

SOUTH WEBER CITY



PARKS AND RECREATION

CAPITAL FACILITIES PLAN AND DEVELOPMENT IMPACT FEE ANALYSIS

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A. IMPACT FEE CALCULATION SPREADSHEET

I. Executive Summary

This *Parks and Recreation Capital Facilities Plan* is a document that considers the recreation needs of South Weber City through buildout¹. The report includes both the capital facilities plan (CFP) and an impact fee analysis that are required by Utah Code before imposing any development impact fee.

The CFP includes an inventory of the existing parks and recreation facilities in South Weber City. The CFP also describes how the facilities were paid for and how future facilities may be funded. The following is a summary of the existing facilities and the estimated replacement costs.

**Summary of South Weber City
Existing Park and Recreation Facilities**

Existing Park Facilities						
Facility Name	Total acres	Developed acres	Undeveloped acres	Level of Service - developed acres/1000	Level of Service - undeveloped acres/1000	Estimated Replacement Cost
Posse Grounds	2.77	2.77	0	0.49	0.00	\$191,450
Historical Cemetery	0.52	0.52	0	0.09	0.00	\$36,900
Canyon Meadows park	14.49	0	14.49	0.00	2.59	\$579,600
Central West Park	3.9	3.9	0	0.70	0.00	\$453,700
Centennial Park	0.2	0.2	0	0.04	0.00	\$17,100
Erickson Meadows Park	2.1	2.1	0	0.37	0.00	\$151,815
Cedar Cove Park	3.6	3.6	0	0.64	0.00	\$342,100
Cherry Farms Park & Detention Pond	5.93	5.93	0	1.06	0.00	\$588,700
Cedar Loop Detention pond	1.16	1.16	0	0.21	0.00	\$84,800
2020 Deerrun Detention pond	0.92	0.92	0	0.16	0.00	\$69,800
Wasatch Energy Systems Park	20	0	20	0.00	3.57	\$800,000
Total	55.59	21.1	34.49	3.77	6.16	\$3,315,965

Existing Recreation Buildings				
Facility Name	Total SF	SF/1000	Estimated Replacement Cost	Cost/SF
Civic Center	1500	268	\$100,000	\$66.67
Central West Park Rec Building	1500	268	\$60,000	\$40.00
South Weber Recreation Center	21000	3748	\$2,200,000	\$104.76
Total or Average	24000	4283	\$2,360,000	\$70.48

The current population of South Weber City is 5,603 and the buildout population is estimated to be 11,631. New park facilities will be required to provide the same level of service for the future population. In order to provide funds for these future needs an impact fee has been calculated. The existing recreation buildings are adequate to meet the needs of the buildout population, however an impact fee can still be charged as a recoupment fee to pay for the excess portion of the existing facilities that is intended for the future residents. The following table summarizes the maximum allowable impact fees.

**Summary of Maximum Allowable
Impact Fee**

Maximum Allowable Impact Fees			
Impact Fee Description	Fee per person	Fee per single family dwelling unit (3.8 persons/ d.u.)	Fee per multi-family dwelling unit (3.15 persons/ d.u.)
Developed Park Space	\$314.72	\$1,196	\$991.37
Undeveloped Park Space	\$121.22	\$461	\$381.84
Recreational Building	\$201.45	\$766	\$634.57
Total Fee	\$637.39	\$2,422	\$2,007.78

¹ Buildout is the point at which no additional growth is theoretically possible, given zoning restraints.

II. Introduction

The purpose of this report is to determine the maximum allowable impact fee for parks and recreation. "A development impact fee is a one-time charge on new development for the purpose of raising revenue for new or expanded public facilities necessitated by that development."¹ This capital facilities plan and impact fee analysis has been prepared to document the good faith effort of South Weber City to establish the future of parks and recreation facilities within the City, so that a fair and equitable fee may be assessed to new development to help raise the needed revenue to realize the envisioned future.

South Weber City has chosen complete a Parks and Recreation Impact Fee Analysis. Inherent in the completion of an impact fee analysis is the prior completion of a capital facilities plan (CFP). This document contains the CFP and the Impact Fee Analysis.

The following steps have been followed in preparing the *South Weber City Parks and Recreation Capital Facilities Plan*.

- Determine the current and projected population
- Establish a service standard
- Inventory existing facilities
- Determine additional facilities needed at present to meet the desired service standard
- Determine additional facilities needed at buildout to meet the desired service standard
- Determine the Maximum Allowable Development Impact Fee

¹ *Development Impact Fees for the State of Utah*, Utah League of Cities and Towns, Salt Lake City, Utah, Page 2.

