

ORDINANCE 01-03-2017

AN ORDINANCE AMENDING THE CITY PARKS AND RECREATION IMPACT FEE FACILITIES PLAN AND PARKS AND RECREATION IMPACT FEE ANALYSIS; ADOPTING A PARKS AND RECREATION IMPACT FEE; ADOPTING CERTAIN POLICIES RELATED TO IMPACT FEES.

WHEREAS, Santaquin City (the "City") is a political subdivision of the State of Utah, authorized and organized under applicable provisions of Utah law; and

WHEREAS, the City has legal authority, pursuant to Title 11, Chapter 36a of the Utah Code Annotated, as amended ("*Impact Fees Act*" or "*Act*"), to impose development impact fees as a condition of development approval, which impact fees are used to defray capital infrastructure costs attributable to new development activity; and

WHEREAS, the City has previously enacted and imposed impact fees for public facilities, as defined in Utah Law, Title 11 Chapter 36a, Section 102, and as more particularly set forth in the Santaquin City Fee Schedule; and

WHEREAS, the City desires to amend its previously adopted Parks and Recreation Impact Fee in accordance with applicable provisions of the Impact Fees Act in order to appropriately assign capital infrastructure costs to development in an equitable and proportionate manner as more particularly provided herein; and

WHEREAS, the City properly noticed its intent to amend the Parks and Recreation Impact Fees Facilities Plan (IFFP) and related Impact Fee Analysis (IFA) as required by law and the City has, through its consultants, completed the IFFP and IFA in accordance with applicable provisions of the Impact Fees Act, which IFFP and IFA are more particularly described and adopted herein; and

WHEREAS, the City has provided the required notice and held a public hearing before the City Council regarding the proposed Parks and Recreation Impact Fees, IFFP and IFA in accordance with applicable provisions of the Impact Fees Act; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SANTAQUIN CITY, STATE OF UTAH, AS FOLLOWS:

SECTION I. PURPOSE

This Parks and Recreation Impact Fees Ordinance establishes the City's Parks and Recreation Impact Fee policies and procedures and is promulgated pursuant to Title 11, Chapter 36a, Part 4, Enactment of Impact Fees, and other requirements of the Impact Fees Act. This Ordinance adopts Parks and Recreation Impact Fees for recreation related facilities within the City Service Area as defined herein, provides a schedule of Parks and Recreation Impact Fees for development activity, and sets forth direction for challenging, modifying and appealing Parks and Recreation Impact Fees. This Ordinance does not replace, supersede, or modify any ordinance regarding impact fees unrelated to Parks and Recreation facilities and improvements. This Ordinance may be referred to and cited as the "Parks and Recreation Impact Fees Ordinance."

SECTION II. STATUTORY AUTHORITY AND RESTRICTIONS

1. *Impact Fees Act Authority.* The City is authorized to impose impact fees subject to and in accordance with applicable provisions of the Impact Fees Act. Impact fees may only be established for public facilities as defined in Section 11-36a-102 that have a life expectancy of 10 or more years and are owned or operated by or on behalf of a local political subdivision. Public facilities for which impact fees may be imposed includes public recreation facilities.
2. *Impact Fees Act Restrictions.* Pursuant to Section 11-36a-202 of the Impact Fees Act, the City may not impose an impact fee to: (1) cure deficiencies in public facilities serving existing development; (2) raise the established level of service of a public facility serving existing development; (3) recoup more than the local political subdivision's costs actually incurred for excess capacity in an existing system improvement; or (4) include 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.

SECTION III. SERVICE AREA

The Impact Fees Act requires the City to establish one or more service areas within which the City will calculate and impose a particular impact fee. The service area within which the proposed Parks and Recreation Impact Fees will be imposed is described in Santaquin City Code (S.C.C.) §9-2-4.

SECTION IV. IMPACT FEE FACILITIES PLAN (IFFP)

1. *Impact Fee Facilities Plan Required.* Pursuant to Section 11-36a-301 of the Impact Fees Act, before imposing or amending an impact fee, the City is required to prepare an impact fee facilities plan to determine the public facilities required to serve development resulting from new development activity. The impact fee facilities plan shall identify the demands placed upon existing public facilities by new development activity and the proposed means by which the City will meet those demands.
2. *Parks and Recreation Impact Fee Facilities Plan.* The City has, through its consultants, researched and analyzed the factors set forth in Section 11-36a-302 of the Impact Fees Act and has caused to be prepared a Parks and Recreation Impact Fee Facilities Plan ("IFFP"), as more particularly set forth in **Exhibit A**, attached hereto and incorporated herein by this reference. The Parks and Recreation IFFP has been prepared based on reasonable growth assumptions for the City and general demand characteristics of current and future users of recreation facilities within the City. The Parks and Recreation IFFP identifies the impact on system improvements created by development activity and estimates the proportionate share of the costs of impacts on system improvements that are reasonably related to new development activity. As shown in the Parks and Recreation IFFP, the City has considered all revenue sources to finance the impacts on system improvements, including grants, bonds, interfund loans, impact fees, and anticipated or accepted dedications of system improvements. The Parks and Recreation IFFP establishes that impact fees are necessary to maintain a proposed level of service that complies with applicable provisions of Section 11-36a-302 of the Impact Fees Act.

3. *Plan Certification.* The Parks and Recreation IFFP includes a written certification in accordance with Section 11-36a-306 of the Impact Fees Act.
4. *Adoption of Parks and Recreation Impact Fee Facilities Plan.* The Parks and Recreation IFFP as set forth in **Exhibit A**, is hereby adopted in its entirety by the City in accordance with applicable provisions of the Impact Fees Act.

SECTION V. WRITTEN IMPACT FEE ANALYSIS (IFA)

1. *Written Impact Fee Analysis Required.* Pursuant to Section 11-36a-303 of the Impact Fees Act, each local political subdivision intending to impose an impact fee shall prepare a written analysis of each impact fee to be imposed and a summary of the impact fee analysis designed to be understood by a lay person. The impact fee analysis shall identify the anticipated impact on or consumption of any existing capacity of a public facility by the anticipated development activity; identify the anticipated impact on system improvements required by the anticipated development activity to maintain the established level of service for each public facility; demonstrate how the anticipated impacts are reasonably related to the anticipated development activity; estimate the proportionate share of the costs for existing capacity that will be recouped and the costs of impacts on system improvements that are reasonably related to the new development activity; and identify how the impact fee is calculated.
2. *Parks and Recreation Impact Fee Analysis.* The City has, through its consultants, researched and analyzed the factors set forth in Section 11-36a-304 of the Impact Fees Act, including the proportionate share analysis required therein, and has caused to be prepared a Parks and Recreation Impact Fee Analysis ("IFA"), as more particularly set forth in **Exhibit A**, attached hereto and incorporated herein by this reference. The Parks and Recreation IFA identifies the impacts upon public facilities required by the development activity and demonstrates how those impacts on system improvements are reasonably related to the development activity, estimates the proportionate share of the costs of impacts on system improvements that are reasonably related to the development activity, and identify how the Parks and Recreation Impact Fees are calculated.
3. *Analysis Certification.* The Parks and Recreation IFA includes a written certification in accordance with Section 11-36a-306 of the Impact Fees Act.
4. *Adoption of Parks and Recreation Impact Fee Analysis.* The Parks and Recreation IFA as set forth in **Exhibit A**, is hereby adopted in its entirety by the City in accordance with applicable provisions of the Impact Fees Act.

SECTION VI. IMPACT FEE SCHEDULE AND FORMULA

1. *Impact Fee Schedule or Formula Required.* Pursuant to Section 11-36a-402 of the Impact Fees Act, the City is required to provide a schedule of impact fees for each type of development activity that specifies the amount of the impact fee to be imposed for each type of system improvement or the formula that the City will use to calculate each impact fee.

2. *Maximum Parks and Recreation Impact Fee Schedule.* Based on the Parks and Recreation IFA, the maximum Parks and Recreation Impact Fee which the City may impose on development activity within the defined Service Area is based on the following formulas:

Single Family Dwelling Unit x \$3817 = Maximum Impact Fee

Multi-Family Dwelling Unit x \$3095 = Maximum Impact Fee

In accordance with Section 11-36a-402 of the Impact Fees Act, the City is authorized to adjust the standard impact fee at the time the fee is charged to respond to (i) an unusual circumstance found in specific cases, (ii) a request is made for a prompt and individualized impact fee review for the development activity of the state, a school district, or a charter school and an offset or credit for a public facility for which an impact fee has been or will be collected, or (iii) a developer provides studies and data which how specific adjustments of the fee are applicable to the intended use(s).

3. *Developer Credits.* In accordance with Section 11-36a-402 of the Impact Fees Act, a developer may be allowed a credit against Parks and Recreation Impact Fees or proportionate reimbursement of Parks and Recreation Impact Fees if the developer dedicates land for a system improvement, builds and dedicates some or all of a system improvement; or dedicates a public facility that the City and the developer agree will reduce the need for a system improvement; *provided* that the system improvement is: (i) identified in the City's Parks and Recreation IFFP; and (ii) is required by the City as a condition of approving the development activity. To the extent required in Section 11-36a-402, the City shall provide a credit against Parks and Recreation Impact Fees for any dedication of land for, improvement to, or new construction of, any system improvements provided by the developer if the facilities are system improvements, as defined herein and included in the Parks and Recreation IFFP; or are dedicated to the public and offset the need for an identified system improvement.

SECTION VII. CALCULATION OF IMPACT FEES

1. *Impact Fee Calculations.* Pursuant to Section 11-36a-305, in calculating the proposed Parks and Recreation Impact Fees, the City has based such amounts calculated on realistic estimates and the assumptions underlying such estimates are more particularly disclosed in the Parks and Recreation IFA set forth in **Exhibit A.**
2. *Previously Incurred Costs.* To the extent that new growth and development will be served by previously constructed improvements, the City's Parks and Recreation Impact Fees may include public facility costs and outstanding bond costs related to the Parks and Recreation improvements previously incurred by the City. These costs may include all projects included in the Parks and Recreation IFFP which are under construction or completed but have not been utilized to their capacity, as evidenced by outstanding debt obligations. Any future debt obligations determined to be necessitated by growth activity will also be included to offset the costs of future capital projects.

SECTION VIII. NOTICE AND HEARING

1. *Notice.* All noticing requirements set forth in the Impact Fees Act, including, but not limited to, provisions of Title 11, Chapter 36a, Part 501-504, have been provided. Copies of the Parks and Recreation IFFP and Parks and Recreation IFA, together with a summary designed to be understood by a lay person, and this Impact Fee Ordinance, have been made available to the public by placing said materials, in the Santaquin City Library and the Community Development Offices located in Santaquin City Hall at least ten (10) days before the public hearing. Notice has also been provided in accordance with applicable provisions of *Utah Code Ann.* § 10-9a-205.
2. *Hearing.* The City Council held a public hearing regarding the Parks and Recreation IFFP, the Parks and Recreation IFA, and this Parks and Recreation Impact Fee Ordinance, on January 4, 2017, and a copy of the Ordinance was available in its substantially final form at the City Recorder's Office in the Santaquin City Hall before the date of the hearing, all in conformity with the requirements of *Utah Code Ann.* § 10-9a-205 and applicable noticing provisions of the Impact Fees Act.

SECTION IX. AMENDMENTS TO SANTAQUIN CITY CODE

1. Santaquin City Code (S.C.C.), Title 9-2-1 is amended to read as follows:

The city council hereby finds and determines:

- A. There is a need for capital facilities such as water and sewer systems, roads, storm drain facilities and parks and open space facilities to grow in response to the planned growth of the city and to be consistent with the city's general plan and to protect the public's health and welfare.
- B. The rapid and continuing growth of the city necessitates the imposition and collection of impact fees pursuant to law that require development to pay its fair share of the cost of providing those capital facilities occasioned by the demands and needs of the development project at service levels necessary to promote and preserve the public health, safety and welfare.
- C. The city council may adopt, amend and impose impact fees and/or provide credits for the same, pursuant to law, occasioned by development projects within the city.

2. Santaquin City Code (S.C.C.), Title 9-2-3.A is amended to read as follows:

Impact Fees Imposed: Impact fees are hereby imposed as a condition of the issuance of a building permit by the city for any development activity which creates additional demand and need for public facilities.

3. Santaquin City Code (S.C.C.), Title 9-2-5 is amended to read as follows:

Unless otherwise recommended by city staff and approved by the city council, impact fees shall be payable prior to the issuance of a building permit by the city. All impact fees collected shall be deposited into a separate interest bearing account for the respective impact fees and are to be used exclusively for capital improvements for which the fees were collected.

Section X. Miscellaneous Provisions


1. Contrary Provisions Repealed. Any and all other provisions of the Santaquin City Code that are contrary to the provisions of this Ordinance are hereby repealed.
2. Codification, Inclusion in the Code, and Scrivener's Errors. It is the intent of the City Council that the provisions of this ordinance be made part of the Santaquin City Code as adopted, that sections of this ordinance may be re-numbered or re-lettered, that the word ordinance may be changed to section, chapter, or other such appropriate word or phrase in order to accomplish such intent regardless of whether such inclusion in a code is accomplished. Sections of the ordinance may be re-numbered or re-lettered. Typographical errors which do not affect the intent of this ordinance may be authorized by the City without need of public hearing by its filing a corrected or re-codified copy of the same with the City Recorder.
3. Severability. If any section, phrase, sentence, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.
4. Other Impact Fees Not Repealed. Except as otherwise specifically provided herein, this Parks and Recreation Impact Fee Ordinance shall not repeal, modify or affect any impact fee of the City in existence as of the effective date of this Ordinance.

(The remainder of this page intentionally left blank. Ordinance continues on page 7.)

Section XI. Effective Date.

The City Recorder shall deposit a copy of this ordinance in the official records of the City on April 20, 2017, and before 5:00 p.m. on that day, shall place a copy of this ordinance in three places within the City. This ordinance shall become effective at 5:00 p.m. on April 20, 2017.

PASSED AND APPROVED this 19th day of April, 2017.

By: 
Mayor Kirk Hunsaker

ATTEST:

By 
Susan Farnsworth, City Recorder



Voting

Council Member Keith Broadhead	<u>Aye</u>
Council Member Marianne Stevenson	Absent
Council Member David Hathaway	<u>Aye</u>
Council Member Mandy Jeffs	<u>Aye</u>
Council Member Nick Miller	<u>Aye</u>



PARKS AND RECREATION IMPACT FEE FACILITIES
PLAN & IMPACT FEE ANALYSIS
Santaquin City
April 2017

DRAFT

Impact Fee Facilities Plan Certification Page

I 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;
 - d. existing deficiencies documented as such and not meant for inclusion in impact analysis.
2. Does not include:
 - a. costs of operation and maintenance of public facilities;
 - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
 - c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement; and
3. Complies in each and every relevant respect with the Impact Fees Act

Brent R. Ventura, P.E.

Impact Fee Analysis Certification Page

I 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.

Brent R. Ventura, P.E.

TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
Chapter 1 - INTRODUCTION	2
Chapter 2 - DEMOGRAPHICS	3
2.1 Existing Conditions	3
2.2 Current & Future Growth.....	3
Chapter 3 - PARKS AND RECREATION PLANNING	5
3.1 Level of Service	5
3.2 Existing Facilities	5
3.3 Future Facilities.....	6
3.4 Capital Facilities Plan.....	7
Chapter 4 – IMPACT FEE FACILITIES PLAN.....	11
4.1 Parks and Recreation IFFP.....	11
Chapter 5 - IMPACT FEE ANALYSIS.....	14
5.1 Parks and Recreation Impact Fees	14

Appendix "A" – Demographics

Appendix "B" – Parks and Recreation

Appendix "C" – Applicable State Codes

List of Tables

Table 2-1: Growth Projections for Santaquin City.....	3
Table 3-1: Existing Trails Inventory.....	6
Table 3-2: Existing Parks Inventory	6
Table 3-3: Conceptual Parks Capital Facilities Estimates	7
Table 3-4: Conceptual Trails Capital Facilities Estimates.....	7
Table 4-1: Parks and Recreation Impact Fee Facilities Estimates	12
Table 5-1: Parks and Recreation Impact Fee Analysis Estimates	14

List of Figures

Figure 3-1: Existing Parks and Trails	9
Figure 3-2: Proposed Parks and Trails	10

Demographics

Demographics form the basis of the projections in each chapter of this study. Existing demographics information was obtained from the 2014 Sanitary Sewer Master Plan performed by JUB Engineers. Future population projections provide the basis for determining the needs of the city based upon the current Level of Service (LOS). Presently, Santaquin city has approximately 12,896 residents and is projected to grow to nearly 32,737 by the year 2045.

Parks and Recreation

This study identifies the existing parks and recreation facilities. Santaquin has previously provided \$1,031,854 of parks and recreational facilities per 1,000 residents. In order to maintain this LOS, a conceptual plan for constructing future parks and recreation facilities for the City identifies \$67.41 million (2016 dollars) of future projects.

Impact Fee Analysis

Impact fees have been calculated based on detailed analysis of the parks and recreation facility. The parks/recreation facilities are planned to service all residents. Therefore, impact fees are based upon one service area.

Although Santaquin is not required to enact impact fees exactly as outlined in this study, it may not impose fees higher than what is recommended. The following are the fees recommended to finance the required future infrastructure.

		City Wide Impact Fee
Parks and Recreation		
Single Family Dwelling	Dwelling Unit or Connection	\$ 3,817
Multi-Family	Dwelling Unit or Connection	\$ 3,095

*Definitions and explanations of development types can be found in the Appendix

Santaquin City is a growing community located in Utah County. Santaquin was established in 1851 and has approximately 12,896 residents. As growth continues in Utah County, Santaquin is projected to grow to approximately 32,737 by the year 2045 as discussed in the following chapter.

This Impact Fee Facilities Plan (IFFP) analyzes Santaquin's future parks and recreation projected needs as it grows. It contains separate chapters outlining the Impact Fee Facilities Plan and Impact Fee Analysis (IFA). These plans will provide a prioritized project schedule for construction, cost estimates (in planning year dollars) and recommended impact fee levels based upon the projects required to accommodate new growth in the next six years.

Proportionate Share

This document attempts to assign only a proportionate share of costs for future improvements due to growth from future developments. It is evident that the cost of much of the existing infrastructure in many of the elements cannot be assigned a legitimate dollar value per resident since very little information is available as to how existing infrastructure was financed, what share the City financed, what agency constructed the improvement, and how much the improvements actually cost. Therefore, in accordance with the Utah Impact Fees Act, Title 11, Chapter 36a, every effort has been made to evaluate impact fees considering only those costs that are attributable to future growth. As such, a current Level of Service (LOS) has been defined for each element and master planning performed to maintain the existing standards. Impact fees have been evaluated assigning the costs associated with maintaining these standards to future development as Santaquin City grows.

Impact Fee Adjustments

Santaquin City understands that future developments will each have individualized impacts on the City and therefore, in order to impose impact fees fairly, the City may adjust standard impact fees to meet unusual circumstances as allowed by State Code. Adjustments may be made for any of a number of reasons including studies or data submitted by the developer, land dedicated as a condition of development, and/or system improvements constructed by a new development.

The first step in updating any Impact Fee Facilities Plan is to evaluate the City's current demographics and future population projections. The following section discusses Santaquin City's population, growth trends, and projected build-out population.

2.1 Existing Conditions

Current Population

In April 2010, Santaquin's population was estimated by the US Census Bureau to be 9,128 residents. The current population is estimated to be approximately 12,896 residents. This information was taken from the 2014 sanitary sewer master plan performed by JUB Engineers.

Average Residents per Household

For purposes of this Impact Fee Facilities Plan (IFFP), the current average household density was estimated at 3.7 residents per household, per the 2010 Census.

2.2 Current & Future Growth

Current Growth Trends

Forecasting the City's future needs relies heavily upon projecting future population trends and economic growth. The future growth projections were taken from the 2014 sanitary sewer master plan update performed by JUB Engineers.

Future Growth Trends

Table 2-1 gives the overall projected growth patterns as projected for this impact fee facilities plan.

Table 2-1: Growth Projections for Santaquin City

Year	Population	Estimated Annual Growth Rate
2014	10,689	6.20%
2015	11,341	6.10%
2016	12,044	6.20%
2017	12,791	6.20%
2018	13,584	6.20%
2019	14,426	6.20%
2020	15,321	6.20%
2021	15,889	3.71%
2022	16,478	3.71%
2023	17,090	3.71%
2024	17,724	3.71%
2025	18,381	3.71%
2026	19,063	3.71%
2027	19,771	3.71%

CHAPTER 2 - DEMOGRAPHICS

2028	20,504	3.71%
2029	21,265	3.71%
2030	22,054	3.71%
2031	22,726	3.05%
2032	23,419	3.05%
2033	24,134	3.05%
2034	24,870	3.05%
2035	25,628	3.05%
2036	26,410	3.05%
2037	27,216	3.05%
2038	28,046	3.05%
2039	28,901	3.05%
2040	29,783	3.05%
2041	30,351	1.91%
2042	30,932	1.91%
2043	31,522	1.91%
2044	32,124	1.91%
2045	32,737	1.91%
2046	33,363	1.91%
2047	34,000	1.91%
2048	34,649	1.91%
2049	35,311	1.91%
2050	35,986	1.91%
2051	36,565	1.61%
2052	37,154	1.61%
2053	37,752	1.61%
2054	38,360	1.61%
2055	38,977	1.61%
2056	39,605	1.61%
2057	40,242	1.61%
2058	40,890	1.61%
2059	41,549	1.61%
2060	42,218	1.61%

Santaquin City provides high quality of life and health to the community through their parks and recreation facilities. To maintain this quality of life the city must continue to provide new parks and recreation facilities as the population grows.

3.1 Level of Service (LOS)

As Santaquin City has grown, it has become apparent that the City will need to provide its citizens with recreation facilities that are not all measurable by acreage. Therefore, Santaquin will define its level of service in terms of value. In the 2009 "Parks, Trails and Open Space Impact Fee Analysis, this measure was used.

Currently, the City provides approximately 118.4 acres of open space throughout the city. Of that acreage, the City has developed 52.09 acres of recreational space including 13 city parks, a rodeo facility, a baseball complex and 0.51 miles of developed trails. Therefore, Santaquin provides:

$$52.09 \text{ acres} / 7,713 \text{ residents} = 6.75 \text{ acres of per 1000 residents.}$$

Since parks are constructed on a large scale basis and not per person, and new development has increased rapidly in the past couple of years, Santaquin City has continued to construct recreational facilities. At each update of this document, the acreage per 1,000 residents that is currently available will depend on how recently a park was constructed, at times calculating to greater than or less than the current LOS.

The currently defined LOS is based on Santaquin's historic expenditures on recreation facilities. As defined in the 2009 IFA the impact fee eligible value of the existing parks and recreation facilities, their land, facilities and amenities is documented as \$6,991,067.08. At that time, it was estimated that there were 7,713 residents in Santaquin. As a result, the historic LOS calculates to be:

$$\$6,991,067.08 \text{ (previous facilities value)} / 7,713 \text{ (previous residents)} = \$906,401 / 1,000 \text{ residents}$$

However Santaquin has exchanged density eligibility on development projects for land, which were turned into city parks. The city has also used non-impact fee money to increase the value of some of its existing parks. The current value of existing parks and recreation facilities is \$13,306,793.67. The current population of Santaquin is 12,896 residents. Therefore, the new LOS is calculated to be

$$\$13,306,793.67 \text{ (current facilities value)} / 12,896 \text{ (current residents)} = \$1,031,854 / 1,000 \text{ residents}$$

3.2 Existing Facilities

Table 3-1 shows a current inventory of trails in Santaquin City and their present day value. Table 3-2 summarizes the current inventory of parks within the city as illustrated

CHAPTER 3- EXISTING FACILITIES

in Figure 3-1. Cost estimates include land, infrastructure and amenities, but no operation, personnel or maintenance costs.

Table 3-1: Existing Trails Inventory

Trails	Area (acres)	2009 Value*	2016 Estimated Value
Trails	0.51	\$32,462	38,761
TOTAL	0.51	\$32,462	\$38,761

Table 3-2: Existing Parks Inventory

Parks	Area (acres)	2009 Value*	2016 Estimated Value
Rodeo Arena	6.20	\$1,055,694	\$1,203,485
Santaquin Ball Complex	5.23	\$702,189	\$800,218
Centennial Park	6.25	\$1,215,370	\$1,381,210
Squash Head Park	0.85	\$136,820	\$171,048
City Center Park	3.50	\$389,271	\$446,137
Eastside Park	3.00	\$556,405	\$706,348
Orchard Lane (Cottonwood Park)	0.33	\$91,830	\$114,152
Orchard Hills (Santaquin Meadows)	3.81	\$593,410	\$673,323
Orchard Cove Park	3.19	\$229,800	\$846,585
Sunset Trails Park	2.79	\$313,450	\$761,510
Theodore Ahlin Park	16.94	\$931,700	\$1,259,456
City Cemetery	12.6	-	\$1,952,496
Peter Rabbit Springs	32.64	-	\$2,132,697
Stone Hollow Park	12.54	-	\$819,363
400 East Park	0.5	-	\$32,670
Highline Park	7.98	-	\$521,413
TOTAL	118.4	\$6,215,939	\$13,268,032

*Note: Values for these facilities are based on 2009 cost estimates provided in the Parks, Trails and Open Space IFA prepared by Zion's Bank.

The 2016 values were calculated by Santaquin City. They include the land cost, improvement value, inflation and additional staff costs.

3.3 Future Facilities

This chapter analyzes the growth period of 2015 to 2045 when the projected population will be approximately 32,747. In order to maintain the existing LOS, Santaquin will need to continue to provide recreational facilities valuing approximately \$1,031,854 per 1,000 residents. In other words, to provide the necessary facilities, Santaquin will need to construct facilities valuing approximately \$33,790,134 (i.e. 32,747 x \$1,031,854/1,000) to provide for the estimated 2045 population.

