In order to maintain the LOS of \$7,597/ERU with an additional 1,535 ERUs within the service area, the City would be required to invest \$11.6m in new facilities. The City will utilize taxes, fees, impact fees, grants and may use bonds to construct future facilities. Although debt may be used, the City has not assumed any interest expense in this calculation. The City may choose to reduce the impact fee which will reduce the need for this level of investment.

The City anticipates using the collected impact fees to fund the following facilities:

Project	Cost	Other Sources	Impact Fee Eligible Costs
Pickle Ball Parking	100,000	100,000	100,000
Trail (Independence to Day Ranch)	1,000,000		1,000,000
Trail (Over Railroad Track)	5,000,000	3,200,000	1,800,000
Trail (Rose Creek)	3,000,000	850,000	2,150,000
Trail (Over Canal)	2,000,000		2,000,000
Rodeo Seating	1,500,000		1,500,000
Park/Rec Plans Update	150,000		150,000
<b>Total</b>	<b>\$12,850,000</b>	<b>\$4,150,000</b>	<b>\$8,700,000</b>

Table 10: Future Park Projects

**MAXIMUM ALLOWABLE IMPACT FEE & STAFF RECOMMENDATION**

The maximum allowable impact fee that can be charged to new residential growth is \$7,597 per ERU (single-family) and \$5,698 (multi-family). Commercial ERUs will not be charged a Parks & Recreation impact fee. Impact fee credits can be received for installing future facilities that meet the LOS. City staff recommends to the City Council that the maximum allowable fee be charged.

# 5

## PUBLIC SAFETY IFFP & IFA

Bluffdale City provides public safety services to the City including fire and police protection. This section will describe the following items in accordance with the Act for Public Safety.

- service area,
- demand within the service area,
- the current level of service,
- excess capacity in the current system to meet demand,
- future facilities required to meet demand,
- funding plans for future facilities,
- the maximum allowable impact fee new growth would pay to cover the proportionate share of excess capacity and new facilities, and
- the staff recommendation for impact fees to be charged.

### SERVICE AREA & DEMAND

The service area for the Public Safety impact fee is the entire City. The projected demand within the service area is 1,769 new ERCs over the next 10 years of which 234 are non-residential and 1,535 are residential.

The Facility portion of the impact fee is charged to all ERUs. The Equipment portion is only charged to commercial ERUs.

### CURRENT LEVEL OF SERVICE

The unit of measurement for the facility LOS is square feet of facility space per ERU. The equipment LOS is investment in equipment per commercial ERU. The current facility LOS is 4.39 square feet per ERU. The table below provides the calculation.

Historic Projects	Year Built	Cost	Total SQ FT	SQ FT Utilized
Station 1 – Station 91	2003	\$ 2,110,000	12,900	12,900
Station 1 Expansion	2019	280,151		Included above
Station 2 – Station 92	2019	4,899,546	12,821	12,821
Total		\$ 7,289,697	25,721	25,721
2022 ERUs				5,857
LOS - SF/ERU				4.39

Table 11. Public Safety Facility LOS

Rolling stock can only be charged to commercial ERUs and only if the rolling stock is above \$500,000. The table below provides a summary of the LOS for the Equipment LOS.

Added ERUs thru 2032	234
Future Equipment	
Fire Truck (2024)	\$590,207
Total Equipment	\$590,207
<b>Equipment Level of Service/ERU</b>	<b>\$2,519</b>

Table 12. Public Safety Equipment LOS

### EXCESS CAPACITY, FUTURE FACILITIES, & FUNDING PLAN

Because the LOS for Public Safety uses the value of all current facilities, there is no excess capacity in the system.

The City plans to build an additional fire station in the near future to maintain the facility LOS of 4.39 per ERU. This new station is expected to be 12,000 square feet and cost approximately \$6.5m. Based on the existing LOS, this facility will serve 3,188 ERUs. With an additional 1,769 ERUs within the service area, the new station should serve growth beyond the next 10 years. In order to provide rolling stock for commercial, the City will buy one fire truck at \$590k in the next several years.

The City would utilize taxes, fees, impact fees, grants and may use bonds or equipment leases to construct and/or acquire future facilities and/or equipment. Although debt may be used, the City has not assumed any interest expense in this calculation.

### MAXIMUM ALLOWABLE IMPACT FEE & STAFF RECOMMENDATION

The maximum allowable impact fee that can be charged for future facilities is \$2,039 per ERU. The maximum allowable impact fee that can be charged to commercial ERUs for equipment is an additional \$2,519. Commercial ERUs would thus pay \$4,558 per ERU.

City staff recommends charging the maximum allowable impact fee for public safety.

# 6

## STORM WATER IFFP & IFA

The City of Bluffdale has designed and constructed a stormwater drainage system to reduce flooding and minimize stormwater pollution into receiving waters. Flooding risk is generally mitigated by detaining, retaining, or infiltrating stormwater before it reaches the receiving water. This helps ensure that public and private properties have as minimal flooding risk as reasonably possible.

This section will describe the following items in accordance with the Act for Storm Water.

- service area,
- demand within the service area,
- the current level of service,
- excess capacity in the current system to meet demand,
- future facilities required to meet demand,
- funding plans for future facilities,
- the maximum allowable impact fee new growth would pay to cover the proportionate share of excess capacity and new facilities, and
- the staff recommendation for impact fees to be charged.

### SERVICE AREA & DEMAND

The service area for the Storm Water impact fee is the entire City. The projected demand within the service area is 1,769 new ERUs.

### CURRENT LEVEL OF SERVICE

The City Storm Water Design Standards Manual defines the level of service for stormwater systems. All stormwater storage must be sized to accommodate the 100 year (1% chance of annual occurrence) 24-hour event. Stormwater conveyance systems must be sized to convey the 10-year (10% chance of annual occurrence) 24-hour event. All open-air storage systems must drain fully within 48 hours to prevent the growth of mosquitoes and other water borne pathogens. This plan assumes that all new development provide stormwater conveyance/storage for their own property and the city will provide stormwater services for all public rights-of-way. If a private development wishes to utilize a public facility, they may be required to expand the receiving stormwater facility to provide adequate capacity.

The Equivalent Residential Unit (ERU) for the storm drain system is an estimate of the runoff contribution that a single-family home sends into the storm drain system. The assumption is that each single-family home has at least 2,700 square feet of impervious area.

To estimate the impact of Non-residential zones to the storm drain system, we must identify their amount of impervious area. City ordinances require a minimum of 15% of the property be landscaped. Typically, the remainder is constructed as impervious area (buildings, parking lots, sidewalks, etc.). To determine the storm drain impact for a one acre, non-residential site, the amount of impervious area is assumed to

be 85% or 37,026 SF (43,560 SF x 85% = 37,026 SF). One ERU is 2,700 SF so the amount of ERU's in a non-residential site is determined by: 37,026 SF/2,700 SF = 13.71 ERUs.

