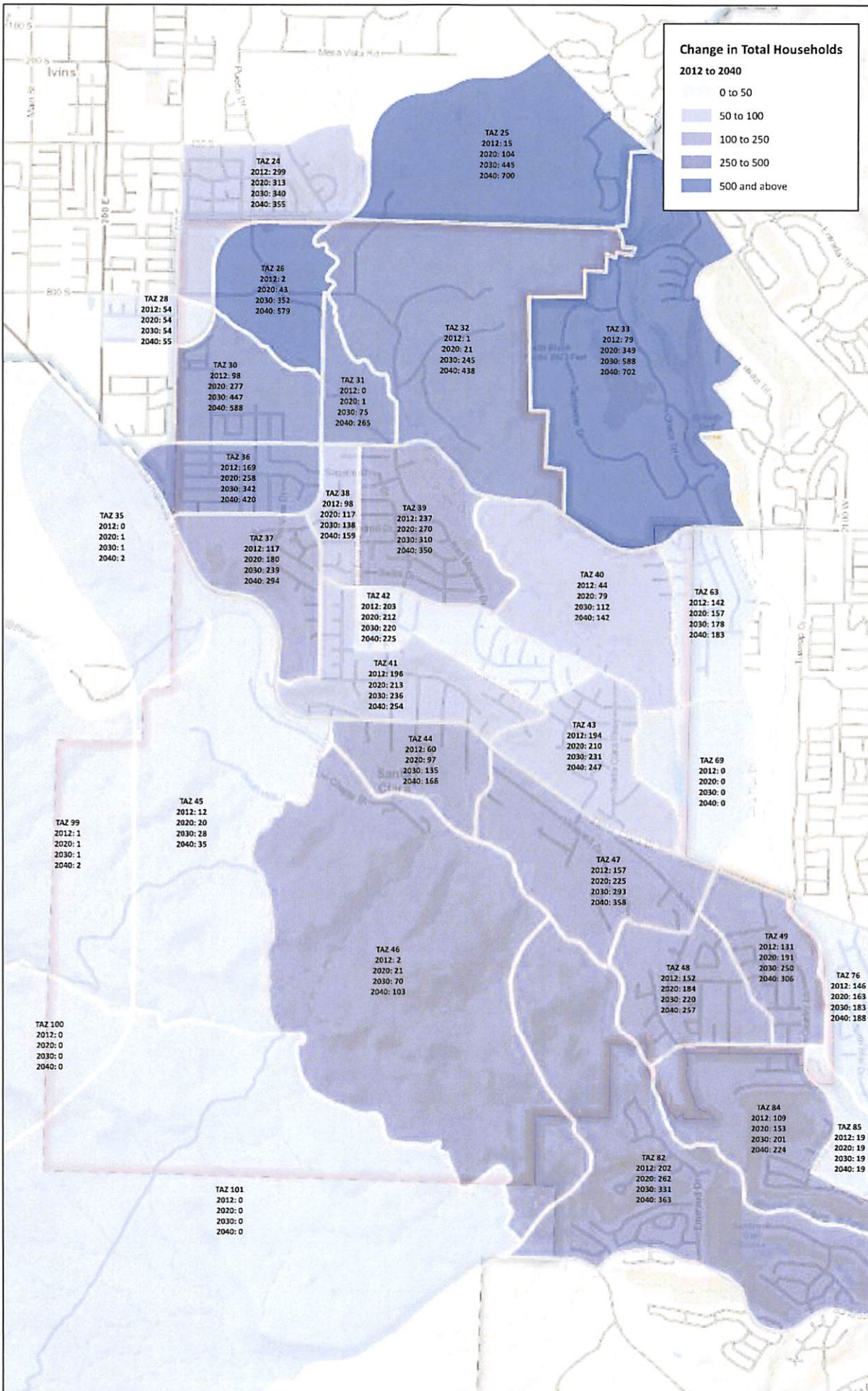
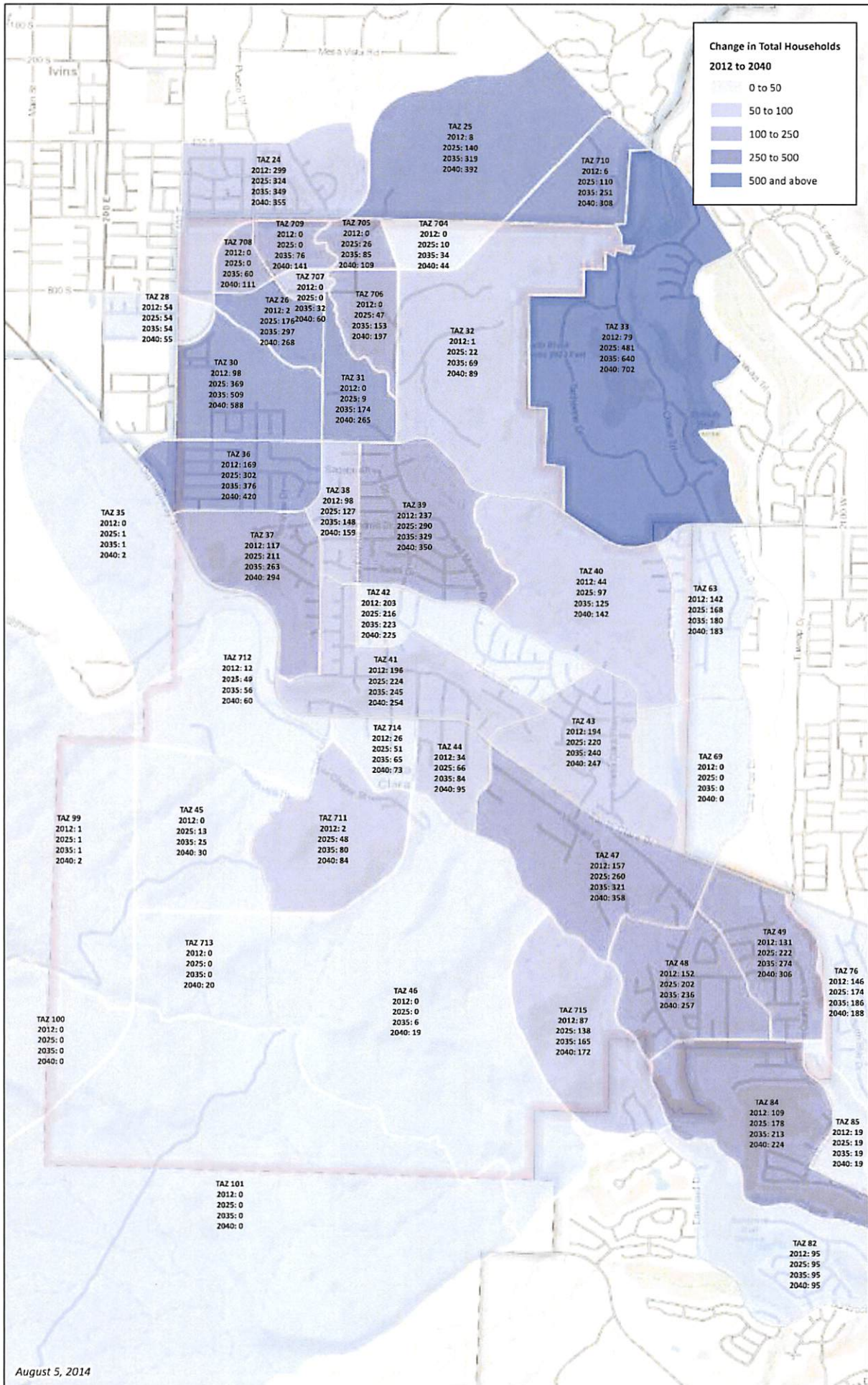


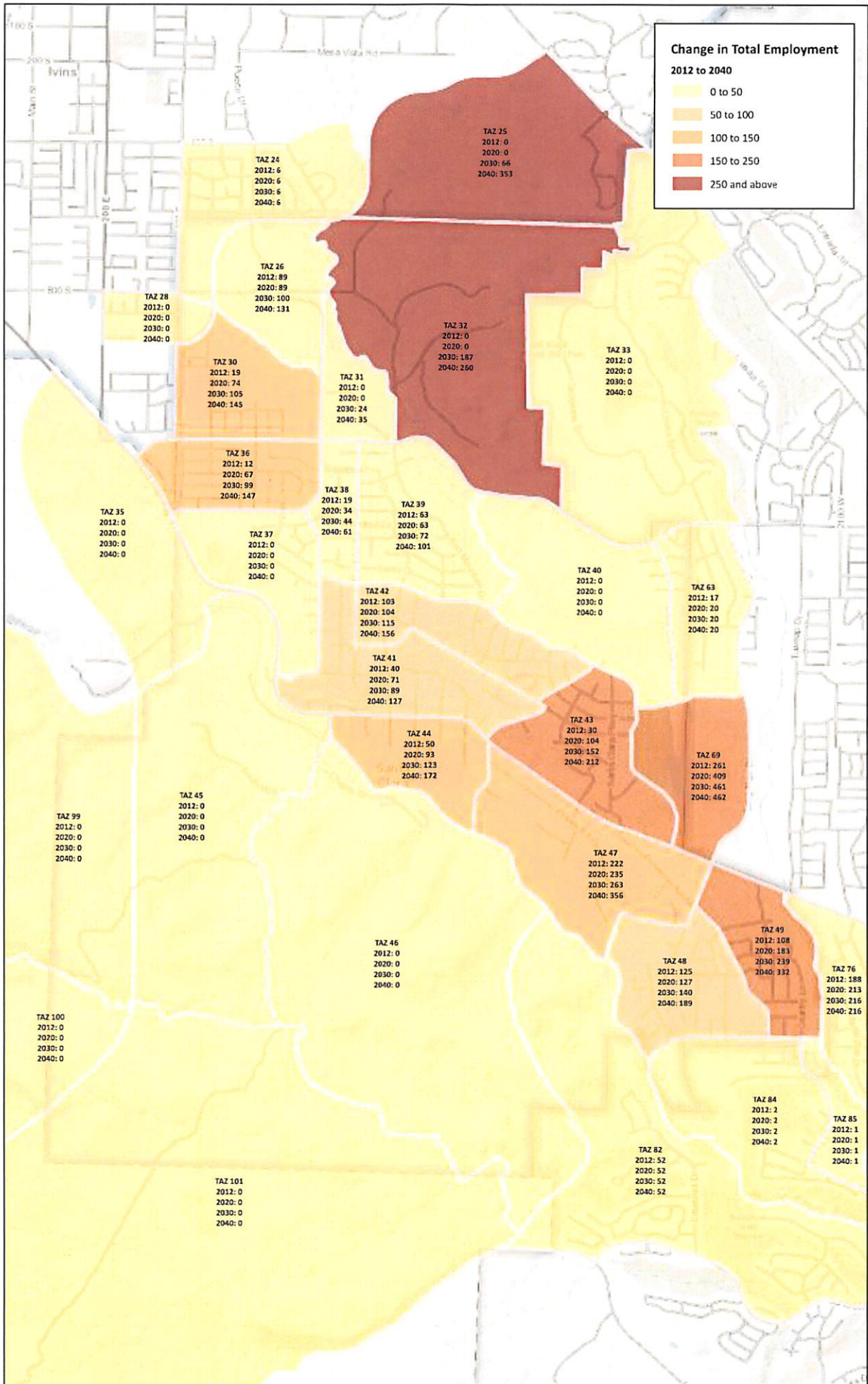
Change in Total Households per TAZ--No Splits (2012 to 2040)



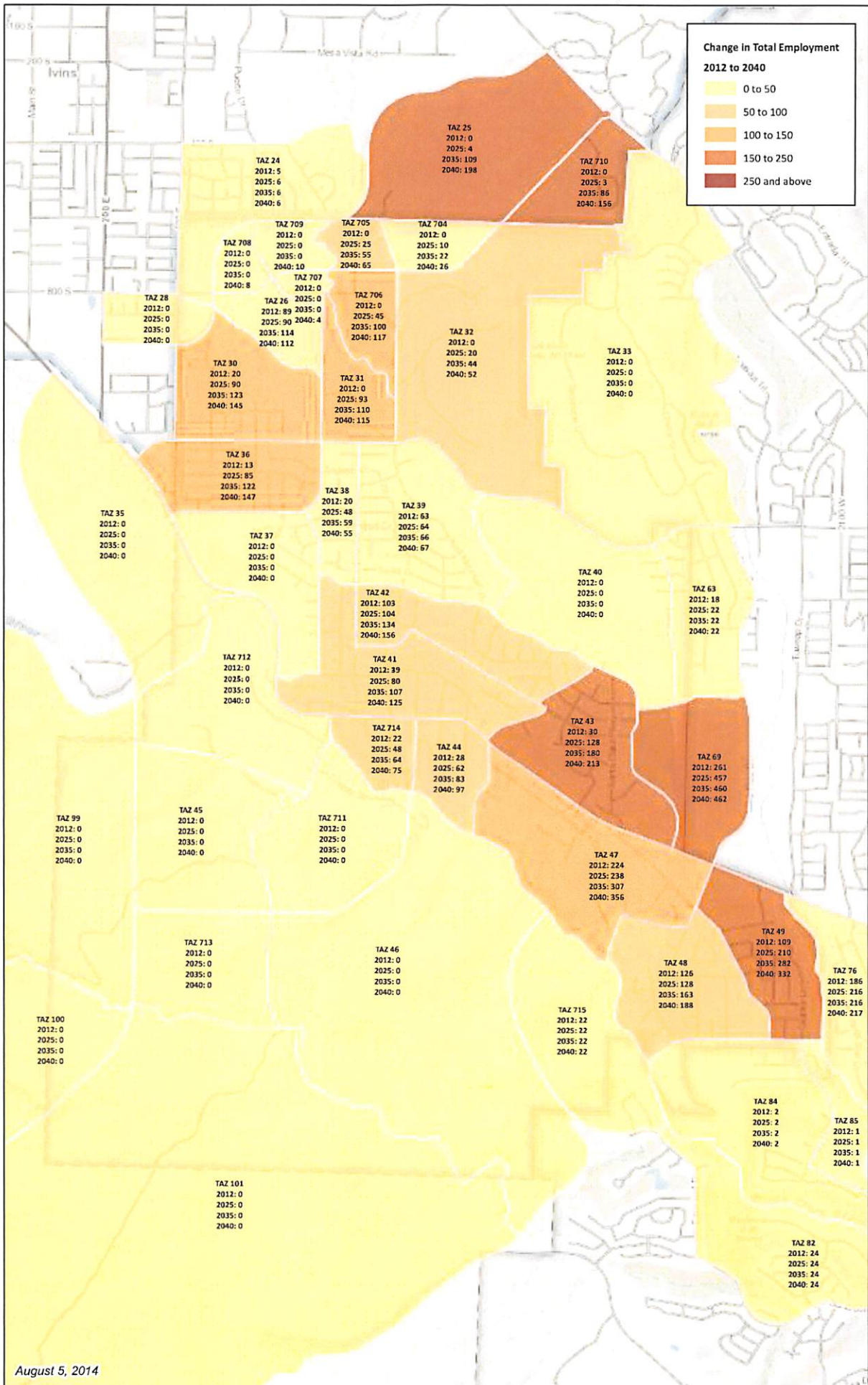
Change in Total Households per TAZ--With Splits (2012 to 2040)