3.4 Capital Facilities Plan

The city already has plans to develop additional parks and trails to help maintain its unique position as a leader in recreational properties and activities. As Santaquin grows, it will need additional facilities like these to help meet the needs of a growing population. Figure 3-2, Table 3-3 and Table 3-4 illustrate a conceptual plan for developing the required future parks to maintain its current LOS.

Table 3-3 – Conceptual Parks Capital Facilities Estimates

Project	Area (acres)	Estimated Constr. Year	Cost (2015)
Summit Ridge 35 (Phase 1)	35	2017	\$3,457,000
Rodeo (Addition Phase 1))	3.62	2017	\$1,434,898
Apple View Elementary	-	2017	\$250,000
400 East Gateway	.5	2018	\$571,593
Peter Rabbit	6.42	2019	\$1,968,882
Foothill Park	2.0	2020	\$1,086,807
Stone Hollow	15.34	2021	\$3,760,721
Theodore Ahlin Park	16.94	2022	\$2,363,348
South Hollow	10.12	2022	\$2,571,448
City Cemetery	12.6	2025	\$1,093,859
Rodeo (Addition Phase 2)	3.62	2027	\$1,101,072
Summit Ridge 35 (Phase 2)	35	2027	\$3,400,070
Orchard Hills Park	7.35	2028	\$3,377,207
Highline Park	7.69	2029	\$1,768,601
Rec Center	31.33	2030+	\$34,622,322
Total			\$60,006,380

Table 3-4 – Conceptual Trails Capital Facilities Estimates

Project	Area (acres)	Estimated Constr. Year	Cost (2015)
Highland Drive Trail (City)	4.16	2018	\$943,117
Orchard Connector Trail	7.80	2019	\$1,414,676
Farmers Lane Trail	4.09	2019	\$419,653
400 East Trail (North)	2.05	2020	\$296,886
400 East Trail	1.05	2021	\$220,765
200 West Trail	.56	2024	\$328,236
9 th Street Trail	.97	2024	\$186,088
Summit 35 Trail	.71	2024	\$162,660
Highland Drive Trail (Match)	3.52	2026	\$55,811
Summit Ridge Parkway Trail (South-Match)	.62	2026	\$6,670
Highway 6 Trail (Match)	1.21	2028	\$56,265
500 West Trail	.61	2028	\$175,988
100 South Trail	1.27	2029	\$740,043
Stone Hollow Reservoir Trail	1.43	2029	\$162,848

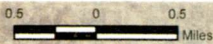
CHAPTER 3- EXISTING FACILITIES

400 South Trail	.92	2029	\$167,532
500 South Trail (East)	.59	2030	\$172,391
500 South Trail (West)	1.78	2030+	\$273,630
500 West Trail	.61	2030+	\$221,244
198 Trail (Match)	4.13	2030+	\$80,500
Center Street Trail	3.76	2030+	\$815,342
Santaquin Canyon Urban Trail (City)	.45	2030+	\$104,660
Santaquin Canyon Urban Trail (Match)	.12	2030+	\$2,032
Santaquin Canyon Multi-Use Trail (city)	2.68	2030+	\$375,382
Santaquin Canyon Multi-Use Trail (Match)	2.16	2030+	\$21,208
Total			\$7,403,627



Existing Trails & Parks

- Existing Trails
- Existing Trails - Match
- Existing Park



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroX, GeoMapping, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community

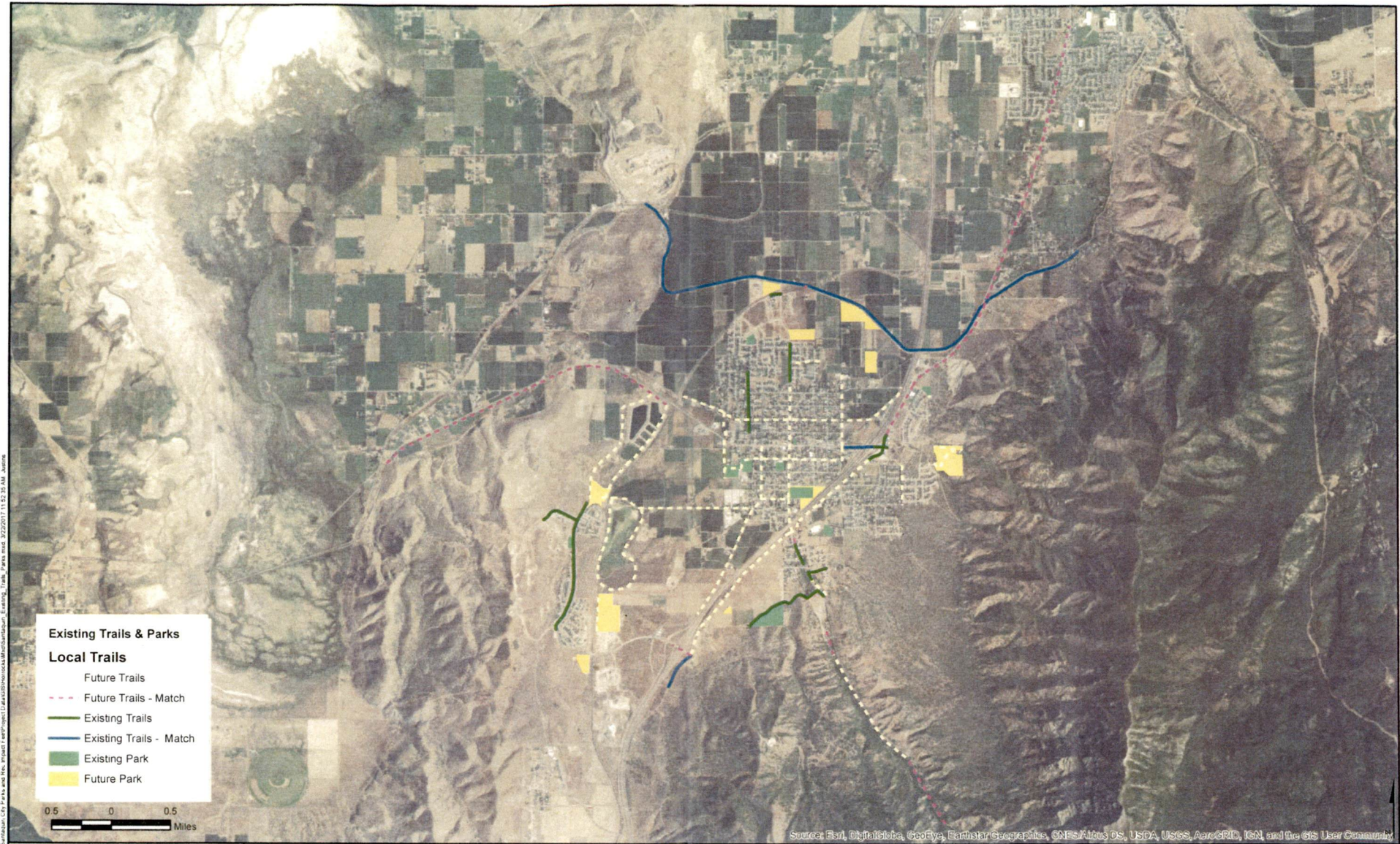
U:\021515\15-108_Santaquin_City_Parks_and_Pkgs_Imagery\ProjectData\GIS\Horrocks\Map\Map\Map_Existing_Trails_Parks.mxd 4/25/2016 11:23:03 AM jcd@h



2152 West Grove Parkway
Suite 400
Pleasant Grove UT 84062
(801) 763-5100

Santaquin Trail & Park System
Santaquin UT

DATE	4/25/2016
DRAWN	
CHECKED	



C:\2017\315\315-001-1008-Santaquin-City-Parks-and-Trails-Project\1-Map\Project\1-Map\Horrocks\Map\315-001-1008-Santaquin-City-Parks-and-Trails-Project.mxd 3/22/2017 11:52:35 AM Admin

Existing Trails & Parks

Local Trails

- Future Trails
- - - Future Trails - Match
- Existing Trails
- - - Existing Trails - Match
- Existing Park
- Future Park

0.5 0 0.5
Miles

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

HORROCKS
ENGINEERS

2162 West Grove Parkway
Suite 400
Pleasant Grove UT 84062
(801) 763-5100

Santaquin Trail & Park System
Santaquin UT

DATE	3/22/2017
DRAWN	

Impact fees provide communities with a legal means to obtain funds from new developments to finance the construction of infrastructure improvements that are needed to serve new growth. State law requires that impact fees be used only for projects made necessary by new growth and not for existing deficiencies. Throughout this study, existing conditions have been analyzed as well as future needs due to development and growth. This section defines the financial impact that new development will have on Santaquin City in the next six years and recommends impact fees for park and recreation element analyzed in this study. These fees will be needed to maintain the existing level of service throughout the City. It does not include existing deficiencies.

4.1 Parks and Recreation IFFP

Chapter 3 - Parks and Recreation Planning outlines the parks anticipated to be built throughout Santaquin to maintain its current level of service for parks and recreational facilities. Table 3-1 outlines the proposed projects and their costs in 2016 dollars. Projects that are projected to be constructed within the next six years and are eligible to be funded by impact fees total \$20,759,794 are detailed below and summarized in Table 4-1. These projects and costs were taken from the Santaquin City Parks, Recreation, Trails and Open Space Master Plan prepared by Blu Line Designs from May 2016.

Eligible Projects

Summit Ridge 35 (Phase 1) – is a 35 acre park that is planned to be built. This park includes 6 championship size soccer fields and 2 baseball diamonds. The need of this park is driven by development within the city.

Rodeo Grounds (Phase 1) – is a 3.62 acre addition to the existing park that is planned to be built. This park will include grandstands, trailer parking, vendor booth areas, warm up pen, rodeo office, restrooms, a new barn, ticketing booth, and parking. The need of this addition is driven by development within the city.

Apple View Elementary - is an inter-local agreement with the Nebo School District which enables the city to use two elementary school facilities for its recreation programs. There is currently no public indoor gym area suitable for adult sports programs. The Nebo School District is constructing a new elementary school in 2017 and is willing to add an enhanced gym area for city programs at a cost of nearly \$250,000. The enhancements would include wood flooring, bleachers having a 580 seat capacity, and city equipment storage areas. The need of this is driven by development within the city.

400 East Gateway – is a ½ acre park that is planned to be built. The need of this park is driven by development within the city.

Highland Drive Trail (City) – is a 4.16 acre trail that is planned to be built. The need of this trail is driven by development within the city.

CHAPTER 4 – IMPACT FEE FACILITIES PLAN

Peter Rabbit – is a 6.42 acre park that is planned to be built. This park includes open space along with a playground as well as a pavilion. The need of this park is driven by development within the city

Orchard Connector Trail – is a 7.80 acre trail that is planned to be built. The need of this trail is driven by development within the city.

Farmers Lane Trail – is a 4.09 acre trail that is planned to be built. The need of this trail is driven by development within the city.

Foothill Park – is a 2 acre park neighborhood park planned to be built. This park is development driven and will serve as an active recreation area to compliment the passive opportunities at Theodore L Ahlin Park.

400 East Trail (North) – is a 2.05 acre trail that is planned to be built. The need of this trail is driven by development within the city.

Stone Hollow – is a 15.3 acre park that is planned to be built. This park includes multi-purpose fields, sport courts, large pavilion, restrooms, meandering paths and a playground. The need of this park is driven by development within the city.

400 East Trail – is a 1.5 acre trail that is planned to be built. This need of this trail is driven by development within the city.

Theodore Ahline Park – is a 16.94 acre park that is planned to be built. This park includes a large pavilion, adventure playground, paths, fishing docks and a community amphitheater. The need of this park is driven by development within the city.

South Hollow Park – is a 10.12 acre park that is planned to be built. This park includes basketball courts, pavilions, paths and a playground. The need of this park is driven by development within the city.

Table 4-1: Parks and Recreation Impact Fee Facilities Estimates

Future Facility	2017 Estimate (Millions)	Projected Constr. Year	Funding Source
Summit Ridge 35 (Phase 1)	\$3,457,000	2017	Impact Fees
Rodeo Grounds (Phase 1)	\$1,434,898	2017	Impact Fees
Apple View Elementary	\$250,000	2017	Impact Fees
400 East Gateway	\$571,593	2018	Impact Fees
Highland Drive Trail (City)	\$943,117	2018	Impact Fees
Peter Rabbit	\$1,968,882	2019	Impact Fees
Orchard Connector Trail	\$1,414,676	2019	Impact Fees
Farmers Lane Trail	\$419,653	2016	Impact Fees
Foothill Park	\$1,086,807	2020	Impact Fees
400 East Trail (North)	\$296,886	2019	Impact Fees
Stone Hollow	\$3,760,721	2021	Impact Fees

CHAPTER 4 - IMPACT FEE FACILITIES PLAN

400 East Trail	\$220,765	2021	Impact Fees
Theodore Ahlin Park	\$2,363,348	2022	Impact Fees
South Hollow Park	\$2,571,448	2022	Impact Fees
Total	\$ 20,759,794		

Impact fees charged for new development are based on the ERC generations of proposed developments. According to the current state law, impact fees must use a six year planning window to encumber the funds. Therefore, the calculations in this chapter consider only those projects that are planned to be constructed or encumbered within the next six years. Budgetary costs were evaluated in future dollars (proposed project planning year dollars), assuming an inflation rate of 6% per year. They consider and assume current and future projects can be financed by 10 year loans with a 4% interest rate.

5.1 Parks and Recreation Impact Fees

Chapter 4 - Parks and Recreation Planning outlines the parks anticipated to be built throughout Santaquin to maintain its current level of service for parks and recreational facilities.

As shown in Table 5-1, in the next six years, many parks will be constructed.

Table 5-1: Parks and Recreation Impact Fee Analysis Estimates

Future Facility	2017 Estimate (Millions)	Projected Constr. Year
Summit Ridge 35 (Phase 1)	\$3,457,000	2017
Rodeo Grounds (Phase 1)	\$1,434,898	2017
Apple View Elementary	\$250,000	2017
400 East Gateway	\$571,593	2018
Highland Drive Trail (City)	\$943,117	2018
Peter Rabbit	\$1,968,882	2019
Orchard Connector Trail	\$1,414,676	2019
Farmers Lane Trail	\$419,653	2016
Foothill Park	\$1,086,807	2020
400 East Trail (North)	\$296,886	2019
Stone Hollow	\$3,760,721	2021
400 East Trail	\$220,765	2021
Theodore Ahlin Park	\$2,363,348	2022
South Hollow Park	\$2,571,448	2022
Total	\$ 20,759,794	

Ultimately, new development will require \$33,790,134. As calculated in Chapter 3, LOS for parks and recreation facilities is \$1,031.85 of new recreation facilities per resident. Therefore, these planned facilities from table 4.1, will serve 20,119 new residents (i.e. \$20,759,794 / \$1,031.85).

Since the parks and recreation impact fees are calculated per resident and it is apparent that new types of development are coming to Santaquin, the following schedule of impact fees is currently recommended based on typical occupancy rates of different types of housing.

CHAPTER 5 - IMPACT FEE ANALYSIS

Single Family (3.7 residents/unit) = $3.7 \times \$1,031.85 = \$3,817.86$ (use 3,817)

Multi-Family (3 residents/unit) = $3 \times \$1,031.85 = \$3,095.56$ (use 3,095)

Since this impact fee is based upon the 2017 value of existing infrastructure, it is also recommended that the parks impact fee be adjusted on a yearly basis to reflect changes in the Construction Cost Index (CCI) published by the Engineering News-Record (ENR). The current CCR is 10092.

Appendix "A"

Demographics

Appendix "B"

Parks and Recreation

Facility	Acres	Land Cost (1.50/s.f.)	Improvement Value 2009	2009 improvement Value Inflated to 2016	Inflated Added Value since 2009	Total Improvement Value	Improvement Donation/Grant Value	Impact Fees Used
Density Elig								
No Centennial Park	8.25	\$ 408,375.00	\$ 871,620.00	\$ 959,355.35	\$ 7,500.00	\$ 966,855.35	\$ 4,426.59	\$ 18,070.09
No City Center	3.5	\$ 228,690.00	\$ 196,771.30	\$ 217,447.66	\$ -	\$ 217,447.66	\$ -	\$ -
Yes Cottonwood Park (Orchard Lane)	0.39	\$ 18,112.25	\$ 64,330.00	\$ 71,089.67	\$ 22,095.77	\$ 93,185.44	\$ -	\$ -
No Squash Head Park	0.85	\$ 55,539.00	\$ 90,070.00	\$ 99,534.39	\$ 10,604.52	\$ 110,138.91	\$ -	\$ -
Yes Eastside Park	3	\$ 196,020.00	\$ 391,405.00	\$ 432,533.10	\$ 70,835.76	\$ 503,368.86	\$ 2,500.00	\$ 583,853.83
Yes Orchard Cove Park	3.19	\$ 208,434.60	\$ 135,750.00	\$ 150,014.35	\$ 459,907.89	\$ 609,922.25	\$ 5,424.38	\$ 125,556.96
Yes Peter Rabbit Springs	32.64	\$ 2,132,697.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
No Rodeo Arena	6.2	\$ 405,108.00	\$ 714,694.00	\$ 789,792.69	\$ -	\$ 789,792.69	\$ 9,404.95	\$ -
No Santaquin Ball Complex	5.23	\$ 341,728.20	\$ 414,538.63	\$ 458,097.56	\$ 178.07	\$ 458,275.63	\$ 4,884.13	\$ 172.50
Yes Santaquin Meadows (Orchard Hills)	3.81	\$ 248,945.40	\$ 384,025.03	\$ 424,377.65	\$ -	\$ 424,377.65	\$ -	\$ -
Yes Stone Hollow Park	12.54	\$ 819,363.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Yes Sunset Trails	2.79	\$ 182,298.60	\$ 160,000.00	\$ 176,812.50	\$ 397,461.49	\$ 574,273.99	\$ -	\$ 63,702.92
Yes Theodore Ahlin	16.94	\$ 1,106,859.60	\$ -	\$ -	\$ 135,316.96	\$ 135,316.96	\$ 65,491.21	\$ 69,825.75
No 400 East Park	0.5	\$ 32,670.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,005.00
Yes Highline Canal Park	7.98	\$ 521,413.20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,308.16
	105.8						\$ 92,131.26	\$ 880,495.21
No City Cemetery	12.6	\$ 823,284.00	\$ -	\$ -	\$ 1,129,212.00	\$ 1,129,212.00	\$ -	\$ -
Trails	0.51	\$ 33,323.40						

Additional Staff Costs re:
improvements (conservative
estimate)

Total Replacement Value	2009 Inflation Factors							Improvement Inflation Factors							
	Annual Inflation	2009	2010	2011	2012	2013	2014	2015	2009	2010	2011	2012	2013	2014	2015
\$ 5,980.04	\$ 1,381,210.39	868133.5	882023.7	910248.4	929363.6	943304.1	958396.9	959355.3	-0.4%	1.6%	3.2%	2.1%	1.5%	1.6%	0.1% CPI
\$ -	\$ 446,137.66	196771.3	199919.6	206317.1	210649.7	213809.5	217230.4	217447.7							7500
\$ 2,854.87	\$ 114,152.56	64330	65359.28	67450.78	68867.24	69900.25	71018.66	71089.67				21405	21726.08	22073.69	22095.77
\$ 5,370.55	\$ 171,048.45	90070	91511.12	94439.48	96422.7	97869.05	99434.95	99534.39	0	0	10273	10427.1	10593.93	10604.52	
\$ 6,959.37	\$ 706,348.23	391405	397667.5	410392.8	419011.1	425296.3	432101	432533.1	0	0	66197	67189.96	70764.99	70835.76	
\$ 28,228.19	\$ 846,585.03	135750	137922	142335.5	145324.5	147504.4	149864.5	150014.4	0	0	391669	452213	459448.4	459907.9	
	\$ 2,132,697.60	0	0	0	0	0	0	0	0	0	0	0	0	0	0
\$ 8,584.47	\$ 1,203,485.16	714694	726129.1	749365.2	765101.9	776578.4	789003.7	789792.7	0	0	0	0	0	0	0
\$ 214.59	\$ 800,218.42	414538.6	421171.2	434648.7	443776.4	450433	457639.9	458097.6	0	0	172.5	175.0875	177.8889	178.0668	
\$ -	\$ 673,323.05	384025	390169.4	402654.9	411110.6	417277.3	423953.7	424377.7	0	0	0	0	0	0	0
	\$ 819,363.60	0	0	0	0	0	0	0	0	0	0	0	0	0	0
\$ 4,937.54	\$ 761,510.13	160000	162560	167761.9	171284.9	173854.2	176635.9	176812.5	301229	306048.7	315842.2	385035.9	390811.4	397064.4	397461.5
\$ 17,279.84	\$ 1,259,456.40	0	0	0	0	0	0	0							135317
	\$ 32,670.00														
	\$ 521,413.20														
\$ 80,409.44	\$ 11,315,536.67														
	\$ 1,952,496.00	0	0	0	0	0	0	0			1725	1750.875	1778.889	1780.668	

FIGURE 3.3 - 400 EAST GATEWAY PARK

Location: 400 East Main Street
 Park Type: Pocket Park
 Size: 0.50 Acres

Narrative
 Located along the entry into downtown Santaquin from I-15, the 400 East Gateway Park will serve as an announcement and welcome to Santaquin as well as a space for rest, gathering, and reflection on Santaquin's past. Key elements of the park will be planting that reflects the farming and orchard heritage of Santaquin; sculpture/monument features that commemorate those that came before; a Santaquin entry sign, architectural features that provide shade and that emphasize the connection to future development to the northeast; and lawn areas that can accommodate community events such as a farmers market.

Estimated Cost: \$571,593 (see Appendix for full estimate)

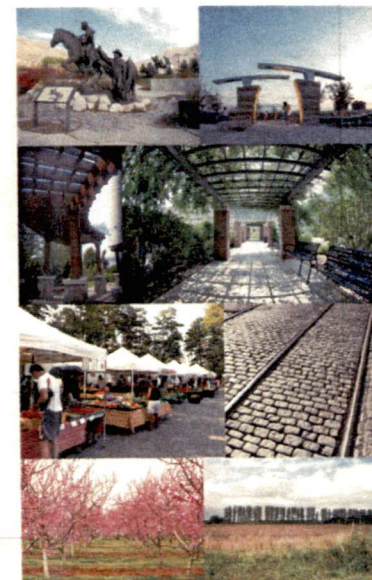
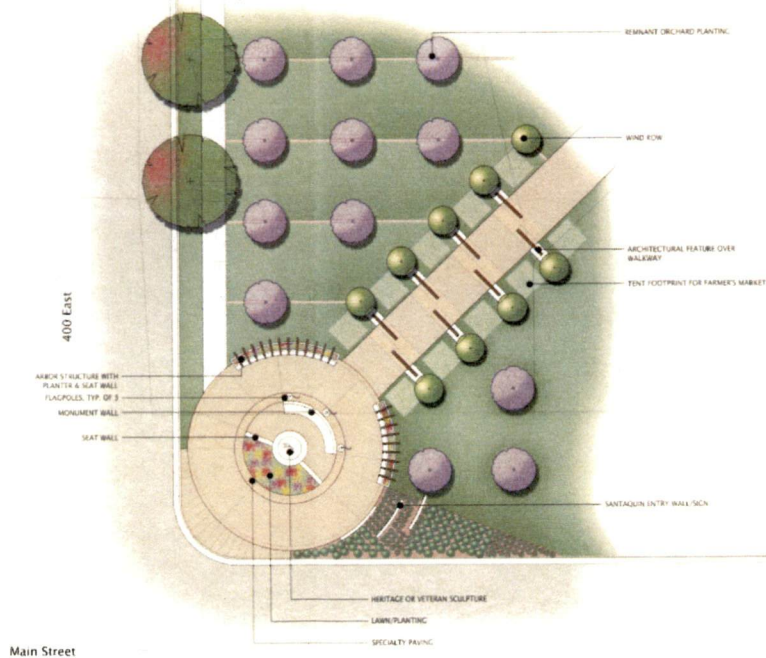
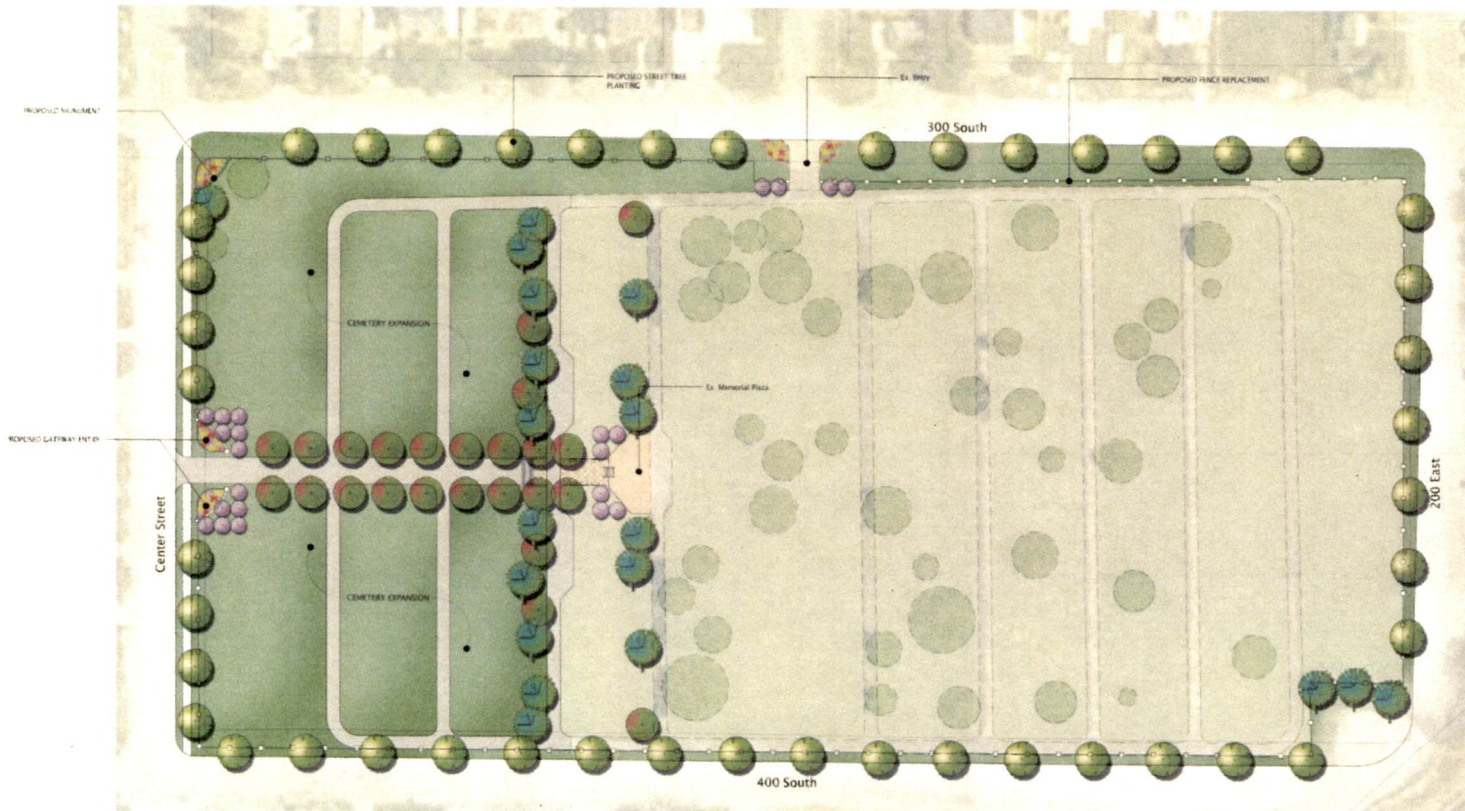


FIGURE 3.4 - CITY CEMETERY



Location: 100 East 300 South

Park Type: --

Size: 12.6 Acres

Narrative:

The existing cemetery is not completely built-out with the un-plotted acreage on the western third of the site being programmed for soccer games. This temporary use will quickly come to an end as the land will need to be utilized for cemetery plots. This plan proposes the expansion and completion of the cemetery into this western third including a monument entry and access road from Center Street, circulation roads, a plaza and connection to the existing Memorial Plaza at the end of this new access road, additional landscaping including proposed street trees around the perimeter of the site, and a new wrought iron fence that is more contextual to the cemetery than the existing chain link fence.

