

**CITY OF ST. GEORGE**

**ORDINANCE NO. 2021-01-005**

AN ORDINANCE ADOPTING AMENDED AND UPDATED IMPACT FEE FACILITIES PLANS AND IMPACT FEE ANALYSES FOR STORM DRAIN AND PARKS & RECREATION; ADOPTING AMENDED AND UPDATED IMPACT FEES FOR SAID FACILITIES; ESTABLISHING CERTAIN POLICIES RELATED TO IMPACT FEES; ESTABLISHING SERVICE AREAS; AND/OR OTHER RELATED MATTERS

**WHEREAS**, City of St. George (the “City”) is a political subdivision of the State of Utah, authorized and organized under the provisions of Utah law; and

**WHEREAS**, the City has legal authority, pursuant to Title 11, Chapter 36a Utah Code Annotated, as amended (“Impact Fees Act” or “Act”), to impose Impact Fees as a condition of development approval, which impact fees are used to defray capital infrastructure costs attributable to growth activity; and

**WHEREAS**, the City has historically assessed Impact Fees as a condition precedent to development approval in order to assign capital infrastructure costs to development in an equitable and proportionate manner; and

**WHEREAS**, the City properly noticed its intent to prepare the Impact Fee Facilities Plans (“IFFPs”) and Impact Fee Analyses (“IFAs”) for public facilities as defined in the Act, including Storm Drain, and Parks & Recreation; and

**WHEREAS**, the City has completed IFFPs and IFAs for Storm Drain and Parks & Recreation Facilities which meet the requirements of State Law and City Ordinance; and

**WHEREAS**, the City and consultants retained by the City have reviewed and evaluated the land within the City boundaries and have determined the Service Area to be as follows:

- The Service Area for Storm Drain and Parks & Recreation include all areas within the City boundaries.

**NOW THEREFORE, BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF ST. GEORGE, UTAH AS FOLLOWS:**

***SECTION 1    PURPOSE***

This Impact Fee Ordinance establishes the City’s Impact Fee policies and procedures and conforms to the requirements of the Utah Impact Fees Act, U.C.A § 11-36a (“the Act”). This Ordinance supersedes any prior Resolutions and Ordinances related to Storm Drain and Parks & Recreation Facilities Impact Fees within their respective Service Area; provides a schedule of Impact Fees for

differing types of land-use development, and sets forth direction for challenging, modifying and appealing Impact Fees.

## **SECTION 2    DEFINITIONS**

Words and phrases that are defined in the Act shall have the same definition in this Impact Fee Ordinance. For purposes of this Ordinance, the following words and phrases shall have the following meanings:

1. “Impact Fee Facilities Plan” or “IFFP” means the City’s Impact Fee Facilities Plans required by Section 11-36a-301 of the Act, which have been prepared in accordance with the Act and are to be adopted by passage of this Ordinance. The Impact Fee Facilities Plans are attached hereto as a part of **Exhibit A** and incorporated into this Ordinance by this reference.
2. “Development Activity” means any construction or expansion of building, structure or use, any change in use of building or structure, or any change in the use of land located within the Service Area that creates additional demand and need for Public Facilities.
3. “Development Approval” means any written authorization from the City that authorizes the commencement of Development Activity.
4. “City” means the City of St. George, a political subdivision of the State of Utah.
5. “Impact Fee” means a payment of money imposed upon Development Activity as a condition of development approval to mitigate the impact of the development on public infrastructure. “Impact Fee” includes development Impact Fees, but is not a tax, a special assessment, a hookup fee, a building permit fee, a fee for project improvements, or other reasonable permit or application fees.
6. “Impact Fee Analysis” or “IFA” means the City’s written analysis required by Section 11-36a-303 of the Act. The Impact Fee Analyses are attached hereto as a part of **Exhibit A** and incorporated into this Ordinance by this reference.
7. “Project Improvements” shall have the same meaning as Utah Code Annotated § 11-36a-102(14) and includes but is not limited to site improvements and facilities that are planned and designed to provide service for development resulting from a Development Activity and are necessary for the use and convenience of the occupants or users of said Development Activity. “Project Improvements” do not include “System Improvements” as defined below.
8. “Proportionate Share” shall have the same meaning as Utah Code Annotated § 11-36a-102(15) and includes the cost of public facility improvements that is roughly proportionate and reasonably related to the service demands and needs of a Development Activity.
9. “Public Facilities” shall have the same meaning as Utah Code Annotated § 11-36a-102(16)

and includes Storm Drain and Parks & Recreation Facilities and related infrastructure improvements of the City for the City-Wide Service Area.

10. “Service Area” refers to a geographic area designated by the City based on sound planning and engineering principles in which a defined set of the City’s public facilities provides service. The Service Area for Storm Drain and Parks & Recreation include all areas within the City boundaries.
11. “System Improvements” shall have the same meaning as Utah Code Annotated § 11-36a-102(21) and includes both existing Public Facilities designed to provide services within the Service Area and to future Public Facilities identified in the IFFP that are intended to provide service to the Service Area. “System Improvements” do not include “Project Improvements” as defined above.

### ***SECTION 3      WRITTEN IMPACT FEE ANALYSIS***

1. Executive Summary. A summary of the IFA designed to be understood by a lay person (the “Executive Summary”) is included in the attached **Exhibit A** and demonstrates the need for Impact Fees to be assessed on Development Activity. The Executive Summary has been available for public inspection at least ten (10) days prior to the adoption of this Ordinance.
2. Impact Fee Analysis. The City has commissioned the IFFPs and IFAs which identify the impacts upon Public Facilities required by anticipated Development Activity and the anticipated impacts on System Improvements required by anticipated Development Activity to maintain the established level of service for each Public Facility, demonstrate how such anticipated impacts are reasonably related to the anticipated Development Activity, estimate the proportionate share of the costs of impacts on System Improvements that are reasonably related to the Development Activity, and identify how the Impact Fees are calculated. Copies of the IFFPs and IFAs, as presented in **Exhibit A** hereto, have been available for public inspection at least ten (10) days prior to the adoption of this Ordinance.
3. Proportionate Share Analysis. In connection with the IFFPs and IFAs, the City has prepared a Proportionate Share analysis which analyzes whether or not the proportionate share of the costs of Public Facilities is reasonably related to the service demands and needs related to new Development Activity. The Proportionate Share analysis identifies, as applicable: (a) the costs of each existing Public Facility that has excess capacity to serve the anticipated development resulting from new Development Activity; (b) the cost of System Improvements for each Public Facility; (c) the manner of financing for each Public Facility (such as user charges, special assessments, bonded indebtedness, general taxes or funded grants) other than impact fees; (d) the relative extent to which Development Activity will contribute to financing the excess capacity of and System Improvements for each existing Public Facility by such means as user charges, special assessments or payment from the proceeds of general taxes; (e) the relative extent to which Development Activity will contribute to the cost of existing Public Facilities and System Improvements in the future; (f) the extent to which Development Activity is entitled to a credit against the 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; (g) any extraordinary costs in servicing the newly developed properties; and (h) the time-price differential inherent in fair comparisons of amounts paid at different times. A copy of the Proportionate Share analysis is included in the IFAs, which is included in **Exhibit A** and has been available for public inspection at least ten (10) days prior to the adoption of this Ordinance.

#### ***SECTION 4      IMPACT FEE FACILITIES PLAN***

1. **Impact Fee Facilities Plan.** The City has developed the IFFPs which identify the existing levels of service, establish proposed levels of service, identify excess capacity to accommodate future growth at the proposed levels of service, identify demands placed upon existing Public Facilities by new development activity at the proposed levels of service, and identify the means by which the City will meet those growth demands. The City has chosen to use a planning horizon of six to ten years in preparing the IFFPs. The City has considered all revenue sources to finance the impacts on System Improvements, including grants, bonds, interfund loans, Impact Fees and anticipated dedication of System Improvements. The City's plan for financing System Improvements establishes that Impact Fees are necessary to maintain a proposed level of service that complies with Subsection 11-36a-302(1)(b) or 11-36a-302(1)(c) of the Act. The IFFPs have been prepared based on reasonable growth assumptions for the Service Area, and analyze the general demand characteristics of current and future users of the systems. Furthermore, the IFFPs identify the impact on System Improvements created by Development Activity and estimate the Proportionate Share of the costs of impacts on System Improvements that are reasonably related to new Development Activity. Said IFFPs are included in **Exhibit A** and are incorporated into this Ordinance by this reference.

#### ***SECTION 5      IMPACT FEE CALCULATIONS***

1. **Ordinance Enacting Impact Fees.** The City Council will, by this Ordinance, approve Impact Fees in accordance with the IFFPs and IFAs.
  - a. **Elements.** In calculating the Impact Fees, the City has based all amounts on realistic estimates and the assumptions underlying those estimates are disclosed in the IFA, and the City has included the construction costs, land acquisition costs, costs of improvements, fees for planning, surveying, and engineering services provided for and directly related to the construction of System Improvements, and outstanding or future debt service charges if the City might use Impact Fees as a revenue stream to pay principal and interest on bonds or other obligations to finance the cost of System Improvements.
  - b. **Notice and Hearing.** In conjunction with the approval of this Ordinance, the City held a public hearing on \_\_\_\_\_, gave public notice of the IFFPs and IFAs, said hearing and the City's intent to adopt this Ordinance at least ten (10) days before the date of said hearing by posting notice in at least three public places within the City, publishing notice in newspapers of general circulation in the City and on the Utah Public Notice Website, made a copy of this Ordinance, the IFFPs, the IFAs and the Executive



Summaries available to the public on the City's website and at the City's offices, and placed copies of the IFFPs and Executive Summaries in each public library within the City, all in conformity with the requirements of Utah Code Annotated 11-36a-502. After the public hearing, the City Council adopted this Impact Fee Ordinance as presented herein.

c. Contents of the Ordinance. The Ordinance adopting or modifying an Impact Fee contains such detail and elements as deemed appropriate by the City Council, including designation of the Service Area within which the Impact Fee is to be calculated and imposed. The Ordinance herein includes (i) a schedule of Impact Fees to be imposed, and (ii) the formula to be used by the City in calculating Impact Fees.

d. Adjustments. The standard Impact Fee may be adjusted at the time the fee is assessed in response to unusual circumstances, to fairly allocate costs associated with impacts created by a Development Activity or project, or due to a request for a prompt and individualized impact fee review for the development activity of the state or a school district or charter school and an offset or credit for Public Facilities for which an impact fee has been or will be collected. The standard Impact Fee may also be adjusted to ensure that Impact Fees are imposed fairly for Development Activities attributable to low income housing or other development activities with broad public purposes. The Impact Fee assessed to a particular development may also be adjusted should the developer supply sufficient written studies and data to the City showing a discrepancy between the fee being assessed and the actual impact on the system.

e. Previously Incurred Costs. To the extent that new growth and Development Activity will be served by previously constructed improvements, the Impact Fee may include Public Facility costs and outstanding bond costs related to improvements previously incurred by the City. These costs may include all projects included in the IFFPs which are under construction or completed but have not been utilized to their capacity, as evidenced by outstanding debt obligations. Any future debt obligations determined to be necessitated by growth activity may also be included to offset the costs of future capital projects.

2. Developer Credits. Development Activity may be allowed a credit against Impact Fees for any dedication of land for a System Improvement, any building and dedication of some or all of a System Improvement, any dedication of a Public Facility that the City and the developer agree will reduce the need for a System Improvement, or a dedication of land for, improvement to or new construction of any System Improvement by the developer if the facilities are System Improvements or are dedicated to the public and offset the need for an identified System Improvement.
3. Impact Fees Accounting. The City will establish a separate interest-bearing ledger account for each type of Public Facility for which an Impact Fee is collected, deposit all Impact Fees in the appropriate ledger account, retain the interest earned on each account in the ledger account, and otherwise conform to the accounting requirements provided in the Impact Fees Act. Impact Fees collected prior to the effective date of this Ordinance need not meet the requirements of this section.

- a. Reporting. At the end of each fiscal year, the City shall prepare a report pursuant to Utah Code Ann. § 11-36a-601.
  - b. Impact Fee Expenditures. The City may expend Impact Fees pursuant to Utah Code Ann. § 11-36-602 only for System Improvements that are (i) identified in the IFFPs and (ii) for the specific Public Facility type for which the fee was collected.
  - c. Time of Expenditure. Impact Fees collected pursuant to the requirements of this Ordinance are to be expended, dedicated or encumbered for a permissible use within six years of the receipt of those funds by the City, unless the City identifies in writing an extraordinary and compelling reason why the fees should be held longer than six (6) years and an absolute date by which the fees will be expended. Impact Fees will be expended on a First-In First-Out (“FIFO”) basis, with the first funds received deemed to be the first funds expended.
4. Refunds. In accordance with Utah Code Annotated § 11-36a-603, the City shall refund any Impact Fees paid by a developer, plus interest actually earned, when (i) the developer does not proceed with the Development Activity and files a written request for a refund; (ii) the fees have not been spent or encumbered within the “Time of Expenditure” as defined herein; and (iii) no impact has resulted. An impact that would preclude a developer from a refund from the City may include any impact reasonably identified by the City, including, but not limited to, the City having sized facilities and/or paid for, installed and/or caused the installation of facilities based in whole or in part upon the developer’s planned Development Activity even though that capacity may, at some future time, be utilized by another development.
5. Other Impact Fees. To the extent allowed by law, the City Council may negotiate or otherwise impose Impact Fees and other fees different from those currently charged. Those charges may, at the discretion of the City Council, include but not be limited to reductions or increases in Impact Fees, all or part of which may be reimbursed to the developer who installed improvements that service the land to be connected with the City’s system.
6. Additional Fees and Costs. The Impact Fees authorized hereby are separate from and in addition to user fees and other charges lawfully imposed by the City and other fees and costs that may not be included as itemized component parts of the Impact Fee Schedule. In charging any such fees as a condition of development approval, the City recognizes that the fees must be a reasonable charge for the service provided.
7. Fees Effective at Time of Payment. Unless the City is otherwise bound by a contractual requirement, the Impact Fee shall be determined from the fee schedule in effect at the time of payment in accordance with the provisions of Section 6 below.
8. Imposition of Additional Fee or Refund after Development. Should any developer undertake Development Activities such that the ultimate density or other impact of the Development Activity is not revealed to the City either through inadvertence, neglect, a change in plans,

or any other cause whatsoever, and/or the Impact Fee is not initially charged against all units or the total density within the development, the City shall be entitled to recover the total Impact Fee pursuant the IFFPs and IFAs from the developer or other appropriate person covering the density for which an Impact Fee was not previously paid.

## ***SECTION 6      IMPACT FEE SCHEDULES***

1. Maximum Supportable Impact Fees. The fee schedules included in the IFFPs and IFAs indicates the maximum Impact Fee set forth in **Exhibit A** which the City may impose on development within the defined Service Area and is based upon general demand characteristics and potential demand that can be created by each class of user. The City approved adopting the Storm Drain Impact Fee at the maximum fee set forth in **Exhibit A**; and approved adopting the Parks & Recreation Impact Fee at 95% (ninety-five percent) of the maximum fee set forth in **Exhibit A**. The City reserves the right under the Impact Fees Act to assess an adjusted fee to respond to unusual circumstances to ensure that fees are equitably assessed. Formulas that can be used to calculate this adjusted fee are set forth in **Exhibit A**.
2. Fee Adoption. The City hereby adopts the following as the Impact Fees in the Service Area:

### **STORM DRAIN IMPACT FEE SCHEDULE**

	<b>IMPACT FEE PER UNIT</b>
<b>RESIDENTIAL (PER DWELLING)</b>	
Residential Single Family	\$781
Residential Multi-Family & Mobile Homes	\$502
<b>NON-RESIDENTIAL (PER 1,000 SF)</b>	
Commercial/Office	\$146
Industrial	\$138

### **PARKS & RECREATION IMPACT FEE SCHEDULE**

<b>IMPACT FEE PER HOUSEHOLD (HH)</b>	<b>IMPACT FEE</b>
Single Family	\$4,525
Multi Family	\$3,420

## ***SECTION 7      FEE EXCEPTIONS AND ADJUSTMENTS***

1. Waiver for “Public Purpose”. The City Council may, on a project by project basis, authorize exceptions or adjustments to the Impact Fees due from development for those projects the City Council determines to be of such benefit to the community as a whole to justify the exception or adjustment. Such projects may include facilities being funded by the state, school districts, charter schools, low income housing projects, or facilities of a temporary nature. The City Council may elect to waive or adjust Impact Fees in consideration of economic benefits to be received from the Development Activity.

2. Procedures. Applications for exceptions or adjustments are to be filed in writing with the City at the time the applicant first requests the extension of service to the applicant's development or property.

## ***SECTION 8      APPEAL PROCEDURE***

1. Subject to the time limitations as provided in Utah Code § 11-36a-702, any person or entity that has paid an Impact Fee pursuant to this Ordinance may challenge the Impact Fee as provided in Utah Code Ann. § 11-36a-701 et seq., by filing:
  - a. A written administrative appeal to the City, setting forth the name of the person or entity challenging the impact fee or fees, the specific impact fee or fees challenged, evidence that the impact fee or fees challenged have been paid by the person or entity, and alleged grounds for such challenge. A written administrative appeal containing the information set forth herein and filed with the City Recorder shall constitute the necessary document for filing an administrative appeal as provided in Utah Code Ann. § 11-36a-703(2)(a). An administrative appeal shall be considered and decided by the City Council within thirty (30) days after the day on which the appeal is filed;
  - b. A request for arbitration as provided in Utah Code Ann. § 11-36a-705; or
  - c. An action in district court.

