

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

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 ¹				\$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.² 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:

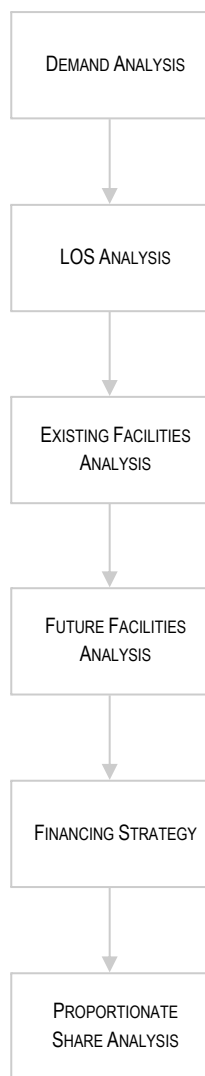
Estimate of Total Population Increase from Development x Estimate of Impact Fee Per Capita (\$1,572) = Impact Fee

¹ 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.

² 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 IFA³. 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.⁴ 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.⁵

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

³ UC 11-36a-301,302,303,304

⁴ UC 11-36a-302(2)

⁵ 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.⁶ 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.⁷ References to facilities, amenities, projects, etc. within this analysis are referring to System Improvements unless otherwise stated.

⁶ UC 11-36a-102(20)

⁷ UC 11-36a102(13)

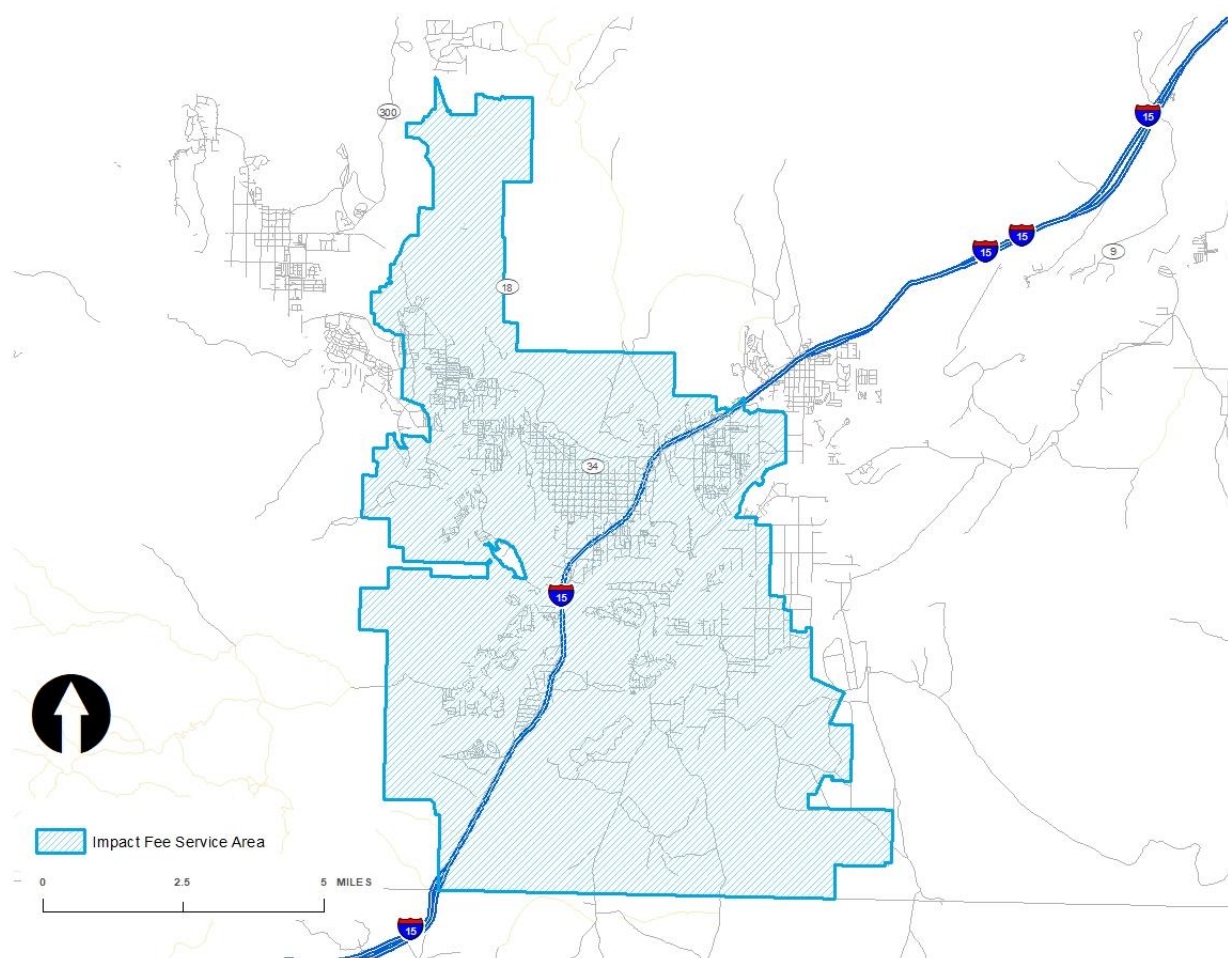
SECTION 3: OVERVIEW OF CITY AND DEMAND ANALYSIS

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.⁸ 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.⁹ St. George also ranked third in the top 10 metropolitan areas for growth between 2017 and 2018, according to the US Census¹⁰ 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.¹¹ 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



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

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

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

¹¹ 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
Total						\$33,185,000	\$122,593,649

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
Total Buy-In	\$6,235,823		\$3,219,739		\$25.90

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
		\$33,185,000	\$122,593,649

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
	\$155,778,649		\$1,545

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
Total		\$33,185,000		\$122,593,649		

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.¹² 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.

¹² 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
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

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
Total		8,951,520	7,558,506	22,251,409	14,368,204	29,526,433	7,300,911	137,006,607	226,963,591
Impact Fee Eligible		\$6,648,360	\$6,333,955	\$9,023,452	\$12,873,366	\$27,785,297	\$5,743,428	\$88,385,461	\$156,793,319

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.¹³

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.

¹³ 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.¹⁴ 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.¹⁵ 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.¹⁶ 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.¹⁷

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

¹⁴ UC 11-36a-102(20)

¹⁵ UC 11-36a102(13)

¹⁶ UC 11-36a-302(2)

¹⁷ 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 ¹⁸				\$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.¹⁹ 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.

¹⁸ 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.

¹⁹ 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
TOTAL		\$6,235,822.73



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