



South Weber City

Parks and Trails Impact Fee Facilities Plan - DRAFT

September 2017

Contents

Contents.....	2
Summary.....	3
Utah Code Legal Requirements	5
Notice of Intent to Prepare Impact Fee Facilities Plan	5
Preparation of Impact Fee Facilities Plan.....	5
Certification of Impact Fee Facilities Plan.....	6
Existing Service Levels, Proposed Service Levels and Excess Capacity	7
Identify Demands Placed on Existing Public Facilities by New Development Activity at Proposed Level of Service and How Those Demands Will Be Met.....	10
Consideration of All Revenue Sources.....	14
Certification.....	15
Appendix A - Notice of Intent to Prepare a Comprehensive Amendment to the Parks, Trails and Recreation Impact Fee Facilities Plan.....	16
City Council	16
Notice of intent to prepare an impact facilities plan.....	16

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Summary

Background

The City has determined that there is one service area citywide and that all parks, trails and recreation facilities are at full capacity in 2017. 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.

Projections for population growth in the City are as follows:

TABLE 1: PROJECTED POPULATION GROWTH, 2017-2026

Year	Population
2017	7,462
2018	7,679
2019	7,903
2020	8,133
2021	8,354
2022	8,581
2023	8,814
2024	9,054
2025	9,300
2026	9,537

Source: Jones & Associates, Sanitary Sewer CFP, p.6.

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 (2017) levels of service in the City for both parks and trails. Existing and proposed service levels are shown in the table below on both a *unit* and *cost* basis.

TABLE 2: EXISTING AND PROPOSED SERVICE LEVELS – UNIT AND COST SERVICE LEVELS

	Existing	Proposed	Excess Capacity	Existing	Proposed	Excess Capacity
Land (acres per 1,000 population; cost per capita)	1.8	1.8	-	\$193.81	\$193.81	\$0.00
Park Improvements (cost per capita)				\$180.16	\$180.16	\$0.00
Park Mowed Acres (acres per 1,000 population; cost per capita)	2.26	2.26	-	\$158.36	\$158.36	\$0.00

	Existing	Proposed	Excess Capacity	Existing	Proposed	Excess Capacity
Park Parking (asphalt acres per 1,000 population; cost per capita)	0.19	0.19	-	\$24.38	\$24.38	\$0.00
Trails (linear feet per capita; cost per capita)	0.48	0.48	-	\$19.16	\$19.16	\$0.00
Trailheads (trailheads per 1,000 population; cost per capita)	0.40	0.40	-	\$20.10	\$20.10	\$0.00

No facilities currently have excess capacity, based on existing service levels and the City does not intend to change any existing service levels. The existing and proposed levels of service have been expressed first in acres per 1,000 residents for park and in linear feet per capita for trails; these numbers are then converted to a cost level of service 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 overall cost level of service reflects the combined level of service for both parks and trails.

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)

The table below shows the declining service levels that will occur in South Weber, due to population growth, if no new facilities are added. Service levels are shown in terms of units and in terms of cost. Each of these declining service levels is discussed in more detail in the body of this report.

TABLE 3: IMPACTS TO SERVICE LEVELS DUE TO NEW DEVELOPMENT IF NO IMPROVEMENTS ARE MADE

Summary Table	UNITS		COST	
	2017	2026	2017	2026
Land (acres per 1,000 population; cost per capita)	1.85	1.45	\$193.81	\$151.64
Park Improvements (cost per capita)			\$180.16	\$140.96
Park Mowed Acres (acres per 1,000 population; cost per capita)	2.26	1.77	\$158.36	\$123.91
Parking (asphalt acres per 1,000 population; cost per capita)	0.19	0.15	\$24.38	\$19.07
Trails (trail linear feet per capita; cost per capita)	0.48	0.37	\$19.16	\$14.99
Trailheads (trailheads per 1,000 population; cost per capita)	0.402	0.315	\$20.10	\$15.73

Identify How the Growth Demands Will Be Met

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

In order to maintain the existing level of service, the projected new development over the next ten years will require the construction or acquisition of new facilities in the amount of \$1,236,634.

TABLE 4: NEW FACILITIES NEEDED TO MEET THE DEMANDS OF NEW GROWTH

Summary of Park Improvements Needed, 2017-2026	
Park Land	\$402,152
Park Improvements	\$373,826
Park Mowed Acres	\$328,607
Parking Areas	\$50,584
Trails	\$39,754
Trailheads	\$41,711
TOTAL	\$1,236,634

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 Bank Public Finance (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 on February 7, 2017. A copy of the notice is included in Appendix A.

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.

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 5: PROJECTED POPULATION GROWTH, 2017-2026

Year	Population	Population Growth
2017	7,462	
2018	7,679	217
2019	7,903	224
2020	8,133	230
2021	8,354	221
2022	8,581	227
2023	8,814	233
2024	9,054	240
2025	9,300	246
2026	9,537	237
TOTAL		2,075

Source: Source: Jones & Associates, Sanitary Sewer CFP, p.6.

Population projections are for 2,075 new residents between 2017 and 2026.

Existing Service Levels

Park Land. While South Weber has a total of 59.34 park acres, park land that was donated to the City by a developer cannot be included in the calculation of impact fees. Therefore, only the following park acreage is included in the analysis.