## ***SECTION 9      MISCELLANEOUS***

1. Severability. If any section, subsection, paragraph, clause or phrase of this Impact Fee Ordinance shall be declared invalid for any reason, such decision shall not affect the remaining portions of this Impact Fee Ordinance, which shall remain in full force and effect, and for this purpose, the provisions of this Impact Fee Ordinance are declared to be severable.
2. Interpretation. This Impact Fee Ordinance has been divided into sections, subsections, paragraphs and clauses for convenience only and the interpretation of this Impact Fee Ordinance shall not be affected by such division or by any heading contained herein.
3. Effective Date. Except as otherwise specifically provided herein, this Impact Fee Ordinance shall not repeal, modify or affect any Impact Fee of the City in existence as of the effective date of this Ordinance, other than those expressly referenced in Section 1 above. All Impact Fees established, including amendments and modifications to previously existing Impact Fees, after the effective date of this Ordinance shall comply with the requirements of this Ordinance. This Ordinance shall take effect ninety (90) days after the day on which it is approved by the City Council.



Adopted and approved this 21 day of January, 2021.

**CITY OF ST. GEORGE**

*Michele Randall*

By: Michele Randall, Mayor

[Seal]

**Voting:**

Jimmie Hughes  
Bryan Smethurst  
Dannielle Larkin  
Gregg McArthur

Yea ☒ Nay \_\_\_\_  
Yea ☒ Nay \_\_\_\_  
Yea ☒ Nay \_\_\_\_  
Yea ☒ Nay \_\_\_\_  
Yea \_\_\_\_ Nay \_\_\_\_

**Attest:**

By: *Christina Jaramila*  
City Recorder



Deposited in the office of the City Recorder this 21 day of January 2021.

Recorded this 21 day of January 2021.

**EXHIBIT A**

**IMPACT FEE FACILITIES PLANS & IMPACT FEE ANALYSES**

# IMPACT FEE ANALYSIS (IFA)

PURSUANT TO 11-36A, UTAH CODE

## STORM DRAIN FACILITIES

NOVEMBER 2020

CITY OF ST. GEORGE, UTAH





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## IMPACT FEE CERTIFICATION

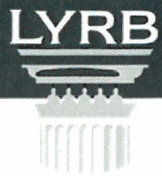
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### IFA CERTIFICATION

Lewis Young Robertson & Burningham, Inc. certifies that the Impact Fee Analysis prepared for storm drain services:

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;
  - d. offsets costs with grants or other alternate sources of payment; and,
3. Complies in each and every relevant respect with the Impact Fees Act.

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.



## SECTION 1: EXECUTIVE SUMMARY

The purpose of the Storm Drain Impact Fee Analysis ("IFA") is to fulfill the requirements established in Utah Code Title 11 Chapter 36a, the "Impact Fees Act", and assist the City of St. George (the "City") in financing and constructing necessary capital improvements for future growth. This document will address the future storm drain infrastructure needed to serve the service area through the next ten years, as well as the appropriate impact fees the City may charge to new growth to maintain the existing level of service ("LOS"). The Storm Drain ("Master Plan") and the Storm Drain Impact Fee Facilities Plan ("IFFP"), both prepared by Bowen Collins and Associates ("BC&A") in December 2019, as well as input from the City, provide much of the information utilized in this analysis.

- ☞ **Impact Fee Service Area:** The service area for storm drain impact fees includes all areas within the City, as shown in **FIGURE 3.1**.
- ☞ **Demand Analysis:** The demand units utilized in this analysis are based on undeveloped residential and commercial land and the new impervious surface (measured in square feet) generated from these land use types. As residential and commercial growth occurs within the City, additional impervious surface will generate additional run-off. The storm drain capital improvements identified in the IFFP are based on maintaining the current level of service.
- ☞ **Level of Service:** Impact fees cannot be used to finance an increase in the level of service to current or future users of capital improvements. The IFFP identifies the future storm drain system improvements that are needed to manage the runoff caused by ten-year and 100-year events. Therefore, the City's storm drain infrastructure is sized to manage runoff safely and adequately from the storm intensities and durations indicated in the Impact Fee Facilities Plan.
- ☞ **Excess Capacity:** The IFFP in **Section 4** identifies the percentage of existing facilities that the ten-year demand will use is 15.3 percent with an estimated buy-in component is \$714,462 based upon a total asset value of \$4,669,686.
- ☞ **Capital Facilities Analysis:** The total estimated construction year cost for capital projects needed over the next ten years equals \$48,731,285. Approximately \$14,803,733 has been identified as growth-related capital improvements that are impact fee eligible.
- ☞ **Funding of Future Facilities:** This analysis assumes future growth-related facilities will be funded on a pay-as-you-go basis when possible, utilizing impact fee and utility fee revenues to pay for capital facilities.

## PROPOSED STORM DRAIN IMPACT FEE

The IFFP must meet the legislative requirements found in the Impact Fee Act if it is to serve as a working document in the calculation of impact fees. The calculation of impact fees relies upon the information contained in this analysis. Impact fees are then calculated based on many variables centered on proportionality share and LOS.

### STORM DRAIN IMPACT FEE CALCULATION

**TABLES 1.1** and **1.2** illustrate the appropriate buy-in fee, the fee associated with projects occurring in the next ten years, and other costs related to the storm drain impact fee. The proportionate share analysis determines the proportionate cost assignable to new development based on the proposed capital projects and the estimated impervious surface demand served by the proposed projects.

TABLE 1.1: CALCULATION OF PROPORTIONATE IMPACT FEE

	TOTAL COST	% ATTRIBUTED TO 10-YEAR DEMAND	COST ATTRIBUTED TO 10-YEAR DEMAND	DEMAND SERVED (IMP. AREA SF)	COST PER IMP. SF
Buy-In to Existing Facilities	4,669,686	15.3%	\$714,462	101,146,320	\$0.0071
Future Facilities	\$48,731,285	30.4%	\$14,803,733	101,146,320	\$0.1464
Professional Expense	\$7,425	100.0%	\$7,425	101,146,320	\$0.0001
<b>Total Fee per Impervious SF</b>					<b>\$0.1536</b>

TABLE 1.2: IMPACT FEE BY DEVELOPMENT TYPE

DEVELOPMENT TYPE	TOTAL IMP. SURFACE (SF)	COST PER IMP. SF	IMPACT FEE PER UNIT	2014 IMPACT FEE	% CHANGE	\$ CHANGE
Low Density Residential	5,082	\$0.1536	\$781	\$512	53%	\$269
Medium/High Density Residential	3,267	\$0.1536	\$502	\$329	53%	\$173
Commercial/Office	950	\$0.1536	\$146	\$96	52%	\$50
Industrial	900	\$0.1536	\$138	\$91	52%	\$47

See Table 3.2 for Calculation of Impervious Surface SF by Development Type



#### **NON-STANDARD STORM DRAIN IMPACT FEES**

The City reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that the land use will have upon public facilities.<sup>1</sup> This adjustment could result in a different impact fee if the City determines that a particular user may create a different impact than what is standard for its land use. The formula for calculating a non-standard impact fee is shown below.

FORMULA FOR NON-STANDARD STORM DRAIN IMPACT FEES:

**Total impervious SF x Base cost per impervious SF (\$0.1536) = Impact Fee**

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<sup>1</sup> UC 11-36a-402(1)(c)

## SECTION 2: GENERAL IMPACT FEE METHODOLOGY

FIGURE 2.1: IMPACT FEE METHODOLOGY



The purpose of this study is to fulfill the requirements of the Impact Fees Act regarding the establishment of an IFA<sup>2</sup>. The IFFP, completed by BC&A, is designed to identify the demands placed upon the City's existing facilities by future development and evaluate how these demands will be met by the City, as well as the future improvements required to maintain the existing LOS. The purpose of the IFA is to proportionately allocate the cost of the new facilities and any excess capacity to new development, while ensuring that all methods of financing are considered. The following elements are important considerations when completing an IFA.

### DEMAND ANALYSIS

The demand analysis serves as the foundation for this analysis. This element focuses on a specific demand unit related to each public service – the existing demand on public facilities and the future demand as a result of new development that will impact system facilities.

### LEVEL OF SERVICE ANALYSIS

The demand placed upon existing public facilities by existing development is known as the existing LOS. Through the inventory of existing facilities, combined with the growth assumptions, this analysis identifies the LOS which is provided to a community's existing development and ensures that future facilities maintain these standards.

### EXISTING FACILITY INVENTORY

In order to quantify the demands placed upon existing public facilities by new development activity, the analysis provides an inventory of existing system facilities. The inventory of existing facilities is important to properly determine the excess capacity of existing facilities and the utilization of excess capacity by new development. Any excess capacity identified within existing facilities can be apportioned to new development.

### FUTURE CAPITAL FACILITIES ANALYSIS

The demand analysis, existing facility inventory and LOS analysis allow for the development of a list of capital projects necessary to serve new growth and to maintain the existing system. This list includes any excess capacity of existing facilities, as well as future system improvements necessary to maintain the level of service. Any demand generated from new development that overburdens the existing system beyond the existing capacity justifies the construction of new facilities.

### FINANCING STRATEGY

This analysis must also include a consideration of all revenue sources, including impact fees, future debt costs, alternative funding sources and the dedication of system improvements, which may be used to finance system improvements.<sup>3</sup> In conjunction with this revenue analysis, there must be a determination that impact fees are necessary to achieve an equitable allocation of the costs of the new facilities between the new and existing users.<sup>4</sup>

### PROPORTIONATE SHARE ANALYSIS

The written impact fee analysis is required under the Impact Fees Act and must identify the impacts placed on the facilities by development activity and how these impacts are reasonably related to the new development. The written impact fee analysis must include a proportionate share analysis, clearly detailing each cost component and the methodology used to calculate each impact fee. A local political subdivision or private entity may only impose impact fees on development activities when its plan for financing system improvements establishes that impact fees are necessary to achieve an equitable allocation of the costs borne in the past and to be borne in the future (UCA 11-36a-302).

<sup>2</sup>UC 11-36a-301,302,303,304

<sup>3</sup> UC 11-36a-302(2)

<sup>4</sup> UC 11-36a-302(3)

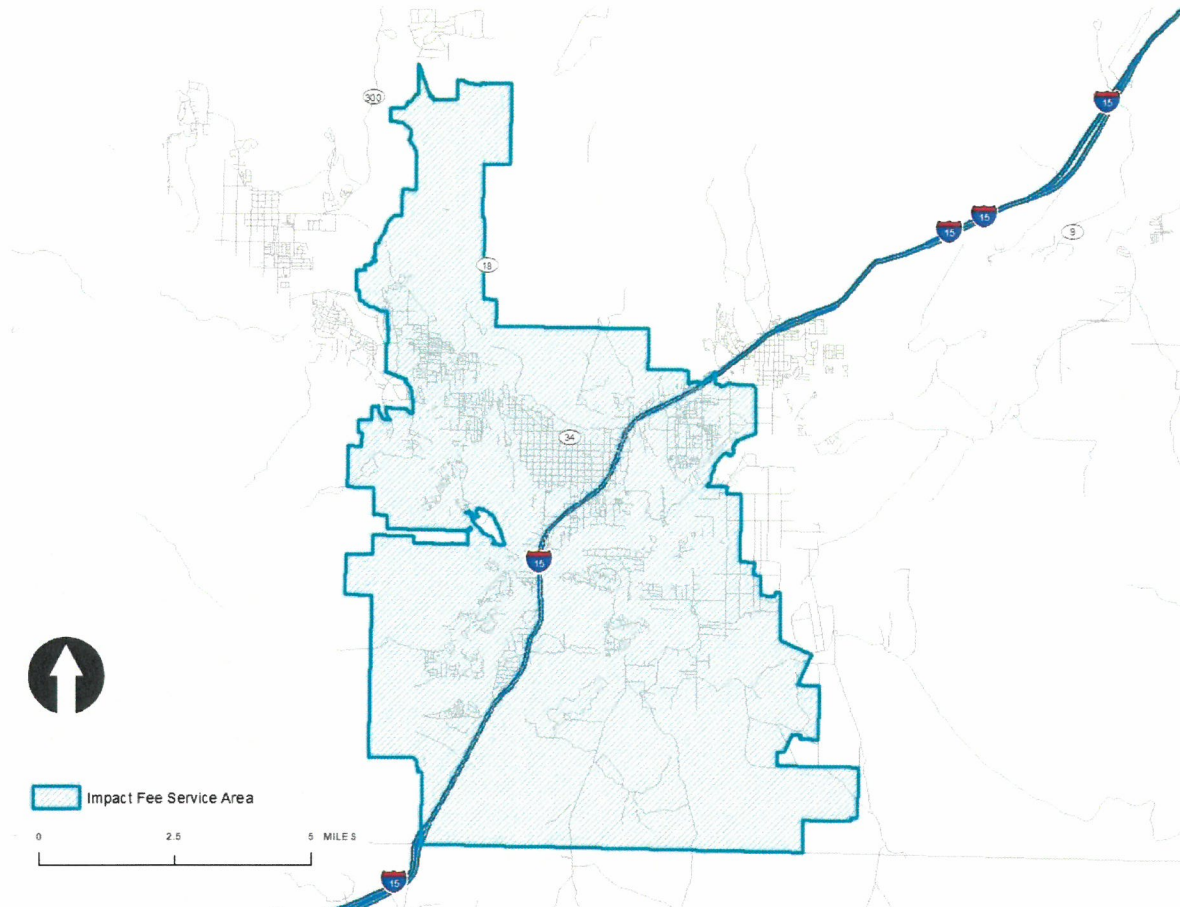


## SECTION 3: OVERVIEW OF SERVICE AREA AND DEMAND ANALYSIS

### SERVICE AREA

Utah Code requires the impact fee enactment to establish one or more service areas within which impact fees will be imposed.<sup>5</sup> The service area for storm drain impact fees includes all areas within the City. It is anticipated that the growth projected over the next ten years will impact the City's existing services. Public facilities will need to be expanded in order to maintain the existing level of service. The IFFP, in conjunction with the impact fee analysis, are designed to accurately assess the true impact of a particular user upon the City's infrastructure.

FIGURE 3.1: STORM DRAIN IMPACT FEE SERVICE AREA



### DEMAND UNITS

The demand unit used in this analysis is impervious surface square footage. As residential and commercial growth occurs within the City, the impervious surface within the City will increase, resulting in additional run-off. The storm drain capital improvements identified in this study are based on maintaining the current level of service as defined in the IFFP. The proposed impact fees are based upon the projected growth in impervious surface which is used to quantify the impact that future users will have upon the City's system. **TABLE 3.1** illustrates the current impervious square footage in the City. In 10 years the IFFP projects an additional 101,146,320 square feet of impervious area.

<sup>5</sup> UC 11-36a-402(a)



TABLE 3.1: IMPERVIOUS SURFACE AREA PROJECTIONS

DEVELOPMENT TYPE	EXISTING DEVELOPED LAND (ACRES)	POST DEVELOPMENT PERCENT IMPERVIOUS	IMPERVIOUS AREA ASSOCIATED WITH EXISTING DEVELOPED LAND (ACRES)	IMPERVIOUS AREA IN 10 YEARS GROWTH (ACRES)	IMP AREA (SF)
Low Density Residential	7,506	35%	2,627	1,119	48,743,640
Medium/High Density Residential	988	60%	593	252	10,977,120
Commercial/Office	1,526	95%	1,450	618	26,920,080
Industrial	867	90%	780	332	14,461,920
<b>Totals</b>	<b>10,887</b>		<b>5,450</b>	<b>2,322</b>	<b>101,146,320</b>

Source: IFFP Section 5, pg.5-2

Numbers may not total due to rounding.

In order to determine the average impervious are for general land uses, this analysis utilizes the information relative to average units per acre as identified in the IFFP (See IFFP Table 5-3) and the post development impervious area by development type, as shown in **Table 3.2**.

TABLE 3.2: ESTIMATE OF IMPERVIOUS AREA SF BY DEVELOPMENT TYPE

RESIDENTIAL (PER DWELLING)	AVG. UNITS PER ACRE	AVG. LOT SIZE (SF)	% IMPERVIOUS	TOTAL IMP. SURFACE (SF)
Low Density Residential	3.00	14,520	35%	5,082
Medium/High Density Residential	8.00	5,445	60%	3,267
<b>NON-RESIDENTIAL (PER 1,000 SF)</b>				
Commercial/Office	NA	1,000	95%	950
Industrial	NA	1,000	90%	900

## LEVEL OF SERVICE STANDARDS

Impact fees cannot be used to finance an increase in the level of service to current or future users of capital improvements. Therefore, it is important to identify the storm water level of service to ensure that the capacities of projects financed through impact fees do not exceed the established standard. The storm water level of service is summarized in **TABLE 3.3**. Additional information on LOS can be found in the IFFP.

TABLE 3.3: STORM DRAIN LEVEL OF SERVICE

Performance Area	Performance Standard
Allowable Release Rate	Design of drainage systems cannot cause increases in the flood peak discharges downstream from development for 10-year and 100-year storm events.
Conveyance Recurrence Interval	10-year storm event for pipes 100-year storm event for detention basins 100-year storm event with roadway conveyance
Pipeline Capacity – Maximum Ratio of Flow During Design Storm to Pipeline Capacity	1.0 (i.e. No surcharging)

No changes in the level of service are proposed for City of St. George. Future facilities will be constructed to meet the same performance standards identified for the existing level of service.





## SECTION 4: EXISTING FACILITIES INVENTORY

### EXCESS CAPACITY

The IFFP identifies a portion of existing facilities that will be used by the ten-year demand at 15.3 percent.<sup>6</sup> To calculate the appropriate buy-in the City provided their most recent depreciation schedule. The asset values on this schedule were used to calculate a total existing value of storm drain facilities. Only infrastructure with a useable lifespan greater than ten years can be counted towards new development. A percentage of this cost will be assigned to new development. A summary of those costs is detailed below in **TABLE 4.1**.

