

Herriman City



Parks, Trails and Recreation Impact Fee Facilities Plan



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Summary

Background

Herriman City (“City”) updated its Parks, Recreation, Open Space and Trails Master Plan in 2019 and is accordingly updating its Impact Fee Facilities (IFFP) for Parks, Trails and Recreation to reflect recent changes in the Master Plan.

The City has determined that there is one service area citywide and that all parks, trails and recreation facilities are at full capacity in 2020, with the exception of the equestrian center which has excess capacity. Only residential development is considered to create demand for parks, trails and recreation facilities and therefore only residential growth has been considered in the determination of impact fees.

For the purposes of this analysis, it has been assumed that Herriman has a 2020 population of 62,010 which is expected to increase to 93,465 residents by 2030. This represents anticipated growth of 31,455 persons.

Identify the Existing and Proposed Levels of Service and Excess Capacity

Utah Code 11-36a-302(1)(a)(i)(ii)(iii)

The IFFP considers only *system* facilities in the calculation of impact fees. For the City, this has been determined to mean neighborhood and community parks. Local parks are considered *project* improvements and have not been included in the calculation of impact fees.

Existing service levels are based on the 2020 levels of service in the City for both parks and trails. Both parks and trails intend to at least maintain existing service levels. The equestrian center, however, has excess capacity and is intended to serve the needs of the entire population of the City through at least 2060. Therefore, the City considers that it has no excess capacity in the system other than the equestrian center. There are five major cost components used in the analysis of impact fees:

- Park land
- Park improvements
- Equestrian center
- Trail miles
- Trail structures (trailheads and pedestrian underpasses)

The existing and proposed levels of service have been expressed first in acres per 1,000 residents for parks, and miles/structures per resident for trails; these numbers are then converted to an investment level per capita. The parks and trails development in the City is one overall recreation system designed to meet the needs and desires of its residents for physical and leisure activities and therefore the investment level of service reflects the combined level of service for both parks and trails.¹

¹The City intends to charge impact fees to maintain existing service levels. Proposed service levels will be reached through means other than impact fees. The calculation of service levels is described in more detail in the body of this report.

TABLE 1: SUMMARY OF SERVICE LEVELS FOR SYSTEMWIDE FACILITIES

Service Levels	Existing LOS	Proposed LOS	Existing Investment per Capita	Proposed Investment per Capita	Excess Capacity
Park Land per Capita (acres per 1,000)	1.61	3.71	\$321.53	\$742.00	(\$420.47)
Park Improvements per Capita (Investment per Capita)			\$381.93	\$881.39	(\$499.46)
Equestrian center per Capita			\$13.81	\$7.39	\$6.42
Trails (miles per capita)	0.000793	0.002003	\$275.38	\$372.35	(\$96.96)
Trail Structures			\$39.91	\$70.96	(\$31.04)

Identify Demands Placed Upon Existing Public Facilities by New Development Activity at the Proposed Level of Service

Utah Code 11-36a-302(1)(a)(iv)

Parks. If no new system park facilities are added, the park level of service² will decline as shown in the table below:

TABLE 2: SUMMARY OF DECLINING SERVICE LEVELS, 2020-2030 WITHOUT NEW INVESTMENT

Summary - per Capita	2020	2030
Park Land	\$321.53	\$213.32
Park Improvements	\$381.93	\$253.39
Trails	\$275.38	\$182.71
Trail Structures	\$39.91	\$26.48

Excess capacity in the equestrian center will be partially consumed by new development occurring between 2020 and 2030. The existing level of service is an investment of \$13.81 per capita; the proposed level is \$7.39 per capita at buildout.³ By 2030, the level of service will be reduced to \$9.16 per capita, indicating significant excess capacity remaining in the system at that point in time.

Trails. If no new trail miles are constructed, the trails level of service will decline from the existing 0.00079 trail miles and investment of \$275.38 per capita in 2020 to 0.00053 trail miles and an investment level of \$182.71 per capita in 2030.

Trail structures include trailheads and pedestrian underpasses. The level of investment for these types of facilities will decline from \$39.91 to \$26.48 per capita by 2030 if no new improvements are made.