III. Demographics

Current and buildout¹ population estimates have been prepared to assist in the evaluation of current and future recreation needs.

A. Current Population

The current population of South Weber City was estimated by multiplying the number of residential water connections by the average number of persons per residential unit. The most recent persons per household number for South Weber, based on 2000 Census figures, is 3.83. The current number of water connections is 1475 of which 12 are commercial connections. Thus the total number of residential connections is 1463. The current population is calculated as follows:

1463 residential water connections x 3.83 persons/household = **5603 persons**

B. Service Area and Projected Land Use

It is intended that this study address all property within the City expected to be developed through buildout. It is assumed that the current City boundaries will continue through buildout.

C. Projected Buildout Population

It is estimated that a total population of **11,631²** people will reside in South Weber City at buildout.

¹ *Buildout* is strictly defined as the theoretical condition when no further population growth can occur within the City.

² The estimated buildout population was taken from the South Weber City Comprehensive Plan updated March 2002.

IV. Capital Facilities Plan

A. Service Standard

The South Weber City Comprehensive Plan recommends a total of 25 acres of open space per 1000 persons as a standard. Ten acres per 1000 persons of the 25 acres should be developed recreation areas. The rest of the acreage could be in less developed open space. South Weber City currently maintains 3.77 acres of developed park space per 1000 persons and 6.16 acres of undeveloped park space per 1000 persons.

South Weber City also maintains several square feet of recreation building space. Currently there exists 4283 sq. ft of recreation building per 1000 persons.

B. Inventory of Existing Facilities

South Weber City has several parks as shown on the *Parks and Open Space* map in Appendix A. The approximate park area, area per 1000 people and area per residential unit (assuming a current population of 5,603) is summarized in the following table.

**SOUTH WEBER CITY
PARKS AND OPEN SPACE¹**

Level of Service					
Facility Name	Total acres	Developed acres	Undeveloped acres	Level of Service - developed acres/1000	Level of Service - undeveloped acres/1000
Posse Grounds	2.77	2.77	0	0.49	0.00
Historical Cemetery	0.52	0.52	0	0.09	0.00
Canyon Meadows park	14.49	0	14.49	0.00	2.59
Central West Park	3.9	3.9	0	0.70	0.00
Centennial Park	0.2	0.2	0	0.04	0.00
Erickson Meadows Park	2.1	2.1	0	0.37	0.00
Cedar Cove Park	3.6	3.6	0	0.64	0.00
Cherry Farms Park & Detention Pond	5.93	5.93	0	1.06	0.00
Cedar Loop Detention pond	1.16	1.16	0	0.21	0.00
2020 Deerrun Detention pond	0.92	0.92	0	0.16	0.00
Wasatch Energy Systems Park	20	0	20	0.00	3.57
Total	55.59	21.1	34.49	3.77	6.16

¹ “Developed” indicates the presence of play equipment, recreation facilities and etc. “Undeveloped” indicates it is largely open space, with the cost of land being the vast majority of the cost of such a park.

The replacement cost for each park has been calculated with the details given below. It should be noted that the impact fee is based on a replacement cost of the existing facilities. This is important to note for the fact that some may argue that the existing parks were paid for by grants or donations or may have cost less than what the estimated cost suggests and thus the impact fee should be lower. However, if the City continues to provide the same level of service then there must be sufficient funds collected to build facilities similar to the existing. The City cannot rely solely upon grants or donations for future projects nor can they build new facilities for the same price as twenty or thirty years ago.

**PARKS AND OPEN SPACE
DETAIL OF ESTIMATED REPLACEMENT COSTS**

<i>Posse Grounds</i>				
Description	Quantity	Unit	Unit Cost	Total Cost
Land	2.77	ACRE	\$40,000	\$110,800
Landscaping	0.3	ACRE	\$30,000	\$9,000
Restroom	1	LS	\$60,000	\$60,000
Wood Fence	230	LF	\$5	\$1,150
Chain Link Fence	600	LF	\$6	\$3,600
Bleachers	1	EA	\$1,500	\$1,500
Parking Area (compacted road base)	3000	SY	\$1	\$3,000
Tables	4	EA	\$600	\$2,400
				\$191,450