TABLE 4.1: STORM DRAIN LEVEL OF SERVICE

ITEM DESCRIPTION	Purchase Year	Life	Useful Life	FY End Cost
400 EAST PIPELINES (PW CAP PROJ)	2003	40	23	\$43,608
IHC DRAINAGE SYSTEM (PW CAP PROJECTS)	2003	40	23	\$200,000
VALLEY VIEW DRAIN (PW CAP PROJECTS)	2003	40	23	\$65,691
INDIAN HILLS DRAIN	2004	40	24	\$133,692
RIVERSIDE HEIGHTS GROUNDWATER	2004	40	24	\$125,508
VALLEY VIEW DRAIN	2004	40	24	\$19,379
200 EAST CONNECTION (PW CAP PROJ)	2005	40	25	\$1,550,488
400 EAST PIPELINES (PW CAP PROJ)	2005	40	25	\$2,420,225
BLUFF ST & DIAGONAL (PW CAP PROJ)	2005	40	25	\$106,955
BLUFF ST & DIAGONAL	2004	40	24	\$2,068
400 EAST PIPELINES (PW CAP PROJ)	2006	40	26	\$2,072
<b>Total</b>				<b>\$4,669,686</b>

Source: City Depreciation Tables

### MANNER OF FINANCING EXISTING PUBLIC FACILITIES

The City has funded existing facilities using several revenue sources including utility rate revenues, general fund revenues (property taxes, sales taxes, etc.), grants, donations, impact fee revenues and debt. Utility rate revenues serve as the primary funding mechanism within enterprise funds. Rates are established to ensure appropriate coverage of all operations and maintenance expenses, as well as debt service and capital project needs, while considering future impact fee revenue collections.

The City anticipates these funding mechanisms will be available for the funding of future facilities. As shown in the next section, the City has determined the portion of future projects that will be funded by impact fees as growth-related, system improvements, as well as alternative funding mechanism related to future facilities.

<sup>6</sup> IFFP Section 4, p.4-1



## SECTION 5: CAPITAL FACILITY ANALYSIS

The estimated costs attributed to new growth were analyzed based on existing development versus future development patterns. From this analysis, a portion of future development costs were attributed to new growth and included in this impact fee analysis as shown in **TABLE 5.1**. The costs of capital projects related to curing existing deficiencies cannot be funded through impact fees and were not included in the calculation of impact fees. The table below describes the specific capital improvements necessary to meet the future growth needs anticipated to occur within the City and region in the next ten-year period. The ten-year cost of \$13,319,733 was inflated by 2% per year to reflect the actual cost of projects at the time they will be constructed. The inflated cost is \$14,803,733.

TABLE 5.1: ILLUSTRATION OF CAPITAL IMPROVEMENTS RELATED TO GROWTH

PROJECT ID	PROJECT NAME	CONSTRUCTION YEAR	TOTAL ESTIMATED CONSTRUCTION COST (2019 DOLLARS)	INFLATED COST	% TO EXISTING	% TO 10-YEAR	% BEYOND 10-YEAR
30E140'	3050 East/350 North	2024	\$236,000	\$260,563	86%	4%	10%
9S	900 South/Rim Rock Wash	2021	\$201,000	\$209,120	66%	11%	23%
BC10	Dixie Drive/1650 South	2021	\$273,000	\$284,029	8%	29%	63%
BLF	Bluff Street	2026	\$4,384,000	\$5,035,838	63%	12%	25%
EF90	Commerce Drive	2020	\$684,000	\$697,680	28%	50%	22%
EVV70	Indian Hills Drive	2022	\$164,000	\$174,038	10%	15%	75%
EVV80	Indian Hills to Santa Clara River	2023	\$3,579,000	\$3,874,025	11%	18%	71%
G50	Plantation Drive	2028	\$1,282,000	\$1,532,109	38%	19%	43%
RRW40	770 North	2020	\$2,476,000	\$2,525,520	71%	9%	20%
SG100	Curly Hollow Drive	2029	\$1,035,000	\$1,261,659	29%	22%	49%
VRW10	Sunland Drive	2027	\$1,073,000	\$1,257,191	82%	6%	12%
WF	1100 South/2600 East	2022	\$9,029,000	\$9,581,647	21%	56%	23%
WF110	Maple Crest Drive	2024	\$3,077,000	\$3,397,257	32%	55%	13%
WF160	2450 South/3000 East	2023	\$1,574,000	\$1,703,748	32%	48%	20%
WF170	3830 South/3000 East	2025	\$1,554,000	\$1,750,056	32%	48%	20%
WF190	Merrill Road/3000 East	2022	\$1,122,000	\$1,190,675	32%	48%	20%
WF210	2220 South	2025	\$2,190,000	\$2,466,296	32%	48%	20%
WF270	1400 South/1200 East	2023	\$597,000	\$646,212	32%	16%	52%
WFP110	3850 South	2029	\$2,776,000	\$3,383,929	56%	7%	37%
WFP120	3500 South	2029	\$606,000	\$738,711	0%	15%	85%
WFP60	4340 South	2026	\$4,235,000	\$4,864,684	32%	10%	58%
WFP90	3850 South/River Road	2028	\$237,000	\$283,237	79%	3%	18%
WR60	Old Airport	2024	\$1,381,000	\$1,524,736	45%	17%	38%
Construction Cost Total			\$43,765,000	\$48,642,959	\$17,824,740	\$14,715,407	\$16,102,812
Total Construction Percent of Attributable Cost					36.6%	30.3%	33.1%
Master Plan Update		2024	\$80,000	\$88,326	0%	100%	0%
Overall Cost Total			\$43,845,000	\$48,731,285	\$17,824,740	\$14,803,733	\$16,102,812
Total Overall Percent of Attributable Cost					36.6%	30.4%	33.0%

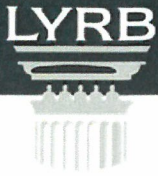
The IFFP details the projects shown above and considered in the calculation of the impact fees. The engineers, BC&A, used capital project and engineering data, planning analysis and other information to determine the future needs of the service area, as well as the ability of the existing system to serve future development. All future capital project data, including project descriptions and estimated project costs, is included in the Master Plan and IFFP. The accuracy and correctness of this analysis is contingent upon the accuracy of the data and assumptions included therein. Any deviations or changes in the assumptions due to changes in the economy or other relevant information used by the City for this study may cause this plan to be inaccurate and require modifications.

### SYSTEM VS. PROJECT IMPROVEMENTS

System improvements are defined as existing and future public facilities that are intended to provide services to service areas within the community at large.<sup>7</sup> Project improvements are improvements and facilities that are planned and designed to provide service for a specific development (resulting from a development activity) and considered necessary for the use and convenience

<sup>7</sup> UC 11-36a-102(20)





of the occupants or users of that development.<sup>8</sup> This analysis only includes the costs of system improvements related to new growth within the proportionate share analysis.

## FUNDING OF FUTURE FACILITIES

The IFFP must also include a consideration of all revenue sources, including impact fees and the dedication (donation) of system improvements, which may be used to finance system improvements.<sup>9</sup> In conjunction with this revenue analysis, there must be a determination that impact fees are necessary to achieve an equitable allocation of the costs of the new facilities between the new and existing users.<sup>10</sup> In considering the funding of future facilities, the City has determined the portion of future projects that will be funded by impact fees as growth-related, system improvements (see Table 5.1, and the IFFP). Utility rate revenues serve as the primary funding mechanism within enterprise funds. Rates are established to ensure appropriate coverage of all operations and maintenance expenses, as well as all non-growth related debt service and capital project needs.

## EQUITY OF IMPACT FEES

Impact fees are intended to recover the costs of capital infrastructure (system improvements) that relate to future growth. The impact fee calculations are structured for impact fees to fund 100 percent of the growth-related facilities identified in the proportionate share analysis as presented in the impact fee analysis. Even so, there may be years that impact fee revenues cannot cover the annual growth-related expenses. In those years, growth-related projects may be delayed, or other revenues such as general fund revenues or user rate revenues may be used to make up any annual deficits. Any borrowed funds are to be repaid in their entirety through impact fees.

## NECESSITY OF IMPACT FEES

An entity may only impose impact fees on development activity if the entity's plan for financing system improvements establishes that impact fees are necessary to achieve parity between existing and new development. This analysis has identified the improvements to public facilities and the funding mechanisms to complete the suggested improvements. Impact fees are identified as a necessary funding mechanism to help offset the costs of new capital improvements related to new growth. In addition, alternative funding mechanisms are identified to help offset the cost of future capital improvements.

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<sup>8</sup> UC 11-36a102(13)

<sup>9</sup> UC 11-36a-302(2)

<sup>10</sup> UC 11-36a-302(3)



## SECTION 6: STORM DRAIN IMPACT FEE CALCULATION

The calculation of impact fees relies upon the information contained in this analysis. Impact fees are calculated based on many variables centered on proportionality and LOS. As a result of new growth, the storm drain system needs expansion to perpetuate the LOS that the City has historically maintained. The *Storm Drain Master Plan* and the *Storm Drain Impact Fee Facilities Plan*, both dated December 2019, outline the recommended capital projects that will maintain the established LOS.

### PROPOSED STORM DRAIN IMPACT FEE

The IFFP must properly complete the legislative requirements found in the Impact Fee Act if it is to serve as a working document in the calculation of appropriate impact fees. The following paragraph describes the methodology used for calculating impact fees in this analysis.

#### PLAN BASED (FEE BASED ON DEFINED CAPITAL IMPROVEMENT PLAN)

Impact fees can be calculated using a specific set of costs specified for future development. The improvements are identified in the IFFP as growth related projects. The total project costs are divided by the total demand units the projects are designed to serve. Under this methodology, it is important to identify the existing LOS and determine any excess capacity in existing facilities that could serve new growth.

#### STORM DRAIN IMPACT FEE CALCULATION

The storm drain impact fees proposed in this analysis will be assessed based on the service area defined in this analysis. **TABLE 6.1** below illustrates the appropriate buy-in component, the fee associated with projects occurring in the next ten years, and other applicable costs.

TABLE 6.1: CALCULATION OF PROPORTIONATE IMPACT FEE

	TOTAL COST	% ATTRIBUTED TO 10-YEAR DEMAND	COST ATTRIBUTED TO 10-YEAR DEMAND	DEMAND SERVED (IMP. AREA SF)	COST PER IMP. AREA
Buy-In to Existing Facilities	4,669,686	15.3%	\$714,462	101,146,320	\$0.0071
Future Facilities	\$48,731,285	30.4%	\$14,803,733	101,146,320	\$0.1464
Professional Expense	\$7,425	100.0%	\$7,425	101,146,320	\$0.0001
<b>Total Fee per Unit</b>					<b>\$0.1536</b>

TABLE 6.2: IMPACT FEE BY DEVELOPMENT TYPE

DEVELOPMENT TYPE	TOTAL IMP. SURFACE (SF)	COST PER IMP. SF	IMPACT FEE PER UNIT	2014 IMPACT FEE	% CHANGE	\$ CHANGE
Low Density Residential	5,082	\$0.1536	\$781	\$512	53%	\$269
Medium/High Density Residential	3,267	\$0.1536	\$502	\$329	53%	\$173
Commercial/Office	950	\$0.1536	\$146	\$96	52%	\$50
Industrial	900	\$0.1536	\$138	\$91	52%	\$47

See Table 3.2 for Calculation of Impervious Surface SF by Development Type

#### NON-STANDARD STORM DRAIN IMPACT FEES

The City reserves the right under the Impact Fees Act<sup>11</sup> to assess an adjusted fee that more closely matches the true impact that the land use will have upon the City's storm drain system. This adjustment could result in a different impact fee if evidence suggests a particular user will create a different impact than what is standard for its category. To determine the impact fee for a non-standard use, the City should use the following formula:

FORMULA FOR NON-STANDARD STORM DRAIN IMPACT FEES:

**Total impervious SF x Base cost per impervious SF (\$0.1536) = Impact Fee**

### CONSIDERATION OF ALL REVENUE SOURCES

The Impact Fees Act requires the proportionate share analysis to demonstrate that impact fees paid by new development are the most equitable method of funding growth-related infrastructure. See **SECTION 5** for further discussion regarding the consideration of revenue sources.

<sup>11</sup> UC 11-36a-402(1)(c)





## EXPENDITURE OF IMPACT FEES

Legislation requires that impact fees should be spent or encumbered within six years after each impact fee is paid. Impact fees collected in the next five to six years should be spent only on those projects outlined in the IFFP as growth related costs.

## PROPOSED CREDITS OWED TO DEVELOPMENT

Credits may be applied to developers who have constructed and donated system facilities to the City that are included in the IFFP in-lieu of impact fees. Credits for system improvements may be available to developers up to, but not exceeding, the amount commensurate with the LOS identified within this IFA. Credits will not be given for the amount by which system improvements exceed the LOS identified within this IFA. This situation does not apply to developer exactions or improvements required to offset density or as a condition of development. Any project that a developer funds must be included in the IFFP if a credit is to be issued.

In the situation that a developer chooses to construct system facilities found in the IFFP in-lieu of impact fees, the decision must be made through negotiation with the developer and the City on a case-by-case basis.

## GROWTH-DRIVEN EXTRAORDINARY COSTS

The City does not anticipate any extraordinary costs necessary to provide services to future development.

## SUMMARY OF TIME PRICE DIFFERENTIAL

The Impact Fees Act allows for the inclusion of a time price differential to ensure that the future value of costs incurred at a later date are accurately calculated to include the costs of construction inflation. A two percent annual construction inflation adjustment is applied to projects completed after 2019 (the base year cost estimate).

# **IMPACT FEE FACILITIES PLAN (IFFP) & IMPACT FEE ANALYSIS (IFA)**

**PURSUANT TO 11-36A, UTAH CODE**

## **PARKS AND RECREATION FACILITIES**

JANUARY 2021

CITY OF ST. GEORGE, UTAH





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## IFFP AND IFA CERTIFICATION

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### IFFP CERTIFICATION

LYRB 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; and,
3. complies in each and every relevant respect with the Impact Fees Act.

### IFA CERTIFICATION

LYRB 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.

### LYRB makes this certification with the following caveats:

1. All of the recommendations for implementations of the IFFP made in the IFFP documents or in the IFA documents are followed by City Staff and elected officials.
2. If all or a portion of the IFFP or IFA are modified or amended, this certification is no longer valid.
3. All information provided to LYRB is assumed to be correct, complete, and accurate. This includes information provided by the City as well as outside sources.

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.

## SECTION 1: EXECUTIVE SUMMARY

The purpose of the Parks & Recreation Impact Fee Facilities Plan (“IFFP”), with supporting Impact Fee Analysis (“IFA”), is to fulfill the requirements established in Utah Code Title 11 Chapter 36a, the “Impact Fees Act”, and assist the City of St. George (the “City”) to plan necessary capital improvements for future growth. This document will address the future parks and recreation infrastructure needed to serve the City through the next six to ten years, as well as the appropriate impact fees the City may charge to new growth to maintain the level of service (“LOS”).

- ☞ **Service Area:** The parks and recreation service area (“Service Area”) is defined as all areas within the City.
- ☞ **Demand Analysis:** The demand unit used in this analysis is population. The City’s 2019 population is estimated at approximately 100,822. The future population in the Service Area is used to determine the additional parks and recreational needs. Based on conservative growth estimates, the Service Area should reach a population of approximately 142,898 residents by 2029 resulting in an estimated population increase of 42,076 over the next ten years. As a result of new growth, the City will need to construct additional parks and recreation facilities to maintain the existing LOS.
- ☞ **Level of Service:** The LOS for the analysis is based on maintaining the existing Level of Investment (“LOI”) in current parks and recreation facilities. The LOS consists of two components – the land value per capita and the improvement value per capita (or the cost to purchase land and make improvements in today’s dollars). The LOS is shown in more detail in **SECTIONS 4 AND 5**.
- ☞ **Excess Capacity:** A buy-in component is considered in this analysis and includes the cost of several recreational facilities and a maintenance building. These costs are spread across the estimated population that accrues over the useful life of each facility and results in a buy-in component of \$26 per resident.
- ☞ **Capital Facilities:** The City has plans to invest approximately \$227M in capital facilities in the next ten years. The LOI related to the anticipated population growth over the next ten years is \$65M. The LOI approach allows the City to use impact fees to acquire additional parks and recreation land, fund new park improvements and amenities, or make improvements to existing park facilities identified in the capital improvement plan (“CIP”) and this document.
- ☞ **Funding of Future Facilities:** Impact fees will continue to be a significant source of funding for parks and recreation infrastructure as they are an appropriate and fair mechanism for funding growth-related infrastructure.

For the purposes of the impact fee calculations, this analysis isolates the “City Funded” facilities. This represents the land and improvements funded with general fund dollars and excludes land and improvement costs that were donated or gifted to the City. This results in a lower impact fee LOS than what was presented in the Master Plan, since a portion of the facilities were gifted to the City or funded with alternative mechanisms. In order to maintain the Master Plan LOS, the City will need to continue to identify alternative funding mechanisms.

## PROPOSED PARKS AND RECREATION IMPACT FEE

The methodology utilized in this analysis is based on the increase, or **growth**, in residential demand. The current standard of practice in Utah is to assess park and recreation impact fees only to residential development. The growth-driven method utilizes the existing LOS and perpetuates that LOS into the future. Under this methodology, impact fees are calculated to ensure new development provides sufficient investment to maintain the current LOS standards in the community. This approach is often used for public facilities that are not governed by specific capacity limitations and do not need to be built before development occurs (i.e. park facilities).

### PROPOSED PARKS AND RECREATION IMPACT FEE

Using the growth-driven methodology, the fee per capita is \$1,572,581 as shown in **TABLE 1.1**. Based on the per capita fee, the proposed impact fee per household (“HH”) is illustrated in **TABLE 1.2**.

