

Traffic Impact Fee Analysis

April 2020

HORROCKS

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### **EXECUTIVE SUMMARY**

The purpose of this report is to present the impact fee calculation methodology for the roadway facilities. The proposed impact fee was calculated based upon the future roadway improvements identified in the St. George Transportation Master Plan (TMP) that can be attributed to projected future development over the next six years. The projected future development growth was determined by evaluating issued residential and commercial building permits. The permits for the various developments were converted to a single family equivalent (SFE) in terms of trips generated in the PM peak hour (see Table 3 for further details). For purposes of this study it was assumed that St. George will continue to experience similar type growth over the next six years as development continues.

The SFE impact fee was calculated by dividing the city responsible roadway improvement costs by the projected future SFE development units over the next six years.

The recommended single family detached housing impact fee of \$2,188 represents a 142% increase from the current impact fee of \$905.

Table 1 identifies the recommended impact fee schedule for various land-uses.

Table 1: Proposed Land Use Impact Fees

PORT & TERMINAL (Land Uses 000-099)         Acres         1.87         \$ 4,092           1003 Truck Terminal         Acres         1.87         \$ 4,092           110 General Light Industrial         TSF Gross         0.63         \$ 1,378           130 Industrial Park         TSF Gross         0.67         \$ 4,466           150 Warehousing         TSF Gross         0.19         \$ 4416           151 Mini Warehouse         TSF Gross         0.17         \$ 372           160 Data Center         TSF Gross         2.27         \$ 4,967           RESIDENTAL (Land Uses 200-299)	ITE CODE	LAND USE	UNITS	DEMAND INDEX (single family equivalent)*	IMPACT FEE COST PER UNIT	
030         Truck Terminal         Acres         1.87         \$ 4,092           INDUSTRIAL (Land Uses 100-199)                110         General Light Houstrial         TSF Gross         0.63         \$ 1.378           130         Industrial Park         TSF Gross         0.40         \$ 875           140         Marufacturing         TSF Gross         0.67         \$ 1.466           150         Warehousing         TSF Gross         0.19         \$ 416           151         Mini Warehouse         TSF Gross         0.09         \$ 197           170         Utility         TSF Gross         0.21         \$ 4,967           RESIDENTIAL (Land Uses 200-299)           2.18           220         Multifamily Housing (Low-Rise)         DU         0.56         \$ 1,225           221         Multifamily Housing (Low-Rise)         DU         0.36         \$ 788           240         Mobile Home Park         DU         0.36         \$ 788           240         Mobile Home Park         DU         0.26         \$ 569           252         Serior Adut Housing-Attached         DU         0.26         \$ 669	PORT 8	TERMINAL (Land Uses 000-099)				
INDUSTRIAL (Land Uses 100-199)         Industrial         TSF Gross         0.63         \$ 1,378           110         General Light Industrial         TSF Gross         0.60         \$ 875           140         Manufacturing         TSF Gross         0.67         \$ 1,466           150         Warehousing         TSF Gross         0.19         \$ 416           151         Mini Warehouse         TSF Gross         0.17         \$ 372           160         Data Center         TSF Gross         0.09         \$ 197           170         Utility         TSF Gross         0.17         \$ 372           210         Single Family Homes         DU         1.00         \$ 2,188           220         Multifamily Housing (Low-Rise)         DU         0.44         \$ 963           221         Multifamily Housing (Mid-Rise)         DU         0.46         \$ 1,006           223         Midtifamily Housing-Detached         DU         0.30         \$ 656           223         Grif-Campus Student Apartment         Bedrooms         0.26         \$ 569           233         Congregate Care         DU         0.30         \$ 656           240         Mobile Home Park         DU         0.26	030	Truck Terminal	Acres	1.87	\$	4.092
110         General Light Industrial         TSF Gross         0.63         \$ 1,378           130         Industrial Park         TSF Gross         0.40         \$ 875           140         Manufacturing         TSF Gross         0.67         \$ 1,466           150         Warehousing         TSF Gross         0.19         \$ 416           151         Mini Warehouse         TSF Gross         0.09         \$ 197           170         Utility         TSF Gross         0.27         \$ 4,967           170         Utility         TSF Gross         0.27         \$ 4,967           210         Single Family Homes         DU         1.00         \$ 2,188           220         Multifamily Housing (Low-Rise)         DU         0.56         \$ 1,225           2211         Multifamily Housing (Mid-Rise)         DU         0.36         \$ 788           220         Multifamily Housing Chardment         Bedrooms         0.25         \$ 547           231         Mid-Rise Residerintal 1st-Floor Com         DU         0.36         \$ 788           240         Mobile Home Park         DU         0.30         \$ 656           252         Serior Adult Housing-Detached         DU         0.31	INDUST	RIAL (Land Uses 100-199)			+	.,
130         Industrial Park         TSF Gross         0.40         \$ 875           140         Manufacturing         TSF Gross         0.67         \$ 1,466           150         Warehousing         TSF Gross         0.19         \$ 416           151         Mini Warehouse         TSF Gross         0.17         \$ 372           160         Data Center         TSF Gross         0.09         \$ 197           170         Utility         TSF Gross         2.27         \$ 4,967           RESIDENTIAL (Land Uses 200-299)	110	General Light Industrial	TSF Gross	0.63	\$	1.378
140         Manufacturing         TSF Gross         0.67         \$ 1,466           150         Warehousing         TSF Gross         0.19         \$ 416           151         Mini Warehouse         TSF Gross         0.17         \$ 372           160         Data Center         TSF Gross         0.09         \$ 197           170         Utility         TSF Gross         2.27         \$ 4,967 <b>RESIDENTAL (Land Uses 200-299)</b>	130	Industrial Park	TSF Gross	0.40	\$	875
150         Warehousing         TSF Gross         0.19         \$         416           151         Mini Warehouse         TSF Gross         0.17         \$         372           160         Data Center         TSF Gross         0.09         \$         197           170         Utility         TSF Gross         0.27         \$         4,967           210         Single Family Housing (Low-Rise)         DU         0.56         \$         1,225           221         Multifamily Housing (Low-Rise)         DU         0.44         \$         963           225         Off-Campus Student Apartment         Bedrooms         0.25         \$         5.47           231         Mid-Rise Residential 1st-Floor Com         DU         0.36         \$         788           240         Mobile Home Park         DU         0.46         \$         1.000           251         Senior Adult Housing-Attached         DU         0.38         \$         569           253         Congregate Care         DU         0.63         \$         1.378           270         Residential PUD         DU         0.69         \$         1.511           310         Hotel         Rooms	140	Manufacturing	TSF Gross	0.67	\$	1.466
151         Mini Warehouse         TSF Gross         0.17         \$         372           160         Data Center         TSF Gross         0.09         \$         197           170         Utility         TSF Gross         0.27         \$         4,967           RESIDENTIAL (Land Uses 200-299)	150	Warehousing	TSF Gross	0.19	\$	416
160         Data Center         TSF Gross         0.09         \$         197           170         Utility         TSF Gross         2.27         \$         4,967 <b>RESIDENTIAL (Land Uses 200-299)</b>	151	Mini Warehouse	TSF Gross	0.17	\$	372
170         Utility         TSF Gross         2.27         \$ 4,967           RESIDENTIAL (Land Uses 200-299)         0         0         0         0         2.108           210         Single Family Housing (Low-Rise)         DU         0.56         \$ 1,225           221         Mutifamily Housing (Mid-Rise)         DU         0.44         \$ 963           225         Off-Campus Student Apartment         Bedrooms         0.25         \$ 547           231         Mid-Rise Residential 1st-Floor Com         DU         0.36         \$ 788           240         Mobile Home Park         DU         0.36         \$ 566           253         Senior Adult Housing-Detached         DU         0.26         \$ 569           263         Congregate Care         DU         0.28         \$ 613           265         Timeshare         DU         0.63         \$ 1,378           270         Residential PUD         DU         0.63         \$ 1,378           270         Residential PUD         DU         0.63         \$ 1,378           310         Hotel         Rooms         0.36         \$ 788           312         Business Hotel         Rooms         0.33         \$ 831	160	Data Center	TSF Gross	0.09	\$	197
RESIDENTIAL (Land Uses 200-299)         1.00         1.00         1.00         1.00           210         Single Family Housing (Low-Rise)         DU         0.56         \$         1.288           220         Multifamily Housing (Mid-Rise)         DU         0.44         \$         963           225         Off-Campus Student Apartment         Bedrooms         0.25         \$         547           231         Mid-Rise Residential 1st-Floor Com         DU         0.36         \$         788           240         Mobile Home Park         DU         0.46         \$         1,000           251         Senior Adult Housing-Detached         DU         0.30         \$         656           252         Senior Adult Housing-Attached         DU         0.18         \$         394           254         Assisted Living         Beds         0.26         \$         569           260         Recreational Homes         DU         0.63         \$         1,378           270         Residential PUD         DU         0.69         \$         1,510           LODGING (Land Uses 300-399)	170	Utility	TSF Gross	2.27	\$	4.967
210         Single Family Homes         DU         1.00         \$ 2,188           220         Mutifamily Housing (Mid-Rise)         DU         0.56         \$ 1,225           221         Mutifamily Housing (Mid-Rise)         DU         0.44         \$ 963           225         Off-Campus Student Apartment         Bedrooms         0.25         \$ 547           231         Mid-Rise Residential 1st-Floor Com         DU         0.36         \$ 788           240         Mobile Home Park         DU         0.46         \$ 1,006           252         Senior Adutt Housing-Detached         DU         0.30         \$ 6569           252         Senior Adutt Housing-Attached         DU         0.26         \$ 569           265         Timeshare         DU         0.28         \$ 613           270         Residential PUD         DU         0.63         \$ 1,378           270         Residential PUD         DU         0.69         \$ 1,510           LODGING (Land Uses 300-399)	RESIDE	NTIAL (Land Uses 200-299)			+	.,