### EXCESS CAPACITY, FUTURE FACILITIES, & FUNDING PLAN

Portions of the Storm Water system are currently deficient. There is thus no excess capacity in the system.

In order to reach and maintain the LOS with an additional growth within the service area, the City will construct the facilities listed in the table below. Of the \$2.6m in new storm water facilities, \$1.7m will serve new growth. These projects will serve 2,941 new growth ERUs.

Future Facilities	Total Cost	Deficiency	New Growth	Deficiency	New Growth
14400 South Pond & Trunk Line from 2700-3200 W	\$1,020,000	90.2%	9.8%	\$920,000	\$100,000
Bluffdale South Porter Rockwell (East of Jordan River Trail)	1,650,000	3.0%	97.0%	50,000	1,600,000
Total	\$2,670,000			\$970,000	\$1,700,000

Table 13. Storm Water New Projects

The City will utilize taxes, fees, impact fees, grants and may use bonds to construct future facilities. Although debt may be used, the City has not assumed any interest expense in this calculation.

### MAXIMUM ALLOWABLE IMPACT FEE & STAFF RECOMMENDATION

The maximum allowable impact fee that can be charged to new growth is calculated by dividing the total cost of the new growth projects (\$1.7m) by the ERUs these facilities will serve (2,941). This calculates to \$578 per ERU.

City staff recommends that the City Council adopt the maximum allowable impact fee.

# 7

## TRANSPORTATION IFFP & IFA

Bluffdale City owns transportation facilities within the City to provide service to its constituents. The State and County also own transportation facilities. These non-city owned facilities are considered in meeting the demands of the system. However, funding of these facilities are not included in this analysis. This section will describe the following items in accordance with the Act for Transportation.

- service area,
- demand within the service area,
- the current level of service,
- excess capacity in the current system to meet demand,
- future facilities required to meet demand,
- funding plans for future facilities,
- the maximum allowable impact fee new growth would pay to cover the proportionate share of excess capacity and new facilities, and
- the staff recommendation for impact fees to be charged.

### SERVICE AREA & DEMAND

The service area for the Transportation impact fee is the entire City. The projected demand within the service area is 1,769 new ERUs which will generate 36,208 new daily trips by 2032.

### CURRENT LEVEL OF SERVICE

The unit of measurement for the LOS service level D or higher. The service level is a measure of the capacity of roads and intersections. The City determines transportation capacity by running transportation modules that determine the number of trips by new growth type and the needed facilities to meet that demand including city-owned and non-city-owned facilities.

### EXCESS CAPACITY

The traffic modeling current shows that City-owned facilities have excess capacity. The original value of these roads minus impact fee payments made to construct the roads is provided in the table below. These facilities will be utilized as part of the system to meet the future demand.

Equity Buy In	Remaining
Loumis Parkway	\$ 676,705
2700 W, 14400 So to Bangerter Hwy	611,018
14400 South, 2200 W to Redwood Rd YTD	1,824,616
2200 West, 15000 S to 13800 S	2,244,318
13800 So, 3600 W to 2950 W	297,987
3600 W, 14400 So to 13800 So	97,866

Equity Buy In	Remaining
14600 So, 1690 W to Redwood Rd	1,421,942
Total	\$ 7,174,452

Table 14. Transportation Excess Capacity

## FUTURE FACILITIES & FUNDING PLAN

The City will need to construct the facilities listed below to meet future demand of current residents as well as new growth. Of the \$17m on future projects, \$9.7m will serve new growth over the next 10 years.

Future Facilities	Cost	Deficiency	10 Year Growth	Other Sources	Deficiency	New Growth
Heritage Crest Way, PRB to Harmon Day Road	\$2,506,000	0.0%	100.0%	\$-	\$-	\$2,506,000
Freedom Point Way	6,350,000	21.0%	14.0%	5,080,000	-	889,000
1780 West (behind Maverik) and Redwood Connection	1,860,000	16.6%	33.0%	-	308,229	613,800
13900 Connection - 2700 West to 2950 West	2,310,000	0%	100.0%	-	-	2,310,000
Traffic Signal at Rising Star / PRB	680,000	35.0%	65.0%	401,200	97,580	181,220
Roundabout - 13900 South/2700 West	750,000	0%	100.0%	-	-	750,000
Roundabout - 14000 South/2700 West	1,590,000	50.0%	50.0%	-	795,000	795,000
Extension of Bringham Blvd to the South (Major Collector) - 700 feet	1,460,000	0.0%	100.0%	-	-	1,460,000
Transportation Master Plan	50,000	0.0%	100.0%	-	-	50,000
Master Plan Update for Active Transportation and Transportation	150,000	0.0%	100.0%	-	-	150,000
Total	\$17,076,000			\$5,481,200	\$1,200,809	\$9,705,020

Table 15. Transportation New Projects

The City will utilize taxes, fees, impact fees, grants and may use bonds to construct future facilities. Although debt may be used, the City has not assumed any interest expense in this calculation. The City may choose to reduce the impact fee which will reduce the need for this level of investment.

## MAXIMUM ALLOWABLE IMPACT FEE & STAFF RECOMMENDATION

The maximum allowable impact fee that can be charged to new growth is \$405.34/daily trip. This fee includes \$137.3/daily trip for equity buy-in as detailed in the Equity Buy In table below. The fee also includes \$268.04/daily trip for new facilities as detailed in the Future Facilities table below. The City's transportation impact fee fund balance provides a credit of \$60.84/daily trip.

Equity Buy In	Remaining	Growth Trips	Growth/Trip
Loumis Parkway	\$ 676,705	36,208	\$ 18.69
2700 W, 14400 So to Bangerter Hwy	611,018	36,208	16.88
14400 South, 2200 W to Redwood Rd YTD	1,824,616	36,208	50.39
2200 West, 150000 S to 13800 S	2,244,318	36,208	61.98
13800 So, 3600 W to 2950 W	297,987	36,208	8.23
3600 W, 14400 So to 13800 So	97,866	36,208	2.70
14600 So, 1690 W to Redwood Rd	1,421,942	36,208	39.27
<b>Total</b>	<b>\$ 7,174,452</b>	<b>36,208</b>	<b>\$ 198.15</b>
Impact Fee Fund Balance Credit	\$ 2,202,970	36,208	\$ 60.84
<b>Equity Buy-in Impact Fee</b>			<b>\$ 137.30</b>

Table 16. Transportation Equity Buy-In Impact Fee Calculation

Future Facilities	New Growth	Growth Trips	Cost/Trip
Heritage Crest Way, PRB to Harmon Day Road	\$2,506,000	36,208	69.21
Freedom Point Way	889,000	36,208	24.55
1780 West (behind Maverik) and Redwood Connection	613,800	36,208	16.95
13900 Connection - 2700 West to 2950 West	2,310,000	36,208	63.80
Traffic Signal at Rising Star / PRB	181,220	36,208	5.00
Roundabout - 13900 South/2700 West	750,000	36,208	20.71
Roundabout - 14000 South/2700 West	795,000	36,208	21.96
Extension of Bringhurst Blvd to the South (Major Collector) - 700 feet	1,460,000	36,208	40.32
Transportation Master Plan	50,000	36,208	1.38
Master Plan Update for Active Transportation and Transportation	150,000	36,208	4.14
<b>Total</b>	<b>\$9,705,020</b>	<b>36,208</b>	<b>\$268.04</b>

Table 17. Transportation New Facility Impact Fee Calculation

The table below provides a table of trips and impact fees per land use type. Any user may conduct a traffic study and apply the \$405.34 daily trip to the total number of daily trips. City staff recommends to the City Council a fee of \$405.34 per daily trip.