**TABLE 1.1: IMPACT FEE VALUE PER CAPITA (INCLUDING BUY-IN COMPONENT)**

TYPE OF IMPROVEMENT	EXISTING LOS PER 1,000 POPULATION	LAND COST PER ACRE/MILE	IMPROVEMENT VALUE PER ACRE	TOTAL COST PER ACRE	COST PER 1,000 POPULATION	PER CAPITA
Neighborhood Parks	0.90	\$100,000	\$351,833	\$451,833	\$406,248	\$406
Community Parks	1.75	\$100,000	\$432,336	\$532,336	\$931,913	\$932
Undeveloped Park Land	0.60	\$100,000	\$0	\$100,000	\$59,798	\$60
Trails	0.28	\$0	\$471,840	\$471,840	\$131,444	\$131
Trailheads	0.04	\$100,000	\$258,553	\$358,553	\$15,683	\$16



TYPE OF IMPROVEMENT	EXISTING LOS PER 1,000 POPULATION	LAND COST PER ACRE/MILE	IMPROVEMENT VALUE PER ACRE	TOTAL COST PER ACRE	COST PER 1,000 POPULATION	PER CAPITA
Excess Capacity Buy-In						\$26
Professional Expenses <sup>1</sup>				\$28,879		\$1
Impact Fee per Capita						\$1,572

TABLE 1.2: PARK IMPACT FEE SCHEDULE

IMPACT FEE PER HOUSEHOLD (HH)	PERSONS PER HH	IMPACT FEE PER CAPITA	LOI FEE PER HH	EXISTING FEE PER HH	% CHANGE	\$ CHANGE
Single Family	3.03	\$1,572	\$4,763	\$2,182	118%	\$2,582
Multi Family	2.29	\$1,572	\$3,600	\$1,426	152%	\$2,174

Persons per HH Source: American Community Survey 5-Year Estimates, LYRB

## NON-STANDARD PARK IMPACT FEES

The City reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that the land use will have upon public facilities.<sup>2</sup> The adjustment for Non-Standard Park Impact Fees could result in a different impact fee if the City determines that a particular user may create a different impact than what is standard for its land use. The non-standard impact fee is calculated based on the following formula:

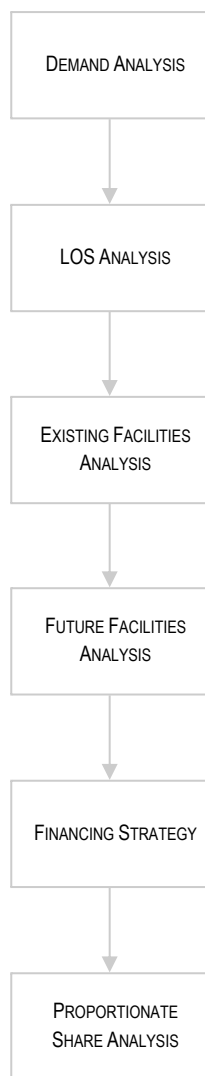
**Estimate of Total Population Increase from Development x Estimate of Impact Fee Per Capita (\$1,572) = Impact Fee**

<sup>1</sup> This is the actual cost to update the IFFP and IFA. The City can use this portion of the impact fee to reimburse itself for the expense of updating the IFFP and IFA. The cost is divided over the new population in the next six years.

<sup>2</sup> UC 11-36a-402(1)(c)

## SECTION 2: GENERAL IMPACT FEE METHODOLOGY

**FIGURE 2.1: IMPACT FEE METHODOLOGY**



The purpose of this study is to fulfill the requirements of the Impact Fees Act regarding the establishment of an IFA<sup>3</sup>. The IFFP is designed to identify the demands placed upon the City's existing facilities by future development and evaluate how these demands will be met by the City. The IFFP is also intended to outline the improvements which are intended to be funded by impact fees. Conservation Technix Inc. recently assisted the City with updating the Parks, Recreation, Arts & Trails Master Plan ("Master Plan") which the City adopted in July 2019. The IFFP has been created based upon the adopted Master Plan. The IFA is designed to proportionately allocate the cost of the new facilities and any excess capacity to new development, while ensuring that all methods of financing are considered. Each component must consider the historic level of service ("LOS") provided to existing development and ensure that impact fees are not used to raise that LOS. The following elements are important considerations when completing an IFFP and IFA:

### DEMAND ANALYSIS

The demand analysis serves as the foundation for the IFFP. This element focuses on a specific demand unit related to each public service – the existing demand on public facilities and the future demand as a result of new development that will impact public facilities. For the purposes of this analysis, the demand unit used for parks and recreation is the City's population.

### LEVEL OF SERVICE ANALYSIS

The demand placed upon existing public facilities by existing development is known as the existing LOS. Through the inventory of existing facilities, combined with population growth assumptions, this analysis identifies the LOS which is provided to a community's existing residents and ensures that future facilities maintain these standards.

### EXISTING FACILITY INVENTORY

In order to quantify the demands placed upon existing public facilities by new development activity, the IFFP provides an inventory of the City's existing system improvements. The inventory does not include project improvements. The inventory of existing facilities is important to properly determine the excess capacity of existing facilities and the utilization of excess capacity by new development. Any excess capacity identified within existing facilities can be apportioned to future new development.

### FUTURE CAPITAL FACILITIES ANALYSIS

The demand analysis, existing facility inventory and LOS analysis allow for the development of a list of capital projects necessary to serve new growth and to maintain the existing system. This list includes any excess capacity of existing facilities as well as future system improvements necessary to maintain the LOS. Any demand generated from new development that overburdens the existing system beyond the existing capacity justifies the construction of new facilities.

### FINANCING STRATEGY – CONSIDERATION OF ALL REVENUE SOURCES

This analysis must also include a consideration of all revenue sources, including impact fees, debt issuance, alternative funding sources, and the dedication (aka donations) of system improvements, which may be used to finance system improvements.<sup>4</sup> In conjunction with this revenue analysis, there must be a determination that impact fees are necessary to achieve an equitable allocation of the costs of the new facilities between the new and existing users.<sup>5</sup>

### PROPORTIONATE SHARE ANALYSIS

The written impact fee analysis is required under the Impact Fees Act and must identify the impacts placed on the facilities by development activity and how these impacts are reasonably related to the new development. The written impact fee analysis must include a proportionate share analysis, clearly detailing each cost component and the methodology used to calculate each impact fee. A local political subdivision or private entity may only impose impact fees on development activities when its plan for financing system

<sup>3</sup> UC 11-36a-301,302,303,304

<sup>4</sup> UC 11-36a-302(2)

<sup>5</sup> UC 11-36a-302(3)



improvements establishes that impact fees are necessary to achieve an equitable allocation to the costs borne in the past and to be borne in the future (UCA 11-36a-302).

**SYSTEM VS. PROJECT IMPROVEMENTS**

System improvements are defined as existing and future public facilities designed and intended to provide services to service areas within the community at large.<sup>6</sup> Project improvements are improvements and facilities that are planned and designed to provide service for a specific development (resulting from a development activity) and considered necessary for the use and convenience of the occupants or users of that development.<sup>7</sup> References to facilities, amenities, projects, etc. within this analysis are referring to System Improvements unless otherwise stated.

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<sup>6</sup> UC 11-36a-102(20)

<sup>7</sup> UC 11-36a102(13)



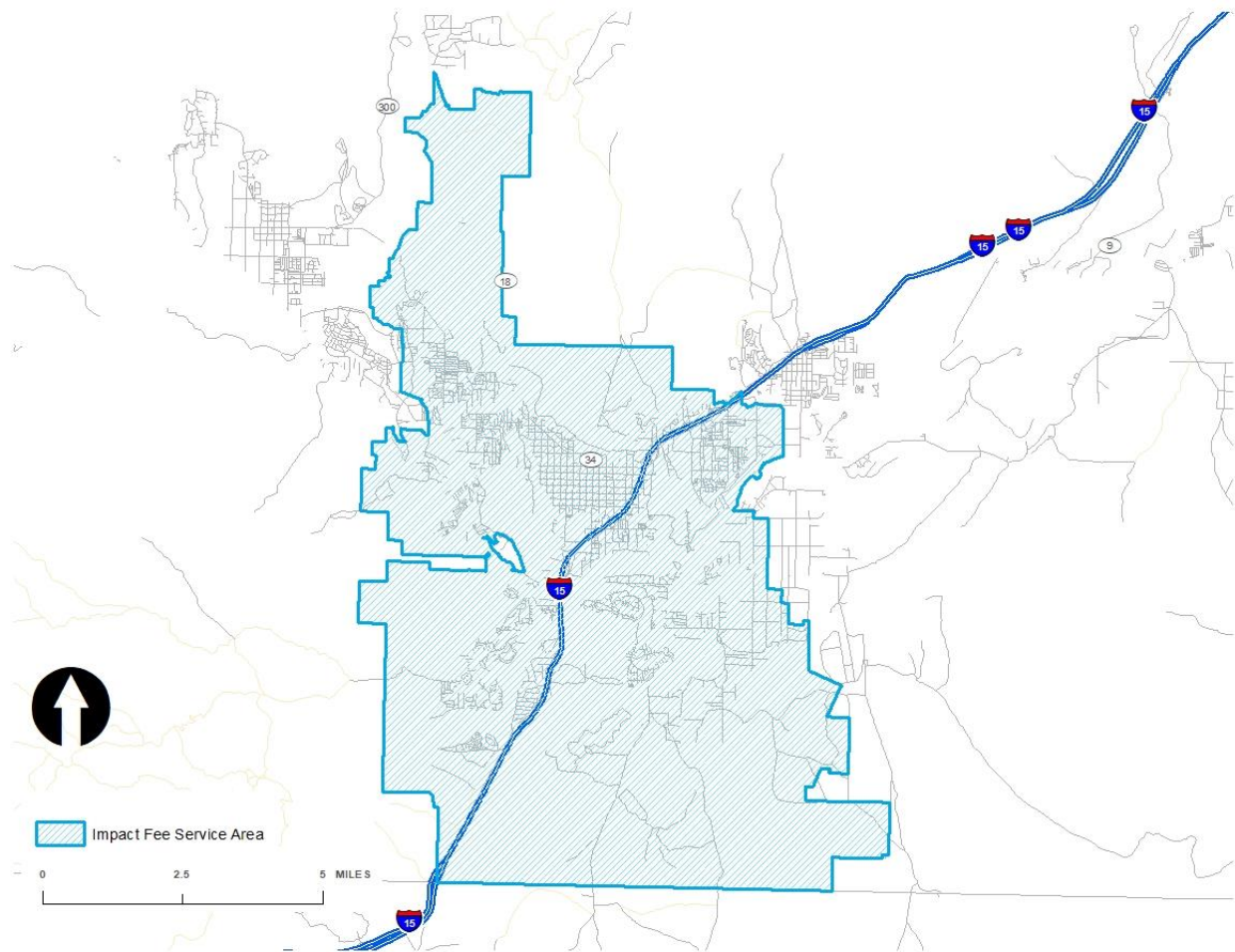
## SECTION 3: OVERVIEW OF CITY AND DEMAND ANALYSIS

St. George is located near the tri-state junction of Utah, Arizona and Nevada. The city lies near the convergence of three distinct geological areas: the Mojave Desert, Colorado Plateau, and Great Basin. St. George was ranked eighth in economic growth according to WalletHub.<sup>8</sup> St. George remains an attractive location for retirement, with “55 Places” placing the city at No. 4 out of the top 20 places to retire in the nation.<sup>9</sup> St. George also ranked third in the top 10 metropolitan areas for growth between 2017 and 2018, according to the US Census<sup>10</sup> and was declared the fastest growing metropolitan area in the U.S. in 2019. The St. George area is well known for its natural environment and proximity to several state and national parks. The City’s focus on parks and trails facilities, which provide quality of life experiences and complements its location to its natural surroundings, is one of the primary factors driving new development.

### SERVICE AREA

Utah Code requires the impact fee enactment to establish one or more service areas (“Service Area”) within which impact fees will be imposed.<sup>11</sup> This Service Area includes all areas within the City, as shown in **FIGURE 3.1** below.

**FIGURE 3.1: ST GEORGE PARKS AND RECREATION SERVICE AREA**



<sup>8</sup> <https://wallethub.com/edu/fastest-growing-cities/7010/>

<sup>9</sup> <https://www.55places.com/blog/the-20-best-places-to-retire-in-2018>

<sup>10</sup> <https://www.census.gov/newsroom/press-releases/2019/estimates-county-metro.html>

<sup>11</sup> UC 11-36a-402(a)



The purpose of this document is to establish a LOS based on the facilities and amenities provided to development within the Service Area. The LOS for parks and recreation is based on the City's residential population in the Service Area. The LOS consists of two components – the land value per capita and the improvement value per capita (or the cost to purchase the land and make improvements in today's dollars), resulting in a total value per capita for parks and recreation. The City has some storm water detention land on City park land. Typically, storm water detention land is excluded from the calculation of the LOS so as to avoid any double counting of value (recovering the value of this land through both the storm water and parks impact fees). However, the City has not accounted for the value of this land in their storm water impact fee, thus it has been included in the calculation of the park impact fee.

## DEMAND UNITS

The demand unit used in this analysis is population. The population projections are based on several sources including Census data, the State of Utah Governor's Office of Management and Budget (GOMB), building permits, and planning projections provided by the City. According to these projections, the City's current population is approximately 100,822.

TABLE 3.1: POPULATION PROJECTIONS

YEAR	POPULATION	% CHANGE
2019	100,822	
2020	103,851	3.00%
2021	107,600	3.61%
2022	111,484	3.61%
2023	115,509	3.61%
2024	119,679	3.61%
2025	123,999	3.61%
2026	128,475	3.61%
2027	133,113	3.61%
2028	137,919	3.61%
2029	142,898	3.61%

The future population in the Service Area is used to determine the additional parks and recreational needs to serve the additional population. The LOS standards for each of these types of improvements has been calculated, and a blended LOS determined for the future population, giving the City flexibility to provide the types of improvements that are desired by the residents to the future population. If growth projections and land use planning changes significantly in the future, the City will need to update the parks and recreation projections, the IFFP, and the impact fees.

Based on an annual growth rate of 3.61 percent, the service area should reach approximately 142,898 residents by 2029. As a result of this growth, the City will need to construct additional parks and recreation facilities to maintain the existing level of service.



## SECTION 4: EXISTING FACILITIES INVENTORY

### EXISTING FACILITIES

The City's existing parks inventory is shown in **TABLES 4.1** and **4.2**. The improvement costs for parks and recreation are based on the existing improvements to each type of facility and are calculated on a per acre basis. The cost of land was set by City Staff and is very conservative in comparison to land values throughout the Service Area.

### FACILITIES CATEGORY DEFINITIONS

The following definitions are taken from the St. George Parks, Recreation, Arts, & Trails Master Plan adopted in July 2019.

#### COMMUNITY PARKS

Community Parks are owned and maintained by the City and generally range in size from 20-50 acres. These parks serve several neighborhoods with a service area of one to two miles, or more in some cases. Community Parks provide a variety of amenities and special facilities, including sport fields, swimming pools and recreation centers, skate parks, etc. Community parks also provide a broad variety of activities and recreation opportunities. These parks are typically highly developed and should provide for a variety of amenities as required for neighborhood parks as well as additional special facilities.

#### NEIGHBORHOOD PARKS

Neighborhood Parks are typically 4-10 acres of developed park land, depending on land availability. Neighborhood parks are typically located within or adjacent to residential neighborhoods or developments and serve an area of ½ mile radius. Neighborhood parks are easily accessed by walking or biking. Neighborhood parks include restrooms, picnic shelter, playground structure, open grass areas, minimal parking, and an additional neighborhood-desired amenity.

#### UNDEVELOPED PARK LAND

Undeveloped Park Land is park area which has been acquired for either passive or active park space, but has not been formally planned, designed or received any park related improvements. In short, the undeveloped park property exists in a relatively undeveloped state.

#### TRAILS

Trails are an integral part of the public infrastructure in St. George where the climate provides for year-round trail use. Trails can connect a community and enhance the community's sense of place. Trails in St. George provide a defining connection to the natural environment.

#### TRAILHEADS

Safe, convenient entryways to the trail network expand access for users and are a necessary component of a strong, successful system. A trailhead typically includes parking, kiosks, and signage; and may include site furnishings such as trash receptacles, benches, restrooms, drinking fountains and bicycle parking.

For the purposes of the impact fee calculations, this analysis isolates the "City Funded" facilities. This represents the land and improvements funded with general fund dollars and excludes land and improvement costs that were donated or gifted to the City. The City funded acreage and estimated improvement value illustrated below will be the basis for the LOS analysis discussed in **SECTION 5**.

**TABLE 4.1: ACREAGE OF EXISTING PARKS, TRAILS, AND OPEN SPACES**

FACILITY TYPE	TOTAL	NON CITY-FUNDED	CITY FUNDED	% CITY OWNED	CITY OWNED & FUNDED	ESTIMATED LAND VALUE	2019 EST. IMPROV. VALUE
Neighborhood Parks (Acres)	167.50	68.67	98.83	92%	90.65	\$9,065,000	\$31,893,687
Community Parks (Acres)	396.00	206.50	189.50	93%	176.50	\$17,650,000	\$76,307,283
Undeveloped Park Land (Acres)	114.95	54.66	60.29	100%	60.29	\$6,029,000	-
Trails (Miles)	60.40	32.31	28.09	100%	28.09	-	\$13,252,460
Trailheads (Acres)	6.21	1.80	4.41	100%	4.41	\$441,000	\$1,140,219
<b>Total</b>						<b>\$33,185,000</b>	<b>\$122,593,649</b>

Estimated trail land value is included in the improvement value.

Existing parks include a variety of services including playgrounds, sports courts, open turf, baseball fields, basketball courts,



outdoor lighting, pavilion and picnic spaces, restrooms, skate parks, tennis courts and other amenities.