220         Multifamily Housing (Low-Rise)         DU         0.56         \$ 1,225           221         Multifamily Housing (Mid-Rise)         DU         0.44         \$ 963           225         Off-Campus Student Apartment         Bedrooms         0.25         \$ 547           231         Multifamily Housing-Detached         DU         0.36         \$ 788           240         Mobile Home Park         DU         0.46         \$ 1,006           251         Senior Adult Housing-Detached         DU         0.30         \$ 656           252         Senior Adult Housing-Attached         DU         0.26         \$ 569           253         Congregate Care         DU         0.63         \$ 1,378           270         Residential PUD         DU         0.69         \$ 1,313           210         Hotel         Rooms         0.60         \$ 1,313           311         All Suites Hotel         Rooms         0.32         \$ 700           320         Motel         Rooms         0.32         \$ 700           320         Motel         Rooms         0.32         \$ 700           320         Motel         Rooms         0.31         \$ 897           RECREATIONAL (	210	Single Family Homes	DU	1.00	\$	2,188
221         Multifamily Housing (Mid-Rise)         DU         0.44         \$ 963           225         Off-Campus Student Apartment         Bedrooms         0.25         \$ 547           231         Mid-Rise Residential 1st-Floor Com         DU         0.36         \$ 788           240         Mobile Home Park         DU         0.46         \$ 1,006           251         Senior Adult Housing-Detached         DU         0.30         \$ 656           252         Senior Adult Housing-Attached         DU         0.18         \$ 394           254         Assisted Living         Beds         0.26         \$ 569           260         Recreational Homes         DU         0.63         \$ 1,378           270         Residential PUD         DU         0.69         \$ 1,510           LODGING (Land Uses 300-399)         DU         0.60         \$ 1,313           311         Hotel         Rooms         0.36         \$ 788           312         Business Hotel         Rooms         0.32         \$ 700           320         Resort Hotel         Rooms         0.32         \$ 700           330         Resort Hotel         Rooms         0.31         \$ 897           Recreation	220	Multifamily Housing (Low-Rise)	DU	0.56	\$	1,225
225         Off-Campus Student Apartment         Bedrooms         0.25         \$         547           231         Mid-Rise Residential 1st-Floor Com         DU         0.36         \$         788           240         Mobile Home Park         DU         0.46         \$         1,006           251         Senior Adult Housing-Detached         DU         0.30         \$         656           252         Senior Adult Housing-Attached         DU         0.26         \$         569           260         Recreational Homes         DU         0.28         \$         613           265         Timeshare         DU         0.63         \$         1,378           270         Residential PUD         DU         0.69         \$         1,510           LODGING (Land Uses 300-399)            313           310         Hotel         Rooms         0.32         \$         700           320         Motel         Rooms         0.32         \$         700           320         Motel         Rooms         0.34         \$         831           330         Resort Hotel         Rooms         0.41         \$         897 </td <td>221</td> <td>Multifamily Housing (Mid-Rise)</td> <td>DU</td> <td>0.44</td> <td>\$</td> <td>963</td>	221	Multifamily Housing (Mid-Rise)	DU	0.44	\$	963
231         Mid-Rise Residential 1st-Floor Com         DU         0.36         \$         788           240         Mobile Home Park         DU         0.46         \$         1,006           251         Senior Adult Housing-Detached         DU         0.30         \$         656           252         Senior Adult Housing-Attached         DU         0.18         \$         394           253         Congregate Care         DU         0.18         \$         394           254         Assisted Living         Beds         0.26         \$         569           260         Recreational Homes         DU         0.63         \$         1,378           270         Residential PUD         DU         0.69         \$         1,510           LODGING (Land Uses 300-399)               310         Hotel         Rooms         0.36         \$         788           312         Business Hotel         Rooms         0.38         \$         831           330         Resort Hotel         Rooms         0.41         \$         897           RECREATIONAL (Land Uses 400-499)            456         459	225	Off-Campus Student Apartment	Bedrooms	0.25	\$	547
240         Mobile Home Park         DU         0.46         \$ 1,006           251         Senior Adult Housing-Detached         DU         0.30         \$ 656           252         Senior Adult Housing-Attached         DU         0.26         \$ 569           253         Congregate Care         DU         0.18         \$ 394           254         Assisted Living         Beds         0.26         \$ 569           260         Recreational Homes         DU         0.28         \$ 613           265         Timeshare         DU         0.63         \$ 1,378           270         Residential PUD         DU         0.69         \$ 1,510           LODGING (Land Uses 300-399)	231	Mid-Rise Residential 1st-Floor Com	DU	0.36	\$	788
251         Senior Adult Housing-Detached         DU         0.30         \$         656           252         Senior Adult Housing-Attached         DU         0.18         \$         394           254         Assisted Living         Beds         0.26         \$         569           260         Recreational Homes         DU         0.28         \$         613           265         Timeshare         DU         0.63         \$         1,378           270         Residential PUD         DU         0.69         \$         1,510           LODGING (Land Uses 300-399)         U         0.69         \$         1,313           310         Hotel         Rooms         0.36         \$         788           312         Business Hotel         Rooms         0.38         \$         831           300         Resort Hotel         Rooms         0.41         \$         897           RECREATIONAL (Land Uses 400-499)         U         416         Camp Ground/RV Park         Camp Sites         0.21         \$         459           430         Golf Course         Holes         2.91         \$         6,367           437         Bowling Alley         Lanes	240	Mobile Home Park	DU	0.46	\$	1,006
252         Senior Adult Housing-Attached         DU         0.26         \$         569           253         Congregate Care         DU         0.18         \$         394           254         Assisted Living         Beds         0.26         \$         569           260         Recreational Homes         DU         0.28         \$         613           265         Timeshare         DU         0.63         \$         1,378           270         Residential PUD         DU         0.69         \$         1,510           LODGING (Land Uses 300-399)         0         0         \$         1,313           311         Hotel         Rooms         0.36         \$         788           312         Business Hotel         Rooms         0.32         \$         700           320         Motel         Rooms         0.38         \$         831           330         Resort Hotel         Rooms         0.41         \$         897           RECREATIONAL (Land Uses 400-499)         416         Campground/RV Park         Camp Sites         0.21         \$         459           430         Golf Course         Holes         2.91         \$	251	Senior Adult Housing-Detached	DU	0.30	\$	656
253         Congregate Care         DU         0.18         \$ 394           254         Assisted Living         Beds         0.26         \$ 569           260         Recreational Homes         DU         0.28         \$ 613           265         Timeshare         DU         0.63         \$ 1,378           270         Residential PUD         DU         0.69         \$ 1,510           LODGING (Land Uses 300-399)	252	Senior Adult Housing-Attached	DU	0.26	\$	569
254         Assisted Living         Beds         0.26         \$ 569           260         Recreational Homes         DU         0.28         \$ 613           265         Timeshare         DU         0.63         \$ 1,378           270         Residential PUD         DU         0.69         \$ 1,510           LODGING (Land Uses 300-399)              310         Hotel         Rooms         0.60         \$ 1,313           311         All Suites Hotel         Rooms         0.36         \$ 788           312         Business Hotel         Rooms         0.32         \$ 700           320         Motel         Rooms         0.38         \$ 831           330         Resort Hotel         Rooms         0.41         \$ 897           RECREATIONAL (Land Uses 400-499)            416           416         Campground/RV Park         Camp Sites         0.21         \$ 459           430         Golf Course         Holes         2.91         \$ 6,367           433         Bowling Alley         Lanes         1.30         \$ 2,844           445         Multiplex Movie Theater         TSF Gross         3.4.	253	Congregate Care	DU	0.18	\$	394
260         Recreational Homes         DU         0.28         \$         613           265         Timeshare         DU         0.63         \$         1,378           270         Residential PUD         DU         0.69         \$         1,310           LODGING (Land Uses 300-399)         U         0.69         \$         1,313           311         All Suites Hotel         Rooms         0.36         \$         788           312         Business Hotel         Rooms         0.322         \$         700           320         Motel         Rooms         0.338         \$         831           330         Resort Hotel         Rooms         0.41         \$         897           RECREATIONAL (Land Uses 400-499)         U         Lanes         0.21         \$         459           430         Golf Course         Holes         2.91         \$         6,367           433         Bowling Alley         Lanes         1.30         \$         2.844           445         Multiplex Movie Theater         TSF Gross         3.45         \$         7.549           490         Tennis Courts         Courts         4.21         \$         9.211	254	Assisted Living	Beds	0.26	\$	569