TABLE 6: SYSTEM PARKS

Parks	Acres Eligible for Impact Fee Service Levels
Canyon Meadows (dedicated to the City as part of the development)	0
Cedar Cove (dedicated to the City as part of the development)	0
Cedar Loop (dedicated to the City as part of the development)	0
Central	3.85
Cherry Farms	5.93
Posse Grounds	2.5
Veteran's Memorial (dedicated to the City as part of the development)	0
Historic Pioneer Cemetery	0
Wasatch Energy Systems (owned by WIWMD, leased by the City)	0
Byram Estates Holding Pond (dedicated to the City as part of the development)	0

Parks	Acres Eligible for Impact Fee Service Levels
South Weber Drive next to Charter School	0.81
Easton Village (cost share with developer)	0.69
Old Maple Farms (cost share with developer)	0
TOTAL SYSTEM PARKS	13.78

The existing level of service for parks then, for the purpose of calculation of impact fees, is 1.8 acres per 1,000 residents, calculated by dividing the 13.78 eligible park acres by the 2017 population of 7,462 (which is then divided by 1,000). The existing level of service, in terms of level of investment for park land is \$193.81 per capita.¹

Park Improvements. Existing park improvements have been provided by Jones & Associates, the City's engineers. The improvements, for which costs have been included as part of this impact fee analysis, are as follows:

TABLE 7: SYSTEM PARK IMPROVEMENTS

Park	Cost
Canyon Meadows	
Pavilion	\$67,636
Baseball field	\$452,725
Restroom	\$145,940
Cedar Cove	
Playground Perimeter Wall	\$27,109
Basketball Court	\$12,350
Playground Equipment	\$87,179
Sand Play Area	\$4,359
Cedar Loop	
Fence	\$5,231
Central	
New playground to meet safety req.	\$74,305
Small Bowery	\$7,265
Large Bowery	\$29,060
Storage Shed	\$87,179
Cherry Farms	
Restroom & Storage	\$116,239

¹ Based on land costs of \$104,926 per acre. Costs were taken from the 2016 agreement for the purchase of Old Maple Farms. The cost service level is calculated by multiplying the 13.78 eligible acres by land costs of \$104,926 per acre to arrive at a total cost of \$1,446,196.55. This amount is then divided by the number of existing residents (7,462).

Park	Cost
Large Bowery	\$36,325
Playground Equipment	\$87,179
Sand Play Area	\$4,359
Sand Volleyball Court	\$5,812
Posse Grounds	
Restroom	\$87,179
Wood Fence	\$1,671
Chain Link Fence	\$5,231
TOTAL	\$1,344,333

The existing level of service for park improvements is therefore calculated by taking the total cost of \$1,344,333 and dividing by the existing population of 7,462, which results in a service level of \$180.16 per capita.

Park Mowed Acres. In addition, there are costs associated with mowed acres at the parks. With an existing 16.85 mowed acres (not including ball fields which are accounted for under improvements), and 7,462 residents, the existing standard is 2.26 mowed acres per 1,000 residents.

The capital costs for sod and irrigation are calculated based on a cost of \$1.61 per square foot, based on discussions with the City, and a total of 16.85 mowed acres that are eligible for impact fees, resulting in total costs of \$1,181,717.46. With 7,462 current residents, there is a current cost of \$158.36 per capita.

Park Asphalt Acres. There are also costs associated with the parking areas at the parks. With an existing 1.45 asphalt acres, the existing service level is 0.19 asphalt acres per 1,000 population. Using an average cost of \$2.88 per square foot for the asphalt, based on discussions with the City, the cost level of service is \$24.38 per capita.²

Trails. The City currently has 3,574 linear trail feet. This results in a current (2017) standard of 0.48 linear trail feet per capita, calculated by dividing the 3,574 linear trail feet by the 2017 population. The cost level of service is \$19.16 per capita, calculated by dividing the cost of the existing trail feet (\$142,960)³ by the existing population of 7,462.

Trailheads. The City currently has three trailheads. The estimated cost per trailhead (given the service level of the existing trailheads) is \$50,000 for a total existing investment of \$150,000. The level of service is 0.40 trail structures per 1,000 persons calculated by dividing the three trailheads by 7,462 persons, divided by 1,000. The cost level of service is \$20.10, calculated by dividing the \$150,000 by the 7,462 residents.

² Calculated by multiplying the 1.45 current acres by 43,560 (square feet in an acre) by \$2.88 per square foot and dividing by the current population of 7,462.

³ Calculated by multiplying the cost per linear trail foot (\$40.00) by the existing linear trail feet (3,574).

Proposed Service Levels

According to the City and its engineers, Jones & Associates, the City intends to maintain its existing service levels as its proposed service level.⁴ According to the City, park fields are at capacity during peak periods. The City therefore concluded that there is no excess capacity in the parks system.

Identify Excess Capacity

The City has not identified any excess capacity in any of its parks or trails facilities.

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

Park Land. Existing park service levels will decline, due to new development activity, from the existing service level of \$193.81 per capita to \$151.64 per capita by 2026.

Table 8: Park Land Service Level Impacts from New Development Activity, 2017-2026

Year	Population	Service Levels If No New Facilities – Acres per 1,000 Persons	Cost Service Levels If No New Facilities – per Capita
2017	7,462	1.85	\$193.81
2018	7,679	1.79	\$188.33
2019	7,903	1.74	\$182.99
2020	8,133	1.69	\$177.82
2021	8,354	1.65	\$173.11
2022	8,581	1.61	\$168.53
2023	8,814	1.56	\$164.08
2024	9,054	1.52	\$159.73
2025	9,300	1.48	\$155.51
2026	9,537	1.45	\$151.64

Park Improvements. Park improvement levels will decline, due to new development activity, from the existing service level of \$180.16 per capita to \$140.96 per capita by 2026, if no new improvements are made.

Table 9: Park Improvement Service Level Impacts from New Development Activity, 2017-2026

Year	Population	Population Growth	Cost Service Levels If No New Facilities – per Capita
2017	7,462	-	\$180.16

⁴ Based on a joint meeting with the City, ZPFI and Jones & Associates held on March 9, 2017.

Year	Population	Population Growth	Cost Service Levels If No New Facilities – per Capita
2018	7,679	217	\$175.07
2019	7,903	224	\$170.10
2020	8,133	230	\$165.29
2021	8,354	221	\$160.92
2022	8,581	227	\$156.66
2023	8,814	233	\$152.52
2024	9,054	240	\$148.48
2025	9,300	246	\$144.55
2026	9,537	237	\$140.96

Park Mowed Acres. The existing level of service of \$158.36 per capita will decline to \$123.91 per capita, if no new improvements are made.

