



SANTA CLARA, UTAH

Parks & Trails Impact Fee Facilities Plan & Impact Fee Analysis

May 2025 Update

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Parks & Trails Impact Fee Facilities Plan & Impact Fee Analysis May 2025 Update

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I. INTRODUCTION

A. PREFACE

In 1997, Sunrise Engineering completed an Impact Fee Analysis for Santa Clara City's Parks and Trails Master Plan. This master plan identified numerous future projects to be undertaken by the City within 20 years of that time. Updates for the impact fee analysis were completed in 2001, 2007, 2013, and again in 2019. Sunrise Engineering has again been contracted to update the plan and impact fee analysis according to future undertakings and current market conditions.

B. INTRODUCTION

This Parks & Trails Impact Fee Facilities Plan & Impact Fee Analysis has been prepared for Santa Clara City, located west of St. George, Utah in Washington County along Highway 91. An area and location map showing the location of Santa Clara City, is provided on Exhibit I.B-1.

Santa Clara City has experienced significant growth over the past 30 years. At times this growth has been somewhat rapid and has required improvements and upgrades to much of the City's public infrastructure to meet the increased demands. The growth slowed in the 2008 recession and has since grown significantly. We are currently seeing a slight slowdown in growth, though it is projected that growth rates will level out over the next several years.

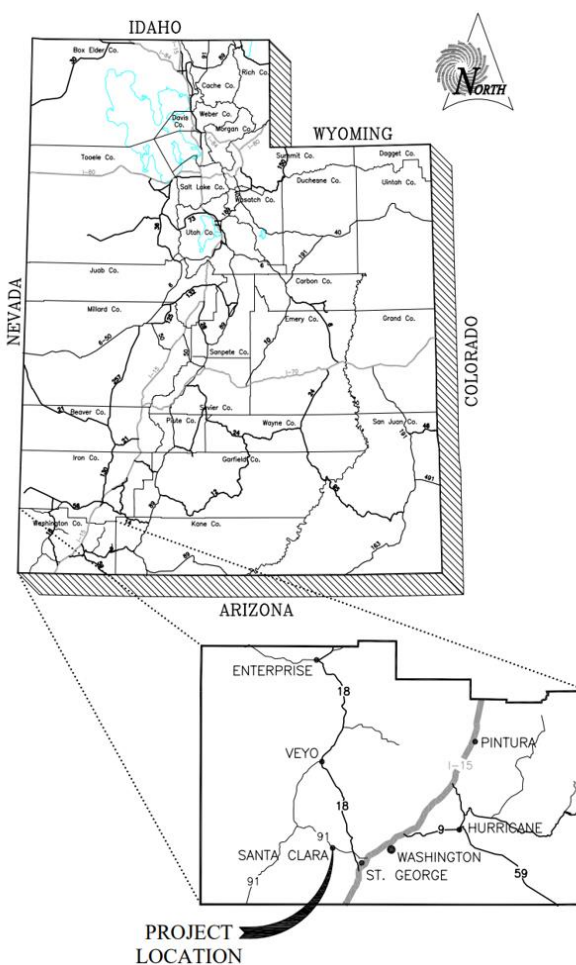


Exhibit I.B-1

To help ensure that the City is prepared to meet the needs of anticipated growth and to ensure up-to-date information is considered in planning efforts, the City of Santa Clara has contracted with Sunrise Engineering to update their existing Impact Fee Facilities Plan and to perform an updated Impact Fee Analysis.

II. USER ANALYSIS

A. PROJECTED GROWTH RATE

An important element in any community plan is the projection of the City's population growth rate. This projection gives the planner an idea of the future demands the City should plan for throughout the planning period.

Projecting the future population can be a subjective process. With this in mind Table II.A-1 below shows the City's historic growth rate according to the US Census Data and provides an idea of how the community has grown from 1970 to 2020.

Table II.A-1: Historic Growth

Santa Clara Population & Growth Projections		
Year	Population	Percent Growth
1970	271	-
1980	1,091	14.9%
1990	2,311	7.8%
2000	4,630	7.2%
2010	6,003	2.6%
2020	7,553	2.3%

The City of Santa Clara has grown significantly since 1970. During the 1970's it grew at almost 15% per year. During the 1980's and 1990's the city grew at over 7% per year. Despite this rapid population growth, there has been very little commercial development in Santa Clara. The city is primarily a residential community supporting the St. George area. Because it is bounded by lava flows, flood plains, environmentally sensitive areas, and other municipalities, it is not expected to grow as fast as it historically has.

This plan will use a projected growth of 4% starting in 2021 until the end of the planning period. This growth rate was used in another recent facilities plan and was determined after consultation with the mayor and staff.

Because the City of Santa Clara will eventually develop all of its available land, build-out projections have been considered in this study. This build-out projection is based on all property within the existing city limits, excluding the South Hills area.