Description	Impact Fee per Daily Trip	Daily Trip	Pass-through Reduction	Impact Fee (Daily)
Single Family Residential	\$405.34	9.43	0%	\$ 3,822
Townhome/Multi-Family Residential	\$405.34	7.00	0%	\$ 2,837
Retail (per 1,000 sf)	\$405.34	45.08	40%	\$ 10,964
Industrial (	\$405.34	3.20	0%	\$ 1,297
Other	\$405.34	9.50	0%	\$ 3,851
Flex	\$405.34	12.44	0%	\$ 5,042

Table 18. Transportation Total Impact Fee Calculation

The following provides a description of each land use type.

**Single Family Residential:** Single family detached residential units.

**Townhome/Multi-Family Residential:** This includes all multi-family and attached residential units including townhomes.

**Retail:** Retail land uses include retail, commercial, and food & beverage establishments that sell goods and services. Examples of this land use include strip retail, shopping centers, big box stores, supermarkets, restaurants, convenience stores, pharmacies, banks, auto service centers, and car washes. This land use includes all retail and service land uses defined by ITE numbers 800-999.

**Industrial:** Industrial land uses include warehousing, manufacturing, self storage, data center, and light industrial facilities. Flex space is not included in this land use. This land use includes the land uses defined by ITE numbers 100-199.

**Other:** Other land uses include land uses that do not fit in the residential, retail, industrial, or flex space categories. Land uses that fit in the other category may include professional offices, medical offices, health care facilities, hotels, gyms, schools, and churches.

**Flex:** ITE defines flex space as a "business park." A business park consists of a group of flex-type or incubator one- or two-story buildings served by a common roadway system. The tenant space is flexible and lends itself to a variety of uses. The rear side of the building is often served by a garage door. The space may include offices, retail and wholesale stores, restaurants, recreational areas and warehousing, manufacturing, light industrial, or scientific research functions. A common mix is 20 to 30 percent office/commercial and 70 to 80 percent industrial/warehousing.

# 8

## WATER IFFP & IFA

Bluffdale City provides culinary and secondary water within the City. This section will describe the following items in accordance with the Act for Water.

- service area,
- demand within the service area,
- the current level of service,
- excess capacity in the current system to meet demand,
- future facilities required to meet demand,
- funding plans for future facilities,
- the maximum allowable impact fee new growth would pay to cover the proportionate share of excess capacity and new facilities, and
- the staff recommendation for impact fees to be charged.

### SERVICE AREA & DEMAND

The service area for the Water impact fee is the entire City. The projected demand within the service area is 1,769 new ERCs over the next 10 years.

### CURRENT LEVEL OF SERVICE

The unit of measurement for the LOS for Water can be found in the table below. Much of this LOS is defined by Utah State Administrative Code.

Category	Requirement	Value
Source	Peak Day Demand	1,810 gpd/ERC (1.257 gpm/ERC)
	Average Annual Demand	658 gpd/ERC (0.738 ac-ft/ERC)
Storage	Equalization Storage	716 gal/ERC
	Fire Suppression Storage	0.96 MG
Distribution	Peak Instantaneous Demand	3,726 gpd/ERC (2.59 gpm/ERC)
	Minimum Fire Flow	1,500 gpm
	Maximum Pressure (City Preference)	130 psi
	Maximum Pressure Fluctuation (City Preference)	30 psi
	Minimum Service Pressure - Peak Day	40 psi
	Minimum Service Pressure - Peak Instantaneous	30 psi
	Minimum Service Pressure - Peak Day + Fire Flow	20 psi

Table 19. Water LOS

## EXCESS CAPACITY, FUTURE FACILITIES, & FUNDING PLAN

The Water system has some excess capacity in the current system. The original value of these improvements minus impact fee payments made to construct the roads is provided in the table below. These facilities will be utilized as part of the system to meet the future demand.

Excess Capacity	Total Cost	Other Sources	Remaining Cost	Deficiency	New Growth	Deficiency	New Growth
Zone 1W Tank (15000 S.)	\$4,838,000	\$2,419,000	\$2,419,000	0.0%	100.0%	\$ -	\$2,419,000
Zone 1W Transmission	1,010,000	505,000	505,000	0.0%	100.0%	-	505,000
15000 South PI Pump Station	1,960,000	-	1,960,000	100%	0%	1,960,000	-
Debt Cost of 2020B Water Revenue Bonds	1,211,166	-	1,211,166	40%	60%	486,054	725,112
<b>Total Excess Capacity</b>	<b>\$9,019,166</b>	<b>\$2,924,000</b>	<b>\$6,095,166</b>			<b>\$2,446,054</b>	<b>\$3,649,112</b>

Table 20. Water Excess Capacity

In order to meet the LOS and then maintain that LOS with future demand in the service area, the City will also need to construct \$10.9m in new facilities over the next 10 year. \$3.2m will cure current deficiencies in the system. \$3m will provide service to new growth.

Future Facilities	Total Cost	Other Sources	Remaining Cost	Deficiency	New Growth	Deficiency	New Growth
Zone 2 West Storage	\$9,270,000	4,635,000	\$4,635,000	60.0%	40.0%	\$2,781,000	1,854,000
14600 S Waterline Upsize	700,000	-	700,000	44.0%	56.0%	308,000	392,000
Zone 3W Booster Pump Station	300,000	-	300,000	0.0%	100.0%	-	300,000
15000 South PS Modifications	15,000	-	15,000	0.0%	100.0%	-	15,000
Zone 2 West Storage Property Acquisition	400,000	-	400,000	0.0%	100.0%	-	400,000
Master Plan	210,000	-	210,000	50.0%	50.0%	105,000	105,000
<b>Total</b>	<b>\$10,895,000</b>					<b>\$3,194,000</b>	<b>\$3,066,000</b>

Table 21. Water New Projects

The City will utilize user fees, impact fees, and may use bonds to construct future facilities. Although debt may be used, the City has not assumed any interest expense in this calculation.