Table 10: Park Mowed Acre Service Level Impacts from New Development Activity, 2017-2026

Year	Population	Service Levels If No New Facilities – Mowed Acres per 1,000 Persons	Cost Service Levels If No New Facilities – per Capita
2017	7,462	2.26	\$158.36
2018	7,679	2.19	\$153.89
2019	7,903	2.13	\$149.53
2020	8,133	2.07	\$145.30
2021	8,354	2.02	\$141.46
2022	8,581	1.96	\$137.71
2023	8,814	1.91	\$134.07
2024	9,054	1.86	\$130.52
2025	9,300	1.81	\$127.07
2026	9,537	1.77	\$123.91

Parking Areas. The existing level of service of \$24.38 per capita will decline to \$19.07 per capita, if no new improvements are made.

Table 11: Parking Asphalt Service Level Impacts from New Development Activity, 2017-2026

Year	Population	Service Levels If No New Facilities – Asphalt Acres per 1,000 Population	Cost Service Levels If No New Facilities – per Capita
2017	7,462	0.19	\$24.38
2018	7,679	0.19	\$23.69
2019	7,903	0.18	\$23.02
2020	8,133	0.18	\$22.37

Year	Population	Service Levels If No New Facilities – Asphalt Acres per 1,000 Population	Cost Service Levels If No New Facilities – per Capita
2021	8,354	0.17	\$21.77
2022	8,581	0.17	\$21.20
2023	8,814	0.16	\$20.64
2024	9,054	0.16	\$20.09
2025	9,300	0.16	\$19.56
2026	9,537	0.15	\$19.07

Trails. The existing level of service of \$19.16 per capita will decline to \$14.99 per capita, if no new improvements are made.

Table 12: Trail Service Level Impacts from New Development Activity, 2017-2026

Year	Population	Service Levels If No New Facilities – Linear Trail Feet per 1,000 Persons	Cost Service Levels If No New Facilities – per Capita
2017	7,462	0.48	\$19.16
2018	7,679	0.47	\$18.62
2019	7,903	0.45	\$18.09
2020	8,133	0.44	\$17.58
2021	8,354	0.43	\$17.11
2022	8,581	0.42	\$16.66
2023	8,814	0.41	\$16.22
2024	9,054	0.39	\$15.79
2025	9,300	0.38	\$15.37
2026	9,537	0.37	\$14.99

Trailheads. The existing level of service of \$20.10 per capita will decline to \$15.73 per capita, if no new improvements are made.

Table 13: Trailhead Service Level Impacts from New Development Activity, 2017-2026

Year	Population	Service Levels If No New Facilities – Trailheads per 1,000 Persons	Cost Service Levels If No New Facilities – per Capita
2017	7,462	0.402	\$20.10
2018	7,679	0.391	\$19.53
2019	7,903	0.380	\$18.98
2020	8,133	0.369	\$18.44
2021	8,354	0.359	\$17.96
2022	8,581	0.350	\$17.48

Year	Population	Service Levels If No New Facilities – Trailheads per 1,000 Persons	Cost Service Levels If No New Facilities – per Capita
2023	8,814	0.340	\$17.02
2024	9,054	0.331	\$16.57
2025	9,300	0.323	\$16.13
2026	9,537	0.315	\$15.73

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

The City will need to acquire additional park lands and improvements to maintain its existing and proposed service levels. 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 service levels for parks and trails.

The figures in the following table were calculated by multiplying the existing service levels by the cost for each line item by the projected growth in demand over the next ten years. For example, with a park land service level of 1.85 acres per 1,000 persons, and anticipated growth of 2,075 persons, South Weber will need an additional 3.83 acres of park land. At a cost of \$104,926 per acre, this results in a total anticipated cost of \$402,152 over the next ten years.⁵

Table 14: Cost of New Construction Due to New Growth, 2017-2026

Summary Table	Current Service Level	Facilities Needed in 10 Years	Cost per Unit	Total Improvement Cost Needed Over 10 Years
Acres				

⁵ **Park improvement costs** are calculated as follows: Current park improvements value (\$1,344,333) divided by the 2017 population for a cost of \$180.16 per capita. This is then multiplied by the projected growth of 2,075 persons to arrive at a cost of \$373,826.06 for park improvements over the next 10 years.

Mowed acre costs are calculated as follows: Current mowed acres (16.85) are divided by the 2017 population, divided by 1,000, for a LOS of 2.26 acres per 1,000 persons. With growth of 2,075 persons over the next 10 years, this results in the need for 4.69 additional mowed acres. A cost of \$1.61 per square foot is converted to a cost of \$70,131.60 per acre which is then multiplied by the 4.69 acres to arrive at a total cost of \$328,607.

Asphalt parking lot costs are calculated as follows: Current asphalt acres (1.45) are divided by the 2017 population, divided by 1,000, to arrive at a service level of 0.19 asphalt acres per 1,000 population. With growth of 2,075 persons over the next 10 years, this results in the need for 0.40 additional acres of asphalt parking. A cost of \$2.88 per square foot is then converted to a cost of \$125,452.80 per acre and then multiplied by the 0.40 acres to arrive at a total cost of \$50,584.

Trail costs are calculated as follows: Current linear trail (3,574) are divided by the 2017 population to arrive at a standard of 0.48 linear trail feet per capita. With growth of 2,075 persons over the next 10 years, this results in the need for 993.84 additional linear trail feet. A cost of \$40.00 per linear trail foot is then multiplied by the 993.84 linear trail feet needed to arrive at a total cost of \$39,754.

Trail structure costs are calculated as follows: The existing trailheads (3) are divided by the 2017 population, divided by 1,000, to arrive at a service level of 0.402 trailheads per 1,000 persons. With projected growth of 2,075 persons over the next 10 years, this creates demand for 0.83 additional trailheads. A trailhead cost of \$50,000 is multiplied by the additional trailheads needed (0.83) to arrive at a cost of \$41,711.

Summary Table	Current Service Level	Facilities Needed in 10 Years	Cost per Unit	Total Improvement Cost Needed Over 10 Years
Park Land - per 1,000 population	1.85	3.83	\$104,926	\$402,152
Mowed - per 1,000 population	2.26	4.69	\$70,131.60	\$328,607
Asphalt Parking - per 1,000 population	0.19	0.40	\$125,452.80	\$50,584
Cost per Capita				
Park Improvements – per capita	\$180.16		\$180.16	\$373,826
Linear Feet				
Trails – per capita	0.48	993.84	\$40.00	\$39,754
Structures				
Trailheads – per 1,000 population	0.402	0.83	\$50,000	\$41,711
TOTAL				\$1,236,633.57

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, or properties acquired through grant funds, from establishing its level of service used in the calculation of impact fees.