Data from the Santa Clara Water Master Plan August 2023 update was used in determining build-out projections. Population estimates from the Master Plan estimated build-out is 24,466 residents. Based on these growth rates, build-out would most likely

occur by the year 2050, though it is realized that the growth will most likely taper off as the City approaches build-out. The future growth can be projected using the following compound interest formula:

$$F = P(1+i)^N$$

F = Future Population

P = Present Population

i = Projected Growth Rate

N = Years

Table II.A-2 on the following page gives the projected population and number of equivalent residential units (ERUs) throughout the 20-year and 40-year planning periods starting in 2024.

Table II.A-2: Projected Growth

Santa Clara Population & Growth Projections				
Year	Source	Population	Percent Growth	ERUs
1970	Census	271	-	-
1980	Census	1,091	14.9%	-
1990	Census	2,311	7.8%	-
2000	Census	4,630	7.2%	-
2010	Census	6,003	2.6%	-
2020	Census	7,553	2.3%	2,713
2021	Estimate	7,855	4.0%	2,822
2022	Estimate	8,169	4.0%	2,934
2023	Estimate	8,496	4.0%	3,052
2024	Estimate	8,836	4.0%	3,174
2025	Estimate	9,189	4.0%	3,301
2026	Estimate	9,557	4.0%	3,433
2027	Estimate	9,939	4.0%	3,570
2028	Estimate	10,337	4.0%	3,713
2029	Estimate	10,750	4.0%	3,861
2030	Estimate	11,180	4.0%	4,016
2031	Estimate	11,627	4.0%	4,177
2032	Estimate	12,093	4.0%	4,344
2033	Estimate	12,576	4.0%	4,517
2034	Estimate	13,079	4.0%	4,698
2035	Estimate	13,603	4.0%	4,886
2036	Estimate	14,147	4.0%	5,081
2037	Estimate	14,712	4.0%	5,285
2038	Estimate	15,301	4.0%	5,496
2039	Estimate	15,913	4.0%	5,716
2040	Estimate	16,550	4.0%	5,945
2041	Estimate	17,212	4.0%	6,182
2042	Estimate	17,900	4.0%	6,430
2043	Estimate	18,616	4.0%	6,687
2044	Estimate	19,361	4.0%	6,954
2045	Estimate	20,135	4.0%	7,232
2046	Estimate	20,940	4.0%	7,522
2047	Estimate	21,778	4.0%	7,823
2048	Estimate	22,649	4.0%	8,135
2049	Estimate	23,555	4.0%	8,461
2050	Estimate	24,497	4.0%	8,799
2051	Estimate	25,477	4.0%	9,151
2052	Estimate	26,496	4.0%	9,517
2053	Estimate	27,556	4.0%	9,898
2054	Estimate	28,658	4.0%	10,294
2055	Estimate	29,805	4.0%	10,706
2056	Estimate	30,997	4.0%	11,134
2057	Estimate	32,237	4.0%	11,579
2058	Estimate	33,526	4.0%	12,043
2059	Estimate	34,867	4.0%	12,524
2060	Estimate	36,262	4.0%	13,025
2061	Estimate	37,713	4.0%	13,546
2062	Estimate	39,221	4.0%	14,088
2063	Estimate	40,790	4.0%	14,652
2064	Estimate	42,422	4.0%	15,238

It is important to understand that projected growth rates are not the cornerstone of this plan. If the projected population is reached earlier or later than anticipated, then future improvements to support growth may either come earlier or later. Impact Fees should not be significantly affected if the actual rate of growth varies from the rate used in the plan.

B. LENGTH OF PLANNING PERIOD

This Parks & Trails Impact Fee Analysis uses a 20-year planning period beginning in the year 2024 and running through year 2044. These planning periods are consistent with standard practice and will allow an adequate evaluation of the system for potential infrastructure improvements or other needs.

C. EQUIVALENT RESIDENTIAL UNITS

It is estimated that Santa Clara City currently has approximately 3,174 residential culinary water connections. For the purpose of this report, we will assume this number to be the number of existing Equivalent Residential Units (ERUs). By definition, a residential unit is a home or other single-family dwelling. It is not within the scope of this report to define what an ERU would be for other types of connections.

By assuming that the current number of ERUs will grow at the same rate as the population, we can approximate the future number of ERUs over the next 20 years. The calculation to determine the current number of people per ERU and the corresponding number of build-out ERUs is as follows:

Current 2024 People/ERU:

$$\left(\frac{8,836 \text{ People}}{3,174 \text{ ERUs}} \right) = \mathbf{2.784 \frac{People}{ERU}}$$

Future 2044 ERUs:

$$\left(\frac{19,361 \text{ People}}{2.784 \frac{\text{People}}{\text{ERU}}} \right) = \mathbf{6,955 \text{ ERUs}}$$

Future Build-out (~2050) ERUs:

$$\left(\frac{24,466 \text{ People}}{2.784 \frac{\text{People}}{\text{ERU}}} \right) = \mathbf{8,788 \text{ ERUs}}$$

The current value of 2.78 people / ERU is lower than the 2022 census estimate of 3.22 people per household. However, the 2017 estimate was 3.52 people per household, resulting in an estimated decrease in household size of approximately 1.75% each year. This would suggest a 2024 estimate closer to 3.11 people per household. This difference is most likely due to discrepancies in population estimates and Santa Clara developing more nightly rentals that influences the ERU to population ratio.

