FIRST AMENDMENT TO THE MAY 2025 UPDATE OF THE SANTA CLARA, UTAH PARKS & TRAILS MASTER PLAN IMPACT FEE FACILITIES PLAN AND ANALYSIS

INTRODUCTION

This document amends the May 2025 Update to the Santa Clara, Utah Parks and Trails Impact Fee Facilities Plan & Impact Fee Analysis (the Adopted Plan) to reflect changes in planned facilities and impact fee calculations. The amendment is twofold. First, it revises the methodology used to calculate cemetery impact fees by basing the Level of Service (LOS) calculation on the number of cemetery plots rather than total cemetery acreage. Second, it modifies the planned alignment of the Lava Flow Trail to accommodate the proposed widening of Pioneer Parkway and changes the bike lane on Clary Hills Drive to a paved trail. The two changes outlined in this amendment affect Sections III and IV of the Adopted Plan. All tables, figures, and equations requiring updates in the Adopted Plan are included in this amendment. Population growth projections and the estimated construction cost per unit remain consistent with the Adopted Plan and have not been modified as part of this amendment.

PARKS & TRAILS IMPACT FEE FACILITIES PLAN

RECOMMENDED IMPROVEMENTS

The cemetery parks have been analyzed based on the number of plots in this amendment. There are currently 3,116 plots owned and 200 remaining to be purchased, for a total of 3,316 plots. This amendment changes the recommended cemetery improvements to have an increase of 3,944 plots. Additional plots can come from either an expanded cemetery footprint or columbarium options. The cost estimates in this amendment assume all 3,944 plots will be columbarium plots at $430 per plot. This is based on historic columbarium construction pricing.

The Adopted Plan also identified 158,053 linear feet of proposed trails. The adjustment to Lava Flow Trail and Clary Hills Drive Trail increases the proposed trails to 162,815 linear feet. Table III.B-1 of the Adopted Plan has been amended to show these changes.

Amended Table III.B- 1:Recommended Improvements

Park/Trail Project	Total Cost	% I.F. Eligible	I.F. Eligible Cost
Gubler Park Phase 4	$ 1,736,000	100.0%	$ 1,736,000
Graf River Park	$ 84,000	100.0%	$ 84,000
Linear Park	$ 10,000	100.0%	$ 10,000
Skate Park	$ 450,000	100.0%	$ 450,000
Cemetery Park Addition	$ 1,696,000	100.0%	$ 1,696,000
Tobler Park	$ 884,000	100.0%	$ 884,000
Planned Trails	$ 1,867,000	100.0%	$ 1,867,000
Future Parks & Trails Impact Fee Facilities Plan & Impact Fee Analysis Updates	$ 70,000	100.0%	$ 70,000
Engineering & Incidentals	$ 2,200,000	100.0%	$ 2,200,000
TOTALS	$ 8,997,000	100.0%	$ 8,997,000

PLANNED PARKS

The amended Existing Cemetery Parks LOS calculation is given below.

Amended Existing Cemetery Parks LOS:

$$\frac{3{,}316 \text{ plots}}{\left(\frac{8{,}836 \text{ People}}{1{,}000}\right)} = \underline{\underline{375.3}} \text{ plots}/1{,}000 \text{ people}$$

The target LOS is set to maintain a LOS of 375 plots/1,000 people for cemetery parks. The amended additional cemetery plots required to maintain the target LOS is given below for each planning period.

Amended Additional Cemetery Plots Required in 2034:

$$\left(\frac{375 \text{ plots}}{1{,}000 \text{ people}}\right)(13{,}079) = \mathbf{4{,}905 \text{ plots}}$$

Amended Additional Cemetery Plots Required in 2044:

$$\left(\frac{375 \text{ plots}}{1{,}000 \text{ people}}\right)(19{,}361) = \mathbf{7{,}260 \text{ plots}}$$

Amended Additional Cemetery Plots Required at Build-out:

$$\left(\frac{375 \text{ plots}}{1{,}000 \text{ people}}\right)(24{,}466) = \mathbf{9{,}175 \text{ plots}}$$

Table III.C-1 has been updated to show the cemetery LOS over each planning period based on the amended recommended improvements.

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

Category	Existing LOS	LOS by 2034 with only Recommended Improvements	LOS by 2044 with only Recommended Improvements	LOS by Build-out with only Recommended Improvements	Target LOS by Build-out
Recreational Parks (acres/1,000 people)	4.8	4.3	2.9	2.3	4.5
Cemetery (plots/1,000 people)	375	375	375	375	375
Aesthetic/Historical (acres/1,000 people)	3.4	2.5	1.7	1.3	2.0

PLANNED TRAILS

The trail realignment for the Lava Flow Trail is planned to be completed by 2044 and be paved. The Clary Hills Drive trail was originally categorized as a future bike lane in the Adopted Plan but has been amended to be a planned paved trail. Table III.D-1 has been amended to show these changes.