Change in Total Employment per TAZ--No Splits (2012 to 2040)



Change in Total Employment per TAZ--With Splits (2012 to 2040)





Appendix D

Land Use Data

Santa Clara Travel Model Land Use Data

2012 Land Use Details

TAZ	House-holds	Popu-lation	HH Size	Tot. Emp.	Retail	Food	Manu-facturing	Whole-sale	Office	Gov/Edu	Health	Other	% Seasonal	K-5 Students	6-12 Students
24	299	682	2.28	5	0	0	0	0	2	0	0	4	0.07	-	-
25	8	20	2.49	-	-	-	-	-	-	-	-	-	-	-	-
26	2	9	3.54	89	0	0	-	-	0	89	0	0	-	-	864
28	54	198	3.69	0	0	0	0	0	0	0	0	0	0.02	-	-
30	98	329	3.35	20	1	1	0	2	11	1	1	2	-	-	-
31	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
32	1	3	3.09	-	-	-	-	-	-	-	-	-	0.40	-	-
33	79	170	2.15	-	-	-	-	-	-	-	-	-	-	-	-
35	0	1	2.67	-	-	-	-	-	-	-	-	-	0.11	-	-
36	169	565	3.34	13	1	1	1	1	1	1	3	3	0.03	-	-
37	117	385	3.30	-	-	-	-	-	-	-	-	-	0.03	-	-
38	98	323	3.30	20	0	0	0	0	2	0	1	16	0.03	-	-
39	237	750	3.17	63	0	0	-	12	5	-	1	45	0.17	-	-
40	44	112	2.58	-	-	-	-	-	-	-	-	-	0.01	-	-
41	196	676	3.45	39	1	1	0	1	3	1	1	32	0.02	-	-
42	203	650	3.20	103	0	0	-	2	2	52	6	41	0.02	428	-
43	194	649	3.36	30	6	1	1	1	2	1	3	15	0.04	-	-
44	34	114	3.38	28	2	1	0	1	6	13	2	3	0.17	-	-
45	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
46	-	-	-	-	-	-	-	-	-	-	-	-	0.01	-	-
47	157	556	3.54	224	0	41	0	3	0	69	90	19	0.02	-	-
48	152	626	4.11	126	1	0	-	3	0	64	1	56	0.05	618	-
49	131	567	4.34	109	16	1	4	1	9	1	27	49	0.62	-	-
63	142	465	3.28	18	5	0	0	0	3	0	9	0	0.13	-	-
69	-	-	-	261	18	13	2	4	5	195	7	17	0.21	-	1,902
76	146	421	2.88	186	1	51	0	1	1	1	7	126	0.28	-	-
82	95	191	2.01	24	6	0	-	0	1	14	0	4	0.13	-	-
84	109	282	2.59	2	0	0	-	0	2	0	0	0	0.24	-	-
85	19	53	2.84	1	0	0	-	1	0	0	0	0	0.30	-	-
99	1	2	1.25	-	-	-	-	-	-	-	-	-	-	-	-
100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
101	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
704	-	-	-	-	-	-	-	-	-	-	-	-	0.40	-	-
705	-	-	-	-	-	-	-	-	-	-	-	-	0.40	-	-
706	-	-	-	-	-	-	-	-	-	-	-	-	0.40	-	-
707	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
708	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
709	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
710	6	16	2.49	-	-	-	-	-	-	-	-	-	-	-	-
711	2	4	2.00	-	-	-	-	-	-	-	-	-	0.01	-	-
712	12	30	2.44	-	-	-	-	-	-	-	-	-	-	-	-
713	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
714	26	88	3.38	22	2	0	0	0	5	10	2	3	0.17	-	-
715	87	175	2.01	22	5	0	-	0	1	13	0	3	0.13	-	-
Total	2,618	8,429	3.22	1,399	66	112	9	33	58	526	160	435	0.11	1,046	2,766

Santa Clara Travel Model Land Use Data

2025 Land Use Details

TAZ	House-holds	Popu-lation	HH Size	Tot. Emp.	Retail	Food	Manu-facturing	Whole-sale	Office	Gov/Edu	Health	Other	% Seasonal	K-5 Students	6-12 Students
24	324	619	1.91	6	0	0	0	0	2	0	0	4	0.07	-	-
25	140	296	2.12	4	0	0	0	0	1	0	1	1	-	-	-
26	176	552	3.14	90	0	0	0	0	0	89	0	0	-	-	992
28	54	177	3.26	0	0	0	0	0	0	0	0	0	0.02	-	-
30	369	1,084	2.94	90	9	7	4	9	21	7	14	19	-	-	-
31	9	23	2.46	93	74	22	-	-	-	-	-	19	-	-	-
32	22	61	2.76	20	2	2	1	2	3	2	4	5	0.40	-	-
33	481	908	1.89	-	-	-	-	-	-	-	-	-	-	-	-
35	1	2	2.00	-	-	-	-	-	-	-	-	-	0.11	-	-
36	302	884	2.93	85	10	8	4	8	12	7	16	20	0.03	-	-
37	211	608	2.89	-	-	-	-	-	-	-	-	-	0.03	-	-
38	127	368	2.89	48	26	3	-	-	4	2	4	12	0.03	-	-
39	290	801	2.76	64	0	0	0	12	5	0	1	45	0.17	-	-
40	97	212	2.20	-	-	-	-	-	-	-	-	-	0.01	-	-
41	224	681	3.04	80	6	5	2	4	8	4	9	42	0.02	-	-
42	216	603	2.79	104	0	0	0	2	2	52	6	42	0.02	471	-
43	220	649	2.94	128	17	11	5	10	16	10	20	39	0.04	-	-
44	66	196	2.97	62	6	4	2	4	11	16	8	12	0.17	-	-
45	13	30	2.37	-	-	-	-	-	-	-	-	-	-	-	-
46	-	-	-	-	-	-	-	-	-	-	-	-	0.01	-	-
47	260	811	3.12	238	2	43	1	5	2	70	93	23	0.02	-	-
48	202	743	3.68	128	1	0	0	3	0	65	1	57	0.05	680	-
49	222	865	3.90	210	28	11	9	11	23	10	45	73	0.62	-	-
63	168	484	2.87	22	6	0	0	0	4	0	9	1	0.13	-	-
69	-	-	-	457	41	32	11	22	33	212	42	65	0.21	-	2,210
76	174	431	2.48	216	4	54	2	3	5	3	12	133	0.28	-	-
82	95	180	1.90	24	6	0	-	0	1	14	0	4	0.13	-	-
84	178	393	2.21	2	0	0	0	0	2	0	0	0	0.24	-	-
85	19	46	2.44	1	0	0	0	1	0	0	0	0	0.30	-	-
99	1	2	1.23	-	-	-	-	-	-	-	-	-	-	-	-
100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
101	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
704	10	29	2.76	10	1	1	0	1	2	1	2	3	0.40	-	-
705	26	72	2.76	25	3	2	1	2	4	2	4	6	0.40	-	-
706	47	130	2.76	45	5	4	1	4	7	4	8	12	0.40	-	-
707	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
708	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
709	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
710	110	233	2.12	3	0	0	0	0	0	0	1	1	-	-	-
711	48	119	2.48	-	-	-	-	-	-	-	-	-	0.01	-	-
712	49	116	2.37	-	-	-	-	-	-	-	-	-	-	-	-
713	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
714	51	150	2.97	48	5	3	1	3	9	12	6	9	0.17	-	-
715	138	262	1.90	22	5	0	0	0	1	13	0	3	0.13	-	-
Total	4,815	13,199	2.74	2,316	259	211	43	106	176	596	307	644	0.09	1,151	3,202

Santa Clara Travel Model Land Use Data

2035 Land Use Details

TAZ	House-holds	Popu-lation	HH Size	Tot. Emp.	Retail	Food	Manu-facturing	Whole-sale	Office	Gov/Edu	Health	Other	% Seasonal	K-5 Students	6-12 Students
24	349	647	1.85	6	0	0	0	0	2	0	0	4	0.07	-	-
25	319	618	1.94	109	12	10	2	8	19	10	19	28	-	-	-
26	297	874	2.95	114	3	2	1	2	4	91	4	6	-	-	1,040
28	54	167	3.06	0	0	0	0	0	0	0	0	0	0.02	-	-
30	509	1,396	2.74	123	13	10	4	11	27	10	20	28	-	-	-
31	174	398	2.28	110	66	26	-	-	-	-	-	22	-	-	-
32	69	178	2.57	44	5	4	1	4	7	4	8	12	0.40	-	-
33	640	1,189	1.86	-	-	-	-	-	-	-	-	-	-	-	-
35	1	3	1.79	-	-	-	-	-	-	-	-	-	0.11	-	-
36	376	1,026	2.73	122	14	11	5	11	18	11	23	30	0.03	-	-
37	263	707	2.69	-	-	-	-	-	-	-	-	-	0.03	-	-
38	148	399	2.70	59	29	5	-	-	5	3	5	14	0.03	-	-
39	329	846	2.57	66	2	2	0	11	7	2	4	39	0.17	-	-
40	125	252	2.01	-	-	-	-	-	-	-	-	-	0.01	-	-
41	245	698	2.84	107	9	7	3	7	13	7	13	49	0.02	-	-
42	223	579	2.60	134	3	3	1	4	7	55	12	50	0.02	511	-
43	240	659	2.75	180	23	15	6	15	25	14	29	52	0.04	-	-
44	84	234	2.77	83	8	6	2	5	15	18	12	17	0.17	-	-
45	25	58	2.32	-	-	-	-	-	-	-	-	-	-	-	-
46	6	11	1.86	-	-	-	-	-	-	-	-	-	0.01	-	-
47	321	937	2.92	307	9	49	2	10	15	76	105	41	0.02	-	-
48	236	819	3.47	163	5	3	1	6	6	68	8	66	0.05	738	-
49	274	1,011	3.69	282	36	18	10	16	36	17	57	92	0.62	-	-
63	180	483	2.68	22	6	0	0	0	4	0	9	1	0.13	-	-
69	-	-	-	460	42	32	11	22	34	212	43	66	0.21	-	2,340
76	186	426	2.29	216	4	54	2	3	5	3	12	133	0.28	-	-
82	95	178	1.87	24	6	0	-	0	1	14	0	4	0.13	-	-
84	213	432	2.02	2	0	0	0	0	2	0	0	0	0.24	-	-
85	19	43	2.25	1	0	0	0	1	0	0	0	0	0.30	-	-
99	1	2	1.21	-	-	-	-	-	-	-	-	-	-	-	-
100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
101	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
704	34	88	2.57	22	2	2	1	2	4	2	4	6	0.40	-	-
705	85	219	2.57	55	6	5	2	5	9	5	10	14	0.40	-	-
706	153	394	2.57	100	11	9	3	8	16	9	18	26	0.40	-	-
707	32	95	2.95	-	-	-	-	-	-	-	-	-	-	-	-
708	60	176	2.95	-	-	-	-	-	-	-	-	-	-	-	-
709	76	223	2.95	-	-	-	-	-	-	-	-	-	-	-	-
710	251	485	1.94	86	9	8	2	7	15	8	15	22	-	-	-
711	80	195	2.43	-	-	-	-	-	-	-	-	-	0.01	-	-
712	56	130	2.32	-	-	-	-	-	-	-	-	-	-	-	-
713	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
714	65	180	2.77	64	6	4	2	4	11	14	9	13	0.17	-	-
715	165	308	1.87	22	5	0	0	0	1	13	0	3	0.13	-	-
Total	6,711	17,112	2.55	3,077	333	284	59	162	308	664	439	834	0.09	1,249	3,380