## MAXIMUM ALLOWABLE IMPACT FEE & STAFF RECOMMENDATION

The maximum allowable impact fee was calculated by including the costs related to excess capacity in existing facilities as well as the costs related to future projects serving growth. These costs are divided by the number of growth ERCs each project will serve. The tables below detail this calculation.

Existing Facilities	New Growth	Growth ERCs	Growth/ERC
Zone 1W Tank (15000 S.)	\$ 2,419,000	3,573	\$ 677
Zone 1W Transmission	505,000	3,573	141
15000 South PI Pump Station	-	-	-

Existing Facilities	New Growth	Growth ERCs	Growth/ERC
Debt Cost of 2020B Water Revenue Bonds	725,112	2,139	339
<b>Total</b>	<b>\$ 3,649,112</b>		<b>\$ 1,157</b>

Table 22. Water Existing Facilities Impact Fee Calculation

Future Facilities	New Growth	Growth ERCs	Growth/ERC
Zone 2 West Storage	\$ 1,854,000	786	\$ 2,360
14600 S Waterline Upsize	392,000	2,799	140
Zone 3W Booster Pump Station	300,000	1,964	153
15000 South PS Modifications	15,000	1,142	13
Zone 2 West Storage Property Acquisition	400,000	1,964	204
Master Plan	105,000	669	157
<b>Total</b>	<b>\$3,066,000</b>		<b>\$ 3,027</b>

Table 23. Water Future Facilities Impact Fee Calculation

Total Impact Fee	Growth/ERC
Excess Capacity	\$ 1,157
Future Facilities	3,027
<b>Total</b>	<b>\$ 4,184</b>

Table 24. Water Total Impact Fee Calculation

The maximum allowable impact fee per ERC is \$4,184. The table below provides a schedule of impact fees by meter size.

Residential (per Unit)	ERC Multiplier	Impact Fee
Single Family	1.00	\$ 4,184
Multi-Family	0.75	\$ 3,138
<b>Commercial (Meter Size)</b>		
3/4	1	\$ 4,184
1	2.5	\$ 10,460
1 1/2	5	\$ 20,920
2	8	\$ 33,472
3	15	\$ 62,760
4	25	\$ 104,600

Table 25. Water Impact Fee by Meter Size

City staff recommends to City Council to charge the maximum allowable impact fee for Water.

# 9

## APPENDIX

### A: PARKS & RECREATION VALUE

BLUFFDALE CITY PARK INVENTORY

EXISTING PARKS - Prior to 2014						Price per Acre	Sod & Irrigation	Trail	Playground Amenities	Pavillions	Courts	Bathroom	Parking	Trees and Other Landscaping	Splash Pad	Other Amenities and Construction Costs	Total Value
Plat	Name	Acres	Address	Classification	Sod Square Feet												
	Bluffdale City Main Park - CH & FS	22.37	14400 South 2200 West	Community Park	650,000	\$ 7,270,250	\$ 1,183,000		\$ 125,333	\$ 109,556	\$ 54,251	\$ 120,000	\$ 359,450	\$ 176,000		\$ 638,000	\$ 10,035,840
	Parry Farms - Baseball Fields	7.22	1511 West Rockhollow Drive	Specialty Facility	120,000	2,346,500	218,400			75,048		120,000				124,000	2,883,948
	Phillip Gates Memorial Park	4.54	14400 South 970 West	Neighborhood Park	82,000	1,475,500	149,240		94,000	195,048		120,000	47,242	48,000		196,000	2,325,030
	Ponderosa Park	1.12	3180 West Buehler Circle	Pocket Park	42,500	364,000	77,350			9,200						26,000	476,550
	Rodeo Arena	9.55	14400 South 2400 West	Specialty Facility	0	3,103,750	-									-	3,103,750
	Ten Sleep Circle Park	0.44	14730 South 2700 West	Pocket Park	18,000	143,000	32,760		37,600					4,000		22,000	239,360
		<b>45.24</b>															
<b>PARKS &amp; TRAILS IMPROVED - 2014 to 2016</b>																	
BH Ph.2	Bluffdale Heights Park	0.46	700 West 15200 South	Pocket Park	20,000	149,500	36,400		75,200	34,508				12,000		47,000	354,608
BH Ph.4	Bluffdale Heights Detention Park	0.71	15074 South Rosslyn Cove	Pocket Park	30,995	230,750	56,411							12,800		21,000	320,961
Mktplc A	Marketplace Park	1.47	533 West Koins Way	Pocket Park	63,918	477,750	116,331		62,667	10,705				26,400		65,000	758,853
IND D-5	Mount Jordan Park - IND	3.69	15090 South Freedom Point Way	Neighborhood Park	160,736	1,199,250	292,540			10,705	45,266	120,000	34,918	61,600		170,000	1,934,279
PA Ph.1	Palisades Park - Detention Pond	1.14	3400 West 13800 South	Open Space	49,500	370,500	90,090										460,590
	Parry Farms Park	5.63	15488 South Iron Horse Blvd	Neighborhood Park	91,476	1,829,750	166,486		125,333	34,508	468,849	120,000	45,188			288,000	3,078,114
K	IND Detention Pond Park	4.28	Noell Nelson Drive	Neighborhood Park	186,437	1,391,000	339,315				163,892			48,000		165,000	2,107,207
	<b>Total:</b>	<b>17.38</b>															
<b>TRAILS</b>																	
		<b>Acres</b>	<b>Address</b>	<b>Classification</b>	<b>Length Trails (ft)</b>												
	Porter Rockwell Trail			Trails	7,164	-		201,296									201,296
A/D1/E3/F/G1/G2	Independence Trails - PP East/West	3.28	North Property line from PRB to NND	Trails	3,295	1,066,000		92,584									1,158,584
IND I-3	Independence Trail - Power Corridor E1	1.10	D-5 to Heritagecrest	Trails	604	357,500		16,974									374,474
IND I-1	Independence Trail - Access to Daylight Cir	0.03	Daylight Circle to D-5 Park	Trails		9,750		-									9,750
Mktplc A	Porter Rockwell - Park Strip Marketplace	0.03		Trails/Parkstrip	1,370	9,750		38,497									48,247
IND K	IND Detention Pond Trail		Noell Nelson Drive	Trails	1,022	-		28,725									28,725
	<b>Total:</b>	<b>4.44</b>															
<b>PARKS &amp; TRAILS IMPROVED - 2016 to 2019</b>																	
		<b>Acres</b>	<b>Address</b>	<b>Classification</b>	<b>Sod Square Feet</b>												
IND D-8	Independence Central Pocket Park	0.43	921 W Allegiance Drive	Pocket Park		139,750	-	47,000	10,705					11,200		21,000	229,655
WA at IND	Westgate Park - Parcel A/E Westside	1.26	14800 South Harmon Day Drive	Open Space/Trail	54,903	409,500	99,923							16,000		35,000	560,423
WA at IND	Westgate Park - Parcel B Eastside	2.41	14881 South Harmon Day Drive	Neighborhood Park	105,055	783,900	191,200	75,200	34,508		120,000	86,972	26,400			160,000	1,478,180
IND D-10	Independence Main Park	5.75	15245 S Noell Nelson Drive	Neighborhood Park	250,470	1,868,750	455,855	33,720	376,000	32,114	120,000	185,564	92,000	600,000		1,327,000	5,091,003
Res. at the Bluffs	Vintage Park	5.61	14180 South Loumis Parkway	Neighborhood Park	129,400	1,823,250	235,508	40,464	376,000	178,572	340,894	120,000	173,240	64,000	140,000	1,168,000	4,659,928
IND M-2	Detention Park M-2 & Trail	1.60	15329 S Revolutionary Way	Neighborhood Park/T		520,000	-										520,000
	<b>Total:</b>	<b>17.06</b>															
<b>TRAILS</b>																	
		<b>Acres</b>			<b>Length Trails (ft)</b>												
WA at IND	Westgate - Harmon Day Northside	0.04	1040 W Harmon Day Drive	Parkstrip	1,765	13,000	-	49,597									62,597
PP TWNS	Porters Point - Trail	0.10	1087 W Chimney Pass Drive	Trails	435.6	32,500		12,240									44,740
IND Q	Independence Trail - Power Corridor E2	1.22	15219 S Heritagecrest Way to PRB	Trails	5314.32	396,500	-	149,332									545,832
	<b>Total:</b>	<b>1.36</b>															
<b>PARKS &amp; TRAILS - FUTURE 2019 +</b>																	
	Day Ranch Central Park	19.00	Harmon Day Drive	Community Park			-										
	Dog Park	2.00	JSD Property/Woodside Parcel	Special Use Area			-										
	Bike Pump Track	1.58	Parry Farms	Special Use Area			-										