By dividing the current population by the build-out population estimate, or by dividing the current number of ERUs by the build-out ERU estimate, it can be found that existing population is 36.1% of the build-out population. As a result, Parks and Trails facilities will experience a 63.9% usage increase. Santa Clara City plans to improve and expand its parks and trails facilities to meet this expected usage growth.

III. PARKS & TRAILS IMPACT FEE FACILITIES PLAN

A. EXISTING PARKS & TRAILS

The city established an original parks and trails plan prior to 1997 when they had their first impact fee study completed. They have been actively implementing and updating the plan since that time. A goal that has been previously established by Santa Clara City to govern their Parks and Trails Impact Fee Facilities Plan is that there should be 10 acres of parks/trails for every 1,000 people living within the City. At present the city has approximately 78.1 acres of effective park space and 158,243 feet (28.2 acres) of trail for a total of 106.3 acres as can be seen in Table III.A-1 below. The space has been categorized into four different categories (Recreational, Cemetery, Aesthetic/Historical, and Trails) as can also be seen in the table.

Table III.A-1: Santa Clara Existing Parks & Trails

Description	Area (Acres)	Est. % Comp.	Eff. Area (Acres)
<i>Recreational Parks</i>			
Blackrock Park (Vineyards)	2.3	100%	2.3
BMX Bike Park	2.0	100%	2.0
Gubler Park Ph. 1	13.6	100%	13.6
Gubler Park Ph. 2-3	9.3	100%	9.3
Gubler Park Phase 4	2.1	75%	1.6
Little League Park	5.0	100%	5.0
Canyon View Park	6.1	100%	6.1
Swiss Pioneer Memorial Park	1.2	100%	1.2
Swiss Days Park	0.7	100%	0.7
Boomer Park	0.5	100%	0.5
<i>Cemetery</i>			
Cemetery Park	3.7	100%	3.7
Cemetery Park Ph. 2	2.8	90%	2.5
<i>Aesthetic/Historical</i>			
Pioneer Memorial Park	0.5	100%	0.5
Leavitt Park (City Hall Reception Park)	0.6	100%	0.6
Santa Clara Dr. Streetscape	1.1	100%	1.1
Arboretum	26.4	100%	26.4
Heritage Square	1.0	100%	1.0
TOTAL PARKS	79.0		78.1
<i>Trails</i>			
Trail- Paved	15.6	81%	12.6
Trail- Unpaved	9.3	74%	6.9
TOTAL TRAILS	24.9		19.5
GRAND TOTAL PARKS & TRAILS	103.8		97.6

Dividing the total acreage of 97.6 acres by the existing population estimate of 8,836 people results in a projection of 11.0 acres/1,000 people as shown below. This suggests the City is currently exceeding their overall goal of 10 acres for every 1,000 people.

Existing Parks & Trails LOS (Combined):

$$\frac{97.6 \text{ acres}}{\left(\frac{8,836 \text{ People}}{1,000}\right)} = \underline{\underline{11.0 \text{ acres/1,000 people}}}$$

B. RECOMMENDED IMPROVEMENTS

This Plan recommends improvements to existing and new parks and trails to be completed within the planning horizon. These improvements will increase the amount of effective space. Effective space is calculated by multiplying the total park or trail area by the estimated percent complete of the park or trail to give a better representation of the space available to be used by the public. A summary of the recommended improvements is shown in Table III.B-1.

Table III.B-1: Recommended Improvements

Park/Trail Project	Total Cost	% I.F. Eligible	I.F. Eligible Cost
Gubler Park Phase 4	\$ 1,736,000	100.0%	\$ 1,736,000
Graf River Park	\$ 84,000	100.0%	\$ 84,000
Linear Park	\$ 10,000	100.0%	\$ 10,000
Skate Park	\$ 450,000	100.0%	\$ 450,000
Cemetery Park Ph 2	\$ 35,000	100.0%	\$ 35,000
Cemetery Park Addition	\$ 2,200,000	100.0%	\$ 2,200,000
Tobler Park	\$ 884,000	100.0%	\$ 884,000
Planned Trails	\$ 1,296,000	100.0%	\$ 1,296,000
Future Parks & Trails Impact Fee Facilities Plan & Impact Fee Analysis Updates	\$ 70,000	100.0%	\$ 70,000
Engineering & Incidentals	\$ 2,200,000	100.0%	\$ 2,200,000
TOTALS	\$ 8,965,000	100.0%	\$ 8,965,000

The detailed breakdown of costs for each project is included in Appendix B– Opinion of Probable Cost.

C. PLANNED PARKS

A key part of an Impact Fee Analysis is determining the existing and target level of service (LOS). In the case of parks, the LOS will be determined by acres of parks per 1,000 people. As has been presented in Table III.A-1, the current effective area is estimated as 78.1 acres; which divided by the population estimate of 8,836 people gives an approximate value of the existing LOS at 8.8 acres/1,000 people.