² Does not include gifted acres.

³ The actual cost of the equestrian center is \$856,436.

Identify How the Growth Demands Will Be Met

Utah Code 11-36a-302(1)(a)(v)

Parks. The City will need to acquire additional park lands and improvements to maintain its existing level of service and to reach its proposed level of service. Existing service levels will decline, as a result of population growth, unless new facilities are constructed or acquired. Impact fees will be used to maintain the existing 2020 service levels for park land and improvements and other funding sources will be used to raise service levels to the proposed levels. Impact fees will not be used for replacement, repair or maintenance costs. Fees collected will be used for capital improvements – land or park improvements – as best meets the needs of the City at the time and as specifically described in the Master Plan and in the body of this IFFP.

New park land can be acquired at an estimated cost of \$200,000 per acre, based on recent land acquisition costs by the City. Park improvements can be added for an estimated cost of \$237,571 per acre based on the level of service for improvements established by the City and as described in detail in the body of this IFFP. Based on these standards, the City will need to expend over \$22.1 million in new park facilities (land and improvements) in the next 10 years.

TABLE 3: SUMMARY OF PARK IMPROVEMENT COSTS NECESSITATED BY NEW DEVELOPMENT, 2020-2030

Summary of Increased Improvement Costs, 2020-2030⁴	
Park Land	\$10,113,688
Park Improvements	\$12,013,588
Total Park Improvements	\$22,127,276

Trails. The City will also need to maintain service levels for trails. The City currently has 49.17 trail miles, which equates to a trails standard of 0.000793 linear trail miles per capita.⁵ The existing level of service will be maintained in the future through the use of impact fees. This means that the City will need to develop an additional 24.94 trail miles by 2030.⁶ The cost for additional trail miles has been based on an “average” cost of \$347,297 per linear mile for a total cost of \$8,662,223.⁷

⁴ All impact fees collected must be spent within a six-year period. This document uses a planning period of ten years, assuming that impact fees will be expended within the required timeframe.

⁵ Calculated by dividing the 49.17 trail miles by the 2020 population of 62,010 persons.

⁶ Calculated by multiplying the existing standard of 0.000793 trail miles per capita by the anticipated growth of 31,455 persons between 2020 and 2030.

⁷ Calculated by multiplying the 24.94 needed trail miles by an average cost of \$347,297 per linear mile. The average cost per mile is a weighted average of existing trail miles as follows: paved trails (24.75 miles), \$633,600 per linear mile; unpaved trails (7.72 miles), \$150,000 per linear mile; regional primitive and primitive trails (28.8 miles) at \$15,000 per linear mile.

In addition, the City has 5 trailheads and 4 pedestrian underpasses for a current total investment of \$2,475,000.⁸ The City plans for a total of 12 trailheads and 4 pedestrian underpasses at buildout. In order to maintain existing service levels, the City will incur a cost of \$1,255,461 by 2030.⁹

Consideration of Revenue Sources to Finance Impacts on System Improvements

Utah Code 11-36a-302(2)

This Impact Fee Facilities Plan includes a thorough discussion of all potential revenue sources for parks, recreation, and trails improvements. These revenue sources include grants, bonds, interfund loans, transfers from the General Fund, impact fees and anticipated or accepted dedications of system improvements.

Utah Code Legal Requirements

Utah law requires that communities prepare an Impact Fee Facilities Plan (IFFP) before preparing an Impact Fee Analysis (IFA) and enacting an impact fee. Utah law also requires that communities give notice of their intent to prepare and adopt an IFFP. This IFFP follows all legal requirements as outlined below. The City has retained Zions Public Finance, Inc. (ZPFI) to prepare this Impact Fee Facilities Plan in accordance with legal requirements.

Notice of Intent to Prepare Impact Fee Facilities Plan

A local political subdivision must provide written notice of its intent to prepare an IFFP before preparing the Plan (Utah Code §11-36a-501). This notice must be posted on the Utah Public Notice website. The City has complied with this noticing requirement for the IFFP by posting notice.

Preparation of Impact Fee Facilities Plan

Utah Code requires that each local political subdivision, before imposing an impact fee, prepare an impact fee facilities plan. (Utah Code 11-36a-301).

