



MURRAY CITY MUNICIPAL COUNCIL COMMITTEE OF THE WHOLE

The Murray City Municipal Council met on Tuesday, March 16, 2021 for a meeting held electronically in accordance with the provisions of Utah Code 52-4-207(4), Open and Public Meeting Act, due to infectious disease COVID-19 Novel Coronavirus. Council Chair, Ms. Turner, determined that to protect the health and welfare of Murray citizens, an in-person City Council meeting, including attendance by the public and the City Council is not practical or prudent.

Council Members in Attendance:

Diane Turner – Chair	District #4
Brett Hales – Vice Chair	District #5
Kat Martinez	District #1
Dale Cox	District #2
Rosalba Dominguez	District #3

Others in Attendance:

Blair Camp	Mayor	Jennifer Kennedy	City Council Director
Jennifer Heaps	Chief Communications Officer	Pattie Johnson	City Council Office Admin
Doug Hill	Chief Administrative Officer	Kim Sorensen	Parks and Recreation Director
G.L. Critchfield	City Attorney	Brooke Smith	City Recorder
Danny Astill	Public Works Director	Ben Ford	Wastewater Superintendent
Sherrie Van Bibber	Murray Youth City Council	Bill Francis	The Imagination Company

Ms. Turner called the meeting to order at 5:30 p.m.

Approval of Minutes – Ms. Turner asked for comments or a motion on the minutes from the Committee of the Whole meeting on February 16, 2021. Mr. Cox moved approval. Ms. Martinez seconded the motion. (Approved 5-0)

Discussion Items

Report from the MYCC (Murray Youth City Council) – Ms. Van Bibber spoke on behalf of students involved in the MYCC who volunteer their time monthly for many good causes; for example, activities like fundraising for scholarships at the Murray Chamber of Commerce golf tournament, face painting at the July Fourth Murray Fun Days event; and they assist in preparations, and participate in the Murray Haunted Woods. She noted that in 2019 they raised \$20,000, which was donated to non-profits related to the prevention of child abuse and domestic violence survivors.

With COVID-19 students did not have the involvement in 2020 as usual; however, other annual events

were noted like helping with primary elections and learning from various Murray legislators at the State Capital. CERT (Community Emergency Response Team) training for assisting in neighborhoods during catastrophic emergencies; and working with the Rotary Club. They promote child abuse prevention month; and are currently sewing rice/heat packs for essential workers. They help with graduation projects; organize Red Cross blood drives; and assist at the new Murray Children's Food Pantry.

All Council Members expressed appreciation for Ms. Van Bibber's excellent model of service to the Murray Community, and for helping students become interested in city government and politics. Ms. Van Bibber said many students have positive energy for change, and each year new amazing students become involved in the MYCC.

Discussion on the MWPP (Municipal Wastewater Planning Program) Report – Wastewater Superintendent, Mr. Ford presented the annual 2020 MWPP report, which assures that certain system requirements are met; and gives the overall general financial health of how the Wastewater Fund is doing. The required report would be submitted to the State of Utah, Division of Water Quality by April 15, 2021 upon Council approval. The report was displayed, and the proposed resolution was provided. (Attachment #1) The report included updated information about the SMP (Sanitary Management Plan), which depicts whether the plan is being followed; and if any recommendations or changes are needed to the system. It identifies any SSOs (Sanitary Sewer Overflows); reviews capacity assurance and confirms if hydraulic modeling is being kept up to date.

Mr. Ford reviewed five sections of the report and noted all general yes/no questions about the City's wastewater collection system, including topics like revenue and reserves: and operations and capital improvements. The following was highlighted:

- The average annual user charge was \$439.80 per year, or \$36 per month; and, the City collects 95% of the anticipated revenue. They are currently working on a new rate study, and plan to update the master plan, which last occurred in 2017.
- The City maintains a *Plan of Operations*; a further review of that would be coming to the Council in the near future; the *Capital Facility Plan* was also updated within the last five years.
- The *Asset Management System*, which is a variety of sources that keeps track of all system work. Mr. Ford reported that the cost to replace the entire wastewater system in 2020 would be approximately \$6.8 million. This includes all capital assets (or equipment), all vehicles, and three lift stations.
- Fiscal sustainability and projected capital investment costs. Mr. Ford said that from the initial results of the current master plan, most development and new projects identified in the coming years would be due to redevelopment, which would affect the system. Funding necessary to address those needs was determined. There were 58 new residential connections within the last year; and there have been no new developments anticipated in the next 2-3 years that will increase flow by 25% or more.
- The system was first constructed in 1917, which now consists of 133 miles of pipe; the largest pipe being 48 inches in diameter. Mr. Ford confirmed that seasonal daily peak flows do not exceed the average daily peak flow. Regarding discharges, the City did not experience any Class 1 SSOs; and just one Class 2 SSO occurred, which was due to the breakage of a sewer line on 5300 South.
- The Class III, Grade Three system requires that City employees be certified. Murray employs a total of nine *Grade Three System Operators*; six of them are DRC (Direct Certified Charge) certified. Mr. Ford said it was good that all operators are purposely over certified for this particular system.
- Facility maintenance questions, and the City's current SSMP Evaluation (Sewer System Management Plan). Mr. Ford noted the plan is well followed, and annually audited. He reported that in 2020 the most extensive audit occurred, where only staffing, and minor textual changes were needed. A SECAP

(System Evaluation and Capacity Assurance) was also completed.

- The physical condition of the City's sewage system was described as being an older system. Mr. Ford confirmed troubled areas have been identified, and improvements in the next 5-10 years will be development driven; and manholes and pipes will be rehabilitated with new lining as well. The biggest issues within the system are root intrusions, and FOG, which is fat, oils and grease.

In the final narrative, Mr. Ford confirmed that overall, the City's collection system is complete and accurate. To view Mr. Ford's full review of the MWPP report visit:

<https://youtu.be/DJ9M0tVI4jU?list=PLQBSQKtwzBqLxiqGGqVdVorSUzCOAEmh-2&t=959>

Council Members had no questions or concerns. They would consider the proposed resolution to approve the report in a public hearing during the April 6, 2021 council meeting.

Discussion on Park Impact Fees – Mr. Sorensen discussed the possibility of Murray City adopting a park impact fee for future residential development. He noted that the new Parks and Recreation Master Plan was adopted one year ago where during that process funding sources were discussed. He pointed out that one funding source the City currently does not implement is a park impact fee, and that this revenue could generate funds for future park acquisitions and development.

Mr. Sorensen studied various impact fees and discussed the possibility with the Parks and Recreation Advisory Board, who agreed unanimously. A chart was shared to depict fees charged by other Utah cities; and 5-year growth graphs related to single-family, multifamily, and ADUs (accessory dwelling units) were displayed. (Attachment #2) All surrounding cities with the exception of Midvale City implement park impact fees; and Millcreek and South Salt Lake are in the process of increasing their fee amount. Mr. Sorensen noted graphs also indicated what revenue could have been attained had there been park impact fees in place for the past five years; low, medium, and high impact levels were made clear.

He explained the park impact fee is a one-time fee imposed by the City on new construction of residential properties. A developer or builder would pay the fee at the time of the application process to attain a building permit. He was unsure whether the impact fee would cause increases to new home construction costs, however, real estate people have confirmed it is not the case. He confirmed the cost for a Murray home was determined by the market value, which involves many factors including accessibility to parks. The park impact fee is based on providing the same level of service to new developments, that the City is currently providing to other city areas. Mr. Sorensen described what the park impact fee cannot be used for, as follows:

- Operation and maintenance of current or future park facilities or amenities.
- Payment for city employees.
- Renovate or improve current facilities.
- Increase current service level.

Park impact fees may be used for:

- Adding new parks.
- Increasing capacity in facilities to serve new development; for example, purchasing land, or building new amenities, like trails, park athletic fields, and pickle ball courts.
- Expand current facilities to meet increase demand because of growth.

Mr. Sorensen explained in order how impact fees are calculated:

- First, it requires having a current Parks and Recreation Master Plan. He noted that since the City adopted an updated master plan last year—now is the time to consider implementing the fee.

