HYDE PARK CITY
CULINARY WATER, WASTEWATER, TRANSPORTATION, AND PARKS IMPACT FEE ANALYSIS
JULY 2021

Prepared by:

SUNRISE ENGINEERING, INC.
2100 NORTH MAIN STREET
NORTH LOGAN, UTAH 84341
TEL: 435-563-3734
FAX: 435-563-6097

Scott Archibald, P.E.
Principal Engineer

SUNRISE ENGINEERING

IMPACT FEE ANALYSIS CERTIFICATION

In accordance with Utah Code Annotated, § 11-36-201(6)(b), Scott L. Archibald, P.E., on behalf of Sunrise Engineering, Inc., makes the following certification:

I certify that the attached impact fee analysis:

- Includes only the costs of public facilities that are:
  - Allowed under the Impact Fees Act; and
  - Actually incurred; or
  - Projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
- Does not include:
  - Cost for operation and maintenance of public facilities; or
  - 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;
- Offsets costs with grants or other alternate sources of payment;
- Complies in each and every relevant respect with the Impact Fees Act.

Scott L. Archibald, P.E. makes this certification with the following caveats:

1. All of the recommendations for implementations of the Impact Fee Facilities Plans ("IFFPs") made in the IFFP documents or in the Impact Fee Analysis documents are followed in their entirety by Hyde Park City, Utah staff and elected officials.
2. If all or a portion of the IFFP's or Impact Fee Analyses are modified or amended, this certification is no longer valid.
3. All information provided to Sunrise Engineering, Inc., its contractors or suppliers is assumed to be correct, complete and accurate. This includes information provided by Hyde Park City, Utah, and outside sources. Copies of correspondence regarding data are included as appendices to the IFFP's and the impact fee analysis.
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 Hyde Park City, Utah and may not be used or relied upon by any other person or entity without the expressed written authorization of the undersigned.

Dated: July 27, 2021

Sunrise Engineering, Inc.

By: Scott Archibald

TABLE OF CONTENTS

LIST OF TABLES

LIST OF APPENDICES

1.0 INTRODUCTION

1.1 Background

Pursuant to Utah Administrative Code (UAC) Title 11 Chapter 36 Section 201 Subsection (2)(f), Hyde Park City has contracted with Sunrise Engineering, Inc. to conduct an impact fee analysis for the following public services and facilities: Culinary Water, Wastewater, Transportation, and Parks. This analysis will establish a "reasonable plan" for imposing impact fees on future development serviced by Hyde Park City. Sunrise Engineering is also completing a storm water master plan for Hyde Park City including a storm water impact fee analysis. A storm water impact fee will be proposed in a separate document.

Impact fees are defined by UAC Title 11 Chapter 36 as "a payment of money imposed upon new development activity as a condition of development approval to mitigate the impact of the new development on public facilities." These one-time payments allow public facilities to maintain the current level of service as the facility grows due to development without placing an undue burden on existing users. Impact fees must, by law, be used to construct or upgrade facilities within six (6) years of the collection of the fees and may not be used to increase the level of service above the current level.

1.2 Historic Growth Rate

Historic census data can generally provide a basis for an estimate of the population growth rate. According to data obtained from the U.S. Census Bureau, Hyde Park's population growth rate was 3.35 percent per year from 1970 to 2010. The 1970 to 2010 census data is shown in **Table 1.1**.

Table 1.1 Historic Growth Rate

Year	Census Population	Growth Rate
1970	1,025	
1980	1,495	3.85%
1990	2,190	3.89%
2000	2,955	3.04%
2010	3833	2.64%

As of the date of publishing this analysis, 2020 census numbers were not available for Hyde Park City. The number of single-family dwelling permits issued from 2016 to 2020 indicates that Hyde Park has grown about 3.79 percent yearly. The number of commercial building permits issued from 2016 to 2020 indicates that commercial connections have increased by about 6.04 percent per year on average during that time.

1.3 Projected Growth Rate

A growth rate of 3 percent was assumed for the population projects for the impact fee analysis. This growth rate is slightly higher than the growth rate of 2.64 percent seen between 2000 and 2010 in the Census data and lower than the estimated growth rate of 3.79 percent based on single-family dwelling permits issued over the past 5 years. Using the 3 percent growth rate and the Census estimated population of 4,797 in 2019, the estimated 2021 population is 5,089.

This impact fee analysis uses a 20-year period, beginning in the year 2021 and running through year 2041. Based on the forecasted growth rate, the number of residents the City may have in 20 years can be calculated as follows.

$$P_n = P_p * (1+i)^n$$

Where:

P_n	=	Projected population in n years;
P_p	=	Present population (P_p=5,089);
i	=	Projected annual growth rate (i=3.0%); and
n	=	Projection period in years (n=2041-2021=20).

i.e.:

$$9{,}191 = 5{,}089 * (1+0.03)^{20}$$

Using this equation, the population in the year 2041 is projected to be 9,191, respectively. This increase of 4,102 people, or 44.6 percent of the 2041 population, will be used to size the future public services and facilities identified in this analysis.

Commercial building permits issued from 2016 to 2020 indicate that Hyde Park's commercial connections have grown at about 6.02 percent annually in the past five years. It was assumed that a 6.02 percent commercial growth rate is too high to plan on in the next 20 years due to fluctuations in the economy. It was determined that the same growth rate of 3 percent would be used for commercial as was assumed for residential growth as it is expected that commercial growth will approximately match residential growth over time.

1.4 Projected Utility Connections

The growth rate of 3 percent for residential and commercial growth were used to project future utility connections in the 20-year period. The commercial utility connections are separated into three groups: commercial, institutional, and industrial. The total number of current connections and the calculated total of future connections are shown in **Table 1.2**. The increase in total connections were used to calculate the park and transportation impact fees.

Table 1.2 Utility Connections Projection

Type	Number of Utility Connections		
	2021	**2031**	**2041**
Industrial	2	2	3
Institutional	7	9	12
Commercial	71	95	128
Residential	1539	2067	2778
Total	**1619**	**2173**	**2921**

1.5 Projected Equivalent Residential Users (ERUs)

An equivalent residential unit (ERU) is used to quantify the wastewater flows and water usage for commercial, industrial, and institutional utility connections compared to residential utility connections. For example, a business that is equal to 10 ERUs uses 10 times as much water as the average home. As indicated in Section 3.4 of the "Hyde Park Wastewater Master Plan" (Sunrise Engineering Inc., 2021), Hyde Park City services about 2,025.8 ERUs. The ERUs were calculated based on the average wastewater flow rate for the entire City of 344.7 gpm, and the flow per ERU from Logan City's wastewater treatment impact fee analysis of 245 gpd/ERU. The estimated number of ERUs in 2041 is 3,658 assuming a 3% growth rate.

2.0 WATER UTILITY

2.1 Background

The number of equivalent residential units (ERUs) a system services is based on water utility demands. For simplicity, the culinary water ERU for the impact fee study will equal the wastewater ERU from the "Hyde Park City Wastewater Master Plan" (Sunrise Engineering Inc., 2021) of 245 gallons per day (gpd) based on indoor water usage. As indicated in **Section 1.5**, Hyde Park City owns and operates a public water utility that supplies potable water to 2,026 ERUs. The City has been proactive in constructing facilities that will meet current as well as future demands. Many of the water impact fee eligible projects in Hyde Park City are in the process of being constructed and the fees associated with those projects are the "buy-in cost" for new development to use oversized existing improvements.

2.2 Water Demands

Water system demands are broken into average day and peak day flows. The "Hyde Park City Culinary Water Master Plan & Capital Facilities Plan" (Sunrise Engineering, Inc., 2016) discusses in detail the methodology for determining the water system demands. A summary of these demands is shown in **Table 2.1** and **Table 2.2**. These tables correspond to the years analyzed in the water master plan which is slightly different than the planning period used in this report. A full re-evaluation of the city water demands based on 2021 data was not in the scope of this report, however the findings from the water master plan adequately show justification for impact fee eligible culinary water projects. Sunrise recommends that the culinary water master plan be updated every 5 years to consider actual population growth and water usage.

Table 2.1 Summary of Projected Average Day Water Demand

Fiscal Year	ERUs	Irrigated Acreage	Indoor Water Requirement		Outdoor Water Requirement		Total Water Requirement	
			gpm	ac-ft	gpm	ac-ft	gpm	ac-ft
2016	1,361	192	378	610	258	360	636	970
2036	2,022	394	562	907	457	738	1019	1645

Table 2.2 Summary of Projected Peak Day Water Demand

Fiscal Year	ERUs	Irrigated Acreage	Indoor Water Requirement		Outdoor Water Requirement		Total Water Requirement	
			gpm	ac-ft	gpm	ac-ft	gpm	ac-ft
2016	1361	192	756	1,220	761	1,227	1,517	2,447
2036	2,022	394	1,124	1,813	1,562	2,520	2,686	4,333

2.3 Water Rights

Hyde Park City currently owns four active water rights that equal 5.84 cfs, or 4,228 acre-feet. The water rights are associated with one spring and two wells. **Table 2.3** lists the current water rights along with their associated sources.

Table 2.3 Summary of Water Rights

Water Right	Priority	Flow (cfs)	Volume (ac-ft)	Associated Source
Birch Canyon WR E1428	02/14/1979	1.0	724	Spring
Birch Creek Canyon WR 25-3065	08/09/1934	0.5	362	Spring
Underground Water Well WR 25-4734	04/05/1967	1.34	969	Old Well
Underground Water Well WR 25-8919	07/14/1988	3.0	2,172	New Well
Total		**5.84**	**4,227**	

Water right demands are based on the average yearly demand in acre-feet. The average yearly demand in the year 2036 is projected to be 1,645 acre-feet in **Table 2.1**. The City has enough water rights for projected demands but should continue to acquire water rights per the city's water right dedication ordinance to prepare for future sources and for a city secondary irrigation system as described in the water master plan.

2.4 Water Sources

One spring and two wells currently supply water to Hyde Park City. The spring is located in Birch Creek Canyon, northeast of Hyde Park City. The two wells are both located within Hyde Park City limits. The minimum available flow from the City's sources is summarized in **Table 2.4**.

Table 2.4 Summary of Minimum Water Source Capacity

Water Source	Flow (gpm)	Flow (cfs)
Birch Creek Canyon Spring	250-1200	0.89
Old Underground Water Well	600	1.34
Post Office Water Well	1,150	2.56
Total	**2,000-2950**	**4.79**

Water source demands are based on the peak day demand in gallons per minute. The peak day demand in the year 2036 is projected to 2,686 gallons per minute in **Table 2.2**. Accordingly, Hyde Park City will need to acquire somewhere between 680-1,300 gallons per minute more source capacity to meet the projected demands by 2041.

The City recently increased the capacity of the Post Office Well by installing a new pump and motor in 2017. This pump upgrade increased the flow of the Post Office Well to 1,150 gpm. The Post Office Well has enough water right to allow an increase of 200 gpm over the current flow of 1,150 gpm for the well, for a total of 1,350 gpm. Well logs indicate that the aquifer will also support the increase in pumping capacity. This 200 gpm increase will not be enough to meet the 20-year projected demands.

To achieve the remaining required water source for peak day flows, as well as provide a redundant source for the existing sources, Sunrise recommends the city drill a new well capable of at least 1,000 gpm. A test well was drilled in Hyde Park Canyon recently which did not yield adequate water supply for a city well. The city should investigate other areas that will yield higher water supply. It is recommended that this future well be placed somewhere in the upper pressure zones to save on pumping and distribution costs, however it likely does not need to be as high in elevation as the test well drilled in Hyde Park Canyon.

The existing water system is able to operate on the existing three sources and their capacity, so the pump upgrade in the Post Office Well and the testing and drilling of the new well are both 100% impact fee eligible.

2.5 Water Storage

Hyde Park City currently owns and operates three concrete water storage tanks that store water for the distribution system. The tanks are all in good condition and have a combined storage capacity of 3.0 million gallons. The city is currently constructing a 2.0 MG tank up Hyde Park Canyon.

The "Hyde Park City Culinary Water Master Plan & Capital Facilities Plan" (Sunrise Engineering, Inc., 2016) shows that the city has adequate storage capacity with the existing 3.0 MG storage volume until the year 2036. Because the new water tank provides the needed capacity for the future and allows for development in higher elevations, the entire project is impact fee eligible.

In order to get the full flow from the Birch Canyon Spring to the new 2.0 MG tank, a portion of the waterline will need to be replaced with a larger diameter pipeline. This waterline is over 25 years old and is currently in an area in danger of being damaged or constructed over from development within Smithfield City. Where this project helps get spring water to the new tank for new customers but also solves existing issues, the cost of the project will be shared among existing customers and new users through impact fees.

2.6 Distribution System

The existing water distribution system is well looped and has good pressures (greater than 40 psi) throughout the system. Fire flow demands of 1,500 gallons per minute are met in most of the system,

with most of the deficiencies occurring in areas where lines have not yet been looped. Any new development added to the system must be added to the water model to determine its impacts on the distribution system.

The only distribution project proposed in the 20-year planning period is the waterlines in the CMPO road from 600 South to Hyde Park Lane. These waterlines will be constructed the same time during the road construction so that new development can be serviced without having to damage the newly constructed road. This waterline will connect to existing waterlines to also help with looping in the area.

2.7 Identified Water Improvements

Cost estimates were prepared for each of the water improvements identified in Sections 2.4 to 2.6, and can be found in **Appendix A**. In addition to these improvements, the Water Impact Fee Facilities Plan and Impact Fee Analysis should be updated every five years so the City can review progress and make any desirable changes to the plan. A summary of all identified water improvements with their associated costs is included in **Table 2.5**.

Table 2.5 Summary of Identified Water Improvements

Improvement	Cost	Future Development Share	Impact Fee Eligible Cost
Water Improvement Project 2020 - Hyde Park Canyon 2.0 MG Tank	$2,059,933.40	100%	$ 2,059,933.40
Water Improvement Project 2020 - Pipeline, PRV, and Booster Pump Station	$2,409,958.58	100%	$2,409,958.58
100 West Well Trunk Line	$180,222.00	0%	
Lion's Park Pump Upgrade	$208,945.00	0%	
Birch Spring Pipeline Replacement	$1,436,509.50	44.6%	$640,683.24
Test Well Near Hyde Park Canyon	$184,500.00	100%	$184,500.00
New Well Near Hyde Park Canyon	$947,000.00	100%	$947,000.00
Post Office Well Pump Upgrade	$182,000.00	100%	$182,000.00
CMPO Wolfpack Way Waterlines	$278,530.00	100%	$278,530.00
TOTAL	**$7,887,598.48**	-	**$6,702,605.21**

2.8 Water Impact Fee

Hyde Park City currently charges a water impact fee of $1,875 for a ¾-inch water connection and $3,189 for a 1-inch water connection. In order to calculate the new recommended water impact fee, the total cost attributable to future development in **Table 2.5** ($6,702,605.21) was divided by the projected number of new ERUs (1,633) The maximum water impact fee the City may assess for each new ERU is $4,104. **Table 2.6** shows a summary of the water impact fee calculation. Applicants for new building permits within the city are already doing a calculation for number of ERUs in order to assess the Logan City wastewater treatment impact fee. This same calculation can be used to calculate the number of ERUs for the Hyde Park culinary water impact fee. A thorough review should be given to this ERU calculation to make sure the correct impact fees are being assessed. A table showing examples of typical water usages is shown in **Appendix E**. All new residential connections would be counted as one ERU.

Table 2.6 Summary of Water Impact Fees

Impact Fee Eligible Costs	$6,702,605
Existing ERU's	2,026
2041 ERUS	3,659
New ERU's	1,633
Impact Fee Per ERU	**$4,104**

3.0 TRANSPORTATION FACILITIES

3.1 Background

The roads within Hyde Park City boundaries are a mixture of state, county, and local roads. Hyde Park City is responsible only for constructing and maintaining those roads under local jurisdiction. Under the Impact Fees Act, impact fees for roads may not be used for maintenance but must be used only to construct new road improvements. The Transportation Capital Facilities Plan Map, the 2041 Transportation Project Improvement Map, and the Engineer's Opinion of Probable Costs for Hyde Park City are located in **Appendix B**.