Section 11-36a-302(a) of the Utah Code outlines the requirements of an impact fee facilities plan which is required to identify the following:

- (i) identify the existing level of service
- (ii) establish a proposed level of service
- (iii) identify any excess capacity to accommodate future growth at the proposed level of service
- (iv) identify demands placed upon existing facilities by new development activity at the proposed level of service; and
- (v) identify the means by which the political subdivision or private entity will meet those growth demands.

⁸ Assumes a cost of \$275,00 per existing structure (trailhead or underpass).

⁹ Calculated by taking the current investment of \$2,475,000 divided by the current population of 62,010 for a per capita cost of \$39.91. This per capita cost is then multiplied by the anticipated growth of 31,455 persons between 2020 and 2030 to arrive at a projected expense of \$1,255,461 between 2020 and 2030.

Further, the proposed level of service may:

- (i) exceed the existing level of service if, independent of the use of impact fees, the political subdivision or private entity provides, implements, and maintains the means to increase the existing level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service; or
- (ii) establish a new public facility if, independent of the use of impact fees, the political subdivision or private entity provides, implements, and maintains the means to increase the existing level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service.

In preparing an impact fee facilities plan, each local political subdivision shall generally consider all revenue sources to finance the impacts on system improvements, including:

- (a) grants
- (b) bonds
- (c) interfund loans
- (d) transfers from the General Fund
- (e) impact fees; and
- (f) anticipated or accepted dedications of system improvements.

Certification of Impact Fee Facilities Plan

Utah Code states that an impact fee facilities plan shall include a written certification from the person or entity that prepares the impact fee facilities plan. This certification is included at the conclusion of this analysis.

Existing Service Levels, Proposed Service Levels and Excess Capacity

Utah Code 11-36a-302(1)(a)(i)(ii)(iii)

Growth in Demand

Impacts on recreation-related facilities will come from residential development only. Residential growth is projected as follows:

TABLE 4: POPULATION GROWTH

Year	Population	Population Growth
2020	62,010	
2021	65,700	3,690
2022	69,327	3,627
2023	72,863	3,536
2024	76,284	3,421
2025	79,568	3,284
2026	82,697	3,129
2027	85,659	2,962
2028	88,445	2,786
2029	91,047	2,602
2030	93,465	2,418
Growth 2020-2030		31,455

Source: Herriman City

Based on the additional land provided by the South Herriman annexation, as well as known future projects, the availability of vacant land, increased access to the City due to the completion of the Mountain View Corridor, the anticipated extension of light rail to the community, the rapid growth being experienced in neighboring communities, and the increased retail and other amenities now available in the City, City staff feel that the estimates shown in the preceding table are reasonable and were a result of the City's recent General Plan process.

Existing Service Levels

Parks. Only system, and not project parks, can be included in the calculation of impact fees. Existing system parks are shown in the table below:

TABLE 5: SYSTEM PARKS

Park Name	Acres	Gifted
Arches Park	2.6	No
Blackridge Park	17.0	Yes
Copper Creek	8.0	No
Emmebella Park	2.1	No

Park Name	Acres	Gifted
Hamilton Farms	2.7	No
Herriman Bend	3.3	No
J. Lynn Crane Park	8.8	No
Main Street Park	2.0	No
Mineral Way Park	8.2	No
Prairie Oaks Park	2.0	No
Rosalina Athletic Field	2.9	Yes
Rosalina Park	2.1	Yes
Rosecrest Park	10.4	No
Rosecrest Splash Pad Park	3.7	No
Silver Reef Court Park	4.4	No
The Cove at Herriman Springs Pond	16.8	Yes
The Ranches Park	6.4	No
Tuscany Park	11.5	No
Umbria Park	3.6	No
W & M Butterfield Park	20.0	No
W & M Butterfield Park (equestrian land)	36.0	Yes
TOTAL	174.6	
Total NOT Gifted	99.69	

The existing level of service for parks then, for the purpose of calculation of impact fees, is 1.61 acres per 1,000 residents, calculated by dividing the 99.69 eligible park acres by the 2020 population of 62,010 (which has been divided by 1,000). The existing level of service, in terms of level of investment for park land is \$321.53 per capita.¹⁰

Existing park improvements are shown in detail in the *Herriman City Parks, Recreation, Open Space, and Trails Master Plan*. The Table below summarizes the improvements, along with estimated costs, to determine an existing standard for park improvements (not including land which was included in the previous section).