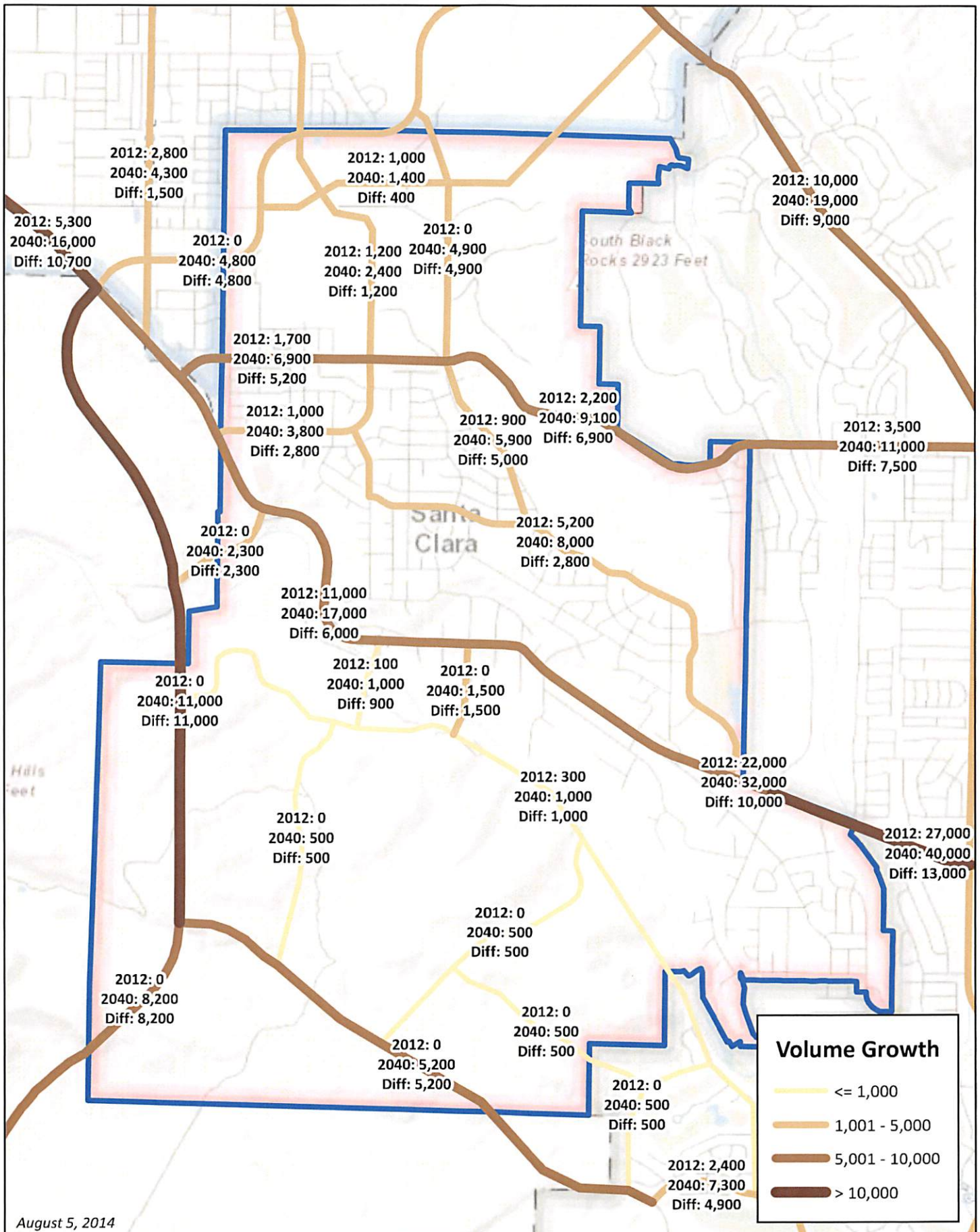
Santa Clara Travel Model Land Use Data

2040 Land Use Details

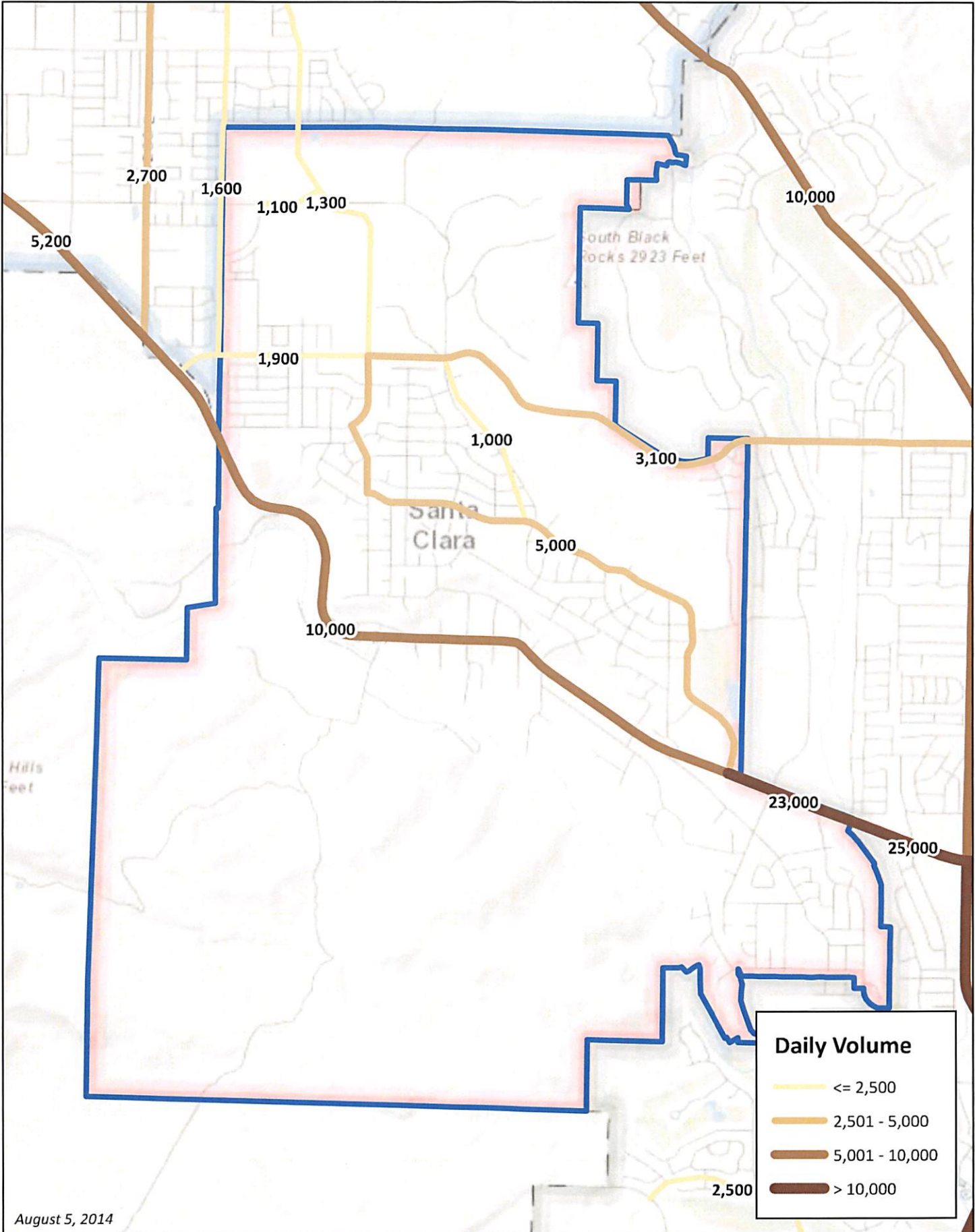
TAZ	House-holds	Popu-lation	HH Size	Tot. Emp.	Retail	Food	Manu-facturing	Whole-sale	Office	Gov/Edu	Health	Other	% Seasonal	K-5 Students	6-12 Students
24	355	657	1.85	6	0	0	0	0	2	0	0	4	0.07	-	-
25	392	749	1.91	198	21	18	4	15	37	18	34	52	-	-	-
26	268	780	2.92	112	2	2	1	2	4	91	4	6	-	-	1,181
28	55	166	3.03	0	0	0	0	0	0	0	0	0	0.02	-	-
30	588	1,596	2.71	145	15	12	5	13	31	12	24	33	-	-	-
31	265	597	2.25	115	66	26	-	-	-	-	-	23	-	-	-
32	89	225	2.54	52	6	5	1	4	9	5	9	14	0.40	-	-
33	702	1,300	1.85	-	-	-	-	-	-	-	-	-	-	-	-
35	2	3	1.81	-	-	-	-	-	-	-	-	-	0.11	-	-
36	420	1,134	2.70	147	17	14	5	12	23	13	27	36	0.03	-	-
37	294	781	2.66	-	-	-	-	-	-	-	-	-	0.03	-	-
38	159	426	2.67	55	25	4	-	-	5	3	5	13	0.03	-	-
39	350	889	2.54	67	3	2	1	10	8	2	5	37	0.17	-	-
40	142	282	1.98	-	-	-	-	-	-	-	-	-	0.01	-	-
41	254	715	2.81	125	11	9	3	8	17	8	17	54	0.02	-	-
42	225	578	2.57	156	6	5	1	6	11	57	15	55	0.02	519	-
43	247	672	2.72	213	26	18	7	17	31	17	35	61	0.04	-	-
44	95	261	2.74	97	10	7	2	6	18	19	14	21	0.17	-	-
45	30	69	2.30	-	-	-	-	-	-	-	-	-	-	-	-
46	19	45	2.40	-	-	-	-	-	-	-	-	-	0.01	-	-
47	358	1,034	2.89	356	14	53	3	14	24	81	113	54	0.02	-	-
48	257	881	3.43	188	8	6	1	8	11	70	12	73	0.05	749	-
49	306	1,118	3.65	332	41	22	11	20	46	21	66	105	0.62	-	-
63	183	486	2.65	22	6	0	0	0	4	0	9	1	0.13	-	-
69	-	-	-	462	42	32	11	22	34	212	43	66	0.21	-	2,658
76	188	426	2.27	217	4	54	2	3	5	3	12	133	0.28	-	-
82	95	177	1.87	24	6	0	-	0	1	14	0	4	0.13	-	-
84	224	448	2.00	2	0	0	0	0	2	0	0	0	0.24	-	-
85	19	43	2.23	1	0	0	0	1	0	0	0	0	0.30	-	-
99	2	2	1.13	-	-	-	-	-	-	-	-	-	-	-	-
100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
101	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
704	44	111	2.54	26	3	2	1	2	4	2	5	7	0.40	-	-
705	109	278	2.54	65	7	6	2	5	11	6	12	17	0.40	-	-
706	197	500	2.54	117	12	11	3	9	20	10	21	30	0.40	-	-
707	60	174	2.92	4	-	-	-	-	-	-	-	-	-	-	-
708	111	324	2.92	8	-	-	-	-	-	-	-	-	-	-	-
709	141	411	2.92	10	-	-	-	-	-	-	-	-	-	-	-
710	308	588	1.91	156	16	14	3	12	29	14	27	41	-	-	-
711	84	202	2.40	-	-	-	-	-	-	-	-	-	0.01	-	-
712	60	138	2.30	-	-	-	-	-	-	-	-	-	-	-	-
713	20	46	2.30	-	-	-	-	-	-	-	-	-	-	-	-
714	73	200	2.74	75	8	5	2	5	14	15	11	16	0.17	-	-
715	172	321	1.87	22	5	0	0	0	1	13	0	3	0.13	-	-
Total	7,605	19,173	2.52	3,569	378	327	67	195	399	708	520	953	0.09	1,268	3,839

Appendix E
Estimated Daily Traffic Volume
Growth

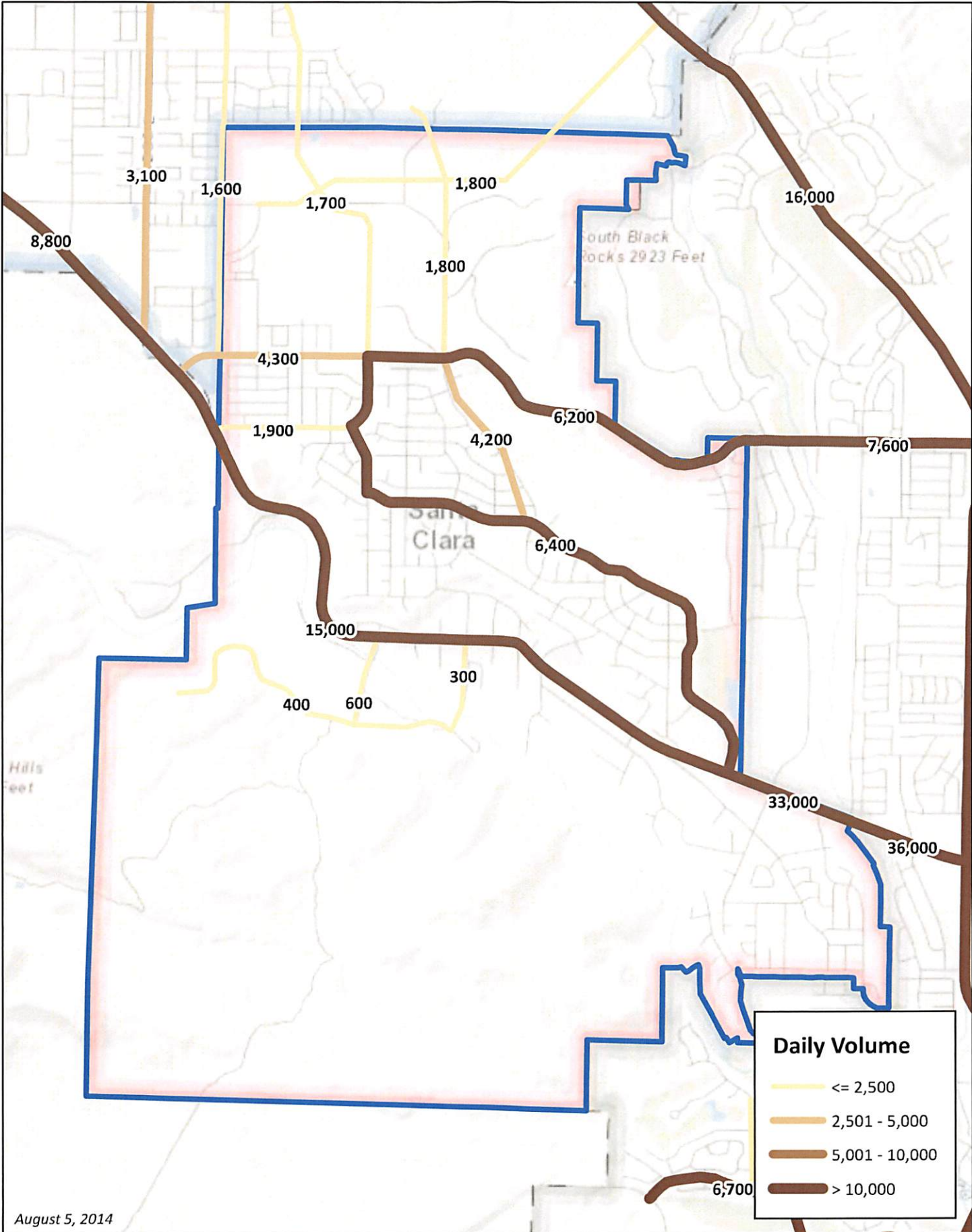
Santa Clara Estimated Daily Traffic Volume Growth (2012-2040)