3.2 Existing Roads

The Federal Highway Administration (FHWA) functional classification system is used to classify the use of existing roadways. **Table 3.1** summarizes the functional classification system and lists roads that are currently listed as collectors or higher according to the Cache Metropolitan Planning Organization (CMPO) 2040 Regional Transportation Plan.

Table 3.1 Roadway Functional Classifications

Classification	Description	Existing Roads
Local Streets	All roads that are not in one of the higher functional classifications. Lower mobility and service. Through-traffic movement is deliberately discouraged.	-
Collectors	Collectors provide traffic circulation within residential neighborhoods and commercial and industrial areas. Typically connect facilities to arterials.	Hyde Park Ln, 600 S, 200 S
Minor Arterial	Minor arterials interconnect with principal arterials and collectors. Access and parking may be restricted.	200 W, 250 E, 700 E
Principal Arterial	Principal arterials carry through traffic and provide continuity for collectors and minor arterials. Highways may fit in this designation. Access and parking are restricted to service significant intra-area travel.	Highway 91

The City has standard road cross sections that correspond with the functional classifications. These are identified by right-of-way (ROW) on the Capital Facilities Plan Map. The 60' ROW is used for local streets, the 66' ROW is used for collectors, and the 80' ROW is used for minor arterials.

Roads are assigned a level of service (LOS) designation from A to F where LOS A is free flowing and F is unacceptable congestion. **Table 3.2** summarizes the level of service designations as described in A Policy on Geometric Design of Highways and Streets (AASHTO, 2004).

Table 3.2 Level of Service Designations

Level of Service	Description
A	Free flow
B	Reasonably free flow
C	Stable flow
D	Approaching unstable flow
E	Unstable flow
F	Forced or breakdown flow

According to the CMPO 2040 Regional Transportation Plan, most roads within Hyde Park City boundaries currently experience little or no congestion with a LOS A or B. The only two roads that show more congestion during 2040 peak traffic times from the CMPO model were Highway 91 with a LOS F in the worst section and 400 East between Center Street and 200 South with a LOS C. This assumes that no additional roads are constructed by 2040. If all of the road projects listed in the 2040 Regional Transportation Plan were constructed, 400 East will have a LOS A or B and Highway 91 will have a LOS C.

The following major road improvements were identified by the CMPO 2050 Regional Transportation Plan Update to maintain an acceptable level of service on the roads in Hyde Park City within the next 30 years. The improvements are broken down by phase according to the CMPO Regional Transportation Plan.

- Phase 1 Projects 2019 - 2030
    - Construction of 700 East from 3100 North in North Logan to 5000 North in Smithfield
    - Wolfpack Way from 600 South to Hyde Park Lane
- Phase 2 Projects 2031 - 2040
    - Wolfpack Way from Hyde Park Lane to 4300 North
    - 450 North from Highway 91 to 700 East
- Phase 3 Projects 2041 - 2050
    - 200 West in Smithfield from 5000 North in Smithfield to 600 South

Other improvements identified in the Hyde Park City Capital Facilities Plan are as noted below.

- 200 South from Highway 91 to 200 West (Hyde Park Address)
- 1000 East from Canyon Road to the New Development
- 200 South & 400 East Intersection Improvements
- Hyde Park Lane & 400 East Roundabout
- Hyde Park Lane Pedestrian Crossing

3.3 Identified Road Improvements

Cost estimates were prepared for each of the road improvements identified in **Section 3.2**. A summary of all identified road improvements and their associated costs is included in **Table 3.3**. An Engineer's Opinion of Probable cost for each improvement is included in **Appendix B**.

Table 3.3 Summary of Identified Transportation Improvements

Improvement	Cost	Expected CMPO Funding*	Future Development Share	Future Development Cost**
CMPO Wolfpack Way – Phase 1 (600 S to Hyde Park Ln)	$4,433,600	$4,123,248	72.3%	$224,370
CMPO Wolfpack Way – Phase 2 (Hyde Park Ln to 4300 N)	$4,507,700	$3,966,776	72.3%	$391,063
CMPO 700 East (3100 N to 5000 N)	$2,841,200	$2,500,256	72.3%	$246,487
CMPO 200 West (5000 N to 600 S)	$4,618,300	$4,064,104	72.3%	$400,658
CMPO 450 North (Highway 91 to 700 East)	$1,403,200	$1,234,816	72.3%	$121,734
200 South (Highway to 200 West)	$2,086,800		72.3%	$1,508,661
1000 East (Canyon Rd to New Development)	$163,000		44.6%	$72,683
200 South & 400 East Intersection Improvements	$1,172,000		0.0%	$0
Hyde Park Lane & 400 East Roundabout	$522,200		44.6%	$232,854
Hyde Park Lane Pedestrian Crossing	$193,000		44.6%	$86,060
Total	**$21,941,000**	**$15,889,200**		**$3,284,572**

* Based on a city match of 7%.

** Future development cost is calculated by multiplying the project cost not funded by the CMPO by the future development share.

The future development share was calculated based on three factors, LOS, percent of new development utilizing the roadway, and percent of new development fronting the roadway. The 200 S & 400 E intersection will see a change in LOS from these improvements from current conditions and is therefore 0 percent impact fee eligible. The remaining projects will not result in a change in LOS based on the 2040 CMPO Regional Transportation Plan.

It was assumed that all of the improvements would be utilized by existing and new developments equally. The total number of new utility connections projected in the next 20 years divided by the total number of utility connections in 2041 equals 44.6 percent. Since the proposed roundabout and pedestrian crossing will not front new development, these projects were allotted a 44.6 percent future development share for traffic users using these facilities. The 1000 East project connects the existing road segments together and was assumed to not provide frontage to new developments, so only the 44.6% future development share was applied for this project.

The remaining roadway projects all are completely fronted by future development which was added into the future development share calculation for these projects. The frontage of 100 percent and

the new utility customer road usage of 44.6 percent were averaged into a future development share of 72.3 percent for these projects.

3.4 Road Impact Fee

Gas tax revenues received by the City are currently used by the City for road maintenance. It is expected that this historical use will continue, and no tax credits will be used to reduce the road impact fee.

Hyde Park City currently charges a road impact fee of $2,330 per new building permit. In order to calculate the new recommended road impact fee, the total cost attributable to future development in **Table 3.3** ($3,284,572) was divided by the estimated number of new utility connections between 2021 and 2041 of 1,303. **The resulting impact fee is $2,356 per utility connection.** A summary of existing and proposed road impact fees is shown in **Table 3.4**.

Table 3.4 Summary of Road Impact Fees

Proposed Impact Fee	Existing Impact Fee	Difference
$2,356	$2,330	$26

4.0 CITY PARKS AND TRAILS FACILITIES

4.1 Background

Hyde Park City currently owns and maintains parks and trails for use by residents. The Impact Fees Act allows the City to collect impact fees to develop additional parks and trails as development occurs to maintain the existing level of service. This section establishes a reasonable plan for establishing impact fees for city parks and trails in Hyde Park City.

4.2 Existing Level of Service

The existing parks in Hyde Park City consist of Lions Park, Lee Park, Park Meadow Park, City Hall Park, and 600 South Park. **Table 4.1** summarizes Hyde Park City's existing park facilities.

Table 4.1 Existing Park Facilities

Description	Total Area (Acres)	Developed Area (Acres)	Undeveloped Area (Acres)
Lions Park	13	10.46	2.54
Lee Park	12.1	6.8	5.3
Park Meadow Park	1.82	1.82	0
City Hall Park	2	2	0
600 South Park	10.77	7	3.77
Total	**39.69**	**28.08**	**11.61**

The existing trails in Hyde Park City consist of the 600 South trail, 200 North 200 East trail, upper canal trail, and lower canal trail. **Table 4.2** summarizes Hyde Park City's existing trail facilities.

Table 4.2 Existing Trail Facilities

Description	Length (LF)	Area (SF)	Material
600 South Trail	3,516	35,160	Asphalt
200 North 200 East Trail	586	5,860	Asphalt
Upper Canal Trail	7,447	74,470	Gravel
Lower Canal Trail	9,410	94,100	Gravel
Total	**20,959**	**209,590**	

The current parks and trails area per utility connection can be determined by dividing the combined square footage of parks and trails by the current number of Hyde Park utility connections. Hyde Park City currently has 1,432,755 square feet of developed parks and trails.

$$\frac{1{,}432{,}755\ square\ feet}{1618.5\ connections} = 885.2\ \frac{square\ feet}{connection}$$

The current ratio of area of parks and trails to utility connections will be used to determine the level of service for parks and trails in the City along with recent park construction costs from the 600 South Park. The construction of the 600 South Park has totaled $1,449,415 up to May 19, 2021. This park consists of approximately 7 developed acres or 304,920 square feet. The cost per square foot of developed park and trail is $4.75/SF.

4.3 Identified Park Improvements

Based on the current level of service of 885.2 SF/connection for parks and trail and the estimated number of connections in 2041 of 2,921, Hyde Park needs to develop an additional 1,153,020 SF or 26.47 acres of trails and parks in the next 20 years to serve future development in the City. It is recommended that Hyde Park City complete development of two existing parks as well as acquire and develop at least 18.17 additional acres of parks and trails to service the future development.

An Engineer's Opinion of Probable Costs and the Capital Facilities Map for the identified park and trail improvements have been included in **Appendix C**. **Table 4.3** summarizes the expected cost for each of the parks and trails.

Table 4.3 Summary of Identified Park and Trail Improvements

Improvement	Size (SF)	Cost	Future Development Share	Future Development Cost	Year
600 South Park	130,680	$494,000	100%	$494,000	2024
Hyde Park Canyon Park Phase 1	68,171	$23,750	100%	$23,750	2026
CMPO Wolfpack Way Trail	89,980	$236,500	100%	$236,500	2028
Canal Connector Trail	4,460	$69,000	100%	$69,000	2029
Founders Park and Trail	191,228	$89,000	100%	$89,000	2031
Bonneville Shoreline Trail	90,230	$399,000	100%	$399,000	2033
Powerline Trail	104,850	$130,000	100%	$130,000	2035
Hyde Park Canyon Lower Trail	38,040	$49,000	100%	$49,000	2036
Lee Park	230,868	$608,000	100%	$608,000	2039
Hyde Park Canyon Park Phase 2	204,513	$71,250	100%	$71,250	2041
Neighborhood Park	70,132	$406,000	0%	$0	
Lions Park	0	$189,000	0%	$0	
Total	**1,223,152**	**$2,764,500**	**79%**	**$2,169,500**	

4.4 Park Impact Fee

Hyde Park City currently charges a park impact fee of $1,200 per new residential building permit. Only the costs for constructing the improvements that have been identified to serve new development will be impact fee eligible. Hyde Park City has $69,600 in the park impact fee reserve account as of July 9, 2021. To obtain the recommended impact fee, the total cost of improvements for future development ($2,169,500) was subtracted by the impact reserve account ($69,600) for a total of $2,099,900 needed

for future improvements. This amount was divided by the projected number of new connections (1,302.5). **This calculation results in a park and trail impact fee of $1,612 per connection.** A summary of existing and proposed park and trail impact fees is shown in **Table 4.4**.

Table 4.4 Summary of Park and Trail Impact Fees

Proposed Impact Fee	Existing Impact Fee	Difference
$1,200	$1,612	$412

All park impact fees will be attributable to new residential, commercial, industrial, and institutional utility connections. Commercial, industrial, and institutional utility connections should be assessed on a case by case basis as some types of businesses will bring a higher volume of park users than others. The park impact fee cannot be assessed to new schools constructed within city limits. As an alternative to charging the full impact fee to new development, the City could use money obtained from bonus density to help construct these park and trail improvements. The City could still collect smaller impact fees to supplement the bonus density money with park and trail construction.

Ultimately, the decision has to be made by the City Council and should reflect the individual needs and desires of the community. The Park Impact Fee Facilities Plan and Impact Fee Analysis should also be updated every five years so the City can review progress and make any desirable changes.

5.0 WASTEWATER FACILITIES

5.1 Background

Hyde Park City owns and operates a wastewater collection system that services the residents of the city. The collection system has two main trunk lines, called the A line and B line, that convey wastewater flows to the outfall line that goes to the Logan lift station on 1200 West in Logan. The outfall line is shared with Smithfield City and Logan City. As shown in **Section 1.5**, Hyde Park City services about 2,025.8 wastewater equivalent residential units (ERUs) currently and is projected to have 3,658 ERUs in 2041.

5.2 Wastewater Collection System

The existing wastewater collection system is adequate for current demands on the system except for a portion of approximately 412 feet of the shared outfall line that is currently failing. Future flow projections indicate that shared outfall line will need to be upsized to handle future peak flows. Several other lines are necessary to service future development areas in the City. The following wastewater projects are recommended to be constructed in the next 20 years based on the findings from the 2021 Wastewater Collection Master Plan:

1. Shared outfall line replacement
2. 4400 North line
3. CMPO Road line
4. Canal line

5.3 Identified Wastewater Improvements

Cost estimates were prepared for each of the wastewater improvements shown in Section 5.2 that were identified in the 2021 Wastewater Collection Master Plan. The Wastewater Collection Master Plan and Impact Fee Analysis should be updated every five years so the City can review progress and make any necessary changes. A summary of all identified wastewater improvements with their associated costs is included in **Table 5.1**. An Engineer's Opinion of Probable cost for each improvement is included in **Appendix D**.

Table 5.1 Summary of Identified Wastewater Improvements

Improvement	Cost	Future Development Share	Future Development Cost
Shared Outfall Line Replacement	$3,415,191 (Hyde Park's Portion)	97.6%	$3,333,717
4400 North Line	$2,570,000	100%	$2,570,000
CMPO Road Line	$808,900	100%	$808,900
Total	**$6,794,091**	**98.8%**	**$6,712,617**

5.4 Wastewater Collection Impact Fee

Hyde Park City currently charges a wastewater collection impact fee based on the size of the water meter. The current impact fees are shown in Table 5.2.

Table 5.2 Existing Wastewater Collection Impact Fees

Water Meter Size	Existing Collection Impact Fee
¾"	$1,073
1"	$2,908
1 ½"	$6,190
2"	$9,942
3"	$20,072

In order to calculate the new recommended wastewater collection impact fee, the total cost attributable to future development in **Table 5.1** ($6,712,617) was divided by the projected number of new ERUs anticipated in the next 20 years (1,632.2). **This results in a new wastewater collection impact fee of $3,981 per ERU.** A summary of existing and proposed residential wastewater collection impact fees is shown in **Table 5.3**.

Table 5.3 Summary of Residential Wastewater Collection Impact Fees

Proposed Impact Fee (Per ERU)	Existing Impact Fee (¾" Meter)	Difference
$3,981	$1,073	$2,908

Sunrise recommends that the City assess wastewater collection impact fees to new connections based on the total number of ERUs for the connection instead of using the water meter size. This is the same way that Logan City is assessing the wastewater treatment impact fee. New residential connections are equal to one ERU. New commercial, industrial, and institutional connections submit an estimate of what their average wastewater flow will be to the City. This is divided by 245 gpd to estimate the number of ERUs for that connection. This ERU estimate is multiplied by $3,981.10 per ERU to get the wastewater collection impact fee for that connection. **This is in addition to the Logan City wastewater treatment impact fee of $2,433.**

6.0 CONCLUSIONS

6.1 Existing Impact Fees

The current Hyde Park City impact fees are shown in **Table 6.1**.