TABLE 6: SYSTEM PARK IMPROVEMENTS

Amenity	# of Units - all System Parks	Unit Costs	Eligible Cost
Restroom	19	\$200,000	\$3,800,000
Large Pavilion	8	\$100,000	\$800,000
Small Pavilion	27	\$65,000	\$1,755,000
Playground	18	\$100,000	\$1,800,000
Bike Rack	7	\$1,200	\$8,400
Bench	171	\$1,000	\$171,000
Picnic Table	151	\$2,000	\$302,000
Ball Diamonds	8	\$80,000	\$640,000
Basketball Court	3	\$40,000	\$120,000
Volleyball Court	9	\$15,000	\$135,000

¹⁰ Based on land costs of \$200,000 per acre. Calculated by multiplying the 99.69 eligible acres by land costs of \$200,000 per acre to arrive at a total cost of \$19,938,000. This amount is then divided by the number of existing residents (62,010).

Amenity	# of Units - all System Parks	Unit Costs	Eligible Cost
Tennis Court	2	\$75,000	\$150,000
Multipurpose Field	13	\$4,000	\$52,000
Pickleball Courts	0	\$50,000	\$0
Horseshoe Pit	1	\$500	\$500
Park Mowed Acres	90.63	\$98,010	\$8,882,646
Park Asphalt SF	691,997.28	\$4.00	\$2,767,989
Park Concrete Paths thru Parks	459,780.97	\$5.00	\$2,298,905
TOTAL			\$23,683,440
Cost per Acre			\$237,570.87

The existing level of service for park improvements is therefore calculated by taking the total costs of \$23,683,440 and dividing by the existing population of 62,010 persons. The existing level of service for park improvements is therefore \$381.93 per capita.

Total park costs (land and improvements) reach \$22,127,276, or the equivalent of \$703.46 per capita.¹¹

TABLE 7: SUMMARY OF EXISTING LOS FOR PARKS PER 1,000 PERSONS – LEVEL OF INVESTMENT

Summary of Increased Improvement Costs, 2020-2030, to Maintain Existing Service Levels	Cost Total
Park Land	\$10,113,688
Park Improvements	\$12,013,588
Total	\$22,127,276

In addition to the above-listed park facilities, the City has an equestrian center that has excess capacity sufficient to serve the community through a buildout population of approximately 115,844 persons. The actual cost of the equestrian facility is \$856,436. The current service level is \$13.81 per capita¹² and the proposed service level (reached at buildout) is \$7.39 per capita.¹³

Trails. The City currently has 49.17 trail miles. This results in a current (2020) standard of 0.000793 trail miles per capita, calculated by dividing the 49.17 trail miles by the 2020 population. The investment level of service is \$275.38 per capita, calculated by dividing the cost of the existing trail miles (\$17,076,600) by the existing population of 62,010.

TABLE 8: EXISTING TRAIL MILES AND INVESTMENT

Trail Type	Existing Miles	Cost per Mile	2020 Investment
Paved Trails	24.75	\$633,600	\$15,681,600
Unpaved Trails	7.62	\$150,000	\$1,143,000
Regional Primitive Trails	1.5	\$15,000	\$22,500
Primitive Trails	15.3	\$15,000	\$229,500

¹¹ Based on a cost of \$321.53 for park land and a cost of \$381.93 for park improvements.

¹² Calculated by dividing the actual cost of the facility (\$856,436) by the 2020 population of 62,010 persons.

¹³ Calculated by dividing the actual cost of the facility (\$856,436) by the buildout population of 115,844 persons.