Total Developed Acres 85.48 Totals 27,781,650 3,740,809 663,429 1,394,333 735,177 1,073,152 960,000 932,574 598,400 740,000 4,473,000 43,092,524

Total Value 43,092,524  
 Weighted Average Value Per Acre **504,112**

## Costing Detail & Assumption

**Land Cost per Acre** 325,000 Based on average \$65,000 per 7000 SqFt lot with a 5 unit yield per acre  
Value provided by developer in an ongoing transaction

### Trail Cost

	<u>Cost</u>		
Grading Prep including road base	1.03	ft^2	
Paving	<u>1.78</u>	ft^2	
	<u>2.81</u>	ft^2	
	<u>28.10</u>	Per linear foot	From Independence Main Park

### Parking Cost

Grading Prep including road base	0.76	ft^2
Paving - superpave	<u>1.69</u>	ft^2
	2.45	
Square feet including driveway	<u>400</u>	
per spot	980.00	
Curb gutter sidewalk	<u>1,074.20</u>	
Per Spot	2,054.00	

### Curb Gutter

Grading Prep including road base	0.76	ft^2	
Concrete installed	24.00	Per Linear foot	From Independence Main Park

### Sidewalk

Grading Prep including road base	0.76	ft^2	
Concrete - Form/pour	5.03	Installed	From Independence Main Park

### Pavilion

Grading Prep including road base		0.76	ft^2	
Concrete - Form/pour		5.51	Installed	
12 X 20	9,200.00	1,504.80	10,704.80	From Independence Main Park
40X60	60,000.00	15,048.00	75,048.00	From Vintage Park
20X20	32,000.00	2,508.00	34,508.00	From Vintage Park

**Independence Play Equipment** 376,000.00 From Independence Main Park

**Splash pad equipment** 140,000.00 From Vintage Park

**Bathrooms** 120,000.00

### Pickleball court

Grading Prep including road base		0.76	ft^2	
Concrete - Pretension	60,000.00	1946	61,946.00	
Lighting	40,000.00			

### Tennis Court

Grading Prep including road base		0.76	ft^2	
Concrete - Pretension	105,000.00	3501	108,501.00	Extrapolated from Pickleball
Lighting	40,000.00			

**Basketball court**

Grading Prep including road base		0.76 ft <sup>2</sup>		
Concrete - Pretension	175,000.00	6065	181,065.00	Extrapolated from Pickleball
Lighting	40,000.00			

Tree - Each	800.00			Estimate
-------------	--------	--	--	----------

**Sod**

Irrigation	109,350.00	irrigation		
Soil prep	56,515.00			
Soil prep	4,775.00			
Grass	64,700.00			
Total	<u>235,340.00</u>			
	<u>1.82</u>			

From Vintage Park

"Other" percentage

Vintage & Independence Main	70%	Based upon analysis of actual costs
All other parks	30%	Estimated

Park Name	Classification	Playground (toddler)	Playground (large)	Swing Set	Zip Lines	Climbing Wall	Pavilion	Picnic Tables	Benches	Restroom	Pathways - Trail	Parking	Sports Fields	Basketball	Pickleball	Tennis	Volleyball - Grass/Sand	Splash Pad	Skate Park	Pump Track	Swimming Pool	Sledding Hill
Bluffdale City Main Park - CH & FS	Community Park		x	x			2	16	10	x	x	x	x	x			x					
Bluffdale Heights Park 1	Pocket Park		x				1	4			x											
Bluffdale Heights Park 2	Pocket Park											x										
Day Ranch Central Park	Community Park																					
Independence Main Park	Neighborhood Park	x	x	x	x		3	x	x	x	x	x			2			x				
Independence Detention Pond (E/N Noell Nelson)	Pocket Park												x									
Marketplace Park	Pocket Park		x				1	2	2		x	x										
Mount Jordan Park - IND (D5)	Neighborhood Park		x	x			2	4		x	x	x		x								
Palisades Park - Detention Pond	Open Space										x											
Parry Farms - Baseball Fields	Neighborhood Park							3		x		x	x									
Parry Farms - Park/Detention	Neighborhood Park	x					x	x		x		x	x		4							x
Parry Farms - Pump Track/Bike Park	Neighborhood Park																			2		
Phillip Gates Memorial Park	Neighborhood Park		x	x			x	9	2	x	x	x										
Plat K - Detention Pond IND	Pocket Park										x	x			4							
Pocket Park 1 - IND East	Pocket Park	x									x											
Pocket Park 2 - IND West	Pocket Park										x											
Ponderosa Park	Pocket Park																					
Rodeo Arena	Specialty Facility											x										
Ten Sleep Circle Park	Pocket Park	x																				
Vintage Park	Neighborhood Park	x	x	x			4	x	x	x	x	x	x		2	2	x	x				
Wardle Fields Regional Park	Regional Park - COUNTY	x	x	x	2	x	2			2	x	x	x	x	16			x				x
Westgate Park	Neighborhood Park	x		x			x	4	x	x	x	x	x									