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

EXISTING & PLANNED TRAILS			
Description		Length	
Existing Trails- Paved (2024)		45,698	Feet
Existing Trails- Unpaved (2024)		74,986	Feet
Planned Trails- Paved (2044)		15,561	Feet
Planned Trails- Unpaved (2044)		26,570	Feet
	TOTAL	162,815	Feet

The amended Trails LOS calculation is given below.

Amended Trails LOS by 2044 after Recommended Improvements:

$$\frac{\mathbf{162{,}815\ Feet}}{\mathbf{19{,}361\ People}} = \underline{\underline{8.4}}\ ft/capita$$

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

Amended Additional Trail Requirement:

$$\left(\frac{5\ feet}{person} - \frac{8.4\ feet}{person}\right)(19{,}361\ people) = \mathbf{-65{,}827.4\ feet}$$

These calculations suggest that the City could decrease their trails by 65,827.4 feet or delay improvements and reach the existing LOS target goal. As with parks, it should be noted that it is acceptable to exceed the target goal so a decrease in trail length or delay in construction is not necessary.

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

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

EXISTING & PLANNED PARKS			
Description	Area (Acres)	% Comp. After Rec.	Area after
Recreational Parks			
Blackrock Park (Vineyards)	2.3	100%	2.3
BMX Bike Park	2.0	100%	2.0
Gubler Park Ph. 1	13.6	100%	13.6
Gubler Park Ph. 2-3	9.3	100%	9.3
Gubler Park Phase 4	2.1	100%	2.1
Graf River Park	8.4	100%	8.4
Little League Park	5.0	100%	5.0
Canyon View Park	6.1	100%	6.1
Linear Park	4.5	100%	4.5
Skate Park	1.0	100%	1.0
Swiss Pioneer Memorial Park	1.2	100%	1.2
Swiss Days Park	0.7	100%	0.7
Boomer Park	0.5	100%	0.5
Cemetery			
Cemetery Park	3.7	100%	3.7
Cemetery Park Addition	2.8	100%	2.8
Aesthetic/Historical			
Pioneer Memorial Park	0.5	100%	0.5
Leavitt Park (City Hall Reception Park)	0.6	100%	0.6
Santa Clara Dr. Streetscape	1.1	100%	1.1
Arboretum	26.4	100%	26.4
Heritage Square	1.0	100%	1.0
Tobler Park	2.5	100%	2.5
TOTAL PARKS	95.4		95.4
Trails			
Trail- Paved	17.4	100%	17.4
Trail- Unpaved	9.3	100%	9.3
TOTAL TRAILS	26.7		26.7
GRAND TOTAL PARKS & TRAILS	122.1		122.1

PARKS & TRAILS IMPACT FEE FACILITIES PLAN

PROPOSED IMPACT FEE

Methodology for the amendment has remained consistent with the Adopted Plan for determining the percent impact fee eligibility. All improvements remain 100% impact fee eligible. The proposed impact fee is found by dividing the total impact fee eligible amount for the recommended improvements among the new users projected by the end of the planning horizon in 2044. The new Maximum Impact Fee has been determined to be $2,380 per ERU. Figure IV.C-1 shows this calculation and the amended Figure is included below.

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

		Jul-26
IMPACT FEE CALCULATIONS (See Appendix B for probable costs for each project)		
Recreational Parks		
Total Estimated Project Cost		$ 2,280,000
% of New Project Cost Due to New Growth	100.0%	
Impact Fee Eligible Cost for Recommended Improvements		$ 2,280,000
Existing Level of Service (Acres/1,000 People)	4.8	
Level of Service with Recommended Improvements	2.9	
Target Level of Service	4.5	
Additonal Park Area (Acres) Needed to Meet Requirement	31.0	
Total Impact Fee Eligible Cost		$ 2,280,000
Cemetery		
Total Estimated Project Cost		$ 1,696,000
% of New Project Cost Due to New Growth	100.0%	
Impact Fee Eligible Cost for Recommended Improvements		$ 1,696,000
Existing Level of Service (plots/1,000 People)	375.3	
Level of Service with Recommended Improvements	375.0	
Target Level of Service	375.0	
Additonal Park Area (plots) Needed to Meet Requirement	0.0	
Total Impact Fee Eligible Cost		$ 1,696,000

AMENDED TABLE IV.C-1 (CONT.)