- Then, the City would hire an outside impact fee consultant, who would determine current value of park and recreation assets. Assets would be calculated at today's value and cannot include property or amenities funded by other sources like grants or donations.
- Next, the current level of parks service is calculated in detail; whether acreage for 1,000 people: miles of trails, and the number of pickle ball, tennis, and basketball courts. Acreage of green space and soccer fields would also be included.
- After considering growth projections and determining needs, a very maximum impact fee is formulated by using the cost of a future project; which is divided by the number of additional residents; times by the number of occupants in each home. He noted the average home occupancy in Murray has 2.58 residents.
- Finally, the maximum impact fee that can be charged, would become a policy decision by the City, as well as, what percentage of revenue can be utilized to pay for parks. Once that process is completed, a fee would be determined based on the total cost of providing new park land for new residents. A public hearing would be held, and the City Council would consider adopting the park impact fee. If adopted, a 90-day waiting period would be in place prior to implementation for those who have developments already underway. Mr. Sorensen noted that Impact fees collected would need to be spent within six years.

Council Comments:

- Ms. Dominguez was pleased with the discussion and felt the conversation was important for addressing the needs for new city growth. Mr. Sorensen agreed with high density growth the opportunity to provide pocket parks was a possibility, as well as, providing facilities for recreation.
- Ms. Turner affirmed that ADUs would be assessed for the park impact fee. Mr. Sorensen confirmed, a proposed policy would be forth coming as well, after the Council first considers the park impact study itself. Ms. Turner asked if the revenue could provide new bike lanes. He said bike lanes are not considered a park amenity; but this could possibly be changed in the Parks and Recreation Master Plan prior to the study, in order to include them in the future.
- Ms. Martinez echoed appreciation and noted the city comparison chart depicting a widespread difference in the amount charged. She felt what most citizens love about Murray is the many beautiful parks and trails; so, she hoped the City would continue to provide new park spaces for the growing population.
- Mr. Hales agreed everyone loves Murray's parks and trails. He felt city growth was coming on strong, so the timing was right to implement the fee.

Announcements: None.

Adjournment: 6:09 p.m.

Pattie Johnson
Council Office Administrator II

ATTACHMENT #1

*Municipal Wastewater Planning Program (MWPP)
Annual Report
for the year ending 2020
MURRAY CITY PUBLIC SERVICES*

Thank you for filling out the requested information. Please let DWQ know when it is approved by the Council.

Please download a copy of your form by clicking "Download PDF" below.

Below is a summary of your responses

[Download PDF](#)

SUBMIT BY APRIL 15, 2021

Are you the person responsible for completing this report for your organization?

Yes

No

This is the current information recorded for your facility:

Facility Name:	MURRAY CITY PUBLIC SERVICES
Contact - First Name:	Benjamin
Contact - Last Name:	Ford
Contact - Title	Wastewater Superintendent
Contact - Email:	

Contact - Phone:	801-270-2474
Contact - Email:	bford@murray.utah.gov

Is this information above complete and correct?

Yes

No

Your wastewater system is described as Collection & Financial:

Classification: COLLECTION

Grade: III

(if applicable)

Classification: -

Grade: -

Is this correct?

WARNING: If you select 'no', you will no longer have access to this form upon clicking Save & Continue. DWQ will update the information and contact you again.

Yes

No

Click on a link below to view examples of sections in the survey:
(Your wastewater system is described as Collection & Financial)

[MWPP Collection System.pdf](#)

[MWPP Discharging Lagoon.pdf](#)

[MWPP Financial Evaluation.pdf](#)

[MWPP Mechanical Plant.pdf](#)

[MWPP Non-Discharging Lagoon.pdf](#)

Will multiple people be required to fill out this form?

Yes

No

Financial Evaluation Section

Form completed by:

Benjamin Ford

Part I: GENERAL QUESTIONS

Yes

No

Are sewer revenues maintained in a dedicated purpose enterprise/district account?

Yes

No

Are you collecting 95% or more of your anticipated sewer revenue?

Are Debt Service Reserve Fund⁶ requirements being met?

What was the annual average User Charge¹⁶ for 2020?

439.80

Do you have a water and/or sewer customer assistance program* (CAP)?

Yes

No

Part II: OPERATING REVENUES AND RESERVES

Yes

No

Are property taxes or other assessments applied to the sewer systems¹⁵?

