

APPENDIX 9A

Tables and Calculations in Support of the Economic Analysis

Appendix 9A: Tables and Calculations in Support of the Economic Analysis

Table A-1. Estimated Value of Motorists' Travel Time

	Travel Distribution (%)		Local Earnings/Hour Rates		Percent Value of Local Earnings Rate To Consider (%)		Value of Travel Time		Value of Travel Time weighted by Type of Travel	Percent of Total Traffic	Overall Weighted Value
	Personal	Business	Personal	Business	Personal	Business	Personal	Business			
Estimated value for local automobile travel	94.4%	5.6%	\$25.59	\$21.20	50%	100%	\$12.80	\$21.20	\$13.27	35%	\$4.64
Estimated value for inter-city automobile travel	86.9%	13.1%	\$25.59	\$21.20	70%	100%	\$17.91	\$21.20	\$18.34	55%	\$10.09
All truck travel		100%		\$20.33		100%		\$20.33	\$20.33	10%	\$2.03
Total weighted average time value (per person-hour)											\$16.76

Notes:

(1) Personal Local & Intercity Earnings/Hour Rates: The 2005 Median Household Income for Salt Lake and Utah Counties calculated by using the CPI Inflation Calculator available through the Bureau of Labor Statistics. There was a 1.13 inflation rate from 2000 to July 2005.

(2) Business Local & Intercity Earnings/Hour Rates: Earnings per hour rates were retrieved from the U.S. Bureau of Labor Statistics Employer Cost for Employee Compensation for mountain workers in private industry in the U.S. The most recent per hour data was collected (1st Quarter 2005).

(3) Truck Drivers: Earnings per hour rates were retrieved from the U.S. Bureau of Labor Statistics Employer Cost for Employee Compensation for the transportation and material moving sector in the U.S. The most recent per hour data was collected (1st Quarter 2005).

(4) Travel Distribution %: From the U.S.D.O.T. ; Derived from on-line analysis of PMT data from the 1995 Nationwide Personal Transportation Survey

▲▲

Table B-1. Major Businesses and Employers in Proximity of the 5800 West Freeway Alternative

Company Name	Street Address	City	Zip Code	County	Phone	Employees	Estimated Annual Sales	Standard Industrial Classification (SIC)	SIC Description
Tsurumi Pump	9812 S 6045 W	West Jordan	84088-5605	Salt Lake	(801) 563-5910	3	\$1,632,000	508444	Pumps (Wholesale)
Tech-Flow	9812 S 6045 W	West Jordan	84088-5605	Salt Lake	(801) 563-5915	5	\$2,720,000	508444	Pumps (Wholesale)
Ferran Construction	9831 S 6045 W	West Jordan	84088-5606	Salt Lake	(801) 446-3532	3	\$708,000	152103	General Contractors
Innovative Wood Design Inc	9809 S 6045 W	West Jordan	84088-5606	Salt Lake	(801) 254-6965	22	\$4,400,000	571211	Kitchen Cabinets & Equipment-Household
Residence Inn-Salt Lk Cty Arpt	4883 Douglas Corrigan Way	Salt Lake City	84116-2817	Salt Lake	(801) 532-4101	22	\$1,650,000	701101	Hotels & Motels
Courtyard-Salt Lake City Arprt	4843 Douglas Corrigan Way	Salt Lake City	84116-2817	Salt Lake	(801) 532-4085	35	\$2,625,000	701101	Hotels & Motels
S K Daifuku Corp	5202 Douglas Corrigan Way	Salt Lake City	84116-3191	Salt Lake	(801) 359-9900	210	\$114,240,000	508426	Material Handling Equipment (Wholesale)
Frito-Lay Inc	6301 W 4700 S	Kearns	84118-8427	Salt Lake	(801) 957-7600	349	\$396,813,000	514101	Food Products (Wholesale)
Dairy Queen	5696 W 3500 S	Salt Lake City	84128-2602	Salt Lake	(801) 955-4440	40	\$1,600,000	581203	Ice Cream Parlors
Payless Shoe Source	5670 W 3500 S	West Valley	84128-2602	Salt Lake	(801) 966-2576	9	\$1,296,000	566101	Shoes-Retail
Dreamchaser Entertainment Inc	5935 Zina Cir	Salt Lake City	84128-2669	Salt Lake	(801) 964-2562	1	\$314,000	781205	Motion Picture Producers & Studios
Church Of Jesus Christ Of Lds	5775 W 4100 S	West Valley	84128-4321	Salt Lake	(801) 964-3033	10	\$-	866107	Churches
Bonneville Trap & Skeet	6000 W 2100 S	Salt Lake City	84128-6441	Salt Lake	(801) 973-6941	3	\$252,000	799975	Trap & Skeet Ranges
Lee Kay Ctr	6000 W 2100 S	Salt Lake City	84128-6441	Salt Lake	(801) 972-1326	2	\$-	912102	Government Offices-State
Racore Computer Products Inc	4125 S 6000 W	West Valley	84128-6508	Salt Lake	(801) 973-9779	10	\$8,640,000	357101	Computers-Electronic-Manufacturers
Mcarthur Homes At Legacy Ranch	4782 W 12600 S	Riverton	84065-7315	Salt Lake	(801) 254-6182	2	\$472,000	152112	Home Builders
Catriona	4782 W 12600 S	Riverton	84065-7315	Salt Lake	(801) 254-7666	2	\$78,000	723106	Beauty Salons
Valley Crest	5222 W 11800 S	South Jordan	84095-8161	Salt Lake	(801) 302-7130	30	\$3,720,000	179977	Contractors
Trinity Broadcasting Network	6475 W 5400 S	Salt Lake City	84118 0000	Salt Lake	(801) 250-4111	8	\$880,000	483201	Radio Stations & Broadcasting Companies
Ab's Drive-In	4591 S 6000 W	West Valley	84120 0000	Salt Lake	(801) 968-2130	10	\$400,000	581208	Restaurants
Advanced Stainless	5079 W 2100 S	West Valley	84120-1213	Salt Lake	(801) 973-9723	3	\$1,524,000	331212	Stainless Steel (Manufacturers)
EVCO House Of Hose	5079 W 2100 S	West Valley	84120-1213	Salt Lake	(801) 994-3374	5	\$2,850,000	508518	Hose & Tubing-Rubber & Plastic (Whol)
Champion Industrial Svc	4970 W 2100 S	Salt Lake City	84120-1226	Salt Lake	(801) 886-2625	28	\$6,076,000	495305	Waste Disposal-Hazardous
Utility Trailer Sales Of Utah	4970 W 2100 S	Salt Lake City	84120-1226	Salt Lake	(801) 972-5158	50	\$39,700,000	501212	Trailers-Truck (Wholesale)
Dura Tuff Wear Products	5065 W 2100 S	Salt Lake City	84120-1229	Salt Lake	(801) 973-8900	6	\$3,996,000	508206	Contractors-Equip/Supls-Dlrs/Svc (Whol)
Secure Alert	5095 W 2100 S	Salt Lake City	84120-1229	Salt Lake	(801) 478-0652	6	\$174,000	738102	Security Guard & Patrol Service
Cat Rental Store	5065 W 2100 S	Salt Lake City	84120-1229	Salt Lake	(801) 908-8900	12	\$2,196,000	735910	Rental Service-Stores & Yards
Volu-Sol Inc	5095 W 2100 S	West Valley	84120-1229	Salt Lake	(801) 974-9474	7	\$1,568,000	384104	Physicians & Surgeons Equip & Supls-Mfrs
Central Refrigerated Svc	5175 W 2100 S	Salt Lake City	84120-1252	Salt Lake	(801) 924-7000	250	\$37,750,000	421309	Trucking-Motor Freight
Kawneer Co	5111 W 2100 S	West Valley	84120-1252	Salt Lake	(801) 974-9022	8	\$8,376,000	505128	Aluminum (Wholesale)
Furst Construction	5125 W 2100 S	West Valley	84120-1252	Salt Lake	(801) 972-3838	100	\$18,700,000	152103	General Contractors
Gateway 2000	5420 W 2100 S	Salt Lake City	84120-1259	Salt Lake	(801) 412-7300	5	\$1,810,000	573407	Computer & Equipment Dealers