Table 6.1 Existing Impact Fees

Facility	Impact Fee per Unit
Water (¾" Water Meter)	$1,875
Water (1" Water Meter)	$3,189
Water (1 ½" Water Meter)	$6,190
Water (2" Water Meter)	$9,942
Water (3" Water Meter)	$20,072
Wastewater Collection (¾" Water Meter)	$1,073
Wastewater Collection (1" Water Meter)	$2,980
Wastewater Collection (1 ½" Water Meter)	$5,646
Wastewater Collection (2" Water Meter)	$9,068
Wastewater Collection (3" Water Meter)	$18,308
Wastewater Treatment (Per ERU, Paid to Logan City)	$2,433
Transportation (Per Building Permit)	$2,330
Parks and Trails (Per Building Permit)	$1,200
Total (¾" Water Meter/Residential)	**$8,911**

6.2 Proposed Impact Fees

The methodology for establishing the impact fees for water, transportation, parks, and wastewater facilities were discussed in Sections 2 through 5 of this analysis. Improvements and costs for these facilities were also discussed. A summary of the proposed impact fees for each facility is shown in **Table 6.2**.

Table 6.2 Proposed Impact Fees

Facility	Impact Fee per Unit	Existing Impact Fee (3/4" Meter)
Water (Per ERU)	$4,108	$1,875
Wastewater Collection Per ERU)	$3,981	$1,073
Wastewater Treatment (Per ERU, Paid to Logan City)	$2,433	$2,433
Transportation (Per Connection)	$2,356	$2,330
Parks and Trails (Per Connection)	$1,612	$1,200
Total (Residential)	**$14,490**	**$8,911**

It is up to the city council to set the actual impact fees for the separate facilities. The figures above are recommended impact fees based on improvements for the next 20 years established with engineering judgment.

Appendix A
Water Impact Fee Opinion of Probable Costs and Capital Facilities Map

SUNRISE ENGINEERING, INC.

CONSULTING ENGINEERS AND SURVEYORS

Opinion of Probable Costs

Project: Water Improvements 2020 - Hyde Park Canyon 2.0MG Tank

Owner: Hyde Park City

Date: 27-Jul-21

By: TMH

ITEM NO.	ITEM		QUANTITY	UNIT	UNIT PRICE	AMOUNT
	Construction					
1	Mobilization		1	LS	$ 75,000.00	$ 75,000.00
2	Clear and Grub		1	LS	$ 13,357.00	$ 13,357.00
3	Tank Earthwork		1	LS	$ 88,467.00	$ 88,467.00
4	Tank Electrical		1	LS	$ 34,540.00	$ 34,540.00
5	Subgrade Granular Fill		1,200	CY	$ 6.08	$ 7,296.00
6	Gravel Parking Area		1	LS	$ 48,722.00	$ 48,722.00
7	Material Sampling & Testing		1	LS	$ 5,470.00	$ 5,470.00
8	Chain Link Fence		720	LF	$ 51.46	$ 37,051.20
9	Re-Seeding		1	AC	$ 7,333.33	$ 5,500.00
10	Access Road		1	LS	$ 12,375.00	$ 12,375.00
11	12" PVC Pipe C-900 DR-18		180	LF	$ 68.83	$ 12,389.40
12	16" PVC Pipe C-900 DR-18		70	LF	$ 87.84	$ 6,148.80
13	Tank Meter Vault & Valve Pad		1	LS	$ 175,802.00	$ 175,802.00
14	AWWA D115 Concrete Water Tank (2.0 MG)		1	LS	$ 1,049,815	$ 1,049,815
		Subtotal				**$ 1,571,933.40**
15	Contingency (10%)		1	LS	$ 158,000	$ 158,000
	Construction Total					**$ 1,729,933.40**
	Professional Services					
16	Engineering Design		1	LS	$ 170,000	$ 170,000
17	Bidding		1	LS	$ 7,500	$ 7,500
18	Construction Management		1	LS	$ 142,500	$ 142,500
19	Legal and Bonding		1	LS	$ 10,000	$ 10,000
	Professional Services Total					**$ 330,000**
		TOTAL				**$ 2,059,933.40**

SUNRISE ENGINEERING, INC.

CONSULTING ENGINEERS AND SURVEYORS

Opinion of Probable Costs

Project: Water Improvements 2020 - Water Pipeline, Building, and PRV Vault

Owner: Hyde Park City

Date: 27-Jul-21

By: TMH

ITEM NO.	ITEM		QUANTITY	UNIT	UNIT PRICE	AMOUNT
	Construction					
1	Mobilization		1	LS	$ 81,722.00	$ 81,722.00
2	Imported Pipe Bedding		13,000	LF	$ 9.82	$ 127,660.00
3	10" PVC Pipe C-900 DR14		2,000	LF	$ 44.58	$ 89,160.00
4	8" PVC Pipe C-900 DR18		500	LF	$ 27.19	$ 13,595.00
5	10" DI Pipe Class 350		1,550	LF	$ 53.39	$ 82,754.50
6	16" DI Pipe Class 300		100	LF	$ 155.70	$ 15,570.00
7	12" PVC Pipe C-900 DR18		9,800	LF	$ 36.85	$ 361,130.00
8	16" PVC Pipe C-900 DR18		5,300	LF	$ 60.32	$ 319,696.00
9	Chlorinator Building Retrofits		1	LS	$ 13,568.00	$ 13,568.00
10	Greystone Pump House Building, Earthwork, Electrical, and Interior Piping		1	LS	$ 409,682.00	$ 409,682.00
11	Material Sampling & Testing		1	LS	$ 16,725.00	$ 16,725.00
12	Pipeline Re-Seeding		11,000	LF	$ 0.83	$ 9,130.00
13	Air/ Vacuum Relief Valve		4	EA	$ 9,568.00	$ 38,272.00
14	8" Gate Valve		1	EA	$ 1,770.00	$ 1,770.00
15	10" Gate Valve		4	EA	$ 2,323.75	$ 9,295.00
16	12" Gate Valve		7	EA	$ 3,128.58	$ 21,900.06
17	16" Butterfly Valve		4	EA	$ 5,353.00	$ 21,412.00
18	Pressure Reducing Valve Vault		1	EA	$ 101,717.00	$ 101,717.00
19	Access Road		1	LS	$ 4,387.00	$ 4,387.00
20	Suburface Investigation		40	HOUR	$ 171.20	$ 6,848.00
21	Removal of Bituminous Surface		50	SY	$ 17.26	$ 863.00
22	Replace 3" Bituminous Surface		50	SY	$ 1.94	$ 97.00
23	Tracer Wire Box		38	LS	$ 528.79	$ 20,094.02
24	Solid Rock Excavation		200	LF	$ 21.40	$ 4,280.00
25	48" HDPE Culvert		10	LF	$ 929.70	$ 9,297.00
26	Greystone Standby Generator and Transfer Switch		1	LS	$ 82,334.00	$ 82,334.00
		Subtotal				**$ 1,862,958.58**
27	Contingency (10%)		1	LS	$ 187,000	$ 187,000
		Construction Total				**$ 2,049,958.58**
	Professional Services					
28	Engineering Design		1	LS	$ 170,000	$ 170,000
29	Bidding		1	LS	$ 7,500	$ 7,500
30	Construction Management		1	LS	$ 142,500	$ 142,500
31	Land Acquisition		1	LS	$ 30,000	$ 30,000
32	Legal and Bonding		1	LS	$ 10,000	$ 10,000
		Professional Services Total				**$ 360,000**
		TOTAL				**$ 2,409,958.58**

SUNRISE ENGINEERING, INC.

CONSULTING ENGINEERS AND SURVEYORS

Opinion of Probable Costs

Project: Birch Spring Pipeline Replacement

Owner: Hyde Park City

Date: 27-Jul-21

By: TMH

ITEM NO.	ITEM		QUANTITY	UNIT	UNIT PRICE	AMOUNT
	Construction					
1	Mobilization		1	LS	$ 66,030.00	$ 66,030.00
2	Overflow Relocation		1	LS	$ 3,500.00	$ 3,500.00
3	Chlorine Building Retrofits		1	LS	$ 12,000.00	$ 12,000.00
4	12" DI Pipe Class 350		14,000	LF	$ 70.00	$ 980,000.00
5	12" Pressurized Irrigation Pipe		3,000	LF	$ 35.00	$ 105,000.00
	Construction Subtotal					**$ 1,166,530.00**
6	Contingency (15%)		15%	-	$ 174,979.50	$ 174,979.50
	Construction Total					**$ 1,341,509.50**
	Professional Services					
7	Engineering Design		1	LS	$ 55,000.00	$ 55,000.00
8	Land Acquisition		1	LS	$ 25,000.00	$ 25,000.00
9	Construction Administration and Partial Observation		1	LS	$ 15,000.00	$ 15,000.00
		TOTAL				**$ 1,436,509.50**

SUNRISE ENGINEERING, INC.

CONSULTING ENGINEERS AND SURVEYORS

Opinion of Probable Costs

Project: 100 West Well Trunkline

Owner: Hyde Park City

Date: 27-Jul-21

By: TMH

ITEM NO.	ITEM		QUANTITY	UNIT	UNIT PRICE	AMOUNT
	Construction					
1	Mobilization		1	LS	$ 8,280.00	$ 8,280.00
2	8" PVC C-900 DR-18 Pipe		1,900	LF	$ 45.00	$ 85,500.00
3	Waterline Connections and Fittings		1	LS	$ 12,000.00	$ 12,000.00
4	Driveway Repair		1,400	SF	$ 10.00	$ 14,000.00
5	Asphalt Road Repair		1,000	SF	$ 10.00	$ 10,000.00
6	Park Strip Landscape Repair		16,500	SF	$ 1.00	$ 16,500.00
	Construction Subtotal					**$ 146,280.00**
7	Contingency (15%)		15%	-	$ 21,942.00	$ 21,942.00
	Construction Total					**$ 168,222.00**
	Professional Services					
8	Engineering Design		1	LS	$ 12,000.00	$ 12,000.00
		TOTAL				**$ 180,222.00**

SUNRISE ENGINEERING, INC.

CONSULTING ENGINEERS AND SURVEYORS

Opinion of Probable Costs

Project: Lion's Park Pump Upgrade

Owner: Hyde Park City

Date: 27-Jul-21

By: TMH

ITEM NO.	ITEM		QUANTITY	UNIT	UNIT PRICE	AMOUNT
	Construction					
1	Mobilization		1	LS	$ 9,300.00	$ 9,300.00
2	50 HP Pump		2	LS	$ 30,000.00	$ 60,000.00
3	Building Piping and Connections		1	LS	$ 15,000.00	$ 15,000.00
4	Electrical Work		1	LS	$ 75,000.00	$ 75,000.00
5	AC Unit		1	LS	$ 5,000.00	$ 5,000.00
	Construction Subtotal					**$ 164,300.00**
6	Contingency (15%)		15%	-	$ 24,645.00	$ 24,645.00
	Construction Total					**$ 188,945.00**
	Professional Services					
7	Engineering Design		1	LS	$ 20,000.00	$ 20,000.00
		TOTAL				**$ 208,945.00**

SUNRISE ENGINEERING, INC.

CONSULTING ENGINEERS AND SURVEYORS

Opinion of Probable Costs

Project: Test Well Near East Side of Town

Owner: Hyde Park City

Date: 27-Jul-21

By: SLA

ITEM NO.	ITEM		QUANTITY	UNIT	UNIT PRICE	AMOUNT
	Construction					
1	Mobilization		1	LS	$ 18,000.00	$ 18,000
2	Mud Tanks and Site Work		1	LS	$ 6,000.00	$ 6,000
3	Drill 6" Hole		600	LF	$ 75.00	$ 45,000
4	Casing		600	LF	$ 25.00	$ 15,000
5	Down Hole Logging Suite		1	LS	$ 6,000.00	$ 6,000
6	Water Hauling		20	Load	$ 110.00	$ 2,200
7	Perform Test Pumping		12	Hrs	$ 300.00	$ 3,600
8	Rig Rate for Lost Circulation		10	Hrs	$ 375.00	$ 3,750
9	Perforating/ Formation Development		500	LF	$ 10.00	$ 5,000
	Subtotal					**$ 105,000**
10	Contingency (15%)		1	LS	$ 16,000	$ 16,000
	Construction Total					**$ 121,000**
	Professional Services					
11	Engineering Design		1	LS	$ 15,000.00	$ 15,000
12	PER , Start Card etc		1	LS	$ 10,000.00	$ 10,000
13	Bidding		1	LS	$ 10,000.00	$ 10,000
14	Construction Management		1	LS	$ 16,000.00	$ 16,000
15	Water Testing / Change Application		1	LS	$ 7,500.00	$ 7,500
16	Legal and Bonding		1	LS	$ 5,000.00	$ 5,000
	Professional Services Total					**$ 63,500**
	TOTAL					**$ 184,500**

SUNRISE ENGINEERING, INC.

CONSULTING ENGINEERS AND SURVEYORS

Opinion of Probable Costs

Project: New Well Near Hyde Park Canyon

Owner: Hyde Park City

Date: 27-Jul-21

By: SLA

ITEM NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
	Construction				
1	Mobilization	1	LS	$ 53,250	$ 53,250
2	Mud Tanks and Site Work	1	LS	$ 6,000	$ 6,000
3	Drill 18" Hole with Conductor Casing	50	LF	$ 250	$ 12,500
4	Drill 16" Hole	500	LF	$ 150	$ 75,000
5	Down Hole Logging Suite	1	LS	$ 6,000	$ 6,000
6	12" Casing	500	LF	$ 70	$ 35,000
7	12" Stainless Steel Screen	60	LS	$ 250	$ 15,000
8	Tremie Pipe	550	EA	$ 10	$ 5,500
9	Silica Gravel Pack	200	100# Bag	$ 60	$ 12,000
10	Silica Sand	5	100# Bag	$ 50	$ 250
11	Grout Seal	80	94# Bag	$ 45	$ 3,600
12	1" Water Level Tube	550	LF	$ 5	$ 2,750
13	Well Head Appurtenances	1	LS	$ 2,000	$ 2,000
14	8" Temporary Discharge Line	1	LS	$ 1,500	$ 1,500
15	Well Development	120	Hrs	$ 350	$ 42,000
16	Perform Test Pumping	48	Hrs	$ 250	$ 12,000
17	Disinfect Well	1	LS	$ 1,500	$ 1,500
18	Bentonite	20	50# Bag	$ 20	$ 400
19	Rig Rate for Lost Circulation	10	Hrs	$ 375	$ 3,750
20	8" Transmission Pipe to H.P.C Tank	2,500	LN FT	$ 40	$ 100,000
21	3 Phase Power (from GreyStone Subdivison)	1,500	LN FT	$ 22	$ 33,000
22	Wellhouse Building and Appurtenances	1	LS	$ 120,000	$ 120,000
23	60 HP Pump (600GPM @ 200 TDH)	1	LS	$ 30,000	$ 30,000
24	Chain Link Fence	240	LN FT	$ 25	$ 6,000
25	SCADA	1	Site	$ 15,000	$ 15,000
	Subtotal				**$ 594,000**
26	Contingency (20%)	1	LS	$ 90,000	$ 90,000
	Construction Total				**$ 684,000**
	Professional Services				
27	Engineering Design	1	LS	$ 55,000	$ 55,000
28	Bidding	1	LS	$ 10,000	$ 10,000
29	Construction Management	1	LS	$ 83,000	$ 83,000
30	Land Acquisition	1	LS	$ 100,000	$ 100,000
31	Legal and Bonding	1	LS	$ 15,000	$ 15,000
	Professional Services Total				**$ 263,000**
	TOTAL				**$ 947,000**

SUNRISE ENGINEERING, INC.

