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October 31, 2025

Rob Dotson, City Manager
Enoch City
900 East Midvalley Road
Enoch, UT 84721

Subject: Amendment to *Enoch City Transportation Impact Fee Impact Fee Analysis*, July 2023.

Rob,

Sunrise Engineering, LLC was requested to update the *Enoch City Transportation Impact Fee Analysis* (dated July 2023) to consider splitting the following two projects into phases for design, bidding, and construction:

- Project #1 (1000 East) – Midvalley Highway to 5600 North
- Project #2 (Midvalley Road) – 200 West to Old Highway 91

All other projects remain in the analysis to meet the target level of service, but with construction years modified and costs updated for inflation.

Please refer to the following pages for updates to the July 2023 report. Where no modifications have been made, this is noted within the corresponding section. This document serves as an amendment to the *Transportation Impact Fee Analysis* dated July 2023, prepared by Sunrise Engineering, LLC. The original report shall remain in full effect except as specifically amended herein.

We appreciate the opportunity to assist Enoch City in reviewing and updating its Transportation Impact Fee Analysis. The updated results presented in this memorandum are intended to support the City's continued efforts to ensure that transportation infrastructure improvements are funded equitably and aligned with anticipated growth. Please let us know if any additional clarification or adjustments are needed.

Sincerely,

Brittany Darnell, PE
Project Manager
brittany.darnell@sunrise-eng.com
435-652-8450

1.0 Executive Summary

The planning period should be updated to reflect a project completion planning horizon of 2035.

The total estimated cost of recommended future improvements for projects during the 10-year Impact Fee Analysis should be updated to \$14,772,400.00.

The maximum allowable impact fee should be updated to \$21,165.24 per single family equivalent.

1.1. Impact Fee Eligible Costs

Table 1.1-1. Impact Fee Eligible Costs should be replaced with the following:

	Project	Locations	Future Road Classification	Improvement	Total Costs	City %	City Cost	% I.F. Eligible	I.F. Eligible Costs
1A	1000 East Design	Midvalley Highway to 5600 North	Major Collector	Widen with shoulder bikeway	\$ 111,200.00	100%	\$ 111,200.00	100%	\$ 111,200.00
2A	Midvalley Road Design	200 West to Old 91	Principal Arterial	Widen with sidepath	\$ 293,600.00	100%	\$ 293,600.00	100%	\$ 293,600.00
1B	1000 East Bidding & Construction	Midvalley Highway to 5600 North	Major Collector	Widen with shoulder bikeway	\$ 1,278,800.00	100%	\$ 1,278,800.00	100%	\$ 1,278,800.00
2B	Midvalley Road Bidding & Construction	200 West to Old 91	Principal Arterial	Widen with sidepath	\$ 3,376,400.00	100%	\$ 3,376,400.00	100%	\$ 3,376,400.00
3	Canyon Ranch Road	SR-130 to I-15 Tunnel	Minor Arterial	New road with sidepath	\$ 4,480,000.00	66%	\$ 2,956,800.00	100%	\$ 2,956,800.00
4	I-15 Tunnel	Old 91 to Canyon Ranch Road	Principal Arterial	Enhance Tunnel	\$ 3,180,000.00	100%	\$ 3,180,000.00	100%	\$ 3,180,000.00
5	Old 91	SR-130 to Cedar Valley Belt Route	Principal Arterial	Widen with sidepath	\$ 12,730,000.00	7%	\$ 891,100.00	100%	\$ 891,100.00
6	5200 North	1000 East to SR-130	Major Collector	New road with shoulder bikeway	\$ 2,280,000.00	59%	\$ 1,345,200.00	100%	\$ 1,345,200.00
7	3600 North	SR-130 to 1000 East	Major Collector	New road with bikelane	\$ 2,270,000.00	59%	\$ 1,339,300.00	100%	\$ 1,339,300.00
Total Costs					\$30,000,000.00				\$14,772,400.00

Table 1.1-2. Impact Fee Eligible Costs (After Adding Inflation) should be replaced with the following:

	Project	Locations	Potential Construction Year	Construction Year Project Cost	Financed Project Cost (2.5%, 20 yrs)	I.F. Eligible Costs
1A	1000 East Design	Midvalley Highway to 5600 North	2026	\$ 114,500.00	-	\$ 114,500.00
2A	Midvalley Road Design	200 West to Old 91	2027	\$ 311,500.00	-	\$ 311,500.00
1B	1000 East Bidding & Construction	Midvalley Highway to 5600 North	2028	\$ 1,397,400.00	\$ 1,792,800.00	\$ 1,792,800.00
2B	Midvalley Road Bidding & Construction	200 West to Old 91	2029	\$ 3,800,200.00	\$ 4,875,400.00	\$ 4,875,400.00
3	Canyon Ranch Road	SR-130 to I-15 Tunnel	2030	\$ 3,427,700.00	\$ 4,397,500.00	\$ 4,397,500.00
4	I-15 Tunnel	Old 91 to Canyon Ranch Road	2031	\$ 3,797,100.00	\$ 4,871,500.00	\$ 4,871,500.00
5	Old 91	SR-130 to Cedar Valley Belt Route	2032	\$ 1,095,900.00	\$ 1,406,000.00	\$ 1,406,000.00
6	5200 North	1000 East to SR-130	2033	\$ 1,704,100.00	\$ 2,186,300.00	\$ 2,186,300.00
7	3600 North	SR-130 to 1000 East	2034	\$ 1,747,500.00	\$ 2,241,900.00	\$ 2,241,900.00
Subtotal for Roadway Improvements					\$ 21,771,400.00	\$ 22,197,400.00
Transportation IFFP/IFA Update		1 each	Every 5 Years	\$ 137,175.00		\$ 137,200.00
Total IF Eligible:						\$ 22,334,600.00
New Trips:						9,951
Cost per Trips:						\$ 2,244.46
Single Family Equivalent (SFE):						\$ 21,165.24

1.2. Maximum Eligible Impact Fee

The calculated impact fee should be updated to \$2,244.46 per trip.

The maximum eligible impact fee amount per single family equivalent should be updated to \$21,165.24.

Table 1.2-1. Impact Fee Eligible Costs Per Unit should be replaced with the following:

Category	Land Use	Unit	Applicable ITE Code(s)	ITE Trip Ends per Unit (Weekday)	Heavy Vehicle %	Heavy Vehicle Adjustment	Pass-by Trip Adjustment	Diverted Trip Adjustment	Primary Trip Adjustment Factor	Effective Trip Ends per Unit	Demand Index (Single Family Equivalent)	*Max. Eligible Impact Fee Cost Per Unit
Residential	Single Family Detached	Dwelling Units	210	9.43	0%	1.00			1.00	9.43	1.00	\$ 21,165
	Single Family Attached	Dwelling Units	215	7.20	0%	1.00			1.00	7.20	0.76	\$ 16,160
	Assisted Living/Convalescent Care	Beds	254	2.60	0%	1.00			1.00	3.44	0.36	\$ 7,721
	Multifamily Low-Rise	Dwelling Units	220	6.74	0%	1.00			1.00	2.60	0.28	\$ 5,836
	Multifamily Mid-Rise	Dwelling Units	221	4.54	0%	1.00			1.00	4.54	0.48	\$ 10,190
	Multifamily High-Rise	Dwelling Units	222	4.54	0%	1.00			1.00	4.54	0.48	\$ 10,190
Office	Office Building	1,000 sq. ft.	710	10.84	2%	1.02			1.00	11.06	1.17	\$ 24,817
	Medical-Dental Office Building	1,000 sq. ft.	720	36.00	2%	1.02			1.00	36.72	3.89	\$ 82,416
Retail	Supermarket	1,000 sq. ft.	850	93.84	2%	1.02	0.36	0.38	0.26	24.89	2.64	\$ 55,856
	Less Intensive Retail	1,000 sq. ft.	890	6.30	2%	1.02	0.53	0.31	0.16	1.03	0.11	\$ 2,308
	Intensive Retail	1,000 sq. ft.	820	37.01	2%	1.02	0.34	0.26	0.40	15.10	1.60	\$ 33,891
Services	Quality Restaurant	1,000 sq. ft.	931	83.84	2%	1.02	0.44	0.27	0.29	24.80	2.63	\$ 55,662
	Fast Food	1,000 sq. ft.	934	467.48	2%	1.02	0.50	0.25	0.25	119.21	12.64	\$ 267,556
	Convenience Market w/ Gas Pumps	Pump Stations	945	265.12	2%	1.02	0.59	0.26	0.15	40.56	4.30	\$ 91,043
	Bank	1,000 sq. ft.	912	100.35	2%	1.02	0.35	0.22	0.43	44.01	4.67	\$ 98,786
Industrial	Industrial	1,000 sq. ft.	110	4.87	13%	1.13			1.00	5.50	0.58	\$ 12,351
	Manufacturing	1,000 sq. ft.	140	4.75	13%	1.13			1.00	5.37	0.57	\$ 12,047
	Warehousing	1,000 sq. ft.	150	1.71	20%	1.20			1.00	2.05	0.22	\$ 4,606
	Self Storage/RV Storage	Units	151	1.45	20%	1.20			1.00	1.74	0.18	\$ 3,905
Institutional	Elementary School	Students	520	2.27	0%	1.00			1.00	2.27	0.24	\$ 5,095
	Middle/Junior School	Students	522	2.10	0%	1.00			1.00	2.10	0.22	\$ 4,713
	High School	Students	525	1.94	0%	1.00			1.00	1.94	0.21	\$ 4,354
	Private School (K-12)	Students	530	2.48	0%	1.00			1.00	2.48	0.26	\$ 5,566
	Junior/Community College	Students	540	1.15	0%	1.00			1.00	1.15	0.12	\$ 2,581
	Day Care	1,000 sq. ft.	565	47.62	0%	1.00	0.00	0.56	0.44	20.95	2.22	\$ 47,028
	Library	1,000 sq. ft.	590	72.05	0%	1.00	0.50	0.00	0.50	36.03	3.82	\$ 80,857
	Church	1,000 sq. ft.	560	7.60	0%	1.00			1.00	7.60	0.81	\$ 17,058
Lodging	Hotel	Rooms	310/320	7.99	2%	1.02			1.00	7.99	0.85	\$ 17,926
	Motel	Rooms	330	3.35	2%	1.02			1.00	3.35	0.36	\$ 7,516