TABLE 4.2: EXISTING PARK FACILITY IMPROVEMENTS

AMENITY	COUNT OF AMENITY	AMENITY	COUNT OF AMENITY
Covered Pavilions - Large	13.00	Walking Path - Miles (Asphalt)	8.24
Covered Pavilions - Medium	34.00	Walking Path - Miles (Concrete)	3.82
Fishing	4.00	Walking Path - Miles Natural	0.76
Parking Spaces	2,687.00	Climbing Wall	3.00
Drinking Fountain	73.00	Amphitheatre	7.00
Playground	35.00	Skate Park	1.00
Dog Park	2.00	Ponds	9.00
Restroom - 2 Family Units	24.00	Information Kiosk	14.00
Restroom - 4 Family Units	5.00	Swing Bay	43.00
Restroom - 6 Family Units	2.00	Concession Stands	6.00
Restroom - Men's and Women's	8.00	Back Stops	8.00
Restroom - Men's and Women's W/ Family Units	3.00	Bench Swings	10.00
Sand Volleyball Courts	21.00	Pickleball Courts W/ Lights	34.00
Basketball Courts	15.00	Sand Based Soccer Fields W/ Lights	5.00
Tennis Courts	14.00	Soccer Fields Included in Open Grass Areas	11.00
Horseshoe Pits	31.00	Futsal	1.00
Softball Fields W/ Lights	14.00	Open Grass Area (Acres)	179.28
Splash Pad	6.00		

## BUY-IN COMPONENT

In addition to the park acreage and amenities mentioned above, the City also supports several recreation facilities that are utilized by existing residents; however, the facilities will serve the Service Area into the future. Generally, these facilities are unique and are designed to serve both existing and new development. As a result, new development will pay a proportionate share of the existing facilities and will be treated as a buy-in component, rather than purchasing new facilities. In addition, a buy-in will not reduce the LOS, but will provide a repayment source for costs already incurred. **Appendix A** provides a detailed list of all existing facilities and amenities which have been determined to have excess capacity. **TABLE 4.3** summarizes those facilities and amenities listed in **Appendix A**.

TABLE 4.3: EXISTING RECREATION FACILITIES (BUY-IN COMPONENT)

BUY-IN DETERMINATION	COST	% INCLUDED IN IFA	BUY-IN COMPONENT	POPULATION SERVED	PER PERSON
Recreation Center	\$1,944,729	45.5%	\$885,320	128,475	\$6.89
Hydro Tube for Public Swimming Pool	\$199,652	100.0%	\$199,652	111,484	\$1.79
Maintenance Building	\$178,091	100.0%	\$178,091	205,079	\$0.87
Public Swimming Pool	\$3,913,350	50.0%	\$1,956,675	119,679	\$16.35
<b>Total Buy-In</b>	<b>\$6,235,823</b>		<b>\$3,219,739</b>		<b>\$25.90</b>

Source: St George City, LYRB  
Figures may differ due to rounding.

## LAND VALUES

A comparison of Washington County land records shows an average cost of \$90,000 to \$97,000 per acre (based on recently constructed/developed parks and land records obtained from Washington County Assessor's Office as of November 2018). This analysis assumes a cost per acre of \$100,000 per acre. It should be noted that current costs are used strictly to determine the actual cost, in today's dollars, of duplicating the current LOS for future development in the City and does not reflect the value of the existing improvements within the City.

## MANNER OF FINANCING EXISTING PUBLIC FACILITIES

The City's existing parks and recreation infrastructure has been funded through a combination of general fund revenues, donations, and impact fees. All park land and improvements funded through donations have been excluded from the impact fee calculations unless the developer received a density credit in return for their donation.

## SECTION 5: LEVEL OF SERVICE ANALYSIS

### LEVEL OF SERVICE STANDARDS

The level of service ("LOS") for this analysis is based on maintaining the existing level of investment ("LOI") in current parks and recreation facilities. The LOS consists of two components: the land value per capita and the improvement value per capita funded by the City (or the cost to purchase the land and make improvements in today's dollars), resulting in a total value per capita for parks and recreation.

Using the estimated land values and improvement values per type of park shown in **TABLE 4.1** and the existing estimated population of 100,822 for 2019, the value per capita (or LOS) is calculated. This approach uses an estimated land value and construction costs improvements in today's dollars to determine the current value. It is assumed that the City will maintain, at a minimum, the current set LOS standard.

**TABLES 5.1 through 5.3** below show the LOS for parks and recreation in the defined service area, broken down by type of park.

**TABLE 5.1: EXISTING LEVEL OF SERVICE**

PARK TYPE	IMPACT FEE LOS PER 1,000 POPULATION	LAND VALUE	IMPROVEMENT VALUE
Neighborhood Parks (Acres)	0.90	\$9,065,000	\$31,893,687
Community Parks (Acres)	1.75	\$17,650,000	\$76,307,283
Undeveloped Park Land (Acres)	0.60	\$6,029,000	-
Regional Trails (Miles)	0.19	-	\$13,252,460
Trailheads (Acres)	0.04	\$441,000	\$1,140,219
		<b>\$33,185,000</b>	<b>\$122,593,649</b>

**TABLE 5.2: EXISTING LEVEL OF SERVICE (PER CAPITA)**

PARK TYPE	COMBINED VALUE	CURRENT POPULATION	TOTAL VALUE PER CAPITA
Neighborhood Parks (Acres)	\$40,958,687	100,822	\$406
Community Parks (Acres)	\$93,957,283	100,822	\$932
Undeveloped Park Land (Acres)	\$6,029,000	100,822	\$60
Trails (Miles)	\$13,252,460	100,822	\$131
Trailheads (Acres)	\$1,581,219	100,822	\$16
	<b>\$155,778,649</b>		<b>\$1,545</b>

For the purposes of the impact fee calculations, this analysis isolates the "City Funded" facilities. This represents the land and improvements funded with general fund dollars and excludes land and improvement costs that were donated or gifted to the City. This results in a lower impact fee LOS than what was presented in the Master Plan, since a portion of the facilities were gifted to the City or funded with alternative mechanisms. In order to maintain the Master Plan LOS the City will need to continue to identify alternative funding mechanisms.

**TABLE 5.3: EXISTING LEVEL OF SERVICE (PER ACRE)**

PARK TYPE	IMPACT FEE LOS	EST. LAND VALUE	LAND VALUE PER ACRE/MILE	EST. IMPROV VALUE	IMPROV VALUE PER ACRE/MILE	TOTAL VALUE PER ACRE/MILE
Neighborhood Parks (Acres)	90.65	\$9,065,000	\$100,000	\$31,893,687	\$351,833	\$451,833
Community Parks (Acres)	176.50	\$17,650,000	\$100,000	\$76,307,283	\$432,336	\$532,336
Undeveloped Park Land (Acres)	60.29	\$6,029,000	\$100,000	-	-	\$100,000
Regional Trails (Miles)	28.09	-	-	\$13,252,460	\$471,840	\$471,840
Trailheads (Acres)	4.41	\$441,000	\$100,000	\$1,140,219	\$258,553	\$358,553
<b>Total</b>		<b>\$33,185,000</b>		<b>\$122,593,649</b>		

Typically, land associated with trails is excluded in this analysis as it is often included in the improvement cost per mile and in some cases is part of rights of way that do not have a land cost incurred by the City.

The calculation of impact fees relies upon the information contained in this analysis. The timing of construction for development-





related park facilities will depend on the rate of development and the availability of funding. For purposes of this analysis, a specific construction schedule is not required since the construction of park facilities can lag development without impeding continued development activity. This analysis assumes that construction of needed park facilities will proceed on a pay-as-you-go basis, and assumes a standard annual dollar amount the City should anticipate collecting and plan to expend on park improvements.

## SECTION 6: CAPITAL FACILITY ANALYSIS

Future planning for park land is an ongoing process based on the changes in population and community preference. The City will purchase and improve parks and recreational facilities to maintain the level of service defined in this document. A summary of the City's desired improvements is found below **TABLE 6.1**. The estimated future investment in **TABLE 6.1** excludes buy-in to existing facilities. This Service Area includes all areas within the City. **TABLE 6.1** further illustrates the estimated population growth during the planning horizon in the Service Area, and the estimated future investment needed. Actual future improvements will be determined as development occurs, and the opportunity to acquire and improve park land arises. It is important to note that fees can be used for public facilities that have a useful life of ten or more years that are owned or operating on behalf of the City.

**TABLE 6.1: ILLUSTRATION OF ST. GEORGE PARKS AND RECREATION FUTURE IMPROVEMENTS**

TYPE OF IMPROVEMENT	POPULATION INCREASE IFFP HORIZON	LEVEL OF INVESTMENT PER CAPITA	ESTIMATED FUTURE INVESTMENT
City-Wide Service Area	42,076	\$1,545	\$65,011,034

Future investment will be used to acquire additional parks and recreation land and fund new park improvements and amenities which have a life expectancy of ten (10) years or more or add capacity to existing park facilities. The following types of improvements may be considered, if they have a useful life of ten or more years and add capacity to the system:

- ☐ Land Acquisition
- ☐ Sod and Irrigation Improvements
- ☐ Pavilions
- ☐ Restrooms and other Parks and Recreation Buildings
- ☐ Barbecues (Built-In)
- ☐ Drinking Fountains
- ☐ Playgrounds
- ☐ Trailways/Trailheads
- ☐ Volleyball Courts
- ☐ Tennis Courts
- ☐ Basketball Courts
- ☐ Other Recreational Courts and Facilities
- ☐ Baseball/Softball Field Facilities
- ☐ Multi-Purpose Fields
- ☐ Field Lighting
- ☐ Concession/ Buildings
- ☐ Parking
- ☐ Skate Parks
- ☐ Urban Fishing
- ☐ Dog Parks
- ☐ Benches
- ☐ Ponds
- ☐ Amphitheaters
- ☐ Splash Pads
- ☐ Bike Parks
- ☐ Pickleball Courts
- ☐ Other Park and Recreation Amenities

It is important to note that impact fees can only be used for public facilities that have a useful life of ten or more years that are owned or operating on behalf of the City.<sup>12</sup> The Impact Fee Act does not allow impact fees to cure deficiencies in a public facility serving existing development; or to raise the established level of service of a public facility serving existing development.

<sup>12</sup> UC 11-36a-102(16)



Additionally, the City has adopted the following Capital Improvement Plan:

**TABLE 6.2: ILLUSTRATION OF ST GEORGE PARKS AND RECREATION CAPITAL IMPROVEMENT PLAN**

TYPE	2020	2021	2022	2023	2024	2025	2026-2030	TOTAL
Acquisitions	1,173,000	721,000	870,000	437,000	2,799,000	727,000	6,564,000	13,291,000
Neighborhood Parks	1,200,000	-	6,365,000	8,224,000	3,489,000	2,550,000	18,497,000	40,325,000
Community Parks	150,000	2,200,000	-	1,311,000	17,259,000	-	29,588,000	50,508,000
Improvements & Upgrades	375,000	-	300,000	200,000	300,000	200,000	-	1,375,000
Trails	3,995,000	3,167,000	1,268,000	1,921,000	1,619,000	1,823,000	10,305,000	24,098,000
Special Use Art Facilities	-	-	10,928,000	-	-	-	-	10,928,000
Recreation Facilities	-	-	-	-	-	-	38,100,000	38,100,000
Special Use Recreation Facilities	-	-	-	-	-	-	9,003,000	9,003,000
Park Repairs & Improvements	1,883,000	1,177,000	1,237,000	1,181,000	1,277,000	1,183,000	2,584,000	10,522,000
<b>Total</b>	<b>\$8,776,000</b>	<b>\$7,265,000</b>	<b>\$20,968,000</b>	<b>\$13,274,000</b>	<b>\$26,743,000</b>	<b>\$6,483,000</b>	<b>\$114,641,000</b>	<b>\$198,150,000</b>

As shown, the City intends to invest almost \$200M capital needs through 2030 (\$227M in construction year costs).

It is important to note that capital projects related to curing deficiencies are not impact fee eligible. Provided in **TABLE 6.3**, is an estimate of construction year costs, based on two percent annual inflation. In addition, impact fee eligible projects are also identified.

**TABLE 6.3: ILLUSTRATION OF CONSTRUCTION YEAR COSTS AND IMPACT FEE ELIGIBLE AMOUNTS**

TYPE	ELIGIBILITY	2020	2021	2022	2023	2024	2025	2026-2030	TOTAL
Acquisitions	Yes	1,196,460	750,128	923,251	473,023	3,090,322	818,720	7,844,588	15,096,492
Neighborhood Parks	Yes	1,224,000	-	6,754,589	8,901,922	3,852,138	2,871,714	22,105,627	45,709,990
Community Parks	Yes	153,000	2,288,880	-	1,419,069	19,055,331	-	35,360,399	58,276,678
Improvements & Upgrades	No	382,500	-	318,362	216,486	331,224	225,232	-	1,473,806
Trails	Yes	4,074,900	3,294,947	1,345,612	2,079,352	1,787,507	2,052,994	12,315,429	26,950,741
Special Use Art Facilities	No	-	-	11,596,881	-	-	-	-	11,596,881
Recreation Facilities	No	-	-	-	-	-	-	45,533,027	45,533,027
Special Use Recreation Facilities	-	-	-	-	-	-	-	10,759,418	10,759,418
Park Repairs & Improvements	No	1,920,660	1,224,551	1,312,714	1,278,352	1,409,911	1,332,250	3,088,119	11,566,558
<b>Total</b>		<b>8,951,520</b>	<b>7,558,506</b>	<b>22,251,409</b>	<b>14,368,204</b>	<b>29,526,433</b>	<b>7,300,911</b>	<b>137,006,607</b>	<b>226,963,591</b>
<b>Impact Fee Eligible</b>		<b>\$6,648,360</b>	<b>\$6,333,955</b>	<b>\$9,023,452</b>	<b>\$12,873,366</b>	<b>\$27,785,297</b>	<b>\$5,743,428</b>	<b>\$88,385,461</b>	<b>\$156,793,319</b>

While **TABLE 6.3** includes a list of known projects and total cost relative to maintain the Master Plan LOS, the impact fee is based on the City-funded LOS, which is lower than the Master Plan LOS. **TABLE 6.1** specifies the portion of funding which may come from Impact Fees towards the Capital Improvement Plan on parks, recreation facilities, open space, and trails.<sup>13</sup>

The City may need to acquire additional parks and recreation land, fund new park improvements and amenities, or make improvements to existing park facilities to add capacity to the system not identified above. In addition, in order to achieve the Master Plan LOS, alternative funding mechanisms will need to be identified.

<sup>13</sup> UC 11-36a-102(16)

## SYSTEM VS. PROJECT IMPROVEMENTS

System improvements are defined as existing and future public facilities designed and intended to provide services to service areas within the community at large.<sup>14</sup> Project improvements are improvements and facilities that are planned and designed to provide service for a specific development and considered necessary for the use and convenience of the occupants or users of that specific development.<sup>15</sup> The Impact Fee Analysis may only include the costs of impacts on system improvements related to new growth within the proportionate share analysis.

Only park facilities that serve the entire community are included in the LOS. The following facility types are considered system improvements, as defined in **SECTION 4**:

- ☐ Neighborhood Parks;
- ☐ Community Parks;
- ☐ Undeveloped Park Land;
- ☐ Trailheads; and,
- ☐ Trails.

## HISTORIC FUNDING OF FACILITIES

The City's existing parks and recreation infrastructure has been funded through a variety of funding mechanisms, including impact fees, general fund revenues and grants and donations.

### GENERAL FUND REVENUES

General fund revenues include a mix of property taxes, sales taxes, federal and state grants, and any other available general fund revenues. All land and improvements funded with general fund monies can be included in the impact fee calculations, as these amenities were funded by existing residents.

### GRANTS AND DONATIONS FUNDING

The City also received grants monies and donations to fund parks and recreation facilities. All land and improvements funded with grant monies and donations received are excluded in the impact fee calculations.

## FUNDING OF FUTURE FACILITIES

The IFFP must also include a consideration of all revenue sources, including impact fees and the dedication of system improvements, which may be used to finance system improvements.<sup>16</sup> In conjunction with this revenue analysis, there must be a determination that impact fees are necessary to achieve an equitable allocation of the costs of the new facilities between the new and existing users.<sup>17</sup>

### PROPERTY TAX REVENUES

Property tax revenues are not specifically identified in this analysis as a funding source for capital projects, but interfund loans may be made from the general fund which will ultimately include some property tax revenues. Interfund loans will be repaid once sufficient impact fee revenues have been collected.

### GRANTS AND DONATIONS

The City does not anticipate any donations from new development for impact fee funded system improvements related to park facilities. A donor and the City may enter into a Development Agreement which may entitle the donor to a reimbursement for the negotiated value of system improvements funded through impact fees if donations are made by new development.

The City may receive grant monies to assist with park and trail construction and improvements. This analysis has removed all funding that has come from federal grants and donations to ensure that none of those infrastructure items are included in the LOS. Therefore, the City's existing LOS standards have been funded by the City's existing residents. Funding the future improvements through impact fees places a similar burden upon future users as that which has been placed upon existing users through impact fees, property taxes, user fees, and other revenue sources.

### IMPACT FEE REVENUES

Impact fees are charged to ensure that new growth pays its proportionate share of the costs for the development of public

<sup>14</sup> UC 11-36a-102(20)

<sup>15</sup> UC 11-36a102(13)

<sup>16</sup> UC 11-36a-302(2)

<sup>17</sup> UC 11-36a-302(3)



infrastructure. Impact fee revenues can also be attributed to the future expansion of public infrastructure if the revenues are used to maintain an existing level of service. Increases to an existing level of service cannot be funded with impact fee revenues. Analysis is required to accurately assess the true impact of new development upon the City infrastructure and to prevent existing users from subsidizing growth.

#### **DEBT FINANCING**

In the event the City has not amassed sufficient impact fees to pay for the construction of time sensitive or urgent capital projects needed to accommodate new growth, the City must look to revenue sources other than impact fees for funding, which includes debt financing. The Impact Fees Act allows for the costs related to the financing of future capital projects to be legally included in the impact fee. This allows the City to finance and quickly construct infrastructure for new development and reimburse itself later from impact fee revenues for the costs of issuing debt. However, the City does not anticipate utilizing debt financing for this 10-Year Plan and therefore no financing costs are included in this analysis.

### **EQUITY OF IMPACT FEES**

Impact fees are intended to recover the costs of capital infrastructure that relate to future growth. The impact fee calculations are structured for impact fees to fund 100 percent of the growth-related facilities identified in the proportionate share analysis as presented in the impact fee analysis. Even so, there may be years that impact fee revenues cannot cover the annual growth-related expenses. In those years, growth-related projects may be delayed, or other revenues such as general fund revenues or other fund's revenues and/or fund balance reserves may be used to make up any annual deficits. Any borrowed funds are to be repaid in their entirety through subsequent impact fees.