▼▼

Company Name	Street Address	City	Zip Code	County	Phone	Employees	Estimated Annual Sales	Standard Industrial Classification (SIC)	SIC Description
Mother's Cake & Cookie Co	5103 W 2100 S # D	West Valley	84120-2321	Salt Lake	(801) 975-0772	13	\$3,822,000	205201	Cookies & Crackers-Manufacturers
Orkin Exterminating Co	5103 W 2100 S # B	Salt Lake City	84120-2323	Salt Lake	(801) 972-1071	21	\$1,638,000	734201	Pest Control
Salon Innovation	5115 W 2100 S # Cd	Salt Lake City	84120-7237	Salt Lake	(801) 978-2267	4	\$1,384,000	508702	Beauty Salons-Equipment & Supls (Whol)
Goodyear Wholesale Tire Ctr	5115 W 2100 S # Ab	West Valley	84120-7237	Salt Lake	(801) 975-7233	5	\$760,000	553123	Tire-Dealers-Retail
Breadmill Baking Co	5119 W 2100 S # A	West Valley	84120-7242	Salt Lake	(801) 972-1895	8	\$6,752,000	514902	Bakers-Wholesale
AOSS West	5119 W 2100 S # D	West Valley	84120-7298	Salt Lake	(801) 887-7755	2	\$1,196,000	504704	Physicians & Surgeons Equip & Supls-Whol
Lake City Towing	5850 W 2300 S	Salt Lake City	84128-1100	Salt Lake	(801) 265-2160	1	\$73,000	754901	Wrecker Service
A Partsmart Inc	5850 W 2300 S	West Valley	84128-1100	Salt Lake	(801) 973-6234	7	\$1,050,000	501501	Automobile Parts-Used & Rebuilt (Whol)
D Hansen Auto Wrecking	2340 S 5700 W	Salt Lake City	84128-1181	Salt Lake	(801) 972-6905	2	\$300,000	501501	Automobile Parts-Used & Rebuilt (Whol)
W W Auto Towing	2300 S 5800 W	West Valley	84128-1183	Salt Lake	(801) 972-8923	3	\$219,000	754901	Wrecker Service
Max Auto Wrecking	2281 S 5700 W	West Valley	84128-1195	Salt Lake	(801) 972-1657	1	\$359,000	559909	Wreckers-Dealers
Jm Handy Man	5755 W 3500 S	Salt Lake City	84128-2652	Salt Lake	(801) 969-1856	1	\$236,000	152115	Handyman Services
Marblelife Of Utah Inc	3845 Marsha Dr	Salt Lake City	84128-3935	Salt Lake	(801) 955-0246	5	\$580,000	174302	Marble & Terrazzo-Cleaning & Service
Amsoil Synthetic Lubricants	3954 Marsha Dr	West Valley	84128-3940	Salt Lake	(801) 955-1774	1	\$3,354,000	517214	Oils-Lubricating-Wholesale
A Gentle Vet	5924 W 4100 S	Salt Lake City	84128-4326	Salt Lake	(801) 968-9932	3	\$252,000	74201	Veterinarians
Mirastar	5695 Brud Dr	Salt Lake City	84128-7073	Salt Lake	(801) 963-7624	4	\$1,200,000	554101	Service Stations-Gasoline & Oil
Doug Jones Computers	5879 Cranston Cv	Salt Lake City	84128-7787	Salt Lake	(801) 969-9351	1	\$362,000	573407	Computer & Equipment Dealers
Cir Tran Corp	4125 S 6000 W	West Valley	84128-6508	Salt Lake	(801) 963-5112	65	\$1,215,000	367202	Circuit Boards-Manufacturers

