

FARMINGTON, UTAH

ORDINANCE NO. 2023- 51

AN ORDINANCE ADOPTING PARK IMPACT FEE ANALYSIS AND PARK
IMPACT FEES ON DEVELOPMENT ACTIVITIES WITHIN FARMINGTON
CITY, UTAH

WHEREAS, the City Council previously enacted Title 5, Chapter 11 of the Farmington City Municipal Code establishing and adopting various impact fees on development activities within the City; and

WHEREAS, the City Council has by Resolution now approved and adopted a Park Impact Fee Facilities Plan relating to park needs and infrastructure of the City and desires to adopt a park impact fee analysis and revised park impact fees accordingly; and

WHEREAS, the City Council has reviewed the existing park impact fees as well as the Park Impact Fee Facilities Plan, together with an updated analysis as required by law and desires, based on the foregoing to adopt the updated park impact fee analysis and amended impact fees as provided herein;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, AS FOLLOWS:

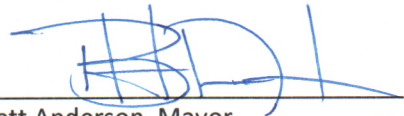
Section 1. Impact Fee Analysis Adoption. The City Council of Farmington City hereby approves and adopts that certain Impact Fee Analysis prepared by Lewis Young Robertson & Burningham, dated June, 2023 and attached hereto as Exhibit A and incorporated herein by reference.

Section 2. Severability Clause. If any section, part, or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts, and provisions of this Ordinance shall be severable.

Section 3. Effective Date. This Ordinance shall become effective on the ninetieth (90th) day following the date of approval by the City Council.

PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, ON THIS 5th DAY OF SEPTEMBER, 2023.

FARMINGTON CITY



Brett Anderson, Mayor

ATTEST:



DeAnn Carlile, Recorder



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

PURSUANT TO 11-36A, UTAH CODE

PARKS AND RECREATION FACILITIES

JUNE 2023

FARMINGTON CITY, 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 Farmington City (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 ten years, as well as the appropriate impact fees the City may charge to new growth to maintain the level of service ("LOS").

- ☞ **Impact Fee Service Area:** The parks and recreation service area ("Service Area") is defined as all areas within the City.
- ☞ **Demand Analysis:** The demand units utilized in this analysis include population and household growth. The City's 2023 population is estimated at 26,291. 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 31,591 residents by 2033, resulting in an estimated population increase of 5,300 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).
- ☞ **Excess Capacity:** This study does not include a buy-in component currently.
- ☞ **Capital Facilities Analysis:** Due to the projected new development and redevelopment within the City, additional capital improvements will be necessary as they relate to parks.
- ☞ **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.

PROPOSED PARKS AND RECREATION IMPACT FEE

The fee per capita is \$1,823 as shown in TABLE 1.1. The current standard of practice in Utah is to assess park and recreation impact fees only to residential development. The impact fees proposed in this analysis will be assessed within the Service Area. Based on the per capita fee, the proposed impact fee per household ("HH") is illustrated in TABLE 1.2.

TABLE 1.1: ESTIMATE OF IMPACT FEE VALUE PER CAPITA

TYPE OF IMPROVEMENT	PROPOSED LOS PER 1,000	LAND COST PER CAPITA	IMPROVEMENT VALUE PER CAPITA	TOTAL VALUE PER CAPITA
All Parks	5.12	\$1,109	\$711	\$1,820
OTHER COMPONENTS TO FEE		ADDITIONAL VALUE	DEMAND SERVED	TOTAL VALUE PER CAPITA
Buy-In		\$0	5,300	\$0
Impact Fee Credit		\$0	5,300	\$0
Professional Expense		\$7,920	3,357	\$2
Estimate of Impact Fee Per Capita				\$1,823

TABLE 1.2: IMPACT FEE PER HOUSEHOLD

	AVERAGE HH SIZE	FEE PER HH	EXISTING FEE PER HH	% CHANGE
Single Family	3.63	\$6,616	\$4,049	63%
Multi-Family	2.44	\$4,440	\$3,828	16%

NON-STANDARD 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.¹ 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 City may also decrease the impact fee if the developer can provide documentation, evidence, or other credible analysis that the proposed impact will be lower than what is proposed in this analysis.