Bonds. The City has no outstanding bond for parks, open space and trail facilities. While the City could issue bonds in the future in order to fund park or trail facilities, no bonds are currently being contemplated and therefore no costs associated with bond issuance have been included in the calculation of impact fees.

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.

Impact Fees. Because of the 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 - Notice of Intent to Prepare a Comprehensive Amendment to the Parks, Trails and Recreation Impact Fee Facilities Plan

- [IFFP Intent.pdf - 1/30/17 2:21 PM](#)

City Council

Notice of intent to prepare an impact facilities plan

Notice Date & Time: 2/7/17 5:00 PM

Description/Agenda:

Pursuant to the requirements of Utah Code Ann. 11-36a-501 and 11-36a-503, notice is hereby given of South Weber City's to contract to prepare or amend Impact Fee Facilities Plans and Impact Fee Written Analysis for culinary water, sewer, storm water, streets, parks and trails, fire, and public safety. The geographical area where the proposed impact fee facilities will be located is the entire City limits.

Notice of Special Accommodations:

N/A

Notice of Electronic or telephone participation:

N/A

Other information:

Location:

1600 E. South Weber Dr., South Weber, 84405

Contact information:

Tom Smith, tsmith@southwebercity.com, 8014793177



South Weber City

Parks and Trails Impact Fee Analysis - DRAFT

September 2017

Table of Contents

Summary of Impact Fee Analysis (IFA)	3
Utah Code 11-36a	6
Impact Fee Analysis	8
Impact on Consumption of Existing Capacity	8
Impact on System Improvements by Anticipated Development	11
Relationship of Anticipated Impacts to Anticipated Development	14
Proportionate Share Analysis	14
Impact Fee Credits	16
Manner of Financing	16
Certification	17
Appendix A – Notice of Intent to Prepare an Impact Fee Analysis	18

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Summary of Impact Fee Analysis (IFA)

Utah Code allows cities to include only system-wide parks for the purpose of calculating impact fees. Project-wide parks cannot be used to establish levels of service eligible to be maintained through impact fees. Based on input from South Weber City and the consultants, a system-wide park is defined as a park that serves more than one local development area. After consideration, the City has determined that there is one geographic service area citywide for the purpose of providing parks and recreation services and facilities.

This IFA is organized based on the legal requirements of Utah Code 11-36a-304.

Impact on Consumption of Existing Capacity - Utah Code 11-36a-304(1)(a)

South Weber City has a 2017 population of 7,462 persons. The City’s population is projected to add 2,075 residents between 2017 and 2026, growing to 9,537 residents by 2026.

Existing and proposed service levels are shown in the table below on both a *unit* and *cost* basis.

TABLE 1: SUMMARY OF EXISTING SERVICE LEVELS, PROPOSED SERVICE LEVELS AND EXCESS CAPACITY

	Existing	Proposed	Excess Capacity	Existing	Proposed	Excess Capacity
Land (acres per 1,000 population; cost per capita)	1.8	1.8	-	\$193.81	\$193.81	\$0.00
Park Improvements (cost per capita)				\$180.16	\$180.16	\$0.00
Park Mowed Acres (acres per 1,000 population; cost per capita)	2.26	2.26	-	\$158.36	\$158.36	\$0.00
Park Parking (asphalt acres per 1,000 population; cost per capita)	0.19	0.19	-	\$24.38	\$24.38	\$0.00
Trails (linear feet per capita; cost per capita)	0.48	0.48	-	\$19.16	\$19.16	\$0.00
Trailheads (trailheads per 1,000 population; cost per capita)	0.40	0.40	-	\$20.10	\$20.10	\$0.00

Impact on System Improvements by Anticipated Development Activity - Utah Code 11-36a-304(1)(b)

The table below shows the declining service levels that will occur in South Weber, due to population growth, if no new facilities are added. Service levels are shown in terms of units and in terms of cost. Each of these declining service levels is discussed in more detail in the body of this report.

TABLE 2: IMPACTS TO SERVICE LEVELS DUE TO NEW DEVELOPMENT IF NO IMPROVEMENTS ARE MADE

Summary Table	UNITS		COST	
	2017	2026	2017	2026
Land (acres per 1,000 population; cost per capita)	1.85	1.45	\$193.81	\$151.64
Park Improvements (cost per capita)			\$180.16	\$140.96

Summary Table	UNITS		COST	
	2017	2026	2017	2026
Park Mowed Acres (acres per 1,000 population; cost per capita)	2.26	1.77	\$158.36	\$123.91
Parking (asphalt acres per 1,000 population; cost per capita)	0.19	0.15	\$24.38	\$19.07
Trails (trail linear feet per capita; cost per capita)	0.48	0.37	\$19.16	\$14.99
Trailheads (trailheads per 1,000 population; cost per capita)	0.402	0.315	\$20.10	\$15.73

The City will need to acquire additional park land, park improvements, mowed acres and parking spaces in order to maintain its existing service levels and to reach its proposed level of service through 2026. Park service levels will decline, as a result of population growth, unless new park improvements are constructed or acquired.

Park land can be acquired for an estimated cost of \$104,926 per acre;¹ park improvements will cost \$180.16 per capita; mowed acres will cost roughly \$70,131.60 per acre (based on a cost of \$1.61 per square foot for sod and irrigation); parking costs are estimated at \$2.88 per square foot, or \$125,452.80 per acre; trails cost \$40.00 per linear foot; and trailheads (given the existing condition) average \$50,000 each.

The City will need to spend the following amounts just to maintain existing service levels.