▲▲

Table B-2. Major Businesses and Employers in Proximity of the 7200 West Freeway Alternative

Company Name	Street Address	City	Zip Code	County	Phone	Employees	Estimated Annual Sales	Standard Industrial Classification (SIC)	SIC Description
All Seasons Heating & Air Cond	7309 W 2820 S	Magna	84044-1503	Salt Lake	(801) 250-6011	5	\$730,000	171117	Air Conditioning Contractors & Systems
Ream's Foods	7235 W 3500 S	Magna	84044-2427	Salt Lake	(801) 250-6343	100	\$18,200,000	541105	Grocers-Retail
Autozone	7245 W 3500 S	Magna	84044-2446	Salt Lake	(801) 250-9499	12	\$1,824,000	553111	Automobile Parts & Supplies-Retail-New
Tip Toe Dance Studio	7241 W 3500 S	Magna	84044-2446	Salt Lake	(801) 252-0225	2	\$86,000	791101	Dancing Instruction
Utah State Liquor Store	7250 W 3500 S	Magna	84044-2447	Salt Lake	(801) 250-2911	7	\$1,582,000	592102	Liquors-Retail
Dog Show Kennels	4053 S 7200 W	Magna	84044-2633	Salt Lake	(801) 250-2553	4	\$336,000	75211	Pet Boarding & Sitting
Tsurumi Pump	9812 S 6045 W	West Jordan	84088-5605	Salt Lake	(801) 563-5910	3	\$1,632,000	508444	Pumps (Wholesale)
Tech-Flow	9812 S 6045 W	West Jordan	84088-5605	Salt Lake	(801) 563-5915	5	\$2,720,000	508444	Pumps (Wholesale)
Ferran Construction	9831 S 6045 W	West Jordan	84088-5606	Salt Lake	(801) 446-3532	3	\$708,000	152103	General Contractors
Innovative Wood Design Inc	9809 S 6045 W	West Jordan	84088-5606	Salt Lake	(801) 254-6965	22	\$4,400,000	571211	Kitchen Cabinets & Equipment-Household
TMM Tree Svc	7148 Parkway Blvd	West Valley	84128-1167	Salt Lake	(801) 250-8733	5	\$420,000	78301	Tree Service
Micron Metals Inc	7186 Gates Ave	West Valley	84128-1179	Salt Lake	(801) 250-5919	2	\$564,000	339904	Primary Metal Products Nec (Mfrs)
Nails 4U	7135 W 3500 S	West Valley	84128-2300	Salt Lake	(801) 250-4700	2	\$78,000	723102	Manicuring
Smokes 4 Less	7135 W 3500 S # C	Salt Lake City	84128-2319	Salt Lake	(801) 252-7321	2	\$538,000	599301	Cigar Cigarette & Tobacco Dealers-Retail
National Self Storage	7125 W 3500 S	West Valley	84128-2335	Salt Lake	(801) 508-1319	2	\$188,000	738923	Business Records & Documents-Storage
Atlantis Burgers	7134 W 3500 S	Salt Lake City	84128-2336	Salt Lake	(801) 250-7900	10	\$400,000	581208	Restaurants
Northflight	7108 Cimmarron Dr	Salt Lake City	84128-3450	Salt Lake	(801) 250-4577	2	\$-	671201	Holding Companies (Bank)
Kings Truck & Auto	2050 S 7200 W	Magna	84044 0000	Salt Lake	(801) 250-9905	3	\$1,941,000	551103	Automobile Dealers-Used Cars
Boyce Welding & Repair	2290 S 7200 W	Magna	84044-1448	Salt Lake	(801) 250-9150	1	\$96,000	769203	Welding
Forever Roses	2690 S 7200 W	Magna	84044-1458	Salt Lake	(801) 250-5637	2	\$136,000	599201	Florists-Retail
Church Of Jesus Christ-Lds	3648 S 7200 W	Magna	84044-2445	Salt Lake	(801) 250-3600	8	\$640,000	736103	Employment Agencies & Opportunities
Tesoro	7210 W 3500 S	Magna	84044-2447	Salt Lake	(801) 250-3657	7	\$1,274,000	541103	Convenience Stores
7-Eleven Food Store	7204 W 3500 S	Magna	84044-2447	Salt Lake	(801) 250-7950	9	\$1,638,000	541103	Convenience Stores
Garden Botanicals	3115 S 7200 W	Magna	84044-2468	Salt Lake	(801) 250-7218	1	\$68,000	599201	Florists-Retail
Jehovah's Witnesses Magna	3164 S 7200 W	Magna	84044-2481	Salt Lake	(801) 250-8509	1	\$-	866107	Churches
Deseret Industries	3602 S 7200 W	Magna	84044-2488	Salt Lake	(801) 250-4262	70	\$6,160,000	593222	Thrift Shops
Bishops Storehouses	3648 S 7200 W	Magna	84044-2498	Salt Lake	(801) 250-5853	4	\$384,000	637198	Pension Health & Welfare Funds
Jiffy Lube	3444 S 7200 W	Magna	84044-2510	Salt Lake	(801) 508-7721	10	\$730,000	754903	Automobile Lubrication Service
Little Creek Transportation	3733 S 7200 W	Magna	84044-2543	Salt Lake	(801) 250-8029	1	\$128,000	478977	Transportation
Iron Horse Iron Works Inc	3754 S 7200 W	Magna	84044-2544	Salt Lake	(801) 250-5992	4	\$596,000	344604	Ornamental Metal Work (Manufacturers)
West Valley City Animal Shltr	4063 S 7200 W	Magna	84044-2633	Salt Lake	(801) 250-4102	6	\$-	912104	Government Offices-City, Village & Twp
Mcarthur Homes At Legacy Ranch	4782 W 12600 S	Riverton	84065-7315	Salt Lake	(801) 254-6182	2	\$472,000	152112	Home Builders
Catriona	4782 W 12600 S	Riverton	84065-7315	Salt Lake	(801) 254-7666	2	\$78,000	723106	Beauty Salons
Valley Crest	5222 W 11800 S	South Jordan	84095-8161	Salt Lake	(801) 302-7130	30	\$3,720,000	179977	Contractors