* Table 1.2-1 is meant to be a quick reference to some of the most common land use types but is not all inclusive and is subject to changes based on updates to the ITE Trip Generation Manual. All max eligible impact fee values should be verified through Enoch City staff

1.3. Non-Standard Impact Fees

No changes have been made to this section from the July 2023 report.

1.4. Funding Plans and Revenue

No changes have been made to this section from the July 2023 report.

1.5. Impact Fee Certification

No changes have been made to this section from the July 2023 report.

1.6 Impact Fee Related Items

No changes have been made to this section from the July 2023 report.

APPENDIX A

No changes have been made to this section from the July 2023 report.

APPENDIX B

No changes have been made to this section from the July 2023 report.

APPENDIX C

No changes have been made to this section from the July 2023 report.

APPENDIX D

No changes have been made to this section from the July 2023 report.

APPENDIX E

Delete this appendix and replace it with the following:

CERTIFICATION OF IMPACT FEE ANALYSIS BY CONSULTANT

In accordance with Utah Code Annotated § 11-36a-306, Brittany Darnell, P.E., on behalf of Sunrise Engineering, LLC, make the following certification:

I certify that the attached Impact Fee Facilities Plan and 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 that 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.

Brittany Darnell, P.E., makes this certification with the following qualifications:

1. All of the recommendations for implementation of the Impact Fee Facilities Plan ("IFFP") made in the IFFP documents or in the Impact Fee Analysis documents are followed in their entirety by the Enoch City, Utah, staff, and elected officials.
2. If all or a portion of the IFFP or Impact Fee Analyses are modified or amended, this certification is no longer valid.
3. All information provided to Sunrise Engineering, Inc., its contractors or suppliers, is assumed to be correct, complete and accurate. This includes information provided by Enoch City, Utah, and outside sources.

4. The undersigned is trained and licensed as a professional engineer and has not been trained or licensed as a lawyer. Nothing in the foregoing certification shall be deemed an opinion of law or an opinion of compliance with law which under applicable professional licensing laws or regulations or other laws or regulations must be rendered by a lawyer licensed in the State of Utah.
5. The foregoing Certification is an expression of professional opinion based on the undersigned's best knowledge, information and belief and shall not be construed as a warranty or guaranty of any fact or circumstance.
6. The foregoing certification is made only to Enoch City, Utah, and may not be used or relied upon by any other person or entity without the expressed written authorization of the undersigned.

Sunrise Engineering, LLC.

By: _____

Dated: _____