Trail Type	Existing Miles	Cost per Mile	2020 Investment
TOTAL	49.17		\$17,076,600
Weighted Average Cost per Mile			\$347,297

The City currently has 5 trailheads and 4 underpasses. The estimated cost for these structures is \$275,000 per unit for a total existing investment of \$2,475,000. The current level of service is therefore \$39.91 per capita.¹⁴

Proposed Service Levels

Parks. The City has determined that its community parks and recreation facilities, with the exception of the equestrian center, are at capacity as of 2020. Park capacity is difficult to measure but, based on growing demand for sport fields, the need for practice time as well as game time, use of playgrounds during peak hours, etc., the City feels a need, given its rapidly-growing population, to continue to expand its park facilities in the future.

The need to raise the existing service levels and the determination that, with the exception of the equestrian center, community parks and recreation facilities are at capacity has been made using several approaches. First, the City completed a Parks and Recreation Master Plan in 2019. This Master Plan identifies the need for increased service levels. Page 44 of the Master Plan states, “This plan therefore recommends the establishment of a future parks LOS of 3.7 acres” per 1,000 residents.

As part of the Master Plan process, the City conducted a community survey of its residents regarding parks and recreation needs. Responses to the survey indicated high usage of parks and trails facilities and the desire to expand recreation offerings.

The City’s young and active demographic profile creates significant demand on park facilities. The City organizes and schedules several recreational programs that use existing parks, including the sports fields.

The City concluded that there is no excess capacity in the parks and trails system, other than the equestrian facilities. Therefore, the Master Plan suggests that the proposed service level for system parks is 3.71 acres per 1,000 persons, which is the equivalent investment of \$742.00 per capita.¹⁵ The proposed service level for the equestrian center is \$7.39, calculated by dividing the actual cost of the facility (\$856,436) by the projected buildout population of 115,844 persons.

Trails. The City plans to expand its existing trails system, thereby raising the level of service in the future. This means that future trail service levels will exceed the existing 0.000793 trail miles and \$275.38 per capita. A map of future trail plans is attached as Appendix A. The proposed level of service is for 0.002003 trail miles per capita, or for \$372.35 per capita at buildout.

¹⁴ Calculated by dividing \$2,475,000 by the 2020 population of 62,010.

¹⁵ Includes the cost for park land and improvements at a ratio of 3.71 improved park acres per 1,000 residents. Park land is based on a cost of \$200,000 per acre while park improvements are based on the current service level cost of \$242,388 per acre.

TABLE 9: PROPOSED TRAIL SERVICE LEVEL

Trails	Proposed at Buildout
Trail Miles	124.2
LOS per Capita	0.002003
Weighted Average Cost per Mile	\$347,297
Trail Miles Investment 2020	\$43,134,304
LOS per Capita	\$372.35

However, new development can only be expected to pay for the existing level of service, which is the minimum level that the City intends to maintain, and not to pay for increased levels of service.

The proposed service level for trail structures is \$70.96 per capita.¹⁶ In comparison, the existing level of investment of \$39.91 per capita.¹⁷ The need for trail structures is closely associated with the development of trail miles.

Identify Excess Capacity

Parks. Only the equestrian center has excess capacity. The existing level of service is \$13.81 per capita, calculated by dividing the actual cost of the equestrian center (\$856,436) by the 2020 population of 62,010 persons. The proposed level of service is \$7.39 per capita, calculated by dividing the actual cost of the facility by the projected buildout population of 115,844 persons. Therefore, the current excess capacity equates to \$6.42 per capita.

It has been determined that there is no excess capacity in the parks system as described in the previous section of this Plan.

Trails. There is no excess capacity in the trail miles or in the trail structures.

Summary of Service Levels. A summary of the existing and proposed service levels, as well as any excess system capacity, is shown in the following table.

TABLE 10: SUMMARY OF EXISTING, PROPOSED AND EXCESS CAPACITY

Service Levels	Existing LOS	Proposed LOS	Existing Investment per Capita	Proposed Investment per Capita	Excess Capacity
Park Land per Capita (acres per 1,000)	1.61	3.71	\$321.53	\$742.00	(\$420.47)
Park Improvements per Capita (Investment per Capita)			\$381.93	\$881.39	(\$499.46)
Equestrian center per Capita			\$13.81	\$7.39	\$6.42
Trails (miles per capita)	0.000793	0.002003	\$275.38	\$372.35	(\$96.96)
Trail Structures			\$39.91	\$70.96	(\$31.04)

¹⁶ Calculated by multiplying the 16 structures (trailheads and underpasses) by a cost of \$275,000 per unit and then dividing by the anticipated buildout population of 115,844 persons.