Existing Parks LOS (Combined):

$$\frac{78.1 \text{ acres}}{\left(\frac{8,836 \text{ People}}{1,000}\right)} = \underline{\underline{8.8 \text{ acres/1,000 people}}}$$

This existing LOS combines all parks categories. When each category is broken out separately, the LOS for Recreational Parks, Cemetery, and Aesthetic/Historical respectively is 4.8, 0.7, and 3.4 acres/1,000 people as shown in the following calculations.

Existing Recreational Parks LOS:

$$\frac{42.2 \text{ acres}}{\left(\frac{8,836 \text{ People}}{1,000}\right)} = \underline{\underline{4.8 \text{ acres/1,000 people}}}$$

Existing Cemetery Parks LOS:

$$\frac{6.2 \text{ acres}}{\left(\frac{8,836 \text{ People}}{1,000}\right)} = \underline{\underline{0.7 \text{ acres/1,000 people}}}$$

Existing Aesthetic/Historical Parks LOS:

$$\frac{29.7 \text{ acres}}{\left(\frac{8,836 \text{ People}}{1,000}\right)} = \underline{\underline{3.4 \text{ acres/1,000 people}}}$$

Rather than have a design goal for all parks combined, the City has elected to look at each category and determine a design goal for each category. This target LOS is set at 4.5, 0.5, and 2.0 respectively for Recreational Parks, Cemetery, and Aesthetic/Historical.

A summary of these levels of service is shown below in Table III.C-1. Also shown in this table is the LOS at the end of the planning period with recommended improvements. This number takes into account the effective area after recommended improvements shown in Table III.D-2 and the population assuming all projects are completed in the 20-year planning period.

Table III.C-1: Santa Clara Parks Level of Service

Category	Existing LOS	LOS by 2034 with only Recommended Improvements	LOS by 2044 with only Recommended Improvements	LOS by Build-out with only Recommended Improvements	Target LOS by Build-out
Recreational Parks (acres/1,000 people)	4.8	4.3	2.9	2.3	4.5
Cemetery (acres/1,000 people)	0.7	0.8	0.5	0.4	0.5
Aesthetic/Historical (acres/1,000 people)	3.4	2.5	1.7	1.3	2.0

As can be seen from Table III.C-1, additional park space will be needed to meet the target LOS at build-out in all areas. The following calculations show the additional effective park space needed for each park category within the 20-year planning period by subtracting the projected planning horizon LOS from the target LOS and multiplying by the 2044 population.

Additional Recreational Effective Park Space Requirement:

$$\left(\frac{4.5 \text{ acres}}{1,000 \text{ people}} - \frac{2.9 \text{ acres}}{1,000 \text{ people}} \right) (19,361 \text{ people}) = \mathbf{31.0 \text{ acres}}$$

Additional Cemetery Effective Park Space Requirement:

$$\left(\frac{0.5 \text{ acres}}{1,000 \text{ people}} - \frac{0.5 \text{ acres}}{1,000 \text{ people}} \right) (19,361) = \mathbf{0.0 \text{ acres}}$$

Additional Aesthetic/Historical Effective Park Space Requirement:

$$\left(\frac{2.0 \text{ acres}}{1,000 \text{ people}} - \frac{1.7 \text{ acres}}{1,000 \text{ people}} \right) (19,361) = \mathbf{-5.8 \text{ acres}}$$

These calculations suggest that the City could increase their planned recreational park improvements by 30.9 acres, and decrease their planned aesthetic/historical parks by 6.5 acres or delay improvements and still reach the LOS target goals. It should be noted that it is acceptable to exceed the target goal so a decrease in park space or delay in construction is not necessary.

D. PLANNED TRAILS

In the case of trails, the LOS was determined by feet of trail per person. The trail system implemented by Santa Clara City has approximately 45,698 feet of paved trail and 74,986 feet of unpaved trail for a total of 120,684 feet of existing trails. This does not include

bike lanes. Dividing this value by the population estimate of 8,836 people gives an approximate value of the existing LOS at 17.9 ft/ capita.

Existing Trails LOS:

$$\frac{120,684 \text{ Feet}}{8,836 \text{ People}} = \underline{\underline{13.7}} \text{ ft/capita}$$

Table III.D-1 is a summary of the existing and planned trails for Santa Clara City.

Table III.D-1: Santa Clara Existing and Planned Trails

EXISTING & PLANNED TRAILS		
Description	Length	
Existing Trails- Paved (2024)	45,698	Feet
Existing Trails- Unpaved (2024)	74,986	Feet
Planned Trails- Paved (2044)	10,799	Feet
Planned Trails- Unpaved (2044)	26,570	Feet
TOTAL	158,053	Feet

The LOS after recommended improvements is 8.2 feet of trails per capita:

Trails LOS by 2044 after Recommended Improvements:

$$\frac{158,053 \text{ Feet}}{19,361 \text{ People}} = \underline{\underline{8.2}} \text{ ft/capita}$$

The target LOS for trails has been set to 5 feet per person. The following calculation shows the additional trail needed by subtracting the projected planning horizon LOS from the target LOS and multiplying by the 2044 population.