<i>Historical Cemetery</i>				
Description	Quantity	Unit	Unit Cost	Total Cost
Land	0.52	ACRE	\$40,000	\$20,800
Landscaping	0.52	ACRE	\$30,000	\$15,600
Sign	1	EA	\$500	\$500
				\$36,900

<i>Canyon Meadows Park</i>				
Description	Quantity	Unit	Unit Cost	Total Cost
Land	14.49	ACRE	\$40,000	\$579,600
				\$579,600

Central West Park and Civic Center				
Description	Quantity	Unit	Unit Cost	Total Cost
Land	3.9	ACRE	\$40,000	\$156,000
Landscaping	3.9	ACRE	\$30,000	\$117,000
4' chainlink Fence	1600	LF	\$6	\$9,600
Soccer Goals	1	LS	\$1,700	\$1,700
Large Backstop	1	EA	\$6,500	\$6,500
3 row bleachers	3	EA	\$1,500	\$4,500
Small backstop	1	EA	\$2,000	\$2,000
Score board	1	EA	\$2,000	\$2,000
Stage	1	LS	\$20,000	\$20,000
Tennis court	1	LS	\$20,000	\$20,000
Small Bowery	1	EA	\$5,000	\$5,000
tables	3	EA	\$600	\$1,800
Large Bowery	1	EA	\$20,000	\$20,000
Permanent Tables	5	EA	\$800	\$4,000
Playground Equipment	1	LS	\$60,000	\$60,000
Power System	1	LS	\$20,000	\$20,000
Sand Play Area w/ Concrete Border	1	LS	\$3,000	\$3,000
BBQ Stands	2	EA	\$300	\$600
				\$453,700

Centennial Park				
Description	Quantity	Unit	Unit Cost	Total Cost
Land	0.2	ACRE	\$40,000	\$8,000
Landscaping	0.2	ACRE	\$30,000	\$6,000
Table	1	EA	\$600	\$600
Sign	1	EA	\$500	\$500
Marquee	1	EA	\$2,000	\$2,000
				\$17,100

Erickson Meadows Park				
Description	Quantity	Unit	Unit Cost	Total Cost
Land	2.1	ACRE	\$40,000	\$84,000
Landscaping	2.1	ACRE	\$30,000	\$63,000
Vinal Fence	600	LF	\$8	\$4,800
Concrete Pad	1	SY	\$15	\$15
				\$151,815

Cedar Cove Park				
Description	Quantity	Unit	Unit Cost	Total Cost
Land	3.6	ACRE	\$40,000	\$144,000
Landscaping	3.6	ACRE	\$30,000	\$108,000
Asphalt Parking lot	10	STALL	\$1,300	\$13,000
Asphalt Walking Patch	560	LF	\$10	\$5,600
Basketball Court	1	LS	\$8,500	\$8,500
Playground Equipment	1	EA	\$60,000	\$60,000
Sand Play Area w/ Wood Border	1	LS	\$3,000	\$3,000
				\$342,100

Cherry Farms Park & detention pond				
Description	Quantity	Unit	Unit Cost	Total Cost
Land	5.93	ACRE	\$40,000	\$237,200
Landscaping	5.93	ACRE	\$30,000	\$177,900
Restroom and Storage	1	LS	\$60,000	\$60,000
Large Bowery	1	EA	\$25,000	\$25,000
Tables	4	EA	\$600	\$2,400
Playground Equipment	1	EA	\$60,000	\$60,000
Large Backstop	2	EA	\$6,500	\$13,000
3 Row Bleachers	3	EA	\$1,500	\$4,500
Sand Play Area w/ Concrete Border	1	LS	\$3,000	\$3,000
Soccer Goals	1	LS	\$1,700	\$1,700
Sand Volley Ball Court	1	LS	\$4,000	\$4,000
				\$588,700

Cedar Loop Detention Pond				
Description	Quantity	Unit	Unit Cost	Total Cost
Land	1.16	ACRE	\$40,000	\$46,400
Landscaping	1.16	ACRE	\$30,000	\$34,800
Fence	600	LF	\$6	\$3,600
				\$84,800

2020 Deerrun Drive Detetion Pond				
Description	Quantity	Unit	Unit Cost	Total Cost
Land	0.92	ACRE	\$40,000	\$36,800
Landscaping	0.92	ACRE	\$30,000	\$27,600
Fence	900	LF	\$6	\$5,400
				\$69,800

Wasatch Energy Systems Park				
Description	Quantity	Unit	Unit Cost	Total Cost
Land	20	ACRE	\$40,000	\$800,000
				\$800,000

Recreation Buildings			
Facility Name	Total SF	SF/1000	Estimated Replacement Cost
Civic Center	1500	268	\$100,000
Central West Park Rec Building	1500	268	\$60,000
South Weber Recreation Center	21000	3748	\$2,200,000
Total	24000	4283	\$2,360,000

Estimated replacement costs, estimated replacement costs per developed acre, and estimated replacement costs per undeveloped acre are summarized as follows.