¹⁷ Calculated by dividing the existing trail structures investment of \$2,475,000 by the 2020 population of 62,010.

Identify Demands Placed on Existing Public Facilities by New Development Activity at Proposed Level of Service and How Those Demands Will Be Met

Utah Code 11-36a-302(1)(a)(iv)(v)

Demand Placed on Facilities by New Development Activity

Parks. Park service levels will decline, due to new development activity, from the existing service level of 1.61 acres per 1,000 residents to 1.07 acres. Investment levels for park land will decline from \$321.53 to \$213.32 per capita unless new improvements are made.

TABLE 11: PARK LAND SERVICE LEVEL IMPACTS FROM NEW DEVELOPMENT ACTIVITY

Year	Population	Service Levels if No New Facilities	Per Capita Investment if No New Facilities
2020	62,010	1.61	\$321.53
2021	65,700	1.52	\$303.47
2022	69,327	1.44	\$287.59
2023	72,863	1.37	\$273.64
2024	76,284	1.31	\$261.37
2025	79,568	1.25	\$250.58
2026	82,697	1.21	\$241.10
2027	85,659	1.16	\$232.76
2028	88,445	1.13	\$225.43
2029	91,047	1.09	\$218.99
2030	93,465	1.07	\$213.32

Park improvement service levels (not including land) will decline from \$381.93 to \$253.39 per capita unless new improvements are made.

TABLE 12: PARK IMPROVEMENTS SERVICE LEVEL IMPACTS FROM NEW DEVELOPMENT ACTIVITY

Year	Population	LOS per Capita
2020	62,010	\$381.93
2021	65,700	\$360.48
2022	69,327	\$341.62
2023	72,863	\$325.04
2024	76,284	\$310.46
2025	79,568	\$297.65
2026	82,697	\$286.39
2027	85,659	\$276.49
2028	88,445	\$267.78
2029	91,047	\$260.12
2030	93,465	\$253.39

Excess capacity in the equestrian center will be partially consumed by 2030, but with excess capacity still remaining. The proposed LOS for the equestrian facility is \$7.39 at buildout.

TABLE 13: EQUESTRIAN CENTER SERVICE LEVEL IMPACTS FROM NEW DEVELOPMENT ACTIVITY

Year	Population	Existing Equestrian Center Investment	LOS per 1,000
2020	62,010	\$856,436	\$13.81
2021	65,700	\$856,436	\$13.04
2022	69,327	\$856,436	\$12.35
2023	72,863	\$856,436	\$11.75
2024	76,284	\$856,436	\$11.23
2025	79,568	\$856,436	\$10.76
2026	82,697	\$856,436	\$10.36
2027	85,659	\$856,436	\$10.00
2028	88,445	\$856,436	\$9.68
2029	91,047	\$856,436	\$9.41
2030	93,465	\$856,436	\$9.16

Trails. Trail mile service levels will decline, due to new development activity from the existing service level of \$275.38 per capita to \$182.71 per capita.

TABLE 14: TRAIL MILE IMPACTS FROM NEW DEVELOPMENT ACTIVITY

Year	Population	Trail Investment 2020	LOS per Capita	Trail Miles per Capita
2020	62,010	\$17,076,600	\$275.38	0.00079
2021	65,700	\$17,076,600	\$259.92	0.00075
2022	69,327	\$17,076,600	\$246.32	0.00071
2023	72,863	\$17,076,600	\$234.37	0.00067
2024	76,284	\$17,076,600	\$223.86	0.00064
2025	79,568	\$17,076,600	\$214.62	0.00062
2026	82,697	\$17,076,600	\$206.50	0.00059
2027	85,659	\$17,076,600	\$199.36	0.00057
2028	88,445	\$17,076,600	\$193.08	0.00056
2029	91,047	\$17,076,600	\$187.56	0.00054
2030	93,465	\$17,076,600	\$182.71	0.00053

Trail structure service levels will decline, due to new development activity, from the existing service level of \$39.91 per capita to \$26.48 per capita by 2030 unless new trail miles are added.