### **NECESSITY OF IMPACT FEES**

An entity may only impose impact fees on development activity if the entity's plan for financing system improvements establishes that impact fees are necessary to achieve parity between existing and new development. This analysis has identified the improvements to public facilities and the funding mechanisms to complete the suggested improvements. Impact fees are identified as a necessary funding mechanism to help offset the costs of new capital improvements related to new growth. In addition, alternative funding mechanisms are identified to help offset the cost of future capital improvements.

## SECTION 7: PARKS AND RECREATION IMPACT FEE CALCULATION

The calculation of impact fees relies upon the information contained in this analysis. Impact fees are calculated based on many variables centered on proportionality share and LOS. The following describes the methodology used for calculating impact fees in this analysis.

### PROPOSED PARKS AND RECREATION IMPACT FEE

#### GROWTH-DRIVEN (PERPETUATION OF EXISTING LOS)

The methodology utilized in this analysis is based on the increase, or growth, in residential demand. The growth-driven method utilizes the existing LOS and perpetuates that LOS into the future. Impact fees are then calculated to provide sufficient funds for the City to expand or provide additional facilities, as growth occurs within the community. Under this methodology, impact fees are calculated to ensure new development provides sufficient investment to maintain the current LOS standards in the community. This approach is often used for public facilities that are not governed by specific capacity limitations and do not need to be built before development occurs (i.e. park facilities).

Using the growth-driven methodology, the fee per capita is \$1,572 as shown in TABLE 7.1. Based on the per capita fee, the proposed impact fee per household ("HH") is illustrated in TABLE 7.2.

TABLE 7.1: IMPACT FEE VALUE PER CAPITA (INCLUDING BUY-IN COMPONENT)

TYPE OF IMPROVEMENT	EXISTING LOS PER 1,000 POPULATION	LAND COST PER ACRE/MILE	IMPROVEMENT VALUE PER ACRE	TOTAL COST PER ACRE	COST PER 1,000 POPULATION	PER CAPITA
Neighborhood Parks	0.90	\$100,000	\$351,833	\$451,833	\$406,248	\$406
Community Parks	1.75	\$100,000	\$432,336	\$532,336	\$931,913	\$932
Undeveloped Park Land	0.60	\$100,000	\$0	\$100,000	\$59,798	\$60
Trails	0.28	-	\$471,840	\$471,840	\$131,444	\$131
Trailheads	0.04	\$100,000	\$258,553	\$358,553	\$15,683	\$16
Excess Capacity Buy-In						\$26
Professional Expenses <sup>18</sup>				\$28,891		\$1
Impact Fee Per Capita						\$1,572

TABLE 7.2: PARK IMPACT FEE SCHEDULE (INCLUDING BUY-IN COMPONENT)

IMPACT FEE PER HOUSEHOLD (HH)	PERSONS PER HH	IMPACT FEE PER CAPITA	LOI FEE PER HH	EXISTING FEE PER HH	% CHANGE	\$ CHANGE
Single Family	3.03	\$1,572	\$4,763	\$2,182	118%	\$2,582
Multi Family	2.29	\$1,572	\$3,600	\$1,426	152%	\$2,174

Persons per HH Source: American Community Survey 5-Year Estimates, LYRB

### NON-STANDARD PARK IMPACT FEES

The City reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that the land use will have upon public facilities.<sup>19</sup> The adjustment for a Non-Standard Park Impact Fees could result in a different impact fee if the City determines that a particular user may create a different impact than what is standard for its land use. The non-standard impact fee is calculated based on the following formula:

**Estimate of Total Population Increase from Development x Estimate of Impact Fee per Capita (\$1,572) = Impact Fee**

### CONSIDERATION OF ALL REVENUE SOURCES

The Impact Fees Act requires the proportionate share analysis to demonstrate that impact fees paid by new development are the most equitable method of funding growth-related infrastructure. See SECTION 6 for further discussion regarding the consideration of revenue sources.

<sup>18</sup> This is the actual cost to update the IFFP and IFA. The City can use this portion of the impact fee to reimburse itself for the expense of updating the IFFP and IFA. The cost is divided over the new population in the next six years.

<sup>19</sup> UC 11-36a-402(1)(c)

## EXPENDITURE OF IMPACT FEES

Legislation requires that impact fees should be spent or encumbered within six years after each impact fee is paid. Impact fees collected in the next five to six years should be spent only on impact fee eligible projects to maintain the LOS.

## PROPOSED CREDITS OWED TO DEVELOPMENT

Credits may be applied to developers who have constructed and donated system facilities to the City that are included in the IFFP in-lieu of impact fees. Credits for system improvements may be available to developers up to, but not exceeding, the amount commensurate with the LOS identified within this IFA. Credits will not be given for the amount by which system improvements exceed the LOS identified within this IFA. This situation does not apply to developer exactions or improvements required to offset density or as a condition of development. Any project that a developer funds must be included in the IFFP if a credit is to be issued.

In the situation that a developer chooses to construct system facilities found in the IFFP in-lieu of impact fees, the decision must be made through negotiation with the developer and the City on a case-by-case basis.

## GROWTH-DRIVEN EXTRAORDINARY COSTS

The City does not anticipate any extraordinary costs necessary to provide services to future development.

## SUMMARY OF TIME PRICE DIFFERENTIAL

Although the Impact Fees Act allows for the inclusion of a time price differential to ensure that the future value of costs incurred at a later date are accurately calculated to include the costs of construction inflation, an inflation component was considered in the cost estimates in this study. When determining the level of investment all costs are represented in today's dollars.



## APPENDIX A: EXISTING RECREATION FACILITIES USED FOR BUY-IN

DESCRIPTION	DATE ACQUIRED	ACQUISITION COST
HYDROTUBE	6/30/1991	50,000.00
REFURBISH HYDROTUBE	6/30/1994	9,750.00
HYDROTUBE POND CEMENT WORK	6/30/1997	399.00
HYDROTUBE RENOVATION (GEN FUND)	6/30/2013	107,018.32
PHASE THREE OF CITY POOL HYDROTUBE PROJECT	6/30/2017	32,485.00
REC CENTER IMPROVEMENTS	6/30/1996	11,413.31
REC CENTER (CAP PROJ FUND)	6/30/1996	82,393.35
REC CENTER ROOF REPAIRS	6/30/1997	550.00
REC CENTER SOUND BARRIERS	6/30/1997	4,600.00
RECREATION CENTER ADDITION	6/30/1997	47,120.00
REC CENTER SHELVES (GEN FUND)	6/30/1998	1,198.00
REC CENTER PHASE II (BOND FUND)	6/30/1998	75,273.76
REC CENTER PHASE II (BOND FUND)	6/30/1998	999,423.33
REC CENTER IMPROVEMENTS (GEN FUND)	6/30/2001	6,229.21
REC CENTER STORAGE SHED	6/30/2002	28,846.31
RECREATION CENTER IMPROVEMENTS	6/30/2008	57,246.11
REC CENTER MAJOR RENOVATION	6/30/2014	257,771.10
RECREATION CENTER IMPROVEMENTS	6/30/2015	84,807.41
RECREATION CENTER REMODEL	6/30/2016	94,764.04
RE-ROOFING PROJECT REC CENTER	6/30/2016	140,170.00
REC CENTER FLOOR REPAIR (GEN FUND)	2/6/2017	52,923.18
CANYONS MAINTENANCE BUILDING	6/30/2005	178,090.85
YEAR-ROUND SWIMMING FACILITY	6/30/1997	256,568.29
YEAR-ROUND SWIMMING FACILITY	6/30/1998	2,757,922.92
SWIMMING POOL	6/30/1999	19,797.21
YEAR ROUND SWIMMING FACILITY (BOND)	6/30/1999	750,646.84
YEAR-ROUND SWIMMING FACILITY (BOND)	6/30/2000	20,460.47
OUTDOOR POOL IMPROVEMENTS	6/30/2000	6,855.24
YEAR-ROUND SWIMMING FACILITY (BOND)	6/30/2001	46,772.69
OUTDOOR POOL IMPROVEMENTS	6/30/2001	29,608.00
OUTDOOR POOL IMPROVEMENTS	6/30/2008	18,356.72
16 FT DIVING BOARD	6/30/2013	6,362.07
<b>TOTAL</b>		<b>\$6,235,822.73</b>





APPENDIX B: INVENTORY OF EXISTING PARK FACILITIES

TABLE B.1: ILLUSTRATION OF EXISTING NEIGHBORHOOD PARK INVENTORY

Park Name	Total Acreage	City Funded Acreage	Land Value	Covered Pavilions Large	Covered Pavilions Medium	Fishing	Parking Spaces	Drinking Fountains	Play-ground	Dog Park	Restroom 2 Family Units	Restroom 4 Family Units	Restroom 6 Family Units	Restroom M & W	Restroom M & W w/Family Units	Sand Volleyball	Basketball Post Tension Full Court	Tennis Post Tension w/Lights	Horseshoe Pits	Softball Fields w/Lights	Splash Pad	Walking Path – Miles (Asphalt)
Neighborhood Parks			\$100,000	\$200,000	\$110,000	\$16,200	\$5,000	\$3,200	\$300,000	\$35,000	\$130,000	\$200,000	\$300,000	\$200,000	\$400,000	\$50,000	\$75,000	\$254,000	\$10,000	\$829,000	\$500,000	\$274,560
1100 East Park	1.50	1.50	\$150,000	-	1.00	-	-	1.00	1.00	-	-	-	-	-	-	1.00	1.00	-	-	-	-	-
2450 East Park	10.00	10.00	\$1,000,000	-	1.00	-	26.00	1.00	1.00	-	1.00	-	-	-	-	1.00	1.00	-	-	-	-	0.40
Black Hill Park	2.00	2.00	\$200,000	-	-	-	-	1.00	1.00	-	-	-	-	-	-	-	-	-	-	-	-	-
Blake Memorial Park	6.00	-	-	-	1.00	-	-	1.00	1.00	-	1.00	-	-	-	-	-	-	-	-	-	-	-
Bloomington Hills North Park	11.00	-	-	-	1.00	-	-	1.00	1.00	-	-	-	-	-	-	-	1.00	-	-	-	-	0.60
Bloomington Hills Park	2.50	-	-	-	1.00	-	-	1.00	1.00	-	-	-	-	-	-	-	1.00	-	-	-	-	-
Brooks Nature Park	3.00	3.00	\$300,000	-	1.00	-	8.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Christensen Park	6.00	-	-	1.00	-	-	11.00	1.00	1.00	-	1.00	-	-	-	-	1.00	1.00	-	1.00	-	-	0.20
College Park	1.00	1.00	\$100,000	-	-	-	-	1.00	1.00	-	-	-	-	-	-	-	1.00	-	-	-	-	-
Cox Park	4.50	2.25	\$225,000	1.00	-	-	10.00	1.00	1.00	-	1.00	-	-	-	-	1.00	1.00	2.00	-	-	-	-
Crimson Ridge Park	4.00	1.38	\$138,000	1.00	-	-	11.00	1.00	1.00	-	1.00	-	-	-	-	-	-	-	-	-	-	0.34
Crosby Family Confluence Park	11.50	11.50	\$1,150,000	1.00	-	-	59.00	1.00	-	-	-	1.00	-	-	-	-	-	-	-	-	-	-
Crosby Linear Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.60
Dixie Downs Park	4.50	-	-	-	1.00	-	27.00	1.00	1.00	-	1.00	-	-	-	-	-	-	-	-	-	-	0.30
Firehouse Park	4.50	4.50	\$450,000	-	1.00	-	11.00	1.00	1.00	1.00	1.00	-	-	-	-	-	-	-	-	-	-	-
Forest Park	3.50	-	-	-	1.00	1.00	5.00	1.00	1.00	-	1.00	-	-	-	-	-	-	-	-	-	-	-
Larkspur Park	4.50	-	-	-	-	-	15.00	1.00	1.00	-	1.00	-	-	-	-	2.00	-	2.00	-	-	-	0.17
Mathis Park	19.00	5.70	\$570,000	-	1.00	-	78.00	1.00	1.00	-	-	-	-	1.00	-	-	-	-	-	-	-	0.34
Middleton Park	1.00	-	-	-	1.00	-	-	1.00	1.00	-	1.00	-	-	-	-	-	1.00	-	-	-	-	-
Millcreek Park	5.08	5.08	\$508,000	-	1.00	-	9.00	1.00	1.00	-	1.00	-	-	-	-	-	1.00	-	-	-	-	-
Petroglyph Park	0.50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sandtown Park	6.50	6.50	\$650,000	-	1.00	-	79.00	1.00	1.00	-	-	-	-	1.00	-	-	-	-	-	-	-	0.21
Shadow Mountain Park	4.50	4.50	\$450,000	-	1.00	-	8.00	1.00	1.00	-	1.00	-	-	-	-	1.00	1.00	-	-	-	-	0.30
Silkwood Park	3.50	-	-	-	1.00	-	9.00	1.00	1.00	-	1.00	-	-	-	-	1.00	1.00	-	-	-	-	-
Slick Rock Park	7.50	7.50	\$750,000	1.00	-	-	9.00	1.00	-	-	1.00	-	-	-	-	-	-	-	-	-	-	0.30
Springs Park	12.00	-	-	-	1.00	-	8.00	1.00	1.00	-	1.00	-	-	-	-	-	1.00	-	-	-	-	0.30
St. James Park	20.00	20.00	\$2,000,000	1.00	-	-	52.00	1.00	-	-	1.00	-	-	-	-	-	-	-	-	-	-	0.35
Sunset Park	8.00	4.24	\$424,000	-	2.00	-	12.00	2.00	2.00	-	2.00	-	-	-	-	1.00	-	-	-	1.00	-	-
Total Neighborhood Parks	167.58	90.65	\$9,065,000	6.00	18.00	1.00	447.00	26.00	23.00	1.00	18.00	1.00	-	2.00	-	9.00	12.00	4.00	1.00	1.00	-	4.41

The City Funded Acreage does not include donated acreage.



TABLE B.1: ILLUSTRATION OF EXISTING NEIGHBORHOOD PARK INVENTORY (CONT.)

Park Name	Walking Path – Miles (Concrete)	Walking Path – Miles (Natural)	Climbing Wall	Amphitheatre	Skate Park	Ponds	Information Kiosk	Swing Bay	Concession Stands	Back Stops	Bench Swings	Pickleball Post Tension w/Lights	Sand Based Soccer Fields w/Lights	Soccer Fields Included in Open Grass Acres	Futsal	Open Grass Area (Acres)	Total Improvements	Design/Engineering Cost (%)	Total Improvement Cost	Construction Improvements % City Funded	City Funded Improvements
Neighborhood Parks (cont.)	\$422,400	\$10,000	\$144,198	\$37,427	\$273,129	\$300,000	\$9,500	\$20,000	\$190,666	\$4,725	\$12,750	\$65,000	\$843,000	\$0	\$53,000	\$140,000					
1100 East Park	0.16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.60	\$689,784	\$90,155	\$779,939	100%	779,939
2450 East Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.80	\$1,720,024	\$224,807	\$1,944,831	100%	\$1,944,831
Black Hill Park	-	-	-	-	-	-	-	-	-	-	2.00	-	-	-	-	0.70	\$426,700	\$55,770	\$482,470	98%	\$472,820
Blake Memorial Park	-	-	-	-	-	-	-	2.00	-	-	-	-	-	-	-	0.80	\$695,200	\$90,863	\$786,063	100%	\$786,063
Bloomington Hills North Park	-	-	-	-	-	-	-	2.00	-	-	-	-	-	-	-	10.40	\$2,148,936	\$280,866	\$2,429,802	100%	\$2,429,802
Bloomington Hills Park	-	-	-	-	-	-	-	2.00	-	-	-	-	-	-	-	2.70	\$906,200	\$118,440	\$1,024,640	100%	\$1,024,640
Brooks Nature Park	-	0.30	-	1.00	-	1.00	-	-	-	-	-	-	-	-	-	0.05	\$497,427	\$65,014	\$562,441	100%	\$562,441
Christensen Park	-	-	-	-	-	-	-	1.00	-	1.00	-	-	-	1.00	-	4.30	\$1,504,837	\$196,682	\$1,701,519	98%	\$1,667,489
College Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.80	\$490,200	\$64,069	\$554,269	90%	\$498,842
Cox Park	0.34	-	-	-	-	-	-	2.00	-	-	-	-	-	-	-	2.90	\$1,905,816	\$249,090	\$2,154,906	100%	\$2,154,906
Crimson Ridge Park	-	-						2.00								2.20	\$1,068,191*	\$40,144*	\$1,108,335	100%	\$1,108,335
Crosby Family Confluence Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.72	\$799,000	\$75,905	\$874,905	33%	\$288,719
Crosby Linear Park	-	-														-	\$157,371*	\$14,545*	\$171,916	FEMA Funds	\$0
Dixie Downs Park	-	-	-	-	-	-	-	1.00	-	2.00	-	-	-	1.00	-	5.00	\$1,490,018	\$194,745	\$1,684,763	100%	\$1,684,763
Firehouse Park	0.30	-	-	-	-	-	-	3.00	-	-	-	-	-	-	-	3.80	\$1,351,920	\$176,696	\$1,528,616	80%	\$1,222,893
Forest Park	0.23	-	-	-	-	1.00	-	1.00	-	-	-	-	-	-	-	0.22	\$1,032,352	\$134,928	\$1,167,280	40%	\$466,912
Larkspur Park	-	-	-	-	-	-	-	1.00	-	-	-	-	-	-	-	2.40	\$1,518,875	\$198,517	\$1,717,392	100%	\$1,717,392
Mathis Park	-	-	-	-	-	-	-	-	-	-	-	-	-	1.00	-	5.00	\$1,916,550	\$182,072	\$2,098,623	80%	\$1,678,898
Middleton Park	-	-	-	-	-	-	-	1.00	-	-	-	-	-	-	-	0.60	\$722,200	\$94,392	\$816,592	100%	\$816,592
Millcreek Park	0.23	-						-								0.84	\$945,495*	\$81,745*	\$1,027,240	100%	\$1,027,240
Petroglyph Park												-	-	-	-		\$0	\$0	\$0	100%	\$0
Sandtown Park	0.21	0.21	-	-	-	-	-	-	-	-	-	-	-	2.00	-	6.50	\$2,066,662	\$270,113	\$2,336,774	100%	\$2,336,774
Shadow Mountain Park	-	-	-	-	-	1.00	-	1.00	-	-	-	-	-	-	-	1.00	\$1,250,568	\$163,449	\$1,414,017	100%	\$1,414,017
Silkwood Park	0.25	-		1.00				-								1.15	\$547,865*	\$24,371*	\$572,236	100%	\$572,236
Slick Rock Park	-	-	1.00	-	-	-	-	-	-	-	-	-	-	-	-	-	\$604,766	\$79,043	\$683,809	50%	\$341,904
Springs Park	-	-	-	-	-	1.00	-	1.00	-	-	2.00	-	-	-	-	0.50	\$1,156,068	\$151,098	\$1,307,166	70%	\$915,016
St. James Park	-	-					1.00							2.00		7.00	\$715,009*	\$22,676*	\$737,685	100%	\$737,685
Sunset Park	0.25	-	-	-	-	-	-	3.00	-	1.00	-	-	-	1.00	-	4.80	\$2,867,725	\$374,812	\$3,242,537	100%	\$3,242,537
Total Neighborhood Parks	1.97	0.51	1.00	2.00	-	4.00	1.00	23.00	-	4.00	4.00	-	-	8.00	-	70.78	\$31,195,759	3,715,007	34,910,766		\$31,893,687
The City Funded Acreage does not include donated acreage *Recently constructed Facility – Actual Costs Used																					