**PARKS AND OPEN SPACE
SUMMARY OF ESTIMATED REPLACEMENT COSTS**

Estimated Replacement Costs						
Facility Name	Total acres	Developed Acres	Undeveloped acres	Estimated Replacement Cost	Cost per developed acre	Cost per undeveloped acre
Posse Grounds	2.77	2.77	0	\$191,450	\$69,116	
Historical Cemetery	0.52	0.52	0	\$36,900	\$70,962	
Canyon Meadows park	14.49	0	14.49	\$579,600		\$40,000
Central West Park	3.9	3.9	0	\$453,700	\$116,333	
Centennial Park	0.2	0.2	0	\$17,100	\$85,500	
Erickson Meadows Park	2.1	2.1	0	\$151,815	\$72,293	
Cedar Cove Park	3.6	3.6	0	\$342,100	\$95,028	
Cherry Farms Park & Detention Pond	5.93	5.93	0	\$588,700	\$99,275	
Cedar Loop Detention pond	1.16	1.16	0	\$84,800	\$73,103	
2020 Deerrun Detention pond	0.92	0.92	0	\$69,800	\$75,870	
Wasatch Energy Systems Park	20	0	20	\$800,000		\$40,000
Total or Average	55.59	21.1	34.49	\$3,315,965	\$84,164	\$40,000

**RECREATION BUILDING
SUMMARY OF ESTIMATED REPLACEMENT COSTS**

Estimated Replacement Costs				
Facility Name	Total SF	SF/1000	Estimated Replacement Cost	Cost/SF
Civic Center	1500	268	\$100,000	\$66.67
Central West Park Rec Building	1500	268	\$60,000	\$40.00
South Weber Recreation Center	21000	3748	\$2,200,000	\$104.76
Total or Average	24000	4283	\$2,360,000	\$70.48

C. Financing of Existing Facilities

The existing parks and recreation facilities have been paid for by the general fund, impact fees, and by donated labor and facilities. The only outstanding debt for parks and recreation facilities is on the new South Weber City Family Activity Center. A \$1,600,000 sales tax revenue bond was issued to pay for a portion of the \$2,200,000 project. Although the bond is guaranteed by sales tax revenue, it is anticipated that the bond will be repaid primarily by impact fees.

D. Excess Capacity

Parks (developed and undeveloped)

South Weber City plans to maintain the current level of service for parks and open space, thus there is no excess capacity.

Recreation Buildings

There is excess capacity in the existing recreation buildings. It is anticipated that the existing recreation buildings will adequately serve the buildout population and that no additional buildings will be required. The existing level of service for recreation buildings is 4283 sq. ft. per 1000 persons. The future level of service at buildout will be reduced to 2063 sq. ft. per 1000 persons. This was calculated by dividing the total square footage by the buildout population in thousands (24000 sq. ft. / 11.631 = 2,063 sq. ft. per 1000)

E. Additional Facilities Needed at Present

Since the city plans to maintain the existing level of service, no significant additional facilities are needed at present.

F. Additional Facilities Required at Buildout

South Weber City will acquire additional parks, open space, and other recreation facilities to maintain the current level of service. To increase the level of service, as recommended in the Comprehensive Plan, the City will need to acquire even more facilities beyond those included in this plan. However, those facilities will not be considered here due to the fact that impact fees can not be used to increase the level of service. The City will need to seek other funding sources to acquire facilities that will increase the level of service.

Developed Park Space

In order to maintain the current level of service of 3.77 acres of developed park space per 1000 people at the estimated buildout population of 11,631, a total of 43.9 acres will be required. This means an additional **22.7** acres of land with associated improvements and amenities will need to be acquired.

Undeveloped Park Space

In order to maintain the current level of service of 6.16 acres of undeveloped park space per 1000 people at the estimated buildout population of 11,631, a total of

71.6 acres will be required. This means an additional 37.1 acres of open space will need to be acquired.

Recreation Buildings

Since the existing recreation buildings will be able to serve the buildout population, no additional facilities will be needed.