CONSULTING ENGINEERS AND SURVEYORS

Opinion of Probable Costs

Project: Post Office Well Pump Upgrade

Owner: Hyde Park City

Project No:

Date: 27-Jul-21

By: SLA

ITEM NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
	Construction				
					$ -
1	200 HP Pump (1350 GPM @ 330 TDH)	1	LS	$ 50,000.00	$ 50,000
2	Well House Piping and Appurtenances	1	LS	$ 20,000.00	$ 20,000
3	Soft Start Electrical Upgrades	1	LS	$ 35,000.00	$ 35,000
4	Scada System Upgrade	1	LS	$ 10,000.00	$ 10,000
	Subtotal				**$ 115,000**
5	Contingency (15%)	1	LS	$ 18,000	$ 18,000
	Construction Total				**$ 133,000**
	Professional Services				
6	Engineering Design	1	LS	$ 14,000.00	$ 14,000
7	Bidding	1	LS	$ 10,000.00	$ 10,000
8	Construction Management	1	LS	$ 11,000.00	$ 11,000
9	Legal and Bonding	1	LS	$ 14,000.00	$ 14,000
	Professional Services Total				**$ 49,000**
	TOTAL				**$ 182,000**

SUNRISE ENGINEERING, INC.

CONSULTING ENGINEERS AND SURVEYORS

Opinion of Probable Costs

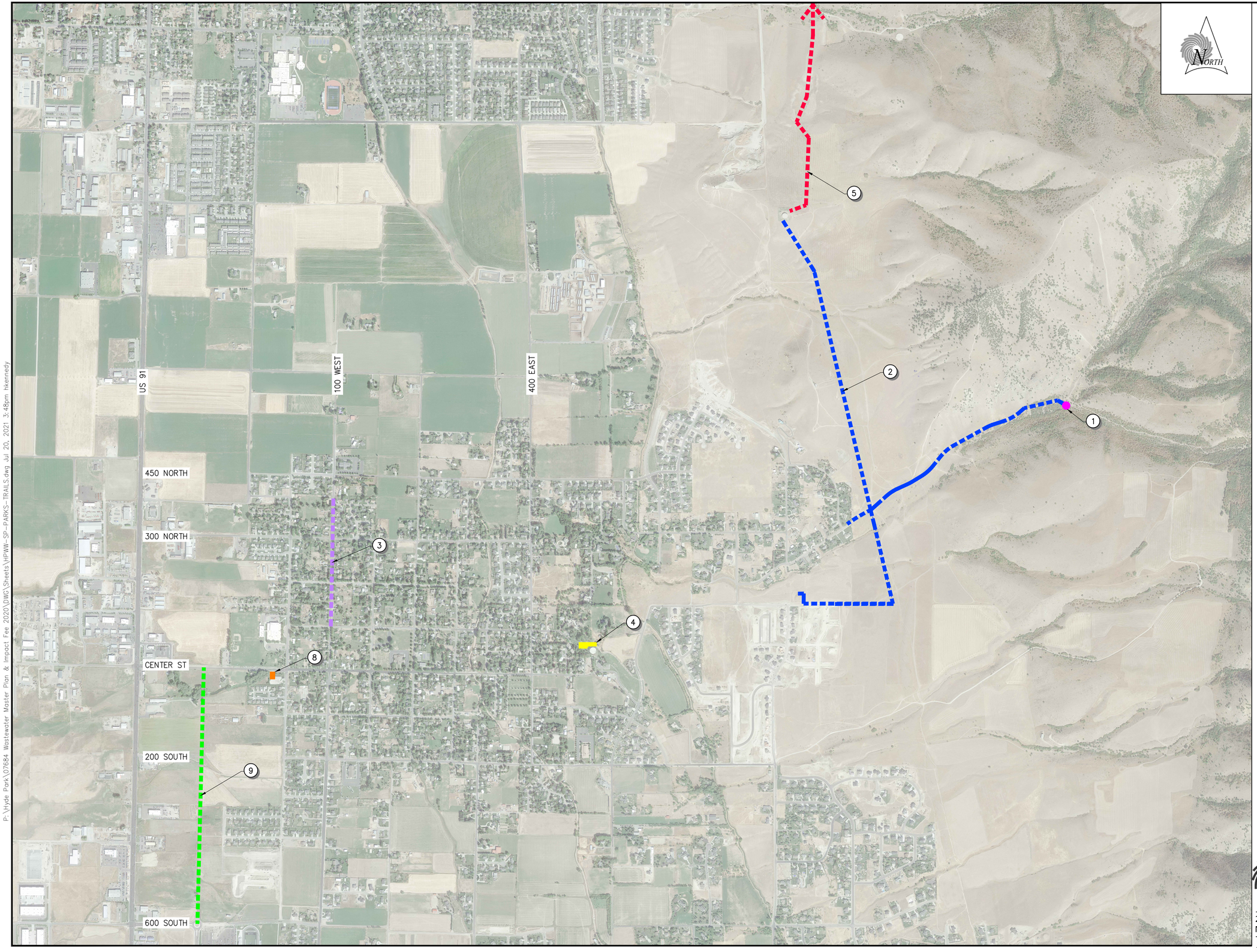
Project: CMPO Road Waterline

Owner: Hyde Park City

Date: 27-Jul-21

By: RBP

ITEM NO.	ITEM		QUANTITY	UNIT	UNIT PRICE	AMOUNT
	Construction					
1	8" Water Main C900 (Bedding/Backfill Incl.)		4150	LN.FT.	$ 44.00	$ 182,600.00
2	8" Water Valves		8	EA	$ 2,000.00	$ 16,000.00
3	Fire Hydrant Assemblies		5	EA	$ 6,000.00	$ 30,000.00
4	Fittings (22.5,45,90, etc.)		8	EA	$ 1,100.00	$ 8,800.00
5	Water Connection - Existing System		2	EA	$ 2,400.00	$ 4,800.00
6	Water Line Canal Crossing and Repair		2	L.S.	$ 8,500.00	$ 17,000.00
	Construction Subtotal					**$ 242,200.00**
7	Contingency (15%)		15%	-	$ 36,330.00	$ 36,330.00
	Construction Total					**$ 278,530.00**



NORTH

LEGEND

1. WATER IMPROVEMENT PROJECT 2020– HYDE PARK CANYON 2.0 MG TANK
2. WATER IMPROVEMENT PROJECT 2020– PIPELINE, PRV, AND BOOSTER PUMP STATION
3. 100 WEST WELL TRUNK LINE
4. LION'S PARK PUMP UPGRADE
5. BIRCH SPRING PIPELINE REPLACEMENT (CONTINUES NORTH TO BIRCH CANYON)
6. TEST WELL FOR UPPER PRESSURE ZONES (LOCATION TBD)
7. NEW WELL FOR UPPER PRESSURE ZONES (LOCATION TBD)
8. POST OFFICE WELL PUMP UPGRADE
9. CMPO WOLFPACK WAY WATERLINES

SUNRISE ENGINEERING
2100 NORTH MAIN STREET
NORTH LOGAN, UTAH 84341
TEL 435.563.3734
www.sunrise-eng.com

P:\Hyde Park\07684 Wastewater Master Plan & Impact Fee 2020\DWG\Sheets\HPWW-SP-PARKS-TRAILS.dwg Jul 20, 2021 3:48pm hkennedy

Appendix B
Transportation Impact Fee Opinion of Probable Costs and Capital Facilities Map

SUNRISE ENGINEERING, INC.

CONSULTING ENGINEERS AND SURVEYORS

Estimated Project Budget

Project:	CMPO Wolfpack Way - Phase 1	Project No:	S07684
	600 South to Hyde Park Lane	Estimate Date:	9-Jun-21
		Project Year:	2022
Owner:	Hyde Park City	By:	RBP

ITEM NO.	ITEM		QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT
	General					
1	Mobilization (8%)		1	L.S.	$ 181,744	$ 181,800
2	Traffic Control		1	L.S.	$ 15,000	$ 15,000
3	Erosion Control/SWPPP		1	L.S.	$ 15,000	$ 15,000
4	Materials Testing		1	L.S.	$ 25,000	$ 25,000
5	Survey Services		1	L.S.	$ 45,000	$ 45,000
6	Utility Pothole		10	EA	$ 250	$ 2,500
					SUB-TOTAL	**$ 284,300**
	Demolition and Earthwork					
7	Strip and Stockpile Topsoil (8")		420,000	SQ.FT	$ 0.25	$ 105,000
8	Clearing and Grubbing		420,000	SQ.FT	$ 0.15	$ 63,000
9	Roadway Excavation and Embankment		5,500	CU.YD.	$ 35.00	$ 193,000
10	Swale Excavation		8,500	LN.FT.	$ 1.25	$ 11,000
11	Sawcut Asphalt		150	LN.FT.	$ 1.20	$ 200
12	Removal of Asphalt		11,500	SQ.FT	$ 0.35	$ 4,100
13	Removal of Curb, Gutter, Sidewalk		400	LN.FT.	$ 3.00	$ 1,200
14	Removal of Fence		4,750	LN.FT.	$ 0.75	$ 3,600
14	Fill in Irrigation Ditches		1	L.S.	$ 2,500.00	$ 2,500
15	Removal of Trees		15	EA	$ 300.00	$ 4,500
					SUB-TOTAL	**$ 388,100**
	Roadway Improvements					
16	4" HMA (PG 58-28)		170,000	SQ.FT	$ 2.25	$ 390,000
17	1" Minus Untreated Base Course (6" thick)		3,100	CU.YD.	$ 45.00	$ 140,000
18	3" Minus Granular Borrow (15" thick)		7,700	CU.YD.	$ 32.00	$ 247,000
19	Imported Road Base Borrow (6" Minus)		7,250	CU.YD.	$ 25.00	$ 182,000
20	Signage		15	EA	$ 700.00	$ 10,500
21	4" Solid White Line		8,500	LN.FT.	$ 0.40	$ 3,400
22	Double Yellow Line		8,500	LN.FT.	$ 0.70	$ 6,000
23	Crosswalk Striping		1	EA	$ 300.00	$ 300
					SUB-TOTAL	**$ 979,200**
	Pedestrian Underpass Bridge					
24	Contech Pedestrian Underpass Bridge		1	L.S.	$ 95,000.00	$ 95,000
25	Structural Fill (12" Thick)		100	CU.YD.	$ 45.00	$ 4,500
26	Excavation and Embankment		3,000	CU.YD.	$ 32.00	$ 96,000
27	Retaining Wall		1	L.S.	$ 25,000.00	$ 25,000
28	Concrete Sidewalk Walking Trail (Inc UTBC)		500	SQ.FT	$ 13.00	$ 6,500
28	16" Riprap		400	SQ.FT	$ 7.50	$ 3,000
					SUB-TOTAL	**$ 230,000**

	Hyde Park Lane Roundabout						
29	30" Conc. Curb & Gutter (Inc UTBC)		1,080	LN.FT.	$	35.00	$ 38,000
30	Standard Concrete (Inc UTBC)		7,700	SQ.FT	$	6.75	$ 52,000
31	Heavy Duty Concrete (Inc UTBC)		4,200	SQ.FT	$	15.00	$ 63,000
32	Mountable Curb (Inc UTBC)		370	LN.FT.	$	35.00	$ 13,000
33	12" Ribbon Curb (Inc UTBC)		210	LN.FT.	$	30.00	$ 6,300
34	Island Median Curb		650	LN.FT.	$	25.00	$ 16,300
35	Concrete Median Filler		2,240	SQ.FT	$	6.00	$ 13,500
36	Plowable End Section (Inc UTBC)		10	EA	$	2,000.00	$ 20,000
37	4" HMA (PG 58-28)		33,600	SQ.FT	$	2.25	$ 76,000
38	1" Minus Untreated Base Course (6" thick)		630	CU.YD.	$	45.00	$ 28,400
39	3" Minus Granular Borrow (15" thick)		1,580	CU.YD.	$	32.00	$ 51,000
40	Pedestrian ADA Ramps (Inc UTBC)		8	EA	$	3,500.00	$ 28,000
41	Pedestrian Refuge Islands (Inc UTBC)		4	EA	$	2,500.00	$ 10,000
42	Signage		22	EA	$	750.00	$ 16,500
43	Thermoplast Yield Triangles		32	EA	$	50.00	$ 2,000
44	Landscape Rock and Weed Barrier		2,170	SQ.FT	$	2.15	$ 4,700
45	Stub 1" Water for Irrigation to Roundabout		1	EA	$	1,750.00	$ 1,800
46	2" Electrical Conduit		350	LN.FT.	$	15.00	$ 5,300
47	Crosswalk Striping		4	EA	$	300.00	$ 1,200
48	Flashing Lights		1	L.S.	$	10,000.00	$ 10,000
						SUB-TOTAL	**$ 457,000**
	Landscaping/Fencing						
49	4" Topsoil in Park Strip		64,000	SQ.FT	$	0.30	$ 19,200
50	Hydroseed Park Strip		64,000	SQ.FT	$	0.15	$ 9,600
51	Fencing		4,750	LN.FT.	$	6.00	$ 29,000
						SUB-TOTAL	**$ 57,800**
	Storm Drain Improvements						
52	24" ABS Pipe		60	LN.FT.	$	65.00	$ 3,900
53	ABS Canal End Section		2	EA	$	500.00	$ 1,000
54	12" Riprap		100	SQ.FT	$	5.00	$ 500
						SUB-TOTAL	**$ 5,400**
	Irrigation Improvements						
55	24" ABS Pipe		60	LN.FT.	$	65.00	$ 4,000
56	ABS Canal End Section		2	EA	$	500.00	$ 1,000
57	12" Riprap		100	SQ.FT	$	5.00	$ 500
58	Imported Road Base Borrow (6" Minus)		1,850	CU.YD.	$	25.00	$ 46,300
						SUB-TOTAL	**$ 51,800**
59	**Construction Subtotal**						**$ 2,453,600**
60	Contingency 15%		1	L.S.	$	370,000	$ 370,000
61	**Construction Total**						**$ 2,823,600**
	Professional Services & Project Incidentals						
62	Engineering Design	7.0%	1	L.S.	$	200,000	$ 200,000
63	Construction Administration & Management	8.0%	1	L.S.	$	230,000	$ 230,000
64	Permitting/Wetlands		1	L.S.	$	35,000	$ 35,000
65	Environmental Reassessment		1	L.S.	$	35,000	$ 35,000
66	Land Acquisition		500,000	SQ.FT	$	1.60	$ 800,000

67	Land Procurement		1	L.S.	$ 105,000	$ 105,000
68	Legal, Bonding, & Fiscal		1	L.S.	$ 35,000	$ 35,000
69	Geotechnical Report		1	L.S.	$ 20,000	$ 20,000
70	Wetland Mitigation		1	L.S.	$ 150,000	$ 150,000
71	**Professional Subtotal**					$ 1,610,000
72	**TOTAL**					**$ 4,433,600**

SUNRISE ENGINEERING, INC.