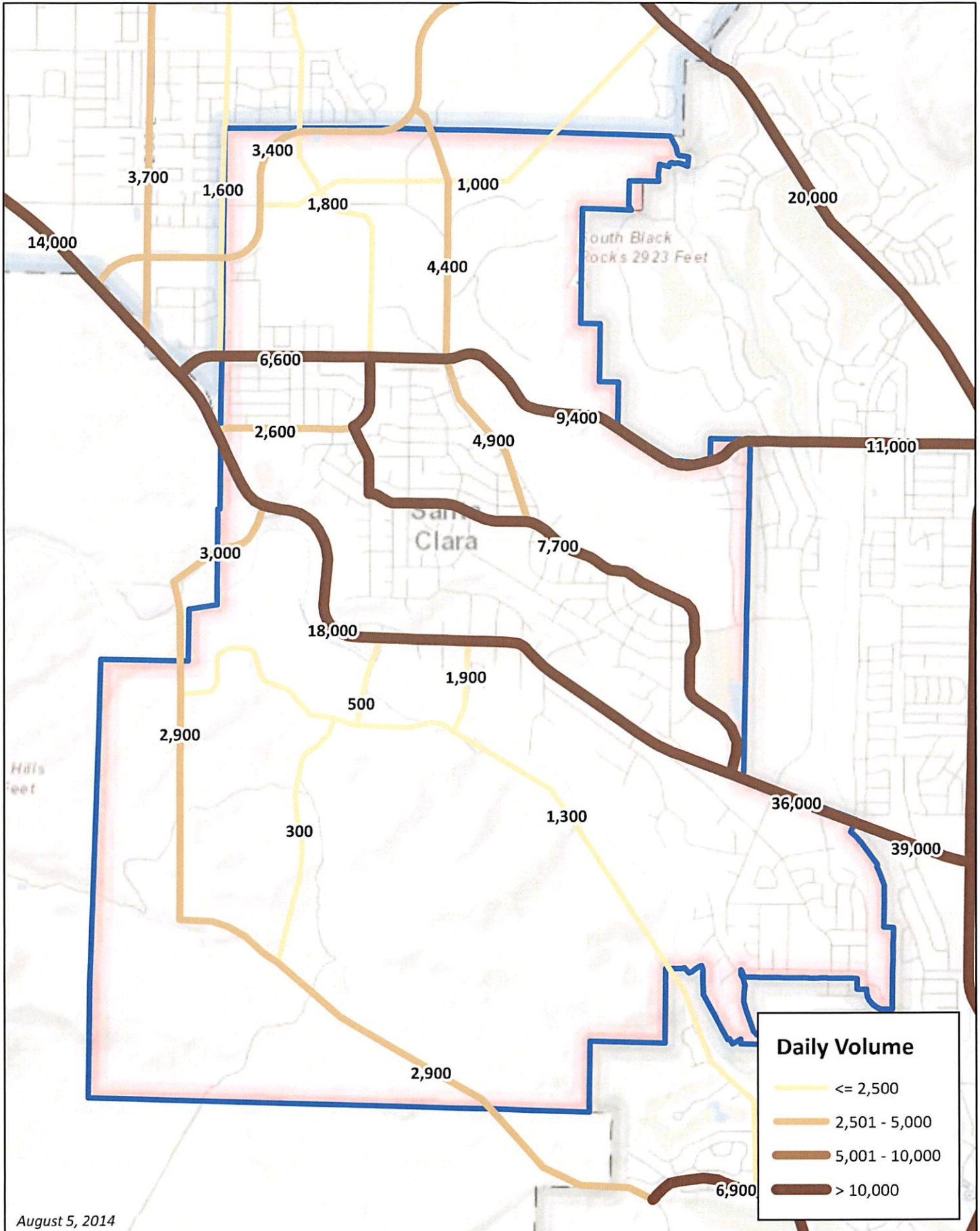
Santa Clara Approximate 2012 Daily Traffic Volume



Santa Clara Estimated 2025 Daily Traffic Volume

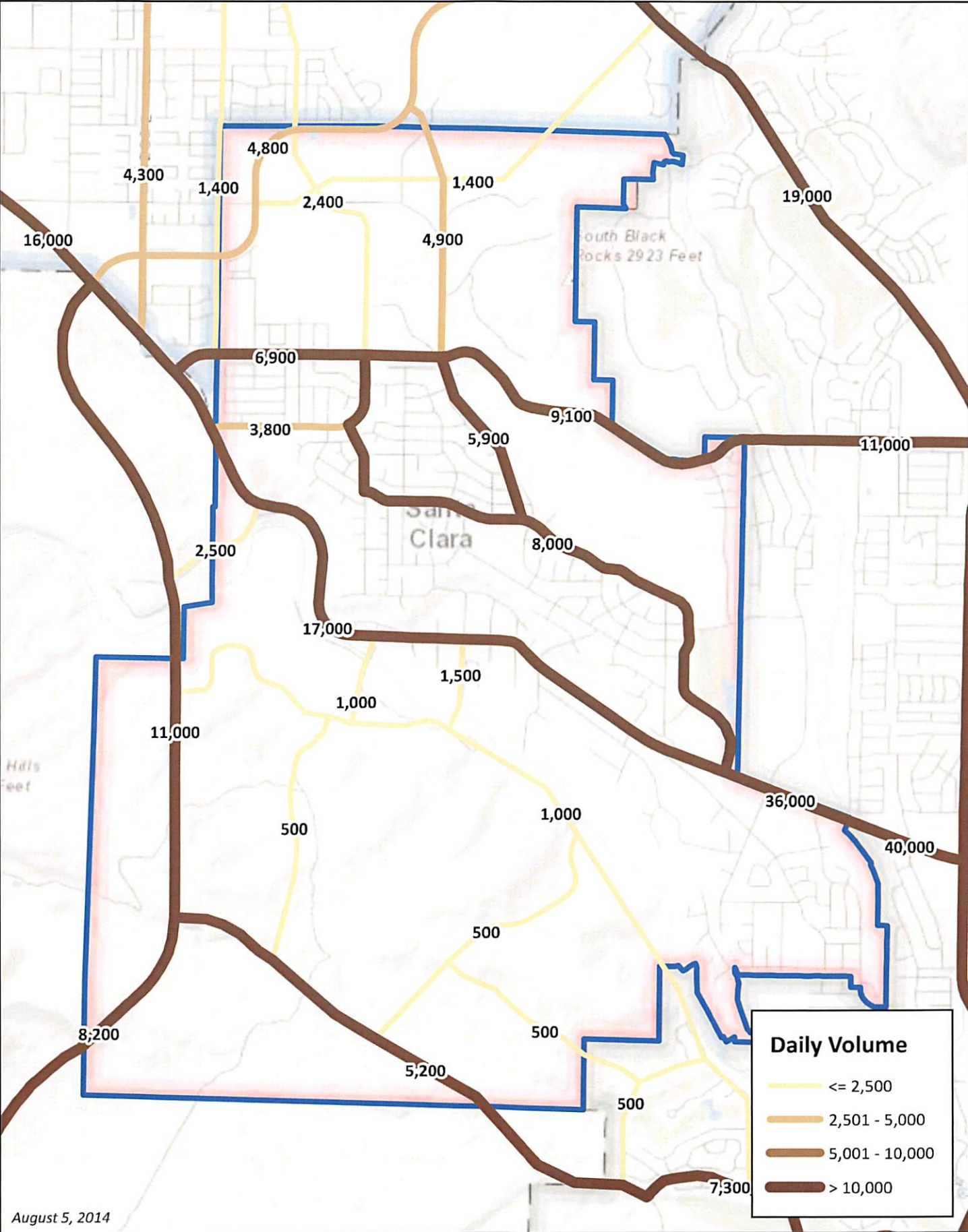


Santa Clara Estimated 2035 Daily Traffic Volume



August 5, 2014

Santa Clara Estimated 2040 Daily Traffic Volume

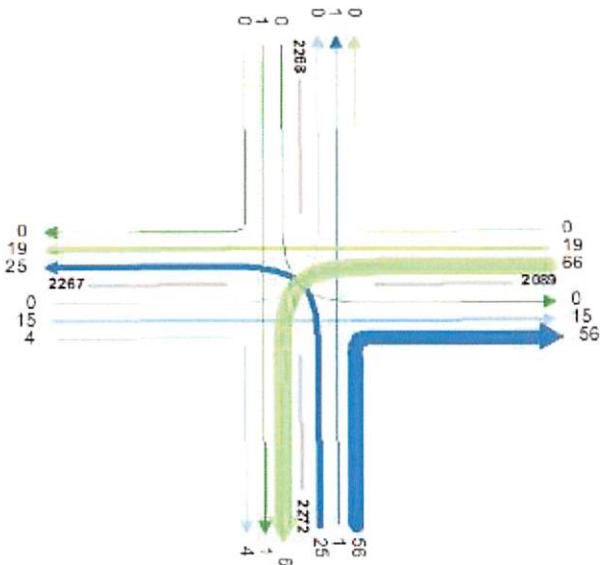


Appendix F
Estimated Intersection Peak Hour
Volumes

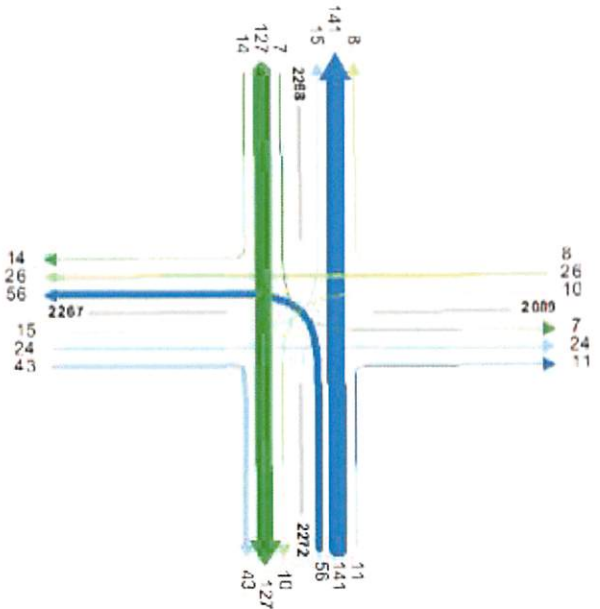
PM Peak Hour Volumes: 01-N Town Rd & Red Mountain Dr