TABLE B.2: ILLUSTRATION OF EXISTING COMMUNITY PARK INVENTORY

Park Name	Total Acreage	City Funded Acreage	Land Value	Covered Pavilions Large	Covered Pavilions Medium	Fishing	Parking Spaces	Drinking Fountains	Play-ground	Dog Park	Restroom 2 Family Units	Restroom 4 Family Units	Restroom 6 Family Units	Restroom M & W	Restroom M & W w/Family Units	Sand Volleyball	Basketball Post Tension Full Court	Tennis Post Tension w/Lights	Horseshoe Pits	Softball Fields w/Lights	Splash Pad	Walking Path – Miles (Asphalt)
Community Parks			\$100,000	\$200,000	\$110,000	\$16,200	\$5,000	\$3,200	\$300,000	\$35,000	\$130,000	\$200,000	\$300,000	\$200,000	\$400,000	\$50,000	\$75,000	\$254,000	\$10,000	\$829,000	\$500,000	\$274,560
Bloomington Park	26.50	-	-	-	1	-	253	-	1	-	-	-	-	-	-	-	1	-	-	2	-	-
Bloomington Park Pickleball				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bloomington Little League Ballfield				-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	-
Canyons Complex	40.00	-	-	-	2	1	342	2	1	-	-	-	-	1	-	-	-	-	-	7	-	-
Centennial Park	13.00	-	-	-	1	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	0.60
Cottonwood Cove Park	19.00	-	-	1	1	-	90	4	1	-	-	1	-	-	-	1	-	-	-	-	-	-
Dixie Sunbowl	5.50	5.50	\$550,000	-	-	-	-	2	-	-	-	-	-	2	-	-	-	-	-	-	-	-
Hela Seegmiller Historic Farm	30.00	-	-	1	-	-	77	2	-	-	1	-	-	-	-	-	-	-	-	-	-	-
Hidden Valley Park	12.50	-	-	-	1	-	51	2	1	-	-	1	-	-	-	1	1	2	-	-	1	0.02
JC Snow Park	14.00	3.50	\$350,000	1	2	-	177	8	1	1	-	-	-	1	-	2	-	-	30	-	-	-
Pioneer Park	44.00	-	-	1	-	-	86	2	-	-	1	-	-	-	-	-	-	-	-	-	-	-
Royal Oaks Park	9.00	-	-	-	2	-	13	3	1	-	1	-	-	-	-	-	1	-	-	-	-	0.94
Snake Hollow Bike Park	80.00	80.00	\$8,000,000	1	-	-	-	2	-	-	-	1	-	-	-	-	-	-	-	-	-	0.68
The Fields / Phase I – Softball	14.50	14.50	\$1,450,000	-	1	-	101	1	1	-	-	-	-	1	-	-	-	-	-	4	-	-
The Fields / Phase II – Soccer	35.00	35.00	\$3,500,000	-	1	-	417	2	1	-	-	-	1	-	-	-	-	-	-	-	2	0.30
The Fields / Little Valley Phase II – Soccer Reconstruction				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.27
The Fields / Phase III – Pickleball				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
The Fields / Little Valley Phase IV – Pickleball				-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	0.06
The Fields / Little Valley Phase VI – Volleyball				-	-	-	-	-	-	-	-	-	-	-	-	4	-	-	-	-	-	-
The Fields / Little Valley Phase V – Soccer				-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	0.27
Thunder Junction All Abilities Park	8.00	8.00	\$800,000	1	-	-	134	2	1	-	-	-	-	-	1	-	-	-	-	-	1	-
Thunder Junction Concession Stands	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Thunder Junction Improvements (Parking Lot)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tonaquint Park / Nature Center	22.50	22.50	\$2,250,000	-	1	-	102	4	1	-	1	-	-	-	-	1	-	8	-	-	-	0.69
Vernon Worthen Park	9.00	-	-	1	1	-	-	5	1	-	-	-	-	1	-	3	-	-	-	-	-	-
Vernon Worthen Park redesign	-	-	-	-	-	-	104	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-
Skyline Pond	3.00	-	-	-	-	1	15	1	-	-	2	-	-	-	-	-	-	-	-	-	-	-
Tawa Pond	2.50	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Town Square	7.50	7.50	\$750,000	-	2	-	278	2	-	-	-	1	-	-	-	-	-	-	-	-	2	-
Zion Plaza (downtown pocket park)	0.50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Community Parks	396.00	176.50	\$17,650,000	7.00	16.00	3.00	2,240.00	47.00	12.00	1.00	6.00	4.00	2.00	6.00	3.00	12.00	3.00	10.00	30.00	13.00	6.00	3.83

The City Funded Acreage does not include donated acreage



TABLE B.2: ILLUSTRATION OF EXISTING COMMUNITY PARK INVENTORY (CONT.)

Park Name	Walking Path – Miles (Concrete)	Walking Path – Miles (Natural)	Climbing Wall	Amphitheatre	Skate Park	Ponds	Information Kiosk	Swing Bay	Concession Stands	Back Stops	Bench Swings	Pickleball Post Tension w/Lights	Sand Based Soccer Fields w/Lights	Soccer Fields Included in Open Grass Acres	Futsal	Open Grass Area (Acres)	Total Improvements	Design/ Engineering Cost (%)	Total Improvement Cost	Construction Improvements % City Funded	City Funded Improvements
Community Parks	\$422,400	\$10,000	\$144,198	\$37,427	\$273,129	\$300,000	\$9,500	\$20,000	\$190,666	\$4,725	\$12,750	\$65,000	\$843,000	\$0	\$53,000	\$140,000					
Bloomington Park	-	-	-	-	-	-	1	2	-	-	-	-	-	-	-	8.90	\$4,848,500	\$460,608	\$5,309,108	50%	\$2,654,554
Bloomington Park Pickleball	-	-	-	-	-	-	-	-	-	-	-	4	-	-	-	-	\$123,424*	\$14,195*	\$137,619	100%	\$137,619
Bloomington Little League Ballfield	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	0.96	\$365,485*	\$84,201*	\$449,686	100%	\$449,686
Canyons Complex	0.73	-	-	-	-	1	-	-	2	-	-	-	-	-	-	26.50	\$13,375,284	\$1,270,652	\$14,645,936	100%	\$14,645,936
Centennial Park	-	-	-	1	-	-	-	-	-	3	-	-	-	3	-	11.00	\$1,872,738	\$244,767	\$2,117,505	100%	\$2,117,505
Cottonwood Cove Park	-	-	1	-	-	-	-	4	-	-	4	-	-	-	-	0.90	\$1,843,998	\$175,180	\$2,019,178	25%	\$504,794
Dixie Sunbowl	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	2.00	\$1,067,732	\$101,435	\$1,169,167	100%	\$1,169,167
Hela Seegmiller Historic Farm	-	0.25	-	-	-	1	-	-	-	-	-	-	-	-	-	0.20	\$1,279,756*	\$121,143*	\$1,400,899	100%	\$1,400,899
Hidden Valley Park	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	2.30	\$2,516,891	\$239,105	\$2,755,996	100%	\$2,755,996
JC Snow Park	-	-	-	-	1	-	1	2	-	-	-	-	-	-	1	7.90	\$3,867,229	\$367,387	\$4,234,616	80%	\$3,387,693
Pioneer Park	-	-	-	2	-	-	1	-	-	-	-	-	-	-	-	-	\$883,884	\$83,969	\$967,853	50%	\$483,926
Royal Oaks Park	-	-	-	-	-	-	-	1	-	-	2	-	-	-	-	2.19	\$1,409,786	\$184,259	\$1,594,045	100%	\$1,594,045
Snake Hollow Bike Park	-	-	-	-	-	-	5	-	-	-	-	-	-	-	-	0.24	\$1,755,474*	\$117,456*	\$1,872,930	68%	\$1,273,592
The Fields / Phase I – Softball	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	9.00	\$6,024,866	\$572,362	\$6,597,228	100%	\$6,597,228
The Fields / Phase II – Soccer	-	-	-	-	-	-	1	2	-	-	-	-	5	-	-	14.00	\$10,228,268	\$971,685	\$11,199,953	100%	\$11,199,953
The Fields / Little Valley Phase II – Soccer Reconstruction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.70	\$1,586,679*	\$125,480*	\$1,712,159	100%	\$1,712,159
The Fields / Phase III – Pickleball	-	-	-	-	-	-	-	-	-	-	-	24	-	-	-	-	\$1,560,000	\$148,200	\$1,708,200	93%	\$1,582,993
The Fields / Little Valley Phase IV – Pickleball	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.09	\$1,280,979*	\$128,502*	\$1,409,481	100%	\$1,409,481
The Fields / Little Valley Phase VI – Volleyball	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.60	\$232,549*	\$0*	\$232,549	100%	\$232,549
The Fields / Little Valley Phase V – Soccer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.90	\$2,347,094*	\$188,477*	\$2,535,571	100%	\$2,535,571
Thunder Junction All Abilities Park	0.16	-	1	-	-	-	2	3	-	-	-	-	-	-	-	0.23	\$5,107,717*	\$180,282*	\$5,287,999	100%	\$5,287,999
Thunder Junction Concession Stands	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	\$33,727*	\$0*	\$33,727	100%	\$33,727
Thunder Junction Improvements (Parking Lot)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.64	\$46,449*	\$0*	\$46,449	100%	\$46,449
Tonaquint Park / Nature Center	-	-	-	1	-	1	1	1	-	-	-	-	-	-	-	1.80	\$4,389,738	\$417,025	\$4,806,764	70%	\$3,364,734
Vernon Worthen Park	-	-	-	-	-	-	-	2	-	-	-	6	-	-	-	5.60	\$2,310,000	\$219,450	\$2,529,450	100%	\$2,529,450
Vernon Worthen Park redesign	0.40	-	-	-	-	1	-	-	-	-	-	-	-	-	-	0.35	\$1,592,787*	\$91,235*	\$1,684,022	100%	\$1,684,022
Skyline Pond	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-	\$954,400	\$90,668	\$1,045,068	100%	\$1,045,068
Tawa Pond	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	\$625,700	\$59,442	\$685,142	100%	\$685,142
Town Square	0.56	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.50	\$3,456,936	\$328,409	\$3,785,345	100%	\$3,785,345
Zion Plaza (downtown pocket park)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$0	\$0	\$0	100%	\$0
Total Community Parks	1.85	0.25	2.00	5.00	1.00	5.00	13.00	20.00	6.00	4.00	6.00	34.00	5.00	3.00	1.00	108.50	\$76,988,071	\$6,985,572	\$83,973,643		\$76,307,283
The City Funded Acreage does not include donated acreage *Recently constructed Facility – Actual Costs Used																					





TABLE B.3: INVENTORY OF EXISTING UNDEVELOPED LAND

PARK NAME	TOTAL ACREAGE	CITY FUNDED ACREAGE	LAND VALUE
Undeveloped Park Land			\$100,000
Fossil Falls	10.10	10.10	\$1,010,000
Kiwanis/Foremaster Park	16.00	-	-
Las Colinas	6.74	-	-
Southwest Bloomington Park	7.63	-	-
Temple Springs Park	5.00	-	-
Tonaquint Rock Park	2.59	-	-
Ft Pearce South Park	13.04	13.04	\$1,304,000
Slick Rock Park Ph II	12.44	12.44	\$1,244,000
Brigham Road Detention Basin	1.64	1.64	\$164,000
Desert Canyons	10.00	-	-
Curly Hollow/Tonaquint Park	23.07	23.07	\$2,307,000
Sun River – Atkinville Wash Park	6.70	-	-
Total Undeveloped Park Land	114.95	60.29	\$6,029,000



APPENDIX C: INVENTORY OF EXISTING TRAIL FACILITIES

TABLE C.1: EXISTING TRAILS INVENTORY

DESCRIPTION	TYPE	TOTAL	PAVED	NATURAL SURFACE	% CITY FUNDED	% INCLUDED IN IMPACT FEE	CITY FUNDED IMPACT FEE ELIGIBLE PAVED MILES	CITY FUNDED IMPACT FEE ELIGIBLE NATURAL MILES	IMPACT FEE ELIGIBLE PAVED IMPROVEMENT COST	IMPACT FEE ELIGIBLE NATURAL IMPROVEMENT COST	TOTAL ELIGIBLE IMPROVEMENT COST	DESIGN COSTS	TOTAL IMPROVEMENT COST
Cost per Unit									\$550,000	\$37,000		9%	
400 South Underpass	Paved	0.10	0.10	-	100%	100%	0.10	-	\$55,000	\$0	\$55,000	\$5,173	\$60,173
30000 East	Paved	1.00	1.00	-	100%	100%	1.00	-	\$550,000	\$0	\$550,000	\$51,728	\$601,728
Atkinville	Paved	0.70	0.70	-	100%	100%	0.70	-	\$385,000	\$0	\$385,000	\$36,209	\$421,209
Bluff Street	Paved	1.50	1.50	-	100%	100%	1.50	-	\$825,000	\$0	\$825,000	\$77,591	\$902,591
Desert Canyons Parkway	Paved	0.90	0.90	-	100%	100%	0.90	-	\$495,000	\$0	\$495,000	\$46,555	\$541,555
Enterprise Drive	Paved	0.60	0.60	-	100%	100%	0.60	-	\$330,000	\$0	\$330,000	\$31,037	\$361,037
Ft. Pearce Wash	Paved	0.30	0.30	-	0%	0%	-	-	\$0	\$0	\$0	\$0	\$0
Halfway Wash	Paved	1.70	1.70	-	35%	35%	0.21	-	\$114,538	\$0	\$114,538	\$10,772	\$125,310
Hidden Valley	Paved	1.00	1.00	-	0%	0%	-	-	\$0	\$0	\$0	\$0	\$0
Hilton Drive	Paved	1.30	1.30	-	50%	50%	0.33	-	\$178,750	\$0	\$178,750	\$16,811	\$195,561
Horesman Park Drive	Paved	0.70	0.70	-	100%	100%	0.70	-	\$385,000	\$0	\$385,000	\$36,209	\$421,209
Larkspur	Paved	1.00	1.00	-	100%	100%	1.00	-	\$550,000	\$0	\$550,000	\$51,728	\$601,728
Mall Drive	Paved	1.00	1.00	-	100%	100%	1.00	-	\$550,000	\$0	\$550,000	\$51,728	\$601,728
Middleton Wash	Paved	1.50	1.50	-	50%	50%	0.38	-	\$206,250	\$0	\$206,250	\$19,398	\$225,648
Red Hills Parkway	Paved	3.40	3.40	-	100%	100%	3.40	-	\$1,870,000	\$0	\$1,870,000	\$175,874	\$2,045,874
Rimrock	Paved	0.30	0.30	-	0%	0%	-	-	\$0	\$0	\$0	\$0	\$0
River Road	Paved	1.40	1.40	-	100%	100%	1.40	-	\$770,000	\$0	\$770,000	\$72,419	\$842,419
Sand Hallow Wash	Paved	1.00	1.00	-	50%	50%	0.25	-	\$137,500	\$0	\$137,500	\$12,932	\$150,432
Santa Clara River	Paved	3.20	3.20	-	50%	50%	0.80	-	\$440,000	\$0	\$440,000	\$41,382	\$481,382
Seegmiller	Paved	0.10	0.10	-	100%	100%	0.10	-	\$55,000	\$0	\$55,000	\$5,173	\$60,173
Slick Rock	Paved	0.70	0.70	-	50%	50%	0.18	-	\$96,250	\$0	\$96,250	\$9,052	\$105,302
Snow Canyon	Paved	3.00	3.00	-	95%	95%	2.71	-	\$1,489,125	\$0	\$1,489,125	\$140,052	\$1,629,177
Southern Corridor	Paved	0.40	0.40	-	100%	100%	0.40	-	\$220,000	\$0	\$220,000	\$20,691	\$240,691
Springs Park	Paved	0.30	0.30	-	100%	100%	0.30	-	\$165,000	\$0	\$165,000	\$15,518	\$180,518
Sr 18	Paved	7.40	7.40	-	20%	20%	0.30	-	\$162,800	\$0	\$162,800	\$15,311	\$178,111
Virgin River North	Paved	7.00	7.00	-	50%	50%	1.75	-	\$962,500	\$0	\$962,500	\$90,523	\$1,053,023
Virgin River South	Paved	6.10	6.10	-	50%	50%	1.53	-	\$838,750	\$0	\$838,750	\$78,884	\$917,634
Web Hill	Paved	0.30	0.30	-	50%	50%	0.08	-	\$41,250	\$0	\$41,250	\$3,880	\$45,130
Gas Line	Natural	1.00	-	1.00	0%	0%	-	-	\$0	\$0	\$0	\$0	\$0
Halfway Wash	Natural	0.80	-	0.80	100%	100%	-	0.80	\$0	\$29,600	\$29,600	\$2,784	\$32,384
Hidden Valley	Natural	0.30	-	0.30	0%	0%	-	-	\$0	\$0	\$0	\$0	\$0
Kentucky Lucky Chicken	Natural	4.10	-	4.10	100%	100%	-	4.10	\$0	\$151,700	\$151,700	\$14,267	\$165,967
Temple Quarry	Natural	1.90	-	1.90	0%	0%	-	-	\$0	\$0	\$0	\$0	\$0
Webb Hill	Natural	0.40	-	0.40	100%	100%	-	0.40	\$0	\$14,800	\$14,800	\$1,392	\$16,192
Hidden Valley	Sidwalk Connection	0.30	0.30	-	0%	0%	-	-	\$0	\$0	\$0	\$0	\$0
Horseman Park	Sidwalk Connection	0.40	0.40	-	100%	0%	-	-	\$0	\$0	\$0	\$0	\$0
Santa Clara River	Sidwalk Connection	0.10	0.10	-	100%	0%	-	-	\$0	\$0	\$0	\$0	\$0
Virgin River North	Sidwalk Connection	2.00	2.00	-	100%	0%	-	-	\$0	\$0	\$0	\$0	\$0
3000 East	Equestrian	0.20	-	0.20	100%	100%	-	0.20	\$0	\$7,400	\$7,400	\$696	\$8,096
Little Valley	Equestrian	0.90	-	0.90	100%	100%	-	0.90	\$0	\$33,300	\$33,300	\$3,132	\$36,432
Seegmiller	Equestrian	0.10	-	0.10	100%	100%	-	0.10	\$0	\$3,700	\$3,700	\$348	\$4,048
Total		60.40	50.70	9.70			21.59	6.50	\$12,422,713	\$277,500	\$12,113,213	\$1,139,248	\$13,252,460

Land not included because most trails are constructed on rights-of-way that have not been purchased by the City.