CONSULTING ENGINEERS AND SURVEYORS

Estimated Project Budget

Project:	CMPO Wolfpack Way - Phase 2	Project No:	S07684
	Hyde Park Lane to 4400 North	Estimate Date:	27-Jul-21
		Project Year:	2039
Owner:	Hyde Park City	By:	SDT

ITEM NO.	ITEM		QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT
	General					
1	Mobilization (8%)		1	L.S.	$ 180,000	$ 180,000
2	Traffic Control		1	L.S.	$ 20,000	$ 20,000
3	Erosion Control/SWPPP		1	L.S.	$ 20,000	$ 20,000
4	Materials Testing		1	L.S.	$ 32,000	$ 32,000
5	Survey Services		1	L.S.	$ 52,000	$ 52,000
6	Utility Pothole		12	EA	$ 250	$ 3,000
					SUB-TOTAL	**$ 307,000**
	Demolition and Earthwork					
7	Strip and Stockpile Topsoil (8")		535,410	SQ.FT	$ 0.25	$ 134,000
8	Clearing and Grubbing		535,410	SQ.FT	$ 0.15	$ 81,000
9	Roadway Excavation and Embankment		8,800	CU.YD.	$ 35.00	$ 308,000
10	Swale Excavation		13,220	LN.FT.	$ 1.25	$ 17,000
					SUB-TOTAL	**$ 540,000**
	Roadway Improvements					
11	4" HMA (PG 58-28)		257,790	SQ.FT	$ 2.25	$ 590,000
12	1" Minus Untreated Base Course (6" thick)		4,770	CU.YD.	$ 45.00	$ 220,000
13	3" Minus Granular Borrow (15" thick)		11,930	CU.YD.	$ 32.00	$ 382,000
14	Imported Road Base Borrow (6" Minus)		12,670	CU.YD.	$ 25.00	$ 317,000
15	Signage		1	L.S.	$ 12,000	$ 12,000
16	Striping		1	L.S.	$ 12,000	$ 12,000
					SUB-TOTAL	**$ 1,533,000**
	Landscaping					
17	4" Topsoil in Park Strip		105,760	SQ.FT	$ 0.30	$ 31,800
18	Hydroseed Park Strip		105,760	SQ.FT	$ 0.15	$ 15,900
					SUB-TOTAL	**$ 47,700**
19	**Construction Subtotal**					**$ 2,427,700**
20	Contingency 15%		1	L.S.	$ 370,000	$ 370,000
21	**Construction Total**					**$ 2,797,700**
	Professional Services & Project Incidentals					
22	Engineering Design	7.0%	1	L.S.	$ 200,000	$ 200,000
23	Construction Administration & Management	8.0%	1	L.S.	$ 230,000	$ 230,000
24	Permitting/Wetlands		1	L.S.	$ 35,000	$ 35,000
25	Environmental Reassessment		1	L.S.	$ 35,000	$ 35,000
26	Land Acquisition		530,000	SQ.FT	$ 1.60	$ 850,000

27	Land Procurement		1	L.S.	$ 100,000	$ 100,000
28	Legal, Bonding, & Fiscal		1	L.S.	$ 35,000	$ 35,000
29	Geotechnical Report		1	L.S.	$ 25,000	$ 25,000
30	Wetland Mitigation		1	L.S.	$ 200,000	$ 200,000
31	**Professional Subtotal**					$ 1,710,000
32	**TOTAL**					**$ 4,507,700**

SUNRISE ENGINEERING, INC.

CONSULTING ENGINEERS AND SURVEYORS

Estimated Project Budget

Project:	CMPO 700 East	Project No:	S07684
		Estimate Date:	27-Jul-21
		Project Year:	2028
Owner:	Hyde Park City	By:	SDT

ITEM NO.	ITEM		QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT
	General					
1	Mobilization (8%)		1	L.S.	$ 120,000	$ 120,000
2	Traffic Control		1	L.S.	$ 15,000	$ 15,000
3	Erosion Control/SWPPP		1	L.S.	$ 15,000	$ 15,000
4	Materials Testing		1	L.S.	$ 25,000	$ 25,000
5	Survey Services		1	L.S.	$ 45,000	$ 45,000
6	Utility Pothole		12	EA	$ 250	$ 3,000
					SUB-TOTAL	**$ 223,000**
	Demolition and Earthwork					
7	Strip and Stockpile Topsoil (8")		350,325	SQ.FT	$ 0.25	$ 88,000
8	Clearing and Grubbing		350,325	SQ.FT	$ 0.15	$ 53,000
9	Roadway Excavation and Embankment		5,800	CU.YD.	$ 35.00	$ 203,000
10	Swale Excavation		8,650	LN.FT.	$ 1.25	$ 11,000
					SUB-TOTAL	**$ 355,000**
	Roadway Improvements					
11	4" HMA (PG 58-28)		168,675	SQ.FT	$ 2.25	$ 380,000
12	1" Minus Untreated Base Course (6" thick)		3,120	CU.YD.	$ 45.00	$ 150,000
13	3" Minus Granular Borrow (15" thick)		7,810	CU.YD.	$ 32.00	$ 250,000
14	Imported Road Base Borrow (6" Minus)		8,290	CU.YD.	$ 25.00	$ 208,000
15	Signage		1	L.S.	$ 8,000	$ 8,000
16	Striping		1	L.S.	$ 8,000	$ 8,000
					SUB-TOTAL	**$ 1,004,000**
	Landscaping					
17	4" Topsoil in Park Strip		69,200	SQ.FT	$ 0.30	$ 20,800
18	Hydroseed Park Strip		69,200	SQ.FT	$ 0.15	$ 10,400
					SUB-TOTAL	**$ 31,200**
19	**Construction Subtotal**					**$ 1,613,200**
20	Contingency 15%		1	L.S.	$ 250,000	$ 250,000
21	**Construction Total**					**$ 1,863,200**
	Professional Services & Project Incidentals					
22	Engineering Design	7.0%	1	L.S.	$ 140,000	$ 140,000
23	Construction Administration & Management	8.0%	1	L.S.	$ 150,000	$ 150,000
24	Environmental Reassessment		1	L.S.	$ 35,000	$ 35,000
25	Land Acquisition		350,000	SQ.FT	$ 1.60	$ 560,000
26	Land Procurement		1	L.S.	$ 100,000	$ 60,000

27	Legal, Bonding, & Fiscal		1	L.S.	$ 20,000	$ 20,000
28	Geotechnical Report		1	L.S.	$ 13,000	$ 13,000
29	**Professional Subtotal**					$ 978,000
30	**TOTAL**					**$ 2,841,200**

SUNRISE ENGINEERING, INC.

CONSULTING ENGINEERS AND SURVEYORS

Estimated Project Budget

Project:	CMPO 200 West	Project No:	S07684
		Estimate Date:	27-Jul-21
		Project Year:	2036
Owner:	Hyde Park City	By:	SDT

ITEM NO.	ITEM		QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT
	General					
1	Mobilization (8%)		1	L.S.	$ 222,000	$ 222,000
2	Traffic Control		1	L.S.	$ 20,000	$ 20,000
3	Erosion Control/SWPPP		1	L.S.	$ 20,000	$ 20,000
4	Materials Testing		1	L.S.	$ 32,000	$ 32,000
5	Survey Services		1	L.S.	$ 52,000	$ 52,000
6	Utility Pothole		12	EA	$ 250	$ 3,000
					SUB-TOTAL	**$ 349,000**
	Demolition and Earthwork					
7	Strip and Stockpile Topsoil (8")		517,590	SQ.FT	$ 0.25	$ 130,000
8	Clearing and Grubbing		517,590	SQ.FT	$ 0.15	$ 78,000
9	Roadway Excavation and Embankment		8,500	CU.YD.	$ 35.00	$ 298,000
					SUB-TOTAL	**$ 506,000**
	Roadway Improvements					
10	4" HMA (PG 58-28)		287,550	SQ.FT	$ 2.25	$ 650,000
11	1" Minus Untreated Base Course (6" thick)		5,330	CU.YD.	$ 45.00	$ 240,000
12	3" Minus Granular Borrow (15" thick)		13,310	CU.YD.	$ 32.00	$ 426,000
13	Imported Road Base Borrow (6" Minus)		14,140	CU.YD.	$ 25.00	$ 354,000
14	30" Conc. Curb & Gutter (Inc UTBC)		12,780	LN.FT.	$ 35.00	$ 447,300
15	Signage		1	L.S.	$ 8,000	$ 8,000
16	Striping		1	L.S.	$ 8,000	$ 8,000
					SUB-TOTAL	**$ 2,133,300**
17	**Construction Subtotal**					**$ 2,988,300**
18	Contingency 15%		1	L.S.	$ 450,000	$ 450,000
19	**Construction Total**					**$ 3,438,300**
	Professional Services & Project Incidentals					
20	Engineering Design	7.0%	1	L.S.	$ 250,000	$ 250,000
21	Construction Administration & Management	8.0%	1	L.S.	$ 280,000	$ 280,000
22	Permitting/Wetlands		1	L.S.	$ 35,000	$ 35,000
23	Environmental Reassessment		1	L.S.	$ 35,000	$ 35,000
24	Land Acquisition		290,000	SQ.FT	$ 1.60	$ 470,000
25	Land Procurement		1	L.S.	$ 100,000	$ 50,000
26	Legal, Bonding, & Fiscal		1	L.S.	$ 35,000	$ 35,000
27	Geotechnical Report		1	L.S.	$ 25,000	$ 25,000

28	**Professional Subtotal**				$	1,180,000
29	**TOTAL**				**$**	**4,618,300**

SUNRISE ENGINEERING, INC.

CONSULTING ENGINEERS AND SURVEYORS

Estimated Project Budget

Project:	CMPO 450 North	Project No:	S07684
	US 91 to 300 West	Estimate Date:	27-Jul-21
		Project Year:	2031
Owner:	Hyde Park City	By:	SDT

ITEM NO.	ITEM		QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT
	General					
1	Mobilization (8%)		1	L.S.	$ 61,000	$ 61,000
2	Traffic Control		1	L.S.	$ 10,000	$ 10,000
3	Erosion Control/SWPPP		1	L.S.	$ 8,000	$ 8,000
4	Materials Testing		1	L.S.	$ 60,000	$ 60,000
5	Survey Services		1	L.S.	$ 20,000	$ 20,000
6	Utility Pothole		12	EA	$ 250	$ 3,000
					SUB-TOTAL	**$ 162,000**
	Demolition and Earthwork					
7	Strip and Stockpile Topsoil (8")		137,185	SQ.FT	$ 0.25	$ 35,000
8	Clearing and Grubbing		137,185	SQ.FT	$ 0.15	$ 21,000
9	Roadway Excavation and Embankment		2,400	CU.YD.	$ 35.00	$ 84,000
10	Swale Excavation		3,650	LN.FT.	$ 1.25	$ 5,000
					SUB-TOTAL	**$ 145,000**
	Roadway Improvements					
11	4" HMA (PG 58-28)		81,825	SQ.FT	$ 2.25	$ 190,000
12	1" Minus Untreated Base Course (6" thick)		1,520	CU.YD.	$ 45.00	$ 70,000
13	3" Minus Granular Borrow (15" thick)		3,790	CU.YD.	$ 32.00	$ 122,000
14	Imported Road Base Borrow (6" Minus)		4,030	CU.YD.	$ 25.00	$ 101,000
15	Signage		1	L.S.	$ 6,000	$ 6,000
16	Striping		1	L.S.	$ 6,000	$ 6,000
					SUB-TOTAL	**$ 495,000**
	Landscaping					
17	4" Topsoil in Park Strip		29,200	SQ.FT	$ 0.30	$ 8,800
18	Hydroseed Park Strip		29,200	SQ.FT	$ 0.15	$ 4,400
					SUB-TOTAL	**$ 13,200**
19	**Construction Subtotal**					**$ 815,200**
20	Contingency 15%		1	L.S.	$ 130,000	$ 130,000
21	**Construction Total**					**$ 945,200**
	Professional Services & Project Incidentals					
22	Engineering Design	7.0%	1	L.S.	$ 67,000	$ 67,000
23	Construction Administration & Management	8.0%	1	L.S.	$ 76,000	$ 76,000
24	Permitting		1	L.S.	$ 10,000	$ 10,000
25	Environmental Reassessment		1	L.S.	$ 10,000	$ 10,000
26	Land Acquisition		140,000	SQ.FT	$ 1.60	$ 230,000

27	Land Procurement		1	L.S.	$ 40,000	$ 40,000
28	Legal, Bonding, & Fiscal		1	L.S.	$ 15,000	$ 15,000
29	Geotechnical Report		1	L.S.	$ 10,000	$ 10,000
30	**Professional Subtotal**					$ 458,000
31	**TOTAL**					**$ 1,403,200**

SUNRISE ENGINEERING, INC.

CONSULTING ENGINEERS AND SURVEYORS

Estimated Project Budget

Project:	200 South	Project No:	S07684
	US 91 to 200 West	Estimate Date:	27-Jul-21
		Project Year:	2033
Owner:	Hyde Park City	By:	SDT

ITEM NO.	ITEM		QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT
	General					
1	Mobilization (8%)		1	L.S.	$ 82,000	$ 82,000
2	Traffic Control		1	L.S.	$ 20,000	$ 20,000
3	Erosion Control/SWPPP		1	L.S.	$ 10,000	$ 10,000
4	Materials Testing		1	L.S.	$ 160,000	$ 160,000
5	Survey Services		1	L.S.	$ 30,000	$ 30,000
6	Utility Pothole		12	EA	$ 250	$ 3,000
					SUB-TOTAL	**$ 305,000**
	Demolition and Earthwork					
7	Strip and Stockpile Topsoil (8")		164,820	SQ.FT	$ 0.25	$ 42,000
8	Clearing and Grubbing		164,820	SQ.FT	$ 0.15	$ 25,000
9	Roadway Excavation and Embankment		3,300	CU.YD.	$ 35.00	$ 116,000
10	Swale Excavation		4,920	LN.FT.	$ 1.25	$ 7,000
					SUB-TOTAL	**$ 190,000**
	Roadway Improvements					
11	4" HMA (PG 58-28)		95,940	SQ.FT	$ 2.25	$ 220,000
12	1" Minus Untreated Base Course (6" thick)		1,780	CU.YD.	$ 45.00	$ 90,000
13	3" Minus Granular Borrow (15" thick)		4,440	CU.YD.	$ 32.00	$ 143,000
14	Imported Road Base Borrow (6" Minus)		4,720	CU.YD.	$ 25.00	$ 118,000
15	Signage		1	L.S.	$ 6,000	$ 6,000
16	Striping		1	L.S.	$ 6,000	$ 6,000
					SUB-TOTAL	**$ 583,000**
	Landscaping					
17	4" Topsoil in Park Strip		39,360	SQ.FT	$ 0.30	$ 11,900
18	Hydroseed Park Strip		39,360	SQ.FT	$ 0.15	$ 6,000
					SUB-TOTAL	**$ 17,900**
19	**Construction Subtotal**					**$ 1,095,900**
20	Contingency 15%		1	L.S.	$ 170,000	$ 170,000
21	**Construction Total**					**$ 1,265,900**
	Professional Services & Project Incidentals					
22	Engineering Design	7.0%	1	L.S.	$ 90,000	$ 90,000
23	Construction Administration & Management	8.0%	1	L.S.	$ 110,000	$ 110,000
24	Permitting/Wetlands		1	L.S.	$ 25,000	$ 35,000
25	Environmental Reassessment		1	L.S.	$ 30,000	$ 30,000
26	Land Acquisition		170,000	SQ.FT	$ 1.60	$ 280,000

27	Land Procurement		1	L.S.	$ 70,000	$ 70,000
28	Legal, Bonding, & Fiscal		1	L.S.	$ 35,000	$ 35,900
29	Geotechnical Report		1	L.S.	$ 20,000	$ 20,000
30	Wetland Mitigation		1	L.S.	$ 150,000	$ 150,000
31	**Professional Subtotal**					$ 820,900
32	**TOTAL**					**$ 2,086,800**

SUNRISE ENGINEERING, INC.

CONSULTING ENGINEERS AND SURVEYORS

Estimated Project Budget

Project:	1000 East	Project No:	S07684
	Canyon Road to New Development	Estimate Date:	27-Jul-21
		Project Year:	2022
Owner:	Hyde Park City	By:	SDT

ITEM NO.	ITEM		QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT
	General					
1	Mobilization (8%)		1	L.S.	$ 9,000	$ 9,000
2	Traffic Control		1	L.S.	$ 3,000	$ 3,000
3	Erosion Control		1	L.S.	$ 2,000	$ 2,000
4	Materials Testing		1	L.S.	$ 15,000	$ 15,000
5	Survey Services		1	L.S.	$ 5,000	$ 5,000
6	Utility Pothole		2	EA	$ 250	$ 500
					SUB-TOTAL	**$ 34,500**
	Demolition and Earthwork					
7	Strip and Stockpile Topsoil (8")		13,735	SQ.FT	$ 0.25	$ 4,000
8	Clearing and Grubbing		13,735	SQ.FT	$ 0.15	$ 3,000
9	Roadway Excavation and Embankment		300	CU.YD.	$ 35.00	$ 11,000
10	Swale Excavation		410	LN.FT.	$ 1.25	$ 1,000
					SUB-TOTAL	**$ 19,000**
	Roadway Improvements					
11	4" HMA (PG 58-28)		7,995	SQ.FT	$ 2.25	$ 20,000
12	1" Minus Untreated Base Course (6" thick)		150	CU.YD.	$ 45.00	$ 10,000
13	3" Minus Granular Borrow (15" thick)		370	CU.YD.	$ 32.00	$ 12,000
14	Imported Road Base Borrow (6" Minus)		390	CU.YD.	$ 25.00	$ 10,000
15	Signage		1	L.S.	$ 2,000	$ 2,000
16	Striping		1	L.S.	$ 2,000	$ 2,000
					SUB-TOTAL	**$ 56,000**
	Landscaping					
17	4" Topsoil in Park Strip		3,280	SQ.FT	$ 0.30	$ 1,000
18	Hydroseed Park Strip		3,280	SQ.FT	$ 0.15	$ 500
					SUB-TOTAL	**$ 1,500**
19	**Construction Subtotal**					**$ 111,000**
20	Contingency 15%		1	L.S.	$ 20,000	$ 20,000
21	**Construction Total**					**$ 131,000**
	Professional Services & Project Incidentals					
22	Engineering Design	7.0%	1	L.S.	$ 10,000	$ 10,000
23	Construction Administration & Management	8.0%	1	L.S.	$ 20,000	$ 20,000
24	Legal, Bonding, & Fiscal		1	L.S.	$ 2,000	$ 2,000
25	**Professional Subtotal**					$ 32,000

26		**TOTAL**				**$ 163,000**

SUNRISE ENGINEERING, INC.