CITY OF SANTA CLARA

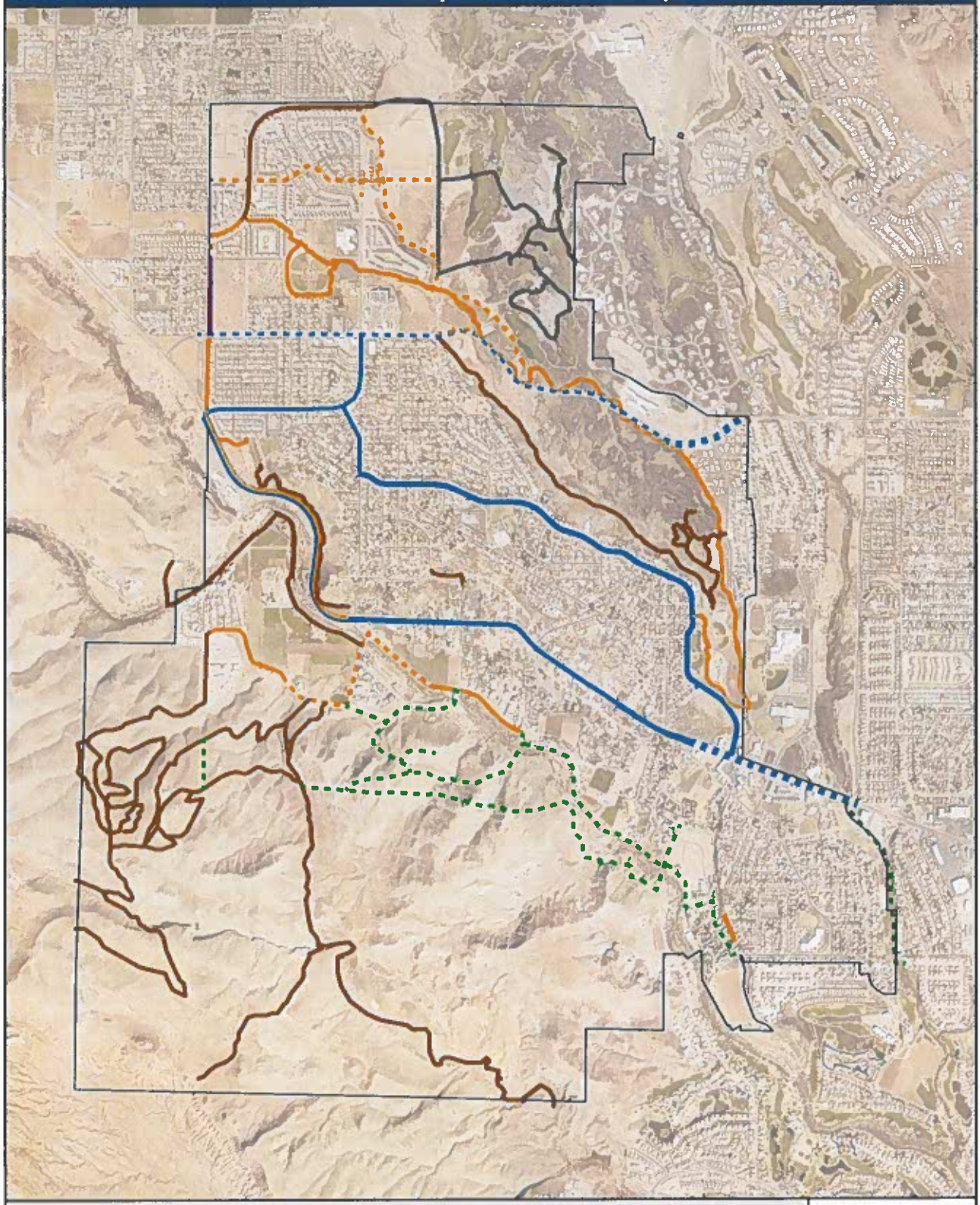
IMPACT FEE ANALYSIS FY2024

PARKS AND TRAILS PLAN

			Jul-26
Aesthetic/Historical			
Total Estimated Project Cost		$	884,000
% of New Project Cost Due to New Growth	100.0%		
Impact Fee Eligible Cost for Recommended Improvements		$	884,000
Existing Level of Service (Acres/1,000 People)	3.4		
Level of Service with Recommended Improvements	1.7		
Target Level of Service	2.0		
Additonal Park Area (Acres) Needed to Meet Requirement	5.8		
Total Impact Fee Eligible Cost		$	884,000
Trails			
Total Estimated Project Cost		$	1,867,000
% of New Project Cost Due to New Growth	100.0%		
Impact Fee Eligible Cost for Recommended Improvements		$	1,867,000
Existing Level of Service (Ft./Person)	13.7		
Level of Service with Recommended Improvements	8.3		
Target Level of Service	5.0		
Additonal Trail (Feet) Needed to Meet Requirement	0.0		
Total Impact Fee Eligible Cost		$	1,867,000
Miscellaneous			
Total Estimated Project Cost		$	2,270,000
% of New Project Cost Due to New Growth	100.0%		
Impact Fee Eligible Cost for Recommended Improvements		$	2,270,000
Total Impact Fee Eligible Amount		$	8,997,000
No. of ERUs (2024)			3,174
Future ERU's (2044)			6,954
No. of New ERU's Due to Growth			3,780
Maximum Impact Fee = Total Eligible Cost / New ERU's		$	2,380 /ERU
Proposed Impact Fee for Santa Clara City (FY2024) =		$	2,380 /ERU