Yes

No

Are sewer revenues¹⁴ sufficient to cover operations & maintenance costs⁹, and repair & replacement costs¹² (OM&R) at this time?

Are projected sewer revenues sufficient to cover OM&R costs for the *next five years*?

Does the sewer system have sufficient staff to provide proper OM&R?

Has a repair and replacement sinking fund¹³ been established for the sewer system?

Is the repair & replacement sinking fund sufficient to meet anticipated needs?

Part III: CAPITAL IMPROVEMENTS REVENUES AND RESERVES

Yes

No

Are sewer revenues sufficient to cover all costs of current capital improvements³ projects?

Has a Capital Improvements Reserve Fund⁴ been established to provide for anticipated capital improvement projects?

- Are projected Capital Improvements Reserve Funds sufficient for the *next five years*? Yes No
- Are projected Capital Improvements Reserve Funds sufficient for the *next ten years*? Yes No
- Are projected Capital Improvements Reserve Funds sufficient for the *next twenty years*? Yes No

Part IV: FISCAL SUSTAINABILITY REVIEW

- | | Yes | No |
|---------------------------------------------------------------------------|----------------------------------|-----------------------|
| Have you completed a Rate Study ¹¹ within the last five years? | <input checked="" type="radio"/> | <input type="radio"/> |
| Do you charge Impact fees ⁸ ? | <input checked="" type="radio"/> | <input type="radio"/> |

2020 Impact Fee (if not a flat fee, use average of all collected fees) =

1372.00

- | | Yes | No |
|----------------------------------------------------------------------------------------------------|----------------------------------|-----------------------|
| Have you completed an Impact Fee Study in accordance with UCA 11-36a-3 within the last five years? | <input checked="" type="radio"/> | <input type="radio"/> |
| Do you maintain a Plan of Operations ¹⁰ ? | <input checked="" type="radio"/> | <input type="radio"/> |
| Have you updated your Capital Facility Plan ² within the last five years? | <input checked="" type="radio"/> | <input type="radio"/> |

Yes
Yes

No
No

Do you use an Asset Management¹ system for your sewer systems?

Describe the Asset Management System (check all that apply)

- Spreadsheet
- GIS
- Accounting Software
- Specialized Software
- Other

Yes

No

Do you know the total replacement cost of your sewer system capital assets?

2020 Replacement Cost =

6,875,000

Yes

No

Do you fund sewer system capital improvements annually with sewer revenues at 2% or more of the total replacement cost?

What is the sewer/treatment system annual asset renewal* cost as a percentage of its total replacement cost?

What is the sewer/treatment system annual asset renewal* cost as a

What is the sewer/treatment system annual asset renewal cost as a percentage of its total replacement cost?

2.25

Part V: PROJECTED CAPITAL INVESTMENT COSTS

Cost of projected capital improvements

	Cost Please enter a valid numerical value	Purpose of Improvements		
		Replace/Restore	New Technology	Increase Capacity
2021	1,700,000	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2021 thru 2025	6,521,000	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2026 thru 2030	8,000,000	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2031 thru 2035	9,500,000	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2036 thru 2040	12,000,000	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

This is the end of the Financial questions

To the best of my knowledge, the Financial section is completed and accurate.

Yes

Collections System Section

Form completed by:
May Receive Continuing Education /units (CEUs)

Benjamin Ford

Part I: SYSTEM DESCRIPTION

What is the largest diameter pipe in the collection system (diameter in inches)?

48"

What is the average depth of the collection system (in feet)?

8 Feet

What is the total length of sewer pipe in the system (length in miles)?

133 miles

How many lift/pump stations are in the collection system?

3

What is the largest capacity lift/pump station in the collection system (design capacity in gallons per minute)?

Fairbourne lift station- 1,100 GPM

Do seasonal daily peak flows exceed the average peak daily flow by 100 percent or more?

Yes

No

What year was your collection system first constructed (approximately)?

1917

In what year was the largest diameter sewer pipe in the collection system constructed, replaced or renewed? (If more than one, cite the oldest)

1972

PART II: DISCHARGES

How many days last year was there a sewage bypass, overflow or basement flooding in the system due to rain or snowmelt?

0

How many days last year was there a sewage bypass, overflow or basement flooding due to equipment failure (except plugged laterals)?