Estimated Cost: \$1,093,859 (see Appendix for full estimate)

FIGURE 3.5 - HIGHLINE PARK

Location: Approx. Strawberry Canal Road & 5600 West
 Park Type: Neighborhood Park
 Size: 7.89 Acres

Narrative: Adjacent to the new Public Works facility and with convenient access to the Highline Trail, Highline Park will be a neighborhood park with amenities supporting newer development on the north end of town. Proposed amenities of the park include an open multi-use field, a large pavilion with restroom, a playground, a basketball court, and a volleyball court based on specific input received from the community survey. Other unique features of the park may include a small off-leash dog park and a practice disc golf course. The proposed landscaping recommends bosques of ornamental trees reminiscent of the nearby orchards.

Estimated Cost: \$1,768,601 (see Appendix for full estimate)

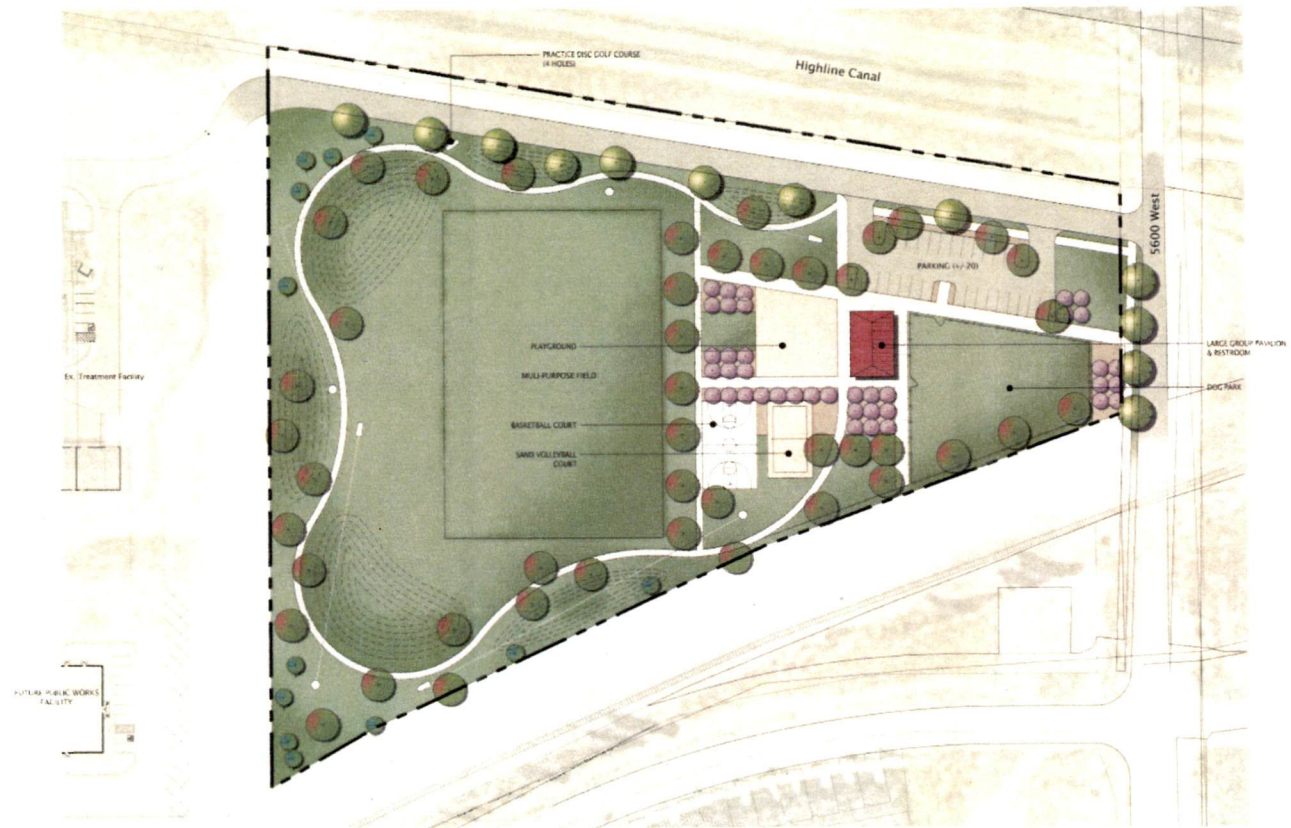
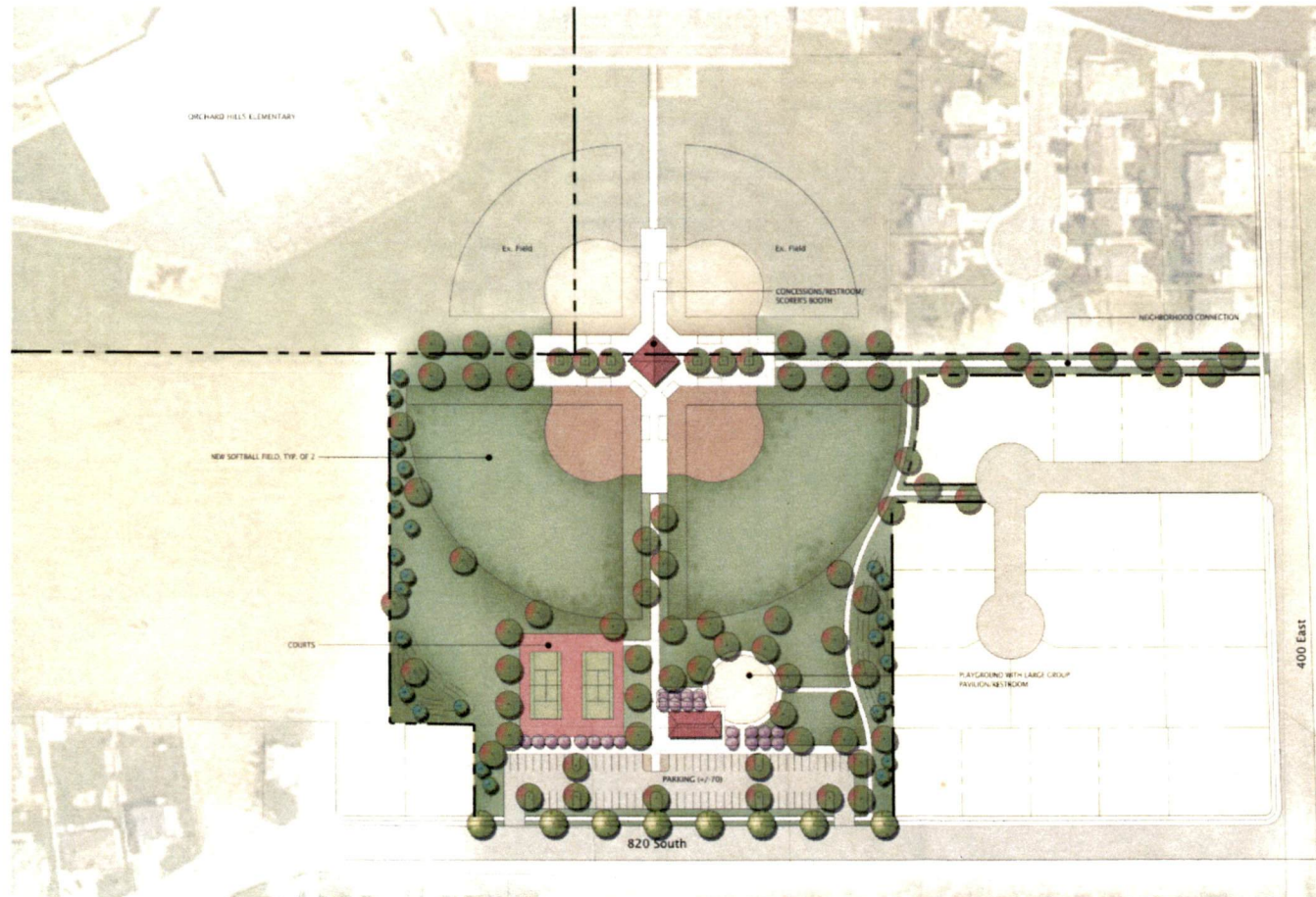


FIGURE 3.6 - ORCHARD HILLS PARK



Location: 168 East 610 South
Park Type: Community
Size: 7.35 Acres (addition)

Narrative:
This plan proposes adding an additional 7.35 acres and two additional softball fields to the existing Orchard Hills Park adjacent to Orchard Hills Elementary. This expansion will also include a scorers/concessions/restroom building, additional parking and access from 820 South, pedestrian connections to the surrounding neighborhood, a large pavilion with restroom, a playground, and sports courts.

Estimated Cost: \$3,377,207 (see Appendix for full estimate)

FIGURE 3.7 - PETER RABBIT SPRINGS PARK

Location: Approx. 200 S Oak Summit Drive
 Park Type: Community Park
 Size: 6.42 Acres

Narrative:
 At the eastern edge of the City, Peter Rabbit Springs Park will serve as a transition between the urban and natural interface. The park will capitalize on its location by providing a playground nestled within existing vegetation, access to the regional trail system and existing natural trails in the foothills, vehicular access for both cars and equestrian trailers, a large overlook pavilion at the top of the hill to provide breathtaking views across the valley, and restrooms. The natural vegetation will be enhanced by selective turf areas to provide for informal play and relaxation.

Estimated Cost: \$1,968,882 (see Appendix for full estimate)





Location: Approx 14400 S Summit Ridge Parkway
 Park Type: Community
 Size: 166.68 Acres

Narrative:
 This plan shows the design for a greater regional park development that extends from the Summit Ridge development on the south all the way to US 6 on the north. The full development of the park will be long term with the development of Phase I (see Figure 3.8b) a focus of this master plan document. In addition to the neighborhood park type amenities proposed in Phase I, the greater park will include miles of trails around the recharge basins, natural vegetation and potential amenities such as an off-leash dog park, a disc golf course, a bike skills course, an overlook structure, wetland boardwalks, parking, and an equestrian trailhead.

Estimated Cost: To be determined

FIGURE 3.8b - STONE HOLLOW PARK (PHASE I)

Location: Approx 14400 S Summit Ridge Parkway
Park Type: Neighborhood
Size: 15.34 Acres

Narrative
Phase I of the greater proposed Stone Hollow Park located at the northern end of Summit Ridge's existing development, this park will provide for existing and future residents with amenities such as a multi-purpose field, sport courts, a large pavilion with restroom, meandering paths, and a playground. The plan also proposes a more regional amenity of a skate park separated by parking from the more neighborhood type development. Dense bosques of ornamental trees are proposed along Summit Ridge Parkway to give the park a distinctive character consistent with Santaquin's heritage.

Estimated Cost: Phase I - \$3,760,721 (see Appendix for full estimate)

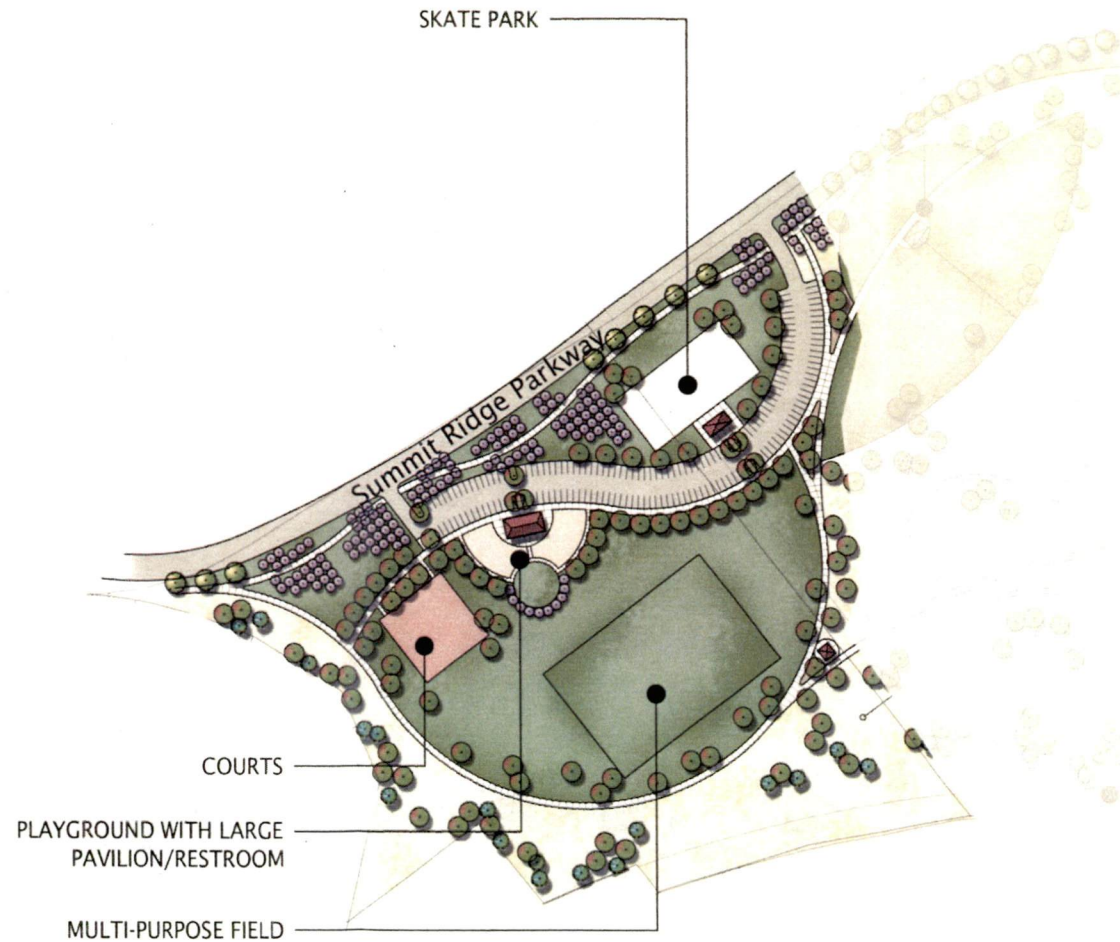
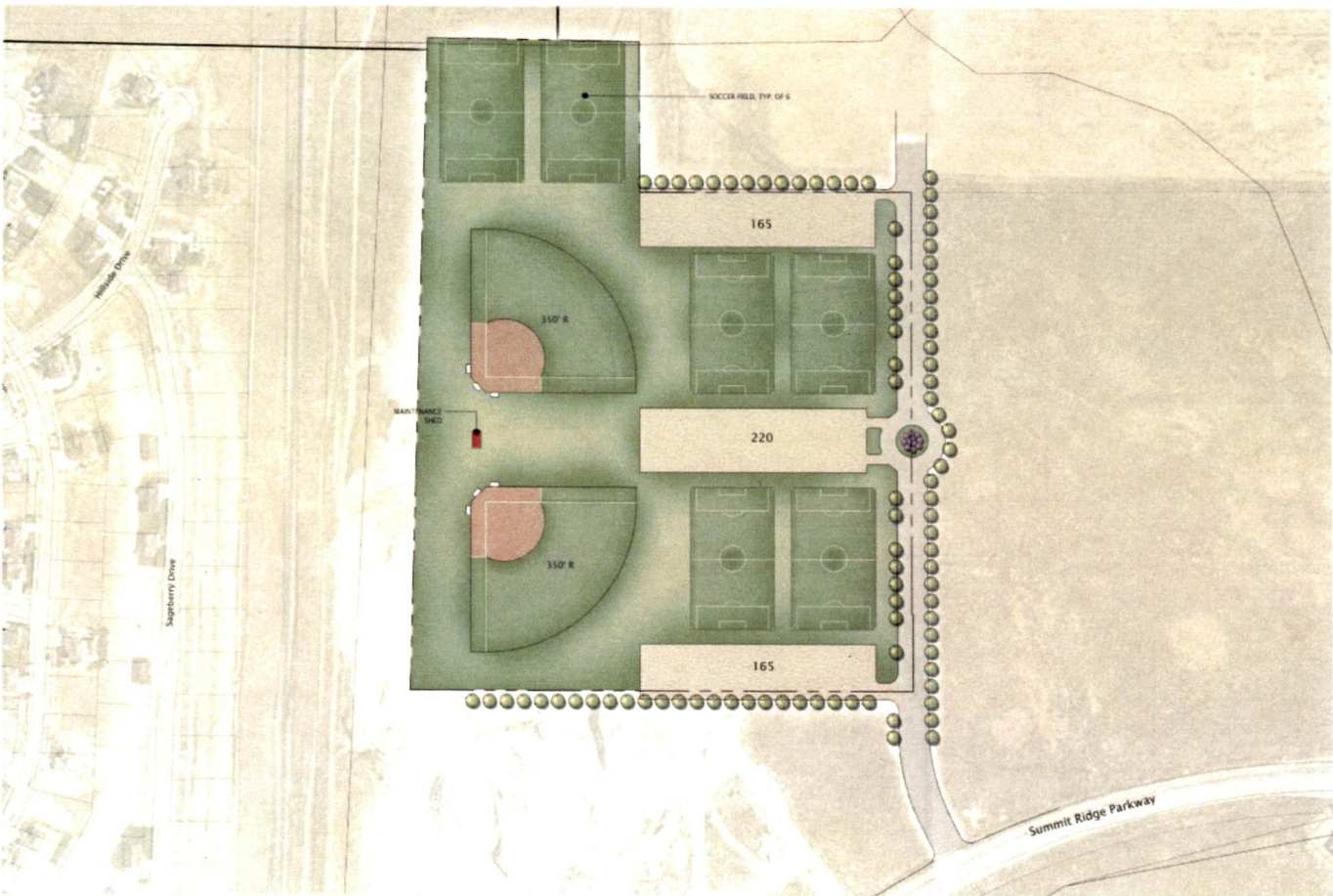


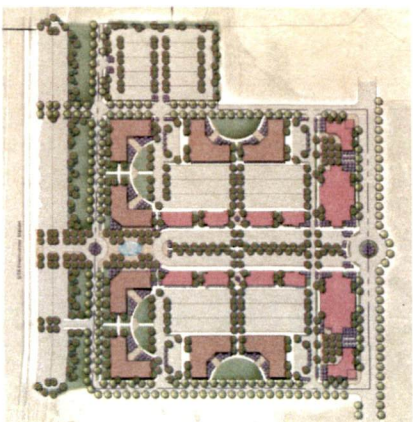
FIGURE 3.9 - SUMMIT RIDGE 35 ACRE PARK



Location: Approx. 1300 Hillshire Drive
 Park Type: Community
 Size: 35 Acres

Narrative
 Coupling the need for additional sports fields with the requirement for the City to utilize this property within the next few years, the proposed plan includes up to 6 championship size soccer fields and two baseball fields. Understanding the long term potential for the property as it is located off of the rail line and at a potential UTA Fronrunner stop, the fields were laid out in a way to accommodate and anticipate a possible multi-use transit oriented development (TOD) (see inset below). As TOD development opportunities arise, the site could transition from sports fields to such uses as commercial, institutional, and multi-family housing.

Estimated Cost: \$6,857,070 (see Appendix for full estimate)



Future TOD - Alternative Plan

FIGURE 3.10 - THEODORE AHLIN PARK

Location: Approx. 1125 S Pole Canyon Rd.
 Park Type: Community Park
 Size: 21.78 Acres

Narrative:
 This plan proposes adding on the existing infrastructure and improvements that already exist - irrigation pond, fish cleaning station, and restroom. The plan proposes Theodore Ahlin Park to be further amenitized with elements such as a large pavilion, an adventure playground, meandering paths, picnicking opportunities, fishing docks, and a community amphitheater overlooking the pond and the valley to the east. With minimal irrigated turf areas, the plan proposes to capitalize on the beautiful natural setting with natural berming, materials, and landscaping.

Estimated Cost: \$2,363,348 (see Appendix for full estimate)



FIGURE 3.11 - HIGH SCHOOL/RECREATION CENTER PARK



Location: Approx. 600 E 600 N

Park Type: Community

Size: 31.33 Acres

Narrative:

One of the largest desires voiced in the community survey was the need for a community recreation center/pool. This plan proposes a joint development with the Nebo School District in constructing a planned high school in conjunction with a community recreation center and pool. Further recognizing the need for additional sports fields, the plan also proposed 4 baseball/softball fields and one soccer field for City recreational use and programming. The screened back portion of the plan would be Nebo School District owned, constructed, operated, and maintained.

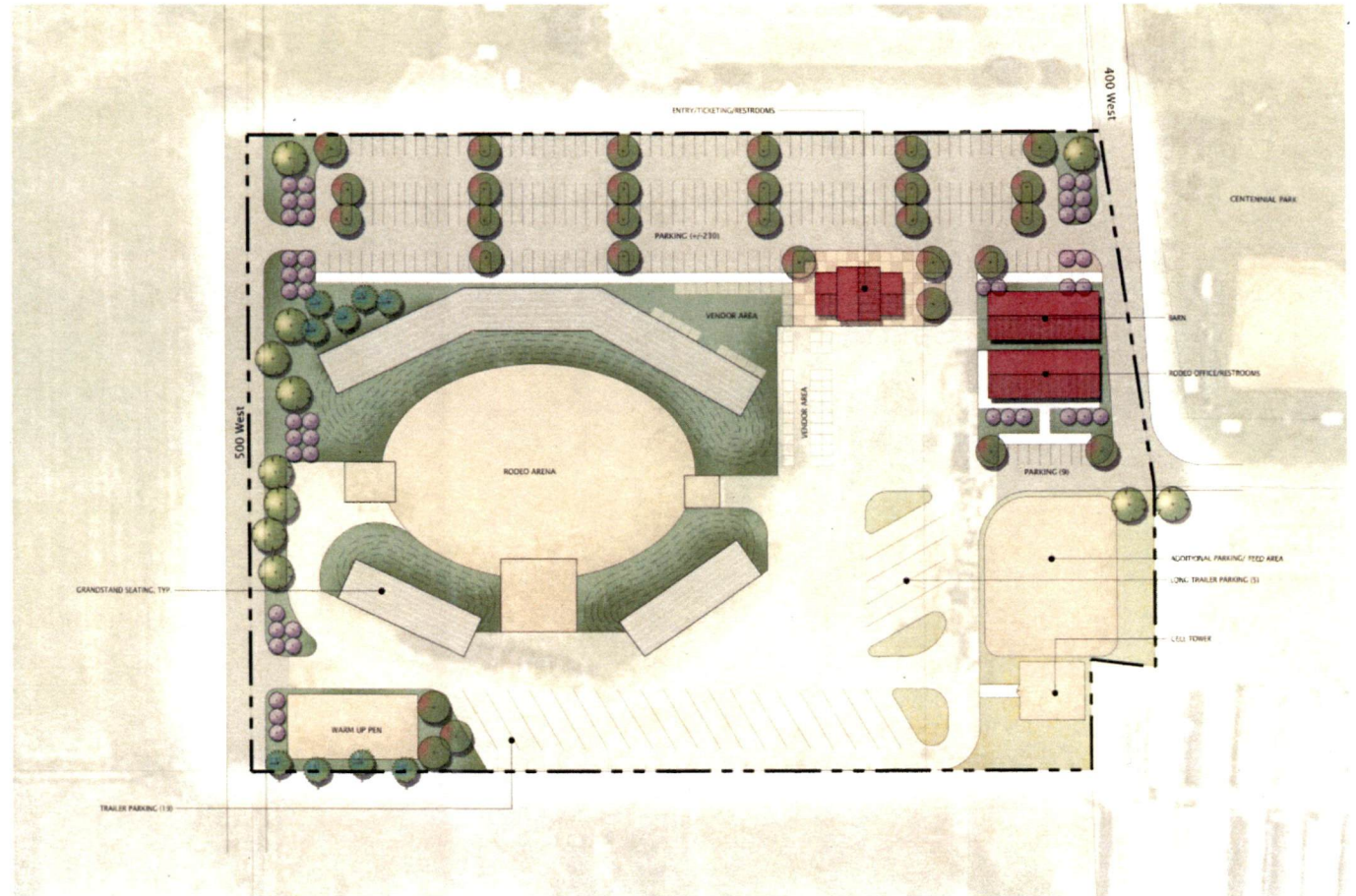
Estimated Cost: \$34,622,322 (see Appendix for full estimate)

FIGURE 3.12 - RODEO GROUNDS

Location: 175 S 400 W
 Park Type: Community Park
 Size: 3.62 Acres (addition)
 Narrative:

With the popularity and success of the rodeo and the relocation of the public works facility, the City has a need to expand and improve its rodeo facilities to compete with adjacent communities. This includes grandstand bleachers built into the existing grass berms, dedicated trailer parking near the arena, vendor booth areas, a warm up pen, the conversion of the existing public works building into a rodeo office and restrooms; a new barn structure; an entry ticketing and restroom structure; and parking lot to accommodate over 200 vehicles. This proposed expansion does eliminate the fields operated as the City Ball Complex. This expansion will need to be timed to allow for field development in other locations to mitigate the loss of fields at this location.