**FUTURE Parks**

Plat	Name	Acres	Value	Address	Classification	Sod Square Feet
	Bluffdale City Main Park - CH & FS	22.37	\$ 10,844,515.22	14400 South 2200 West	Community Park	650,000
BH Ph.4	Bluffdale Heights Detention Park	0.71	\$ 344,193.38	15074 South Rosslyn Cove	Pocket Park	30,995
BH Ph.2	Bluffdale Heights Park	0.46	\$ 222,998.52	700 West 15200 South	Pocket Park	20,000
IND M-2	Detention Park M-2 & Trail	1.60	\$ 775,647.04	15329 S Revolutionary Way	Neighborhood Park/Trail	
IND K	IND Detention Pond Park	4.28	\$ 2,074,855.84	Noell Nelson Drive	Neighborhood Park	
IND K	IND Detention Pond Trail			Noell Nelson Drive	Trails	1,022
IND D-8	Independence Central Pocket Park	0.43	\$ 208,455.14	921 W Allegiance Drive	Pocket Park	
IND D-10	Independence Main Park	5.75	\$ 2,787,481.56	15245 S Noell Nelson Drive	Neighborhood Park	
IND I-1	Independence Trail - Access to Daylight Cir	0.03	\$ 14,543.38	Daylight Circle to D-5 Park	Trails	
IND I-3	Independence Trail - Power Corridor E1	1.10	\$ 533,257.34	D-5 to Heritagecrest	Trails	604
IND Q	Independence Trail - Power Corridor E2	1.22	\$ 591,430.87	15219 S Heritagecrest Way to PRB	Trails	
A/D1/E3/F/G1/G2	Independence Trails - PP East/West	3.28	\$ 1,590,076.44	North Property line from PRB to NND	Trails	3,295
IND Village Phase 3	Independence Village Detention Pond	0.44	\$ 213,302.94	866 W Ellsworth Street	Pocket Park	
Mktplc A	Marketplace Park	1.47	\$ 712,625.72	533 West Koins Way	Pocket Park	63,918
IND D-5	Mount Jordan Park - IND	3.69	\$ 1,788,835.99	15090 South Freedom Point Way	Neighborhood Park	160,736
PA Ph.1	Palisades Park - Detention Pond	1.14	\$ 552,648.52	3400 West 13800 South	Pocket Park	49,500
	Parry Farms - Baseball Fields	7.22	\$ 3,500,107.28	1511 West Rockhollow Drive	Specialty Facility	120,000
	Parry Farms Park	5.63	\$ 2,729,308.03	15488 South Iron Horse Blvd	Neighborhood Park	91,476
	Phillip Gates Memorial Park	4.54	\$ 2,200,898.49	14400 South 970 West	Neighborhood Park	82,000
	Ponderosa Park	1.12	\$ 542,952.93	3180 West Buehler Circle	Pocket Park	42,500
Mktplc A	Porter Rockwell - Park Strip Marketplace	0.03	\$ 14,543.38		Trails/Parkstrip	1,370
	Porter Rockwell Trail				Trails	7,164
PP TWNS	Porters Point - Trail	0.10	\$ 48,477.94	1087 W Chimney Pass Drive	Trails	
	Rodeo Arena	9.55	\$ 4,629,643.29	14400 South 2400 West	Specialty Facility	0
	Ten Sleep Circle Park	0.44	\$ 213,302.94	14730 South 2700 West	Pocket Park	18,000
Res. at the Bluffs	Vintage Park	5.61	\$ 2,908,614.00	14180 South Loumis Parkway	Neighborhood Park	129,400
WA at IND	Westgate - Harmon Day Northside	0.04	\$ 19,391.18	1040 W Harmon Day Drive	Trails/Parkstrip	1,765
WA at IND	Westgate Park - Parcel A/E Westside	1.26	\$ 627,416.00	14800 South Harmon Day Drive	Neighborhood Park/Trail	54,903
WA at IND	Westgate Park - Parcel B Eastside	2.41	\$ 1,169,287.92	14881 South Harmon Day Drive	Neighborhood Park	105,055

Total		85.92	\$ 41,858,811.29		
	Vintage Park	5.61	\$ 2,908,614.00		
	Parry Farms Park	5.63	\$ 2,430,272.81	Assumed \$200,000 for labor, \$275,000 per acre for land cost	
	Independence Main Park	5.75	\$ 2,897,515.23		
		16.99	\$ 8,236,402.04		
	Average cost per acre of park		\$ 484,779.40	Current level of service	\$ 41,653,215.78
	ERU	4080			\$ 10,209.12
2178	2050 ERU	9301		Build out	\$ 94,955,039.21
	2020 - 2026 ERU (2030)	2774	\$ 28,320,103.08	6 Year Plan	

20 foot wide corridor w/ Trail	Quantity	Unit	Unit Cost	Cost	
Land		1 Acre	\$ 275,000.00	\$ 275,000.00	
Pavement	21,780	SF	\$ 4.50	\$ 98,010.00	
Landscaping and irrigation	21,780	SF	\$ 3.00	\$ 65,340.00	
Miscellaneous		1 LS	\$ 25,000.00	\$ 25,000.00	
Total				\$ 463,350.00	Current Level of Service Trails

Future Parks				
Day Ranch Park	20 Acres	\$ 9,695,588.04		
Day Ranch Dog Park	2 Acres	\$ 969,558.80	\$ 7,654,956.24	
Arena		\$ 10,000,000.00		
Fish Pond		\$ 7,654,956.00		

## B: IMPACT FEE CALCULATIONS

# Bluffdale City

## Impact Fee Summary

Impact Fee	Sept 2020	Proposed 2023	Change	Change	Notes
Parks	\$ 6,500	\$ 7,597	\$ 1,097	17%	
Public Safety (Residential)	2,239	2,039	(200)	-9%	
Transportation (Single Family)	4,202	3,822	(380)	-9%	
Storm	494	578	84	17%	
Water	4,485	4,184	(301)	-7%	
<b>Total Single Family</b>	<b>\$ 17,426</b>	<b>\$ 17,643</b>	<b>\$ 217</b>	<b>1%</b>	

Maximum allowable impact fee.