Not Constructed

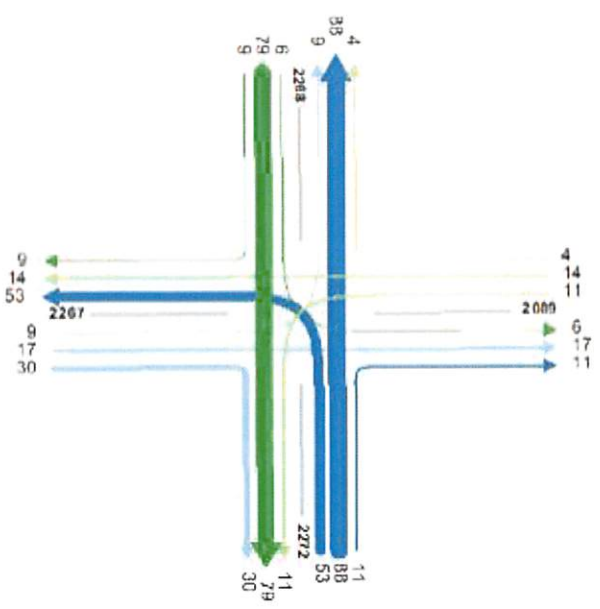
2012



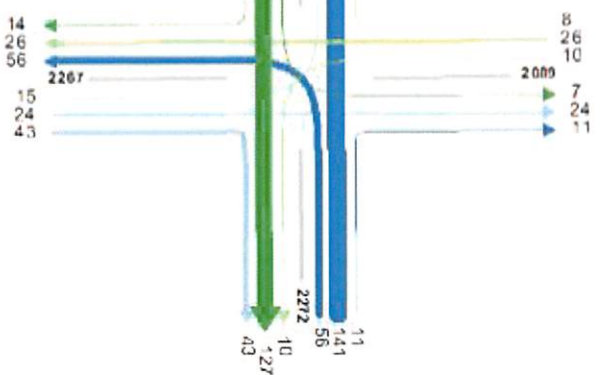
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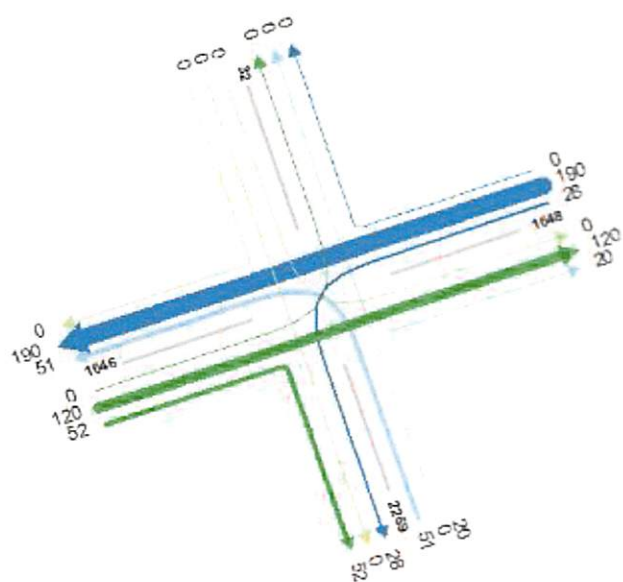
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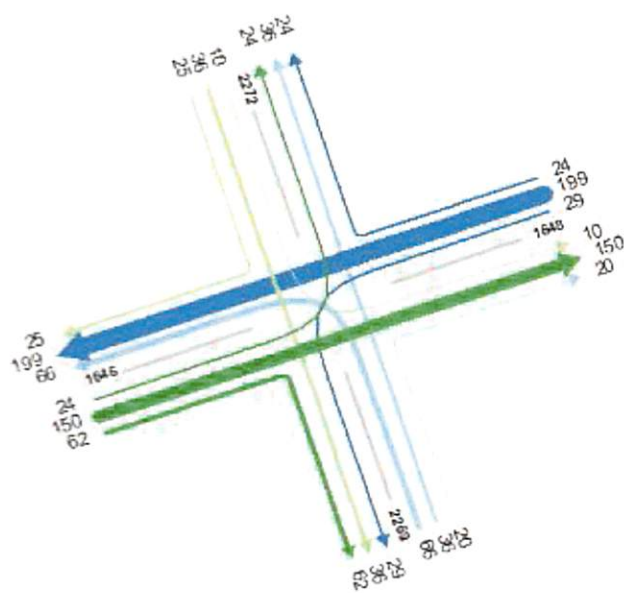
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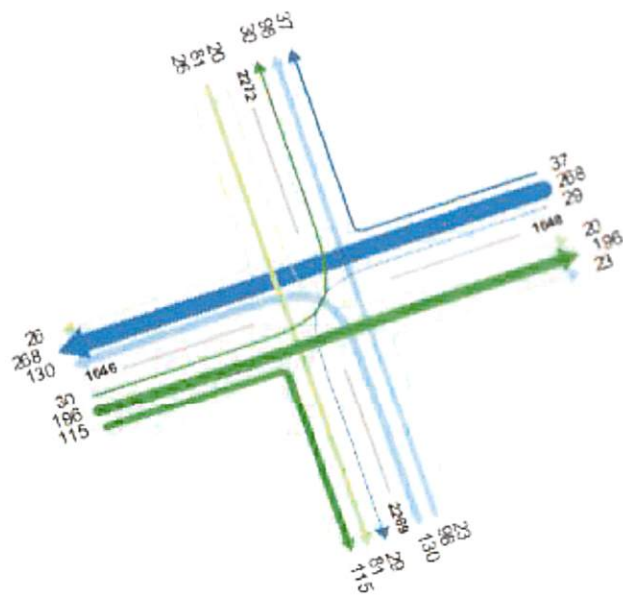
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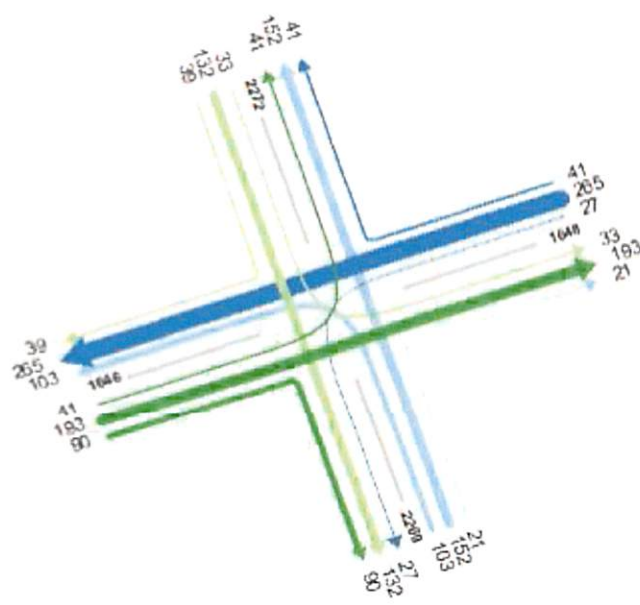
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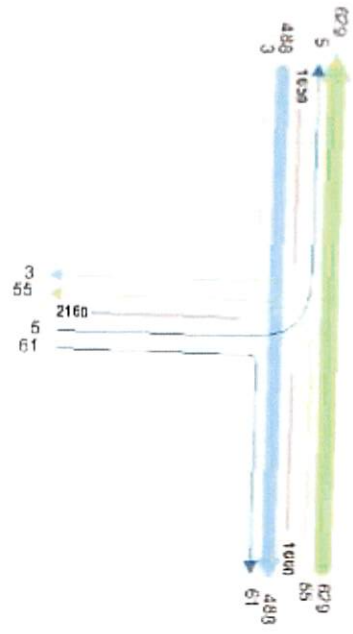
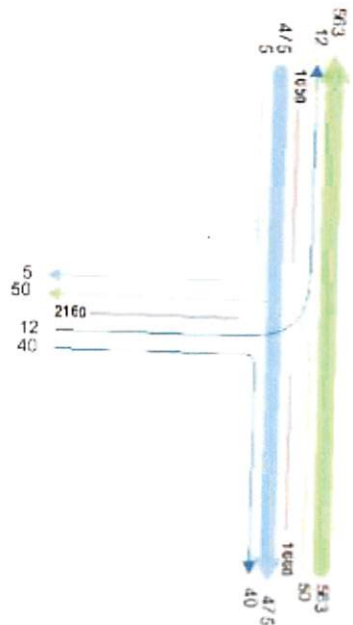
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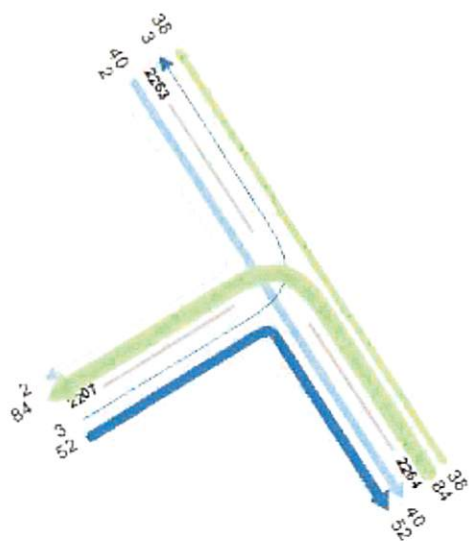
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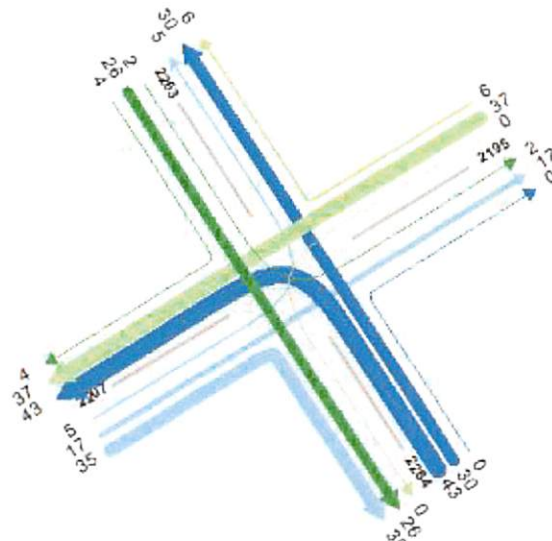
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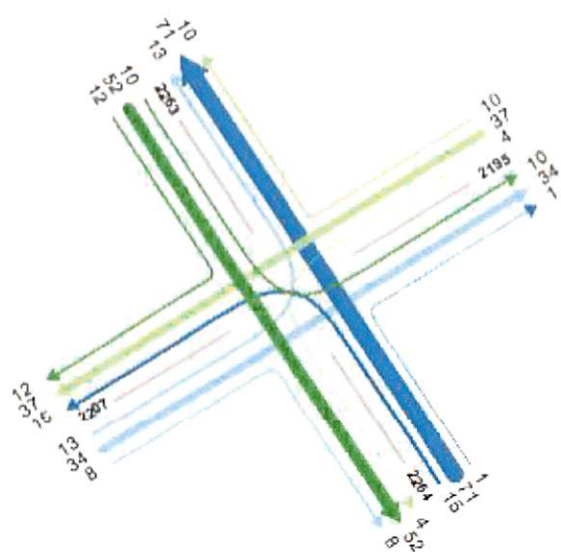
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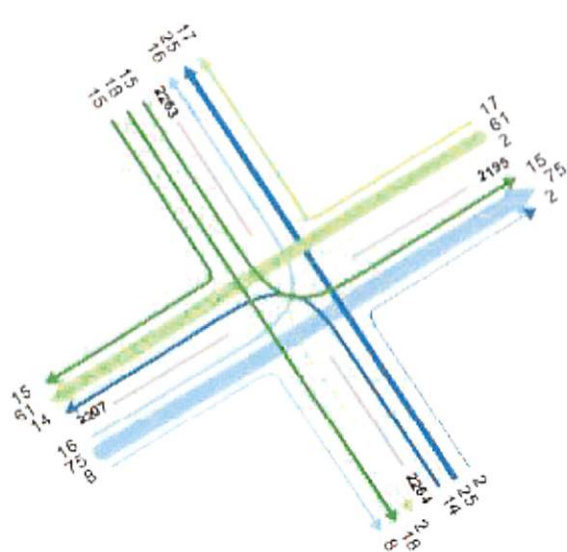
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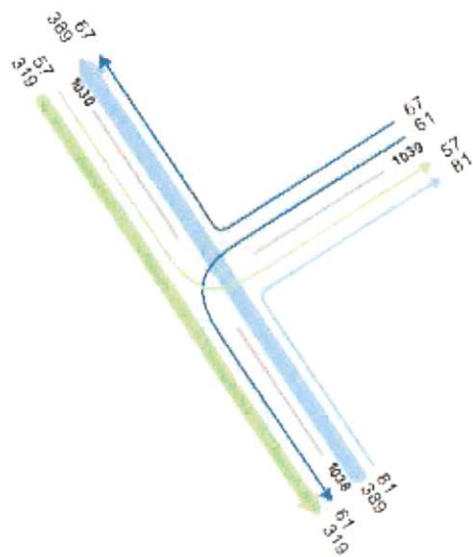


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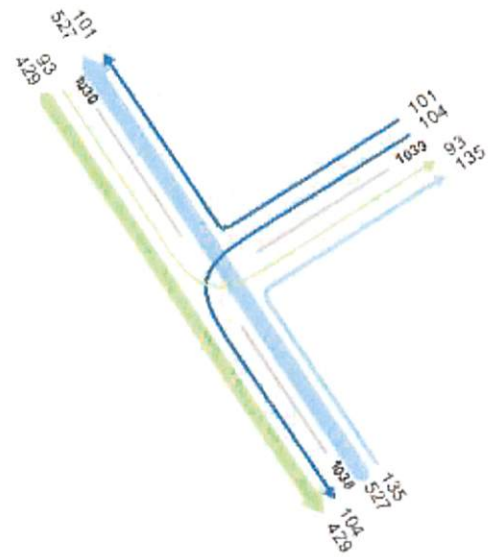


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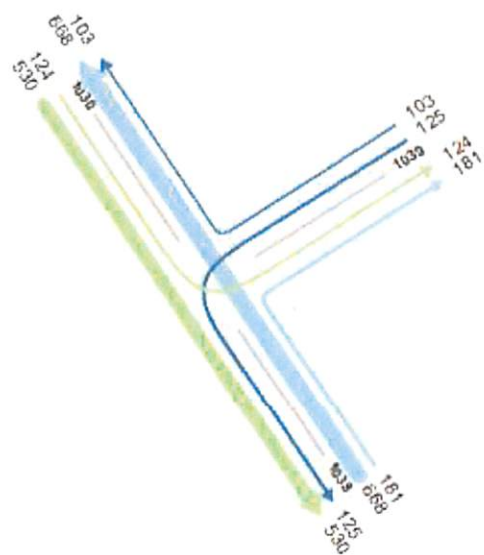
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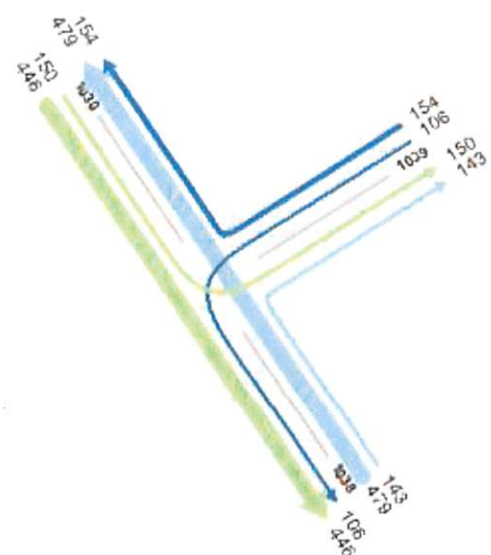
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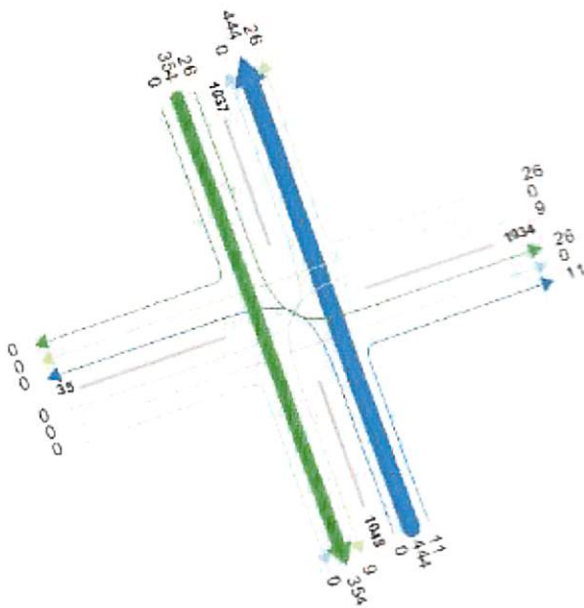


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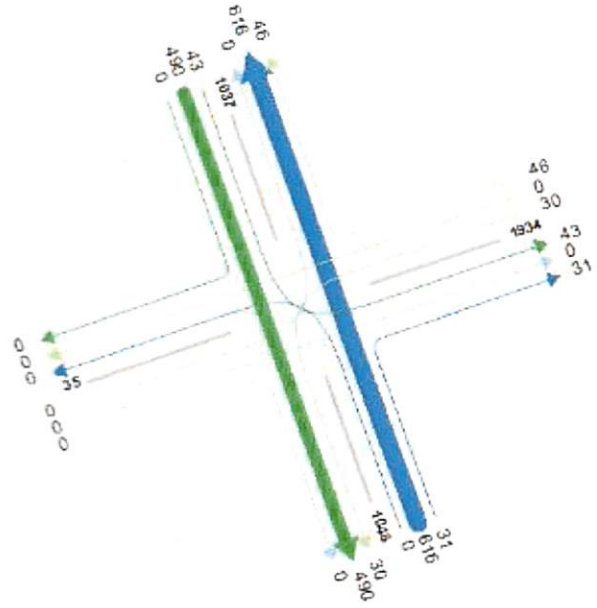