265         Timeshare         DU         0.63         \$ 1,378           270         Residential PUD         DU         0.69         \$ 1,510           LODGING (Land Uses 300-399)         U         0.60         \$ 1,313           311         All Suites Hotel         Rooms         0.60         \$ 1,313           311         All Suites Hotel         Rooms         0.32         \$ 700           320         Motel         Rooms         0.33         \$ 831           330         Resort Hotel         Rooms         0.34         \$ 831           330         Resort Hotel         Rooms         0.41         \$ 897           RECREATIONAL (Land Uses 400-499)         U         416         Campground/RV Park         Camp Sites         0.21         \$ 459           430         Golf Course         Holes         2.91         \$ 6,367           433         Bowling Alley         Lanes         1.30         \$ 2,844           445         Multiplex Movie Theater         TSF Gross         4.91         \$ 9,211           490         Tennis Courts         Courts         4.21         \$ 9,211           492         Health/Fitness Club         TSF Gross         2.31         \$ 5,054	260	Recreational Homes	DU	0.28	\$	613
270         Residential PUD         DU         0.69         \$ 1,510           LODGING (Land Uses 300-399)         Rooms         0.60         \$ 1,313           310         Hotel         Rooms         0.36         \$ 788           311         All Suites Hotel         Rooms         0.32         \$ 700           320         Motel         Rooms         0.32         \$ 700           320         Motel         Rooms         0.38         \$ 831           330         Resort Hotel         Rooms         0.41         \$ 897           RECREATIONAL (Land Uses 400-499)            416         Campground/RV Park         Camp Sites         0.21         \$ 459           416         Campground/RV Park         Camp Sites         0.21         \$ 459           430         Golf Course         Holes         2.91         \$ 6,367           437         Bowling Alley         Lanes         1.30         \$ 2,844           445         Multiplex Movie Theater         TSF Gross         4.91         \$ 10,743           490         Tennis Courts         Courts         4.21         \$ 9,211           492         Health/Fitness Club         TSF Gross         2.31	265	Timeshare	DU	0.63	\$	1,378
LODGING (Land Uses 300-399)         Rooms         0.60         \$ 1,313           310         Hotel         Rooms         0.60         \$ 1,313           311         All Suites Hotel         Rooms         0.36         \$ 788           312         Business Hotel         Rooms         0.32         \$ 700           320         Motel         Rooms         0.38         \$ 831           330         Resort Hotel         Rooms         0.41         \$ 897           RECREATIONAL (Land Uses 400-499)           416         Campground/RV Park         Camp Sites         0.21         \$ 459           416         Campground/RV Park         Camp Sites         0.21         \$ 459           430         Golf Course         Holes         2.91         \$ 6,367           437         Bowling Alley         Lanes         1.30         \$ 2,844           445         Multiplex Movie Theater         TSF Gross         4.91         \$ 10,743           490         Tennis Courts         Courts         4.21         \$ 9,211           492         Heatth/Fitness Club         TSF Gross         3.45         \$ 7,549           495         Recreational Community Center         TSF Gross         <	270	Residential PUD	DU	0.69	\$	1,510
310         Hotel         Rooms         0.60         \$ 1,313           311         All Suites Hotel         Rooms         0.36         \$ 788           312         Business Hotel         Rooms         0.32         \$ 700           320         Motel         Rooms         0.32         \$ 700           320         Motel         Rooms         0.38         \$ 831           330         Resort Hotel         Rooms         0.41         \$ 897           RECREATIONAL (Land Uses 400-499)               416         Campground/RV Park         Camp Sites         0.21         \$ 459           430         Golf Course         Holes         2.91         \$ 6,367           437         Bowling Alley         Lanes         1.30         \$ 2,844           445         Multiplex Movie Theater         TSF Gross         3.45         \$ 7,549           490         Tennis Courts         Courts         4.21         \$ 9,211           492         Health/Fitness Club         TSF Gross         2.31         \$ 5,054           INSTITUTIONAL (Land Uses 500-599)              520         Elementary School         Students </td <td>LODGIN</td> <td>IG (Land Uses 300-399)</td> <td></td> <td></td> <td></td> <td></td>	LODGIN	IG (Land Uses 300-399)				
311         All Suites Hotel         Rooms         0.36         \$         788           312         Business Hotel         Rooms         0.32         \$         700           320         Motel         Rooms         0.38         \$         831           330         Resort Hotel         Rooms         0.41         \$         897           RECREATIONAL (Land Uses 400-499)               416         Campground/RV Park         Camp Sites         0.21         \$         459           430         Golf Course         Holes         2.91         \$         6,367           437         Bowling Alley         Lanes         1.30         \$         2,844           445         Multiplex Movie Theater         TSF Gross         4.91         \$         10,743           490         Tennis Courts         Courts         4.21         \$         9,211           492         Health/Fitness Club         TSF Gross         3.45         \$         7,549           495         Recreational Community Center         TSF Gross         2.31         \$         5,054           INSTITUTIONAL (Land Uses 500-599)           2 <td< td=""><td>310</td><td>Hotel</td><td>Rooms</td><td>0.60</td><td>\$</td><td>1,313</td></td<>	310	Hotel	Rooms	0.60	\$	1,313
312         Business Hotel         Rooms         0.32         \$         700           320         Motel         Rooms         0.38         \$         831           330         Resort Hotel         Rooms         0.41         \$         897 <b>RECREATIONAL (Land Uses 400-499)</b> 416         Campground/RV Park         Camp Sites         0.21         \$         459           430         Golf Course         Holes         2.91         \$         6,367           437         Bowling Alley         Lanes         1.30         \$         2,844           445         Multiplex Movie Theater         TSF Gross         4.91         \$         10,743           490         Tennis Courts         Courts         4.21         \$         9,211           492         Health/Fitness Club         TSF Gross         3.45         \$         7,549           495         Recreational Community Center         TSF Gross         2.31         \$         5,054           INSTITUTIONAL (Land Uses 500-599)	311	All Suites Hotel	Rooms	0.36	\$	788
320         Motel         Rooms         0.38         \$ 831           330         Resort Hotel         Rooms         0.41         \$ 897           RECREATIONAL (Land Uses 400-499)              416         Campground/RV Park         Camp Sites         0.21         \$ 459           430         Golf Course         Holes         2.91         \$ 6,367           437         Bowling Alley         Lanes         1.30         \$ 2,844           445         Multiplex Movie Theater         TSF Gross         4.91         \$ 10,743           490         Tennis Courts         Courts         4.21         \$ 9,211           492         Health/Fitness Club         TSF Gross         3.45         \$ 7,549           495         Recreational Community Center         TSF Gross         2.31         \$ 5,054           INSTITUTIONAL (Land Uses 500-599)               520         Elementary School         Students         0.17         \$ 372           530         High School         Students         0.17         \$ 372           530         High School (K-8)         Students         0.14         \$ 306           534         <	312	Business Hotel	Rooms	0.32	\$	700
330         Resort Hotel         Rooms         0.41         \$ 897           RECREATIONAL (Land Uses 400-499)            416         Campground/RV Park         Camp Sites         0.21         \$ 459           430         Golf Course         Holes         2.91         \$ 6,367           437         Bowling Alley         Lanes         1.30         \$ 2,844           445         Multiplex Movie Theater         TSF Gross         4.91         \$ 10,743           490         Tennis Courts         Courts         4.21         \$ 9,211           492         Health/Fitness Club         TSF Gross         3.45         \$ 7,549           495         Recreational Community Center         TSF Gross         2.31         \$ 5,054           INSTITUTIONAL (Land Uses 500-599)               520         Elementary School         Students         0.17         \$ 372           530         High School         Students         0.17         \$ 372           530         High School         Students         0.14         \$ 306           534         Private School (K-8)         Students         0.17         \$ 372           537         Charter Elementary Sc	320	Motel	Rooms	0.38	\$	831
RECREATIONAL (Land Uses 400-499)         416         Campground/RV Park         Camp Sites         0.21         \$ 459           430         Golf Course         Holes         2.91         \$ 6,367           437         Bowling Alley         Lanes         1.30         \$ 2,844           445         Multiplex Movie Theater         TSF Gross         4.91         \$ 10,743           490         Tennis Courts         Courts         4.21         \$ 9,211           492         Health/Fitness Club         TSF Gross         3.45         \$ 7,549           495         Recreational Community Center         TSF Gross         2.31         \$ 5,054           INSTITUTIONAL (Land Uses 500-599)               520         Elementary School         Students         0.17         \$ 372           522         Middle/Juniour High School         Students         0.17         \$ 372           530         High School         Students         0.17         \$ 372           530         High School (K-8)         Students         0.17         \$ 372           536         Private School (K-8)         Students         0.17         \$ 372           537         Charter Elementary School	330	Resort Hotel	Rooms	0.41	\$	897
416       Campground/RV Park       Camp Sites       0.21       \$ 459         430       Golf Course       Holes       2.91       \$ 6,367         437       Bowling Alley       Lanes       1.30       \$ 2,844         445       Multiplex Movie Theater       TSF Gross       4.91       \$ 10,743         490       Tennis Courts       Courts       4.21       \$ 9,211         492       Health/Fitness Club       TSF Gross       3.45       \$ 7,549         495       Recreational Community Center       TSF Gross       2.31       \$ 5,054         INSTITUTIONAL (Land Uses 500-599)             520       Elementary School       Students       0.17       \$ 372         522       Middle/Juniour High School       Students       0.17       \$ 372         530       High School       Students       0.14       \$ 306         534       Private School (K-8)       Students       0.17       \$ 372         536       Private School (K-12)       Students       0.17       \$ 372         537       Charter Elementary School       Students       0.14       \$ 306         560       Church       TSF Gross       0.49	RECRE	ATIONAL (Land Uses 400-499)				