▼▼

Company Name	Street Address	City	Zip Code	County	Phone	Employees	Estimated Annual Sales	Standard Industrial Classification (SIC)	SIC Description
Trinity Broadcasting Network	6475 W 5400 S	Salt Lake City	84118 0000	Salt Lake	(801) 250-4111	8	\$880,000	483201	Radio Stations & Broadcasting Companies
Mike's Chevron	7198 W 3500 S	West Valley	84128-2336	Salt Lake	(801) 250-7808	8	\$2,400,000	554101	Service Stations-Gasoline & Oil
Archer Mechanical	7180 Cimmarron Dr	West Valley	84128-3449	Salt Lake	(801) 250-4080	12	\$1,752,000	171105	Plumbing Contractors
Air Control Systems	6990 W 4065 S	Salt Lake City	84128-8004	Salt Lake	(801) 598-9055	1	\$146,000	171117	Air Conditioning Contractors & Systems
Massage On The Run	7029 W 3980 S	Salt Lake City	84128-3886	Salt Lake	(801) 250-1185	1	\$55,000	729917	Massage Therapists

▲▲

Table B-3. Major Businesses and Employers in Proximity of the Southern Freeway Alternative

Company Name	Street Address	City	Zip Code	County	Phone	Employees	Estimated Annual Sales	Standard Industrial Classification (SIC)	SIC Description
Freeland Construction	7534 N 9550 W	Lehi	84043-3139	Utah	(801) 768-8820	1	\$236,000	152112	Home Builders
Great Panes	76 Perth St	Lehi	84043 0000	Utah	(435) 654-7500	3	\$93,000	734904	Window Cleaning
Mountain Valley Growers	1697 W 2100 N	Lehi	84043-9551	Utah	(801) 768-0148	3	\$558,000	18101	Greenhouses
Landecor	2150 N 1200 W	Lehi	84043-4023	Utah	(801) 766-0520	3	\$252,000	78204	Landscape Contractors
Streadbeck Landscaping	949 N 2300 W	Lehi	84043-3224	Utah	(801) 768-8720	4	\$336,000	78204	Landscape Contractors
Reveg Environmental Consulting	1697 W 2100 N	Lehi	84043-9551	Utah	(801) 766-9117	17	\$2,992,000	873111	Environmental & Ecological Services
Utah Refractories Corp	2200 N 1100 W	Lehi	84043-2883	Utah	(801) 768-3591	50	\$12,650,000	329701	Refractories
Pacific Plant Growers	1697 W 2100 N	Lehi	84043-9551	Utah	(801) 768-2809	5	\$1,095,000	519306	Nurseries-Plants Trees & Etc-Wholesale
American Stone	2100 N 1200 W	Lehi	84043-4023	Utah	(801) 768-8909	3	\$774,000	521121	Stone-Cast
Granite Seed Co	1697 W 2100 N	Lehi	84043-9551	Utah	(801) 768-4422	20	\$2,700,000	526129	Seeds & Bulbs-Retail
Provo River Water Users	2205 N 1100 W	Lehi	84043 0000	Utah	(801) 768-8090	2	\$220,000	549903	Water Companies-Bottled, Bulk, Etc
D G Electric	16575 Camp Williams Rd	Riverton	84065-3750	Salt Lake	(801) 567-1929	3	\$396,000	173101	Electric Contractors

Table B-4. Major Businesses and Employers in Proximity of the 2100 North Freeway Alternative