Estimated Cost: \$2,535,970 (see Appendix for full estimate)



Location: 1200 South 450 West
 Park Type: Neighborhood
 Size: 2.0 Acres

Narrative:
 Located within the proposed Foothill Village development, Foothill Park will sit just below Theodore Ahlin Park and the elk management areas of the State DWR. Foothill Park will be a neighborhood park with some small active recreation opportunities to compliment the nearby more passive Theodore Ahlin Park. Proposed park amenities may include a large pavilion, a medium pavilion, a half basketball court, a sand volleyball court, a totlot play area, sidewalk connections from the street, and a youth soccer field.

Estimated Cost: \$1,086,807 (see Appendix for full estimate)

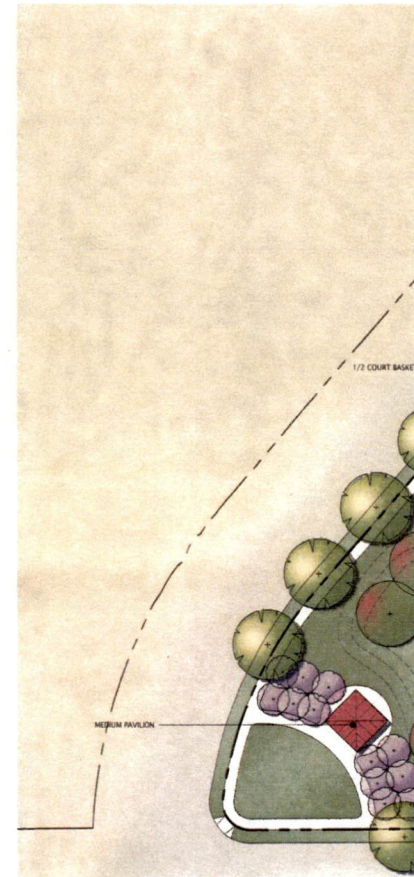


FIGURE 3.14 - SOUTH HOLLOW PARK

Location: Summit Ridge Parkway
Park Type: Neighborhood Park
Size: Approximately 10 Acres
Narrative:

Located at the entry to the Summit Ridge residential development, South Hollow Park will function as a detention basin and a neighborhood park. Possible amenities include parking, a large pavilion/restroom, a basketball court, a medium pavilion, a playground, a looping pathway around the park, open lawn areas, multi-purpose fields within the detention basin, an overlook pavilion, and potentially a bike downhill course on the existing hillside.

Estimated Cost: \$2,571,448



SANTAQUIN CITY
400 E. Gateway
Probable Construction Cost Estimate
07.06.16

Item	Item Description	Qty.	Units	Unit Price	Total
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 31,524.58	\$ 31,524.58
2	SITE CLEARING AND GRUBBING	25,903	S.F.	\$ 2.00	\$ 51,806.00
3	SITE GRADING	25,903	S.F.	\$ 0.25	\$ 6,475.75
4	ADJUST EXISTING UTILITIES	1	L.S.	\$ 10,000.00	\$ 10,000.00
5	WATER SERVICE	1	L.S.	\$ 5,000.00	\$ 5,000.00
6	SEWER SERVICE	1	L.S.	\$ -	\$ -
7	STORM DRAINAGE	1	L.S.	\$ 5,000.00	\$ 5,000.00
8	LIGHTING/ELECTRICAL	1	L.S.	\$ 35,000.00	\$ 35,000.00
9	CONCRETE PAVEMENT	969	S.F.	\$ 4.00	\$ 3,876.00
10	SPECIALTY CONCRETE PAVEMENT	5,800	S.F.	\$ 8.00	\$ 46,400.00
11	ADA RAMPS	1	EA.	\$ 1,600.00	\$ 1,600.00
12	SCULPTURE/MONUMENT	1	L.S.	\$ 50,000.00	\$ 50,000.00
13	MONUMENT WALL	1	L.S.	\$ 15,000.00	\$ 15,000.00
14	OVERHEAD TRELLIS STRUCTURE	2	EA.	\$ 10,000.00	\$ 20,000.00
15	ARCHITECTURAL PROMENADE STRUCTURE	8	EA.	\$ 7,500.00	\$ 60,000.00
16	FLAG POLES	3	EA.	\$ 5,000.00	\$ 15,000.00
17	BENCH WALLS	100	LF.	\$ 100.00	\$ 10,000.00
18	PLANTERS	160	LF.	\$ 150.00	\$ 24,000.00
19	SANTAQUIN ENTRY SIGNAGE	3	EA.	\$ 3,500.00	\$ 10,500.00
20	DECIDUOUS TREE (2" CAL.)	12	EA.	\$ 350.00	\$ 4,200.00
21	EVERGREEN TREE (6' HT.)	0	EA.	\$ 350.00	\$ -
22	ORNAMENTAL TREE (2" CAL.)	12	EA.	\$ 325.00	\$ 3,900.00
23	SHRUB BED (PLANTS, 12" TOPSOIL, 3" MULCH)	1,434	S.F.	\$ 4.00	\$ 5,736.00
24	BLUEGRASS SOD (SOD, 6" TOPSOIL)	17,700	S.F.	\$ 1.25	\$ 22,125.00
25	IRRIGATION SYSTEM - DRIP	1,434	S.F.	\$ 1.00	\$ 1,434.00
26	IRRIGATION - SPRAY	17,700	S.F.	\$ 0.75	\$ 13,275.00
27	ENGINEERING AND DESIGN (10%)	1	L.S.	\$ 45,185.23	\$ 45,185.23
				SUB-TOTAL COST	\$ 497,037.56
				15% Contingency	\$ 74,555.63
				TOTAL ESTIMATED COST	\$ 571,593.20

SANTAQUIN CITY
City Cemetery
Probable Construction Cost Estimate
07.06.16

Item	Item Description	Qty.	Units	Unit Price	Total
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 60,328.67	\$ 60,328.67
2	SITE CLEARING AND GRUBBING	168,911	S.F.	\$ 0.09	\$ 15,201.99
3	DEMO EXISTING FENCE	3,112	L.F.	\$ 10.00	\$ 31,120.00
4	SITE GRADING	168,911	S.F.	\$ 0.25	\$ 42,227.75
5	WATER SERVICE (2 METERS)	2	EA.	\$ 2,500.00	\$ 5,000.00
6	SEWER SERVICE	1	L.S.	\$ -	\$ -
7	STORM DRAINAGE	1	L.S.	\$ 2,500.00	\$ 2,500.00
8	LIGHTING/ELECTRICAL	1	L.S.	\$ 20,000.00	\$ 20,000.00
9	ASPHALT ROADWAY	31,547	S.F.	\$ 3.00	\$ 94,641.00
10	CONCRETE CURB & GUTTER	600	L.F.	\$ 35.00	\$ 21,000.00
11	CONCRETE PAVEMENT	4,290	S.F.	\$ 4.00	\$ 17,160.00
12	SPECIALTY CONCRETE PAVEMENT	1,300	S.F.	\$ 8.00	\$ 10,400.00
13	ADA RAMPS	4	EA.	\$ 1,600.00	\$ 6,400.00
14	CONCRETE STEPS	288	L.F.	\$ 30.00	\$ 8,640.00
15	WROUGHT IRON FENCING	3,112	L.F.	\$ 54.00	\$ 168,048.00
16	ENTRY MONUMENTATION	2	EA.	\$ 35,000.00	\$ 70,000.00
17	PARK BENCH	6	EA.	\$ 1,500.00	\$ 9,000.00
18	DECIDUOUS TREE (2" CAL.)	69	EA.	\$ 350.00	\$ 24,150.00
19	EVERGREEN TREE (6' HT.)	20	EA.	\$ 350.00	\$ 7,000.00
20	ORNAMENTAL TREE (2" CAL.)	22	EA.	\$ 325.00	\$ 7,150.00
21	SHRUB BED (PLANTS, 12" TOPSOIL, 3" MULCH)	6,284	S.F.	\$ 4.00	\$ 25,136.00
22	BLUEGRASS SOD (SOD, 6" TOPSOIL)	125,490	S.F.	\$ 1.25	\$ 156,862.50
23	IRRIGATION - SPRAY	125,490	S.F.	\$ 0.50	\$ 62,745.00
24	ENGINEERING AND DESIGN (10%)	1	L.S.	\$ 86,471.09	\$ 86,471.09
SUB-TOTAL COST					\$ 951,182.00
15% Contingency					\$ 142,677.30
TOTAL ESTIMATED COST					\$ 1,093,859.30

SANTAQUIN CITY
Highline Park
Probable Construction Cost Estimate
07.06.16

Item	Item Description	Qty.	Units	Unit Price	Total
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 107,296.34	\$ 107,296.34
2	SITE CLEARING AND GRUBBING	298,170	S.F.	\$ 0.09	\$ 26,835.30
3	SITE GRADING	298,170	S.F.	\$ 0.25	\$ 74,542.50
4	WATER SERVICE	1	L.S.	\$ 12,500.00	\$ 12,500.00
5	SEWER SERVICE	1	L.S.	\$ 10,000.00	\$ 10,000.00
6	STORM DRAINAGE	1	L.S.	\$ 10,000.00	\$ 10,000.00
7	LIGHTING/ELECTRICAL	1	L.S.	\$ 35,000.00	\$ 35,000.00
8	ASPHALT PARKING LOT	12,270	S.F.	\$ 3.00	\$ 36,810.00
9	CONCRETE CURB & GUTTER	756	L.F.	\$ 35.00	\$ 26,460.00
10	CONCRETE PAVEMENT	22,574	S.F.	\$ 4.00	\$ 90,296.00
11	SPECIALTY CONCRETE PAVEMENT	4,814	S.F.	\$ 8.00	\$ 38,512.00
12	BASKETBALL COURT	1	L.S.	\$ 60,000.00	\$ 60,000.00
13	VOLLEYBALL COURT	1	L.S.	\$ 10,000.00	\$ 10,000.00
14	DISC GOLF COURSE	1	L.S.	\$ 5,000.00	\$ 5,000.00
15	ADA RAMPS	5	EA.	\$ 1,600.00	\$ 8,000.00
16	DOG PARK FENCING	550	L.F.	\$ 20.00	\$ 11,000.00
17	GROUP PICNIC PAVILION/RESTROOM	1	EA.	\$ 100,000.00	\$ 100,000.00
18	TRASH ENCLOSURE	1	L.S.	\$ 5,000.00	\$ 5,000.00
19	PLAYGROUND	1	L.S.	\$ 151,809.00	\$ 151,809.00
20	PARK BENCH	14	EA.	\$ 1,500.00	\$ 21,000.00
21	PICNIC TABLE	20	EA.	\$ 1,200.00	\$ 24,000.00
22	BICYCLE RACK	1	EA.	\$ 1,000.00	\$ 1,000.00
23	PARK SIGNAGE	1	EA.	\$ 2,500.00	\$ 2,500.00
24	PERIMETER FENCING	851	L.F.	\$ 20.00	\$ 17,020.00
25	DECIDUOUS TREE (2" CAL.)	57	EA.	\$ 350.00	\$ 19,950.00
26	EVERGREEN TREE (6' HT.)	12	EA.	\$ 350.00	\$ 4,200.00
27	ORNAMENTAL TREE (2" CAL.)	39	EA.	\$ 325.00	\$ 12,675.00
28	SHRUB BED (PLANTS, 12" TOPSOIL, 3" MULCH)	8,667	S.F.	\$ 4.00	\$ 34,668.00
29	BLUEGRASS SOD (SOD, 6" TOPSOIL)	200,069	S.F.	\$ 1.25	\$ 250,086.25
30	NATIVE SEED (SEED, 4" TOPSOIL)	37,373	S.F.	\$ 0.40	\$ 14,949.20
31	IRRIGATION SYSTEM - DRIP	8,667	S.F.	\$ 1.00	\$ 8,667.00
32	IRRIGATION - SPRAY	237,442	S.F.	\$ 0.75	\$ 178,081.50
33	ENGINEERING AND DESIGN (10%)	1	L.S.	\$ 130,056.18	\$ 130,056.18
SUB-TOTAL COST					\$ 1,537,914.27
15% Contingency					\$ 230,687.14
TOTAL ESTIMATED COST					\$ 1,768,601.41

SANTAQUIN CITY
Orchard Hills Park
Probable Construction Cost Estimate
07.06.16

Item	Item Description	Qty.	Units	Unit Price	Total
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 165,603.01	\$ 165,603.01
2	SITE CLEARING AND GRUBBING	351,940	S.F.	\$ 0.09	\$ 31,674.60
3	SITE GRADING	351,940	S.F.	\$ 0.25	\$ 87,985.00
4	WATER SERVICE	1	L.S.	\$ 15,000.00	\$ 15,000.00
5	SEWER SERVICE	1	L.S.	\$ 15,000.00	\$ 15,000.00
6	STORM DRAINAGE	1	L.S.	\$ 30,000.00	\$ 30,000.00
7	LIGHTING/ELECTRICAL	1	L.S.	\$ 35,000.00	\$ 35,000.00
8	ASPHALT PARKING LOT	24,944	S.F.	\$ 3.00	\$ 74,832.00
9	CONCRETE CURB & GUTTER	1,306	L.F.	\$ 35.00	\$ 45,710.00
10	CONCRETE PAVEMENT	47,009	S.F.	\$ 4.00	\$ 188,036.00
11	SPECIALTY CONCRETE PAVEMENT	3,375	S.F.	\$ 8.00	\$ 27,000.00
12	TENNIS COURTS (NOT LIGHTED)	2	EA.	\$ 125,000.00	\$ 250,000.00
13	ADA RAMPS	6	EA.	\$ 1,600.00	\$ 9,600.00
14	IN FIELD MIX	22,297	S.F.	\$ 2.50	\$ 55,742.50
15	GRASS BALLFIELD (SOD, 6" TOPSOIL)	98,231	S.F.	\$ 1.25	\$ 122,788.75
16	BALLFIELD FENCING	1,820	L.F.	\$ 30.00	\$ 54,600.00
17	BACKSTOPS	2	EA.	\$ 10,000.00	\$ 20,000.00
18	PERIMETER NETTING	150	L.F.	\$ 20.00	\$ 3,000.00
19	DUGOUTS	4	EA.	\$ 7,500.00	\$ 30,000.00
20	LARGE GROUP PICNIC PAVILION/RESTROOM	1	EA.	\$ 100,000.00	\$ 100,000.00
21	CONCESSION/SCORE BOOTH/RESTROOM	1	L.S.	\$ 352,800.00	\$ 352,800.00
22	TRASH ENCLOSURE	1	L.S.	\$ 5,000.00	\$ 5,000.00
23	PLAYGROUND	1	L.S.	\$ 140,078.00	\$ 140,078.00
24	BLEACHERS	4	EA.	\$ 4,000.00	\$ 16,000.00
25	PARK BENCH	10	EA.	\$ 1,500.00	\$ 15,000.00
26	PICNIC TABLE	22	EA.	\$ 1,200.00	\$ 26,400.00
27	BICYCLE RACK	2	EA.	\$ 1,000.00	\$ 2,000.00
28	PARK SIGNAGE	2	EA.	\$ 2,500.00	\$ 5,000.00
29	PERIMETER FENCING	2,144	L.F.	\$ 20.00	\$ 42,880.00
30	DECIDUOUS TREE (2" CAL.)	84	EA.	\$ 350.00	\$ 29,400.00
31	EVERGREEN TREE (6' HT.)	25	EA.	\$ 350.00	\$ 8,750.00
32	ORNAMENTAL TREE (2" CAL.)	24	EA.	\$ 325.00	\$ 7,800.00
33	SHRUB BED (PLANTS, 12" TOPSOIL, 3" MULCH)	4,658	S.F.	\$ 4.00	\$ 18,632.00
34	BLUEGRASS SOD (SOD, 6" TOPSOIL)	132,000	S.F.	\$ 1.25	\$ 165,000.00
35	IRRIGATION SYSTEM - DRIP	4,658	S.F.	\$ 1.00	\$ 4,658.00
36	IRRIGATION - SPRAY	230,231	S.F.	\$ 0.75	\$ 172,673.25
37	LAND ACQUISITION	7.48	AC.	\$ 43,560.00	\$ 325,695.00
38	ENGINEERING AND DESIGN (10%)	1	L.S.	\$ 237,364.31	\$ 237,364.31
				SUB-TOTAL COST	\$ 2,936,702.42
				15% Contingency	\$ 440,505.36
				TOTAL ESTIMATED COST	\$ 3,377,207.78

SANTAQUIN CITY
Peter Rabbit Springs Park
Probable Construction Cost Estimate
07.06.16

Item	Item Description	Qty.	Units	Unit Price	Total
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 108,588.05	\$ 108,588.05
2	SITE CLEARING AND GRUBBING	221,491	S.F.	\$ 0.20	\$ 44,298.20
3	SITE GRADING	221,491	S.F.	\$ 1.20	\$ 265,789.20
4	WATER SERVICE	1	L.S.	\$ 15,000.00	\$ 15,000.00
5	SEWER SERVICE	1	L.S.	\$ 15,000.00	\$ 15,000.00
6	STORM DRAINAGE	1	L.S.	\$ 50,000.00	\$ 50,000.00
7	LIGHTING/ELECTRICAL	1	L.S.	\$ 50,000.00	\$ 50,000.00
8	ASPHALT PARKING LOT/ROAD	55,051	S.F.	\$ 3.00	\$ 165,153.00
9	CONCRETE CURB & GUTTER	3,100	L.F.	\$ 35.00	\$ 108,500.00
10	CONCRETE PAVEMENT	14,591	S.F.	\$ 4.00	\$ 58,364.00
11	SOFT SURFACE PATH	10,772	S.F.	\$ 2.00	\$ 21,544.00
12	ADA RAMPS	4	EA.	\$ 1,600.00	\$ 6,400.00
13	40x80 GROUP PICNIC PAVILION	1	EA.	\$ 75,000.00	\$ 75,000.00
14	20x20 PICNIC PAVILION	1	EA.	\$ 25,000.00	\$ 25,000.00
15	RESTROOM	1	EA.	\$ 100,000.00	\$ 100,000.00
16	DRY RESTROOM	1	EA.	\$ 50,000.00	\$ 50,000.00
17	BOULDER WALL	1,200	F.F.	\$ 40.00	\$ 48,000.00
18	PLAYGROUND	1	L.S.	\$ 62,699.00	\$ 62,699.00
19	PARK BENCH	8	EA.	\$ 1,500.00	\$ 12,000.00
20	PICNIC TABLE	24	EA.	\$ 1,200.00	\$ 28,800.00
21	BICYCLE RACK	2	EA.	\$ 1,000.00	\$ 2,000.00
22	TRASH RECEPTACLES	5	EA.	\$ 400.00	\$ 2,000.00
23	PARK SIGNAGE	1	EA.	\$ 2,500.00	\$ 2,500.00
24	GUARD RAILING	400	L.F.	\$ 20.00	\$ 8,000.00
25	PEDESTRIAN BRIDGE	1	L.S.	\$ 15,000.00	\$ 15,000.00
26	DECIDUOUS TREE (2" CAL.)	39	EA.	\$ 350.00	\$ 13,650.00
27	EVERGREEN TREE (6' HT.)	15	EA.	\$ 350.00	\$ 5,250.00
28	ORNAMENTAL TREE (2" CAL.)	38	EA.	\$ 325.00	\$ 12,350.00
29	SHRUB BED (PLANTS, 12" TOPSOIL, 3" MULCH)	7,066	S.F.	\$ 4.00	\$ 28,264.00
30	BLUEGRASS SOD (SOD, 6" TOPSOIL)	39,527	S.F.	\$ 1.25	\$ 49,408.75
31	NATIVE SEED (SEED, 4" TOPSOIL)	101,023	S.F.	\$ 0.40	\$ 40,409.20
32	BOULDERS	40	EA.	\$ 300.00	\$ 12,000.00
33	IRRIGATION SYSTEM - DRIP	7,066	S.F.	\$ 1.00	\$ 7,066.00
34	IRRIGATION - SPRAY	64,527	S.F.	\$ 0.75	\$ 48,395.25
35	ENGINEERING AND DESIGN (10%)	1	L.S.	\$ 155,642.86	\$ 155,642.86
SUB-TOTAL COST					\$ 1,712,071.51
15% Contingency					\$ 256,810.73
TOTAL ESTIMATED COST					\$ 1,968,882.24

SANTAQUIN CITY
Recreation Center Park
Probable Construction Cost Estimate
07.06.16

Item	Item Description	Qty.	Units	Unit Price	Total
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 1,908,543.40	\$ 1,908,543.40
2	SITE CLEARING AND GRUBBING	1,465,147	S.F.	\$ 0.09	\$ 131,863.23
3	SITE GRADING	1,465,147	S.F.	\$ 0.25	\$ 366,286.75
4	WATER SERVICE	2	EA.	\$ 15,000.00	\$ 30,000.00
5	SEWER SERVICE	1	L.S.	\$ 15,000.00	\$ 15,000.00
6	STORM DRAINAGE	1	L.S.	\$ 50,000.00	\$ 50,000.00
7	LIGHTING/ELECTRICAL	1	L.S.	\$ 470,000.00	\$ 470,000.00
8	ASPHALT PARKING LOT/ROAD	348,021	S.F.	\$ 3.00	\$ 1,044,063.00
9	CONCRETE CURB & GUTTER	10,113	L.F.	\$ 35.00	\$ 353,955.00
10	CONCRETE PAVEMENT	85,413	S.F.	\$ 4.00	\$ 341,652.00
11	SPECIALTY CONCRETE PAVEMENT	59,435	S.F.	\$ 8.00	\$ 475,480.00
12	ADA RAMPS	20	EA.	\$ 1,600.00	\$ 32,000.00
13	IN FIELD MIX	44,518	S.F.	\$ 2.50	\$ 111,295.00
14	GRASS BALLFIELD (SOD, 6" TOPSOIL)	243,988	S.F.	\$ 1.25	\$ 304,985.00
15	BALLFIELD FENCING	4,128	L.F.	\$ 20.00	\$ 82,560.00
16	BACKSTOPS	4	EA.	\$ 10,000.00	\$ 40,000.00
17	DUGOUTS	8	EA.	\$ 7,500.00	\$ 60,000.00
18	30x60 GROUP PICNIC PAVILION	1	EA.	\$ 100,000.00	\$ 100,000.00
19	CONCESSION/SCORE BOOTH/RESTROOM	1	L.S.	\$ 352,800.00	\$ 352,800.00
20	RECREATION CENTER	96,372	S.F.	\$ 200.00	\$ 19,274,400.00
21	ENTRY ARCHITECTURAL FEATURE	1	L.S.	\$ 35,000.00	\$ 35,000.00
22	PLAYGROUND	1	L.S.	\$ 147,209.00	\$ 147,209.00
23	BLEACHERS	8	EA.	\$ 4,000.00	\$ 32,000.00
24	PARK BENCH	10	EA.	\$ 1,500.00	\$ 15,000.00
25	PICNIC TABLE	16	EA.	\$ 1,200.00	\$ 19,200.00
26	BICYCLE RACK	4	EA.	\$ 1,000.00	\$ 4,000.00
27	PARK SIGNAGE	3	EA.	\$ 2,500.00	\$ 7,500.00
28	DECIDUOUS TREE (2" CAL.)	240	EA.	\$ 350.00	\$ 84,000.00
29	EVERGREEN TREE (6' HT.)	58	EA.	\$ 350.00	\$ 20,300.00
30	ORNAMENTAL TREE (2" CAL.)	102	EA.	\$ 325.00	\$ 33,150.00
31	SHRUB BED (PLANTS, 12" TOPSOIL, 3" MULCH)	56,433	S.F.	\$ 4.00	\$ 225,732.00
32	BLUEGRASS SOD (SOD, 6" TOPSOIL)	462,294	S.F.	\$ 1.25	\$ 577,867.50
33	NATIVE SEED (SEED, 4" TOPSOIL)	59,506	S.F.	\$ 0.40	\$ 23,802.40
34	IRRIGATION SYSTEM - DRIP	56,433	S.F.	\$ 1.00	\$ 56,433.00
35	IRRIGATION - SPRAY	706,282	S.F.	\$ 0.75	\$ 529,711.50
36	LAND ACQUISITION	22.60	AC.	\$ 663.72	\$ 15,000.07
37	ENGINEERING AND DESIGN (10%)	1	L.S.	\$ 2,735,578.88	\$ 2,735,578.88
SUB-TOTAL COST					\$ 30,106,367.73
15% Contingency					\$ 4,515,955.16
TOTAL ESTIMATED COST					\$ 34,622,322.89