0

The Utah Sewer Management Program defines two classes of sanitary sewer overflows (SSOs):

Class 1- a Significant SSO means a SSO or backup that is not caused by a private lateral obstruction or problem that:

- (a) affects more than five private structures;*
- (b) affects one or more public, commercial or industrial structure(s);*
- (c) may result in a public health risk to the general public;*
- (d) has a spill volume that exceeds 5,000 gallons, excluding those in single private structures; or*
- (e) discharges to Waters of the state.*

Class 2 - a Non-Significant SSO means a SSO or backup that is not caused by a private lateral obstruction or problem that does not meet the Class 1 SSO criteria.

Below include the number of SSOs that occurred in year: 2020

	Number
Number of Class 1 SSOs in Calendar year	<input type="text" value="0"/>
Number of Class 2 SSOs in Calendar year	<input type="text" value="1"/>

Please indicate what caused the SSO(s) in the previous question.

Please specify whether the SSOs were caused by contract or tributary community, etc.

Part III: NEW DEVELOPMENT

Did an industry or other development enter the community or expand production in the past two years, such that flow or wastewater loadings to the sewerage system increased by 10% or more?

Yes

No

Are new developments (industrial, commercial, or residential) anticipated in the next 2 - 3 years that will increase flow or BOD5 loadings to the sewerage system by 25% or more?

Yes

No

Number of new commercial/industrial connections in the last year

6

Number of new residential sewer connections added in the last year

58

Equivalent residential connections⁷ served

64

Part IV: OPERATOR CERTIFICATION

How many collection system operators do you employ?

9

Approximate population served

36800

State of Utah Administrative Rules requires all public system operators considered to be in Direct Responsible Charge (DRC) to be appropriately certified at least at the Facility's Grade.

List the designated Chief Operator/DRC for the Collection System below:

Name	Grade	Email
First and Last Name		Please enter full email address

Chief Operator/DRC	Name	Grade IV	Email
	Benjamin Ford		bford@murray.utah.gov
	First and Last Name		Please enter full email address

List all other Collection System operators with DRC responsibilities in the field, by certification grade, separate names by commas:

	Name separate by comma
SLS ¹⁷ Grade I:	
Collection Grade I:	
Collection Grade II:	
Collection Grade III:	
Collection Grade IV:	Danny Astill, Randy Kenney, Jayson Perkins, Troy West, Gary Gustafson

List all other Collection System operators by certification grade, separate names by commas:

	Name separate by comma
SLS ¹⁷ Grade I:	
Collection Grade I:	Brandon Boer, Michael Blair
Collection Grade II:	
Collection Grade III:	
Collection Grade IV:	Steve Kollman
No Current Collection Certification:	

Is/are your collection DRC operator(s) currently certified at the appropriate grade for this facility?

Yes

No

Part V: FACILITY MAINTENANCE

	Yes	No
Have you implemented a preventative maintenance program for your collection system?	<input checked="" type="radio"/>	<input type="radio"/>
Have you updated the collection system operations and maintenance manual within the past 5 years?	<input checked="" type="radio"/>	<input type="radio"/>
Do you have a written emergency response plan for sewer systems?	<input checked="" type="radio"/>	<input type="radio"/>
Do you have a written safety plan for sewer systems?	<input checked="" type="radio"/>	<input type="radio"/>
Is the entire collections system TV inspected at least every 5 years?	<input checked="" type="radio"/>	<input type="radio"/>
Is at least 85% of the collections system mapped in GIS?	<input checked="" type="radio"/>	<input type="radio"/>

Part VI: SSMP EVALUATION

	Yes	No
Has your system completed a Sewer System Management Plan (SSMP)?	<input checked="" type="radio"/>	<input type="radio"/>
Has the SSMP been adopted by the permittee's governing body at a public meeting?	<input checked="" type="radio"/>	<input type="radio"/>
Has the completed SSMP been public noticed?	<input checked="" type="radio"/>	<input type="radio"/>
During the annual assessment of the SSMP, were any adjustments needed based on the performance of the plan?	<input type="radio"/>	<input checked="" type="radio"/>

Date of Public Notice

04/03/2015

During 2020, was any part of the SSMP audited as part of the five year audit?