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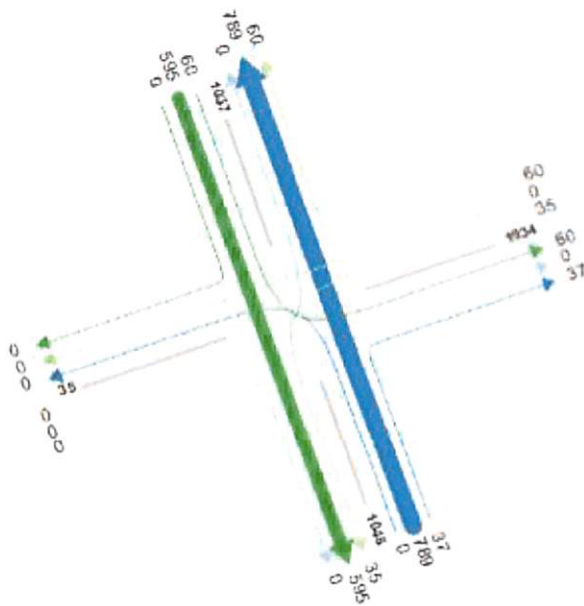
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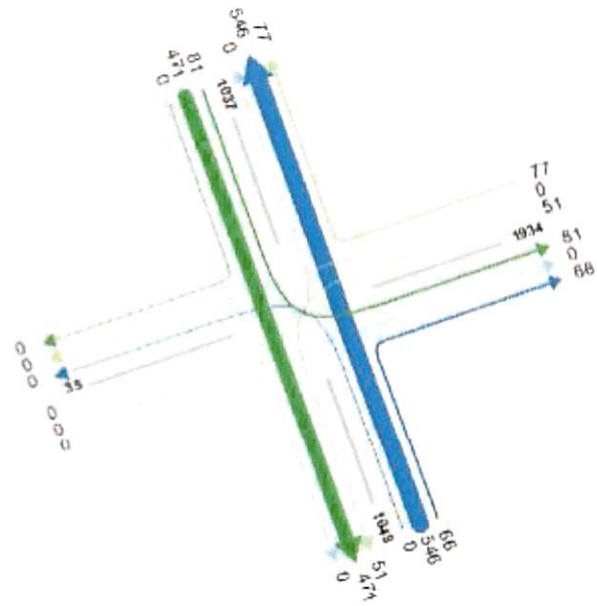
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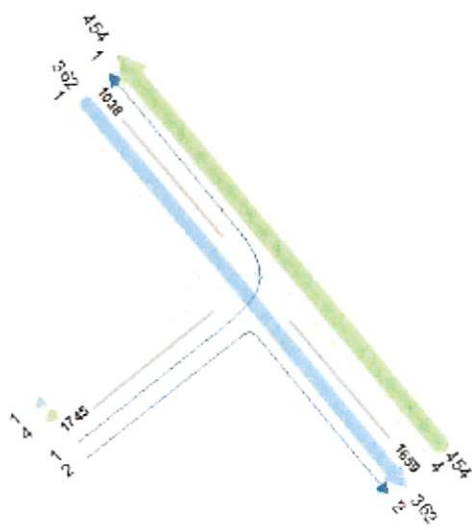


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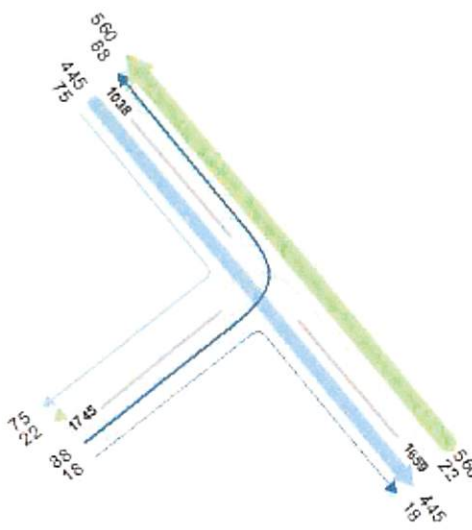


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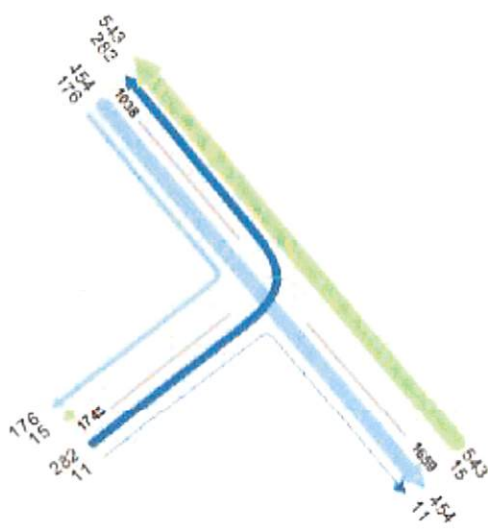
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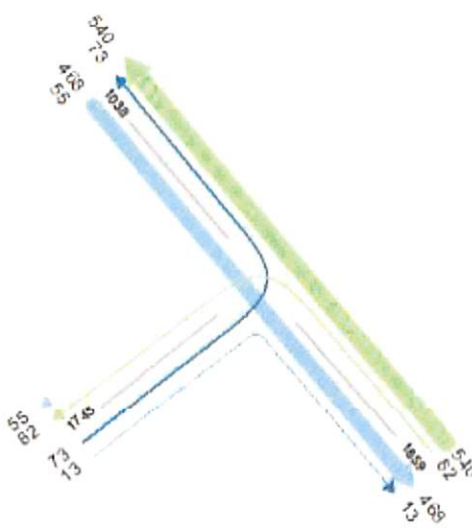
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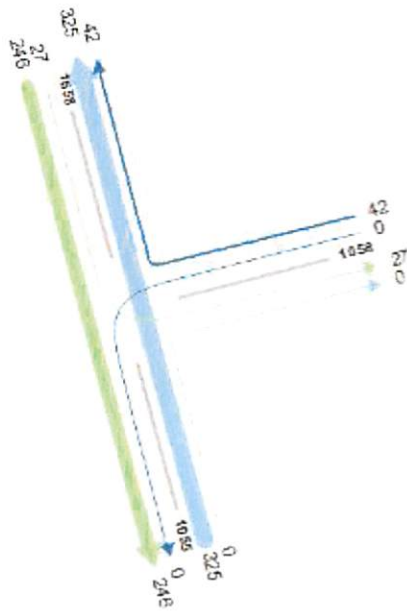


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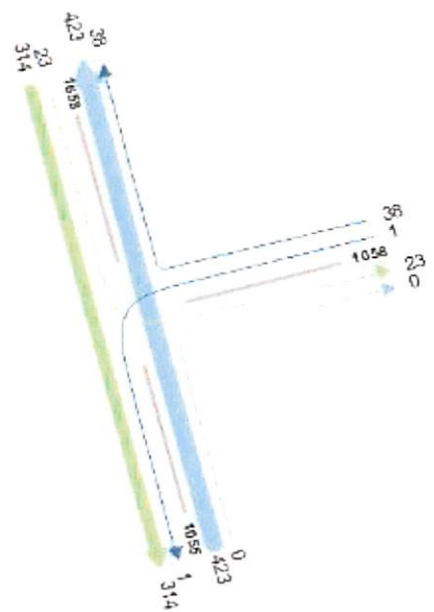


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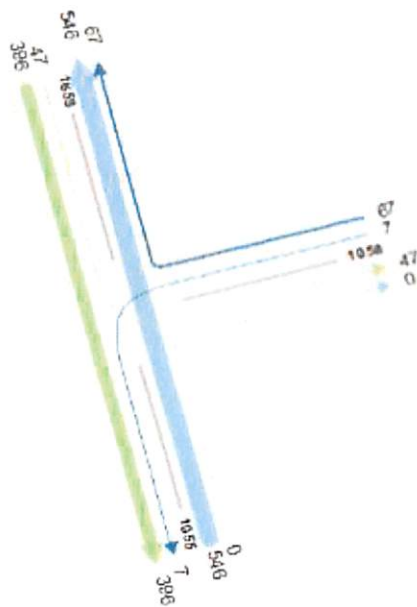
PM Peak Hour Volumes: 08-Little League Dr & Canyon View Dr



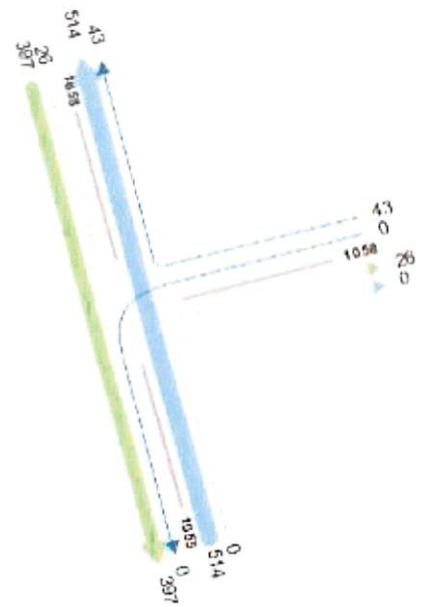
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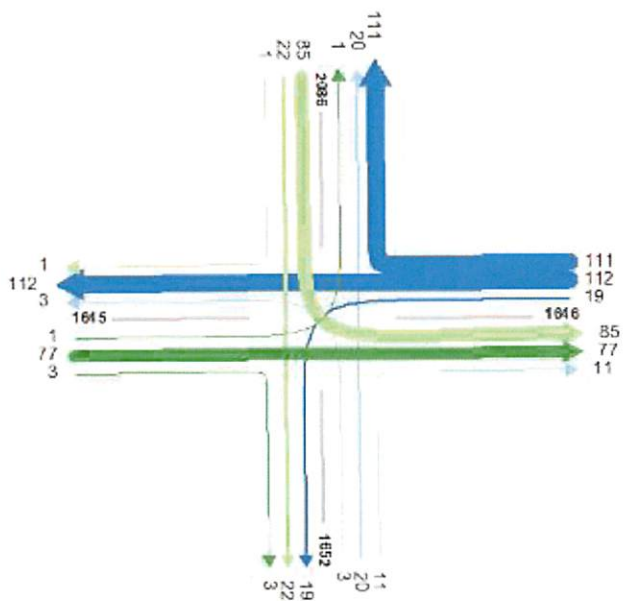


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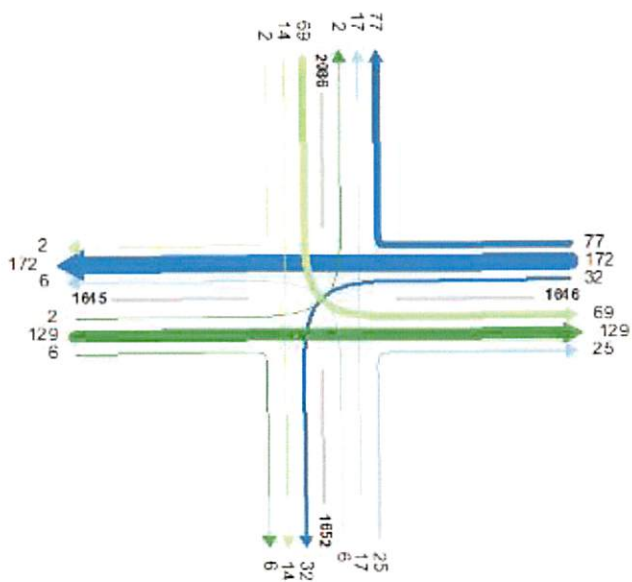


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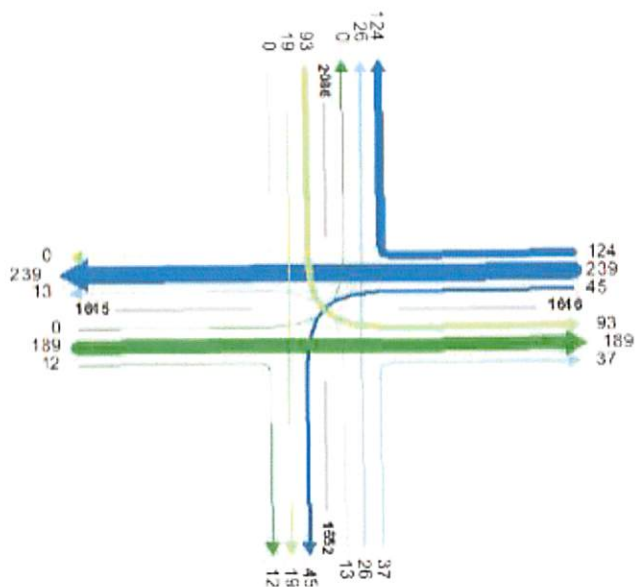
PM Peak Hour Volumes: 09-Pioneer Pkwy & Rachel Dr



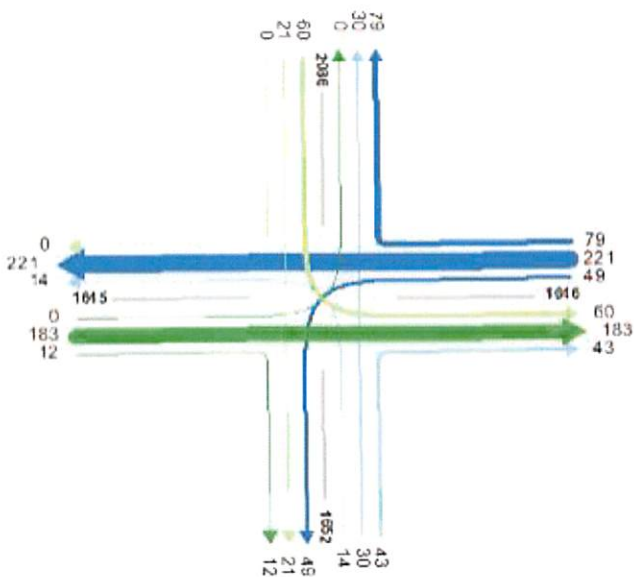
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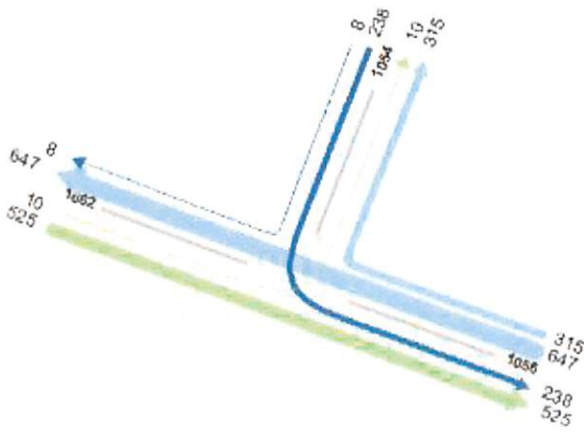


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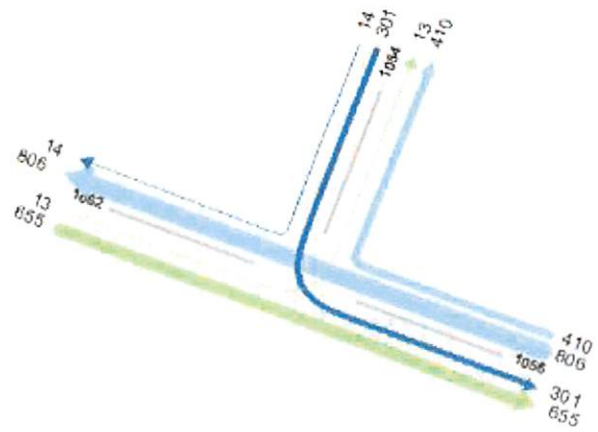