Company Name	Street Address	City	Zip Code	County	Phone	Employees	Estimated Annual Sales	Standard Industrial Classification (SIC)	SIC Description
Alpine Home Design	497 W 30 N	American Fork	84003-2269	Utah	(801) 492-7535	2	\$302,000	871213	Home Design & Planning Service
Pinacle Home & Development	479 W 30 N	American Fork	84003-2269	Utah	(801) 772-0890	4	\$944,000	152103	General Contractors
New Concept Mortgage	479 W 30 N	American Fork	84003-2269	Utah	(801) 847-2002	5	\$995,000	616201	Real Estate Loans
Capitol Title	483 W 30 N	American Fork	84003-2269	Utah	(801) 375-1200	7	\$679,000	654102	Title Companies
Stanco Drafting Inc	493 W 30 N	American Fork	84003-2269	Utah	(801) 756-7622	8	\$1,176,000	179101	Steel Detailers-Structural
Hearts For Hospice	491 W 30 N	American Fork	84003-2269	Utah	(801) 772-0243	10	\$490,000	805908	Hospices
Hart's Gas & Food	717 W Main St	American Fork	84003-9763	Utah	(801) 756-3620	30	\$5,460,000	541103	Convenience Stores
Cinemark 343	715 W Main St	American Fork	84003-9763	Utah	(801) 756-7030	6	\$474,000	783201	Theatres-Movie
Corrections Dept	14727 Minuteman Dr	Draper	84020-9549	Salt Lake	(801) 495-6600	0	\$-	922302	State Govt-Correctional Institutions
Corrections Dept	14717 Minuteman Dr	Draper	84020-9549	Salt Lake	(801) 265-5500	0	\$-	922302	State Govt-Correctional Institutions
Tei-E-Matic	14400 Pony Express Rd	Draper	84020-9597	Salt Lake	(801) 572-7891	1	\$-	922304	City Govt-Correctional Institutions
Orica USA Inc	11269 W 5600 N	Lehi	84043 0000	Utah	(801) 768-4045	2	\$420,000	289201	Explosives-Manufacturers
Streadbeck Landscaping	949 N 2300 W	Lehi	84043-3224	Utah	(801) 768-8720	4	\$336,000	78204	Landscape Contractors
Snow Springs Elementary School	850 S 1700 W	Lehi	84043-3270	Utah	(801) 768-7045	65	\$-	821103	Schools
Provo River Water Users	2205 N 1100 W	Lehi	84043 0000	Utah	(801) 768-8090	2	\$220,000	549903	Water Companies-Bottled, Bulk, Etc
Utah Refractories Corp	2200 N 1100 W	Lehi	84043-2883	Utah	(801) 768-3591	50	\$12,650,000	329701	Refractories
Landecor	2150 N 1200 W	Lehi	84043-4023	Utah	(801) 766-0520	3	\$252,000	78204	Landscape Contractors
American Stone	2100 N 1200 W	Lehi	84043-4023	Utah	(801) 768-8909	3	\$774,000	521121	Stone-Cast
Mountain Valley Growers	1697 W 2100 N	Lehi	84043-9551	Utah	(801) 768-0148	3	\$558,000	18101	Greenhouses
Pacific Plant Growers	1697 W 2100 N	Lehi	84043-9551	Utah	(801) 768-2809	5	\$1,095,000	519306	Nurseries-Plants Trees & Etc-Wholesale
Granite Seed Co	1697 W 2100 N	Lehi	84043-9551	Utah	(801) 768-4422	20	\$2,700,000	526129	Seeds & Bulbs-Retail
Reveg Environmental Consulting	1697 W 2100 N	Lehi	84043-9551	Utah	(801) 766-9117	17	\$2,992,000	873111	Environmental & Ecological Services
D G Electric	16575 Camp Williams Rd	Riverton	84065-3750	Salt Lake	(801) 567-1929	3	\$396,000	173101	Electric Contractors

▲▲

Table B-5. Major Businesses and Employers in Proximity of the Arterials Alternative

Company Name	Street Address	City	Zip Code	County	Phone	Employees	Estimated Annual Sales	Standard Industrial Classification (SIC)	SIC Description
Alpine Home Design	497 W 30 N	American Fork	84003-2269	Utah	(801) 492-7535	2	\$302,000	871213	Home Design & Planning Service
Pinacle Home & Development	479 W 30 N	American Fork	84003-2269	Utah	(801) 772-0890	4	\$944,000	152103	General Contractors
New Concept Mortgage	479 W 30 N	American Fork	84003-2269	Utah	(801) 847-2002	5	\$995,000	616201	Real Estate Loans
Capitol Title	483 W 30 N	American Fork	84003-2269	Utah	(801) 375-1200	7	\$679,000	654102	Title Companies
Stanco Drafting Inc	493 W 30 N	American Fork	84003-2269	Utah	(801) 756-7622	8	\$1,176,000	179101	Steel Detailers-Structural
Hearts For Hospice	491 W 30 N	American Fork	84003-2269	Utah	(801) 772-0243	10	\$490,000	805908	Hospices
Hart's Gas & Food	717 W Main St	American Fork	84003-9763	Utah	(801) 756-3620	30	\$5,460,000	541103	Convenience Stores
Cinemark 343	715 W Main St	American Fork	84003-9763	Utah	(801) 756-7030	6	\$474,000	783201	Theatres-Movie
Corrections Dept	14727 Minuteman Dr	Draper	84020-9549	Salt Lake	(801) 495-6600	0	\$-	922302	State Govt-Correctional Institutions
Tei-E-Matic	14400 Pony Express Rd	Draper	84020-9597	Salt Lake	(801) 572-7891	1	\$-	922304	City Govt-Correctional Institutions
Streadbeck Landscaping	949 N 2300 W	Lehi	84043-3224	Utah	(801) 768-8720	4	\$336,000	78204	Landscape Contractors
Reveg Environmental Consulting	1697 W 2100 N	Lehi	84043-9551	Utah	(801) 766-9117	17	\$2,992,000	873111	Environmental & Ecological Services
Snow Springs Elementary School	850 S 1700 W	Lehi	84043-3270	Utah	(801) 768-7045	65	\$-	821103	Schools
Valley Turf Farms	1075 W State St	Lehi	84043-1048	Utah	(801) 768-9942	3	\$405,000	526106	Landscaping Equipment & Supplies
Orica USA Inc	11269 W 5600 N	Lehi	84043 0000	Utah	(801) 768-4045	2	\$420,000	289201	Explosives-Manufacturers
Mountain Valley Growers	1697 W 2100 N	Lehi	84043-9551	Utah	(801) 768-0148	3	\$558,000	18101	Greenhouses
Landecor	2150 N 1200 W	Lehi	84043-4023	Utah	(801) 766-0520	3	\$252,000	78204	Landscape Contractors
Utah Refractories Corp	2200 N 1100 W	Lehi	84043-2883	Utah	(801) 768-3591	50	\$12,650,000	329701	Refractories
Pacific Plant Growers	1697 W 2100 N	Lehi	84043-9551	Utah	(801) 768-2809	5	\$1,095,000	519306	Nurseries-Plants Trees & Etc-Wholesale
American Stone	2100 N 1200 W	Lehi	84043-4023	Utah	(801) 768-8909	3	\$774,000	521121	Stone-Cast
Granite Seed Co	1697 W 2100 N	Lehi	84043-9551	Utah	(801) 768-4422	20	\$2,700,000	526129	Seeds & Bulbs-Retail
Provo River Water Users	2205 N 1100 W	Lehi	84043 0000	Utah	(801) 768-8090	2	\$220,000	549903	Water Companies-Bottled, Bulk, Etc
D G Electric	16575 Camp Williams Rd	Riverton	84065-3750	Salt Lake	(801) 567-1929	3	\$396,000	173101	Electric Contractors