Additional Recreational Effective Park Space Requirement:

$$\left(\frac{5 \text{ feet}}{\text{person}} - \frac{8.2 \text{ feet}}{\text{person}} \right) (19,361 \text{ people}) = -61,955.2 \text{ feet}$$

These calculations suggest that the City could decrease their trails by 61,955.2 feet or delay improvements and reach the existing LOS target goal. As with parks it should be noted that it is acceptable to exceed the target goal so a decrease in trail length or delay in construction is not necessary.

Table III.D-2 lists all the existing and planned parks and trails that have not yet been completed. This table shows the effective area anticipated after the improvements recommended by the plan are complete.

Table III.D-2: Santa Clara Existing and Planned Improvements

EXISTING & PLANNED PARKS			
Description	Area (Acres)	% Comp. After Rec.	Area after
<i>Recreational Parks</i>			
Blackrock Park (Vineyards)	2.3	100%	2.3
BMX Bike Park	2.0	100%	2.0
Gubler Park Ph. 1	13.6	100%	13.6
Gubler Park Ph. 2-3	9.3	100%	9.3
Gubler Park Phase 4	2.1	100%	2.1
Graf River Park	8.4	100%	8.4
Little League Park	5.0	100%	5.0
Canyon View Park	6.1	100%	6.1
Linear Park	4.5	100%	4.5
Skate Park	1.0	100%	1.0
Swiss Pioneer Memorial Park	1.2	100%	1.2
Swiss Days Park	0.7	100%	0.7
Boomer Park	0.5	100%	0.5
<i>Cemetery</i>			
Cemetery Park	3.7	100%	3.7
Cemetery Park Ph. 2	2.8	100%	2.8
Cemetery Park Addition	4.0	100%	4.0
<i>Aesthetic/Historical</i>			
Pioneer Memorial Park	0.5	100%	0.5
Leavitt Park (City Hall Reception Park)	0.6	100%	0.6
Santa Clara Dr. Streetscape	1.1	100%	1.1
Arboretum	26.4	100%	26.4
Heritage Square	1.0	100%	1.0
Tobler Park	2.5	100%	2.5
TOTAL PARKS	99.4		99.4
<i>Trails</i>			
Trail- Paved	15.6	100%	15.6
Trail- Unpaved	9.3	100%	9.3
TOTAL TRAILS	24.9		24.9
GRAND TOTAL PARKS & TRAILS	124.2		124.2

IV. PARKS & TRAILS IMPACT FEE ANALYSIS

A. EXISTING IMPACT FEE AMOUNT

Existing Parks & Trails Impact Fees for Santa Clara City are set at \$4,175 per ERU. This value was set by the City based on the projections used in the 2019 Parks and Trails Impact Fee Analysis update.

B. PERCENT IMPACT FEE ELIGIBLE

A project is considered impact fee eligible if it is needed to retain the existing LOS or LOS target goal should future growth occur. The city currently exceeds their LOS goals in all categories. This means they can choose to try and maintain their existing LOS and still receive impact fee eligibility even though it is greater than their goals.

All planned park and trail improvements are considered 100% impact fee eligible because LOS would drop below the existing LOS if growth were to occur and no improvements were made within the 20-year planning period. This was determined by dividing the acreage required to maintain LOS by the total planned acreage with all recommended improvements.

Table III.B-1 shown previously is a summary of the recommended improvements for each park as well as a summary of the amounts considered impact fee eligible for each project. It should be noted that the South Hills Adventure Park is not included in the table. This project is still planned but not expected to be started during the 20-year planning horizon and is therefore not included in the impact fee analysis.

C. PROPOSED IMPACT FEE

The proposed impact fee is found by dividing the total impact fee eligible amount for recommended improvements among the amount of new users projected for the end of the planning horizon in 2044. The estimated costs were determined by evaluating costs of other parks and trails in the area and have been rounded down to be conservative. Costs for recommended improvements are included as Appendix B.

This method of determining the maximum impact fee that can be assessed is demonstrated in Table IV.C-1 on the following pages.

The number listed as the “Maximum Impact Fee” represents the maximum amount that can be charged per ERU. It is up to the city council to determine the actual rate that will be charged. The maximum impact fee shown by this analysis is \$2,372 per ERU. This is

lower than the current maximum impact fee and the city will be required to decrease the amount when this plan is adopted.

Figure IV.C-1: Proposed Impact Fee

TABLE IV.C-1 CITY OF SANTA CLARA IMPACT FEE ANALYSIS FY2024 PARKS AND TRAILS PLAN May-25			
IMPACT FEE CALCULATIONS (See Appendix B for probable costs for each project)			
<i>Recreational Parks</i>			
Total Estimated Project Cost		\$	2,280,000
% of New Project Cost Due to New Growth	100.0%		
Impact Fee Eligible Cost for Recommended Improvements		\$	2,280,000
Existing Level of Service (Acres/1,000 People)	4.8		
Level of Service with Recommended Improvements	2.9		
Target Level of Service	4.5		
Additional Park Area (Acres) Needed to Meet Requirement	31.0		
Total Impact Fee Eligible Cost		\$	2,280,000
<i>Cemetery</i>			
Total Estimated Project Cost		\$	2,235,000
% of New Project Cost Due to New Growth	100.0%		
Impact Fee Eligible Cost for Recommended Improvements		\$	2,235,000
Existing Level of Service (Acres/1,000 People)	0.7		
Level of Service with Recommended Improvements	0.5		
Target Level of Service	0.5		
Additional Park Area (Acres) Needed to Meet Requirement	0.0		
Total Impact Fee Eligible Cost		\$	2,235,000