Yes

No

If yes, what part of the SSMP was audited and were changes made to the SSMP as a result of the audit?

Key contact information was updated to include new Superintendent and new Supervisor. Organizational chart was updated with changes. Pipe footages were updated, and pump horsepower was updated at Walden Glen lift station. Updated defect reporting form and Standard operating procedures were updated. SL-Rat tool was added to the operation and maintenance section.

Have you completed a System Evaluation and Capacity Assurance Plan (SECAP) as defined by the Utah Sewer Management Program?

Yes

No

Part VII: NARRATIVE EVALUATION

This section should be completed with the system operators.

Describe the physical condition of the sewerage system: (lift stations, etc. included)

Murray City's collection system is in good operational condition. There are existing trouble spot area's that are identified and are maintained on a weekly basis. All 3 lift stations are in good operational condition and the results of the audits within the

lift stations are in good operational condition and have all been rebuilt within the last 20 years.

What sewerage system capital improvements³ does the utility need to implement in the next 10 years?

Upsizing of an existing 10" line to 15" to prepare for future redevelopment within the city. Majority of projects will be rehabilitation using the process of pipe and manhole lining.

What sewerage system problems, other than plugging, have you had over the last year?

Root intrusion, manhole lid failures, unexpected damage by contractors working near by.

Is your utility currently preparing or updating its capital facilities plan²?

Yes

No

Does the municipality/district pay for the continuing education expenses of operators?

100% Covered

Partially cover

Does not pay

Is there a written policy regarding continuing education and training for wastewater operators?

Yes

No

Any additional comments?

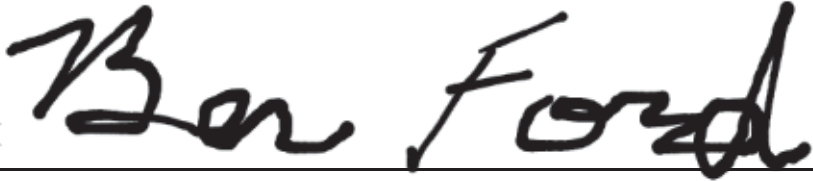
Tuition assistance is offered to help operators further their education.

This is the end of the Collections System questions

To the best of my knowledge, the Collections System section is completed and accurate.

Yes

I have reviewed this report and to the best of my knowledge the information provided in this report is correct.


clear

Has this been adopted by the council? If no, what date will it be presented to the council?

Yes

No

What date will it be presented to the council?

Date format ex. mm/dd/yyyy

04/06/2021

Please log in.

RESOLUTION NO. _____

A RESOLUTION APPROVING THE 2020 MUNICIPAL WASTEWATER
PLANNING PROGRAM REPORT

WHEREAS, Murray City has prepared its 2020 Municipal Wastewater Planning Program (“MWPP”) Report; and

WHEREAS, a copy of the MWPP report is available for public inspection at the Murray City Public Works Department, 4646 South 500 West, Murray Utah; and

WHEREAS, pursuant to proper notice, the Murray City Municipal Council (“Council”) on April 7, 2020, held a public hearing to receive public comment on the MWPP; and

WHEREAS, the Council has reviewed the MWPP and after considering the public input, the Council is prepared to approve and adopt the MWPP; and

NOW, THEREFORE, BE IT RESOLVED by the Murray City Municipal Council as follows:

1. It hereby adopts the Murray City 2020 Municipal Wastewater Planning Program Report, a copy of which is attached.
2. The City has taken all appropriate actions necessary to maintain effluent requirements contained in the UPDES Permit.
3. The Murray City 2020 Municipal Wastewater Planning Program Report shall be available for public inspection at the office of the Department of Public Works, 4646 South 500 West, Murray Utah.

DATED this day of , 2021.