▼▼

Table C-1. Land Use Impacts by Municipality

7200 West Freeway Alternative	Salt Lake City	West Valley City	West Jordan	South Jordan	Riverton	Bluffdale	Herriman	Salt Lake County	Total
Agriculture	---	8	77	19	64	124	59	49	400
Commercial	2	9	19	---	0	---	---	2	31
Industrial	6	127	54	---	---	---	---	18	205
Institutional	22	3	6	0	0	0	---	2	33
No Data	111	96	---	1	3	0	1	36	248
Open Space/Protection Area	102	132	---	---	0	---	0	8	242
Residential - Low Density	---	53	62	---	---	---	0	14	129
Residential - Medium Density	---	---	46	139	21	---	0	3	210
Residential - High Density	---	0	---	---	---	---	---	---	0
Total	243	428	263	159	88	124	61	133	1,498
(in acres, includes UDOT ROW for example I-80 and SR 201)									
5800 West Freeway Alternative	Salt Lake City	West Valley City	West Jordan	South Jordan	Riverton	Bluffdale	Herriman	Salt Lake County	Total
Agriculture	---	27	77	19	64	124	59	27	396
Commercial	4	16	16	---	0	---	---	---	38
Industrial	3	60	54	---	---	---	---	13	129
Institutional	111	72	6	0	0	0	---	---	190
No Data	230	44	---	1	3	---	1	---	277
Open Space/Protection Area	124	214	---	---	---	---	0	2	340
Residential - Low Density	---	37	62	---	---	---	---	---	98
Residential - Medium Density	---	---	46	139	21	---	0	3	210
Residential - High Density	---	0	---	---	---	---	---	---	0
Total	471	492	263	159	87	124	60	45	1,702
(in acres, includes UDOT ROW for example I-80 and SR 201)									

▲▲

5600 West Transit Alternative with Dedicated Right-of-Way Transit Option	Salt Lake City	West Valley City	West Jordan	South Jordan	Riverton	Bluffdale	Herriman	Salt Lake County	Total
Agriculture	---	0	17	1	4	---	12	---	33
Commercial	5	5	1	---	---	---	---	---	11
Industrial	1	1	7	---	---	---	---	0	9
Institutional	7	0	2	1	---	---	1	1	12
No Data	11	3	1	0	---	---	0	3	18
Open Space/Protection Area	12	4	1	---	---	---	---	6	23
Residential - Low Density	---	1	14	---	---	---	0	1	15
Residential - Medium Density	---	---	8	3	---	---	---	---	11
Resort	---	0	0	---	---	---	---	---	0
Total	35	15	50	4	4	0	14	10	132

5600 West Transit Alternative with Mixed-Traffic Transit Option	Salt Lake City	West Valley City	West Jordan	South Jordan	Riverton	Bluffdale	Herriman	Salt Lake County	Total
Agriculture	---	0	17	1	6	---	23	---	45
Commercial	1	5	1	---	---	---	1	---	8
Industrial	1	1	5	---	---	---	---	---	7
Institutional	6	0	2	1	---	---	3	0	13
No Data	14	3	1	1	---	---	1	3	23
Open Space/Protection Area	5	3	1	---	---	---	---	5	14
Residential - Low Density	---	1	14	---	---	---	2	0	16
Residential - Medium Density	---	---	7	13	---	---	---	---	20
Resort	---	0	0	---	---	---	---	---	0
Total	27	12	47	15	6	0	29	9	144