Exhibit III.D-1
Santa Clara City Planned Trail System

MAP DATE: 07.22.2026



Legend

- Existing Bike Lane
- Existing Paved Trail
- Existing Unimproved Trail
- Black Desert Installed Paved
- Developer Installed Paved Trail
- Future Bike Lane
- Future Paved Trail
- Planned Trails
- City Boundary

0 0.15 0.3 Miles

CITY OF SANTA CLARA
FOUNDED 1776

SUNRISE ENGINEERING

SUNRISE ENGINEERING, INC.
11 North 300 West, Washington, Utah 84780
Tel: (435) 652-8450 Fax: (435) 652-8416
Engineer's Opinion of Probable Cost

2024 - PARKS & TRAILS IMPACT FEE ANALYSIS Aug-26
Santa Clara, Utah MG/nw

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

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Santa Clara, Utah MG/nw

NO.	DESCRIPTION	Estimated Quantity	Units	Unit Price	Attributible to New Growth	Total Cost
Cemetery Park Improvements						
Cemetery Park Addition						
10	Columbarium Wall Plots	3,944	EA	$ 430.00	100.0%	$ 1,695,920
					Total	**$ 1,696,000.00**
Cemetery Park Addition (Land Acquisition)						
11	Landscaping	0	LS	$ 200,000.00	100.0%	$ -
12	Land Acquisition	0	AC	$ 500,000.00	100.0%	$ -
					Total	$ -
					Total Cemetery Park Improvements	**$ 1,696,000.00**
Aesthetic/Historical Improvements						
Tobler Park						
13	40 x 60 Educational Building and Restroom	1	LS	$ 540,000.00	100.0%	$ 540,000
14	20 x 30 Storage Building	1	LS	$ 105,000.00	100.0%	$ 105,000
15	Fencing	1,500	LF	$ 50.00	100.0%	$ 75,000
16	Pavilions and outdoor seating	1	LS	$ 75,000.00	100.0%	$ 75,000
17	Bituminous surface course 2-1/2"	15,500	SF	$ 0.45	100.0%	$ 6,975
18	Curb and Gutter	575	LF	$ 28.00	100.0%	$ 16,100
19	Sidewalk 6"x4'	575	LF	$ 30.00	100.0%	$ 17,250
20	Landscaping	15,500	SF	$ 1.50	100.0%	$ 23,250
21	Bonneli Road Improvements	1	LS	$ 15,000.00	100.0%	$ 15,000
22	Bonneli Trail	1	LS	$ 10,000.00	100.0%	$ 10,000
					Total	**$ 884,000.00**
					Total Aesthetic/Historical Park Improvements	**$ 884,000.00**
Trail Improvements						
Planned Trails						
23	Planned Trails- Paved	15,561	LF	$ 120.00	100.0%	$ 1,867,363
24	Planned Trails- Unpaved	26,570	LF	$ 80.00	100.0%	$ 2,125,562
					Total	**$ 1,867,000.00**
					Total Trail Improvements	**$ 1,867,000.00**

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Santa Clara, Utah

Aug-26
MG/nw

NO.	DESCRIPTION	Estimated Quantity	Units	Unit Price	Attributible to New Growth	Total Cost
Miscellaneous Improvements						
Future Parks & Trails Impact Fee Facilities Plan & Impact Fee Analysis Updates						
25	Impact Fee Facilities Plan & Impact Fee Analysis	2	EA	$ 35,000.00	100%	$ 70,000
					Total	**$ 70,000.00**
					Total Miscellaneous Improvements	**$ 70,000.00**
					Grand Total Improvements-Construction	**$ 6,797,000.00**
Engineering & Incidentals						
26	Administrative Services	1%	Est.			$ 150,000
27	Engineering Design	11%	L.S.			$ 1,000,000
28	Construction Observation	11%	Est.			$ 1,000,000
29	Miscellaneous Engineering		Est.			$ 50,000
					Total	**$ 2,200,000.00**
					TOTAL PROJECT COST	**$ 8,997,000.00**

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

IV. PARKS & TRAILS IMPACT FEE ANALYSIS

A. EXISTING IMPACT FEE AMOUNT

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

B. PERCENT IMPACT FEE ELIGIBLE

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

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

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

C. PROPOSED IMPACT FEE

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

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

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