MURRAY CITY MUNICIPAL COUNCIL

Diane Turner, Chair

ATTEST:

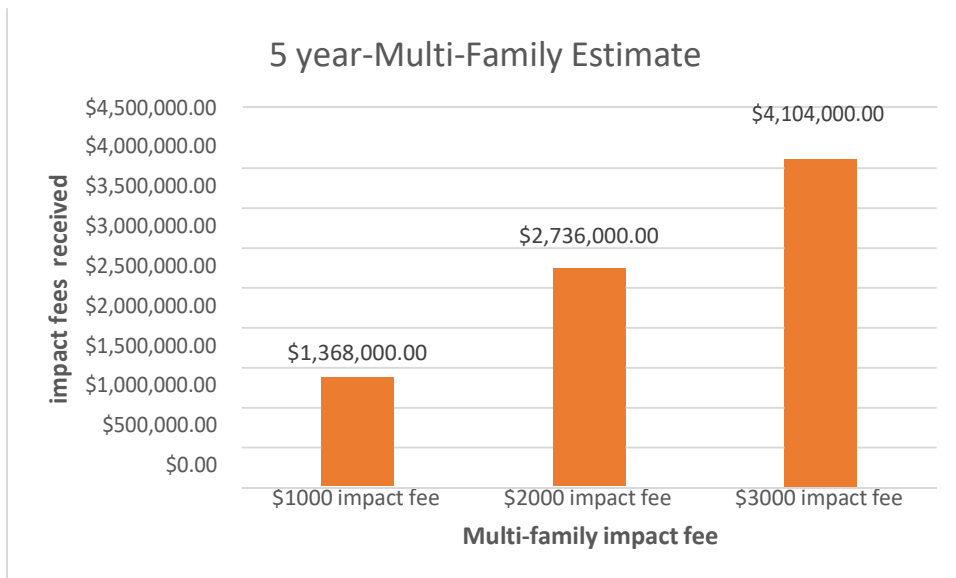
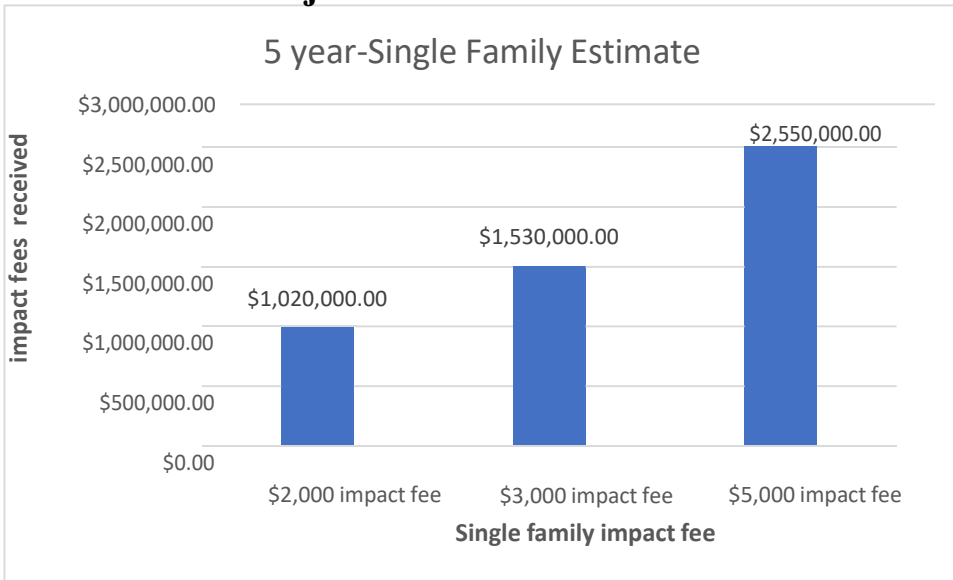
Brooke Smith, City Recorder