# Bluffdale City

## Parks Impact Fee

Level of Service			
Historic Projects	Cost	Acres	Cost/Acre
Vintage Park	\$ 2,908,614	5.61	\$ 518,470
Independence Main Park	\$ 2,897,515	5.75	\$ 503,916
Parry Farms Park	\$ 2,430,273	5.63	\$ 431,665
<b>Total</b>			
Total Park & Trails	85.48 Acres		
Total Value	\$ 43,092,524		
Residential ERUs (2022)	5,672		
<b>Impact Fee per ERU</b>	<b>\$ 7,597</b>		

Current Impact Fee/ERU		
Single Family	\$ 6,150	6500 recommended in Oct. 2020
Multi Family	\$ 4,620	

Bruce to find value of County Facilities  
 33%  
 67%

### Future Project List

Project	Cost	Other Sources	Impact Fee Eligible Cost	Year	Notes
Pickle Ball Parking	200,000	100,000	100,000	2023	
Trail	1,000,000		1,000,000		Independence to Day Ranch
Trail	5,000,000	3,200,000	1,800,000		Over Railroad Track
Trail (Rose Creek)	3,000,000	850,000	2,150,000		
Trail	2,000,000		2,000,000		Over Canal
Rodeo Seating	1,500,000		1,500,000		
Park/Rec Plans Update	150,000		150,000		
<b>Total</b>	<b>\$ 12,850,000</b>	<b>\$ 4,150,000</b>	<b>\$ 8,700,000</b>		
Investment needed with	\$ 11,662,028				

# Bluffdale City

## Public Safety Impact Fee

Level of Service - Facilities					
Historic Projects	Year Built	Cost	Total SQ FT	SQ FT Utilized	
Station 1 - Station 91	2003	\$ 2,110,000	12,900	12,900	
Station 1 Expansion Police	2019	\$ 280,151	Included above		
Station 2 - Station 92	2019	\$ 4,899,546	12,821	12,821	
<b>Total</b>		<b>\$ 7,289,697</b>	<b>25,721</b>	<b>25,721</b>	
2022 ERUs				5,857	
LOS - SF/ERU				4.39	
ERUs Added thru 2032				1,769	
Needed New Space				7,770	
New Station - Geneva		\$ 6,500,000	14,000		
<b>Facility Impact Fee</b>				<b>\$</b>	<b>2,039</b>

Level of Service - Equipment	
Current Commercial ERCs	185
Added thru 2032 ERCs	234
Future Equipment	
Fire Truck FY2027	\$ 590,207
Total Equipment	\$ 590,207
<b>Equipment Impact Fee</b>	<b>\$ 2,519</b>

<b>Residential Impact Fee (Facility Only)</b>	<b>\$ 2,039</b>
<b>Non-Residential Impact Fee/ERC (9,000 sf)</b>	<b>\$ 4,558</b>
Facility	\$ 2,039
Equipment	\$ 2,519

Current Impact Fee/ERU	
Residential	\$ 2,239
Non-Residential	\$ 4,571

# Bluffdale City

## Storm Water Impact Fees

Future Facilities	Total Cost	Deficiency	New Growth	Deficiency	New Growth	Growth ERCs	Growth/ERC
14400 South Pond and Trunk Line from 2700-3200 W	\$ 1,020,000	90.2%	9.8%	\$ 920,000	\$ 100,000	2,941	\$ 34.00
Bluffdale South Porter Rockwell (East of Jordan River Trail)	\$ 1,650,000	3.0%	97.0%	50,000	1,600,000	2,941	544.03
							-
<b>Total</b>	<b>\$ 2,670,000</b>			<b>\$ 970,000</b>	<b>\$ 1,700,000</b>	<b>2,941</b>	<b>\$ 578.03</b>

Future Facility Impact Fee Schedule	
Impact Fee per ERU	<b>\$ 578.03</b>

Current Impact Fee Schedule	
Impact Fee per ERU	<b>\$ 494</b>

**Bluffdale City**  
Transportation Impact Fee

*Demand Method*

Future Facilities	Future Build			New Growth		Growth beyond 10 Years	New Growth 10 Years				Growth Trips	Cost/Trip
	Year Cost	% Pass Through	Deficiency	10 Years	10 Years		Other Source	Pass Through	Deficiency	Years		
Heritage Crest Way, PRB to Harmon Day Road	\$ 2,506,000	0%	0.0%	100.0%	0.0%	-	\$ -	\$ -	\$ 2,506,000	36,208	69.21	
Freedom Point Way	6,350,000	59%	21.0%	14.0%	6.0%	5,080,000	-	-	889,000	36,208	24.55	
14600 South, Redwood Road to Spring View Pkwy - Widen to 5 lanes	13,420,000	18%	28.0%	0.0%	54.0%	-	2,415,600	3,757,600	-	36,208	-	
14600 South, Spring View Pkwy to Noelle Nelson Dr - Bridge and Wide	54,240,000	18%	28.0%	0.0%	54.0%	-	9,763,200	15,187,200	-	36,208	-	
14600 South, Noell Nelson Dr to 800 West - Widen to 5 lanes	2,460,000	18%	34.0%	0.0%	48.0%	2,460,000	-	-	-	36,208	-	
14600 South, 800 West to I-15	11,000,000	18%	39.0%	0.0%	43.0%	11,000,000	-	-	-	36,208	-	
1780 West (behind Maverik) and Redwood Connection	1,860,000	0%	16.6%	33.0%	50.4%	-	-	308,229	613,800	36,208	16.95	
13900 Connection - 2700 West to 2950 West	2,310,000	0%	0.0%	100.0%	0.0%	-	-	-	2,310,000	36,208	63.80	
Traffic Signal at Rising Star / PRB	680,000	0%	35.0%	65.0%	0.0%	401,200	-	97,580	181,220	36,208	5.00	
Roundabout - 13900 South / 2700 West	750,000	0%	0.0%	100.0%	0.0%	-	-	-	750,000	36,208	20.71	
Roundabout - 14000 South / 2700 West	1,590,000	0%	50.0%	50.0%	0.0%	-	-	795,000	795,000	36,208	21.96	
Extension of Bringhurst Blvd to the South (Major Collector) - 700 feet	1,460,000	0%	0.0%	100.0%	0.0%	-	-	-	1,460,000	36,208	40.32	
14730 South - Local Commercial Road	2,250,000	0%	0.0%	100.0%	0.0%	2,250,000	-	-	-	36,208	-	
Transportation Master Plan	50,000	0%	0.0%	100.0%	0.0%	-	-	-	50,000	36,208	1.38	
Master Plan Update for Active Transportation and Transportation	150,000	0%	0.0%	100.0%	0.0%	-	-	-	150,000	36,208	4.14	
<b>Total</b>	<b>\$ 101,076,000</b>					<b>\$ 21,191,200</b>	<b>\$ 12,178,800</b>	<b>\$ 20,145,609</b>	<b>\$ 9,705,020</b>	<b>36,208</b>	<b>\$ 268.04</b>	