CONSULTING ENGINEERS AND SURVEYORS

Detailed Project Budget

Project:	200 South & 400 East	Project No:	S07684
	Intersection Improvements	Estimate Date:	27-Jul-21
		Project Year:	2024
Owner:	Hyde Park City	By:	SDT

ITEM NO.	ITEM		QUANTITY	UNIT	UNIT PRICE	TOTAL PROJECT AMOUNT
	Construction					
1	Mobilization (8%)		1	L.S.	$ 41,000	$ 41,000
2	Traffic Control		1	L.S.	$ 12,000	$ 12,000
3	Intersection Improvements		1	L.S.	$ 500,000	$ 500,000
4	**Construction Subtotal**					**$ 553,000**
5	Contingency 20%		1	L.S.	$ 111,000	$ 111,000
6	**Construction Total**					**$ 664,000**
	Professional Services & Project Incidentals					
7	Engineering Design	7.0%	1	L.S.	$ 47,000	$ 47,000
8	Construction Management	8.0%	1	L.S.	$ 54,000	$ 54,000
9	Legal, Bonding, & Fiscal	1.1%	1	L.S.	$ 7,000	$ 7,000
10	Land Acquisition	0.0%	1	LN.FT.	$ 400,000	$ 400,000
11	**Professional Services Total**					$ 508,000
12	**TOTAL**					**$ 1,172,000**

SUNRISE ENGINEERING, INC.

CONSULTING ENGINEERS AND SURVEYORS

Estimated Project Budget

Project:	Hyde Park Lane & 400 East Roundabout	Project No:	S07684
		Estimate Date:	27-Jul-21
		Project Year:	2026
Owner:	Hyde Park City	By:	RBP

ITEM NO.	ITEM		QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT
	General					
1	Mobilization (8%)		1	L.S.	$ 24,680	$ 24,700
2	Traffic Control		1	L.S.	$ 10,000	$ 10,000
3	Erosion Control/SWPPP		1	L.S.	$ 8,000	$ 8,000
4	Materials Testing		1	L.S.	$ 10,000	$ 10,000
5	Survey Services		1	L.S.	$ 15,000	$ 15,000
6	Utility Pothole		10	EA	$ 250	$ 2,500
					SUB-TOTAL	**$ 70,200**
	Demolition and Earthwork					
7	Sawcut Asphalt		80	LN.FT.	$ 1.20	$ 100
8	Removal of Asphalt		11,500	SQ.FT	$ 0.35	$ 4,100
					SUB-TOTAL	**$ 4,200**
	Roundabout					
9	30" Conc. Curb & Gutter (Inc UTBC)		500	LN.FT.	$ 35.00	$ 18,000
10	Standard Concrete (Inc UTBC)		3,520	SQ.FT	$ 6.75	$ 24,000
11	Heavy Duty Concrete (Inc UTBC)		1,920	SQ.FT	$ 15.00	$ 29,000
12	Mountable Curb (Inc UTBC)		170	LN.FT.	$ 35.00	$ 6,000
13	12" Ribbon Curb (Inc UTBC)		100	LN.FT.	$ 30.00	$ 3,000
14	Island Median Curb		300	LN.FT.	$ 25.00	$ 7,500
15	Concrete Median Filler		1,030	SQ.FT	$ 6.00	$ 6,200
16	Plowable End Section (Inc UTBC)		10	EA	$ 2,000.00	$ 20,000
17	4" HMA (PG 58-28)		15,360	SQ.FT	$ 2.25	$ 35,000
18	1" Minus Untreated Base Course (6" thick)		290	CU.YD.	$ 45.00	$ 13,100
19	3" Minus Granular Borrow (15" thick)		720	CU.YD.	$ 32.00	$ 24,000
20	Pedestrian ADA Ramps (Inc UTBC)		8	EA	$ 3,500.00	$ 28,000
21	Pedestrian Refuge Islands (Inc UTBC)		4	EA	$ 2,500.00	$ 10,000
22	Signage		22	EA	$ 750.00	$ 16,500
23	Thermoplast Yield Triangles		32	EA	$ 50.00	$ 2,000
24	2" Electrical Conduit		350	LN.FT.	$ 15.00	$ 5,300
25	Crosswalk Striping		4	EA	$ 300.00	$ 1,200
26	Flashing Lights		1	L.S.	$ 10,000.00	$ 10,000
					SUB-TOTAL	**$ 258,800**
27	**Construction Subtotal**					**$ 333,200**
28	Contingency 15%		1	L.S.	$ 50,000	$ 50,000
29	**Construction Total**					**$ 383,200**

	Professional Services & Project Incidentals					
30	Engineering Design	7.0%	1	L.S.	$ 27,000	$ 27,000
31	Construction Administration & Management	8.0%	1	L.S.	$ 31,000	$ 31,000
32	Permitting		1	L.S.	$ 5,000	$ 5,000
33	Environmental Reassessment		1	L.S.	$ 12,000	$ 12,000
34	Land Acquisition		20,000	SQ.FT	$ 1.60	$ 32,000
35	Land Procurement		1	L.S.	$ 12,000	$ 12,000
36	Legal, Bonding, & Fiscal		1	L.S.	$ 15,000	$ 15,000
37	Geotechnical Report		1	L.S.	$ 5,000	$ 5,000
38	**Professional Subtotal**					$ 139,000
39	**TOTAL**					**$ 522,200**

SUNRISE ENGINEERING, INC.

CONSULTING ENGINEERS AND SURVEYORS

Detailed Project Budget

SUNRISE ENGINEERING

Project:	Hyde Park Lane Pedestrian Crossing	Project No:	S07684
		Estimate Date:	27-Jul-21
		Project Year:	2027
Owner:	Hyde Park City	By:	SDT

ITEM NO.	ITEM		QUANTITY	UNIT	UNIT PRICE	TOTAL PROJECT AMOUNT
	Construction					
1	Mobilization (8%)		1	L.S.	$ 11,000	$ 11,000
2	Traffic Control		1	L.S.	$ 8,000	$ 5,000
3	Crosswalk Striping		1	L.S.	$ 2,000	$ 2,000
4	Signage		1	L.S.	$ 2,000	$ 2,000
5	Pedestrian Hybrid Beacon		2	EA	$ 60,000	$ 120,000
6	**Construction Subtotal**					**$ 140,000**
7	Contingency 15%		1	L.S.	$ 21,000	$ 21,000
8	**Construction Total**					**$ 161,000**
	Professional Services & Project Incidentals					
9	Engineering Design	7.0%	1	L.S.	$ 12,000	$ 12,000
10	Construction Management	8.0%	1	L.S.	$ 13,000	$ 13,000
11	Legal, Bonding, & Fiscal	4.3%	1	L.S.	$ 7,000	$ 7,000
12	**Professional Services Total**					$ 32,000
13	**TOTAL**					**$ 193,000**

SUNRISE ENGINEERING, INC.

CONSULTING ENGINEERS AND SURVEYORS

Detailed Project Budget

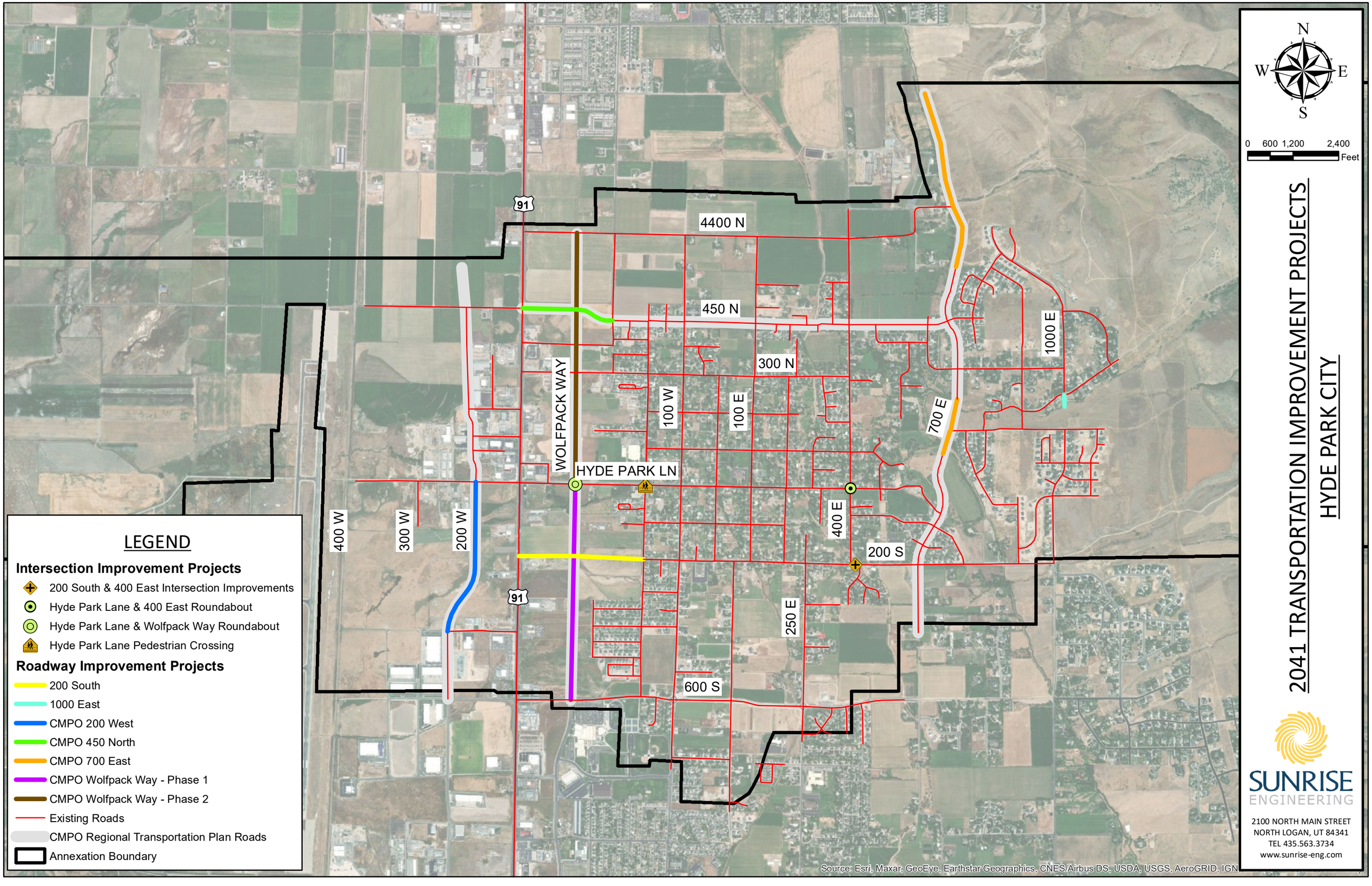
Project: Transportation Capital Facilities
Capital Improvement Projects Summary

Project No: S07684
Estimate Date: 7-Jul-21

Owner: Hyde Park City

By: SDT

ITEM NO.	ITEM	YEAR	TOTAL PROJECT AMOUNT	CMPO & COG FUNDING	CITY PORTION	NEW DEVELOPMENT %	IMPACT FEE PORTION
1	CMPO Wolfpack Way - Phase 1	2022	$ 4,433,600	$ 4,123,248	$ 310,352	72.3%	$ 224,370
2	CMPO Wolfpack Way - Phase 2	2039	$ 4,507,700	$ 3,966,776	$ 540,924	72.3%	$ 391,063
3	CMPO 700 East	2028	$ 2,841,200	$ 2,500,256	$ 340,944	72.3%	$ 246,487
4	CMPO 200 West	2036	$ 4,618,300	$ 4,064,104	$ 554,196	72.3%	$ 400,658
5	CMPO 450 North	2031	$ 1,403,200	$ 1,234,816	$ 168,384	72.3%	$ 121,734
6	200 South	2033	$ 2,086,800	$ -	$ 2,086,800	72.3%	$ 1,508,661
7	1000 East	2022	$ 163,000	$ -	$ 163,000	44.6%	$ 72,683
8	200 South & 400 East Intersection Improvements	2024	$ 1,172,000	$ -	$ 1,172,000	0.0%	$ -
9	Hyde Park Lane & 400 East Roundabout	2026	$ 522,200	$ -	$ 522,200	44.6%	$ 232,854
10	Hyde Park Lane Pedestrian Crossing	2027	$ 193,000	$ -	$ 193,000	44.6%	$ 86,060
11	**Total**		**$ 21,941,000**	**$ 15,889,200**	**$ 6,051,800**		**$ 3,284,572**


N
W
E
S
0 600 1,200 2,400
Feet
91
4400 N
450 N
300 N
1000 E
700 E
100 W
100 E
WOLFPACK WAY
HYDE PARK LN
400 W
300 W
200 W
400 E
200 S
250 E
600 S
LEGEND
Intersection Improvement Projects
200 South & 400 East Intersection Improvements
Hyde Park Lane & 400 East Roundabout
Hyde Park Lane & Wolfpack Way Roundabout
Hyde Park Lane Pedestrian Crossing
Roadway Improvement Projects
200 South
1000 East
CMPO 200 West
CMPO 450 North
CMPO 700 East
CMPO Wolfpack Way - Phase 1
CMPO Wolfpack Way - Phase 2
Existing Roads
CMPO Regional Transportation Plan Roads
Annexation Boundary
2041 TRANSPORTATION IMPROVEMENT PROJECTS
HYDE PARK CITY
SUNRISE ENGINEERING
2100 NORTH MAIN STREET
NORTH LOGAN, UT 84341
TEL 435.563.3734
www.sunrise-eng.com
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN

2021 TRANSPORTATION FACILITIES PLAN
HYDE PARK CITY

N
W E
S

0 600 1,200 2,400
Feet

LEGEND

Intersections
- Roundabout - Future
- Mini Roundabout - Future
- Roundabout
- Traffic Signal - Future
- Traffic Signal
- Pedestrian Signal Crossing - Future
- Intersection Improvements

ROW & Capital Improvements
- Local Roads
- 60' ROW
- 60' ROW, Construction, ROW Acquisition
- 60' ROW, Road Widening
- 66' ROW
- 66' ROW, Construction, ROW Acquisition
- 66' ROW, Road Widening
- 66' ROW, Road Widening, ROW Acquisition
- 80' ROW
- 80' ROW, Construction, ROW Acquisition
- 80' ROW, Road Widening
- 80' ROW, Road Widening, ROW Acquisition
- Highway
- Industrial 66' ROW
- Industrial 66' ROW, Construction, ROW Acquisition
- Mountain Recreation, Construction, ROW Acquisition
- Regional Connectivity
- CMPO Regional Transportation Plan Roads
- Annexation Boundary

4400 N
450 N
300 N
CANYON RD
POWERLINE RD
1000 E
700 E
WOLFPACK WAY
100 W
100 E
HYDE PARK LN
400 W
300 W
200 W
400 E
200 S
250 E
600 S
91

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN

SUNRISE ENGINEERING
2100 NORTH MAIN STREET
NORTH LOGAN, UT 84341
TEL 435.563.3734
www.sunrise-eng.com

Appendix C
Park and Trails Impact Fee Opinion of Probable Costs and Capital Facilities Map

SUNRISE ENGINEERING, INC.