TABLE IV.C-1 (CONT.)
CITY OF SANTA CLARA
IMPACT FEE ANALYSIS FY2024
PARKS AND TRAILS PLAN

May-25

Aesthetic/Historical

Total Estimated Project Cost		\$	884,000
% of New Project Cost Due to New Growth	100.0%		
Impact Fee Eligible Cost for Recommended Improvements		\$	884,000
Existing Level of Service (Acres/1,000 People)	3.4		
Level of Service with Recommended Improvements	1.7		
Target Level of Service	2.0		
Additonal Park Area (Acres) Needed to Meet Requirement	5.8		
Total Impact Fee Eligible Cost		\$	884,000

Trails

Total Estimated Project Cost		\$	1,296,000
% of New Project Cost Due to New Growth	100.0%		
Impact Fee Eligible Cost for Recommended Improvements		\$	1,296,000
Existing Level of Service (Ft./Person)	13.7		
Level of Service with Recommended Improvements	8.2		
Target Level of Service	5.0		
Additonal Trail (Feet) Needed to Meet Requirement	0.0		
Total Impact Fee Eligible Cost		\$	1,296,000

Miscellaneous

Total Estimated Project Cost		\$	2,270,000
% of New Project Cost Due to New Growth	100.0%		
Impact Fee Eligible Cost for Recommended Improvements		\$	2,270,000
Total Impact Fee Eligible Amount		\$	8,965,000

No. of ERUs (2024)	3,174
Future ERU's (2044)	6,954
No. of New ERU's Due to Growth	3,780

Maximum Impact Fee = Total Eligible Cost / New ERU's	\$	2,372	/ERU
Proposed Impact Fee for Santa Clara City (FY2024) =	\$	2,372	/ERU

D. IMPACT FEE CERTIFICATION

The Impact Fee Certification is included as Appendix C.

E. IMPACT FEE RELATED ITEMS

There are a few items related to Impact Fees that City Council should keep in mind when planning for, collecting, and expending Impact Fees.

Generally, it is a good idea to update this plan at least every five years, or more frequently if occasion arises.

Council members should be made aware that, in conformance with Utah Code 11-36a-602, Impact Fees can only be expended for a system improvement that is identified in the Impact Fee Facilities Plan and that is for the specific public facility type for which the fee was collected (i.e. transportation impact fees cannot be used for park projects). Also, Impact Fees in Utah must be expended or encumbered for a permissible use within six years of their receipt unless 11-36a-602(2)(b) applies.

City Council members should also ensure that proper accounting of the Impact Fees occurs (track each fee in and out). See Utah Code 11-36a-601.