TABLE 3: SUMMARY OF PARK IMPROVEMENT COSTS NECESSITATED BY NEW DEVELOPMENT, 2017 – 2026

Summary of Park Improvements Needed, 2017-2026	
Park Land	\$402,152
Park Improvements	\$373,826
Park Mowed Acres	\$328,607
Parking Areas	\$50,584
Trails	\$39,754
Trailheads	\$41,711
TOTAL	\$1,236,634

Relationship of Anticipated Impacts to Anticipated Development Activity - Utah Code 11-36a-304(1)(c)

The demand placed on existing public park facilities by new development activity is attributable to population growth. South Weber City has a 2017 population of 7,462 persons and as a result of anticipated development activity will grow to a projected 9,537 persons by 2026 – an increase of 2,075 persons. As growth occurs as a result of increased development activity, more parks and trails are needed to maintain existing service levels and to reach proposed service levels.

¹ Costs were taken from the 2016 purchase of Old Maple Farms.

Proportionate Share Analysis - Utah Code 11-36a-304(1)(d)(i)(ii)

Costs Reasonably Related to New Development Activity

The cost of new system improvements required to maintain the service levels related to new development activity are based on the costs of system-wide park facilities, and the consultant fees for the preparation of the Impact Fee Facilities Plan and the Impact Fee Analysis.

The total maximum fee that can be charged is \$582.39 per capita. However, the actual fee charged will be based on a residential unit.

TABLE 4: CALCULATION OF GROSS IMPACT FEE

Summary	
Land	\$193.81
Park Improvements	\$180.16
Mowed Acres	\$158.36
Parking Areas	\$24.38
Trails	\$19.16
Trail Structures	\$20.10
Consultant Costs	\$3.90
Credit for Impact Fee Fund Balance	(\$17.48)
TOTAL	\$582.39

The City may choose to either charge one fee for every type of residential unit, or it can charge different fees for single-family and multi-family units. The average household size for a residential unit in South Weber is 3.54 persons.² Therefore, the maximum fee per household is \$2,061.68

Manner of Financing - Utah Code 11-36a-304(2)(c)(d)(e)(f)(g)(h)

An impact fee is a one-time fee that is implemented by a local government on new development to help fund and pay for all or a portion of the costs of public facilities that are needed to serve new development. Additionally, impact fees allow new growth to share in the cost of existing facilities that have excess capacity.

Impact Fee Credits

The Impact Fees Act requires credits to be paid back to development for future fees that may be paid to fund system improvements found in the IFFP so that new development is not charged twice. These credits have been calculated for the outstanding bond and the outstanding note for property purchase.

Extraordinary Costs and Time Price Differential

It is not anticipated that there will be any extraordinary costs in servicing newly-developed park properties.

² Source: United States Census 2010.

Utah Code 11-36a

Preparation of Impact Fee Analysis. Utah Code requires that “each local political subdivision... intending to impose an impact fee shall prepare a written analysis (Impact Fee Analysis or IFA) of each impact fee” (Utah Code 11-36a-303). This IFA follows all legal requirements as outlined below. South Weber City has retained Zions Public Finance, Inc. (ZPFI) to prepare this Impact Fee Analysis in accordance with legal requirements.

Section 11-36a-304 of the Utah Code outlines the requirements of an impact fee analysis which is required to identify the following:

- anticipated impact on or consumption of any existing capacity of a public facility by the anticipated development activity;
- anticipated impact on system improvements required by the anticipated development activity to maintain the established level of service for each public facility;
- how anticipated impacts are reasonably related to the anticipated development activity
- the proportionate share of:
 - costs for existing capacity that will be recouped; and
 - costs of impacts on system improvement that are reasonably related to the new development activity; and
- how the impact fee was calculated

Further, in analyzing whether or not the proportionate share of the costs of public facilities are reasonably related to the new development activity, the local political subdivision or private entity, as the case may be, shall identify, if applicable:

- the cost of each existing public facility that has excess capacity to serve the anticipated development resulting from the new development activity;
- the cost of system improvements for each public facility;
- other than impact fees, the manner of financing for each public facility such as user charges, special assessments, bonded indebtedness, general taxes, or federal grants;
- the relative extent to which development activity will contribute to financing the excess capacity of and system improvements for each existing public facility, by means such as user charges, special assessments, or payment from the proceeds of general taxes;
- the relative extent to which development activity will contribute to the cost of existing public facilities and system improvements in the future;
- the extent to which the development activity is entitled to a credit against impact fees because the development activity will dedicate system improvements or public facilities that will offset the demand for system improvements, inside or outside the proposed development;
- extraordinary costs, if any in servicing the newly developed properties; and
- the time-price differential inherent in fair comparisons of amounts paid at different times.

Calculating Impact Fees. Utah Code 11-36a-305 states that for purposes of calculating an impact fee, a local political subdivision or private entity may include the following:

- construction contract price;
- cost of acquiring land, improvements, materials, and fixtures;

- cost for planning, surveying, and engineering fees for services provided for and directly related to the construction of the system improvements; and
- for a political subdivision, debt service charges if the political subdivision might use impact fees as a revenue stream to pay the principal and interest on bonds, notes or other obligations issued to finance the costs of the system improvements.

Additionally, the Code states that each political subdivision or private entity shall base impact fee amounts on realistic estimates and the assumptions underlying those estimates shall be disclosed in the impact fee analysis.

Certification of Impact Fee Analysis. Utah Code 11-36a-306 states that an impact fee analysis shall include a written certification from the person or entity that prepares the impact fee analysis. This certification is included at the conclusion of this analysis.

Impact Fee Enactment. Utah Code 11-36a-202 states that a local political subdivision or private entity wishing to impose impact fees shall pass an impact fee enactment in accordance with Section 11-36a-402. Additionally, an impact fee imposed by an impact fee enactment may not exceed the highest fee justified by the impact fee analysts. An impact fee enactment may not take effect until 90 days after the day on which the impact fee enactment is approved.

Notice of Intent to Prepare Impact Fee Analysis. A local political subdivision must provide written notice of its intent to prepare an IFA before preparing the Analysis (Utah Code 11-36a-503(1)). This notice must be posted on the Utah Public Notice website. South Weber City has complied with this noticing requirement for the IFA by posting notice on February 7, 2017. A copy of the notice is included in Appendix A.