430         Golf Course         Holes         2.91         \$ 6,367           437         Bowling Alley         Lanes         1.30         \$ 2,844           445         Multiplex Movie Theater         TSF Gross         4.91         \$ 10,743           490         Tennis Courts         Courts         4.21         \$ 9,211           492         Health/Fitness Club         TSF Gross         3.45         \$ 7,549           495         Recreational Community Center         TSF Gross         2.31         \$ 5,054           INSTITUTIONAL (Land Uses 500-599)	416	Campground/RV Park	Camp Sites	0.21	\$	459
437         Bowling Alley         Lanes         1.30         \$ 2,844           445         Multiplex Movie Theater         TSF Gross         4.91         \$ 10,743           490         Tennis Courts         Courts         4.21         \$ 9,211           492         Health/Fitness Club         TSF Gross         3.45         \$ 7,549           495         Recreational Community Center         TSF Gross         2.31         \$ 5,054           INSTITUTIONAL (Land Uses 500-599)	430	Golf Course	Holes	2.91	\$	6,367
445       Multiplex Movie Theater       TSF Gross       4.91       \$ 10,743         490       Tennis Courts       Courts       4.21       \$ 9,211         492       Health/Fitness Club       TSF Gross       3.45       \$ 7,549         495       Recreational Community Center       TSF Gross       2.31       \$ 5,054         INSTITUTIONAL (Land Uses 500-599)             520       Elementary School       Students       0.17       \$ 372         522       Middle/Juniour High School       Students       0.17       \$ 372         530       High School       Students       0.14       \$ 306         534       Private School (K-8)       Students       0.17       \$ 372         536       Private School (K-12)       Students       0.17       \$ 372         537       Charter Elementary School       Students       0.14       \$ 306         560       Church       TSF Gross       0.49       \$ 1,072         565       Daycare Center       TSF Gross       0.49       \$ 1,072         565       Daycare Center       TSF Gross       0.97       \$ 2,122         610       Hospital       TSF Gross       0.97	437	Bowling Alley	Lanes	1.30	\$	2,844
490         Tennis Courts         Courts         4.21         \$ 9,211           492         Health/Fitness Club         TSF Gross         3.45         \$ 7,549           495         Recreational Community Center         TSF Gross         2.31         \$ 5,054           INSTITUTIONAL (Land Uses 500-599)               520         Elementary School         Students         0.17         \$ 372           522         Middle/Juniour High School         Students         0.17         \$ 372           530         High School         Students         0.14         \$ 306           534         Private School (K-8)         Students         0.17         \$ 372           536         Private School (K-12)         Students         0.17         \$ 372           537         Charter Elementary School         Students         0.14         \$ 306           560         Church         TSF Gross         0.49         \$ 1,072           565         Daycare Center         TSF Gross         11.12         \$ 24,331           MEDICAL (Land Uses 600-699)            2           610         Hospital         TSF Gross         0.97         \$ 2,122	445	Multiplex Movie Theater	TSF Gross	4.91	\$	10,743
492       Health/Fitness Club       TSF Gross       3.45       \$ 7,549         495       Recreational Community Center       TSF Gross       2.31       \$ 5,054         INSTITUTIONAL (Land Uses 500-599)         520       Elementary School       Students       0.17       \$ 372         522       Middle/Juniour High School       Students       0.17       \$ 372         530       High School       Students       0.14       \$ 306         534       Private School (K-8)       Students       0.26       \$ 569         536       Private School (K-12)       Students       0.17       \$ 372         537       Charter Elementary School       Students       0.14       \$ 306         560       Church       TSF Gross       0.49       \$ 1,072         565       Daycare Center       TSF Gross       11.12       \$ 24,331         MEDICAL (Land Uses 600-699)       Image: Student Stude	490	Tennis Courts	Courts	4.21	\$	9,211
495       Recreational Community Center       TSF Gross       2.31       \$ 5,054         INSTITUTIONAL (Land Uses 500-599)       520       Elementary School       Students       0.17       \$ 372         520       Elementary School       Students       0.17       \$ 372         520       Middle/Juniour High School       Students       0.17       \$ 372         530       High School       Students       0.14       \$ 306         534       Private School (K-8)       Students       0.26       \$ 569         536       Private School (K-12)       Students       0.17       \$ 372         537       Charter Elementary School       Students       0.14       \$ 306         560       Church       TSF Gross       0.49       \$ 1,072         565       Daycare Center       TSF Gross       11.12       \$ 24,331         MEDICAL (Land Uses 600-699)       0       0       0.077       \$ 2,122         610       Hospital       TSF Gross       0.97       \$ 2,122         620       Nursing Home       Beds       0.22       \$ 481         630       Clinic       TSE Gross       3.28       \$ 7177	492	Health/Fitness Club	TSF Gross	3.45	\$	7,549
INSTITUTIONAL (Land Uses 500-599)         Students         0.17         \$ 372           520         Elementary School         Students         0.17         \$ 372           522         Middle/Juniour High School         Students         0.17         \$ 372           530         High School         Students         0.14         \$ 306           534         Private School (K-8)         Students         0.26         \$ 569           536         Private School (K-12)         Students         0.17         \$ 372           537         Charter Elementary School         Students         0.14         \$ 306           560         Church         TSF Gross         0.49         \$ 1,072           565         Daycare Center         TSF Gross         11.12         \$ 24,331           MEDICAL (Land Uses 600-699)         Image: Students         0.22         \$ 481           610         Hospital         TSF Gross         0.97         \$ 2,122	495	Recreational Community Center	TSF Gross	2.31	\$	5,054
520       Elementary School       Students       0.17       \$ 372         522       Middle/Juniour High School       Students       0.17       \$ 372         530       High School       Students       0.17       \$ 372         530       High School       Students       0.14       \$ 306         534       Private School (K-8)       Students       0.26       \$ 569         536       Private School (K-12)       Students       0.17       \$ 372         537       Charter Elementary School       Students       0.14       \$ 306         560       Church       TSF Gross       0.49       \$ 1,072         565       Daycare Center       TSF Gross       11.12       \$ 24,331         MEDICAL (Land Uses 600-699)	INSTITU	ITIONAL (Land Uses 500-599)	<u>.</u>	A 17	•	070
522       Middle/Juniour High School       Students       0.17       \$ 372         530       High School       Students       0.14       \$ 306         534       Private School (K-8)       Students       0.26       \$ 569         536       Private School (K-12)       Students       0.17       \$ 372         537       Charter Elementary School       Students       0.14       \$ 306         560       Church       TSF Gross       0.49       \$ 1,072         565       Daycare Center       TSF Gross       11.12       \$ 24,331         MEDICAL (Land Uses 600-699)	520	Elementary School	Students	0.17	\$	372
530       High School       Students       0.14       \$ 306         534       Private School (K-8)       Students       0.26       \$ 569         536       Private School (K-12)       Students       0.17       \$ 372         537       Charter Elementary School       Students       0.14       \$ 306         560       Church       TSF Gross       0.49       \$ 1,072         565       Daycare Center       TSF Gross       11.12       \$ 24,331         MEDICAL (Land Uses 600-699)	522	Middle/Juniour High School	Students	0.17	\$	372
534       Private School (K-8)       Students       0.26       \$ 569         536       Private School (K-12)       Students       0.17       \$ 372         537       Charter Elementary School       Students       0.14       \$ 306         560       Church       TSF Gross       0.49       \$ 1,072         565       Daycare Center       TSF Gross       11.12       \$ 24,331         MEDICAL (Land Uses 600-699)	530	High School	Students	0.14	\$	306
536         Private School (K-12)         Students         0.17         \$ 3/2           537         Charter Elementary School         Students         0.14         \$ 306           560         Church         TSF Gross         0.49         \$ 1,072           565         Daycare Center         TSF Gross         11.12         \$ 24,331           MEDICAL (Land Uses 600-699)         TSF Gross         0.97         \$ 2,122           620         Nursing Home         Beds         0.22         \$ 481           630         Clinic         TSF Gross         3.28         \$ 7,177	534	Private School (K-8)	Students	0.26	\$	569
537         Charter Elementary School         Students         0.14         \$ 306           560         Church         TSF Gross         0.49         \$ 1,072           565         Daycare Center         TSF Gross         11.12         \$ 24,331           MEDICAL (Land Uses 600-699)         TSF Gross         0.97         \$ 2,122           620         Nursing Home         Beds         0.22         \$ 481           630         Clinic         TSE Gross         328         \$ 7177	536	Private School (K-12)	Students	0.17	\$	3/2
Sou         Church         ISF Gross         0.49         \$ 1,072           565         Daycare Center         TSF Gross         11.12         \$ 24,331           MEDICAL (Land Uses 600-699)         TSF Gross         0.97         \$ 2,122           610         Hospital         TSF Gross         0.97         \$ 2,122           620         Nursing Home         Beds         0.22         \$ 481           630         Clinic         TSF Gross         3.28         \$ 7,177	537	Charter Elementary School	Students	0.14	\$	306
565         Daycare Center         ISF Gross         11.12         \$ 24,331           MEDICAL (Land Uses 600-699)         TSF Gross         0.97         \$ 2,122           610         Hospital         TSF Gross         0.97         \$ 2,122           620         Nursing Home         Beds         0.22         \$ 481           630         Clinic         TSF Gross         3.28         \$ 7,177	560	Church	ISF Gross	0.49	\$	1,072
MEDICAL (Land Uses 600-699)         TSF Gross         0.97         \$ 2,122           610         Hospital         TSF Gross         0.97         \$ 2,122           620         Nursing Home         Beds         0.22         \$ 481           630         Clinic         TSF Gross         3.28         \$ 7.177	565		ISF Gross	11.12	\$	24,331
610         FOSPILIA         FOSPILIA         1SF Gross         0.97         \$ 2,122           620         Nursing Home         Beds         0.22         \$ 481           630         Clinic         TSF Gross         3.28         \$ 7.177	MEDICA	Land Uses 600-699)	TSE Cross	0.07	¢	2 4 2 2
O20         Industry nome         Deus         0.22         \$ 481           630         Clinic         TSF Gross         3.28         \$ 7.177	620	Nursing Homo	Bodo	0.97	φ Φ	2,122
	630		TSF Gross	3.28	\$	7 177