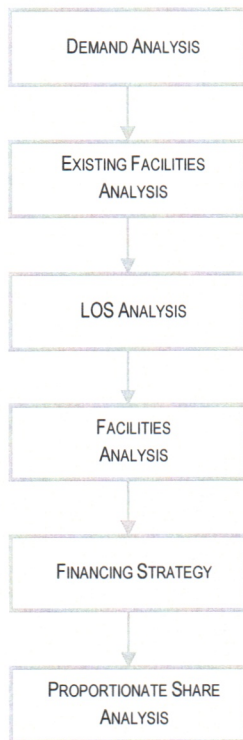
FORMULA FOR NON-STANDARD PARKS AND RECREATION IMPACT FEES:

Estimated Population per Unit x \$1,823 = Impact Fee per Unit

¹ 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 IFA². 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. 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 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.

EXISTING FACILITY INVENTORY

To quantify the demands placed upon existing public facilities by new development activity, the IFFP provides an inventory of the City's existing system facilities. The inventory valuation should include the original construction cost and estimated useful life of each facility. The inventory of existing facilities is important to determine the excess capacity of existing facilities and the utilization of excess capacity by new development.

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.

EXCESS CAPACITY AND 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

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.³ 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.⁴

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 to the costs borne in the past and to be borne in the future (UCA 11-36a-302).

² 11-36a-301,302,303,304

³ UC 11-36a-302(2)

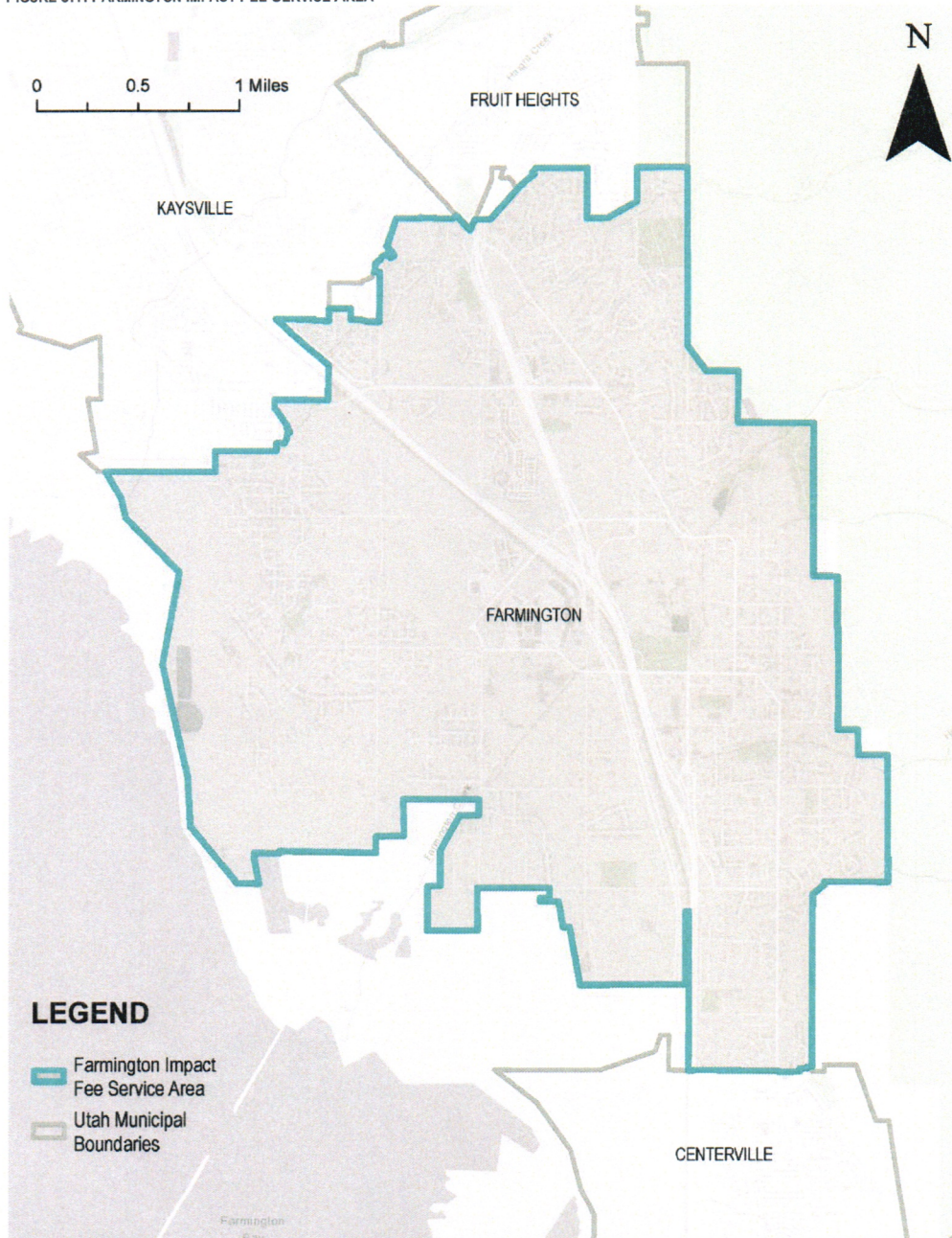
⁴ UC 11-36a-302(3)