G. Financing Needed Facilities

Population growth creates the need for additional parks and open space, thus new residents should bare the burden of paying for the facilities. South Weber City plans to pay for the additional facilities primarily with impact fees collected from the new residents.

V. Development Impact Fee Analysis

A. Service Area

The entire city is being included in one *service area* for parks and open space.

B. Proportionate Share

The Parks and Recreation Impact Fee will only be charged to residents living in residential zones, including multi-family and senior housing. Commercial residents do not create a demand on parks, open space, or recreation and therefore will not be charged an impact fee.

Parks (developed and undeveloped)

The need for new parks and open space comes from the future residents of South Weber City. Since the needs of the current residents are being met, it is deemed that the cost of all future facilities shall be borne by the new residents. The current residents have paid for the current facilities and future residents will be required to pay for the future facilities.

Recreation Buildings

Since the existing recreation buildings have enough capacity to meet the needs of the future population no additional buildings are needed. The City may impose an impact fee for recreation buildings as a recoupment fee. South Weber City has already paid for or has been obligated to pay for the space that will be used by future residents. The future residents must pay their fair share of the costs of those facilities. The proportionate share to be paid by the future residents was calculated by taking the total estimated replacement cost of all recreation buildings and dividing the cost by the buildout population ($\$2,360,000 / 11,631 = \203 per person). This achieves an equitable allocation of the costs among all residents, existing and future, and ensures that future residents will pay only for their proportion of the total cost and not for the proportion allocated to the existing residents.

C. Credits for Past and Future Contributions

Because parks and recreation facilities have been partly financed from the general fund, newly developed properties will have already contributed to the value of existing parks through property taxes. Because of past contributions, new development should receive a credit of 0.72% in the impact fee calculation. The 0.72% credit is determined as follows.

- The percentage of general fund from taxes: 15%¹
- The percentage of general fund that goes to capital projects: 10%

¹ Information about the general fund was obtained from the City Manager.

- The percentage of undeveloped land is estimated by dividing the expected population growth by the projected buildout population: $5,603/11,631 = 48.2\%$
- The percentage of general fund from taxes of undeveloped property: 48.2% of 10% of $15\% = 0.72\%$

This is a conservative estimate because it assumes that developed and undeveloped property pay the same amount of taxes, although most undeveloped property is agricultural and is taxed at a lower rate.

Credits for Developed Parks

There will be no future contributions toward existing parks by new residents since there is no outstanding debt on park facilities listed. Thus there is no additional credit. Any future donations should be used to raise the level of service as recommended in the Comprehensive Plan.

Credits for Undeveloped Parks

Of all the existing undeveloped park space, nearly 100% was donated. It can safely be assumed that 50% of future undeveloped park space will be donated, thus the undeveloped park impact fee should be reduced by 50%.

Credits for Recreation Buildings

There will be future contributions toward existing recreation buildings due to the fact that the impact fee will be used to pay the outstanding debt on the South Weber Family Activity Center. However, since there is excess capacity in the recreation buildings, the fee will be a recoupment fee as explained in the proportionate share analysis. As long as the impact fee is not higher than the amount calculated in the proportionate share analysis no other credit will be necessary.

D. Impact Fee Calculation

Developed Parks

An additional 22.7 acres of developed parks will be needed at buildout. At an estimated cost per acre of \$84,164 the total estimated cost of additional parks and open space needed is \$1,910,563. This cost when divided among 6,028 (11,631-5,603) people yields a cost of \$317 per person. Applying the credit discussed in the previous section, the impact fee is reduced by 0.72% to \$314.72. Multiplying that cost by the average of 3.8 persons per household results in an impact fee of \$1,196 per residential unit.

Undeveloped Parks

An additional 37.1 acres of undeveloped parks will be needed at buildout. At an estimated cost per acre of \$40,000 the total estimated cost of additional parks and open space needed is \$1,484,246. This cost when divided among 6,028 (11,631-5,603) people yields a cost of \$246 per person. Applying the credit discussed in the previous section, the impact fee is reduced by 50.72% to \$121.22. Multiplying that cost by the average of 3.8 persons per household results in an impact fee of \$461 per residential unit.