\* TSF: Thousand Square Feet

\* DU: Dwelling Unit

ITE				
CODE	LISE	Child	(single family	COST PER
CODE	002		equivalent)*	UNIT
OFFICE	(Land Uses 700-799)	705.0		<b>•</b> • • • • • • •
/10		TSF Gross	1.15	\$ 2,516
712		TSF Gross	2.45	\$ 5,361
715	Single Tennant Office Building	ISF Gross	1.71	\$ 3,741
720	Medical/Dental Office	ISF Gross	3.46	\$ 7,570
730	Government Office Building	TSF Gross	1.71	\$ 3,741
732	Post Office	TSF Gross	11.21	\$ 24,527
750	Office Park	TSF Gross	1.07	\$ 2,341
770	Business Park	TSF Gross	0.21	\$ 459
RETAIL	( LAND USES 800-899)			
812	Building Materials/Lumber	TSF Gross	1.75	\$ 3,831
813	Free Standing Discount Superstore	TSF Gross	3.12	\$ 6,821
814	Variety Store	TSF Gross	5.81	\$ 12,721
816	Hardware/Paint Store	TSF Gross	1.98	\$ 4,339
817	Nursery (Garden Center)	TSF Gross	5.90	\$ 12,907
820	Shopping Center (Rate)	TSF Gross	2.51	\$ 5,502
823	Factory Outlet Center	TSF Gross	2.06	\$ 4,509
840	New Car Sales	TSF Gross	2.43	\$ 5,317
841	Used Car Sales	TSF Gross	3.75	\$ 8,205
842	RV Sales	TSF Gross	0.77	\$ 1,685
843	Auto Parts Sales	TSF Gross	2.80	\$ 6,124
848	Tire Store	Service Bays	2.46	\$ 5,388
850	Supermarket (stand alone stores)	TSF Gross	5.91	\$ 12,939
851	Convenien. Mkt. (Open 24 hrs)	TSF Gross	19.15	\$ 41,907
853	Convenien. Mkt w/ Gas Pumps	TSF Gross	16.76	\$ 36,668
857	Discount Club	TSF Gross	3.76	\$ 8,231
862	Home Improvement Superstore	TSF Gross	1.21	\$ 2,651
863	Electronics Super Store	TSF Gross	2.56	\$ 5.593
867	Office Supply Superstore	TSF Gross	2.49	\$ 5.455
876	Apparel Store	TSF Gross	3.50	\$ 7.662
881	Pharmacy/Drugstore w/ Drive-thru	TSF Gross	5.25	\$ 11.482
882	Marijuana Dispensory	TSF Gross	21.83	\$ 47.764
890	Furniture Store	TSF Gross	0.24	\$ 535
899	Liquor Store	TSF Gross	14 73	\$ 32,236
SERVIC	ES (LAND USES 900-999)		11.10	¢ 02,200
911	Walk-in Bank	TSF Gross	9.10	\$ 19.905
912	Drive-in Bank	TSF Gross	10.84	\$ 23,715
931	Quality Restaurant (not national chair	TSF Gross	4.37	\$ 9,557
932	High Turnover/Sit Down Rest	TSF Gross	5 57	\$ 12.185
933	East Food w/o Drive Thru	TSF Gross	17.00	\$ 37.205
934	East Food with Drive Thru	TSF Gross	16.34	\$ 35,741
936	Coffee/Donut Shop w/o Drive Thru	TSF Gross	21 79	\$ 47.668
036	Coffee/Donut Shop with Drive Thru	TSE Gross	21.75	\$ 47,000
0/1	Quick Lubrication Vehicle Shop	Service Bave	3.64	¢ 7,450
042		Service Days	0.0 <del>4</del> 0.17	¢ 1,905
044			2.17 Q 1/	ψ 4,740 ¢ 17.00
944	Service Station w/ Convert Mit		0.14	φ 17,805
940	Self Serve Cer West		0.10	φ 13,460
947		Wash Bays	4.43	φ         9,697           φ         440,000
948	Automated Car wash	vvasn Bays	54.25	ຸຈ 118,699

### Table 1: Proposed Land Use Impact Fees (continued)

\* TSF: Thousand Square Feet

\* DU: Dwelling Unit

ITE				IMPACT FEE
CODE	USE	ONITO	(single family equivalent)*	COST PER UNIT
OFFICE	(Land Uses 700-799)	705.0	4.45	
/10		TSF Gross	1.15	\$ 2,516
/12	Small Office Building	ISF Gross	2.45	\$ 5,361
715	Single Tennant Office Building	TSF Gross	1.71	\$ 3,741
720	Medical/Dental Office	TSF Gross	3.46	\$ 7,570
730	Government Office Building	TSF Gross	1.71	\$ 3,741
732	Post Office	TSF Gross	11.21	\$ 24,527
750	Office Park	TSF Gross	1.07	\$ 2,341
770	Business Park	TSF Gross	0.21	\$ 459
RETAIL	( LAND USES 800-899)			
812	Building Materials/Lumber	TSF Gross	1.75	\$ 3,831
813	Free Standing Discount Superstore	TSF Gross	3.12	\$ 6,821
814	Variety Store	TSF Gross	5.81	\$ 12,721
816	Hardware/Paint Store	TSF Gross	1.98	\$ 4,339
817	Nursery (Garden Center)	TSF Gross	5.90	\$ 12,907
820	Shopping Center (Rate)	TSF Gross	2.51	\$ 5,502
823	Factory Outlet Center	TSF Gross	2.06	\$ 4,509
840	New Car Sales	TSF Gross	2.43	\$ 5,317
841	Used Car Sales	TSF Gross	3.75	\$ 8,205
842	RV Sales	TSF Gross	0.77	\$ 1,685
843	Auto Parts Sales	TSF Gross	2.80	\$ 6,124
848	Tire Store	Service Bays	2.46	\$ 5,388
850	Supermarket (stand alone stores)	TSF Gross	5.91	\$ 12,939
851	Convenien. Mkt. (Open 24 hrs)	TSF Gross	19.15	\$ 41,907
853	Convenien. Mkt w/ Gas Pumps	TSF Gross	16.76	\$ 36,668
857	Discount Club	TSF Gross	3.76	\$ 8.23
862	Home Improvement Superstore	TSF Gross	1.21	\$ 2.651
863	Electronics Super Store	TSF Gross	2.56	\$ 5,593
867	Office Supply Superstore	TSF Gross	2 49	\$ 5,455
876	Apparel Store	TSF Gross	3 50	\$ 7.662
881	Pharmacy/Drugstore w/ Drive-thru	TSF Gross	5 25	\$ 11.482
882	Marijuana Dispensory	TSE Gross	21.83	\$ 47.764
800	Furniture Store	TSE Gross	0.24	\$ 534
800		TSE Gross	14 73	¢ 32.234
SERVIC		131 91055	14.75	φ 52,250
011	Walk-in Bank	TSE Gross	9.10	\$ 10.00
012		TSE Gross	10.84	\$ 23.71F
031	Quality Restaurant (not national chair	TSE Gross	10.04	¢ 25,715
032	High Turnover/Sit Down Post	TSE Gross	4.57	ψ <u>9,00</u>
022	Fast Food w/o Drive Thru		17.00	¢ 12,100
933	Fast Food w/o Drive Thru	TSF GIUSS	17.00	\$ 37,200
934	Coffoo/Doput Shop w/o Drive Three	TSE Cross	10.34	φ 35,74
930	Coffee/Donut Shop with Drive Thru		21.19	ψ 41,000 ¢ 47,600
930	Quiek Lubrication Visitials Observe	ISF GROSS	21.09	a 47,458
941	Quick Lubrication Venicle Shop	Service Bays	3.64	۵ <i>۰</i>
942		Service Bays	2.1/	\$ 4,748
944		Fuel Position	8.14	\$ 17,805
945	Serv.Station w/ Conven.Mkt	Fuel Position	6.16	\$ 13,468
947	Selt Serve Car Wash	Wash Bays	4.43	\$ 9,697
948	Automated Car Wash	Wash Bays	54.25	\$ 118,699

### Table 2: Proposed Land Use Impact Fees (continued)

\* TSF: Thousand Square Feet

\* DU: Dwelling Unit

### INTRODUCTION

Impact fees are a way for a community to obtain funds to assist in the construction of infrastructure improvements that are needed to serve new growth. The premise behind impact fees is that if no new development was allowed, the existing infrastructure would adequately serve the existing level of development in the city. Therefore, new development should pay for the fraction of improvements that are required because of new growth. Impact fees are assessed for many types of infrastructure and facilities that are provided by a community such as roads, sewer, water, parks and trails.