SANTAQUIN CITY
Rodeo Grounds
Probable Construction Cost Estimate
07.06.16

Item	Item Description	Qty.	Units	Unit Price	Total
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 139,864.16	\$ 139,864.16
2	SITE CLEARING AND GRUBBING	203,619	S.F.	\$ 0.09	\$ 18,325.71
3	SITE GRADING	203,619	S.F.	\$ 0.25	\$ 50,904.75
4	WATER SERVICE	1	L.S.	\$ 15,000.00	\$ 15,000.00
5	SEWER SERVICE	1	L.S.	\$ 10,000.00	\$ 10,000.00
6	STORM DRAINAGE	1	L.S.	\$ 25,000.00	\$ 25,000.00
7	LIGHTING/ELECTRICAL	1	L.S.	\$ 35,000.00	\$ 35,000.00
8	ASPHALT PARKING LOT/ROAD	97,637	S.F.	\$ 3.00	\$ 292,911.00
9	CONCRETE CURB & GUTTER	4,400	L.F.	\$ 35.00	\$ 154,000.00
10	CONCRETE PAVEMENT	8,321	S.F.	\$ 4.00	\$ 33,284.00
11	SPECIALTY CONCRETE PAVEMENT	4,492	S.F.	\$ 8.00	\$ 35,936.00
12	ENTRY/TICKETING/RESTROOM	1	L.S.	\$ 350,000.00	\$ 350,000.00
13	BARN	1	L.S.	\$ 250,000.00	\$ 250,000.00
14	ADA RAMPS	6	EA.	\$ 1,600.00	\$ 9,600.00
15	FENCING	1,820	L.F.	\$ 20.00	\$ 36,400.00
16	GRANDSTAND BLEACHERS	1	L.S.	\$ 300,000.00	\$ 300,000.00
17	BICYCLE RACK	1	EA.	\$ 1,000.00	\$ 1,000.00
18	PARK SIGNAGE	2	EA.	\$ 2,500.00	\$ 5,000.00
19	DECIDUOUS TREE (2" CAL.)	40	EA.	\$ 350.00	\$ 14,000.00
20	EVERGREEN TREE (6' HT.)	9	EA.	\$ 350.00	\$ 3,150.00
21	ORNAMENTAL TREE (2" CAL.)	46	EA.	\$ 325.00	\$ 14,950.00
22	SHRUB BED (PLANTS, 12" TOPSOIL, 3" MULCH)	14,354	S.F.	\$ 4.00	\$ 57,416.00
23	BLUEGRASS SOD (SOD, 6" TOPSOIL)	56,455	S.F.	\$ 1.25	\$ 70,568.75
24	NATIVE GRASS (SEED, 4" TOPSOIL)	22,360	S.F.	\$ 0.40	\$ 8,944.00
25	IRRIGATION SYSTEM - DRIP	14,354	S.F.	\$ 1.00	\$ 14,354.00
26	IRRIGATION - SPRAY	78,815	S.F.	\$ 0.75	\$ 59,111.25
27	ENGINEERING AND DESIGN (10%)	1	L.S.	\$ 200,471.96	\$ 200,471.96

SUB-TOTAL COST \$ 2,205,191.58

15% Contingency \$ 330,778.74

TOTAL ESTIMATED COST \$ 2,535,970.32

SANTAQUIN CITY
Stone Hollow Park - Phase I
Probable Construction Cost Estimate
07.06.16

Item	Item Description	Qty.	Units	Unit Price	Total
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 207,411.79	\$ 207,411.79
2	SITE CLEARING AND GRUBBING	643,772	S.F.	\$ 0.09	\$ 57,939.48
3	SITE GRADING	643,772	S.F.	\$ 0.75	\$ 482,829.00
4	WATER SERVICE	1	L.S.	\$ 15,000.00	\$ 15,000.00
5	SEWER SERVICE	1	L.S.	\$ 15,000.00	\$ 15,000.00
6	STORM DRAINAGE	1	L.S.	\$ 15,000.00	\$ 15,000.00
7	LIGHTING/ELECTRICAL	1	L.S.	\$ 38,000.00	\$ 38,000.00
8	ASPHALT PARKING LOT/ROAD	54,016	S.F.	\$ 3.00	\$ 162,048.00
9	CONCRETE CURB & GUTTER	4,900	L.F.	\$ 35.00	\$ 171,500.00
10	CONCRETE PAVEMENT	45,096	S.F.	\$ 4.00	\$ 180,384.00
11	TENNIS COURTS	2	EA.	\$ 125,000.00	\$ 250,000.00
12	SKATE PARK	1	L.S.	\$ 200,000.00	\$ 200,000.00
13	ADA RAMPS	6	EA.	\$ 1,600.00	\$ 9,600.00
14	30x60 GROUP PICNIC PAVILION/RESTROOM	1	EA.	\$ 100,000.00	\$ 100,000.00
15	20x40 PAVILION	1	EA.	\$ 40,000.00	\$ 40,000.00
16	20x20 PAVILION	1	EA.	\$ 25,000.00	\$ 25,000.00
17	TRASH ENCLOSURE	1	L.S.	\$ 5,000.00	\$ 5,000.00
18	PLAYGROUND	1	L.S.	\$ 111,445.00	\$ 111,445.00
19	PARK BENCH	10	EA.	\$ 1,500.00	\$ 15,000.00
20	PICNIC TABLE	22	EA.	\$ 1,200.00	\$ 26,400.00
21	BICYCLE RACK	2	EA.	\$ 1,000.00	\$ 2,000.00
22	PARK SIGNAGE	1	EA.	\$ 2,500.00	\$ 2,500.00
23	DECIDUOUS TREE (2" CAL.)	125	EA.	\$ 350.00	\$ 43,750.00
24	EVERGREEN TREE (6' HT.)	17	EA.	\$ 350.00	\$ 5,950.00
25	ORNAMENTAL TREE (2" CAL.)	151	EA.	\$ 325.00	\$ 49,075.00
26	SHRUB BED (PLANTS, 12" TOPSOIL, 3" MULCH)	3,200	S.F.	\$ 4.00	\$ 12,800.00
27	BLUEGRASS SOD (SOD, 6" TOPSOIL)	327,970	S.F.	\$ 1.25	\$ 409,962.50
28	NATIVE SEED (SEED, 4" TOPSOIL)	175,325	S.F.	\$ 0.40	\$ 70,130.00
29	IRRIGATION SYSTEM - DRIP	3,200	S.F.	\$ 1.00	\$ 3,200.00
30	IRRIGATION - SPRAY	327,970	S.F.	\$ 0.75	\$ 245,977.50
31	ENGINEERING AND DESIGN (10%)	1	L.S.	\$ 297,290.23	\$ 297,290.23

SUB-TOTAL COST \$ 3,270,192.49

15% Contingency \$ 490,528.87

TOTAL ESTIMATED COST \$ 3,760,721.37

SANTAQUIN CITY
Summit 35 Acre Park
Probable Construction Cost Estimate

07.06.16

Item	Item Description	Qty.	Units	Unit Price	Total
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 378,182.03	\$ 378,182.03
2	SITE CLEARING AND GRUBBING	1,561,378	S.F.	\$ 0.09	\$ 140,524.02
3	SITE GRADING	1,561,378	S.F.	\$ 0.25	\$ 390,344.50
4	WATER SERVICE	1	L.S.	\$ 15,000.00	\$ 15,000.00
5	STORM DRAINAGE	1	L.S.	\$ 15,000.00	\$ 15,000.00
6	LIGHTING/ELECTRICAL	1	L.S.	\$ 35,000.00	\$ 35,000.00
7	BASEBALL FIELD LIGHTING	2	EA.	\$ 170,000.00	\$ 340,000.00
8	GRAVEL PARKING/ROAD	298,211	S.F.	\$ 2.00	\$ 596,422.00
9	IN FIELD MIX	53,091	S.F.	\$ 2.50	\$ 132,727.50
10	SUBSOIL (6" DEPTH)	1,561,378	S.F.	\$ 0.50	\$ 780,689.00
11	GRASS BALLFIELD (SOD, 6" TOPSOIL)	190,078	S.F.	\$ 1.25	\$ 237,597.50
12	BALLFIELD FENCING	2,520	L.F.	\$ 20.00	\$ 50,400.00
13	BACKSTOPS	2	EA.	\$ 10,000.00	\$ 20,000.00
14	DUGOUTS	4	EA.	\$ 7,500.00	\$ 30,000.00
15	MAINTENANCE BUILDING	1	L.S.	\$ 40,000.00	\$ 40,000.00
16	BLEACHERS	4	EA.	\$ 4,000.00	\$ 16,000.00
17	BICYCLE RACK	3	EA.	\$ 1,000.00	\$ 3,000.00
18	PARK SIGNAGE	2	EA.	\$ 2,500.00	\$ 5,000.00
19	DECIDUOUS TREE (2" CAL.)	18	EA.	\$ 350.00	\$ 6,300.00
20	SHRUB BED (PLANTS, 12" TOPSOIL, 3" MULCH)	1,956	S.F.	\$ 4.00	\$ 7,824.00
21	BLUEGRASS SOD (SOD, 6" TOPSOIL)	1,018,042	S.F.	\$ 1.25	\$ 1,272,552.50
22	IRRIGATION SYSTEM - DRIP	1,956	S.F.	\$ 1.00	\$ 1,956.00
23	IRRIGATION - SPRAY	1,208,120	S.F.	\$ 0.75	\$ 906,090.00
24	ENGINEERING AND DESIGN (10%)	1	L.S.	\$ 542,060.90	\$ 542,060.90

SUB-TOTAL COST \$ 5,962,669.95

15% Contingency \$ 894,400.49

TOTAL ESTIMATED COST \$ 6,857,070.44

SANTAQUIN CITY
Theodore Ahlin Park
Probable Construction Cost Estimate
07.06.16

Item	Item Description	Qty.	Units	Unit Price	Total
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 130,343.69	\$ 130,343.69
2	SITE CLEARING AND GRUBBING	395,819	S.F.	\$ 0.09	\$ 35,623.71
3	SITE GRADING	395,819	S.F.	\$ 1.00	\$ 395,819.00
4	WATER SERVICE	1	L.S.	\$ 10,000.00	\$ 10,000.00
5	STORM DRAINAGE	1	L.S.	\$ 20,000.00	\$ 20,000.00
6	LIGHTING/ELECTRICAL	1	L.S.	\$ 35,000.00	\$ 35,000.00
7	ASPHALT PARKING LOT	35,487	S.F.	\$ 3.00	\$ 106,461.00
8	CONCRETE CURB & GUTTER	1,687	L.F.	\$ 35.00	\$ 59,045.00
9	CONCRETE PAVEMENT	26,901	S.F.	\$ 4.00	\$ 107,604.00
10	SPECIALTY CONCRETE PAVEMENT	2,130	S.F.	\$ 8.00	\$ 17,040.00
11	SOFT SURFACE PATH	14,155	S.F.	\$ 2.00	\$ 28,310.00
12	ADA RAMPS	4	EA.	\$ 1,600.00	\$ 6,400.00
13	30x60 GROUP PICNIC PAVILION	1	EA.	\$ 60,000.00	\$ 60,000.00
14	PEDESTRIAN BRIDGE	1	L.S.	\$ 80,000.00	\$ 80,000.00
15	PLAYGROUND	1	L.S.	\$ 172,788.00	\$ 172,788.00
16	AMPHITHEATER	1	L.S.	\$ 125,000.00	\$ 125,000.00
17	DOCKS	1,240	S.F.	\$ 25.00	\$ 31,000.00
18	BOULDER WALL	400	F.F.	\$ 20.00	\$ 8,000.00
19	PARK BENCH	4	EA.	\$ 1,500.00	\$ 6,000.00
20	PICNIC TABLE	24	EA.	\$ 1,200.00	\$ 28,800.00
21	TRASH RECEPTACLE	5	EA.	\$ 400.00	\$ 2,000.00
22	BICYCLE RACK	1	EA.	\$ 1,000.00	\$ 1,000.00
23	PARK SIGNAGE	1	EA.	\$ 2,500.00	\$ 2,500.00
24	DECIDUOUS TREE (2" CAL.)	97	EA.	\$ 350.00	\$ 33,950.00
25	EVERGREEN TREE (6' HT.)	30	EA.	\$ 350.00	\$ 10,500.00
26	ORNAMENTAL TREE (2" CAL.)	70	EA.	\$ 325.00	\$ 22,750.00
27	SHRUB BED (PLANTS, 12" TOPSOIL, 3" MULCH)	4,825	S.F.	\$ 4.00	\$ 19,300.00
28	BLUEGRASS SOD (SOD, 6" TOPSOIL)	78,608	S.F.	\$ 1.25	\$ 98,260.00
29	NATIVE SEED (SEED, 4" TOPSOIL)	233,241	S.F.	\$ 0.40	\$ 93,296.40
30	IRRIGATION PUMP	1	L.S.	\$ 30,000.00	\$ 30,000.00
31	IRRIGATION SYSTEM - DRIP	4,825	S.F.	\$ 1.00	\$ 4,825.00
32	IRRIGATION - SPRAY	115,525	S.F.	\$ 0.75	\$ 86,643.75
33	ENGINEERING AND DESIGN (10%)	1	L.S.	\$ 186,825.95	\$ 186,825.95
SUB-TOTAL COST					\$ 2,055,085.50
15% Contingency					\$ 308,262.83
TOTAL ESTIMATED COST					\$ 2,363,348.33

SANTAQUIN CITY
Foothill Park
Probable Construction Cost Estimate
11.11.16

Item	Item Description	Qty.	Units	Unit Price	Total
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 65,933.67	\$ 65,933.67
2	SITE CLEARING AND GRUBBING	103,641	S.F.	\$ 0.09	\$ 9,327.69
3	SITE GRADING	103,641	S.F.	\$ 0.25	\$ 25,910.25
4	WATER SERVICE	1	L.S.	\$ 7,500.00	\$ 7,500.00
5	SEWER SERVICE	1	L.S.	\$ 7,500.00	\$ 7,500.00
6	STORM DRAINAGE	1	L.S.	\$ 7,500.00	\$ 7,500.00
7	LIGHTING/ELECTRICAL	1	L.S.	\$ 20,000.00	\$ 20,000.00
8	CONCRETE PAVEMENT	8,483	S.F.	\$ 4.00	\$ 33,932.00
9	BASKETBALL COURT	1	L.S.	\$ 30,000.00	\$ 30,000.00
10	VOLLEYBALL COURT	1	L.S.	\$ 10,000.00	\$ 10,000.00
11	ADA RAMPS	1	EA.	\$ 1,600.00	\$ 1,600.00
12	LARGE PAVILION	1	EA.	\$ 50,000.00	\$ 50,000.00
13	MEDIUM PAVILION	1	EA.	\$ 25,000.00	\$ 25,000.00
14	PLAYGROUND	1	L.S.	\$ 111,100.00	\$ 111,100.00
15	PARK BENCH	6	EA.	\$ 1,500.00	\$ 9,000.00
16	PICNIC TABLE	8	EA.	\$ 1,200.00	\$ 9,600.00
17	BICYCLE RACK	1	EA.	\$ 1,000.00	\$ 1,000.00
18	PARK SIGNAGE	1	EA.	\$ 2,500.00	\$ 2,500.00
19	DECIDUOUS TREE (2" CAL.)	41	EA.	\$ 350.00	\$ 14,350.00
20	EVERGREEN TREE (6' HT.)	9	EA.	\$ 350.00	\$ 3,150.00
21	ORNAMENTAL TREE (2" CAL.)	34	EA.	\$ 325.00	\$ 11,050.00
22	SHRUB BED (PLANTS, 12" TOPSOIL, 3" MULCH)	2,022	S.F.	\$ 4.00	\$ 8,088.00
23	BLUEGRASS SOD (SOD, 6" TOPSOIL)	80,733	S.F.	\$ 1.25	\$ 100,916.25
24	IRRIGATION SYSTEM - DRIP	2,022	S.F.	\$ 1.00	\$ 2,022.00
25	IRRIGATION - SPRAY	80,733	S.F.	\$ 0.75	\$ 60,549.75
26	LAND ACQUISITION	2.00	AC.	\$ 130,680.00	\$ 261,360.00
27	ENGINEERING AND DESIGN (10%)	1	L.S.	\$ 56,159.59	\$ 56,159.59

SUB-TOTAL COST \$ **945,049.20**

15% Contingency \$ 141,757.38

TOTAL ESTIMATED COST \$ **1,086,806.58**

SANTAQUIN CITY
South Hollow Park
Probable Construction Cost Estimate
02.22.17

Item	Item Description	Qty.	Units	Unit Price	Total
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 141,820.85	\$ 141,820.85
2	SITE CLEARING AND GRUBBING	441,133	S.F.	\$ 0.09	\$ 39,701.97
3	SITE GRADING	441,133	S.F.	\$ 1.00	\$ 441,133.00
4	WATER SERVICE	1	L.S.	\$ 10,000.00	\$ 10,000.00
5	STORM DRAINAGE	1	L.S.	\$ 20,000.00	\$ 20,000.00
6	LIGHTING/ELECTRICAL	1	L.S.	\$ 20,000.00	\$ 20,000.00
7	ASPHALT PARKING LOT	12,154	S.F.	\$ 3.00	\$ 36,462.00
8	CONCRETE CURB & GUTTER	650	L.F.	\$ 35.00	\$ 22,750.00
9	CONCRETE PAVEMENT	28,121	S.F.	\$ 4.00	\$ 112,484.00
10	BASKETBALL COURT	1	L.S.	\$ 60,000.00	\$ 60,000.00
11	SOFT SURFACE PATH	5,968	S.F.	\$ 2.00	\$ 11,936.00
12	ADA RAMPS	4	EA.	\$ 1,600.00	\$ 6,400.00
13	GROUP PAVILION/ RESTROOM	1	EA.	\$ 100,000.00	\$ 100,000.00
14	MEDIUM PAVILION	2	EA.	\$ 25,000.00	\$ 50,000.00
15	PLAYGROUND	1	L.S.	\$ 215,345.00	\$ 215,345.00
16	BOULDER WALL	1,335	F.F.	\$ 20.00	\$ 26,700.00
17	PARK BENCH	8	EA.	\$ 1,500.00	\$ 12,000.00
18	PICNIC TABLE	24	EA.	\$ 1,200.00	\$ 28,800.00
19	TRASH RECEPTACLE	8	EA.	\$ 400.00	\$ 3,200.00
20	BICYCLE RACK	1	EA.	\$ 1,000.00	\$ 1,000.00
21	PARK SIGNAGE	1	EA.	\$ 2,500.00	\$ 2,500.00
22	DECIDUOUS TREE (2" CAL.)	121	EA.	\$ 350.00	\$ 42,350.00
23	EVERGREEN TREE (6' HT.)	23	EA.	\$ 350.00	\$ 8,050.00
24	ORNAMENTAL TREE (2" CAL.)	67	EA.	\$ 325.00	\$ 21,775.00
25	SHRUB BED (PLANTS, 12" TOPSOIL, 3" MULCH)	4,430	S.F.	\$ 4.00	\$ 17,720.00
26	BLUEGRASS SOD (SOD, 6" TOPSOIL)	246,470	S.F.	\$ 1.25	\$ 308,087.50
27	NATIVE SEED (SEED, 4" TOPSOIL)	138,950	S.F.	\$ 0.40	\$ 55,580.00
29	IRRIGATION SYSTEM - DRIP	4,430	S.F.	\$ 1.00	\$ 4,430.00
30	IRRIGATION - SPRAY	283,387	S.F.	\$ 0.75	\$ 212,540.25
32	ENGINEERING AND DESIGN (10%)	1	L.S.	\$ 203,276.56	\$ 203,276.56
SUB-TOTAL COST					\$ 2,236,042.13
15% Contingency					\$ 335,406.32
TOTAL ESTIMATED COST					\$ 2,571,448.45

SANTAQUIN CITY
100 South Trail
Probable Construction Cost Estimate
07.06.16

Item	Item Description	Qty.	Units	Unit Price	Total
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 40,815.00	\$ 40,815.00
2	SITE CLEARING AND GRUBBING	111,000	S.F.	\$ 0.20	\$ 22,200.00
3	SITE GRADING	111,000	S.F.	\$ 0.25	\$ 27,750.00
4	WATER SERVICE	1	L.S.	\$ 16,650.00	\$ 16,650.00
5	STORM DRAINAGE	1	L.S.	\$ 16,650.00	\$ 16,650.00
6	CONCRETE TRAIL	55,500	S.F.	\$ 5.00	\$ 277,500.00
7	ADA RAMPS	16	EA.	\$ 1,600.00	\$ 25,600.00
8	TRAIL SIGNAGE	8	EA	\$ 1,000.00	\$ 8,000.00
9	TREE (2" CAL.)	111	EA.	\$ 350.00	\$ 38,850.00
10	SHRUB BED (PLANTS, 12" TOPSOIL, 3" MULCH)	0	S.F.	\$ 4.00	\$ -
11	BLUEGRASS SOD (SOD, 6" TOPSOIL)	55,500	S.F.	\$ 1.25	\$ 69,375.00
12	NATIVE SEED (SEED, 4" TOPSOIL)	0	S.F.	\$ 0.40	\$ -
13	IRRIGATION SYSTEM - DRIP	0	S.F.	\$ 1.00	\$ -
14	IRRIGATION - SPRAY	55,500	S.F.	\$ 0.75	\$ 41,625.00
15	LAND ACQUISITION	0.00	AC.		
16	ENGINEERING AND DESIGN (10%)	1	L.S.	\$ 58,501.50	\$ 58,501.50
SUB-TOTAL COST					\$ 643,516.50
15% Contingency					\$ 96,527.48
TOTAL ESTIMATED COST					\$ 740,043.98

SANTAQUIN CITY

198 Trail (Match)

Probable Construction Cost Estimate

07.06.16

Item	Item Description	Qty.	Units	Unit Price	Total
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 63,425.69	\$ 63,425.69
2	SITE CLEARING AND GRUBBING	264,940	S.F.	\$ 0.20	\$ 52,988.00
3	SITE GRADING	264,940	S.F.	\$ 0.25	\$ 66,235.00
4	WATER SERVICE	1	L.S.	\$ 19,870.50	\$ 19,870.50
5	STORM DRAINAGE	1	L.S.	\$ 39,741.00	\$ 39,741.00
6	ASPHALT TRAIL	132,470	S.F.	\$ 3.00	\$ 397,410.00
7	ADA RAMPS	38	EA.	\$ 1,600.00	\$ 60,557.71
8	TRAIL SIGNAGE	19	EA	\$ 1,000.00	\$ 19,000.00
9	TREE (2" CAL.)	88	EA.	\$ 350.00	\$ 30,909.67
10	SHRUB BED (PLANTS, 12" TOPSOIL, 3" MULCH)	0	S.F.	\$ 4.00	\$ -
11	BLUEGRASS SOD (SOD, 6" TOPSOIL)	66,235	S.F.	\$ 1.25	\$ 82,793.75
12	NATIVE SEED (SEED, 4" TOPSOIL)	66,235	S.F.	\$ 0.40	\$ 26,494.00
13	IRRIGATION SYSTEM - DRIP	0	S.F.	\$ 1.00	\$ -
14	IRRIGATION - SPRAY	66,235	S.F.	\$ 0.75	\$ 49,676.25
15	LAND ACQUISITION	0.00	AC.		
16	ENGINEERING AND DESIGN (10%)	1	L.S.	\$ 90,910.16	\$ 90,910.16

SUB-TOTAL COST \$ 1,000,011.73

15% Contingency \$ 150,001.76

TOTAL ESTIMATED COST \$ 1,150,013.49

SANTAQUIN PORTION \$ 80,500.94

SANTAQUIN CITY
200 West Trail
Probable Construction Cost Estimate
07.06.16

Item	Item Description	Qty.	Units	Unit Price	Total
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 18,102.94	\$ 18,102.94
2	SITE CLEARING AND GRUBBING	49,160	S.F.	\$ 0.20	\$ 9,832.00
3	SITE GRADING	49,160	S.F.	\$ 0.25	\$ 12,290.00
4	WATER SERVICE	1	L.S.	\$ 7,374.00	\$ 7,374.00
5	STORM DRAINAGE	1	L.S.	\$ 7,374.00	\$ 7,374.00
6	CONCRETE TRAIL	24,580	S.F.	\$ 5.00	\$ 122,900.00
7	ADA RAMPS	7	EA.	\$ 1,600.00	\$ 11,236.57
8	TRAIL SIGNAGE	4	EA	\$ 1,000.00	\$ 4,000.00
9	TREE (2" CAL.)	49	EA.	\$ 350.00	\$ 17,206.00
10	SHRUB BED (PLANTS, 12" TOPSOIL, 3" MULCH)	0	S.F.	\$ 4.00	\$ -
11	BLUEGRASS SOD (SOD, 6" TOPSOIL)	24,580	S.F.	\$ 1.25	\$ 30,725.00
12	NATIVE SEED (SEED, 4" TOPSOIL)	0	S.F.	\$ 0.40	\$ -
13	IRRIGATION SYSTEM - DRIP	0	S.F.	\$ 1.00	\$ -
14	IRRIGATION - SPRAY	24,580	S.F.	\$ 0.75	\$ 18,435.00
15	LAND ACQUISITION	0.00	AC.		
16	ENGINEERING AND DESIGN (10%)	1	L.S.	\$ 25,947.55	\$ 25,947.55
SUB-TOTAL COST					\$ 285,423.07
15% Contingency					\$ 42,813.46
TOTAL ESTIMATED COST					\$ 328,236.53

SANTAQUIN CITY
400 East Trail (North)
Probable Construction Cost Estimate
07.06.16