TABLE 15: TRAIL STRUCTURE SERVICE LEVEL IMPACTS FROM NEW DEVELOPMENT ACTIVITY

Year	Population	Existing Trail Mile Investment	LOS per 1,000
2020	62,010	\$2,475,000	\$39.91

Year	Population	Existing Trail Mile Investment	LOS per 1,000
2021	65,700	\$2,475,000	\$37.67
2022	69,327	\$2,475,000	\$35.70
2023	72,863	\$2,475,000	\$33.97
2024	76,284	\$2,475,000	\$32.44
2025	79,568	\$2,475,000	\$31.11
2026	82,697	\$2,475,000	\$29.93
2027	85,659	\$2,475,000	\$28.89
2028	88,445	\$2,475,000	\$27.98
2029	91,047	\$2,475,000	\$27.18
2030	93,465	\$2,475,000	\$26.48

Identify the Means by Which the Political Subdivision Will Meet the Growth Demands

Parks. The City will need to acquire 50.57 additional park acres by 2030 in order to maintain its existing service level. The current service level will decline, as a result of population growth unless new facilities are constructed or acquired. Impact fees will be used to maintain the existing service levels for park land and improvements. They will not be used to raise service levels or for replacement, repair or maintenance costs.

TABLE 16: PARK LAND INVESTMENT REQUIRED TO MAINTAIN EXISTING STANDARD

Year	Population	Population Growth	Additional Park Acres Needed
2020	62,010	-	0.00
2021	65,700	3,690	5.93
2022	69,327	3,627	5.83
2023	72,863	3,536	5.68
2024	76,284	3,421	5.50
2025	79,568	3,284	5.28
2026	82,697	3,129	5.03
2027	85,659	2,962	4.76
2028	88,445	2,786	4.48
2029	91,047	2,602	4.18
2030	93,465	2,418	3.89
TOTAL	31,455		50.57

At a cost of \$200,000 per acre, the City will need to make an investment in land of \$10,113,688 by 2030. The City will also need to make an investment in park improvements of \$12,013,588 million by 2030.

TABLE 17: PARK IMPROVEMENTS INVESTMENT REQUIRED TO MAINTAIN EXISTING LOS

Year	Population	Investment Required	Increased Investment
2020	62,010	\$23,683,440	\$0
2021	65,700	\$25,092,760	\$1,409,319
2022	69,327	\$26,478,017	\$2,794,577
2023	72,863	\$27,828,520	\$4,145,079
2024	76,284	\$29,135,100	\$5,451,660
2025	79,568	\$30,389,356	\$6,705,916
2026	82,697	\$31,584,413	\$7,900,973
2027	85,659	\$32,715,688	\$9,032,248
2028	88,445	\$33,779,743	\$10,096,303
2029	91,047	\$34,773,523	\$11,090,083
2030	93,465	\$35,697,029	\$12,013,588

Because there is excess capacity in the equestrian center, new development will be required to buy in to the center and no new construction will be required.

Trails. The City will also need to maintain its existing service levels for trails through impact fees. Service levels may be raised through other funding sources, but not through the use of impact fees. The City currently has 49.17 trail miles, which equates to an existing trails standard of 0.000793 linear trail miles per capita. Because there is no excess capacity in the existing trails system, there is no buy-in component applicable to the calculation of impact fees. In order to maintain its existing level of service, the City will need to acquire an additional 24.94 trail miles by 2030. Projected costs for the additional trail miles will reach nearly \$8.7 million by 2030.

TABLE 18: TRAIL MILE INVESTMENT REQUIRED TO MAINTAIN EXISTING LOS

Year	Population	Investment Required	Increased Investment
2020	62,010	\$17,076,600	\$0
2021	65,700	\$18,092,769	\$1,016,169
2022	69,327	\$19,091,589	\$2,014,989
2023	72,863	\$20,065,349	\$2,988,749
2024	76,284	\$21,007,440	\$3,930,840
2025	79,568	\$21,911,803	\$4,835,203
2026	82,697	\$22,773,482	\$5,696,882
2027	85,659	\$23,589,171	\$6,512,571
2028	88,445	\$24,356,392	\$7,279,792
2029	91,047	\$25,072,943	\$7,996,343
2030	93,465	\$25,738,823	\$8,662,223

Further, the City will need an additional investment of nearly \$1.26 million to maintain its proposed standard of trail structures (trailheads and pedestrian underpasses).