Southern Freeway Alternative	Bluffdale	Draper	Salt Lake County	American Fork	Lehi	Saratoga Springs	Lindon	Utah County	Total
Agriculture	107	0	1	4	5	129	71	149	465
Camp Williams	73	0	17	0	0	0	0	42	132
Commercial	0	0	0	0	0	0	4	0	4
Industrial	0	0	0	12	0	98	14	22	146
Institutional	1	0	0	0	0.4	3	0	0	4
No Data	0	0	0	0	1	4	0	4	9
Open Space/Protection Area	0	0	0	0	.6	8	0	25	34
Residential - High Density	0	0	0	0	0	18	0	0	18
Residential - Low Density	0	0	0	0	39	13	0	26	78
Residential - Medium Density	0	0	0	0	0	0	0	0	0
Resort	0	0	0	0	0	0	0	1	1
Total	181	0	18	16	46	273	89	269	892

Arterials Alternative	Bluffdale	Draper	Salt Lake County	American Fork	Lehi	Saratoga Springs	Lindon	Utah County	Total
Agriculture	141	0	1	11	12	56	10	98	328
Camp Williams	73.3	0	17	0	0	0	0	42	132
Commercial	8	1	0	6	25	0	1.3	0	41
Industrial	64	0	0	5	32	96	0	18	215
Institutional	1	1	0	0	1	1	0	0	4
No Data	22	48	0	0	2	13	0	9	93
Open Space/Protection Area	10	0	0	0	1	1	0	24	35
Residential - High Density	0	0	0	0	4	0	0	0	4
Residential - Low Density	7	0	0	0	44	19	0	17	86
Residential - Medium Density	0	0	0	0	2	0	0	0	2
Resort	0	0	0	0	16	0	0	1	17
Total	327	50	18	22	139	185	11	207	959

2100 North Freeway Alternative	Bluffdale	Draper	Salt Lake County	American Fork	Lehi	Saratoga Springs	Lindon	Utah County	Total
Agriculture	108	0	1	0	40	49	0	97	294
Camp Williams	73	0	18	0	0	0	0	46	137
Commercial	0	0	0	0	54	0	0	1	55
Industrial	3.5	0	0	0	34	105	0	25	164
Institutional	1	0	0	0	1	0	0	0	2
No Data	0	0	0	0	0	0	0	0	1
Open Space/Protection Area	0	0	0	0	0	0	0	10	10
Residential - High Density	0	0	0	0	4	0	0	0	4
Residential - Low Density	0	0	0	0	21	0	0	5	26
Residential - Medium Density	0	0	0	0	5	0	0	0	5
Resort	0	0	0	0	19	0	0	0	19
Total	182	0	19	0	180	154	0	182	716

▲▲

Table C-2. Combined Potential Property Tax and Sales Tax Revenue Impacts Assuming All Land Is Developed, 5600 West Transit Alternative, Salt Lake County

	Salt Lake City	West Valley City	West Jordan	South Jordan	Riverton	Bluffdale	Herriman	Salt Lake County	Total Potential Loss if all land developed
<i>5600 West Transit Alternative with Dedicated Right-of-Way Transit Option</i>									
Agriculture	---	\$3	\$559	\$16	\$115	---	\$382	---	\$1,076
Commercial	76,349	89,992	16,966	---	---	---	\$5,090	---	\$188,327
Industrial	16,966	18,663	122,158	---	---	---	---	\$1,697	\$159,484
Institutional	---	---	---	---	---	---	---	---	---
Open Space/Protection Area	13,015	4,772	759	---	---	---	108	6,290	\$24,945
Residential - Low Density	---	2,675	52,743	---	---	---	1,529	1,911	\$58,858
Residential - Medium Density	---	---	28,665	9,555	---	---	---	---	\$38,219
Total impact	\$106,330	\$116,036	\$221,851	\$9,571	\$115	---	\$7,109	\$9,898	\$470,910
<i>Impact, % of total annual municipal revenues</i>	-0.06%	-0.16%	-0.64%	-0.06%	0.00%	0.00%	-0.15%	-0.01%	-0.09%
<i>5600 West Transit Alternative with Mixed-Traffic Transit Option</i>									
Agriculture	---	\$3	\$543	\$16	\$181	---	\$740	---	\$1,483
Commercial	15,270	78,046	10,180	---	---	---	15,270	---	118,765
Industrial	13,573	11,877	84,832	---	---	---	---	---	110,282
Institutional	---	---	---	---	---	---	---	---	---
Open Space/Protection Area	5,314	3,471	542	---	---	---	---	5,640	9,327
Residential - Low Density	---	2,675	51,979	---	---	---	5,733	1,147	60,387
Residential - Medium Density	---	---	26,754	48,539	---	---	---	---	75,292
Total impact	\$ 34,157	\$96,071	\$ 174,829	\$48,555	\$181	---	21,743	6,786	\$375,536
<i>Impact, % of total annual municipal revenues</i>	-0.02%	-0.13%	-0.51%	-0.29%	0.00%	0.00%	-0.45%	0.00%	-0.07%

▼▼

Table C-3. Combined Potential Property Tax and Sales Tax Revenue Impacts Assuming All Land is Developed, 5800 West and 7200 West Freeway Alternatives, Salt Lake County