TABLE C.1: EXISTING TRAILHEAD INVENTORY

TRAILHEADS		LAND ACREAGE	LAND DONATION (ACTUAL LAND)	FINAL CITY OWNED ACREAGE	% CITY FUNDED	LAND VALUE	TRAILHEAD PARKING	TRAILHEAD DRINKING WATER	TRAILHEAD INFO KIOSK	TRAILHEAD BENCHES	IMPROVEMENT COST	DESIGN COSTS	TOTAL IMPROVEMENT COST
Cost per Unit						\$100,000	\$5,000	\$3,200	\$9,500	\$1,000		9%	
Man O War Trailhead	Trailhead	3.00	-	3.00	100%	\$300,000	27.00	1.00	1.00	-	\$147,700	\$13,891	\$161,591
Riverside	Trailhead	0.70	0.70	-	100%	\$0	70.00	-	1.00	1.00	\$360,500	\$33,905	\$394,405
St. James Trailhead (part of future park)	Trailhead	1.00	-	1.00	100%	\$100,000	51.00	-	1.00	-	\$264,500	\$24,876	\$289,376
Sand Hollow Wash Trailhead (part of Sand Hollow Aquatic Center parking lot)	Trailhead	0.30	0.30	-	100%	\$0	25.00	-	1.00	-	\$134,500	\$12,650	\$147,150
Tawa Pond Trailhead (part of Tawa Pond Park)	Trailhead	0.40	0.40	-	100%	\$0	-	-	1.00	-	\$9,500	\$893	\$10,393
Temple Quarry Trailhead	Trailhead	0.40	0.40	-	100%	\$0	9.00	-	-	2.00	\$47,000	\$4,420	\$51,420
Webb Hill Trailhead	Trailhead	0.41	-	0.41	100%	\$41,000	13.00	-	1.00	4.00	\$78,500	\$7,383	\$85,883
Unspent Impact Fee Fund Balance	Trailhead	-	-	-		\$0	-	-	-	-	\$0	\$0	\$0
Total		6.21	1.80	4.41			195.00	1.00	6.00	7.00	\$1,042,200	\$98,019	\$1,140,219



APPENDIX D: LIST OF MASTER PLAN CAPITAL PROJECTS

TABLE D.1: MASTER PLAN CAPITAL PROJECTS

MP Code	Project Name	2020	2021	2022	2023	2024	2025	2026-2030	TOTAL
Acquisition (Category Qualifies for Impact Fee Expenditures Based on Growth Related Facilities)									
N-A	Atkin	-	412,000	-	-	-	-	-	\$412,000
N-D	Cottam Cove	-	-	-	-	-	-	478,000	\$478,000
N-T	Tonaquint 1	-	-	-	437,000	-	-	-	\$437,000
N-U	Tonaquint 2	-	-	-	-	-	-	478,000	\$478,000
N-V	Tonaquint 3	-	-	-	-	-	-	492,000	\$492,000
N-P	The Ledges 1	-	-	-	-	-	-	492,000	\$492,000
N-R	The Ledges 3	-	-	-	-	-	-	507,000	\$507,000
N-S	The Trails	-	-	-	-	-	-	507,000	\$507,000
	Southern Hills 1	-	-	-	-	450,000	-	-	\$450,000
	Southern Hills 2	-	-	-	-	-	-	538,000	\$538,000
	Southern Hills 3	-	-	-	-	-	-	538,000	\$538,000
	Moorland Park	400,000	-	-	-	-	-	-	\$400,000
C-H	Tonaquint Community 1	-	-	-	-	-	-	2,534,000	\$2,534,000
	Santa Clara Trail - Cottonwood Cove to Sand Hollow Wash	-	309,000	-	-	-	-	-	\$309,000
	Arts Center location	773,000	-	-	-	-	-	-	\$773,000
	Community Rec Ceter	-	-	-	-	2,349,000	-	-	\$2,349,000
	Pickleball Complex (2nd or extension)	-	-	-	-	-	727,000	-	\$727,000
	Special Use Rec Facilities	-	-	870,000	-	-	-	-	\$870,000
	SUBTOTAL	\$1,173,000	\$721,000	\$870,000	\$437,000	\$2,799,000	\$727,000	\$6,564,000	\$13,291,000
Master Planning & Development - NEIGHBORHOOD PARKS (4 ACRES) (Category Qualifies for Impact Fee Expenditures Based on Growth Related Facilities)									
N-A	Atkin	-	-	-	1,311,000	-	-	-	\$1,311,000
N-B	Banded Hills	-	-	-	-	1,688,000	-	-	\$1,688,000
N-C	Brigham Road Basin	-	-	-	656,000	-	-	-	\$656,000
N-D	Cottam Cove	-	-	1,273,000	-	-	-	-	\$1,273,000
N-K	Las Colinas	-	-	-	2,542,000	-	-	-	\$2,542,000
N-E	Desert Canyon 1 (Developer build BASIC park)	-	-	424,000	-	-	-	-	\$424,000
N-F	Desert Canyon 2 (Developer build BASIC park)	-	-	-	-	450,000	-	-	\$450,000
N-G	Desert Canyon 3 (Developer build BASIC park)	-	-	-	-	-	-	492,000	\$492,000
N-H	Desert Canyon 4 (Developer build BASIC park)	-	-	-	-	-	-	492,000	\$492,000
N-I	Ft. Pearce South Area	-	-	-	-	-	-	3,230,000	\$3,230,000
N-J	Hidden Valley Neighborhood	-	-	-	1,311,000	-	-	-	\$1,311,000
N-L	Red Cliffs	-	-	-	-	-	1,159,000	-	\$1,159,000
N-T	Tonaquint 1	-	-	-	-	1,351,000	-	-	\$1,351,000
N-U	Tonaquint 2	-	-	-	-	-	1,391,000	-	\$1,391,000
N-V	Tonaquint 3	-	-	-	-	-	-	1,520,000	\$1,520,000
N-W	Tonaquint Rock Park	-	-	-	1,093,000	-	-	-	\$1,093,000
N-M	Sun River South (Atkinville Wash)	1,200,000	-	-	-	-	-	-	\$1,200,000
N-N	Sun River West	-	-	-	-	-	-	1,566,000	\$1,566,000
N-Q	The Ledges 1	-	-	1,273,000	-	-	-	-	\$1,273,000
N-R	The Ledges 2	-	-	-	-	-	-	1,566,000	\$1,566,000
N-P	The Ledges 3	-	-	-	-	-	-	1,566,000	\$1,566,000
N-S	The Trails	-	-	-	-	-	-	1,613,000	\$1,613,000
	Southern Hills 1	-	-	-	1,311,000	-	-	-	\$1,311,000
	Southern Hills 2	-	-	-	-	-	-	1,613,000	\$1,613,000
	Southern Hills 3	-	-	-	-	-	-	1,613,000	\$1,613,000
	Moorland Park	-	-	1,273,000	-	-	-	-	\$1,273,000
	Desert Color 1	-	-	-	-	-	-	1,613,000	\$1,613,000
	Desert Color 2	-	-	-	-	-	-	1,613,000	\$1,613,000





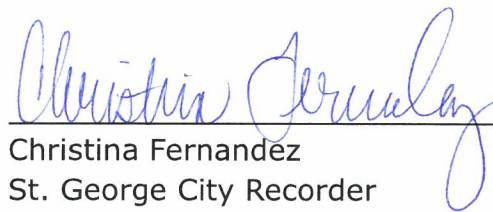
MP Code	Project Name	2020	2021	2022	2023	2024	2025	2026-2030	TOTAL
C-C	Fossil Falls (Neighborhood or Community)	-	-	2,122,000	-	-	-	-	\$2,122,000
	SUBTOTAL	\$1,200,000	\$0	\$6,365,000	\$8,224,000	\$3,489,000	\$2,550,000	\$18,497,000	\$40,325,000
Master Planning & Development - COMMUNITY PARKS (10 ACRES +) (Category Qualifies for Impact Fee Expenditures Based on Growth Related Facilities)									
C-H	Tonaquint Community 1	-	-	-	-	-	-	6,531,000	\$6,531,000
C-F	The Lakes	-	-	-	-	9,145,000	-	-	\$9,145,000
C-D	Kiwanis	-	-	-	-	2,250,000	-	8,450,000	\$10,700,000
C-B	Desert Canyon	-	-	-	-	-	-	4,361,000	\$4,361,000
C-G	The Ledges	-	-	-	-	-	-	3,914,000	\$3,914,000
C-E	Slick Rock	-	-	-	-	2,364,000	-	-	\$2,364,000
	Desert Color	-	-	-	-	-	-	4,032,000	\$4,032,000
C-A	Curly Hollow	150,000	2,200,000	-	-	3,500,000	-	2,300,000	\$8,150,000
	West of Tech Ridge	-	-	-	1,311,000	-	-	-	\$1,311,000
	SUBTOTAL	\$150,000	\$2,200,000	\$0	\$1,311,000	\$17,259,000	\$0	\$29,588,000	\$50,508,000
Master Planning & Development - IMPROVEMENTS & UPGRADES (Not Impact Fee Eligible)									
	Park loop pathways	-	-	-	200,000	-	200,000	-	\$400,000
	Bloomington Hills North Park (Long)	375,000	-	-	-	-	-	-	\$375,000
	Bloomington Hills Park	-	-	300,000	-	300,000	-	-	\$600,000
	SUBTOTAL	\$375,000	\$0	\$300,000	\$200,000	\$300,000	\$200,000	\$0	\$1,375,000
Master Planning & Development - TRAILS (Category Qualifies for Impact Fee Expenditures Based on Growth Related Facilities)									
	VR South Trail - Bloomington Park to I-15	-	500,000	-	500,000	-	200,000	-	\$1,200,000
	VR South Trail - Springs Park to Mall Drive (Ph 3)	-	536,000	-	-	-	-	-	\$536,000
	Fort Pearce Wash 1 (St James Park to Desert Canyon)	-	-	-	1,093,000	-	-	-	\$1,093,000
	Fort Pearce Wash 2 (St James Park to Desert Canyon)	-	-	-	-	-	-	1,194,000	\$1,194,000
	Fort Pearce Wash 3 (St James Park to Desert Canyon)	-	-	-	-	-	-	1,194,000	\$1,194,000
	Fort Pearce Wash 4 (St James Park to Desert Canyon)	-	-	-	-	-	-	1,230,000	\$1,230,000
	Santa Clara Trail - Cottonwood Cove to Sand Hollow Wash	125,000	534,000	526,000	-	-	-	-	\$1,185,000
	Virgin River North to Virgin River South at SunRiver	-	-	-	-	100,000	-	1,242,000	\$1,342,000
	Banded Hills Trail 1	550,000	-	-	-	-	-	-	\$550,000
	Banded Hills Trail 2	-	-	-	-	-	-	1,267,000	\$1,267,000
	VR South Trail - Fossil Falls to MGF (Missing Link)	2,000,000	-	-	-	-	-	-	\$2,000,000
	VR South Trail - Rustic Trailhead to Springs Park	450,000	-	-	-	-	-	-	\$450,000
	Halfway Wash to RCDR Trail	-	412,000	-	-	-	-	-	\$412,000
	Middleton Wash Trail 1	-	-	-	328,000	-	-	-	\$328,000
	Middleton Wash Trail 2	-	-	-	-	-	580,000	-	\$580,000
	Seegmiller Canal Trail	750,000	-	-	-	-	-	-	\$750,000
	Slick Rock Trail along Riverside Dr	-	-	159,000	-	-	-	-	\$159,000
	Rim Rock Trail	-	927,000	-	-	-	-	-	\$927,000
	Copper Cliffs Trail	120,000	-	-	-	-	-	-	\$120,000
	Tech Ridge Trails	-	-	-	-	-	-	633,000	\$633,000
	Black Hill Trail	-	258,000	-	-	-	-	-	\$258,000
	Tonaquint Trail System	-	-	-	-	-	-	2,154,000	\$2,154,000
	Plantations Dr Trails	-	-	-	-	281,000	-	-	\$281,000
	1385 North Trail	-	-	-	-	-	-	326,000	\$326,000
	700 North Trail	-	-	-	-	-	-	326,000	\$326,000
	Northern Corridor Trail	-	-	-	-	1,238,000	-	-	\$1,238,000
	Desert Canyons Trails 1	-	-	583,000	-	-	-	-	\$583,000
	Desert Canyons Trails 2	-	-	-	-	-	1,043,000	-	\$1,043,000
	Desert Canyons Trails 3	-	-	-	-	-	-	739,000	\$739,000
	SUBTOTAL	\$3,995,000	\$3,167,000	\$1,268,000	\$1,921,000	\$1,619,000	\$1,823,000	\$10,305,000	\$24,098,000
Master Planning & Development - SPECIAL USE FACILITIES (Not Impact Fee Eligible)									
	Arts Center Design/Development	-	-	10,928,000	-	-	-	-	\$10,928,000
	SUBTOTAL	-	-	\$10,928,000	-	-	-	-	\$10,928,000



MP Code	Project Name	2020	2021	2022	2023	2024	2025	2026-2030	TOTAL
Master Planning & Development - RECREATION FACILITIES (Not Impact Fee Eligible)									
	Community Rec Center	-	-	-	-	-	-	38,100,000	\$38,100,000
	SUBTOTALS	-	-	-	-	-	-	\$38,100,000	\$38,100,000
Special Use – RECREATION FACILITIES (Category Qualifies for Impact Fee Expenditures Based on Growth Related Facilities)									
	Special Use Rec Facilities	-	-	-	-	-	-	9,003,000	\$9,003,000
	SUBTOTALS	-	-	-	-	-	-	\$9,003,000	\$9,003,000
Park Repairs & Improvements (Not Impact Fee Eligible)									
	ADA Accessibility Improvements	580,000	-	615,000	-	653,000	-	734,000	\$2,582,000
	Restroom renovations	-	200,000	100,000	-	100,000	-	-	\$400,000
	Playground shade structures	600,000	600,000	-	-	-	-	-	\$1,200,000
	Shelter/pavilion renovations	-	340,000	-	361,000	-	383,000	-	\$1,084,000
	Barbeque grill replacements	33,000	-	-	-	-	-	-	\$33,000
	Picnic table replacements	-	15,000	-	20,000	-	-	-	\$35,000
	Bench replacements	20,000	-	-	-	-	-	-	\$20,000
	Bleacher retrofit/replacements	300,000	-	-	-	-	-	-	\$300,000
	Play equipment upgrades/replacement	-	-	300,000	300,000	300,000	300,000	1,500,000	\$2,700,000
	Sport court resurfacing	-	22,000	22,000	-	24,000	-	150,000	\$218,000
	Springs Park	-	-	200,000	-	200,000	-	200,000	\$600,000
	Bloomington Park	-	-	-	500,000	-	500,000	-	\$1,000,000
	VR South Trail Repairs - Bloomington Park to SunRiver	350,000	-	-	-	-	-	-	\$350,000
	SUBTOTAL	\$1,883,000	\$1,177,000	\$1,237,000	\$1,181,000	\$1,277,000	\$1,183,000	\$2,584,000	\$10,522,000
Grand Total		\$8,776,000	\$7,265,000	\$20,968,000	\$13,274,000	\$26,743,000	\$6,483,000	\$114,641,000	\$198,150,000

CERTIFICATION OF CITY OF ST. GEORGE  
ORDINANCE NO. 2021-01-005

Pursuant to Utah Code §10-3-713, I hereby certify that on the 21st day of January, 2021, the St. George City Council passed Ordinance No. 2021-01-005 and that said ordinance was posted at the St. George City Offices, 175 E. 200 N., the Washington County Library 88 W. 100 S., and the Washington County Administrative Offices, 197 E. Tabernacle on January 26, 2021.

  
Christina Fernandez  
St. George City Recorder