Impact Fee Analysis

Utah Code allows cities to include only system-wide parks for the purpose of calculating impact fees. Project-wide parks cannot be used to establish levels of service eligible to be maintained through impact fees. Based on input from the South Weber City and the consultants, a system-wide park is defined as a park that serves more than one local development area.

This IFA is organized based on the legal requirements of Utah Code 11-36a-304.

1 Impact on Consumption of Existing Capacity

Utah Code 11-36a-304(1)(a): an impact fee analysis shall identify the anticipated impact on or consumption of any existing capacity of a public facility by the anticipated development activity

Park Land. Existing park service levels will decline, due to new development activity, from the existing service level of \$193.81 per capita to \$151.64 per capita by 2026.

Table 8: Park Land Service Level Impacts from New Development Activity, 2017-2026

Year	Population	Service Levels If No New Facilities – Acres per 1,000 Persons	Cost Service Levels If No New Facilities – per Capita
2017	7,462	1.85	\$193.81
2018	7,679	1.79	\$188.33
2019	7,903	1.74	\$182.99
2020	8,133	1.69	\$177.82
2021	8,354	1.65	\$173.11
2022	8,581	1.61	\$168.53
2023	8,814	1.56	\$164.08
2024	9,054	1.52	\$159.73
2025	9,300	1.48	\$155.51
2026	9,537	1.45	\$151.64

Park Improvements. Park improvement levels will decline, due to new development activity, from the existing service level of \$180.16 per capita to \$140.96 per capita by 2026, if no new improvements are made.

Table 9: Park Improvement Service Level Impacts from New Development Activity, 2017-2026

Year	Population	Population Growth	Cost Service Levels If No New Facilities – per Capita
2017	7,462	-	\$180.16
2018	7,679	217	\$175.07

Year	Population	Population Growth	Cost Service Levels If No New Facilities – per Capita
2019	7,903	224	\$170.10
2020	8,133	230	\$165.29
2021	8,354	221	\$160.92
2022	8,581	227	\$156.66
2023	8,814	233	\$152.52
2024	9,054	240	\$148.48
2025	9,300	246	\$144.55
2026	9,537	237	\$140.96

Park Mowed Acres. The existing level of service of \$158.36 per capita will decline to \$123.91 per capita, if no new improvements are made.

Table 10: Park Mowed Acre Service Level Impacts from New Development Activity, 2017-2026

Year	Population	Service Levels If No New Facilities – Mowed Acres per 1,000 Persons	Cost Service Levels If No New Facilities – per Capita
2017	7,462	2.26	\$158.36
2018	7,679	2.19	\$153.89
2019	7,903	2.13	\$149.53
2020	8,133	2.07	\$145.30
2021	8,354	2.02	\$141.46
2022	8,581	1.96	\$137.71
2023	8,814	1.91	\$134.07
2024	9,054	1.86	\$130.52
2025	9,300	1.81	\$127.07
2026	9,537	1.77	\$123.91

Parking Areas. The existing level of service of \$24.38 per capita will decline to \$19.07 per capita, if no new improvements are made.

Table 11: Parking Asphalt Service Level Impacts from New Development Activity, 2017-2026

Year	Population	Service Levels If No New Facilities – Asphalt Acres per 1,000 Population	Cost Service Levels If No New Facilities – per Capita
2017	7,462	0.19	\$24.38
2018	7,679	0.19	\$23.69
2019	7,903	0.18	\$23.02
2020	8,133	0.18	\$22.37
2021	8,354	0.17	\$21.77

Year	Population	Service Levels If No New Facilities – Asphalt Acres per 1,000 Population	Cost Service Levels If No New Facilities – per Capita
2022	8,581	0.17	\$21.20
2023	8,814	0.16	\$20.64
2024	9,054	0.16	\$20.09
2025	9,300	0.16	\$19.56
2026	9,537	0.15	\$19.07

Trails. The existing level of service of \$19.16 per capita will decline to \$14.99 per capita, if no new improvements are made.

Table 12: Trail Service Level Impacts from New Development Activity, 2017-2026

Year	Population	Service Levels If No New Facilities – Linear Trail Feet per 1,000 Persons	Cost Service Levels If No New Facilities – per Capita
2017	7,462	0.48	\$19.16
2018	7,679	0.47	\$18.62
2019	7,903	0.45	\$18.09
2020	8,133	0.44	\$17.58
2021	8,354	0.43	\$17.11
2022	8,581	0.42	\$16.66
2023	8,814	0.41	\$16.22
2024	9,054	0.39	\$15.79
2025	9,300	0.38	\$15.37
2026	9,537	0.37	\$14.99

Trailheads. The existing level of service of \$20.10 per capita will decline to \$15.73 per capita, if no new improvements are made.

Table 13: Trailhead Service Level Impacts from New Development Activity, 2017-2026

Year	Population	Service Levels If No New Facilities – Trailheads per 1,000 Persons	Cost Service Levels If No New Facilities – per Capita
2017	7,462	0.402	\$20.10
2018	7,679	0.391	\$19.53
2019	7,903	0.380	\$18.98
2020	8,133	0.369	\$18.44
2021	8,354	0.359	\$17.96
2022	8,581	0.350	\$17.48

Year	Population	Service Levels If No New Facilities – Trail-heads per 1,000 Persons	Cost Service Levels If No New Facilities – per Capita
2023	8,814	0.340	\$17.02
2024	9,054	0.331	\$16.57
2025	9,300	0.323	\$16.13
2026	9,537	0.315	\$15.73

2

Impact on System Improvements by Anticipated Development Activity

Utah Code 11-36a-304(1)(b): an impact fee analysis shall identify the anticipated impact on system improvements required by the anticipated development activity to maintain the established level of service for each public facility;

Parks

The City will need to acquire additional park land, park improvements, mowed acres and parking spaces in order to maintain its existing service levels. Service levels will decline, as a result of population growth unless new facilities are constructed or acquired.

The City will need to make an investment of \$402,152 in park land by 2026 in order to maintain its existing service levels.