SECTION 3: OVERVIEW OF SERVICE AREA AND GENERAL DEMAND FIGURES

SERVICE AREA

Utah Code requires the impact fee enactment to establish one or more service areas within which impact fees will be imposed.⁵ The Service Area for the future parks impact fee includes all areas within the current municipal boundaries of the City, as shown in **FIGURE 3.1**. This document identifies the necessary future system improvements for the Service Area that will maintain the existing LOS into the future.

FIGURE 3.1: FARMINGTON IMPACT FEE SERVICE AREA



⁵ UC 11-36a-402(1)(a)

DEMAND PROJECTIONS

The demand unit used in this analysis is population and household growth. The population projections are based on planning projections provided by the City. According to these projections, the City's 2023 population is **26,291**.

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. The service area should reach approximately **31,591** residents by 2033. As a result of this growth, the City will need to construct additional parks and recreation facilities to maintain the existing level of service.

TABLE 3.1: DEMAND PROJECTIONS

YEAR	POPULATION	% CHANGE
2023	26,291	
2024	26,898	2.31%
2025	27,404	1.88%
2026	27,998	2.17%
2027	28,588	2.11%
2028	29,070	1.69%
2029	29,648	1.99%
2030	30,220	1.93%
2031	30,681	1.53%
2032	31,138	1.49%
2033	31,591	1.45%
10 Yr. IFFP Growth	5,300	

Source: Farmington City, Community Development Department

TABLE 3.2: CALCULATION OF PERSONS PER HH

TYPE	HOUSING UNITS
Total Housing Units	8,012
Single Family Units	5,674
Multi-Family Units	2,338
Total Population	26,291
Single Family Population	20,595
Multi-Family Population	5,696
Average HH Size: Single Family	3.63
Average HH Size: Multifamily	2.44

Source: Farmington City, Community Development Department

SECTION 4: PARKS AND RECREATION FACILITIES

The purpose of this section is to address the parks and recreation IFA and to help the City plan for the necessary capital improvements for future growth. This section will address the future parks and recreation facilities needed to serve the City through the next 10 years, as well as address the appropriate parks and recreation impact fees the City may charge to new growth to maintain the existing LOS.

EXISTING FACILITY INVENTORY

The City's existing inventory for purposes of determining impact fees is shown in **TABLE 4.1**. See **APPENDIX A** for a detailed list of facilities and amenities. The improvement costs for parks and recreation are based on the existing improvements at each facility. The cost of land was set by City Staff and is reflective of land values throughout the Service Area.

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 this section. In addition, special use facilities are excluded from this analysis due to the funding sources for these facilities. The City issued the 2015 General Obligation bonds for the purposes of building the existing pool and gym recreation facilities. As a result, these facilities are excluded from the calculation of the fee. Other special use facilities are not perpetuated in the proposed LOS at this time.