APPENDIX A

MAPS

Amended Exhibit III.C-1 Santa Clara City Park System

MAP DATE: 03.25.2024



Legend

- Recreational Parks
- Cemetery
- Aesthetic/Historical
- City Boundary

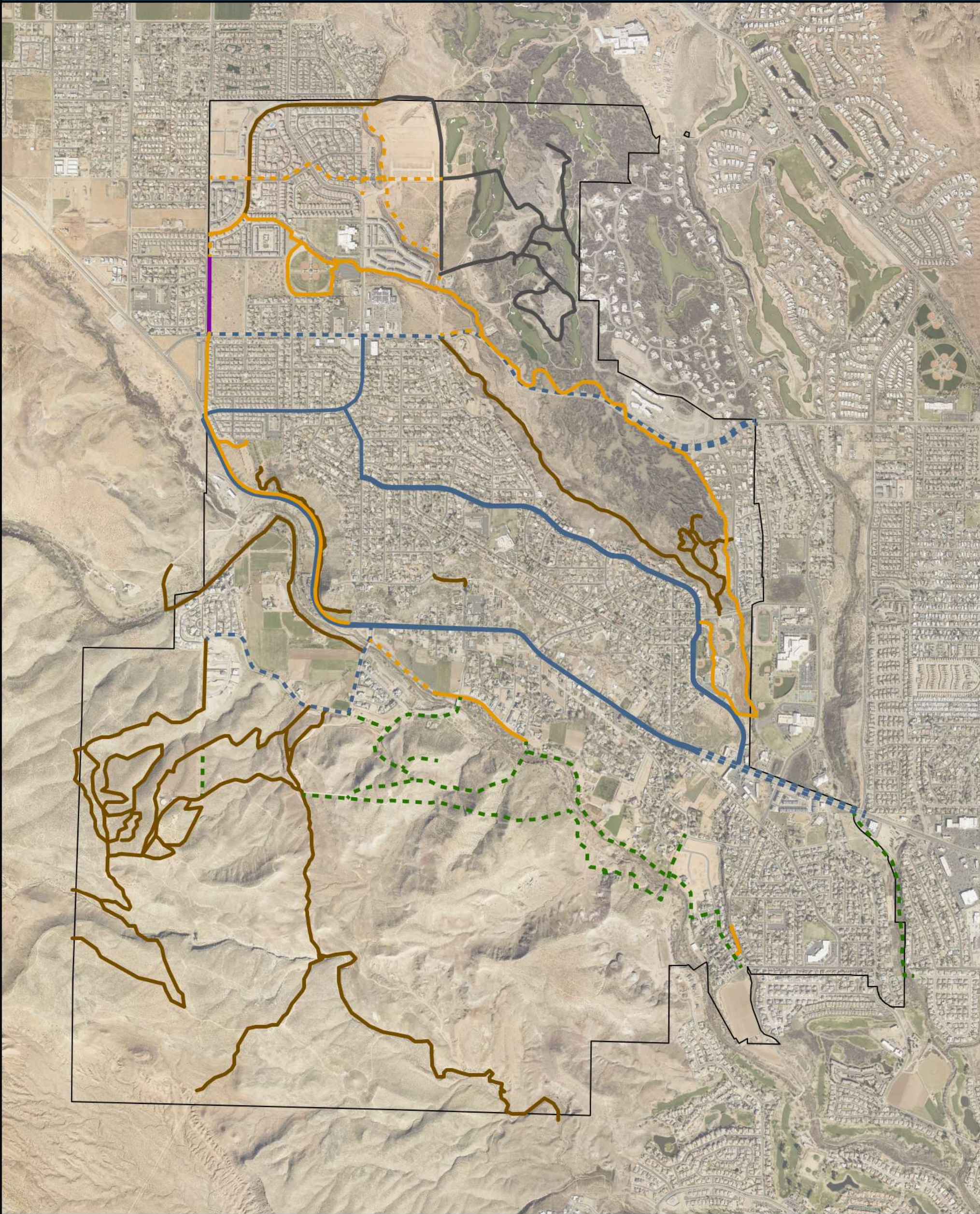
0 0.15 0.3 Miles



Exhibit III.D-1

Santa Clara City Planned Trail System

MAP DATE: 05.06.2025



Legend

- Existing Bike Lane

Existing Paved Trail

Existing Unimproved Trail

Black Desert Installed Paved

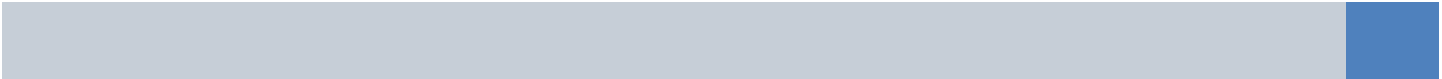
Developer Installed Paved Trail
- Future Bike Lane

Future Paved Trail

Planned Trails
- City Boundary

0 0.15 0.3 Miles





APPENDIX B

OPINION OF PROBABLE COST

SUNRISE ENGINEERING, INC.

11 North 300 West, Washington, Utah 84780

Tel: (435) 652-8450 Fax: (435) 652-8416

Engineer's Opinion of Probable Cost**2024 - PARKS & TRAILS IMPACT FEE ANALYSIS**

Santa Clara, Utah

May-25

MG/nw

NO.	DESCRIPTION	Estimated Quantity	Units	Unit Price	Attributable to New Growth	Total Cost
Recreational Park Improvements						
Gubler Park Phase 4						
1	Pickleball Courts	6	EA	\$ 85,000.00	100.0%	\$ 510,000
2	20 X 20 Pavilion	1	EA	\$ 120,000.00	100.0%	\$ 120,000
3	Landscaping	80,000	SF	\$ 2.50	100.0%	\$ 200,000
4	Dugout Covers	8	EA	\$ 12,000.00	100.0%	\$ 96,000
5	New Splash Pad	1	LS	\$ 750,000.00	100.0%	\$ 750,000
6	Batting Cages	4	EA	\$ 15,000.00	100.0%	\$ 60,000
					Total	\$ 1,736,000.00
Graf River Park						
7	Neighborhood Park	8.4	ACRE	\$ 10,000.00	100.0%	\$ 84,000
					Total	\$ 84,000.00
Linear Park						
8	Landscaping	1	LS	\$ 10,000.00	100.0%	\$ 10,000
					Total	\$ 10,000.00
Skate Park						
9	Skate Park	1	AC	\$ 450,000.00	100.0%	\$ 450,000
					Total	\$ 450,000.00
					Total Recreational Park Improvements	\$ 2,280,000.00

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Engineer's Opinion of Probable Cost**2024 - PARKS & TRAILS IMPACT FEE ANALYSIS**