TABLE 11: PARK LAND IMPACTS FROM NEW DEVELOPMENT ACTIVITY

Year	Population	Population Growth	Additional Investment Needed to Maintain Existing Levels
2017	7,462		
2018	7,679	217	\$42,056
2019	7,903	224	\$43,413
2020	8,133	230	\$44,576
2021	8,354	221	\$42,832
2022	8,581	227	\$43,994
2023	8,814	233	\$45,157
2024	9,054	240	\$46,514
2025	9,300	246	\$47,677
2026	9,537	237	\$45,933
TOTAL		2,075	\$402,152

The City will need to make an additional \$373,826 investment in park improvements by 2026 in order to maintain its existing service levels.

TABLE 12: PARK IMPROVEMENT IMPACTS FROM NEW DEVELOPMENT ACTIVITY

Year	Population	Population Growth	Additional Investment Needed
2017	7,462		
2018	7,679	217	\$39,094
2019	7,903	224	\$40,355
2020	8,133	230	\$41,436
2021	8,354	221	\$39,815
2022	8,581	227	\$40,896
2023	8,814	233	\$41,977
2024	9,054	240	\$43,238
2025	9,300	246	\$44,319
2026	9,537	237	\$42,697
TOTAL		2,075	\$373,826

The City will need to make an additional \$328,607 of investment in mowed acres by 2026 in order to maintain the existing service levels.

TABLE 13: PARK MOWED ACRE IMPACTS FROM NEW DEVELOPMENT ACTIVITY

Year	Population	Population Growth	Additional Investment Needed
2017	7,462		
2018	7,679	217	\$34,365
2019	7,903	224	\$35,474
2020	8,133	230	\$36,424
2021	8,354	221	\$34,999
2022	8,581	227	\$35,949
2023	8,814	233	\$36,899
2024	9,054	240	\$38,008
2025	9,300	246	\$38,958
2026	9,537	237	\$37,532
TOTAL		2,075	\$328,607

The City will need to make an additional \$50,584 of improvements to parking by 2026 in order to maintain the existing service levels for paved parking.

TABLE 14: PARKING IMPACTS FROM NEW DEVELOPMENT ACTIVITY

Year	Population	Population Growth	Additional Investment Needed
2017	7,462		
2018	7,679	217	\$5,290

Year	Population	Population Growth	Additional Investment Needed
2019	7,903	224	\$5,461
2020	8,133	230	\$5,607
2021	8,354	221	\$5,387
2022	8,581	227	\$5,534
2023	8,814	233	\$5,680
2024	9,054	240	\$5,851
2025	9,300	246	\$5,997
2026	9,537	237	\$5,778
TOTAL		2,075	\$50,584

Trails

The City will need to make an additional \$39,754 of improvements to trails by 2026 in order to maintain the existing service level for trails.

TABLE 15: TRAIL MILE IMPACTS FROM NEW DEVELOPMENT ACTIVITY

Year	Population	Population Growth	Additional Investment Needed
2017	7,462		
2018	7,679	217	\$4,157
2019	7,903	224	\$4,291
2020	8,133	230	\$4,406
2021	8,354	221	\$4,234
2022	8,581	227	\$4,349
2023	8,814	233	\$4,464
2024	9,054	240	\$4,598
2025	9,300	246	\$4,713
2026	9,537	237	\$4,541
TOTAL		2,075	\$39,754

The City will need to make an additional \$41,711 of improvements to trailheads by 2026 in order to maintain the existing service level for trailheads.

TABLE 16: TRAILHEAD IMPACTS FROM NEW DEVELOPMENT ACTIVITY

Year	Population	Population Growth	Additional Investment Needed
2017	7,462		
2018	7,679	217	\$4,362
2019	7,903	224	\$4,503
2020	8,133	230	\$4,623
2021	8,354	221	\$4,443
2022	8,581	227	\$4,563
2023	8,814	233	\$4,684
2024	9,054	240	\$4,824
2025	9,300	246	\$4,945
2026	9,537	237	\$4,764
TOTAL		2,075	\$41,711

3

Relationship of Anticipated Impacts to Anticipated Development Activity

Utah Code 11-36a-304(1)(c): an impact fee analysis shall subject to Subsection (2), demonstrate how the anticipated impacts described in Subsections (1)(a) and (b) are reasonably related to the anticipated development activity;

The demand placed on existing park and trail facilities by new development activity is attributed to population growth. South Weber has a 2017 population of 7,462 persons and as a result of anticipated development activity will grow to a projected 9,537 persons by 2026 – an increase of 2,075 persons. As growth occurs as a result of increased development activity, more parks and trails are needed to maintain existing standards.

4

Proportionate Share Analysis

Utah Code 11-36a-304(1)(d)(i)(ii): an impact fee analysis shall estimate the proportionate share of costs for existing capacity that will be recouped; and the costs of impacts on system improvements that are reasonably related to the new development activity;

Costs for Existing Excess Capacity

The City has no excess capacity in any of its parks or trails facilities.

Costs Reasonably Related to New Development Activity

The cost of new system improvements required to maintain the existing level of parks and trail services related to new development activity is based on the cost of system-wide park facilities, as well as consultant fees for the preparation of the Impact Fee Facilities Plan and the Impact Fee Analysis.

The per capita cost to maintain the existing level of service for system-wide park land is \$193.81.

TABLE 17: PER CAPITA COST TO MAINTAIN LOS FOR PARK LAND

Description	Amount
Cost to Maintain Existing Park Land LOS (2017 – 2026)	\$402,151.95
Projected Population Growth (2017 - 2026)	2,075
Cost per Capita – Park Land	\$193.81

The per capita cost to maintain the existing level of service for system-wide park improvements³ is \$180.16.

TABLE 18: PER CAPITA COST TO MAINTAIN LOS FOR PARK IMPROVEMENTS

Description	Amount
Cost to Maintain Existing Park Improvements LOS (2017 – 2026)	\$373,826.06
Projected Population Growth (2017 - 2026)	2,075
Cost per Capita - Park Improvements	\$180.16

³ Includes restrooms, pavilions, playground equipment, sport courts and fields, etc.

The per capita cost to maintain the level of service for mowed acres is \$158.36.