According to state law, impact fees cannot be used to correct existing deficiencies in a system, only to fund growth-related capital improvements.

There are many ways to quantify the impact of new growth on the transportation system in St. George City. The method used in this study to assess the impact is to consider all the needed transportation improvements identified in the Transportation Master Plan (TMP) and then eliminate the cost of those improvements that are necessary to correct existing deficiencies.

St. George City presently assesses transportation impact fees from new development. This allows transportation related costs to be assessed to new development based on the proportional impact of new development.

In calculating the impact fees, the PM peak hour is used as it typically includes larger background/commuter traffic volumes. The typical residential unit is then assigned as a base factor for the other types of development. During the average PM peak hour it will account for approximately one trip on the roadway network.

### **PROJECTED FUTURE GROWTH**

To determine the amount of development that will occur in St. George City over the next six years the following steps were followed:

- Obtain the record of permits issued for various developments from January 2017 to December 2019. Impact fee studies will often establish a future growth trend based on the recent history of issued building permits. The past 3 years, the City has experienced a strong trend of building that has consisted of both residential and commercial growth activity such as retail, office space, and manufacturing. Much has been done in the downtown Main Street plaza with high density residential and commercial space. Building permit information is shown in Table 3.
- Determine the PM peak hour trip generation rate for each land-use type using the ITE TRIP GENERATION MANUAL 10<sup>th</sup> Edition.
- Adjust the trip generation rate in terms of heavy vehicles percentage (it was assumed that 1 heavy vehicle would be equivalent to 2 passenger vehicles based on information obtained from the Transportation Research Board's <u>Highway Capacity Manual</u>) and primary trips. The primary trip adjustment eliminates trips to various land-uses that are

pass-by trips or diverted trips. A typical trip that is not adjusted with an adjustment factor assumes that a trip is made from one destination to another, with the intent that the destination is the reason for the trip. In an adjusted trip, an intermediate stop is made before the final destination is reached, such as a bank, post office, fast food, gasoline, etc. These adjustments are called pass-by trip adjustments and are represented in the primary trip adjustment. The primary trip adjustment also contains internal capture adjustments. When primary trip percentages are taken, they are generally derived from the Institute of Transportation Engineers' Trip Generation Handbook.

- To compare how vehicle trips from each land use impact the roadway system, each land use is measured next to a single family home to determine how many effective single family homes equate to a given type of land use. For instance, the trips generated by a 5,000 sq. ft. medical building is equivalent to the trips generated by 18 single family homes. Therefore, we calculate a demand index factor for each land use based on the single family unit as the base factor by dividing the effective trip end for the land-use by the single family unit effective trip end, which is 1.0 per single family home, according to the <u>Trip Generation Handbook</u>, cited above. This produces the Single Family Equivalent unit, or SFE unit.
- Multiply the demand index for each land-use by the number of permits issued on an average year for the land use. The sum of the SFE units for the various land-uses is then multiplied by six to determine the projected number of SFE units expected over the next six years in St. George City when calculating the cost for six years of projects.

Based upon the methodology used above it is projected that St. George City will experience approximately 14,030 SFE units of growth over the next six years.

### **ROADWAY IMPROVEMENT PROJECTS**

A list of roadway improvement projects were taken from the St. George City Transportation Master Plan completed in 2019. Recommended improvements are separated into 0 to 6 year improvements, 7 to 15 year improvements and 16 to 30 year improvements. A detailed cost estimate for each project was performed and can be found in the appendix of the Plan, along with a determination of what portion or percentage would be eligible for impact fees.

### Table 2: SINGLE FAMILY EQUIVALENT (SFE) DEMAND INDEX

APPLICABLE ITE CODE	LAND USE	UNITS	ITE TRIPS ENDS PER UNIT (PM peak hour)	PASS-BY TRIPS %	PASS-BY TRIP ADJUSTMENT	PRIMARY TRIP ADJUSTMENT	EFFECTIVE TRIP ENDS PER UNIT	DEMAND INDEX (single family equivalent)	APPLICABLE ITE CODE	LAND USE	UNITS	ITE TRIPS ENDS PER UNIT (PM peak hour)	PASS-BY TRIPS %	PASS-BY TRIP ADJUSTMENT	PRIMARY TRIP ADJUSTMENT	EFFECTIVE TRIP ENDS PER UNIT	DEMAND INDEX (single family equivalent)
PORT & TERM	INAL (Land Uses 000-099)			•					MEDICAL (Lan	d Uses 600-699)							
030	Truck Terminal	Acres	1.87	0%	1.00	1.00	1.87	1.87	610	Hospital	TSF	0.97	0%	1.00	1.00	0.97	0.97
INDUSTRIAL (	Land Uses 100-199)								620	Nursing Home	Beds	0.22	0%	1.00	1.00	0.22	0.22
110	General Light Industrial	TSF Gross	0.63	0%	1.00	1.00	0.63	0.63	630	Clinic	TSF	3.28	0%	1.00	1.00	3.28	3.28
130	Industrial Park	TSF Gross	0.4	0%	1.00	1.00	0.40	0.40	OFFICE (Land	Uses 700-799)			001	1.00			
140	Manufacturing	TSF Gross	0.67	0%	1.00	1.00	0.67	0.67	710	General Office	TSF Gross	1.15	0%	1.00	1.00	1.15	1.15
150	Warehousing	TSF Gross	0.19	0%	1.00	1.00	0.19	0.19	712	Small Office Building	TSF Gross	2.45	0%	1.00	1.00	2.45	2.45
151	Mini Warehouse	TSF Gross	0.17	0%	1.00	1.00	0.17	0.17	715	Single Tennant Office Building	TSF Gross	1.71	0%	1.00	1.00	1.71	1.71
160	Data Center	TSF Gross	0.09	0%	1.00	1.00	0.09	0.09	720	Coverement Office Ruilding	TSF Gloss	3.40	0%	1.00	1.00	1 71	1 71
170	Utility	TSF Gross	2.27	0%	1.00	1.00	2.27	2.27	730	Bost Office	TSF Gloss	1.71	0%	1.00	1.00	1.71	11.71
RESIDENTIAL	(Land Uses 200-299)			-					750		TSF Gloss	1.21	0%	1.00	1.00	1.21	1.21
210	Single Family Homes	DU	1	0%	1.00	1.00	1.00	1.00	730	Business Park	TSF Gross	0.42	50%	50%	1.00	0.21	0.21
220	Multifamily Housing (Low-Rise)	DU	0.56	0%	1.00	1.00	0.56	0.56	RETAIL (LAND	USES 800-899)		0.12	0070	0070	1.00	0.21	0.21
221	Multifamily Housing (Mid-Rise)	DU	0.44	0%	1.00	1.00	0.44	0.44	812	Building Materials/Lumber	TSF Gross	2.06	15%	0.85	1.00	1.75	1.75
225	Off-Campus Student Apartment	Bedrooms	0.25	0%	1.00	1.00	0.25	0.25	813	Free Standing Discount Superstore	TSF Gross	4.33	28%	0.72	1.00	3.12	3.12
231	Mid-Rise Residential 1st-Floor Commercial	DU	0.36	0%	1.00	1.00	0.36	0.36	814	Variety Store	TSF Gross	6.84	15%	0.85	1.00	5.81	5.81
240	Mobile Home Park	DU	0.46	0%	1.00	1.00	0.46	0.46	816	Hardware/Paint Store	TSF Gross	2.68	26%	0.74	1.00	1.98	1.98
251	Senior Adult Housing-Detached	DU	0.3	0%	1.00	1.00	0.30	0.30	817	Nursery (Garden Center)	TSF Gross	6.94	15%	0.85	1.00	5.90	5.90
252	Senior Adult Housing-Attached	DU	0.26	0%	1.00	1.00	0.26	0.26	820	Shopping Center (Rate)	TSF Gross	3.81	34%	0.66	1.00	2.51	2.51
253	Congregate Care	DU	0.18	0%	1.00	1.00	0.18	0.18	823	Factory Outlet Center	TSF Gross	2.29	10%	0.90	1.00	2.06	2.06
254	Assisted Living	Beds	0.26	0%	1.00	1.00	0.26	0.26	840	New Car Sales	TSF Gross	2.43	0%	1.00	1.00	2.43	2.43
260	Recreational Homes	DU	0.28	0%	1.00	1.00	0.28	0.28	841	Used Car Sales	TSF Gross	3.75	0%	1.00	1.00	3.75	3.75
265	Timeshare	DU	0.63	0%	1.00	1.00	0.63	0.63	842	RV Sales	TSF Gross	0.77	0%	1.00	1.00	0.77	0.77
270	Residential PUD	DU	0.69	0%	1.00	1.00	0.69	0.69	843	Auto Parts Sales	TSF Gross	4.91	43%	57%	1.00	2.80	2.80
LODGING (Lar	nd Uses 300-399)								848	Tire Store	Service Bays	3.42	28%	72%	1.00	2.46	2.46
310	Hotel	Rooms	0.6	0%	1.00	1.00	0.60	0.60	850	Supermarket (stand alone stores)	TSF Gross	9.24	36%	64%	1.00	5.91	5.91
311	All Suites Hotel	Rooms	0.36	0%	1.00	1.00	0.36	0.36	851	Convenien. Mkt. (Open 24 hrs)	TSF Gross	49.11	61%	39%	1.00	19.15	19.15
312	Business Hotel	Rooms	0.32	0%	1.00	1.00	0.32	0.32	853	Convenien. Mkt w/ Gas Pumps	TSF Gross	49.29	66%	34%	1.00	16.76	16.76
320	Motel	Rooms	0.38	0%	1.00	1.00	0.38	0.38	857	Discount Club	TSF Gross	4.18	10%	90%	1.00	3.76	3.76
330	Resort Hotel	Rooms	0.41	0%	1.00	1.00	0.41	0.41	862	Home Improvement Superstore	TSF Gross	2.33	48%	52%	1.00	1.21	1.21
RECREATION	AL (Land Uses 400-499)								863	Electronics Super Store	TSF Gross	4.26	40%	60%	1.00	2.50	2.56
416	Campground/RV Park	Camp Sites	0.21	0%	1.00	1.00	0.21	0.21	007	Annoral Store	TSF Gross	2.77	10%	90%	1.00	2.49	2.49
430	Golf Course	Holes	2.91	0%	1.00	1.00	2.91	2.91	881	Apparer Store	TSF Gloss	4.12	10%	60% 51%	1.00	5.30	5.30
437	Bowling Alley	Lanes	1.3	0%	1.00	1.00	1.30	1.30	882	Marijuana Dispensory	TSF Gloss	21.83	49%	51% 100%	1.00	21.83	21.83
445	Multiplex Movie Theater	TSF Gross	4.91	0%	1.00	1.00	4.91	4.91	890		TSF Gross	0.52	53%	100%	1.00	0.24	0.24
490	Tennis Courts	Courts	4.21	0%	1.00	1.00	4.21	4.21	899	l iguor Store	TSF Gross	16.37	10%	90%	1.00	14 73	14 73
492	Health/Fitness Club	TSF Gross	3.45	0%	1.00	1.00	3.45	3.45	SERVICES (LA	ND USES 900-999)		10.07	1070	0070	1.00	14.70	14.70
495	Recreational Community Center	TSF Gross	2.31	0%	1.00	1.00	2.31	2.31	911	Walk-in Bank	TSF Gross	12.13	25%	75%	1.00	9.10	9.10
INSTITUTIONA	AL (Land Uses 500-599)								912	Drive-in Bank	TSF Gross	20.45	47%	53%	1.00	10.84	10.84
520	Elementary School	Students	0.17	0%	1.00	1.00	0.17	0.17	931	Quality Restaurant (not national chain)	TSF Gross	7.8	44%	56%	1.00	4.37	4.37
522	Middle/Juniour High School	Students	0.17	0%	1.00	1.00	0.17	0.17	932	High Turnover/Sit Down Rest	TSF Gross	9.77	43%	57%	1.00	5.57	5.57
530	High School	Students	0.14	0%	1.00	1.00	0.14	0.14	933	Fast Food w/o Drive Thru	TSF Gross	28.34	40%	60%	1.00	17.00	17.00
534	Private School (K-8)	Students	0.26	0%	1.00	1.00	0.26	0.26	934	Fast Food with Drive Thru	TSF Gross	32.67	50%	50%	1.00	16.34	16.34
536	Private School (K-12)	Students	0.17	0%	1.00	1.00	0.17	0.17	936	Coffee/Donut Shop w/o Drive Thru	TSF Gross	36.31	40%	60%	1.00	21.79	21.79
537	Charter Elementary School	Students	0.14	0%	1.00	1.00	0.14	0.14	936	Coffee/Donut Shop with Drive Thru	TSF Gross	43.38	50%	50%	1.00	21.69	21.69
560	Church	TSF Gross	0.49	0%	1.00	1.00	0.49	0.49	941	Quick Lubrication Vehicle Shop	Service Bays	4.85	25%	75%	1.00	3.64	3.64
565	Daycare Center	TSF Gross	11.12	0%	1.00	1.00	11.12	11.12	942	Auto Care Center	Service Bays	2.17	0%	100%	1.00	2.17	2.17
									944	Service Station	Fuel Position	14.03	42%	58%	1.00	8.14	8.14
									945	Serv.Station w/ Conven.Mkt	Fuel Position	13.99	56%	44%	1.00	6.16	6.16
* TSF: Thousar	nd Square Feet								947	Self Serve Car Wash	Wash Bays	5.54	20%	80%	1.00	4.43	4.43
* DU: Dwelling	g Unit								948	Automated Car Wash	Wash Bays	77.5	30%	70%	1.00	54.25	54.25