TABLE 19: TRAIL STRUCTURES REQUIRED TO MAINTAIN PROPOSED STANDARD

Year	Population	Investment Required	Increased Investment
2020	62,010	\$2,475,000	\$0
2021	65,700	\$2,622,279	\$147,279
2022	69,327	\$2,767,043	\$292,043
2023	72,863	\$2,908,175	\$433,175
2024	76,284	\$3,044,717	\$569,717
2025	79,568	\$3,175,791	\$700,791
2026	82,697	\$3,300,679	\$825,679
2027	85,659	\$3,418,901	\$943,901
2028	88,445	\$3,530,098	\$1,055,098
2029	91,047	\$3,633,951	\$1,158,951
2030	93,465	\$3,730,461	\$1,255,461

Summary. Based on the recently-completed Parks, Recreation and Trails Master Plan, impact fee revenues are needed to fill gaps in existing park service areas. By 2060, the Master Plan identifies the need for 449 acres of parkland. Map 4 of the Master Plan suggests specific areas for additional parks. The Master Plan also lists dog parks as needed. While all existing park improvements will need to be expanded in the future, the Master Plan lists especially the need for small/medium pavilions, restrooms, playgrounds, sports fields, courts, benches and picnic tables.

The Master Plan proposes 62.1 miles of paved trails, 1.4 miles of unpaved trails, and 52.2 miles of primitive trails. These trails are needed to fill key trail gaps and make critical connections in the existing trail system.

Consideration of All Revenue Sources

Utah Code 11-36a-302(2)

Grants. The City anticipates that future trail land will be acquired through easements and grants, as it has in the past, and has therefore not included any cost for trail land in the calculation of impact fees. The City is unaware of any potential grant sources for future parks, recreation and trails development. However, should it be the recipient of any such grants, it will then look at the potential to reduce impact fees.

While the City has been gifted some park property in the past, it has no future indication of any gifts that will be received by the City. Further, the City has conservatively excluded any gifted properties from establishing its level of service used in the calculation of impact fees.

Bonds. The City has no outstanding bonds for parks, recreation, open space and trail facilities. If the City had bonds outstanding, or chooses to issue bonds in the future, it would/will need to ensure that appropriate credits are made in order avoid double-payment by new development. For example, if a general obligation bond were to be passed for parks, recreation or trail facilities, new development could not be expected to pay the entire impact fee plus its share of bond payments. Therefore, calculations would need to be made that would reduce the gross impact fee by the net present value of the projected future payments made by new development on the bond.

Interfund Loans. The City currently has no plans to purchase parks, recreation or trail facilities through any interfund loans and has not done so in the past

Transfer from General Fund. To the extent that the City is able to generate net revenues in its General Fund, it may choose to transfer all or a portion of the net revenues to the City's capital fund. It is most likely that, if net revenues should be generated, they will be used to reach the Proposed Service Levels recommended in the City's Master Plan and not to offset the demands generated by new development which is anticipated to be offset with impact fees.

Impact Fees. Because of the significant growth anticipated to occur in the City, impact fees are a viable means of allowing new development to pay for the impacts that it places on the existing system. This IFFP is developed in accordance with legal guidelines so that an Impact Fee Analysis for Parks, Recreation, and Trails may be prepared and the City may charge impact fees for Parks, Recreation, and Trails.

Anticipated or Accepted Dedications of System Improvements.

Any item that a developer funds must be included in the IFFP if a credit against impact fees is to be issued and must be agreed upon with the City before construction of the improvements.

Certification

Zions Bank Public Finance certifies that the attached impact fee facilities plan:

1. Includes only the costs of 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 the day on which 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 the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement;
3. Complies in each and every relevant respect with the Impact Fees Act.

Appendix A – Trails Map

