

Appendix 8A: Tables and Calculations in Support of the Economics Analysis

Table 8A-1. Estimated Value of Motorists' Travel Time

Type of Vehicle	Value of Travel Time ^a	Percent of Total Traffic ^b	Overall Weighted Value
Passenger vehicle	\$15.50/hour	86%	\$13.33/hour
Small truck	\$56.00/hour	4%	\$2.24/hour
Large truck	\$102.00/hour	10%	\$10.20/hour
Total weighted average time value (per hour of delay)			\$25.77/hour^c

^a 2009 values from UDOT

^b Percent of total traffic in the WDC study area

^c Rounded to \$25.80/hour for this EIS

Table 8A-2. Land-Use Impacts by Alternative

in acres

Alternative	Agriculture	Commercial	Industrial	Institutional	Open Space/ Protection Area/ Recreational	Residential	Total
A1	504	1	1	2	248	59	815
A2	565	1	1	2	248	61	878
A1 with wetland avoidance options	515	1	1	2	237	66	822
A2 with wetland avoidance options	576	1	1	2	237	68	883
B1	474	1	2	1	294	99	871
B2	478	1	2	1	294	96	872
B1 with wetland avoidance options	485	1	2	1	283	106	878
B2 with wetland avoidance options	489	1	2	1	283	103	879
Total acreage for the WDC study area	18,918	1,535	2,194	2,111	13,816	25,704	64,278



Table 8A-3. Combined Property Tax and Sales Tax Revenue Impacts Assuming All Land Is Developed

Alternative	Agriculture (\$0.02/acre)	Commercial (\$19,306/acre)	Industrial (\$4,090/acre)	Institutional (\$0/acre)	Open Space/ Protection Area (\$0.02/acre)	Residential (\$5,496/acre)	Total	% of Total Property and Sales Tax Revenue
A1	\$10.08	\$19,306.00	\$4,090.00	\$0.00	\$4.96	\$324,264.00	\$347,675.04	0.2%
A2	\$11.30	\$19,306.00	\$4,090.00	\$0.00	\$4.96	\$335,256.00	\$358,668.26	0.2%
A1 with wetland avoidance options	\$10.30	\$19,306.00	\$4,090.00	\$0.00	\$4.74	\$362,736.00	\$386,147.04	0.2%
A2 with wetland avoidance options	\$11.52	\$19,306.00	\$4,090.00	\$0.00	\$4.74	\$373,728.00	\$397,140.26	0.2%
B1	\$9.48	\$19,306.00	\$8,180.00	\$0.00	\$5.88	\$544,104.00	\$571,605.36	0.3%
B2	\$9.56	\$19,306.00	\$8,180.00	\$0.00	\$5.88	\$527,616.00	\$555,117.44	0.3%
B1 with wetland avoidance options	\$9.70	\$19,306.00	\$8,180.00	\$0.00	\$5.66	\$582,576.00	\$610,077.36	0.3%
B2 with wetland avoidance options	\$9.78	\$19,306.00	\$8,180.00	\$0.00	\$5.66	\$566,088.00	\$593,589.44	0.3%
Total estimated dollars of revenue for each land use in the WDC study area	\$378.36	\$29,634,710.00	\$8,973,460.00	\$0.00	\$276.32	\$141,269,184.00	\$179,878,008.68	

Source: Davis County Assessor's Office 2012