TABLE 19: PER CAPITA COST TO MAINTAIN LOS FOR MOWED ACRES

Description	Amount
Cost to Maintain Existing Park Mowed Acres LOS (2017 – 2026)	\$328,606.77
Projected Population Growth (2017 - 2026)	2,075
Cost per Capita – Mowed Acres	\$158.36

The per capita cost to maintain the proposed level of service for parking is \$24.38.

TABLE 20: PER CAPITA COST TO MAINTAIN LOS FOR PARKING

Description	Amount
Cost to Maintain Existing Parking LOS (2017 - 2026)	\$50,583.77
Projected Population Growth (2017 - 2026)	2,075
Cost per Capita – Parking	\$24.38

The per capita cost to maintain the existing level of service for trails is \$19.16.

TABLE 21: PER CAPITA COST TO MAINTAIN LOS FOR TRAILS

Description	Amount
Cost to Maintain Existing Trails LOS (2017 - 2026)	\$39,753.69
Projected Population Growth (2017 - 2026)	2,075
Cost per Capita – Trails	\$19.16

The per capita cost to maintain the existing level of service for trailheads \$20.10.

TABLE 22: PER CAPITA COST TO MAINTAIN LOS FOR TRAILHEADS

Description	Amount
Cost to Maintain Existing Trailheads LOS (2017 - 2026)	\$41,711.34
Projected Population Growth (2017 - 2026)	2,075
Cost per Capita – Trailheads	\$20.10

The Impact Fee Facilities Plan and Impact Fee Analysis consultant cost is \$3.90 per capita.

TABLE 23: PER CAPITA CONSULTANT COSTS

Description	Amount
Consultant Cost	\$8,100
Projected Population Growth (2017 - 2026)	2,075
Cost per Capita – Consultant Costs	\$3.90

5 Impact Fee Credits

Utah Code 11-36a-304(1)(e): an impact fee analysis shall, based on the requirements of this chapter, identify how the impact fee was calculated;

The total gross Parks, Recreation, Trails and Open Space Impact Fee is \$582.39 per capita.

TABLE 24: MAXIMUM ALLOWABLE IMPACT FEE

Summary	Amount
Land	\$193.81
Park Improvements	\$180.16
Mowed Acres	\$158.36
Parking Areas	\$24.38
Trails	\$19.16
Trail Structures	\$20.10
Consultant Costs	\$3.90
Credit for Impact Fee Fund Balance	(\$17.48)
TOTAL	\$582.39

The per capita fee is then multiplied by household size in order to derive the maximum impact fee that can be charged to each residential unit. The average household size in South Weber is 3.54 persons.⁴ The maximum fee per household is \$2,061.68.

6 Manner of Financing

Utah Code 11-36a-304(2)(c)(d)(e)(f)(g)(h): an impact fee analysis shall identify, if applicable: other than impact fees, the manner of financing for each public facility such as user charges, special assessments, bonded indebtedness, federal taxes, or federal grants;

An impact fee is a one-time fee that is implemented by a local government on new development to help fund and pay for all or a portion of the costs of public facilities that are needed to serve new development. These fees are usually implemented to help reduce the economic burden on local jurisdictions that are trying to deal with population and commercial growth within the area. As a matter of policy and legislative discretion, a City may choose to have new development pay the full cost of its share of new public facilities if the facilities would not be needed except to service new development. However, local governments may use other sources of revenue to pay for the new facilities required to service new development and use impact fees to recover the cost difference between the total cost and the other sources of revenue. Additionally, impact fees allow new growth to share in the cost of existing facilities that have excess capacity.

At the current time, no other sources of funding other than impact fees have been identified, but to the extent that any are identified and received in the future, then impact fees will be reduced accordingly.

Impact Fee Credits

⁴ Source: United States Census 2010

The Impact Fees Act requires credits to be paid back to development for future fees that may be paid to fund system improvements found in the IFFP so that new development is not charged twice. Credits may also be paid back to developers who have constructed or directly funded items that are included in the IFFP or donated to the City in lieu of impact fees, including the dedication of land for system improvements. This situation does not apply to developer exactions or improvements required to offset density or as a condition for development. Any item for which a developer receives credit should be included in the IFFP and must be agreed upon with the City before construction begins.

In the situation that a developer chooses to construct facilities found in the IFFP in lieu of impact fees, the arrangement must be made through the developer and the City.

The standard impact fee can also be decreased to respond to unusual circumstances in specific cases in order to ensure that impact fees are imposed fairly. In certain cases, a developer may submit studies and data that clearly show a need for adjustment.

At the discretion of the City, impact fees may be modified for low-income housing, although alternate sources of funding for the recreation facilities must be identified.

Extraordinary Costs and Time Price Differential

It is not anticipated that there will be any extraordinary costs in servicing newly developed park properties. To account for the time-price differential inherent in fair comparisons of amounts paid at different times, actual costs have been used to compute buy-in costs to public facilities with excess capacity and current costs have been used to compute impacts on system improvements required by anticipated development activity to maintain the established level of service for each public facility.

Certification

Zions Public Finance, Inc. certifies that the attached impact fee analysis:

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. offsets costs with grants or other alternate sources of payment; and
4. complies in each and every relevant respect with the Impact Fees Act.

Appendix A – Notice of Intent to Prepare an Impact Fee Analysis

Utah Code 11-36a-503: Before preparing or contracting to prepare an impact fee analysis, each local political subdivision... shall post a public notice on the Utah Public Notice Website created under section 63F-1-701.

Documents Updated

- [IFFP Intent.pdf - 1/30/17 2:21 PM](#)

City Council

Notice of intent to prepare an impact facilities plan

Notice Date & Time: 2/7/17 5:00 PM

Description/Agenda:

Pursuant to the requirements of Utah Code Ann. 11-36a-501 and 11-36a-503, notice is hereby given of South Weber City's to contract to prepare or amend Impact Fee Facilities Plans and Impact Fee Written Analysis for culinary water, sewer, storm water, streets, parks and trails, fire, and public safety. The geographical area where the proposed impact fee facilities will be located is the entire City limits.

Notice of Special Accommodations:

N/A

Notice of Electronic or telephone participation:

N/A

Other information:

Location:

1600 E. South Weber Dr., South Weber, 84405

Contact information:

Tom Smith, tsmith@southwebercity.com, 8014793177