35%

Equity Buy In	Remaining	Growth Trips	Growth/Trip
Loumis Parkway	\$ 676,705	36,208	\$ 18.69
2700 W, 14400 So to Bangerter Hwy	611,018	36,208	16.88
14400 South, 2200 W to Redwood Rd YTD	1,824,616	36,208	50.39
2200 West, 150000 S to 13800 S	2,244,318	36,208	61.98
13800 So, 3600 W to 2950 W	297,987	36,208	8.23
3600 W, 14400 So to 13800 So	97,866	36,208	2.70
14600 So, 1690 W to Redwood Rd	1,421,942	36,208	39.27
<b>Total</b>	<b>\$ 7,174,452</b>	<b>36,208</b>	<b>\$ 198.15</b>
Impact Fee Fund Balance Credit	\$ 2,202,970	36,208	\$ 60.84
<b>Equity Buy-in Impact Fee</b>	<b>\$ 4,971,482</b>		<b>\$ 137.30</b>

New Project Cost + Buy-in - Fund Balance Credit \$ 14,676,502

New Growth Daily Trips 36,208

Impact Fee per Daily Trip \$ 405.34

Description	Land Use			Trip Generation Rates per Unit							Reduction	Impact Fee (Daily)
	Employees	Unit	Emp/Unit	Unit Count ('22-'32)	Daily	PM Peak	Entering %	PM Entering	PM Entering : Daily (Ratio)			
Single Family Residential	-	Dwelling Unit	-	-	9.43	0.72	60%	0.43	0.045811241	0%	\$ 3,822	
Townhome/Multi-Family Residential	-	Dwelling Unit	-	-	7.00	-	-	-	-	0%	\$ 2,837	
Retail	1369	1,000 SF	2	855	45.08	3.48	51%	1.77	0.039370009	40%	\$ 10,964	
Industrial	359	1,000 SF	1	835	3.20	0.40	28%	0.11	0.035	0%	\$ 1,297	
Other	2993	1,000 SF	2.815	418	9.50	1.10	38%	0.42	0.044	0%	\$ 3,851	
Flex	-	1,000 SF	-	-	12.44	1.22	-	0.00	0	0%	\$ 5,042	

2,108

Current Impact Fee Schedule			
Single Family		\$	4,202
Multi-Family		\$	2,377
The rest are between these two numbers	\$ 380	\$	19,008

# Bluffdale City

## Water Impact Fee

Excess Capacity	Total Cost	Other Sources	Remaining	Deficiency	New Growth	Deficiency	New Growth	Total ERCs	Def ERCs	Growth ERCs	Growth/ERC
Zone 1W Tank (15000 S.)	\$ 4,838,000	2,419,000	\$ 2,419,000	0.0%	100.0%	\$ -	\$ 2,419,000	3,573	-	3,573	\$ 677
Zone 1W Transmission	1,010,000	505,000	505,000	0%	100%	-	505,000	3,573	-	3,573	141
15000 South PI Pump Station	1,960,000	-	1,960,000	100%	0%	1,960,000	-	786	786	-	-
Debt Cost of 2020B Water Revenue Bond	1,211,166	-	1,211,166	40%	60%	486,054	725,112	3,573	1,434	2,139	339
<b>Total Excess Capacity</b>	<b>\$ 9,019,166</b>	<b>\$ 2,924,000</b>	<b>\$ 6,095,166</b>			<b>\$ 2,446,054</b>	<b>\$ 3,649,112</b>				<b>\$ 1,157</b>

Future Facilities	Total Cost	Other Sources	Remaining	Deficiency	New Growth	Deficiency	New Growth	Total ERCs	Def ERCs	Growth ERCs	Growth/ERC
Zone 2 West Storage	\$ 9,270,000	4,635,000	\$ 4,635,000	60.0%	40.0%	\$ 2,781,000	\$ 1,854,000	1,964	1,178	786	\$ 2,360
14600 S Waterline Upsize	700,000	-	700,000	44.0%	56.0%	308,000	392,000	4,998	2,199	2,799	140
Zone 3W Booster Pump Station	300,000	-	300,000	0.0%	100.0%	-	300,000	1,964	-	1,964	153
15000 South PS Modifications	15,000	-	15,000	0.0%	100.0%	-	15,000	1,142	-	1,142	13
Zone 2 West Storage Property Acquisition	400,000	-	400,000	0.0%	100.0%	-	400,000	1,964	-	1,964	204
Master Plan	210,000	-	210,000	50.0%	50.0%	105,000	105,000	1,337	669	669	157
<b>Total Future Facilities</b>	<b>\$ 10,895,000</b>	<b>\$ 4,635,000</b>	<b>\$ 6,260,000</b>			<b>\$ 3,194,000</b>	<b>\$ 3,066,000</b>				<b>\$ 3,027</b>

<b>Total Impact Fee</b>											<b>\$ 4,184</b>
-------------------------	--	--	--	--	--	--	--	--	--	--	-----------------

Future Facility Impact Fee Schedule			
Residential (per Unit)		ERC Multiplier	Impact Fee
Single Family		1.00	\$ 4,184
Multi-Family		0.75	\$ 3,138
Commercial (Meter Size)			
	3/4	1	\$ 4,184
	1	2.5	\$ 10,460
	1 1/2	5	\$ 20,920
	2	8	\$ 33,472
	3	15	\$ 62,760
	4	25	\$ 104,600

\* Current storage at Metro Water Tank approved by State of Utah. Last for 15 more years.

Current Impact Fee Schedule			
Residential (per Unit)		ERC Multiplier	Impact Fee
Single Family			\$ 4,485
Multi-Family			\$ 3,363
Commercial (Meter Size)			
	3/4		\$ 4,485
	1		\$ 11,211
	1 1/2		\$ 22,423
	2		\$ 35,876
	3		\$ 67,268
	4		\$ 112,113

**Water Revenue Bonds (2020 B)**

Amount Issued      \$                      8,000,000

Period	Principal	Coupon	Interest	Debt Service
1	340,000	0.60%	95,570	435,570
2	344,000	0.65%	93,432	437,432
3	350,000	0.70%	91,089	441,089
4	354,000	0.75%	88,536	442,536
5	360,000	0.80%	85,769	445,769
6	367,000	0.85%	82,769	449,769
7	372,000	0.90%	79,535	451,535
8	378,000	0.95%	76,066	454,066
9	385,000	1.00%	72,345	457,345
10	392,000	1.05%	68,362	460,362
11	400,000	1.10%	64,104	464,104
12	405,000	1.15%	59,575	464,575
13	411,000	1.25%	54,678	465,678
14	420,000	1.35%	49,274	469,274
15	430,000	1.45%	43,322	473,322
16	440,000	1.55%	36,794	476,794
17	448,000	1.65%	29,688	477,688
18	459,000	1.75%	21,976	480,976
19	468,000	1.85%	13,631	481,631
20	477,000	1.95%	4,651	481,651
<b>Total</b>	<b>8,000,000</b>		<b>1,211,166</b>	<b>9,211,166</b>

<b>Total Project Cost</b>	4,884,000	
<b>Cost to Growth</b>	2,924,000	60%
<b>Interest Cost to Growth</b>	<b>725,112.49</b>	