Item	Item Description	Qty.	Units	Unit Price	Total
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 16,373.91	\$ 16,373.91
2	SITE CLEARING AND GRUBBING	56,240	S.F.	\$ 0.20	\$ 11,248.00
3	SITE GRADING	56,240	S.F.	\$ 0.25	\$ 14,060.00
4	WATER SERVICE	1	L.S.	\$ 8,436.00	\$ 8,436.00
5	STORM DRAINAGE	1	L.S.	\$ 8,436.00	\$ 8,436.00
6	ASPHALT TRAIL	28,120	S.F.	\$ 3.00	\$ 84,360.00
7	ADA RAMPS	8	EA.	\$ 1,600.00	\$ 12,854.86
8	TRAIL SIGNAGE	3	EA	\$ 1,000.00	\$ 3,000.00
9	TREE (2" CAL.)	56	EA.	\$ 350.00	\$ 19,684.00
10	SHRUB BED (PLANTS, 12" TOPSOIL, 3" MULCH)	0	S.F.	\$ 4.00	\$ -
11	BLUEGRASS SOD (SOD, 6" TOPSOIL)	28,120	S.F.	\$ 1.25	\$ 35,150.00
12	NATIVE SEED (SEED, 4" TOPSOIL)	0	S.F.	\$ 0.40	\$ -
13	IRRIGATION SYSTEM - DRIP	0	S.F.	\$ 1.00	\$ -
14	IRRIGATION - SPRAY	28,120	S.F.	\$ 0.75	\$ 21,090.00
15	LAND ACQUISITION	0.00	AC.		
16	ENGINEERING AND DESIGN (10%)	1	L.S.	\$ 23,469.28	\$ 23,469.28
SUB-TOTAL COST					\$ 258,162.05
15% Contingency					\$ 38,724.31
TOTAL ESTIMATED COST					\$ 296,886.36

SANTAQUIN CITY

400 East Trail

Probable Construction Cost Estimate

07.06.16

Item	Item Description	Qty.	Units	Unit Price	Total
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 12,175.71	\$ 12,175.71
2	SITE CLEARING AND GRUBBING	33,000	S.F.	\$ 0.20	\$ 6,600.00
3	SITE GRADING	33,000	S.F.	\$ 0.25	\$ 8,250.00
4	WATER SERVICE	1	L.S.	\$ 4,950.00	\$ 4,950.00
5	STORM DRAINAGE	1	L.S.	\$ 4,950.00	\$ 4,950.00
6	CONCRETE TRAIL	16,500	S.F.	\$ 5.00	\$ 82,500.00
7	ADA RAMPS	5	EA.	\$ 1,600.00	\$ 7,542.86
8	TRAIL SIGNAGE	3	EA	\$ 1,000.00	\$ 3,000.00
9	TREE (2" CAL.)	33	EA.	\$ 350.00	\$ 11,550.00
10	SHRUB BED (PLANTS, 12" TOPSOIL, 3" MULCH)	0	S.F.	\$ 4.00	\$ -
11	BLUEGRASS SOD (SOD, 6" TOPSOIL)	16,500	S.F.	\$ 1.25	\$ 20,625.00
12	NATIVE SEED (SEED, 4" TOPSOIL)	0	S.F.	\$ 0.40	\$ -
13	IRRIGATION SYSTEM - DRIP	0	S.F.	\$ 1.00	\$ -
14	IRRIGATION - SPRAY	16,500	S.F.	\$ 0.75	\$ 12,375.00
15	LAND ACQUISITION	0.00	AC.		
16	ENGINEERING AND DESIGN (10%)	1	L.S.	\$ 17,451.86	\$ 17,451.86
SUB-TOTAL COST					\$ 191,970.43
15% Contingency					\$ 28,795.56
TOTAL ESTIMATED COST					\$ 220,765.99

SANTAQUIN CITY
400 South Trail
Probable Construction Cost Estimate
07.06.16

Item	Item Description	Qty.	Units	Unit Price	Total
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 9,239.79	\$ 9,239.79
2	SITE CLEARING AND GRUBBING	25,100	S.F.	\$ 0.20	\$ 5,020.00
3	SITE GRADING	25,100	S.F.	\$ 0.25	\$ 6,275.00
4	WATER SERVICE	1	L.S.	\$ 3,765.00	\$ 3,765.00
5	STORM DRAINAGE	1	L.S.	\$ 3,765.00	\$ 3,765.00
6	CONCRETE TRAIL	12,550	S.F.	\$ 5.00	\$ 62,750.00
7	ADA RAMPS	4	EA.	\$ 1,600.00	\$ 5,737.14
8	TRAIL SIGNAGE	2	EA	\$ 1,000.00	\$ 2,000.00
9	TREE (2" CAL.)	25	EA.	\$ 350.00	\$ 8,785.00
10	SHRUB BED (PLANTS, 12" TOPSOIL, 3" MULCH)	0	S.F.	\$ 4.00	\$ -
11	BLUEGRASS SOD (SOD, 6" TOPSOIL)	12,550	S.F.	\$ 1.25	\$ 15,687.50
12	NATIVE SEED (SEED, 4" TOPSOIL)	0	S.F.	\$ 0.40	\$ -
13	IRRIGATION SYSTEM - DRIP	0	S.F.	\$ 1.00	\$ -
14	IRRIGATION - SPRAY	12,550	S.F.	\$ 0.75	\$ 9,412.50
15	LAND ACQUISITION	0.00	AC.		
16	ENGINEERING AND DESIGN (10%)	1	L.S.	\$ 13,243.69	\$ 13,243.69
SUB-TOTAL COST					\$ 145,680.62
15% Contingency					\$ 21,852.09
TOTAL ESTIMATED COST					\$ 167,532.71

SANTAQUIN CITY
500 South Trail (East)
Probable Construction Cost Estimate
07.06.16

Item	Item Description	Qty.	Units	Unit Price	Total
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 9,507.77	\$ 9,507.77
2	SITE CLEARING AND GRUBBING	25,840	S.F.	\$ 0.20	\$ 5,168.00
3	SITE GRADING	25,840	S.F.	\$ 0.25	\$ 6,460.00
4	WATER SERVICE	1	L.S.	\$ 3,876.00	\$ 3,876.00
5	STORM DRAINAGE	1	L.S.	\$ 3,876.00	\$ 3,876.00
6	CONCRETE TRAIL	12,920	S.F.	\$ 5.00	\$ 64,600.00
7	ADA RAMPS	4	EA.	\$ 1,600.00	\$ 5,906.29
8	TRAIL SIGNAGE	2	EA	\$ 1,000.00	\$ 2,000.00
9	TREE (2" CAL.)	26	EA.	\$ 350.00	\$ 9,044.00
10	SHRUB BED (PLANTS, 12" TOPSOIL, 3" MULCH)	0	S.F.	\$ 4.00	\$ -
11	BLUEGRASS SOD (SOD, 6" TOPSOIL)	12,920	S.F.	\$ 1.25	\$ 16,150.00
12	NATIVE SEED (SEED, 4" TOPSOIL)	0	S.F.	\$ 0.40	\$ -
13	IRRIGATION SYSTEM - DRIP	0	S.F.	\$ 1.00	\$ -
14	IRRIGATION - SPRAY	12,920	S.F.	\$ 0.75	\$ 9,690.00
15	LAND ACQUISITION	0.00	AC.		
16	ENGINEERING AND DESIGN (10%)	1	L.S.	\$ 13,627.81	\$ 13,627.81
SUB-TOTAL COST					\$ 149,905.86
15% Contingency					\$ 22,485.88
TOTAL ESTIMATED COST					\$ 172,391.74

SANTAQUIN CITY
500 South Trail (West)
Probable Construction Cost Estimate
07.06.16

Item	Item Description	Qty.	Units	Unit Price	Total
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 15,091.29	\$ 15,091.29
2	SITE CLEARING AND GRUBBING	77,600	S.F.	\$ 0.20	\$ 15,520.00
3	SITE GRADING	77,600	S.F.	\$ 0.25	\$ 19,400.00
4	WATER SERVICE	1	L.S.	\$ -	\$ -
5	STORM DRAINAGE	1	L.S.	\$ 11,640.00	\$ 11,640.00
6	ASPHALT TRAIL	38,800	S.F.	\$ 3.00	\$ 116,400.00
7	ADA RAMPS	11	EA.	\$ 1,600.00	\$ 17,737.14
8	TRAIL SIGNAGE	5	EA	\$ 1,000.00	\$ 5,000.00
9	TREE (2" CAL.)	0	EA.	\$ 350.00	\$ -
10	SHRUB BED (PLANTS, 12" TOPSOIL, 3" MULCH)	0	S.F.	\$ 4.00	\$ -
11	BLUEGRASS SOD (SOD, 6" TOPSOIL)	0	S.F.	\$ 1.25	\$ -
12	NATIVE SEED (SEED, 4" TOPSOIL)	38,800	S.F.	\$ 0.40	\$ 15,520.00
13	IRRIGATION SYSTEM - DRIP	0	S.F.	\$ 1.00	\$ -
14	IRRIGATION - SPRAY	0	S.F.	\$ 0.75	\$ -
15	LAND ACQUISITION	0.00	AC.		
16	ENGINEERING AND DESIGN (10%)	1	L.S.	\$ 21,630.84	\$ 21,630.84
SUB-TOTAL COST					\$ 237,939.27
15% Contingency					\$ 35,690.89
TOTAL ESTIMATED COST					\$ 273,630.16

SANTAQUIN CITY
500 West Trail
Probable Construction Cost Estimate
07.06.16

Item	Item Description	Qty.	Units	Unit Price	Total
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 12,202.11	\$ 12,202.11
2	SITE CLEARING AND GRUBBING	33,280	S.F.	\$ 0.20	\$ 6,656.00
3	SITE GRADING	33,280	S.F.	\$ 0.25	\$ 8,320.00
4	WATER SERVICE	1	L.S.	\$ 4,992.00	\$ 4,992.00
5	STORM DRAINAGE	1	L.S.	\$ 4,992.00	\$ 4,992.00
6	CONCRETE TRAIL	16,640	S.F.	\$ 5.00	\$ 83,200.00
7	ADA RAMPS	5	EA.	\$ 1,600.00	\$ 7,606.86
8	TRAIL SIGNAGE	2	EA	\$ 1,000.00	\$ 2,000.00
9	TREE (2" CAL.)	33	EA.	\$ 350.00	\$ 11,648.00
10	SHRUB BED (PLANTS, 12" TOPSOIL, 3" MULCH)	0	S.F.	\$ 4.00	\$ -
11	BLUEGRASS SOD (SOD, 6" TOPSOIL)	16,640	S.F.	\$ 1.25	\$ 20,800.00
12	NATIVE SEED (SEED, 4" TOPSOIL)	0	S.F.	\$ 0.40	\$ -
13	IRRIGATION SYSTEM - DRIP	0	S.F.	\$ 1.00	\$ -
14	IRRIGATION - SPRAY	16,640	S.F.	\$ 0.75	\$ 12,480.00
15	LAND ACQUISITION	0.00	AC.		
16	ENGINEERING AND DESIGN (10%)	1	L.S.	\$ 17,489.70	\$ 17,489.70
SUB-TOTAL COST					\$ 192,386.67
15% Contingency					\$ 28,858.00
TOTAL ESTIMATED COST					\$ 221,244.67

SANTAQUIN CITY
9th Street Trail
Probable Construction Cost Estimate
07.06.16

Item	Item Description	Qty.	Units	Unit Price	Total
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 10,263.17	\$ 10,263.17
2	SITE CLEARING AND GRUBBING	35,220	S.F.	\$ 0.20	\$ 7,044.00
3	SITE GRADING	35,220	S.F.	\$ 0.25	\$ 8,805.00
4	WATER SERVICE	1	L.S.	\$ 5,283.00	\$ 5,283.00
5	STORM DRAINAGE	1	L.S.	\$ 5,283.00	\$ 5,283.00
6	ASPHALT TRAIL	17,610	S.F.	\$ 3.00	\$ 52,830.00
7	ADA RAMPS	5	EA.	\$ 1,600.00	\$ 8,050.29
8	TRAIL SIGNAGE	2	EA	\$ 1,000.00	\$ 2,000.00
9	TREE (2" CAL.)	35	EA.	\$ 350.00	\$ 12,327.00
10	SHRUB BED (PLANTS, 12" TOPSOIL, 3" MULCH)	0	S.F.	\$ 4.00	\$ -
11	BLUEGRASS SOD (SOD, 6" TOPSOIL)	17,610	S.F.	\$ 1.25	\$ 22,012.50
12	NATIVE SEED (SEED, 4" TOPSOIL)	0	S.F.	\$ 0.40	\$ -
13	IRRIGATION SYSTEM - DRIP	0	S.F.	\$ 1.00	\$ -
14	IRRIGATION - SPRAY	17,610	S.F.	\$ 0.75	\$ 13,207.50
15	LAND ACQUISITION	0.00	AC.		
16	ENGINEERING AND DESIGN (10%)	1	L.S.	\$ 14,710.55	\$ 14,710.55
SUB-TOTAL COST					\$ 161,816.00
15% Contingency					\$ 24,272.40
TOTAL ESTIMATED COST					\$ 186,088.40

SANTAQUIN CITY
Center Street Trail
Probable Construction Cost Estimate

07.06.16

Item	Item Description	Qty.	Units	Unit Price	Total
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 44,967.85	\$ 44,967.85
2	SITE CLEARING AND GRUBBING	163,824	S.F.	\$ 0.20	\$ 32,764.80
3	SITE GRADING	163,824	S.F.	\$ 0.25	\$ 40,956.00
4	WATER SERVICE	1	L.S.	\$ 20,478.00	\$ 20,478.00
5	STORM DRAINAGE	1	L.S.	\$ 20,478.00	\$ 20,478.00
6	ASPHALT TRAIL	68,260	S.F.	\$ 3.00	\$ 204,780.00
7	ADA RAMPS	20	EA.	\$ 1,600.00	\$ 31,204.57
8	TRAIL SIGNAGE	10	EA	\$ 1,000.00	\$ 10,000.00
9	TREE (2" CAL.)	137	EA.	\$ 350.00	\$ 47,782.00
10	SHRUB BED (PLANTS, 12" TOPSOIL, 3" MULCH)	0	S.F.	\$ 4.00	\$ -
11	BLUEGRASS SOD (SOD, 6" TOPSOIL)	95,564	S.F.	\$ 1.25	\$ 119,455.00
12	NATIVE SEED (SEED, 4" TOPSOIL)	0	S.F.	\$ 0.40	\$ -
13	IRRIGATION SYSTEM - DRIP	0	S.F.	\$ 1.00	\$ -
14	IRRIGATION - SPRAY	95,564	S.F.	\$ 0.75	\$ 71,673.00
15	LAND ACQUISITION	0.00	AC.		
16	ENGINEERING AND DESIGN (10%)	1	L.S.	\$ 64,453.92	\$ 64,453.92
SUB-TOTAL COST					\$ 708,993.15
15% Contingency					\$ 106,348.97
TOTAL ESTIMATED COST					\$ 815,342.12

SANTAQUIN CITY
Farmers Lane Trail
Probable Construction Cost Estimate

07.06.16

Item	Item Description	Qty.	Units	Unit Price	Total
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 23,144.74	\$ 23,144.74
2	SITE CLEARING AND GRUBBING	118,880	S.F.	\$ 0.20	\$ 23,776.00
3	SITE GRADING	118,880	S.F.	\$ 0.25	\$ 29,720.00
4	WATER SERVICE	1	L.S.	\$ -	\$ -
5	STORM DRAINAGE	1	L.S.	\$ 17,832.00	\$ 17,832.00
6	ASPHALT TRAIL	59,440	S.F.	\$ 3.00	\$ 178,320.00
7	ADA RAMPS	17	EA.	\$ 1,600.00	\$ 27,172.57
8	TRAIL SIGNAGE	8	EA	\$ 1,000.00	\$ 8,000.00
9	TREE (2" CAL.)	0	EA.	\$ 350.00	\$ -
10	SHRUB BED (PLANTS, 12" TOPSOIL, 3" MULCH)	0	S.F.	\$ 4.00	\$ -
11	BLUEGRASS SOD (SOD, 6" TOPSOIL)	0	S.F.	\$ 1.25	\$ -
12	NATIVE SEED (SEED, 4" TOPSOIL)	59,440	S.F.	\$ 0.40	\$ 23,776.00
13	IRRIGATION SYSTEM - DRIP	0	S.F.	\$ 1.00	\$ -
14	IRRIGATION - SPRAY	0	S.F.	\$ 0.75	\$ -
15	LAND ACQUISITION	0.00	AC.		
16	ENGINEERING AND DESIGN (10%)	1	L.S.	\$ 33,174.13	\$ 33,174.13

SUB-TOTAL COST \$ **364,915.45**

15% Contingency \$ 54,737.32

TOTAL ESTIMATED COST \$ **419,652.76**

SANTAQUIN CITY
Highland Drive Trail (City)
Probable Construction Cost Estimate
11.11.16

Item	Item Description	Qty.	Units	Unit Price	Total
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 52,014.94	\$ 52,014.94
2	SITE CLEARING AND GRUBBING	180,852	S.F.	\$ 0.20	\$ 36,170.40
3	SITE GRADING	180,852	S.F.	\$ 0.25	\$ 45,213.00
4	WATER SERVICE	1	L.S.	\$ 25,836.00	\$ 25,836.00
5	STORM DRAINAGE	1	L.S.	\$ 25,836.00	\$ 25,836.00
6	ASPHALT TRAIL	86,120	S.F.	\$ 3.00	\$ 258,360.00
7	ADA RAMPS	25	EA.	\$ 1,600.00	\$ 39,369.14
8	TRAIL SIGNAGE	13	EA	\$ 1,000.00	\$ 13,000.00
9	TREE (2" CAL.)	172	EA.	\$ 350.00	\$ 60,284.00
10	SHRUB BED (PLANTS, 12" TOPSOIL, 3" MULCH)	0	S.F.	\$ 4.00	\$ -
11	BLUEGRASS SOD (SOD, 6" TOPSOIL)	94,732	S.F.	\$ 1.25	\$ 118,415.00
12	NATIVE SEED (SEED, 4" TOPSOIL)	0	S.F.	\$ 0.40	\$ -
13	IRRIGATION SYSTEM - DRIP	0	S.F.	\$ 1.00	\$ -
14	IRRIGATION - SPRAY	94,732	S.F.	\$ 0.75	\$ 71,049.00
15	LAND ACQUISITION	0.00	AC.		
16	ENGINEERING AND DESIGN (10%)	1	L.S.	\$ 74,554.75	\$ 74,554.75
SUB-TOTAL COST					\$ 820,102.23
15% Contingency					\$ 123,015.33
TOTAL ESTIMATED COST					\$ 943,117.57

SANTAQUIN CITY
Highland Drive Trail (Match)
Probable Construction Cost Estimate

07.06.16

Item	Item Description	Qty.	Units	Unit Price	Total
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 43,972.75	\$ 43,972.75
2	SITE CLEARING AND GRUBBING	153,153	S.F.	\$ 0.20	\$ 30,630.60
3	SITE GRADING	153,153	S.F.	\$ 0.25	\$ 38,288.25
4	WATER SERVICE	1	L.S.	\$ 21,879.00	\$ 21,879.00
5	STORM DRAINAGE	1	L.S.	\$ 21,879.00	\$ 21,879.00
6	ASPHALT TRAIL	72,930	S.F.	\$ 3.00	\$ 218,790.00
7	ADA RAMPS	21	EA.	\$ 1,600.00	\$ 33,339.43
8	TRAIL SIGNAGE	10	EA	\$ 1,000.00	\$ 10,000.00
9	TREE (2" CAL.)	146	EA.	\$ 350.00	\$ 51,051.00
10	SHRUB BED (PLANTS, 12" TOPSOIL, 3" MULCH)	0	S.F.	\$ 4.00	\$ -
11	BLUEGRASS SOD (SOD, 6" TOPSOIL)	80,223	S.F.	\$ 1.25	\$ 100,278.75
12	NATIVE SEED (SEED, 4" TOPSOIL)	0	S.F.	\$ 0.40	\$ -
13	IRRIGATION SYSTEM - DRIP	0	S.F.	\$ 1.00	\$ -
14	IRRIGATION - SPRAY	80,223	S.F.	\$ 0.75	\$ 60,167.25
15	LAND ACQUISITION	0.00	AC.		
16	ENGINEERING AND DESIGN (10%)	1	L.S.	\$ 63,027.60	\$ 63,027.60

SUB-TOTAL COST \$ **693,303.63**

15% Contingency \$ 103,995.54

TOTAL ESTIMATED COST \$ **797,299.17**

SANTAQUIN PORTION \$ **55,810.94**

SANTAQUIN CITY
Highway 6 Trail (Match)
Probable Construction Cost Estimate
07.06.16

Item	Item Description	Qty.	Units	Unit Price	Total
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 44,331.26	\$ 44,331.26
2	SITE CLEARING AND GRUBBING	281,520	S.F.	\$ 0.20	\$ 56,304.00
3	SITE GRADING	281,520	S.F.	\$ 0.25	\$ 70,380.00
4	WATER SERVICE	1	L.S.	\$ -	\$ -
5	STORM DRAINAGE	1	L.S.	\$ 42,228.00	\$ 42,228.00
6	SOFT SURFACE TRAIL	140,760	S.F.	\$ 2.00	\$ 281,520.00
7	ADA RAMPS	40	EA.	\$ 1,600.00	\$ 64,347.43
8	TRAIL SIGNAGE	20	EA	\$ 1,000.00	\$ 20,000.00
9	TREE (2" CAL.)	0	EA.	\$ 350.00	\$ -
10	SHRUB BED (PLANTS, 12" TOPSOIL, 3" MULCH)	0	S.F.	\$ 4.00	\$ -
11	BLUEGRASS SOD (SOD, 6" TOPSOIL)	0	S.F.	\$ 1.25	\$ -
12	NATIVE SEED (SEED, 4" TOPSOIL)	140,760	S.F.	\$ 0.40	\$ 56,304.00
13	IRRIGATION SYSTEM - DRIP	0	S.F.	\$ 1.00	\$ -
14	IRRIGATION - SPRAY	0	S.F.	\$ 0.75	\$ -
15	LAND ACQUISITION	0.00	AC.		
16	ENGINEERING AND DESIGN (10%)	1	L.S.	\$ 63,541.47	\$ 63,541.47

SUB-TOTAL COST \$ **698,956.15**
15% Contingency \$ 104,843.42

TOTAL ESTIMATED COST \$ **803,799.58**
SANTAQUIN PORTION \$ **56,265.97**

SANTAQUIN CITY
Orchard Connector Trail
Probable Construction Cost Estimate

07.06.16

Item	Item Description	Qty.	Units	Unit Price	Total
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 78,022.41	\$ 78,022.41
2	SITE CLEARING AND GRUBBING	212,340	S.F.	\$ 0.20	\$ 42,468.00
3	SITE GRADING	212,340	S.F.	\$ 0.25	\$ 53,085.00
4	WATER SERVICE	1	L.S.	\$ 31,851.00	\$ 31,851.00
5	STORM DRAINAGE	1	L.S.	\$ 31,851.00	\$ 31,851.00
6	CONCRETE TRAIL	106,170	S.F.	\$ 5.00	\$ 530,850.00
7	ADA RAMPS	30	EA.	\$ 1,600.00	\$ 48,534.86
8	TRAIL SIGNAGE	15	EA.	\$ 1,000.00	\$ 15,000.00
9	TREE (2" CAL.)	212	EA.	\$ 350.00	\$ 74,319.00
10	SHRUB BED (PLANTS, 12" TOPSOIL, 3" MULCH)	0	S.F.	\$ 4.00	\$ -
11	BLUEGRASS SOD (SOD, 6" TOPSOIL)	106,170	S.F.	\$ 1.25	\$ 132,712.50
12	NATIVE SEED (SEED, 4" TOPSOIL)	0	S.F.	\$ 0.40	\$ -
13	IRRIGATION SYSTEM - DRIP	0	S.F.	\$ 1.00	\$ -
14	IRRIGATION - SPRAY	106,170	S.F.	\$ 0.75	\$ 79,627.50
15	LAND ACQUISITION	0.00	AC.		
16	ENGINEERING AND DESIGN (10%)	1	L.S.	\$ 111,832.13	\$ 111,832.13
SUB-TOTAL COST					\$ 1,230,153.40
15% Contingency					\$ 184,523.01
TOTAL ESTIMATED COST					\$ 1,414,676.41

SANTAQUIN CITY

Santaquin Canyon Multi-Use Trail (City)

Probable Construction Cost Estimate

07.06.16

Item	Item Description	Qty.	Units	Unit Price	Total
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 20,703.15	\$ 20,703.15
2	SITE CLEARING AND GRUBBING	116,540	S.F.	\$ 0.20	\$ 23,308.00
3	SITE GRADING	116,540	S.F.	\$ 0.25	\$ 29,135.00
4	WATER SERVICE	1	L.S.	\$ -	\$ -
5	STORM DRAINAGE	1	L.S.	\$ 17,481.00	\$ 17,481.00
6	ASPHALT TRAIL	58,270	S.F.	\$ 3.00	\$ 174,810.00
7	ADA RAMPS	0	EA.	\$ 1,600.00	\$ -
8	TRAIL SIGNAGE	8	EA	\$ 1,000.00	\$ 8,000.00
9	TREE (2" CAL.)	0	EA.	\$ 350.00	\$ -
10	SHRUB BED (PLANTS, 12" TOPSOIL, 3" MULCH)	0	S.F.	\$ 4.00	\$ -
11	BLUEGRASS SOD (SOD, 6" TOPSOIL)	0	S.F.	\$ 1.25	\$ -
12	NATIVE SEED (SEED, 4" TOPSOIL)	58,270	S.F.	\$ 0.40	\$ 23,308.00
13	IRRIGATION SYSTEM - DRIP	0	S.F.	\$ 1.00	\$ -
14	IRRIGATION - SPRAY	0	S.F.	\$ 0.75	\$ -
15	LAND ACQUISITION	0.00	AC.		
16	ENGINEERING AND DESIGN (10%)	1	L.S.	\$ 29,674.52	\$ 29,674.52
SUB-TOTAL COST					\$ 326,419.67
15% Contingency					\$ 48,962.95
TOTAL ESTIMATED COST					\$ 375,382.61