# April 2020

It was assumed, based on City practices, that developers will typically pay for improvements on the outside twenty-six feet of right-of-way on each side of the road (one lane of asphalt plus curb, gutter, and sidewalk) while the City would be responsible for the remainder. Based upon the cost estimate it is anticipated that the cost to complete the projected roadway improvements over the next six years is \$152,060,000 with \$30,699,028 (20%) being eligible for impact fees. The current State impact fee law only allows the collection of impact fees for the projects that are anticipated to be built during the next six years, so these eligible costs will be spread among the SFE's that are projected for the next six years.

ITE	LAND	UNITS	DEMAND INDEX	# OF UNITS FOR	AVERAGE #	AVERAGE #
CODE	USE		(single family	PERMITS ISSUED	OF	OF SFE
			equivalent)*	FOR PAST 3	UNITS/YEAR	UNITS/YEAR
				YEARS**		
PORT	& TERMINAL (Land Uses 000-099)			-		
030	Truck Terminal	Acres	1.87	0	0	0
INDUS	TRIAL (Land Uses 100-199)					
110	General Light Industrial	TSF Gross	0.63	67	21	13
130	Industrial Park	TSF Gross	0.4	5	2	1
140	Manufacturing	TSF Gross	0.67	140	44	30
150	Warehousing	TSF Gross	0.19	678	214	41
151	Mini Warehouse	TSF Gross	0.17	360	114	19
160	Data Center	TSF Gross	0.09	0	0	0
170	Utility	TSF Gross	2.27	0	0	0
RESID	ENTIAL (Land Uses 200-299)					
210	Single Family Homes	DU	1	3042	960	960
220	Multifamily Housing (Low-Rise)	DU	0.56	134	42	24
221	Multifamily Housing (Mid-Rise)	DU	0.44	0	0	0
225	Off-Campus Student Apartment	Bedrooms	0.25	0	0	0
231	Mid-Rise Residential 1st-Floor Commercia	DU	0.36	0	0	0
240	Mobile Home Park	DU	0.46	13	4	2
251	Senior Adult Housing-Detached	DU	0.3	0	0	0
252	Senior Adult Housing-Attached	DU	0.26	0	0	0
253	Congregate Care	DU	0.18	0	0	0
254	Assisted Living	Beds	0.26	303	96	25
260	Recreational Homes	DU	0.28	0	0	0
265	Timeshare	DU	0.63	0	0	0
270	Residential PUD	DU	0.69	684	216	149
LODG	ING (Land Uses 300-399)					
310	Hotel	Rooms	0.6	342	108	65
311	All Suites Hotel	Rooms	0.36	0	0	0
312	Business Hotel	Rooms	0.32	0	0	0
320	Motel	Rooms	0.38	0	0	0
330	Resort Hotel	Rooms	0.41	0	0	0
RECR	EATIONAL (Land Uses 400-499)					
416	Campground/RV Park	Camp Sites	0.21	132	42	9
430	Golf Course	Holes	2.91	0	0	0
437	Bowling Alley	Lanes	1.3	0	0	0
445	Multiplex Movie Theater	TSF Gross	4.91	0	0	0
490	Tennis Courts	Courts	4.21	0	0	0
492	Health/Fitness Club	TSF Gross	3.45	21	6	22
495	Recreational Community Center	TSF Gross	2.31	26	8	19