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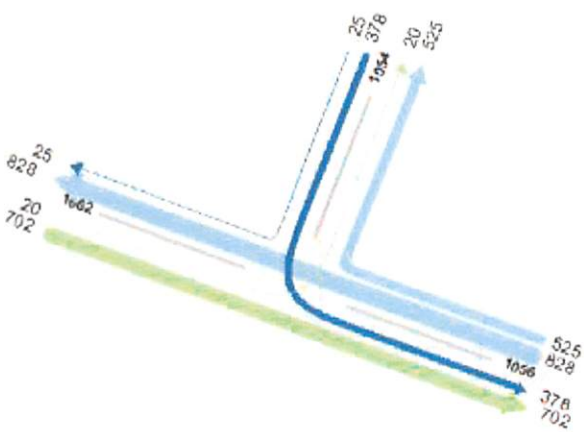
PM Peak Hour Volumes: 10-Santa Clara Dr & Canyon View Dr



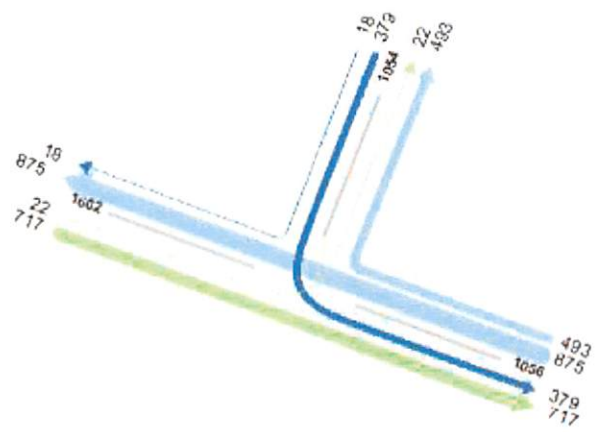
2012



2020



2030



2040



Appendix G

Impact Fee Cashflow

Cashflow Analysis - Santa Clara City MTP Impact Fee Analysis

Year	Year Const.	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Revenues																
Total SFEs		6800	7087	7386	7699	8024	8363	8647	8941	9245	9559	9884				
Additional SFEs		287	299	312	325	339	284	294	304	314	325					
Impact Fees Collected		\$495,850	\$516,805	\$538,646	\$561,409	\$585,135	\$490,560	\$507,236	\$524,479	\$542,308	\$560,742					
Other Revenues		\$23,309	\$589,948	\$23,309	\$23,309	\$23,309	\$23,309	\$23,309	\$23,309	\$23,309	\$23,309					
Expenses																
Chapel St. to Santa Clara River (Extend Collector)	2020						\$555,943									
Portion of South Hills Collector A (Collector)	2017			\$34,814												
Northtown Rd. east of Rachel (Extend Collector)	2023									\$34,814						
Red Mountain Dr. from Pioneer Pkwy. to City Boundary (Extend Collector)	2023									\$71,070						
Widen Pioneer Parkway (East of Red Mountain Dr.)	2019					\$172,085	\$172,085	\$172,085	\$172,085	\$172,085	\$172,085	\$172,085	\$172,085	\$172,085	\$172,085	
Improvements on Pioneer Parkway (West of Red Mountain Dr.)	2019					\$825,960										
Pedestrian Underpass/Overpass	2016		\$954,810													
Chapel St. New Low Flow Crossing	2020						\$119,171	\$119,171	\$119,171	\$119,171	\$119,171	\$119,171	\$119,171	\$119,171	\$119,171	\$119,171
Traffic Signal at Red Mountain Dr./Pioneer Pkwy. Intersection	2017			\$273,182												
Traffic Signal at Gates Ln./Santa Clara Dr. Intersection	2022								\$316,693							
Impact Fee Facilities Plan/Impact Fee Analysis Update (2019)	2019					\$40,575										
Impact Fee Facilities Plan/Impact Fee Analysis Update (2024)	2024										\$47,037					
City Hall portion designated for Streets		\$26,792	\$26,792	\$26,792	\$26,792	\$26,792	\$26,792	\$26,792	\$26,792	\$26,792	\$26,792					
Expenses Paid From																
Impact Fees		\$3,483	\$391,654	\$311,479	\$3,483	\$1,042,102	\$850,682	\$294,739	\$611,432	\$400,623	\$341,777	\$291,257	\$291,257	\$291,257	\$291,257	\$119,171
Other Revenues		\$23,309	\$589,948	\$23,309	\$23,309	\$23,309	\$23,309	\$23,309	\$23,309	\$23,309	\$23,309					
Impact Fee Fund Calculations																
Impact Fee Fund (w/o interest)		\$492,367	\$617,518	\$844,685	\$1,402,611	\$945,643	\$585,521	\$798,018	\$711,064	\$852,748	\$1,071,714	\$780,458	\$489,201	\$197,945	-\$93,312	-\$212,483
Impact Fee Fund est. interest (@2%)			\$12,350	\$17,141	\$28,642	\$20,076	\$13,275	\$17,790	\$16,407	\$19,569	\$24,339	\$19,001	\$13,556	\$8,002	\$2,337	\$0
Impact Fee Fund w/ interest		\$492,367	\$617,518	\$857,035	\$1,432,102	\$1,003,776	\$663,730	\$889,501	\$820,338	\$978,428	\$1,216,963	\$950,046	\$677,790	\$400,089	\$116,835	\$0



Appendix H

Impact Fee Certification

CERTIFICATION OF IMPACT FEE ANALYSIS BY CONSULTANT

In accordance with Utah Code Annotated, § 11-36a-306 Steven B. Hall, P.E., on behalf of Sunrise Engineering, Inc., make the following certification:

I certify that the attached impact fee facilities plan and impact fee analysis:

1. Includes only the costs for qualifying public facilities that are:
 - a. Allowed under the Impact Fees Act; and
 - b. Actually incurred; or
 - c. Projected to be incurred or encumbered within six years after each impact fee is paid;
2. Does not include:
 - a. costs of operation and maintenance of public facilities;
 - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
 - c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and that methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement; and
3. Offsets costs with grants or other alternate sources of payment (if grants or other sources of payment have been applied for and received and such information was made available when the Impact Fee Analysis was prepared); and
4. Complies in each and every relevant respect with the Impact Fees Act.

Steven B. Hall, P.E. makes this certification with the following qualifications:

1. All of the recommendations for implementations of the Impact Fee Facilities Plan ("IFFP") made in the IFFP documents or in the Impact Fee Analysis documents are followed in their entirety by Santa Clara 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 Santa Clara City, Utah, and outside sources.

4. If the specified usage of office and other work space in the City Hall building changes or deviates from the percentages outlined in this plan, this certification is no longer valid.
5. The undersigned is trained and licensed as a professional engineer and has not been trained or licensed as an lawyer. Nothing in the foregoing certification shall be deemed an opinion of law nor 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.
6. 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.
7. The foregoing certification is made only to Santa Clara 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: 1.28.15

Sunrise Engineering, Inc.

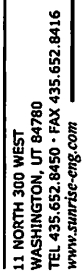
By: Steven B. Hall

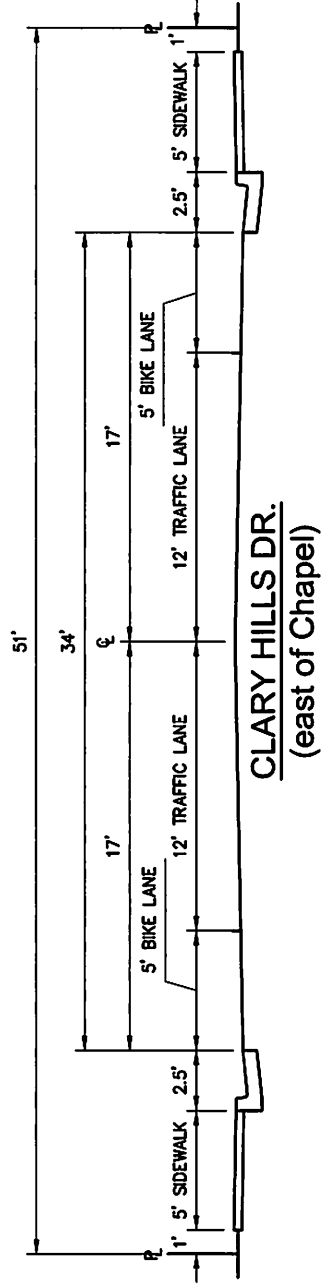
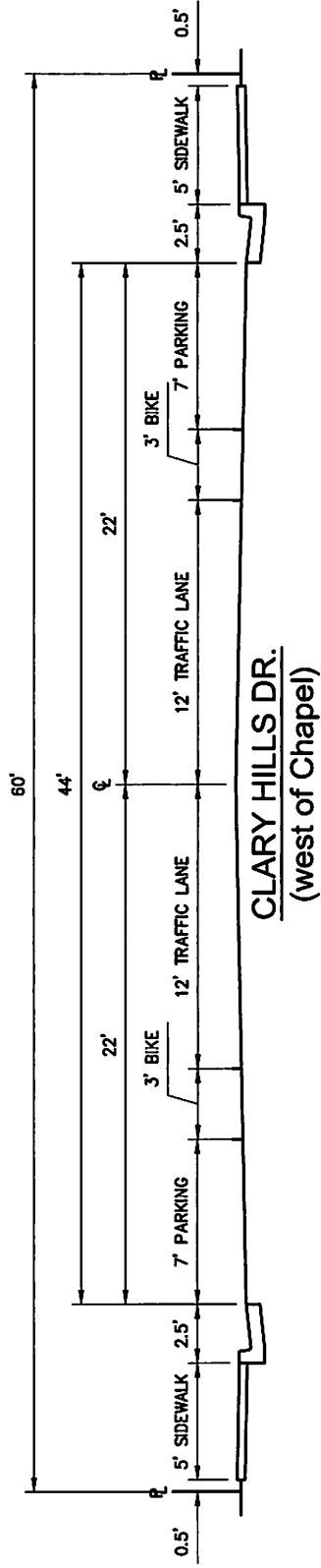




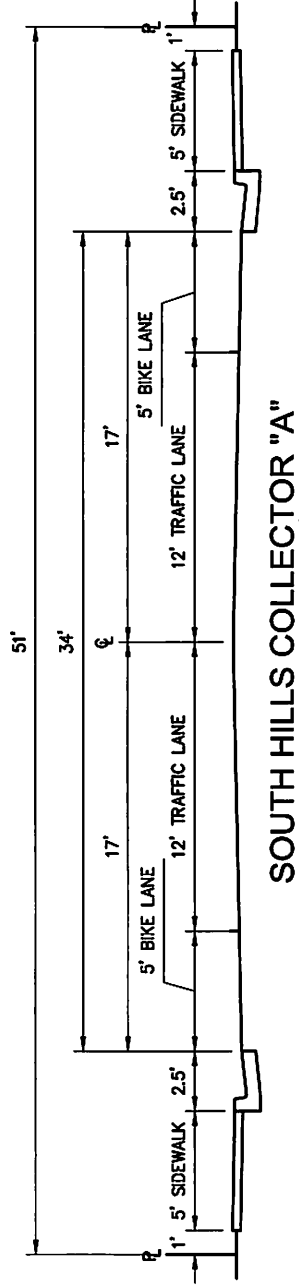
Appendix I

Street Cross Sections

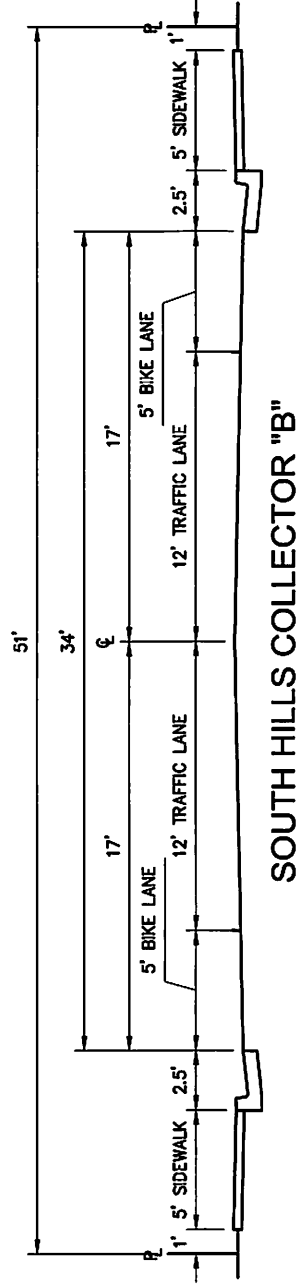




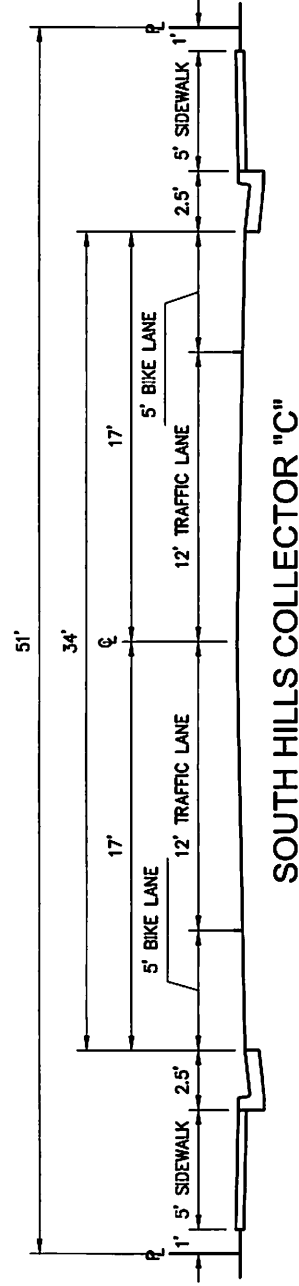
11 NORTH 300 WEST
WASHINGTON, UT 84780
TEL 435.652.8450 • FAX 435.652.8416
www.sunrise-eng.com



SOUTH HILLS COLLECTOR "A"