SANTAQUIN CITY

Santaquin Canyon Multi-Use Trail (Match)

Probable Construction Cost Estimate

07.06.16

Item	Item Description	Qty.	Units	Unit Price	Total
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 16,709.85	\$ 16,709.85
2	SITE CLEARING AND GRUBBING	94,260	S.F.	\$ 0.20	\$ 18,852.00
3	SITE GRADING	94,260	S.F.	\$ 0.25	\$ 23,565.00
4	WATER SERVICE	1	L.S.	\$ -	\$ -
5	STORM DRAINAGE	1	L.S.	\$ 14,139.00	\$ 14,139.00
6	ASPHALT TRAIL	47,130	S.F.	\$ 3.00	\$ 141,390.00
7	ADA RAMPS	0	EA.	\$ 1,600.00	\$ -
8	TRAIL SIGNAGE	6	EA	\$ 1,000.00	\$ 6,000.00
9	TREE (2" CAL.)	0	EA.	\$ 350.00	\$ -
10	SHRUB BED (PLANTS, 12" TOPSOIL, 3" MULCH)	0	S.F.	\$ 4.00	\$ -
11	BLUEGRASS SOD (SOD, 6" TOPSOIL)	0	S.F.	\$ 1.25	\$ -
12	NATIVE SEED (SEED, 4" TOPSOIL)	47,130	S.F.	\$ 0.40	\$ 18,852.00
13	IRRIGATION SYSTEM - DRIP	0	S.F.	\$ 1.00	\$ -
14	IRRIGATION - SPRAY	0	S.F.	\$ 0.75	\$ -
15	LAND ACQUISITION	0.00	AC.		
16	ENGINEERING AND DESIGN (10%)	1	L.S.	\$ 23,950.79	\$ 23,950.79

SUB-TOTAL COST \$ 263,458.64

15% Contingency \$ 39,518.80

TOTAL ESTIMATED COST \$ 302,977.43

SANTAQUIN PORTION \$ 21,208.42

SANTAQUIN CITY
Santaquin Canyon Urban Trail (City)
Probable Construction Cost Estimate

07.06.16

Item	Item Description	Qty.	Units	Unit Price	Total
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 5,772.26	\$ 5,772.26
2	SITE CLEARING AND GRUBBING	19,580	S.F.	\$ 0.20	\$ 3,916.00
3	SITE GRADING	19,580	S.F.	\$ 0.25	\$ 4,895.00
4	WATER SERVICE	1	L.S.	\$ 2,937.00	\$ 2,937.00
5	STORM DRAINAGE	1	L.S.	\$ 2,937.00	\$ 2,937.00
6	ASPHALT TRAIL	9,790	S.F.	\$ 3.00	\$ 29,370.00
7	ADA RAMPS	3	EA.	\$ 1,600.00	\$ 4,475.43
8	TRAIL SIGNAGE	2	EA	\$ 1,000.00	\$ 2,000.00
9	TREE (2" CAL.)	20	EA.	\$ 350.00	\$ 6,853.00
10	SHRUB BED (PLANTS, 12" TOPSOIL, 3" MULCH)	0	S.F.	\$ 4.00	\$ -
11	BLUEGRASS SOD (SOD, 6" TOPSOIL)	9,790	S.F.	\$ 1.25	\$ 12,237.50
12	NATIVE SEED (SEED, 4" TOPSOIL)	0	S.F.	\$ 0.40	\$ -
13	IRRIGATION SYSTEM - DRIP	0	S.F.	\$ 1.00	\$ -
14	IRRIGATION - SPRAY	9,790	S.F.	\$ 0.75	\$ 7,342.50
15	LAND ACQUISITION	0.00	AC.		
16	ENGINEERING AND DESIGN (10%)	1	L.S.	\$ 8,273.57	\$ 8,273.57
SUB-TOTAL COST					\$ 91,009.25
15% Contingency					\$ 13,651.39
TOTAL ESTIMATED COST					\$ 104,660.64

SANTAQUIN CITY

Santaquin Canyon Urban Trail (Match)

Probable Construction Cost Estimate

07.06.16

Item	Item Description	Qty.	Units	Unit Price	Total
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 1,601.14	\$ 1,601.14
2	SITE CLEARING AND GRUBBING	5,200	S.F.	\$ 0.20	\$ 1,040.00
3	SITE GRADING	5,200	S.F.	\$ 0.25	\$ 1,300.00
4	WATER SERVICE	1	L.S.	\$ 1,000.00	\$ 1,000.00
5	STORM DRAINAGE	1	L.S.	\$ 1,000.00	\$ 1,000.00
6	ASPHALT TRAIL	2,600	S.F.	\$ 3.00	\$ 7,800.00
7	ADA RAMPS	1	EA.	\$ 1,600.00	\$ 1,188.57
8	TRAIL SIGNAGE	1	EA.	\$ 1,000.00	\$ 1,000.00
9	TREE (2" CAL.)	5	EA.	\$ 350.00	\$ 1,820.00
10	SHRUB BED (PLANTS, 12" TOPSOIL, 3" MULCH)	0	S.F.	\$ 4.00	\$ -
11	BLUEGRASS SOD (SOD, 6" TOPSOIL)	2,600	S.F.	\$ 1.25	\$ 3,250.00
12	NATIVE SEED (SEED, 4" TOPSOIL)	0	S.F.	\$ 0.40	\$ -
13	IRRIGATION SYSTEM - DRIP	0	S.F.	\$ 1.00	\$ -
14	IRRIGATION - SPRAY	2,600	S.F.	\$ 0.75	\$ 1,950.00
15	LAND ACQUISITION	0.00	AC.		
16	ENGINEERING AND DESIGN (10%)	1	L.S.	\$ 2,294.97	\$ 2,294.97

SUB-TOTAL COST \$ 25,244.69

15% Contingency \$ 3,786.70

TOTAL ESTIMATED COST \$ 29,031.39

SANTAQUIN PORTION \$ 2,032.20

SANTAQUIN CITY
Stone Hollow Reservoir Trail
Probable Construction Cost Estimate

07.06.16

Item	Item Description	Qty.	Units	Unit Price	Total
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 8,981.44	\$ 8,981.44
2	SITE CLEARING AND GRUBBING	62,280	S.F.	\$ 0.20	\$ 12,456.00
3	SITE GRADING	62,280	S.F.	\$ 0.25	\$ 15,570.00
4	WATER SERVICE	1	L.S.	\$ -	\$ -
5	STORM DRAINAGE	1	L.S.	\$ 9,342.00	\$ 9,342.00
6	SOFT SURFACE TRAIL	31,140	S.F.	\$ 2.00	\$ 62,280.00
7	ADA RAMPS	2	EA.	\$ 1,600.00	\$ 3,200.00
8	TRAIL SIGNAGE	4	EA	\$ 1,000.00	\$ 4,448.57
9	TREE (2" CAL.)	0	EA.	\$ 350.00	\$ -
10	SHRUB BED (PLANTS, 12" TOPSOIL, 3" MULCH)	0	S.F.	\$ 4.00	\$ -
11	BLUEGRASS SOD (SOD, 6" TOPSOIL)	0	S.F.	\$ 1.25	\$ -
12	NATIVE SEED (SEED, 4" TOPSOIL)	31,140	S.F.	\$ 0.40	\$ 12,456.00
13	IRRIGATION SYSTEM - DRIP	0	S.F.	\$ 1.00	\$ -
14	IRRIGATION - SPRAY	0	S.F.	\$ 0.75	\$ -
15	LAND ACQUISITION	0.00	AC.		
16	ENGINEERING AND DESIGN (10%)	1	L.S.	\$ 12,873.40	\$ 12,873.40
SUB-TOTAL COST					\$ 141,607.42
15% Contingency					\$ 21,241.11
TOTAL ESTIMATED COST					\$ 162,848.53

SANTAQUIN CITY
Summit 35 Trail
Probable Construction Cost Estimate
07.06.16

Item	Item Description	Qty.	Units	Unit Price	Total
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 8,971.03	\$ 8,971.03
2	SITE CLEARING AND GRUBBING	30,720	S.F.	\$ 0.20	\$ 6,144.00
3	SITE GRADING	30,720	S.F.	\$ 0.25	\$ 7,680.00
4	WATER SERVICE	1	L.S.	\$ 4,608.00	\$ 4,608.00
5	STORM DRAINAGE	1	L.S.	\$ 4,608.00	\$ 4,608.00
6	ASPHALT TRAIL	15,360	S.F.	\$ 3.00	\$ 46,080.00
7	ADA RAMPS	4	EA.	\$ 1,600.00	\$ 7,021.71
8	TRAIL SIGNAGE	2	EA	\$ 1,000.00	\$ 2,000.00
9	TREE (2" CAL.)	31	EA.	\$ 350.00	\$ 10,752.00
10	SHRUB BED (PLANTS, 12" TOPSOIL, 3" MULCH)	0	S.F.	\$ 4.00	\$ -
11	BLUEGRASS SOD (SOD, 6" TOPSOIL)	15,360	S.F.	\$ 1.25	\$ 19,200.00
12	NATIVE SEED (SEED, 4" TOPSOIL)	0	S.F.	\$ 0.40	\$ -
13	IRRIGATION SYSTEM - DRIP	0	S.F.	\$ 1.00	\$ -
14	IRRIGATION - SPRAY	15,360	S.F.	\$ 0.75	\$ 11,520.00
15	LAND ACQUISITION	0.00	AC.		
16	ENGINEERING AND DESIGN (10%)	1	L.S.	\$ 12,858.47	\$ 12,858.47
SUB-TOTAL COST					\$ 141,443.22
15% Contingency					\$ 21,216.48
TOTAL ESTIMATED COST					\$ 162,659.70

SANTAQUIN CITY
Summit Ridge Parkway Trail (South - Match)
Probable Construction Cost Estimate

07.06.16

Item	Item Description	Qty.	Units	Unit Price	Total
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 5,255.19	\$ 5,255.19
2	SITE CLEARING AND GRUBBING	26,920	S.F.	\$ 0.20	\$ 5,384.00
3	SITE GRADING	26,920	S.F.	\$ 0.25	\$ 6,730.00
4	WATER SERVICE	1	L.S.	\$ -	\$ -
5	STORM DRAINAGE	1	L.S.	\$ 4,038.00	\$ 4,038.00
6	ASPHALT TRAIL	13,460	S.F.	\$ 3.00	\$ 40,380.00
7	ADA RAMPS	4	EA.	\$ 1,600.00	\$ 6,153.14
8	TRAIL SIGNAGE	2	EA	\$ 1,000.00	\$ 2,000.00
9	TREE (2" CAL.)	0	EA.	\$ 350.00	\$ -
10	SHRUB BED (PLANTS, 12" TOPSOIL, 3" MULCH)	0	S.F.	\$ 4.00	\$ -
11	BLUEGRASS SOD (SOD, 6" TOPSOIL)	0	S.F.	\$ 1.25	\$ -
12	NATIVE SEED (SEED, 4" TOPSOIL)	13,460	S.F.	\$ 0.40	\$ 5,384.00
13	IRRIGATION SYSTEM - DRIP	0	S.F.	\$ 1.00	\$ -
14	IRRIGATION - SPRAY	0	S.F.	\$ 0.75	\$ -
15	LAND ACQUISITION	0.00	AC.		
16	ENGINEERING AND DESIGN (10%)	1	L.S.	\$ 7,532.43	\$ 7,532.43
SUB-TOTAL COST					\$ 82,856.76
15% Contingency					\$ 12,428.51
TOTAL ESTIMATED COST					\$ 95,285.28
SANTQUIN PORTION					\$ 6,669.97

Appendix "C"

Applicable State Codes

11-36a-101. Title.

This chapter is known as the "Impact Fees Act."

Enacted by Chapter 47, 2011 General Session

11-36a-102. Definitions.

As used in this chapter:

- (1) (a) "Affected entity" means each county, municipality, local district under Title 17B, Limited Purpose Local Government Entities - Local Districts, special service district under Title 17D, Chapter 1, Special Service District Act, school district, interlocal cooperation entity established under Chapter 13, Interlocal Cooperation Act, and specified public utility:
 - (i) whose services or facilities are likely to require expansion or significant modification because of the facilities proposed in the proposed impact fee facilities plan; or
 - (ii) that has filed with the local political subdivision or private entity a copy of the general or long-range plan of the county, municipality, local district, special service district, school district, interlocal cooperation entity, or specified public utility.
- (b) "Affected entity" does not include the local political subdivision or private entity that is required under Section 11-36a-501 to provide notice.
- (2) "Charter school" includes:
 - (a) an operating charter school;
 - (b) an applicant for a charter school whose application has been approved by a chartering entity as provided in Title 53A, Chapter 1a, Part 5, The Utah Charter Schools Act; and
 - (c) an entity that is working on behalf of a charter school or approved charter applicant to develop or construct a charter school building.
- (3) "Development activity" means any construction or expansion of a building, structure, or use, any change in use of a building or structure, or any changes in the use of land that creates additional demand and need for public facilities.
- (4) "Development approval" means:
 - (a) except as provided in Subsection (4)(b), any written authorization from a local political subdivision that authorizes the commencement of development activity;
 - (b) development activity, for a public entity that may develop without written authorization from a local political subdivision;
 - (c) a written authorization from a public water supplier, as defined in Section 73-1-4, or a private water company:
 - (i) to reserve or provide:
 - (A) a water right;
 - (B) a system capacity; or
 - (C) a distribution facility; or
 - (ii) to deliver for a development activity:
 - (A) culinary water; or
 - (B) irrigation water; or
 - (d) a written authorization from a sanitary sewer authority, as defined in Section 10-9a-103:
 - (i) to reserve or provide:
 - (A) sewer collection capacity; or
 - (B) treatment capacity; or
 - (ii) to provide sewer service for a development activity.
- (5) "Enactment" means:
 - (a) a municipal ordinance, for a municipality;
 - (b) a county ordinance, for a county; and

- (c) a governing board resolution, for a local district, special service district, or private entity.
- (6) "Encumber" means:
 - (a) a pledge to retire a debt; or
 - (b) an allocation to a current purchase order or contract.
- (7) "Hookup fee" means a fee for the installation and inspection of any pipe, line, meter, or appurtenance to connect to a gas, water, sewer, storm water, power, or other utility system of a municipality, county, local district, special service district, or private entity.
- (8) (a) "Impact fee" means a payment of money imposed upon new development activity as a condition of development approval to mitigate the impact of the new development on public infrastructure.
 - (b) "Impact fee" does not mean a tax, a special assessment, a building permit fee, a hookup fee, a fee for project improvements, or other reasonable permit or application fee.
- (9) "Impact fee analysis" means the written analysis of each impact fee required by Section 11-36a-303.
- (10) "Impact fee facilities plan" means the plan required by Section 11-36a-301.
- (11) "Level of service" means the defined performance standard or unit of demand for each capital component of a public facility within a service area.
- (12) (a) "Local political subdivision" means a county, a municipality, a local district under Title 17B, Limited Purpose Local Government Entities - Local Districts, or a special service district under Title 17D, Chapter 1, Special Service District Act.
 - (b) "Local political subdivision" does not mean a school district, whose impact fee activity is governed by Section 53A-20-100.5.
- (13) "Private entity" means an entity in private ownership with at least 100 individual shareholders, customers, or connections, that is located in a first, second, third, or fourth class county and provides water to an applicant for development approval who is required to obtain water from the private entity either as a:
 - (a) specific condition of development approval by a local political subdivision acting pursuant to a prior agreement, whether written or unwritten, with the private entity; or
 - (b) functional condition of development approval because the private entity:
 - (i) has no reasonably equivalent competition in the immediate market; and
 - (ii) is the only realistic source of water for the applicant's development.
- (14) (a) "Project improvements" means site improvements and facilities that are:
 - (i) planned and designed to provide service for development resulting from a development activity;
 - (ii) necessary for the use and convenience of the occupants or users of development resulting from a development activity; and
 - (iii) not identified or reimbursed as a system improvement.
 - (b) "Project improvements" does not mean system improvements.
- (15) "Proportionate share" means the cost of public facility improvements that are roughly proportionate and reasonably related to the service demands and needs of any development activity.
- (16) "Public facilities" means only the following impact fee facilities that have a life expectancy of 10 or more years and are owned or operated by or on behalf of a local political subdivision or private entity:
 - (a) water rights and water supply, treatment, storage, and distribution facilities;
 - (b) wastewater collection and treatment facilities;
 - (c) storm water, drainage, and flood control facilities;
 - (d) municipal power facilities;
 - (e) roadway facilities;
 - (f) parks, recreation facilities, open space, and trails;
 - (g) public safety facilities; or
 - (h) environmental mitigation as provided in Section 11-36a-205.
- (17) (a) "Public safety facility" means:
 - (i) a building constructed or leased to house police, fire, or other public safety entities; or
 - (ii) a fire suppression vehicle costing in excess of \$500,000.
 - (b) "Public safety facility" does not mean a jail, prison, or other place of involuntary incarceration.

- (18) (a) "Roadway facilities" means a street or road that has been designated on an officially adopted subdivision plat, roadway plan, or general plan of a political subdivision, together with all necessary appurtenances.
- (b) "Roadway facilities" includes associated improvements to a federal or state roadway only when the associated improvements:
- (i) are necessitated by the new development; and
 - (ii) are not funded by the state or federal government.
- (c) "Roadway facilities" does not mean federal or state roadways.
- (19) (a) "Service area" means a geographic area designated by an entity that imposes an impact fee on the basis of sound planning or engineering principles in which a public facility, or a defined set of public facilities, provides service within the area.
- (b) "Service area" may include the entire local political subdivision or an entire area served by a private entity.
- (20) "Specified public agency" means:
- (a) the state;
 - (b) a school district; or
 - (c) a charter school.
- (21) (a) "System improvements" means:
- (i) existing public facilities that are:
 - (A) identified in the impact fee analysis under Section 11-36a-304; and
 - (B) designed to provide services to service areas within the community at large; and
 - (ii) future public facilities identified in the impact fee analysis under Section 11-36a-304 that are intended to provide services to service areas within the community at large.
- (b) "System improvements" does not mean project improvements.

Amended by Chapter 200, 2013 General Session

11-36a-201. Impact fees.

- (1) A local political subdivision or private entity shall ensure that any imposed impact fees comply with the requirements of this chapter.
- (2) A local political subdivision and private entity may establish impact fees only for those public facilities defined in Section 11-36a-102.
- (3) Nothing in this chapter may be construed to repeal or otherwise eliminate an impact fee in effect on the effective date of this chapter that is pledged as a source of revenues to pay bonded indebtedness that was incurred before the effective date of this chapter.

Enacted by Chapter 47, 2011 General Session

11-36a-202. Prohibitions on impact fees.

- (1) A local political subdivision or private entity may not:
- (a) impose an impact fee to:
 - (i) cure deficiencies in a public facility serving existing development;
 - (ii) raise the established level of service of a public facility serving existing development;
 - (iii) recoup more than the local political subdivision's or private entity's costs actually incurred for excess capacity in an existing system improvement; or
 - (iv) include an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with:
 - (A) generally accepted cost accounting practices; and
 - (B) the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement;
 - (b) delay the construction of a school or charter school because of a dispute with the school or charter school over impact fees; or

(c) impose or charge any other fees as a condition of development approval unless those fees are a reasonable charge for the service provided.

(2) (a) Notwithstanding any other provision of this chapter, a political subdivision or private entity may not impose an impact fee:

(i) on residential components of development to pay for a public safety facility that is a fire suppression vehicle;

(ii) on a school district or charter school for a park, recreation facility, open space, or trail;

(iii) on a school district or charter school unless:

(A) the development resulting from the school district's or charter school's development activity directly results in a need for additional system improvements for which the impact fee is imposed; and

(B) the impact fee is calculated to cover only the school district's or charter school's proportionate share of the cost of those additional system improvements; or

(iv) to the extent that the impact fee includes a component for a law enforcement facility, on development activity for:

(A) the Utah National Guard;

(B) the Utah Highway Patrol; or

(C) a state institution of higher education that has its own police force.

(b) (i) Notwithstanding any other provision of this chapter, a political subdivision or private entity may not impose an impact fee on development activity that consists of the construction of a school, whether by a school district or a charter school, if:

(A) the school is intended to replace another school, whether on the same or a different parcel;

(B) the new school creates no greater demand or need for public facilities than the school or school facilities, including any portable or modular classrooms that are on the site of the replaced school at the time that the new school is proposed; and

(C) the new school and the school being replaced are both within the boundary of the local political subdivision or the jurisdiction of the private entity.

(ii) If the imposition of an impact fee on a new school is not prohibited under Subsection (2)(b)(i) because the new school creates a greater demand or need for public facilities than the school being replaced, the impact fee shall be based only on the demand or need that the new school creates for public facilities that exceeds the demand or need that the school being replaced creates for those public facilities.

(c) Notwithstanding any other provision of this chapter, a political subdivision or private entity may impose an impact fee for a road facility on the state only if and to the extent that:

(i) the state's development causes an impact on the road facility; and

(ii) the portion of the road facility related to an impact fee is not funded by the state or by the federal government.

(3) Notwithstanding any other provision of this chapter, a local political subdivision may impose and collect impact fees on behalf of a school district if authorized by Section 53A-20-100.5.

Enacted by Chapter 47, 2011 General Session

11-36a-203. Private entity assessment of impact fees -- Charges for water rights, physical infrastructure -- Notice -- Audit.

(1) A private entity:

(a) shall comply with the requirements of this chapter before imposing an impact fee; and

(b) except as otherwise specified in this chapter, is subject to the same requirements of this chapter as a local political subdivision.

(2) A private entity may only impose a charge for water rights or physical infrastructure necessary to provide water or sewer facilities by imposing an impact fee.

(3) Where notice and hearing requirements are specified, a private entity shall comply with the notice and hearing requirements for local districts.

(4) A private entity that assesses an impact fee under this chapter is subject to the audit requirements of Title 51, Chapter 2a, Accounting Reports from Political Subdivisions, Interlocal Organizations, and Other Local Entities Act.

Enacted by Chapter 47, 2011 General Session

11-36a-204. Other names for impact fees.

(1) A fee that meets the definition of impact fee under Section 11-36a-102 is an impact fee subject to this chapter, regardless of what term the local political subdivision or private entity uses to refer to the fee.

(2) A local political subdivision or private entity may not avoid application of this chapter to a fee that meets the definition of an impact fee under Section 11-36a-102 by referring to the fee by another name.

Enacted by Chapter 47, 2011 General Session

11-36a-205. Environmental mitigation impact fees.

Notwithstanding the requirements and prohibitions of this chapter, a local political subdivision may impose and assess an impact fee for environmental mitigation when:

(1) the local political subdivision has formally agreed to fund a Habitat Conservation Plan to resolve conflicts with the Endangered Species Act of 1973, 16 U.S.C. Sec. 1531, et seq. or other state or federal environmental law or regulation;

(2) the impact fee bears a reasonable relationship to the environmental mitigation required by the Habitat Conservation Plan; and

(3) the legislative body of the local political subdivision adopts an ordinance or resolution:

(a) declaring that an impact fee is required to finance the Habitat Conservation Plan;

(b) establishing periodic sunset dates for the impact fee; and

(c) requiring the legislative body to:

(i) review the impact fee on those sunset dates;

(ii) determine whether or not the impact fee is still required to finance the Habitat Conservation Plan; and

(iii) affirmatively reauthorize the impact fee if the legislative body finds that the impact fee must remain in effect.

Enacted by Chapter 47, 2011 General Session

11-36a-301. Impact fee facilities plan.

(1) Before imposing an impact fee, each local political subdivision or private entity shall, except as provided in Subsection (3), prepare an impact fee facilities plan to determine the public facilities required to serve development resulting from new development activity.

(2) A municipality or county need not prepare a separate impact fee facilities plan if the general plan required by Section 10-9a-401 or 17-27a-401, respectively, contains the elements required by Section 11-36a-302.

(3) A local political subdivision or a private entity with a population, or serving a population, of less than 5,000 as of the last federal census that charges impact fees of less than \$250,000 annually need not comply with the impact fee facilities plan requirements of this part, but shall ensure that:

(a) the impact fees that the local political subdivision or private entity imposes are based upon a reasonable plan that otherwise complies with the common law and this chapter; and

(b) each applicable notice required by this chapter is given.

Amended by Chapter 200, 2013 General Session

11-36a-302. Impact fee facilities plan requirements -- Limitations -- School district or charter school.