#### Table 3: FUTURE GROWTH IN ST. GEORGE CITY

### Table 3: FUTURE GROWTH IN ST. GEORGE CITY (continued)

ITE CODE	LAND USE	UNITS	DEMAND INDEX (single family equivalent)*	# OF UNITS FOR PERMITS ISSUED FOR PAST 3 YEARS**	AVERAGE # OF UNITS/YEAR	AVERAGE # OF SFE UNITS/YEAR		
INSTIT	UTIONAL (Land Uses 500-599)							
520	Elementary School	Students	0.17	0	0	0		
522	Middle/Juniour High School	Students	0.17	0	0	0		
530	High School	Students	0.14	0	0	0		
534	Private School (K-8)	Students	0.26	0	0	0		
536	Private School (K-12)	Students	0.17	0	0	0		
537	Charter Elementary School	Students	0.14	0	0	0		
565	Church Davcare Center	TSF Gloss	0.49	107	34 0	10		
MEDIC	CAL (Land Uses 600-699)	131 61035	11.12	0	0	0		
610	Hospital	TSF Gross	0.97	109	35	34		
620	Nursing Home	Beds	0.22	0	0	0		
630	Clinic	TSF Gross	3.28	0	0	0		
OFFIC	E (Land Uses 700-799)							
710	General Office	TSF Gross	1.15	200	63	73		
712	Small Office Building	TSF Gross	2.45	0	0	0		
715	Single Tennant Office Building	TSF Gross	1.71	130	41	70		
720	Medical/Dental Office	TSF Gross	3.46	132	42	144		
730	Bost Office	TSF Gloss	1.71	0	0	0		
750	Office Park	TSF Gloss	1.21	0	0	0		
770	Business Park	TSF Gross	0.21	0	0	0		
RETAI	L ( LAND USES 800-899)		0.21	, v				
812	Building Materials/Lumber	TSF Gross	1.75	6	2	3		
813	Free Standing Discount Superstore	TSF Gross	3.12	0	0	0		
814	Variety Store	TSF Gross	5.81	56	18	102		
816	Hardware/Paint Store	TSF Gross	1.98	15	5	9		
817	Nursery (Garden Center)	TSF Gross	5.90	0	0	0		
820	Shopping Center (Rate)	TSF Gross	2.51	6	2	4		
823	Factory Outlet Center	TSF Gross	2.06	0	0	0		
840	New Car Sales	TSF Gross	2.43	19	6	15		
841	Used Car Sales	TSF Gross	3.75	0	0	0		
842	RV Sales	TSF Gross	0.77	0	0	0		
848	Tire Store	Service Bave	2.60	0	0	1		
850	Supermarket (stand alone, stores)	TSF Gross	5.91	3	1	5		
851	Convenien, Mkt. (Open 24 hrs)	TSF Gross	19.15	0	0	0		
853	Convenien. Mkt w/ Gas Pumps	TSF Gross	16.76	31	10	164		
857	Discount Club	TSF Gross	3.76	0	0	0		
862	Home Improvement Superstore	TSF Gross	1.21	0	0	0		
863	Electronics Super Store	TSF Gross	2.56	0	0	0		
867	Office Supply Superstore	TSF Gross	2.49	0	0	0		
876	Apparel Store	TSF Gross	3.50	0	0	0		
881	Pharmacy/Drugstore w/ Drive-thru	TSF Gross	5.25	2	1	3		
882	Marijuana Dispensory	TSF Gross	21.83	0	U 10	0		
800		TSF Gross	0.24 1/ 73	52	10	4		
SERV		ISF GIUSS	14./3	U	0	0		
911	Walk-in Bank	TSF Gross	9,10	0	0	0		
912	Drive-in Bank	TSF Gross	10.84	9	3	30		
931	Quality Restaurant (not national chain)	TSF Gross	4.37	10	3	14		
932	High Turnover/Sit Down Rest	TSF Gross	5.57	15	5	26		
933	Fast Food w/o Drive Thru	TSF Gross	17.00	0	0	0		
934	Fast Food with Drive Thru	TSF Gross	16.34	31	10	162		
936	Coffee/Donut Shop w/o Drive Thru	TSF Gross	21.79	0	0	0		
936	Coffee/Donut Shop with Drive Thru	TSF Gross	21.69	0	0	0		
941	Quick Lubrication Vehicle Shop	Service Bays	3.64	0	0	0		
942	Auto Care Center	Service Bays	2.17	4	1	3		
944	Service Station	Fuel Position	8.14	8	3	21		
945	Serv.Station W/ Conven.Mkt	Fuel Position	0.16	12	4	23		
947	Automated Car Wash	Wash Bave	4.43 54.25	2	1	24		
540		vvasii DayS	34.20	۷	1	34		
	Total # of Single Family Eq	uvalent U	nits/Year			2,338		
Total # of Single Family Equivalent Units Over the Next 6 Years         14								

\* Demand Index obtained from ITE Trip Generation Manual, 10th Edition, 2020

\*\* From Residential and Commercial permits from January 2017 to February 2020

TSF Gross = Thousand Square Feet DU = Dwelling Unit

# Table 4: 0 to 6 Year Roadway Projects Cost Estimate

Project No.	Recommended Improvement	Estimated Construction Cost (2020)	% Impact Fee	Impact Fee Total
	Phase I (0 t	o 6 years)		
5	3000 East	\$ 2,034,000	20%	\$ 406,800
14	Quarry Ridge Drive, Phase 1	\$ 2,180,000	30%	\$ 654,000
20	Commerce Drive	\$ 3,321,000	30%	\$ 996,300
22	Temple Trail Drive Phase 1	\$ 1,147,000	10%	\$ 114,700
3	3000 East	\$ 3,045,000	50%	\$ 1,552,950
1	700 South	\$ 95,000	50%	\$ 48,450
2	100 South	\$ 127,000	50%	\$ 64,770
9	Washington Parkway - environmental study	\$ 500,000	10%	\$ 51,000
13	Southern Hills Parkway Phase 1	\$ 3,327,000	30%	\$ 1,018,062
15	1450 South Extension over the Virgin River to Dixie Drive,	\$ 400,000	20%	\$ 81,600
24	environmental study White Dome Frontage Road	\$ 3,624,000	10%	\$ 369.648
25	1450 South	\$ 1,462,000	10%	\$ 149 124
35	Southern Parkway Frontage Road	\$ 7 693 000	30%	\$ 2,354,058
4	Airport Road	\$ 2,692,000	10%	\$ 274 584
11	I ittle Valley Road	\$ 1,007,000	30%	\$ 314 184
12	Plantations Drive. Phase I	\$ 6,166,000	30%	\$ 1.960.788
16	Wal-Mart / Home Depot	\$ 2.487.000	10%	\$ 263.622
10	Sunset Boulevard	\$ 52,000	80%	\$ 44,928
12.1	Plantations Drive, Phase III - construct new road thru Burgess Property to Dixie Drive	\$ 3,016,000	30%	\$ 977,184
21	I-15 - widen to 6 lanes between MP 6 & MP 8	\$ 40,080,000	0%	\$-
23	Washington Parkway	\$ 19,632,000	5%	\$ 1,079,760
30	1450 South Extension over the Virgin River	\$ 26,636,000	5%	\$ 1,464,980
19	Plantations Drive, Phase II	\$ 1,046,000	10%	\$ 117,152
34	Crimson Ridge Road	\$ 5,091,000	20%	\$ 1,140,384
	Corridor Studies	\$ 200,000	100%	\$ 200,000
	Corridor Preservation/ROW Acquisition	\$ 4,800,000	100%	\$ 4,800,000
	Traffic Signals, Roundabouts & Intersection Improvements	\$ 6,000,000	100%	\$ 6,000,000
	Development Matching Projects	\$ 1,200,000	100%	\$ 1,200,000
	Traffic Control Center Upgrades	\$ 600,000	100%	\$ 600,000
	Access Management	\$ 1,200,000	100%	\$ 1,200,000
	Bike Lanes	\$ 1,200,000	100%	\$ 1,200,000
Phase I (0 to	o 6 years) Subtotal:	\$ 152,060,000		\$ 30,699,028

## PROPOSED IMPACT FEE POLICY

In calculating the SFE impact fee, all 0 to 6 year impact fee eligible roadway costs are divided by the projected SFE units over the next six years. The fee is derived by using SFE's calculated by ITE rates and primary trip adjustments as stated in the ITE Trip Generation Manual.

Table 5 summarizes the result of this calculation:

#### Table 5: Recommended Impact Fee Cost

Impact Fee Alternatives	Impact Fee Eligible Amount	SFE's	Impact Fee
All Projects in the 0 to 6 year timeframe, divided by adjusted SFE rates	\$30,699,028	14,030	\$2,188

This fee represents the maximum SFE impact fee that can be charged. However, the actual fee assessment may be set at a lower rate, as determined by the City Council.

### **COMPARISON OF OLD FEES TO PROPOSED FEES**

The prior St. George City Traffic Impact Fee Study recommended an impact fee of \$905 per single family residential unit. This study proposes \$2,188, an increase of 142% of the current fee.

### **EXAMPLE CALCULATION**

The following equation is to be used in calculating the impact fee:

Number of Land Use Units \* Impact Fee Cost per Unit (taken from Table 1: Proposed Land Use Impact Fees) = Assessed Transportation Impact Fee

For example, using Table 1, the transportation impact fee for a 3,890 sq. ft. office building would be calculated in the following way:

$$(3,890/1,000) * $2,516 = $9,787$$

### CONCLUSION

St. George City presently assesses transportation impact fees from new development. This allows transportation related costs to be assessed to the new development based on the proportional impact. It is important that the assessed impact fees are regularly updated to insure that the required roadway improvement costs attributed to growth and development can be met.

The recommended SFE impact fee of \$2,188 will fully fund the City portion of roadway projects attributed to growth. However, it is appropriate to charge impact fees to correspond to what is decided to be funded.

### CERTIFICATION

According to state law, this report has been prepared in accordance with Utah Code Title 11 Chapter 36 titled "Impact Fees Act". This report relies upon the planning, engineering, land use and other source data provided by the City and their designees and all results and projections are founded upon this information.

In accordance with Utah Code Annotate, 11-36a-306(1), Horrocks Engineers, certifies that this impact fee analysis:

- 1. Includes only the cost of public facilities that are:
  - a. Allowed under the Impact Fees Act; and
  - b. Actually incurred; or
  - c. Are projected to be incurred or encumbered within six years of the day on which each impact fee is paid;
- 2. Does not include:
  - a. Costs of operation and maintenance of public facilities
  - b. Cost of qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service 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.

This certification is made with the following limitations:

- 1. All of the recommendations for implementing this IFA are followed in their entirety by the City.
- 2. If any portion of the IFA is modified or amended in any way, this certification is no longer valid.

All information presented and used in the creation of this IFA is assumed to be complete and correct, including any information received from the City of other outside sources.