ATTACHMENT #2

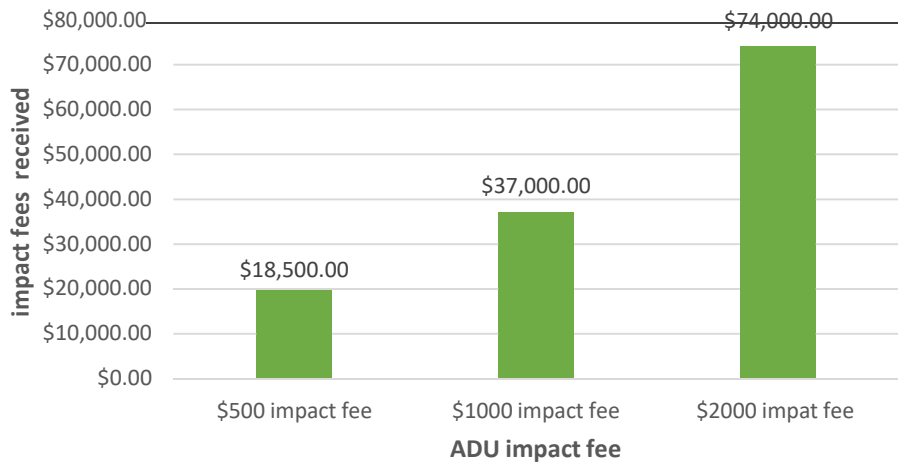
Current Park Impact Fees of Utah Cities

City	Single Family Park Impact fee	Multi-family Park impact fee	Accessory Apt Park Impact fee
Lindon	4500.00	1500.00	1500.00
Pleasant Grove	1820.00	1200.00	
North Ogden	2677.00	1601.00	1601.00
West Valley City	2285.00	1943.00	1943.00
Riverton City	4234.02	3894.83	
Holiday City	2504.20	2126.00	
Hurricane	3109.00	3109.00	
South Weber	2096.00	1787.00	
Lehi	2772.98	2415.41	
Salt Lake City	5173.00	3078.00	
Sandy	4156.00	2402.00	
South Salt Lake	5173.00	3078.00	
South Jordan	5420.00	2643.00	
Santa Clara	2906.00	2906.00	2906.00
St. George	4790.00	3620.00	
Spanish Fork	8136.60	4955.54	
Taylorsville	1290.00	910.00	
Tremonton	1292.37	1146.59	
Park City	3855.00	3150.00	
Perry	2000.00	2000.00	400.00
Millcreek City	494.68	440.75	440.75
Average	3365.00	2376.00	1465.00
Midvale	No impact fee	No impact fee	

5 Year Revenue Projections

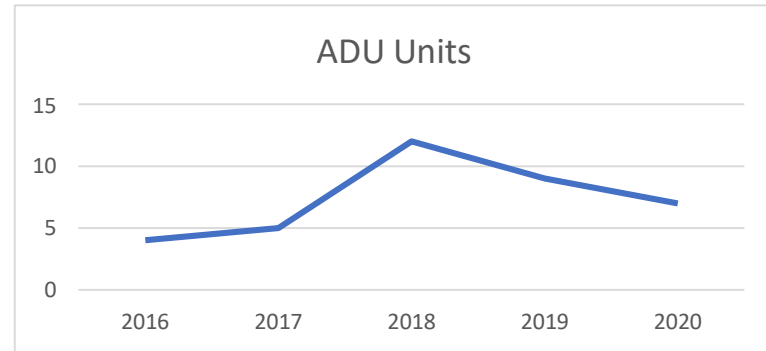


5 year-Accessory Apartment Estimate

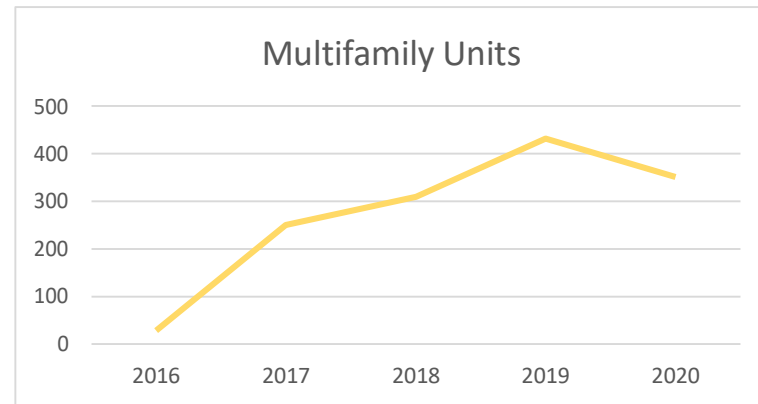


Murray City new units

ADU						
Year	2016	2017	2018	2019	2020	Total
New Units	4	5	12	9	7	37



Multifamily						
Year	2016	2017	2018	2019	2020	Total
New Units	28	250	309	431	350	1368



Single Family						
Year	2016	2017	2018	2019	2020	Total
New Units	8	224	76	58	144	510