	Salt Lake City	West Valley City	West Jordan	South Jordan	Riverton	Bluffdale	Herriman	Salt Lake County	Total Potential Loss if all land developed
<i>5800 West Alternative</i>									
Agriculture	---	\$875	\$2,542	\$618	\$2,089	\$4,075	\$1,941	\$895	\$13,034
Commercial	\$71,259	264,6767	313,879	---	\$424	---	---	---	650,238
Industrial	\$47,506	1,009,503	911,097	---	---	---	---	217,170	2,185,276
Institutional	---	---	---	---	---	---	---	---	---
Open Space/Protection Area	134,593	231,552	---	---	---	---	\$3	3,286	368,534
Residential - Low Density	---	139,501	235,432	---	---	---	---	---	374,933
Residential - Medium Density	---	---	175,045	531,633	80,643	---	\$1,529	11,848	800,698
Total impact	\$253,358	\$1,646,107	\$1,637,996	\$532,251	\$83,156	\$4,075	\$3,473	\$232,299	\$4,392,715
<i>Impact, % of total annual municipal revenues</i>	-0.15%	-2.25%	-4.74%	-3.16%	-1.19%	-0.24%	-0.07%	-0.11%	-0.85%
<i>7200 West Alternative</i>									
Agriculture	---	\$270	\$2,542	\$618	\$2,089	\$4,075	\$1,941	\$1,625	\$13,166
Commercial	30,540	145,911	313,879	---	\$424	---	---	30,540	521,294
Industrial	\$101,799	2,154,737	911,097	---	---	---	---	312,182	3,479,815
Institutional	---	---	---	---	---	---	---	---	---
Open Space/Protection Area	110,407	143,161	---	---	\$308	---	---	8,676	262,553
Residential - Low Density	---	203,328	235,432	---	---	---	\$550	53,507	492,817
Residential - Medium Density	---	28	175,045	532,015	80,643	---	\$1,529	11,848	801,119
Total impact	\$242,752	\$2,647,445	\$1,637,996	\$532,015	\$83,464	\$4,075	\$4,020	\$418,378	\$5,570,764
<i>Impact, % of total annual municipal revenues</i>	-0.14%	-3.62%	-4.74%	-3.17%	-1.20%	-0.24%	-0.08%	-0.20%	-1.08%

▲▲

Table C-4. Combined Potential Property Tax and Sales Tax Revenue Impacts Assuming All Land is Developed, Southern Freeway Alternative, Utah County

	Bluffdale	Draper	Salt Lake County	American Fork	Lehi	Saratoga Springs	Lindon	Utah County	Total Potential Loss if all land developed
Agriculture	\$4,135	---	\$19	\$147	\$182	\$4,997	\$2,740	\$5,758	\$17,977
Camp Williams	---	---	---	---	---	---	---	---	---
Commercial	---	---	---	---	---	---	46,173	---	46,173
Industrial	---	---	---	149,455	---	1,184,707	172,542	272,179	1,778,884
Institutional	---	---	---	---	---	---	---	---	---
Open Space/Protection Area	5	---	---	---	30	391	---	1,291	1,718
Residential - High Density	---	---	---	---	---	34,220	---	---	34,220
Residential - Low Density	---	---	---	---	73,517	23,691	---	49,074	146,281
Residential - Medium Density	---	---	---	---	---	---	---	---	---
Resort	---	---	---	---	---	---	---	9,721	9,721
Total impact if all land was currently developed	\$4,140	---	---	\$1149,602	\$73,729	\$1,248,006	\$221,455	\$338,022	\$2,034,954

Table C-5. Combined Potential Property Tax and Sales Tax Revenue Impacts Assuming All Land is Developed, 2100 North Freeway Alternative, Utah County

	Bluffdale	Draper	Salt Lake County	American Fork	Lehi	Saratoga Springs	Lindon	Utah County	Total Potential Loss if all land developed
Agriculture	\$4,162	---	\$19	---	\$1,546	\$1,890	---	\$3,729	\$11,346
Camp Williams	---	---	---	---	---	---	---	---	---
Commercial	---	---	---	---	661,006	---	---	\$1,215	662,221
Industrial	---	---	---	---	417,989	1,280,699	---	297,696	1,996,384
Institutional	---	---	---	---	---	---	---	---	---
Open Space/Protection Area	5	---	---	---	\$20	---	---	498	524
Residential - High Density	---	---	---	---	8,085	---	---	---	8,085
Residential - Low Density	---	---	---	---	40,237	---	---	8,649	48,886
Residential - Medium Density	---	---	---	---	9,589	---	---	---	9,589
Resort	---	---	---	---	229,651	---	---	---	229,651
Total impact if all land was currently developed	\$4,167	---	\$19	---	\$1,368,123	\$1,282,589	---	\$311,787	\$2,966,685

▲▲

Table C-6. Combined Potential Property Tax and Sales Tax Revenue Impacts Assuming All Land is Developed, Arterials Alternative, Utah County

	Bluffdale	Draper	Salt Lake County	American Fork	Lehi	Saratoga Springs	Lindon	Utah County	Total Potential Loss if all land developed
Agriculture	\$5,464	---	\$19	\$417	\$468	\$2,160	\$375	\$3,787	\$12,690
Camp Williams	---	---	---	---	---	---	---	---	---
Commercial	94,777	6,075	---	74,120	302,556	---	15,796	3,645	496,970
Industrial	781,299	---	---	61,969	387,612	1,165,266	4,860	216,285	2,617,292
Institutional	---	---	---	---	---	---	---	---	---
Open Space/Protection Area	518	5	---	---	30	46	---	1,200	1,799
Residential - High Density	---	---	---	---	8,085	---	---	---	8,085
Residential - Low Density	13,538	---	---	---	83,106	34,784	---	31,024	162,451
Residential - Medium Density	---	---	---	---	4,136	---	---	---	4,136
Resort	---	---	---	---	198,059	---	---	\$3,645	201,704
Total impact if all land was currently developed	\$895,596	\$6,081	\$19	\$136,507	\$984,052	\$1,202,256	\$21,031	\$259,586	\$3,505,128

▼▼