Recreation Buildings

As stated in previous sections of this report, the existing recreation buildings have enough capacity to serve the buildout population and no additional buildings will be constructed. The impact fee will be a recoupment fee to pay for that excess portion of the existing facilities that is intended for future residents of the City. Since the total cost of the existing facilities is know, the impact fee can be calculated by dividing the total cost by the buildout population. The total cost of \$2,360,000 divided by 11,631 persons gives an impact fee per person of \$202.91. Applying the credit discussed in the previous section, the impact fee is reduced by 0.72% to \$201.45. Multiplying that cost by the average of 3.8 persons per household results in an impact fee of \$766 per residential unit.

E. Maximum Allowable Fee

The following table summarizes the impact fee for various dwelling types.

MAXIMUM ALLOWABLE IMPACT FEE

Maximum Allowable Impact Fees			
Impact Fee Description	Fee per person	Fee per single family dwelling unit (3.8 persons/ d.u.)	Fee per multi-family dwelling unit (3.15 persons/ d.u.)
Developed Park Space	\$314.72	\$1,196	\$991.37
Undeveloped Park Space	\$121.22	\$461	\$381.84
Recreational Building	\$201.45	\$766	\$634.57
Total Fee	\$637.39	\$2,422	\$2,007.78

APPENDIX A

IMPACT FEE CALCULATION SPREADSHEET

Developed Park Space Impact Fee			
Step 1 - Existing Facilities	Existing Facilities	21.1	acres
	Existing Population	5603	persons
	Existing Level of Service	0.0038	acres/person
		3.77	acres/1000
Step - 2 Facilities needed at buildout	Estimated Buildout Population	11631	persons
	Population increase	6028	persons
	Additional Facilities Needed	22.7	acres
Step - 3 Cost of facilities needed	Average estimated cost per acre	\$84,164	
	Cost of facilities needed	\$1,910,563	
Step 4 - Gross fee	fee per person	\$317	
	person per dwelling unit	3.8	
	fee per dwelling unit	\$1,204	
Step 5 - Adjustment for other contributions	Fee should be adjusted by 0.72% for past contributions from property taxes.		
	0.72% is calculated as follows:		
	- 15% of the general fund comes from taxes		
	- 10% of the general fund is used for capital projects		
	- and estimated 48.2% of land is undeveloped		
	- 48.2% of 10% of 15% = 0.72%		
	adjusted fee	\$1,196	
	No other funding sources are currently being applied to parks.		
	Any future funding sources, excluding impact fees, should be used		
	to increase the level of service to the level recommended in the comprehensive plan,		
	thus no other adjustment is necessary.		
Step 6 - Adjustment for developer contribution	The fee may be further adjusted if the developer is allowed to donate land in lieu of fees.		

Un-developed Park Space Impact Fee						
Step 1 - Existing Facilities	Existing Facilities	34.49	acres			
	Existing Population	5603	persons			
	Existing Level of Service	0.0062	acres/person			
		6.16	acres/1000			
Step - 2 Facilities needed at buildout	Estimated Buildout Population	11631	persons			
	Population increase	6028	persons			
	Additional Facilities Needed	37.1	acres			
Step - 3 Cost of facilities needed	Average estimated cost per acre	\$40,000				
	Cost of facilities needed	\$1,484,246				
Step 4 - Gross fee	fee per person	\$246				
	person per dwelling unit	3.8				
	fee per dwelling unit	\$936				
Step 5 - Adjustment for other contributions	100% of the existing facilities were donated. It is estimated that 50% of future facilities will be donated. Thus the fee should be reduced by 50%					
	The fee should also be reduced by 0.72% for past contributions from undeveloped property as discussed in the previous section					
	Adjusted fee	\$461				
Step 6 - Adjustement for developer contribution	The fee may be further adjusted if the developer is allowed to donate land in leu of fees.					

Recreation Buildings Impact Fee			
Step 1 - Existing Facilities	Existing Facilities	24000	sq ft
	Existing Population	5603	persons
	Existing Level of Service	4.2834	sq ft/person
		4283.42	sq ft/1000
Step - 2 Facilities needed at buildout	No additional facilities will be need	11631	persons
	future level of service	2063.5	sq ft/1000
Step - 3 Cost of facilities	Estimated replacement cost	\$2,360,000	
Step 4 - Gross fee	fee per person	\$203	
	person per dwelling unit	3.8	
	fee per dwelling unit	\$771	
Step 5 - Adjustment for other contributions	The fee should also be reduced by 0.72% for past contributions from undeveloped property as discussed in the previous section		
	Adjusted fee	\$765	
Step 6 - Adjustement for developer contribution	Developer contributions are not anticipated.		