Santa Clara, Utah

May-25

MG/nw

NO.	DESCRIPTION	Estimated Quantity	Units	Unit Price	Attributable to New Growth	Total Cost
Cemetery Park Improvements						
Cemetery Park Ph 2						
10	Columbarium Wall	1	LS	\$ 35,000.00	100.0%	\$ 35,000
					Total	\$ 35,000.00
Cemetery Park Addition						
11	Landscaping	1	LS	\$ 200,000.00	100.0%	\$ 200,000
12	Land Acquisition	4	AC	\$ 500,000.00	100.0%	\$ 2,000,000
					Total	\$ 2,200,000.00
					Total Cemetery Park Improvements	\$ 2,235,000.00
Aesthetic/Historical Improvements						
Tobler Park						
13	40 x 60 Educational Building and Restroom	1	LS	\$ 540,000.00	100.0%	\$ 540,000
14	20 x 30 Storage Building	1	LS	\$ 105,000.00	100.0%	\$ 105,000
15	Fencing	1,500	LF	\$ 50.00	100.0%	\$ 75,000
16	Pavilions and outdoor seating	1	LS	\$ 75,000.00	100.0%	\$ 75,000
17	Bituminous surface course 2-1/2"	15,500	SF	\$ 0.45	100.0%	\$ 6,975
18	Curb and Gutter	575	LF	\$ 28.00	100.0%	\$ 16,100
19	Sidewalk 6"x4'	575	LF	\$ 30.00	100.0%	\$ 17,250
20	Landscaping	15,500	SF	\$ 1.50	100.0%	\$ 23,250
21	Bonnelli Road Improvements	1	LS	\$ 15,000.00	100.0%	\$ 15,000
22	Bonnelli Trail	1	LS	\$ 10,000.00	100.0%	\$ 10,000
					Total	\$ 884,000.00
					Total Aesthetic/Historical Park Improvements	\$ 884,000.00
Trail Improvements						
Planned Trails						
23	Planned Trails- Paved	10,799	LF	\$ 120.00	100.0%	\$ 1,295,888
24	Planned Trails- Unpaved	26,570	LF	\$ 80.00	100.0%	\$ 2,125,562
					Total	\$ 1,296,000.00
					Total Trail Improvements	\$ 1,296,000.00

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Engineer's Opinion of Probable Cost**2024 - PARKS & TRAILS IMPACT FEE ANALYSIS**

Santa Clara, Utah

May-25

MG/nw

NO.	DESCRIPTION	Estimated Quantity	Units	Unit Price	Attributable to New Growth	Total Cost
Miscellaneous Improvements						
Future Parks & Trails Impact Fee Facilities Plan & Impact Fee Analysis Updates						
25	Impact Fee Facilities Plan & Impact Fee Analysis	2	EA	\$ 35,000.00	100%	\$ 70,000
Total						\$ 70,000.00
Total Miscellaneous Improvements						\$ 70,000.00
Grand Total Improvements-Construction						\$ 6,765,000.00
Engineering & Incidentals						
26	Administrative Services	1%	Est.			\$ 150,000
27	Engineering Design	11%	L.S.			\$ 1,000,000
28	Construction Observation	11%	Est.			\$ 1,000,000
29	Miscellaneous Engineering		Est.			\$ 50,000
Total						\$ 2,200,000.00
TOTAL PROJECT COST						\$ 8,965,000.00

In providing opinions of probable construction cost, the Client understands that the Engineer has no control over costs or the price of labor, equipment or materials, or over the Contractor's method of pricing, and that the opinion of probable construction cost provided herein is made on the basis of the Engineer's qualifications and experience. The Engineer makes no warranty, expressed or implied, as to the accuracy of such opinions compared to bid or actual costs.



APPENDIX C

IMPACT FEE CERTIFICATION

CERTIFICATION OF IMPACT FEE ANALYSIS BY CONSULTANT

In accordance with Utah Code Annotated, § 11-36a-306 Nathan Wallentine, P.E., on behalf of Sunrise Engineering, makes the following certification:

I certify that the attached impact fee facilities plan and impact fee analysis:

1. Includes only the costs for qualifying 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 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 that methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement; and
3. Offsets costs with grants or other alternate sources of payment (if grants or other sources of payment have been applied for and received and such information was made available when the Impact Fee Analysis was prepared); and
4. Complies in each and every relevant respect with the Impact Fees Act.

Nathan Wallentine, P.E. makes this certification with the following qualifications:

1. All of the recommendations for implementations of the Impact Fee Facilities Plan ("IFFP") made in the IFFP documents or in the Impact Fee Analysis documents are followed in their entirety by Santa Clara City staff and elected officials.
2. If all or a portion of the IFFP's or Impact Fee Analyses are modified or amended, this certification is no longer valid.
3. All information provided to Sunrise Engineering, its contractors or suppliers is assumed to be correct, complete and accurate. This includes information provided by the City and outside sources.
4. The undersigned is trained and licensed as a professional engineer and has not been trained or licensed as a lawyer. Nothing in the foregoing certification shall be deemed an opinion of law or an opinion of compliance with law which under applicable professional licensing laws or regulations or other laws or regulations must be rendered by a lawyer licensed in the State of Utah.
5. The foregoing Certification is an expression of professional opinion based on the undersigned's best knowledge, information and belief and shall not be construed as a warranty or guaranty of any fact or circumstance.
6. The foregoing certification is made only to Santa Clara City and may not be used or relied upon by any other person or entity without the expressed written authorization of the undersigned.

Sunrise Engineering

By: _____

Dated: _____