- (1) (a) An impact fee facilities plan shall:
- (i) identify the existing level of service;
 - (ii) subject to Subsection (1)(c), establish a proposed level of service;
 - (iii) identify any excess capacity to accommodate future growth at the proposed level of service;
 - (iv) identify demands placed upon existing public facilities by new development activity at the proposed level of service; and
 - (v) identify the means by which the political subdivision or private entity will meet those growth demands.
- (b) A proposed level of service may diminish or equal the existing level of service.
- (c) A proposed level of service may:
- (i) exceed the existing level of service if, independent of the use of impact fees, the political subdivision or private entity provides, implements, and maintains the means to increase the existing level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service; or
 - (ii) establish a new public facility if, independent of the use of impact fees, the political subdivision or private entity provides, implements, and maintains the means to increase the existing level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service.
- (2) In preparing an impact fee facilities plan, each local political subdivision shall generally consider all revenue sources to finance the impacts on system improvements, including:
- (a) grants;
 - (b) bonds;
 - (c) interfund loans;
 - (d) impact fees; and
 - (e) anticipated or accepted dedications of system improvements.
- (3) A local political subdivision or private entity may only impose impact fees on development activities when the local political subdivision's or private entity's plan for financing system improvements establishes that impact fees are necessary to maintain a proposed level of service that complies with Subsection (1)(b) or (c).
- (4) (a) Subject to Subsection (4)(c), the impact fee facilities plan shall include a public facility for which an impact fee may be charged or required for a school district or charter school if the local political subdivision is aware of the planned location of the school district facility or charter school:
- (i) through the planning process; or
 - (ii) after receiving a written request from a school district or charter school that the public facility be included in the impact fee facilities plan.
- (b) If necessary, a local political subdivision or private entity shall amend the impact fee facilities plan to reflect a public facility described in Subsection (4)(a).
- (c) (i) In accordance with Subsections 10-9a-305(3) and 17-27a-305(3), a local political subdivision may not require a school district or charter school to participate in the cost of any roadway or sidewalk.
- (ii) Notwithstanding Subsection (4)(c)(i), if a school district or charter school agrees to build a roadway or sidewalk, the roadway or sidewalk shall be included in the impact fee facilities plan if the local jurisdiction has an impact fee facilities plan for roads and sidewalks.

11-36a-303. Impact fee analysis.

- (1) Subject to the notice requirements of Section 11-36a-504, each local political subdivision or private entity intending to impose an impact fee shall prepare a written analysis of each impact fee.
- (2) Each local political subdivision or private entity that prepares an impact fee analysis under Subsection (1) shall also prepare a summary of the impact fee analysis designed to be understood by a lay person.

Enacted by Chapter 47, 2011 General Session

11-36a-304. Impact fee analysis requirements.

- (1) An impact fee analysis shall:
 - (a) identify the anticipated impact on or consumption of any existing capacity of a public facility by the anticipated development activity;
 - (b) identify the anticipated impact on system improvements required by the anticipated development activity to maintain the established level of service for each public facility;
 - (c) subject to Subsection (2), demonstrate how the anticipated impacts described in Subsections (1)(a) and (b) are reasonably related to the anticipated development activity;
 - (d) estimate the proportionate share of:
 - (i) the costs for existing capacity that will be recouped; and
 - (ii) the costs of impacts on system improvements that are reasonably related to the new development activity; and
 - (e) based on the requirements of this chapter, identify how the impact fee was calculated.
- (2) In analyzing whether or not the proportionate share of the costs of public facilities are reasonably related to the new development activity, the local political subdivision or private entity, as the case may be, shall identify, if applicable:
 - (a) the cost of each existing public facility that has excess capacity to serve the anticipated development resulting from the new development activity;
 - (b) the cost of system improvements for each public facility;
 - (c) other than impact fees, the manner of financing for each public facility, such as user charges, special assessments, bonded indebtedness, general taxes, or federal grants;
 - (d) the relative extent to which development activity will contribute to financing the excess capacity of and system improvements for each existing public facility, by such means as user charges, special assessments, or payment from the proceeds of general taxes;
 - (e) the relative extent to which development activity will contribute to the cost of existing public facilities and system improvements in the future;
 - (f) the extent to which the development activity is entitled to a credit against impact fees because the development activity will dedicate system improvements or public facilities that will offset the demand for system improvements, inside or outside the proposed development;
 - (g) extraordinary costs, if any, in servicing the newly developed properties; and
 - (h) the time-price differential inherent in fair comparisons of amounts paid at different times.

Enacted by Chapter 47, 2011 General Session

11-36a-304. Impact fee analysis requirements.

- (1) An impact fee analysis shall:
 - (a) identify the anticipated impact on or consumption of any existing capacity of a public facility by the anticipated development activity;

- (b) identify the anticipated impact on system improvements required by the anticipated development activity to maintain the established level of service for each public facility;
 - (c) subject to Subsection (2), demonstrate how the anticipated impacts described in Subsections (1)(a) and (b) are reasonably related to the anticipated development activity;
 - (d) estimate the proportionate share of:
 - (i) the costs for existing capacity that will be recouped; and
 - (ii) the costs of impacts on system improvements that are reasonably related to the new development activity; and
 - (e) based on the requirements of this chapter, identify how the impact fee was calculated.
- (2) In analyzing whether or not the proportionate share of the costs of public facilities are reasonably related to the new development activity, the local political subdivision or private entity, as the case may be, shall identify, if applicable:
- (a) the cost of each existing public facility that has excess capacity to serve the anticipated development resulting from the new development activity;
 - (b) the cost of system improvements for each public facility;
 - (c) other than impact fees, the manner of financing for each public facility, such as user charges, special assessments, bonded indebtedness, general taxes, or federal grants;
 - (d) the relative extent to which development activity will contribute to financing the excess capacity of and system improvements for each existing public facility, by such means as user charges, special assessments, or payment from the proceeds of general taxes;
 - (e) the relative extent to which development activity will contribute to the cost of existing public facilities and system improvements in the future;
 - (f) the extent to which the development activity is entitled to a credit against impact fees because the development activity will dedicate system improvements or public facilities that will offset the demand for system improvements, inside or outside the proposed development;
 - (g) extraordinary costs, if any, in servicing the newly developed properties; and
 - (h) the time-price differential inherent in fair comparisons of amounts paid at different times.

Enacted by Chapter 47, 2011 General Session

11-36a-305. Calculating impact fees.

- (1) In calculating an impact fee, a local political subdivision or private entity may include:
- (a) the construction contract price;
 - (b) the cost of acquiring land, improvements, materials, and fixtures;
 - (c) the cost for planning, surveying, and engineering fees for services provided for and directly related to the construction of the system improvements; and
 - (d) for a political subdivision, debt service charges, if the political subdivision might use impact fees as a revenue stream to pay the principal and interest on bonds, notes, or other obligations issued to finance the costs of the system improvements.
- (2) In calculating an impact fee, each local political subdivision or private entity shall base amounts calculated under Subsection (1) on realistic estimates, and the assumptions underlying those estimates shall be disclosed in the impact fee analysis.

Enacted by Chapter 47, 2011 General Session

11-36a-306. Certification of impact fee analysis.

(1) An impact fee facilities plan shall include a written certification from the person or entity that prepares the impact fee facilities plan that states the following:

"I 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."

(2) An impact fee analysis shall include a written certification from the person or entity that prepares the impact fee analysis which states as follows:

"I 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; 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;
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."

Amended by Chapter 278, 2013 General Session

11-36a-401. Impact fee enactment.

(1) (a) A local political subdivision or private entity wishing to impose impact fees shall pass an impact fee enactment in accordance with Section 11-36a-402.

(b) An impact fee imposed by an impact fee enactment may not exceed the highest fee justified by the impact fee analysis.

(2) An impact fee enactment may not take effect until 90 days after the day on which the impact fee enactment is approved.

Enacted by Chapter 47, 2011 General Session

11-36a-402. Required provisions of impact fee enactment.

(1) A local political subdivision or private entity shall ensure, in addition to the requirements described in Subsections (2) and (3), that an impact fee enactment contains:

- (a) a provision establishing one or more service areas within which the local political subdivision or private entity calculates and imposes impact fees for various land use categories;
- (b) (i) a schedule of impact fees for each type of development activity that specifies the amount of the impact fee to be imposed for each type of system improvement; or
 - (ii) the formula that the local political subdivision or private entity, as the case may be, will use to calculate each impact fee;
- (c) a provision authorizing the local political subdivision or private entity, as the case may be, to adjust the standard impact fee at the time the fee is charged to:
 - (i) respond to:
 - (A) unusual circumstances in specific cases; or
 - (B) a request for a prompt and individualized impact fee review for the development activity of the state, a school district, or a charter school and an offset or credit for a public facility for which an impact fee has been or will be collected; and
 - (ii) ensure that the impact fees are imposed fairly; and
- (d) a provision governing calculation of the amount of the impact fee to be imposed on a particular development that permits adjustment of the amount of the impact fee based upon studies and data submitted by the developer.

(2) A local political subdivision or private entity shall ensure that an impact fee enactment allows a developer, including a school district or a charter school, to receive a credit against or proportionate reimbursement of an impact fee if the developer:

- (a) dedicates land for a system improvement;
- (b) builds and dedicates some or all of a system improvement; or
- (c) dedicates a public facility that the local political subdivision or private entity and the developer agree will reduce the need for a system improvement.

(3) A local political subdivision or private entity shall include a provision in an impact fee enactment that requires a credit against impact fees for any dedication of land for, improvement to, or new construction of, any system improvements provided by the developer if the facilities:

- (a) are system improvements; or
- (b) (i) are dedicated to the public; and
 - (ii) offset the need for an identified system improvement.

Enacted by Chapter 47, 2011 General Session

11-36a-403. Other provisions of impact fee enactment.

(1) A local political subdivision or private entity may include a provision in an impact fee enactment that:

- (a) provides an impact fee exemption for:
 - (i) development activity attributable to:
 - (A) low income housing;
 - (B) the state;
 - (C) subject to Subsection (2), a school district; or
 - (D) subject to Subsection (2), a charter school; or
 - (ii) other development activity with a broad public purpose; and
- (b) except for an exemption under Subsection (1)(a)(i)(A), establishes one or more sources of funds other than impact fees to pay for that development activity.

(2) An impact fee enactment that provides an impact fee exemption for development activity attributable to a school district or charter school shall allow either a school district or a charter school to qualify for the exemption on the same basis.

(3) An impact fee enactment that repeals or suspends the collection of impact fees is exempt from the notice requirements of Section 11-36a-504.

Enacted by Chapter 47, 2011 General Session

11-36a-501. Notice of intent to prepare an impact fee facilities plan.

(1) Before preparing or amending an impact fee facilities plan, a local political subdivision or private entity shall provide written notice of its intent to prepare or amend an impact fee facilities plan.

(2) A notice required under Subsection (1) shall:

(a) indicate that the local political subdivision or private entity intends to prepare or amend an impact fee facilities plan;

(b) describe or provide a map of the geographic area where the proposed impact fee facilities will be located; and

(c) subject to Subsection (3), be posted on the Utah Public Notice Website created under Section 63F-1-701.

(3) For a private entity required to post notice on the Utah Public Notice Website under Subsection (2)(c):

(a) the private entity shall give notice to the general purpose local government in which the private entity's private business office is located; and

(b) the general purpose local government described in Subsection (3)(a) shall post the notice on the Utah Public Notice Website.

Enacted by Chapter 47, 2011 General Session

11-36a-502. Notice to adopt or amend an impact fee facilities plan.

(1) If a local political subdivision chooses to prepare an independent impact fee facilities plan rather than include an impact fee facilities element in the general plan in accordance with Section 11-36a-301, the local political subdivision shall, before adopting or amending the impact fee facilities plan:

(a) give public notice, in accordance with Subsection (2), of the plan or amendment at least 10 days before the day on which the public hearing described in Subsection (1)(d) is scheduled;

(b) make a copy of the plan or amendment, together with a summary designed to be understood by a lay person, available to the public;

(c) place a copy of the plan or amendment and summary in each public library within the local political subdivision; and

(d) hold a public hearing to hear public comment on the plan or amendment.

(2) With respect to the public notice required under Subsection (1)(a):

(a) each municipality shall comply with the notice and hearing requirements of, and, except as provided in Subsection 11-36a-701(3)(b)(ii), receive the protections of Sections 10-9a-205 and 10-9a-801 and Subsection 10-9a-502(2);

(b) each county shall comply with the notice and hearing requirements of, and, except as provided in Subsection 11-36a-701(3)(b)(ii), receive the protections of Sections 17-27a-205 and 17-27a-801 and Subsection 17-27a-502(2); and

(c) each local district, special service district, and private entity shall comply with the notice and hearing requirements of, and receive the protections of, Section 17B-1-111.

(3) Nothing contained in this section or Section 11-36a-503 may be construed to require involvement by a planning commission in the impact fee facilities planning process.

Enacted by Chapter 47, 2011 General Session

11-36a-503. Notice of preparation of an impact fee analysis.

- (1) Before preparing or contracting to prepare an impact fee analysis, each local political subdivision or, subject to Subsection (2), private entity shall post a public notice on the Utah Public Notice Website created under Section 63F-1-701.
- (2) For a private entity required to post notice on the Utah Public Notice Website under Subsection (1):
 - (a) the private entity shall give notice to the general purpose local government in which the private entity's primary business is located; and
 - (b) the general purpose local government described in Subsection (2)(a) shall post the notice on the Utah Public Notice Website.

Enacted by Chapter 47, 2011 General Session

11-36a-504. Notice of intent to adopt impact fee enactment -- Hearing -- Protections.

- (1) Before adopting an impact fee enactment:
 - (a) a municipality legislative body shall:
 - (i) comply with the notice requirements of Section 10-9a-205 as if the impact fee enactment were a land use ordinance;
 - (ii) hold a hearing in accordance with Section 10-9a-502 as if the impact fee enactment were a land use ordinance; and
 - (iii) except as provided in Subsection 11-36a-701(3)(b)(ii), receive the protections of Section 10-9a-801 as if the impact fee were a land use ordinance;
 - (b) a county legislative body shall:
 - (i) comply with the notice requirements of Section 17-27a-205 as if the impact fee enactment were a land use ordinance;
 - (ii) hold a hearing in accordance with Section 17-27a-502 as if the impact fee enactment were a land use ordinance; and
 - (iii) except as provided in Subsection 11-36a-701(3)(b)(ii), receive the protections of Section 17-27a-801 as if the impact fee were a land use ordinance;
 - (c) a local district or special service district shall:
 - (i) comply with the notice and hearing requirements of Section 17B-1-111; and
 - (ii) receive the protections of Section 17B-1-111;
 - (d) a local political subdivision shall at least 10 days before the day on which a public hearing is scheduled in accordance with this section:
 - (i) make a copy of the impact fee enactment available to the public; and
 - (ii) post notice of the local political subdivision's intent to enact or modify the impact fee, specifying the type of impact fee being enacted or modified, on the Utah Public Notice Website created under Section 63F-1-701; and
 - (e) a local political subdivision shall submit a copy of the impact fee analysis and a copy of the summary of the impact fee analysis prepared in accordance with Section 11-36a-303 on its website or to each public library within the local political subdivision.
- (2) Subsection (1)(a) or (b) may not be construed to require involvement by a planning commission in the impact fee enactment process.

Enacted by Chapter 47, 2011 General Session

11-36a-601. Accounting of impact fees.

A local political subdivision that collects an impact fee shall:

- (1) establish a separate interest bearing ledger account for each type of public facility for which an impact fee is collected;
- (2) deposit a receipt for an impact fee in the appropriate ledger account established under Subsection (1);
- (3) retain the interest earned on each fund or ledger account in the fund or ledger account;

- (4) at the end of each fiscal year, prepare a report on each fund or ledger account showing:
 - (a) the source and amount of all money collected, earned, and received by the fund or ledger account; and
 - (b) each expenditure from the fund or ledger account; and
- (5) produce a report that:
 - (a) identifies impact fee funds by the year in which they were received, the project from which the funds were collected, the impact fee projects for which the funds were budgeted, and the projected schedule for expenditure;
 - (b) is in a format developed by the state auditor;
 - (c) is certified by the local political subdivision's chief financial officer; and
 - (d) is transmitted annually to the state auditor.

Enacted by Chapter 47, 2011 General Session

11-36a-602. Expenditure of impact fees.

- (1) A local political subdivision may expend impact fees only for a system improvement:
 - (a) identified in the impact fee facilities plan; and
 - (b) for the specific public facility type for which the fee was collected.
- (2) (a) Except as provided in Subsection (2)(b), a local political subdivision shall expend or encumber the impact fees for a permissible use within six years of their receipt.
 - (b) A local political subdivision may hold the fees for longer than six years if it identifies, in writing:
 - (i) an extraordinary and compelling reason why the fees should be held longer than six years; and
 - (ii) an absolute date by which the fees will be expended.

Enacted by Chapter 47, 2011 General Session

11-36a-603. Refunds.

A local political subdivision shall refund any impact fee paid by a developer, plus interest earned, when:

- (1) the developer does not proceed with the development activity and has filed a written request for a refund;
- (2) the fee has not been spent or encumbered; and
- (3) no impact has resulted.

Enacted by Chapter 47, 2011 General Session

11-36a-701. Impact fee challenge.

- (1) A person or an entity residing in or owning property within a service area, or an organization, association, or a corporation representing the interests of persons or entities owning property within a service area, has standing to file a declaratory judgment action challenging the validity of an impact fee.
- (2) (a) A person or an entity required to pay an impact fee who believes the impact fee does not meet the requirements of law may file a written request for information with the local political subdivision who established the impact fee.
 - (b) Within two weeks after the receipt of the request for information under Subsection (2)(a), the local political subdivision shall provide the person or entity with the impact fee analysis, the impact fee facilities plan, and any other relevant information relating to the impact fee.
- (3) (a) Subject to the time limitations described in Section 11-36a-702 and procedures set forth in Section 11-36a-703, a person or an entity that has paid an impact fee that was imposed by a local political subdivision may challenge:
 - (i) if the impact fee enactment was adopted on or after July 1, 2000:
 - (A) subject to Subsection (3)(b)(i) and except as provided in Subsection (3)(b)(ii), whether the local political subdivision complied with the notice requirements of this chapter with respect to the imposition of the impact fee; and
 - (B) whether the local political subdivision complied with other procedural requirements of this chapter for imposing the impact fee; and

- (ii) except as limited by Subsection (3)(c), the impact fee.
 - (b) (i) The sole remedy for a challenge under Subsection (3)(a)(i)(A) is the equitable remedy of requiring the local political subdivision to correct the defective notice and repeat the process.
 - (ii) The protections given to a municipality under Section 10-9a-801 and to a county under Section 17-27a-801 do not apply in a challenge under Subsection (3)(a)(i)(A).
 - (c) The sole remedy for a challenge under Subsection (3)(a)(ii) is a refund of the difference between what the person or entity paid as an impact fee and the amount the impact fee should have been if it had been correctly calculated.
- (4) (a) Subject to Subsection (4)(d), if an impact fee that is the subject of an advisory opinion under Section 13-43-205 is listed as a cause of action in litigation, and that cause of action is litigated on the same facts and circumstances and is resolved consistent with the advisory opinion:
- (i) the substantially prevailing party on that cause of action:
 - (A) may collect reasonable attorney fees and court costs pertaining to the development of that cause of action from the date of the delivery of the advisory opinion to the date of the court's resolution; and
 - (B) shall be refunded an impact fee held to be in violation of this chapter, based on the difference between the impact fee paid and what the impact fee should have been if the government entity had correctly calculated the impact fee; and
 - (ii) in accordance with Section 13-43-206, a government entity shall refund an impact fee held to be in violation of this chapter to the person who was in record title of the property on the day on which the impact fee for the property was paid if:
 - (A) the impact fee was paid on or after the day on which the advisory opinion on the impact fee was issued but before the day on which the final court ruling on the impact fee is issued; and
 - (B) the person described in Subsection (3)(a)(ii) requests the impact fee refund from the government entity within 30 days after the day on which the court issued the final ruling on the impact fee.
- (b) A government entity subject to Subsection (3)(a)(ii) shall refund the impact fee based on the difference between the impact fee paid and what the impact fee should have been if the government entity had correctly calculated the impact fee.
- (c) Subsection (4) may not be construed to create a new cause of action under land use law.
- (d) Subsection (3)(a) does not apply unless the resolution described in Subsection (3)(a) is final.

Enacted by Chapter 47, 2011 General Session

11-36a-702. Time limitations.

- (1) A person or an entity that initiates a challenge under Subsection 11-36a-701(3)(a) may not initiate that challenge unless it is initiated within:
- (a) for a challenge under Subsection 11-36a-701(3)(a)(i)(A), 30 days after the day on which the person or entity pays the impact fee;
 - (b) for a challenge under Subsection 11-36a-701(3)(a)(i)(B), 180 days after the day on which the person or entity pays the impact fee; or
 - (c) for a challenge under Subsection 11-36a-701(3)(a)(ii), one year after the day on which the person or entity pays the impact fee.
- (2) The deadline to file an action in district court is tolled from the date that a challenge is filed using an administrative appeals procedure described in Section 11-36a-703 until 30 days after the day on which a final decision is rendered in the administrative appeals procedure.

Enacted by Chapter 47, 2011 General Session

11-36a-703. Procedures for challenging an impact fee.

- (1) (a) A local political subdivision may establish, by ordinance or resolution, or a private entity may establish by prior written policy, an administrative appeals procedure to consider and decide a challenge to an impact fee.
(b) If the local political subdivision or private entity establishes an administrative appeals procedure, the local political subdivision shall ensure that the procedure includes a requirement that the local political subdivision make its decision no later than 30 days after the day on which the challenge to the impact fee is filed.
- (2) A challenge under Subsection 11-36a-701(3)(a) is initiated by filing:
 - (a) if the local political subdivision or private entity has established an administrative appeals procedure under Subsection (1), the necessary document, under the administrative appeals procedure, for initiating the administrative appeal;
 - (b) a request for arbitration as provided in Section 11-36a-705; or
 - (c) an action in district court.
- (3) The sole remedy for a successful challenge under Subsection 11-36a-701(1), which determines that an impact fee process was invalid, or an impact fee is in excess of the fee allowed under this act, is a declaration that, until the local political subdivision or private entity enacts a new impact fee study, from the date of the decision forward, the entity may charge an impact fee only as the court has determined would have been appropriate if it had been properly enacted.
- (4) Subsections (2), (3), 11-36a-701(3), and 11-36a-702(1) may not be construed as requiring a person or an entity to exhaust administrative remedies with the local political subdivision before filing an action in district court under Subsections (2), (3), 11-36a-701(3), and 11-36a-702(1).
- (5) The judge may award reasonable attorney fees and costs to the prevailing party in an action brought under this section.
- (6) This chapter may not be construed as restricting or limiting any rights to challenge impact fees that were paid before the effective date of this chapter.

Amended by Chapter 200, 2013 General Session

11-36a-704. Mediation.

- (1) In addition to the methods of challenging an impact fee under Section 11-36a-701, a specified public agency may require a local political subdivision or private entity to participate in mediation of any applicable impact fee.
- (2) To require mediation, the specified public agency shall submit a written request for mediation to the local political subdivision or private entity.
- (3) The specified public agency may submit a request for mediation under this section at any time, but no later than 30 days after the day on which an impact fee is paid.
- (4) Upon the submission of a request for mediation under this section, the local political subdivision or private entity shall:
 - (a) cooperate with the specified public agency to select a mediator; and
 - (b) participate in the mediation process.

Enacted by Chapter 47, 2011 General Session

11-36a-705. Arbitration.

- (1) A person or entity intending to challenge an impact fee under Section 11-36a-703 shall file a written request for arbitration with the local political subdivision within the time limitation described in Section 11-36a-702 for the applicable type of challenge.
- (2) If a person or an entity files a written request for arbitration under Subsection (1), an arbitrator or arbitration panel shall be selected as follows:
 - (a) the local political subdivision and the person or entity filing the request may agree on a single arbitrator within 10 days after the day on which the request for arbitration is filed; or
 - (b) if a single arbitrator is not agreed to in accordance with Subsection (2)(a), an arbitration panel shall be created with the following members:

- (i) each party shall select an arbitrator within 20 days after the date the request is filed; and
 - (ii) the arbitrators selected under Subsection (2)(b)(i) shall select a third arbitrator.
- (3) The arbitration panel shall hold a hearing on the challenge no later than 30 days after the day on which:
 - (a) the single arbitrator is agreed on under Subsection (2)(a); or
 - (b) the two arbitrators are selected under Subsection (2)(b)(i).
- (4) The arbitrator or arbitration panel shall issue a decision in writing no later than 10 days after the day on which the hearing described in Subsection (3) is completed.
- (5) Except as provided in this section, each arbitration shall be governed by Title 78B, Chapter 11, Utah Uniform Arbitration Act.
- (6) The parties may agree to:
 - (a) binding arbitration;
 - (b) formal, nonbinding arbitration; or
 - (c) informal, nonbinding arbitration.
- (7) If the parties agree in writing to binding arbitration:
 - (a) the arbitration shall be binding;
 - (b) the decision of the arbitration panel shall be final;
 - (c) neither party may appeal the decision of the arbitration panel; and
 - (d) notwithstanding Subsection (10), the person or entity challenging the impact fee may not also challenge the impact fee under Subsection 11-36a-701(1) or Subsection 11-36a-703(2)(a) or (2)(c).
- (8) (a) Except as provided in Subsection (8)(b), if the parties agree to formal, nonbinding arbitration, the arbitration shall be governed by the provisions of Title 63G, Chapter 4, Administrative Procedures Act.
 - (b) For purposes of applying Title 63G, Chapter 4, Administrative Procedures Act, to a formal, nonbinding arbitration under this section, notwithstanding Section 63G-4-502, "agency" means a local political subdivision.
- (9) (a) An appeal from a decision in an informal, nonbinding arbitration may be filed with the district court in which the local political subdivision is located.
 - (b) An appeal under Subsection (9)(a) shall be filed within 30 days after the day on which the arbitration panel issues a decision under Subsection (4).
 - (c) The district court shall consider de novo each appeal filed under this Subsection (9).
 - (d) Notwithstanding Subsection (10), a person or entity that files an appeal under this Subsection (9) may not also challenge the impact fee under Subsection 11-36a-701(1) or Subsection 11-36a-703(2)(a) or (2)(c).
- (10) (a) Except as provided in Subsections (7)(d) and (9)(d), this section may not be construed to prohibit a person or entity from challenging an impact fee as provided in Subsection 11-36a-701(1) or Subsection 11-36a-703(2)(a) or (2)(c).
 - (b) The filing of a written request for arbitration within the required time in accordance with Subsection (1) tolls all time limitations under Section 11-36a-702 until the day on which the arbitration panel issues a decision.
- (11) The person or entity filing a request for arbitration and the local political subdivision shall equally share all costs of an arbitration proceeding under this section.

Enacted by Chapter 47, 2011 General Session