CONSULTING ENGINEERS AND SURVEYORS

Detailed Project Budget

Project:	600 South Park	Project No:	
		Estimate Date:	3-Jun-21
		Project Year:	2024
Owner:	Hyde Park City	By:	SDT

ITEM NO.	ITEM		QUANTITY	UNIT	UNIT PRICE	TOTAL PROJECT AMOUNT
	Construction					
1	Mobilization (7%)		1	L.S.	$ 26,000	$ 26,000
2	Parking Lot		9,100	SQ.FT	$ 7.14	$ 65,000
3	BMX Park		1	L.S.	$ 150,000	$ 150,000
4	Tree Planting Park		1	L.S.	$ 20,000	$ 20,000
5	Street Hockey		5,000	SQ.FT	$ 26.00	$ 130,000
6	**Construction Subtotal**					**$ 391,000**
7	Contingency 20%		1	L.S.	$ 79,000	$ 79,000
8	**Construction Total**					**$ 470,000**
	Professional Services & Project Incidentals					
9	Design Cost	5.0%	1	L.S.	$ 24,000	$ 24,000
10	**Professional Services Total**					$ 24,000
11	**TOTAL**					**$ 494,000**

SUNRISE ENGINEERING, INC.

CONSULTING ENGINEERS AND SURVEYORS

Detailed Project Budget

Project: Hyde Park Canyon Park

Owner: Hyde Park City

Project No:

Estimate Date: 3-Jun-21

Project Year: 2026 (Phase 1), 2041 (Phase 2)

By: SDT

ITEM NO.	ITEM		QUANTITY	UNIT	UNIT PRICE	TOTAL PROJECT AMOUNT
	Construction					
1	Mobilization (7%)		1	L.S.	$ 5,000	$ 5,000
2	Restroom, Fire Pits, Picnic Tables		1	L.S.	$ 50,000	$ 50,000
3	Trails		1	L.S.	$ 20,000	$ 20,000
4	**Construction Subtotal**					**$ 75,000**
5	Contingency 20%		1	L.S.	$ 15,000	$ 15,000
6	**Construction Total**					**$ 90,000**
	Professional Services & Project Incidentals					
7	Design Cost	5.0%	1	L.S.	$ 5,000	$ 5,000
8	**Professional Services Total**					$ 5,000
9	**TOTAL**					**$ 95,000**

SUNRISE ENGINEERING, INC.

CONSULTING ENGINEERS AND SURVEYORS

Detailed Project Budget

SUNRISE ENGINEERING

Project: CMPO Wolfpack Way Trail

Project No:

Estimate Date: 9-Jul-21

Project Year: 2028

Owner: Hyde Park City

By: SDT

ITEM NO.	ITEM		QUANTITY	UNIT	UNIT PRICE	TOTAL PROJECT AMOUNT
	Construction					
1	Mobilization and Other General Items		1	L.S.	$ 24,300	$ 24,300
2	3" HMA		41,500	SQ.FT.	$ 1.95	$ 81,000
3	1" Minus Untreated Base Course (4" Thick)		600	CU.YD.	$ 52	$ 31,200
4	3" Minus Granular Borrow (8" thick)		1,200	CU.YD.	$ 35	$ 42,000
5	**Construction Subtotal**					**$ 178,500**
6	Contingency		1	L.S.	$ 27,000	$ 27,000
7	**Construction Total**					**$ 205,500**
	Professional Services & Project Incidentals					
8	Professional Services		1	L.S.	$ 31,000	$ 31,000
9	**Professional Services Total**					$ 31,000
10	**TOTAL**					**$ 236,500**

SUNRISE ENGINEERING, INC.

CONSULTING ENGINEERS AND SURVEYORS

Detailed Project Budget

Project:	Canal Connector Trail	Project No:	
	100 N to 200 N	Estimate Date:	3-Jun-21
		Project Year:	2029
Owner:	Hyde Park City	By:	SDT

ITEM NO.	ITEM		QUANTITY	UNIT	UNIT PRICE	TOTAL PROJECT AMOUNT
	Construction					
1	Mobilization (7%)		1	L.S.	$ 4,000	$ 4,000
2	ROW and Trail		1	L.S.	$ 50,000	$ 50,000
3	**Construction Subtotal**					**$ 54,000**
4	Contingency 20%		1	L.S.	$ 11,000	$ 11,000
5	**Construction Total**					**$ 65,000**
	Professional Services & Project Incidentals					
6	Design Cost	5.0%	1	L.S.	$ 4,000	$ 4,000
7	**Professional Services Total**					$ 4,000
8	**TOTAL**					**$ 69,000**

SUNRISE ENGINEERING, INC.

CONSULTING ENGINEERS AND SURVEYORS

Detailed Project Budget

Project:	Founders Park and Trail	Project No:	
		Estimate Date:	3-Jun-21
		Project Year:	2031
Owner:	Hyde Park City	By:	SDT

ITEM NO.	ITEM		QUANTITY	UNIT	UNIT PRICE	TOTAL PROJECT AMOUNT
	Construction					
1	Mobilization (7%)		1	L.S.	$ 5,000	$ 5,000
2	Trail & ROW		1	L.S.	$ 65,000	$ 65,000
3	**Construction Subtotal**					**$ 70,000**
4	Contingency 20%		1	L.S.	$ 14,000	$ 14,000
5	**Construction Total**					**$ 84,000**
	Professional Services & Project Incidentals					
6	Design Cost	5.0%	1	L.S.	$ 5,000	$ 5,000
7	**Professional Services Total**					$ 5,000
8	**TOTAL**					**$ 89,000**

SUNRISE ENGINEERING, INC.

CONSULTING ENGINEERS AND SURVEYORS

Detailed Project Budget

Project:	Bonneville Shoreline Trail	Project No:	
		Estimate Date:	3-Jun-21
		Project Year:	2033
Owner:	Hyde Park City	By:	SDT

ITEM NO.	ITEM		QUANTITY	UNIT	UNIT PRICE	TOTAL PROJECT AMOUNT
	Construction					
1	Mobilization (7%)		1	L.S.	$ 21,000	$ 21,000
2	Trail		3,000	LN.FT.	$ 75.00	$ 225,000
3	Trail Head		1	L.S.	$ 50,000	$ 50,000
4	Restroom		1	L.S.	$ 20,000	$ 20,000
5	**Construction Subtotal**					**$ 316,000**
6	Contingency 20%		1	L.S.	$ 64,000	$ 64,000
7	**Construction Total**					**$ 380,000**
	Professional Services & Project Incidentals					
8	Design Cost	5.0%	1	L.S.	$ 19,000	$ 19,000
9	**Professional Services Total**					$ 19,000
10	**TOTAL**					**$ 399,000**

SUNRISE ENGINEERING, INC.

CONSULTING ENGINEERS AND SURVEYORS

Detailed Project Budget

Project:	Powerline Trail	Project No:	
		Estimate Date:	3-Jun-21
		Project Year:	2035
Owner:	Hyde Park City	By:	SDT

ITEM NO.	ITEM		QUANTITY	UNIT	UNIT PRICE	TOTAL PROJECT AMOUNT
	Construction					
1	Mobilization (7%)		1	L.S.	$ 7,000	$ 7,000
2	Gravel Trail		10,485	LN.FT.	$ 9.03	$ 95,000
3	**Construction Subtotal**					**$ 102,000**
4	Contingency 20%		1	L.S.	$ 21,000	$ 21,000
5	**Construction Total**					**$ 123,000**
	Professional Services & Project Incidentals					
6	Design Cost	5.0%	1	L.S.	$ 7,000	$ 7,000
7	**Professional Services Total**					$ 7,000
8	**TOTAL**					**$ 130,000**

SUNRISE ENGINEERING, INC.

CONSULTING ENGINEERS AND SURVEYORS

Detailed Project Budget

Project: Hyde Park Canyon Lower Trail

Project No:

Estimate Date: 6-Jul-21

Project Year: 2036

Owner: Hyde Park City

By: SDT

ITEM NO.	ITEM		QUANTITY	UNIT	UNIT PRICE	TOTAL PROJECT AMOUNT
	Construction					
1	Mobilization (7%)		1	L.S.	$ 3,000	$ 3,000
2	Gravel Trail		3,804	LN.FT.	$ 9.03	$ 35,000
3	**Construction Subtotal**					**$ 38,000**
4	Contingency 20%		1	L.S.	$ 8,000	$ 8,000
5	**Construction Total**					**$ 46,000**
	Professional Services & Project Incidentals					
6	Design Cost	5.0%	1	L.S.	$ 3,000	$ 3,000
7	**Professional Services Total**					$ 3,000
8	**TOTAL**					**$ 49,000**

SUNRISE ENGINEERING, INC.

CONSULTING ENGINEERS AND SURVEYORS

Detailed Project Budget

Project: Lee Park

Owner: Hyde Park City

Project No:

Estimate Date: 3-Jun-21

Project Year: 2039

By: SDT

ITEM NO.	ITEM		QUANTITY	UNIT	UNIT PRICE	TOTAL PROJECT AMOUNT
	Construction					
1	Mobilization (7%)		1	L.S.	$ 32,000	$ 32,000
2	Parking Lot		1	L.S.	$ 250,000	$ 250,000
3	Sprinklers, Seeding		1	L.S.	$ 200,000	$ 200,000
4	**Construction Subtotal**					**$ 482,000**
5	Contingency 20%		1	L.S.	$ 97,000	$ 97,000
6	**Construction Total**					**$ 579,000**
	Professional Services & Project Incidentals					
7	Design Cost	5.0%	1	L.S.	$ 29,000	$ 29,000
8	**Professional Services Total**					$ 29,000
9	**TOTAL**					**$ 608,000**

SUNRISE ENGINEERING, INC.

CONSULTING ENGINEERS AND SURVEYORS

Detailed Project Budget

SUNRISE ENGINEERING

Project: Neighborhood Park

Project No:

Estimate Date: 3-Jun-21

Project Year:

Owner: Hyde Park City

By: SDT

ITEM NO.	ITEM		QUANTITY	UNIT	UNIT PRICE	TOTAL PROJECT AMOUNT
	Construction					
1	Mobilization (7%)		1	L.S.	$ 21,000	$ 21,000
2	Restroom		1	L.S.	$ 130,000	$ 130,000
3	Play Equipment, Landscaping		1	L.S.	$ 170,000	$ 170,000
4	**Construction Subtotal**					**$ 321,000**
5	Contingency 20%		1	L.S.	$ 65,000	$ 65,000
6	**Construction Total**					**$ 386,000**
	Professional Services & Project Incidentals					
7	Design Cost	5.0%	1	L.S.	$ 20,000	$ 20,000
8	**Professional Services Total**					$ 20,000
9	**TOTAL**					**$ 406,000**

SUNRISE ENGINEERING, INC.

CONSULTING ENGINEERS AND SURVEYORS

Detailed Project Budget

SUNRISE ENGINEERING

Project: Lions Park

Project No:

Estimate Date: 3-Jun-21

Project Year:

Owner: Hyde Park City

By: SDT

ITEM NO.	ITEM		QUANTITY	UNIT	UNIT PRICE	TOTAL PROJECT AMOUNT
	Construction					
1	Mobilization (7%)		1	L.S.	$ 10,000	$ 10,000
2	Restroom		1	L.S.	$ 130,000	$ 130,000
3	Electrical Service for Southeast Pavillion		1	L.S.	$ 10,000	$ 10,000
4	**Construction Subtotal**					**$ 150,000**
5	Contingency 20%		1	L.S.	$ 30,000	$ 30,000
6	**Construction Total**					**$ 180,000**
	Professional Services & Project Incidentals					
7	Design Cost	5.0%	1	L.S.	$ 9,000	$ 9,000
8	**Professional Services Total**					$ 9,000
9	**TOTAL**					**$ 189,000**

SUNRISE ENGINEERING, INC.

CONSULTING ENGINEERS AND SURVEYORS

Detailed Project Budget

Project: Parks and Trails Capital Facilities
Capital Improvement Projects Summary

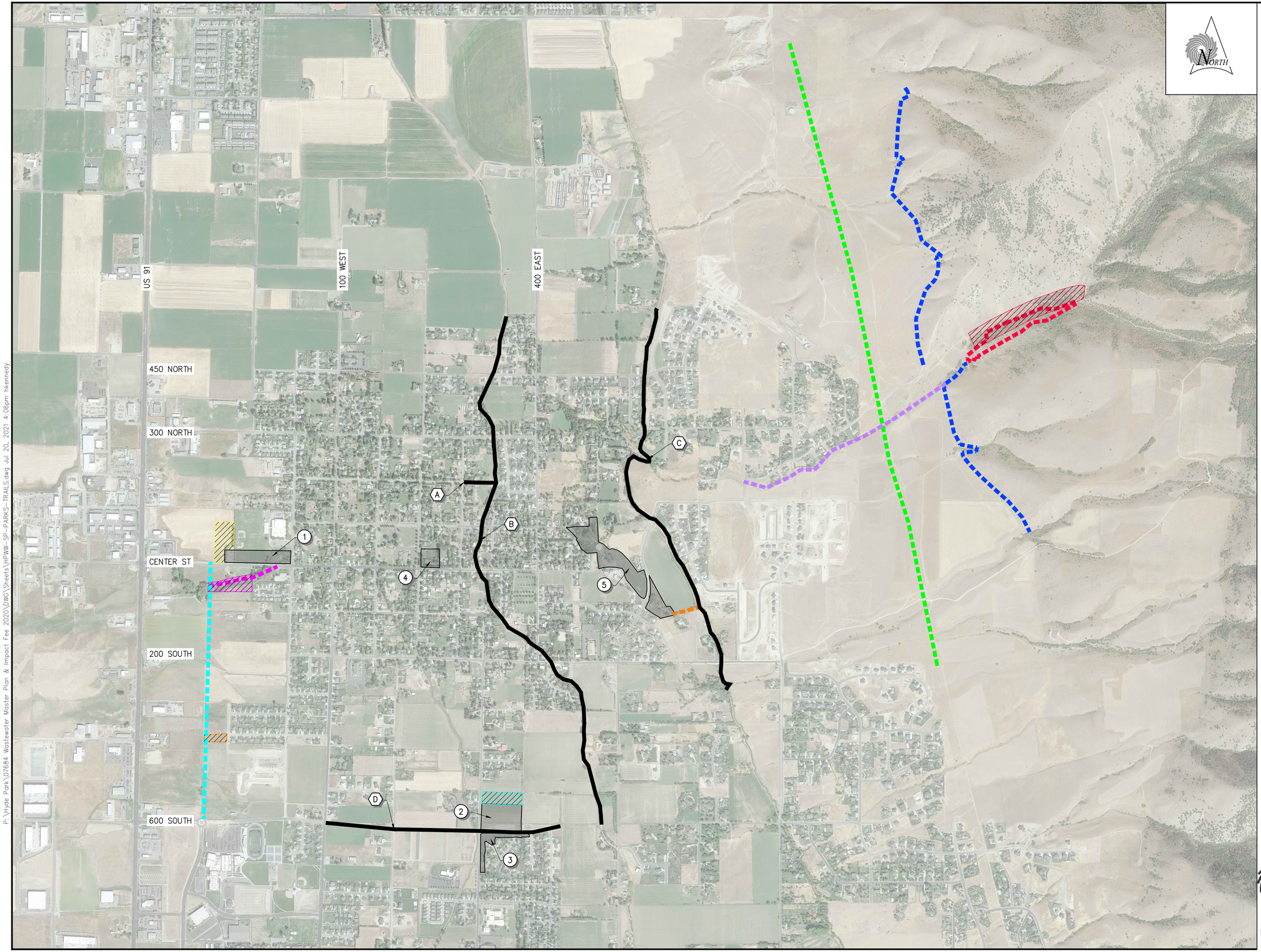
Project No:

Estimate Date: 8-Jun-21

Owner: Hyde Park City

By: SDT

ITEM NO.	ITEM	YEAR	TOTAL PROJECT AMOUNT
1	600 South Park	2024	$ 494,000
2	Hyde Park Canyon Park - Phase 1 (25%)	2026	$ 23,750
3	CMPO Wolfpack Way Trail	2028	$ 236,500
4	Canal Connector Trail	2029	$ 69,000
5	Founders Park and Trail	2031	$ 89,000
6	Bonneville Shoreline Trail	2033	$ 399,000
7	Powerline Trail	2035	$ 130,000
8	Hyde Park Canyon Lower Trail	2036	$ 49,000
9	Lee Park	2039	$ 608,000
10	Hyde Park Canyon Park - Phase 2 (75%)	2041	$ 71,250
11	Neighborhood Park		$ 406,000
12	Lions Park		$ 189,000
13	**Park and Trails Projects Total**		**$ 2,764,500**



NORTH

LEGEND

- EXISTING PARKS
- EXISTING TRAILS
- FUTURE HYDE PARK CANYON PARK
- FUTURE LEE PARK EXPANSION
- FUTURE 600 SOUTH PARK EXPANSION
- FUTURE FOUNDERS PARK
- FUTURE NEIGHBORHOOD PARK
- FUTURE HYDE PARK CANYON UPPER TRAIL
- FUTURE HYDE PARK CANYON LOWER TRAIL
- FUTURE BONNEVILLE SHORELINE TRAIL
- FUTURE POWERLINE TRAIL
- FUTURE CANAL CONNECTOR TRAIL
- FUTURE FOUNDERS TRAIL
- FUTURE CMPO 200 EAST TRAIL

EXISTING PARK LEGEND

1. LEE PARK
2. 600 SOUTH PARK
3. PARK MEADOW PARK
4. CITY HALL PARK
5. LION'S PARK

EXISTING TRAIL LEGEND

- A 200 NORTH 200 EAST TRAIL
- B LOWER CANAL TRAIL
- C UPPER CANAL TRAIL
- D 600 SOUTH TRAIL

SUNRISE ENGINEERING
2100 NORTH MAIN STREET
NORTH LOGAN, UTAH 84341
TEL 435.563.3734
www.sunrise-eng.com

Appendix D
Wastewater Impact Fee Opinion of Probable Costs and Capital Facilities Map

SUNRISE ENGINEERING, INC.

CONSULTING ENGINEERS AND SURVEYORS

Detailed Project Budget

SUNRISE ENGINEERING

Project: Project 1: Shared Outfall Line
A-Line to Lift Station

Owner: Hyde Park City

Project No: S07684
Estimate Date: 15-Jul-21
Project Year: 2024
By: SDT

							PERCENTAGE OF OWNERSHIP			COST PER COMMUNITY		
ITEM NO.	ITEM		QUANTITY	UNIT	UNIT PRICE	TOTAL PROJECT AMOUNT	HYDE PARK	SMITHFIELD	LOGAN	HYDE PARK	SMITHFIELD	LOGAN
	Construction											
1	Mobilization (7%)		1	L.S.	$ 449,000	$ 449,000	33.8%	56.0%	10.1%	$ 151,861	$ 251,616	$ 45,522
2	Traffic Control		1	L.S.	$ 5,000	$ 5,000	36.4%	60.4%	3.2%	$ 1,820	$ 3,019	$ 161
3	Subsurface Investigation		45	HR.	$ 225	$ 11,000	36.4%	60.4%	3.2%	$ 4,004	$ 6,642	$ 354
4	Connection to Existing Wastewater		2	EA	$ 7,500	$ 15,000	41.7%	41.7%	16.7%	$ 6,250	$ 6,250	$ 2,500
5	42" Wastewater Pipe (In Street)	42	80	LN.FT.	$ 441	$ 36,000	37.6%	62.4%	0.0%	$ 13,540	$ 22,460	$ -
6	42" Wastewater Pipe (Out of Street)	42	8,150	LN.FT.	$ 298	$ 2,429,000	37.6%	62.4%	0.0%	$ 913,558	$ 1,515,442	$ -
7	48" Wastewater Pipe (In Street)	48	130	LN.FT.	$ 535	$ 70,000	31.1%	51.7%	17.2%	$ 21,803	$ 36,167	$ 12,030
8	48" Wastewater Pipe (Out of Street)	48	8,910	LN.FT.	$ 378	$ 3,368,000	31.1%	51.7%	17.2%	$ 1,049,019	$ 1,740,149	$ 578,832
9	Railroad Crossing - 42" Bore		1	EA	$ 80,000	$ 80,000	37.6%	62.4%	0.0%	$ 30,088	$ 49,912	$ -
10	Canal Crossing - 48" Open Cut		5	EA	$ 25,000	$ 125,000	31.1%	51.7%	17.2%	$ 38,933	$ 64,584	$ 21,483
11	Dewatering		1	L.S.	$ 100,000	$ 100,000	31.1%	51.7%	17.2%	$ 31,147	$ 51,667	$ 17,186
12	Highway Crossing - 48" Bore		1	EA	$ 100,000	$ 100,000	31.1%	51.7%	17.2%	$ 31,147	$ 51,667	$ 17,186
13	Metering Manhole		2	EA	$ 30,000	$ 60,000	100.0%	0.0%	0.0%	$ 60,000	$ -	$ -
14	SCADA		1	L.S.	$ 10,000	$ 10,000	100.0%	0.0%	0.0%	$ 10,000	$ -	$ -
15	**Construction Subtotal**					**$ 6,858,000**	**34.5%**	**55.4%**	**10.1%**	**$ 2,363,170**	**$ 3,799,574**	**$ 695,256**
16	Contingency 20%		1	L.S.	$ 1,372,000	$ 1,372,000	34.5%	55.4%	10.1%	$ 472,772	$ 760,136	$ 139,092
17	**Construction Total**					**$ 8,230,000**	**34.5%**	**55.4%**	**10.1%**	$ 2,835,942	$ 4,559,711	$ 834,347
	Professional Services & Project Incidentals											
18	Engineering & Construction Management	20.0%	1	L.S.	$ 1,646,000	$ 1,646,000	34.5%	55.4%	10.1%	$ 567,188	$ 911,942	$ 166,869
19	Permitting		1	L.S.	$ 25,000	$ 25,000	34.5%	55.4%	10.1%	$ 8,615	$ 13,851	$ 2,534
20	Legal, Bonding, & Fiscal		1	L.S.	$ 7,000	$ 7,000	34.5%	55.4%	10.1%	$ 2,412	$ 3,878	$ 710
21	Feasibility Study		1	L.S.	$ 3,000	$ 3,000	34.5%	55.4%	10.1%	$ 1,034	$ 1,662	$ 304
22	**Professional Services Total**					$ 1,681,000	34.5%	55.4%	10.1%	$ 579,249	$ 931,333	$ 170,418
23	**TOTAL**					**$ 9,911,000**	**34.5%**	**55.4%**	**10.1%**	**$ 3,415,191**	**$ 5,491,044**	**$ 1,004,765**

SUNRISE ENGINEERING, INC.

CONSULTING ENGINEERS AND SURVEYORS

Detailed Project Budget

Project:	Project 2: 4400 North Line	Project No:	S07684
	E-W Portion - 400 E to Railroad	Estimate Date:	15-Jul-21
	N-S Portion - 4300 N to A-Line	Project Year:	2027
Owner:	Hyde Park City	By:	SDT

ITEM NO.	ITEM		QUANTITY	UNIT	UNIT PRICE	TOTAL PROJECT AMOUNT
	Construction					
1	Mobilization (7%)		1	L.S.	$ 117,000	$ 117,000
2	Traffic Control		1	L.S.	$ 19,000	$ 19,000
3	Subsurface Investigation		75	HR.	$ 225	$ 17,000
4	Connection to Existing Wastewater		1	EA	$ 5,000	$ 5,000
5	8" Wastewater Pipe (In Street)	8	1,780	LN.FT.	$ 143	$ 255,000
6	10" Wastewater Pipe (In Street)	10	2,840	LN.FT.	$ 152	$ 432,000
7	12" Wastewater Pipe (In Street)	12	690	LN.FT.	$ 160	$ 111,000
8	12" Wastewater Pipe (Out of Street)	12	4,980	LN.FT.	$ 79	$ 394,000
9	15" Wastewater Pipe (In Street)	15	30	LN.FT.	$ 173	$ 6,000
10	15" Wastewater Pipe (Out of Street)	15	4,150	LN.FT.	$ 86	$ 357,000
11	Canal Crossing		1	EA	$ 15,000	$ 15,000
12	12" Highway Bore		1	L.S.	$ 50,000	$ 50,000
13	**Construction Subtotal**					**$ 1,778,000**
14	Contingency 20%		1	L.S.	$ 356,000	$ 356,000
15	**Construction Total**					**$ 2,134,000**
	Professional Services & Project Incidentals					
16	Engineering & Construction Management	20.0%	1	L.S.	$ 427,000	$ 427,000
17	Legal, Bonding, & Fiscal		1	L.S.	$ 7,000	$ 7,000
18	Feasibility Study		1	L.S.	$ 2,000	$ 2,000
19	**Professional Services Total**					$ 436,000
20	**TOTAL**					**$ 2,570,000**

SUNRISE ENGINEERING, INC.

CONSULTING ENGINEERS AND SURVEYORS

Detailed Project Budget

Project:	Project 3: CMPO Wolfpack Way Line	Project No:	S07684
	Hyde Park Lane to B-Line	Estimate Date:	15-Jul-21
	600 S to B-Line	Project Year:	2023
Owner:	Hyde Park City	By:	SDT

ITEM NO.	ITEM		QUANTITY	UNIT	UNIT PRICE	TOTAL PROJECT AMOUNT
	Construction					
1	Mobilization (7%)		1	L.S.	$ 40,000	$ 40,000
2	8" Wastewater Main (Bedding/Backfill Incl.)		4,150	LN.FT.	$ 105	$ 436,000
3	Wastewater Manhole - 4' Diameter		13	EA	$ 5,500	$ 72,000
4	Wastewater Connection - Existing System		2	EA	$ 2,500	$ 5,000
5	Trench Dewatering		4,150	LN.FT.	$ 2.75	$ 11,500
6	8" Sewer Stub		12	EA	$ 2,700	$ 32,400
7	Wastewater Line Canal Crossing and Repair		2	EA	$ 4,500	$ 9,000
8	**Construction Subtotal**					**$ 605,900**
9	Contingency 15%		1	L.S.	$ 91,000	$ 91,000
10	**Construction Total**					**$ 696,900**
	Professional Services & Project Incidentals					
11	Engineering and Construction Management	15.0%	1	L.S.	$ 105,000	$ 105,000
12	Legal, Bonding, & Fiscal		1	L.S.	$ 7,000	$ 7,000
13	**Professional Services Total**					$ 112,000
14	**TOTAL**					**$ 808,900**

SUNRISE ENGINEERING, INC.

CONSULTING ENGINEERS AND SURVEYORS

Detailed Project Budget

Project:	Wastewater Capital Facilities	Project No:	S07684
	Capital Improvement Projects Summary	Estimate Date:	15-Jul-21
Owner:	Hyde Park City	By:	SDT

ITEM NO.	ITEM	YEAR	TOTAL PROJECT AMOUNT
	Project 1: Shared Outfall Line		
1	Total Project Cost	2024	$ 9,911,000
2	**Hyde Park's Portion**	**2024**	**$ 3,415,191**
3	**Impact Fee Eligible Portion**	**2024**	**$ 3,333,717**
	Project 2: 4400 North Line		
4	**Total Project Cost**	**2027**	**$ 2,570,000**
5	**Impact Fee Eligible Portion**	**2027**	**$ 2,570,000**
	Project 3: CMPO Wolfpack Way Line		
6	**Total Project Cost**	**2023**	**$ 808,900**
7	**Impact Fee Eligible Portion**	**2023**	**$ 808,900**

Legend

- New Meter Stations

Shared Outfall Line

- 42"
- 48"

4400 North Line

- 8"
- 10"
- 12"
- 15"

CMPO Road Line

- 8"
- Annexation Area

Project 2: 4400 North Line

Project 3: CMPO Road Line

Project 1: Shared Outfall Line

450 N

300 N

Hyde Park Ln

200 S

600 S

HWY 91

100 W

400 E

N

W E

S

0 500 1,000 2,000 Feet

HYDE PARK CITY
established in 1868

EXHIBIT 5.1
WASTEWATER CAPITAL IMPROVEMENT PROJECTS
HYDE PARK CITY WASTEWATER MASTER PLAN

SUNRISE ENGINEERING
2100 NORTH MAIN STREET
NORTH LOGAN, UT 84341
TEL 435.563.3734
www.sunrise-eng.com

Appendix E
Typical Water Usage Table

Water-Use for Various Building Types

Typical Water-Use Values for Commercial Facilities

FACILITY	UNIT	FLOW, gpd / unit
Airport	Passenger	2.64
Automoile service station	Vehicle served	10.57
	Employee	13.21
Bar and cocktail lounge	Customer	2.11
Boarding house	Resident	39.63
Hotel	Guest	50.19
	Employee	10.57
Industrial building		
(excluding industry and cafeteria)	Employee	14.53
Laundry (self-service)	Machine	528.34
	Wash	50.19
Motel	Person	31.70
Motel with kitchen	Person	31.70
Office	Employee	14.53
Public lavatory	User	3.96
Restaurant (including toilet)		
Conventional	Meal	9.25
Short-order	Meal	3.96
Tavern	Seat	21.13
Rooming house	Resident	39.63
Department store	Toilet room	528.34
	Employee	10.57
Shopping center	Parking space	1.06
	Employee	10.57
Theater		
Indoor	Seat	2.64
Drive-in	Car	3.96

Typical Water-Use Values for Institutional Facilities

SOURCE	UNIT	FLOW, gpd / unit
Hospital, medical	Bed	171.71
	Employee	10.57
Hospital, mental	Bed	105.67
	Employee	10.57
Prison	Inmate	118.88
	Employee	10.57
Rest home	Resident	92.46
	Employee	10.57
School, day:		
With cafeteria, gym, and showers	Student	21.13
With cafeteria, but without gym and showers	Student	15.85
Without cafeteria, gym, and showers	Student	10.57
School, boarding	Student	73.97

Typical Water-Use Values for Recreational Areas

SOURCE	UNIT	FLOW, gpd / unit
Apartment, resort	Person	58.12
Bowling alley	Alley	211.34
Cabin, resort	Person	42.27
Cafeteria	Customer	1.59
Camp		
Pioneer type	Person	21.13
Children's (toilet and bath)	Person	42.27
Day (with meals)	Person	15.85
Day (without meals)	Person	13.21
Trailer	Trailer	132.09
Campground (developed)	Person	31.70
Cocktail lounge	Seat	19.81
Coffee shop	Customer	5.28
	Employee	10.57
Country club	Member present	105.67
	Employee	13.21
Dining hall	Meal served	7.93
Dormitory, bunkhouse	Person	39.63
Fairground	Visitor	1.06
Hotel, resort	Person	52.83
Laundromat	Machine	528.34
Park, picnic (with toilets)	Person	7.93
Store, resort	Customer	2.64
	Employee	10.57
Swimming pool	Customer	10.57
	Employee	10.57
Theater		
Indoor	Seat	2.64
Drive-in	Car	3.96
Visitor center	Visitor	5.28

Source: Tchobanoglous, George and Edward D. Schroeder. "Water Quality: Characteristics, Modeling, Modification." (1987)