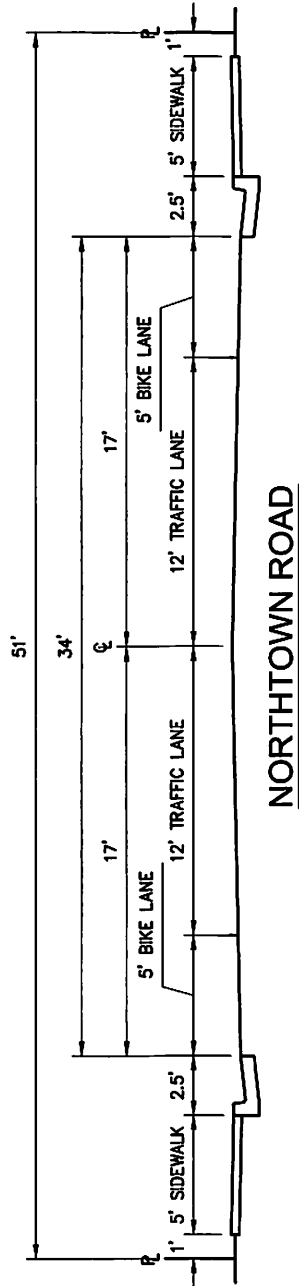
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SOUTH HILLS COLLECTOR "C"



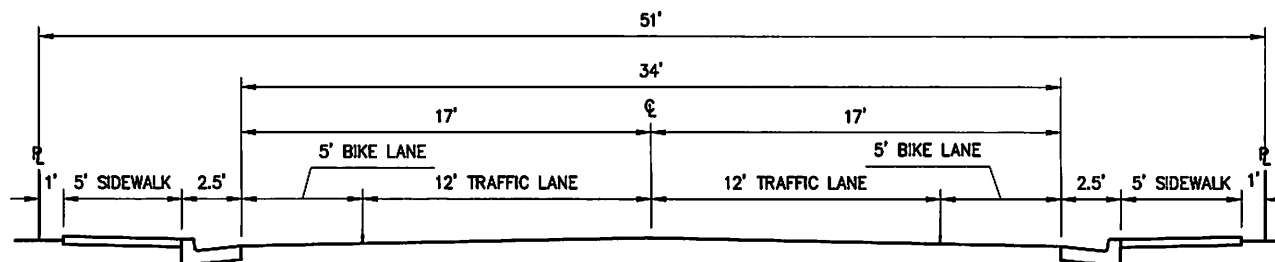
11 NORTH 300 WEST
WASHINGTON, UT 84780
TEL 435.652.8450 • FAX 435.652.8416
www.sunrise-eng.com



NORTHTOWN ROAD



11 NORTH 300 WEST
WASHINGTON, UT 84780
TEL 435.652.8450 • FAX 435.652.8416
www.sunrise-eng.com



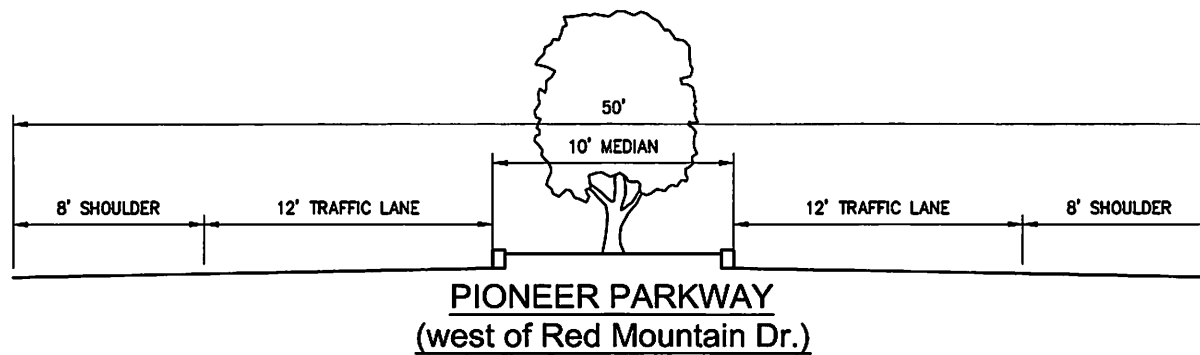
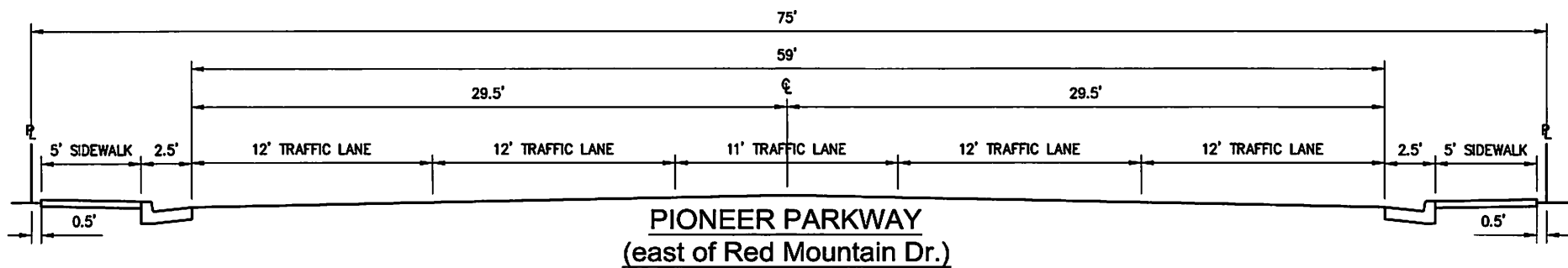
RED MOUNTAIN DR.

NOTES:

1. SHALL BE RESTRICTED ACCESS - NO DRIVEWAYS, AND NO PARKING ALLOWED ON SHOULDER.
2. DEVELOPER SHALL BE RESPONSIBLE FOR TURN LANES NEEDED AT INTERSECTIONS UNLESS OTHERWISE INCLUDED IN THE IMPACT FEE CALCULATIONS.



11 NORTH 300 WEST
WASHINGTON, UT 84780
TEL 435.652.8450 • FAX 435.652.8416
www.sunrise-eng.com



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www.sunrise-eng.com



Appendix J

Total Trip Data

Travel Model Trip Generation - Santa Clara City TAZs

Trip Productions and Attractions

TAZ	2012		2020		2025	
	Productions	Attractions	Productions	Attractions	Productions	Attractions
26	132	1,226	524	1,620	1,761	2,183
30	1,080	541	2,972	1,653	3,833	2,177
31	-	-	408	754	574	995
32	10	5	50	23	261	209
35	-	-	6	4	7	5
36	1,879	896	2,835	1,594	3,229	1,899
37	1,245	553	1,835	834	2,047	975
38	1,066	538	1,358	881	1,425	969
39	2,616	1,359	2,846	1,491	2,932	1,588
40	388	208	666	366	778	447
41	2,208	1,079	2,359	1,306	2,430	1,419
42	2,224	1,791	2,205	1,853	2,155	1,891
43	2,150	1,090	2,411	1,553	2,521	1,743
44	430	295	707	524	819	630
45	-	-	43	23	108	58
46	-	-	-	-	-	-
47	2,243	1,995	2,898	2,360	3,196	2,565
48	2,041	1,828	2,343	2,020	2,492	2,131
49	2,151	1,142	3,108	1,810	3,539	2,125
99	8	5	7	6	8	6
100	-	-	-	-	-	-
101	-	-	-	-	-	-
704	-	-	20	9	125	103
705	-	-	49	23	311	255
706	-	-	90	43	559	459
707	-	-	-	-	-	-
708	-	-	-	-	-	-
709	-	-	-	-	-	-
711	15	10	179	99	400	222
712	100	57	366	209	396	227
713	-	-	-	-	-	-
714	308	227	504	404	593	485
715	718	548	937	685	1,082	774
715	718	548	937	685	1,082	774
Total	23,727	15,939	32,661	22,832	38,666	27,313



Appendix K

Ordinance

**CITY OF SANTA CLARA
ORDINANCE 2015-04**

AN ORDINANCE ADOPTING STREET IMPACT FEES

WHEREAS, the City Council of the City of Santa Clara met in regular session on October 22, 2014 to consider, among other things, adopting a Master Traffic & Transportation Plan, and imposing Street Impact Fees, providing for the calculation and collection of such fees, and providing for appeal, accounting and severability of the same, and other related matters; and

WHEREAS, The City of Santa Clara is a political subdivision of the State of Utah, authorized and organized under the provisions of Utah law and is authorized pursuant to the Impact Fee Act, Utah Code Ann. § 11-36-101 *et seq.* to adopt impact fees; and

WHEREAS, on January 14, 2015, the City of Santa Clara reviewed the findings, conclusions, and recommendations of an Impact Fee Facilities Plan Study prepared by Sunrise Engineering, (the "*Consultant*"), Included in the document "Santa Clara City – Master Traffic & Transportation Plan/Impact Fee Analysis-Update", a copy of which is attached hereto as exhibit "A" (the Impact Fee Facility *Plan*"); and

WHEREAS The City of Santa Clara has caused Impact Fee Analysis to be prepared by Consultant, included in the document "Santa Clara City – Master Traffic & Transportation Plan/Impact Fee Facilities Plan, with Impact Fee Analysis – Update" a copy of which is attached hereto as exhibit "B" (the "*Impact fee Analysis*"); and

WHEREAS, on October 13, 2014, a copy of the Impact Fee Analysis, together with a summary designed to be understood by a lay person, was made available to the public, and a copy was placed in the Santa Clara Library; and

WHEREAS, on October 16, 2014, the City of Santa Clara posted notice of public hearing with respect to the Impact Fee Facilities Plan and Impact Fee Analysis in at least three public places within the City of Santa Clara; and

WHEREAS, on October 22, 2014, the City Council held a public hearing regarding the Impact Fee Facilities Plan and Impact Fee Analysis; and

WHEREAS, on January 29, 2015, a copy of the impact fee enactment was made available to the public; and

WHEREAS, after careful consideration and review, the City Council has determined that it is in the best interest of the health, safety and welfare of the inhabitants of the City of Santa Clara to adopt the findings and recommendations of the Studies to address the Impacts of development upon the city of Santa Clara to adopt the Impact Fee Facilities Plan as proposed, to

adopt street impact fees, to provide for the calculation and collection of such fees, and to provide for appeal, accounting and severability of the same.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Santa Clara as follows:

Section 1. Findings. The City Council finds and determines as follows:

- 1.1 All required notices have been given and made and public hearings conducted as requested by the Impact Fee Act with respect to the Impact Fee Facilities Plan, the Impact Fee Analysis, and this impact fee enactment (this "*Ordinance*").
- 1.2 Growth and development activities in the City of Santa Clara will create additional demands on its streets. The Impact Fee Facilities Plan requirements which are analyzed in the Impact Fee Facilities Plan and the Impact Fee Analysis are the direct result of additional facility needs caused by future development activities. The persons responsible for growth and development activities should pay a proportionate share of the costs of the street impact fee needed to serve the growth and development activity.
- 1.3 Impact Fees are necessary to achieve an equitable allocation to the costs borne in the past and to be borne in the future, in comparison with the benefits already received and yet to be received.
- 1.4 In enacting and approving the Impact Fee Analysis and this Ordinance, the City Council has taken into consideration, and in certain situations will consider on a case-by-case basis in the future, the future street impact needs of the city of Santa Clara, the master transportation needs of the City of Santa Clara which are the result of the City of Santa Clara's future street needs. Properties similarly situated in the City of Santa Clara at the time of computation of the required fee and prior to the enactment of this Ordinance, all revenue sources available to the City of Santa Clara, and the impact on future streets that will be required by growth and new development activities in the City of Santa Clara.
- 1.5 The provisions of this Ordinance shall be liberally construed in order to carry out the purpose and intent of the City Council in establishing the impact fee program.

Section 2. Definitions.

- 2.1 Except as provided below, words and phrases that are defined in the Impact Fee Act shall have the same meaning in this Ordinance.

2.2 "Utah State Impact Fee Act" shall mean Title 11, Chapter 36, Utah Code Annotated or its successor state statute if that title and chapter is renumbered, recodified, or amended.

Section 3. Adoption.

The City Council hereby approves and adopts the Impact Fee Analysis attached as exhibit "A" and the analysis reflected therein. The Impact Fee Facilities Plan and the Impact Fee Analysis, dated January 28, 2015, are incorporated herein by reference as though fully set forth herein. Based on the City Council's approval and adoption of the Impact Fee Facilities Plan, and Impact Fee Analysis, the City Council hereby imposes the street impact fees specified herein and enacts this Ordinance.

Section 3. Impact Fee Imposed.

The fees imposed are as follows.

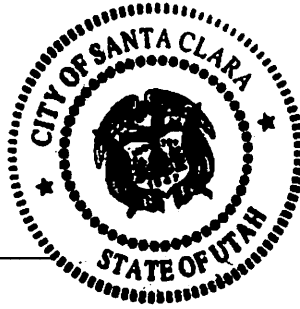
Exhibit "A"

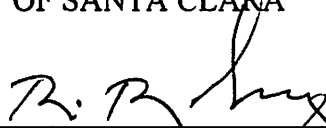
Category	Land Use	Unit	Applicable IFE Code(s)	Impact Fee Cost Per Unit
Residential	Single Family Detached	Dwelling Units	210	\$ 2,155
	Condominium /Townhome	Dwelling Units	230	\$ 1,308
	Apartment	Dwelling Units	220	\$ 1,498
Office	Office Building	1,000 sq. ft.	710	\$ 2,604
	Medical Office Building	1,000 sq. ft.	720	\$ 8,137
Retail	Supermarket	1,000 sq. ft.	850	\$ 14,736
	Less Intensive Retail	1,000 sq. ft.	890	\$ 562
Services	Intensive Retail	1,000 sq. ft.	820	\$ 7,514
	Quality Restaurant	1,000 sq. ft.	931	\$ 11,912
	Fast Food	1,000 sq. ft.	934	\$ 58,659
	Convenience Market w/ Gas Pumps	Pump Stations	945	\$ 14,627
Industrial	Bank	1,000 sq. ft.	912	\$ 17,683
	Industrial	1,000 sq. ft.	110	\$ 2,355
	Manufacturing	1,000 sq. ft.	140	\$ 1,290
	Warehousing	1,000 sq. ft.	150	\$ 1,203
Institutional	Elementary School	Students	520	\$ 291
	Middle /Junior School	Students	522	\$ 365
	High School	Students	530	\$ 385
	Private School (K-12)	Students	536	\$ 559
	Day Care	1,000 sq. ft.	565	\$ 3,570
	Library	1,000 sq. ft.	590	\$ 6,333
	Church	1,000 sq. ft.	560	\$ 2,052
Job	Hotel /Motel	Rooms	310-320	\$ 1,632

CITY OF SANTA CLARA

ATTEST:


Chris Shelley, City Recorder




Rick Rosenberg, Mayor