TABLE 4.1: PARKS AND RECREATION FACILITIES

	TYPE	TOTAL ACRES	% IFA ELIGIBLE	IMPACT FEE ELIGIBLE	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE
Regional Park	Regional	40.4	100.00%	40.40	\$10,100,000	\$4,103,200	\$14,203,200
Farmington Pond	Community	18.3	100.00%	18.30	\$4,575,000	\$242,650	\$4,817,650
Heritage Park	Community	11.6	100.00%	11.60	\$2,900,000	\$915,975	\$3,815,975
Forbush Park	Neighborhood	4.1	100.00%	4.10	\$1,025,000	\$1,306,975	\$2,331,975
Ranches Park	Neighborhood	5.9	100.00%	5.90	\$1,475,000	\$603,175	\$2,078,175
Shepard Park	Neighborhood	5.6	100.00%	5.60	\$1,400,000	\$1,728,450	\$3,128,450
South Park	Neighborhood	6.6	100.00%	6.60	\$1,650,000	\$1,508,225	\$3,158,225
Woodland Park	Neighborhood	9.7	100.00%	9.70	\$2,425,000	\$788,900	\$3,213,900
Ezra T. Clark Park	Pocket	2.0	100.00%	2.00	\$500,000	\$0	\$500,000
Farmington Preserve Park	Pocket	1.4	100.00%	1.40	\$350,000	\$129,375	\$479,375
Lupine Park	Pocket	0.1	100.00%	0.10	\$25,000	\$115,000	\$140,000
Moon Park	Pocket	0.7	100.00%	0.70	\$175,000	\$285,775	\$460,775
Mountain View	Pocket	2.6	100.00%	2.60	\$650,000	\$217,350	\$867,350
Point of View	Pocket	1.1	100.00%	1.10	\$275,000	\$375,475	\$650,475
Spring Creek	Pocket	2.1	100.00%	2.10	\$525,000	\$378,350	\$903,350
Community Art Center	Special Use	0.4	0.00%	0.00	\$0	\$0	\$0
Farmington Gym	Special Use	2.7	0.00%	0.00	\$0	\$0	\$0
Swimming Pool	Special Use	1.2	0.00%	0.00	\$0	\$0	\$0
The Farm Mountain Bike Park	Special Use	44.0	0.00%	0.00	\$0	\$0	\$0
Glovers Lane Park	Undeveloped	3.50	100.00%	3.50	\$175,000	\$0	\$175,000
Business Park	Undeveloped	10.30	100.00%	10.30	\$515,000	\$0	\$515,000
Farmington Pond Expansion	Undeveloped	8.50	100.00%	8.50	\$425,000	\$0	\$425,000
Farmington Trails	Trails	0.00	100.00%	0.00	\$0	\$5,992,650	\$5,992,650
Total		182.80		134.50	\$29,165,000	\$18,691,525	\$47,856,525

BUY-IN COMPONENT

A buy-in to these facilities has not been contemplated at this time.

LAND VALUATION

Recent land acquisitions by the City were used to estimate the proposed land acquisition cost for future development in the City. For purposes of this analysis, \$250,000 per acre is used as the cost to acquire new park land. A lower cost of \$50,000 per acre was assumed for undevelopable open space and natural lands.

MANNER OF FINANCING EXISTING PUBLIC FACILITIES

The City's existing parks and recreation infrastructure has been funded through a combination of General Fund revenues, grants, other governmental funds, and donations. General Fund revenues include a mix of property taxes, sales taxes, federal and state grants, and any other available General Fund revenues. While the City has received some donations to fund parks and recreation facilities, all park land and improvements funded through donations have been excluded in the impact fee calculations.

LEVEL OF SERVICE ANALYSIS

The LOS for this analysis is based on maintaining the existing 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 4.2** and the existing estimated population of 26,291 for 2023, 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.

TABLE 4.2: LEVEL OF SERVICE SUMMARY

PARK TYPE	CITY OWNED ACREAGE	EST. LAND VALUE	LAND VALUE PER ACRE	EST. IMPROV. VALUE	IMP. VALUE PER ACRE	TOTAL VALUE PER ACRE
All Facilities	134.50	\$29,165,000	\$216,840	\$18,691,525	\$138,970	\$355,811
Per Capita	0.01	\$1,109	\$8	\$711	\$5	\$1,820

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.

FUTURE CAPITAL FACILITIES ANALYSIS

Future planning for parks and public lands is an ongoing process based on the changes in population and community preference. The City will purchase and improve parks and public lands to maintain the LOS defined in this document. Actual future improvements will be determined as development occurs and the opportunity to acquire and improve park land arises. Impact fees will only be assessed to maintain the existing LOS.

The analysis of impact fee eligible costs above is further refined based on the expected changes in population over the planning horizon and the existing LOS. Based on the expected growth of 5,300 people, **TABLE 4.3** illustrates the City will need to invest an estimate of \$9.6 million in parks, recreation, open space, and trail facilities (including amenities) to maintain the proposed LOS as shown in **TABLE 4.2**. The City may invest at a higher level; however, impact fees cannot be used to increase the existing LOS.

TABLE 4.3: ILLUSTRATION OF INVESTMENT NEEDED TO MAINTAIN LOS

TYPE OF IMPROVEMENT	UNIT OF MEASURE	POPULATION INCREASE IFFP HORIZON	TOTAL VALUE PER CAPITA	ESTIMATED FUTURE INVESTMENT
Total Facilities	Per Capita	5,300	\$1,820	\$9,647,392

SYSTEM VS. PROJECT IMPROVEMENTS

System improvements are defined as existing and future public facilities designed to provide services to 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

⁶ 11-36a-102(20)

development.⁷ The Impact Fee Analysis may only include the costs of impacts on system improvements related to new growth within the proportionate share analysis. Only parks and recreation facilities that serve the entire community are included in the LOS.

FINANCING STRATEGY & CONSIDERATION OF ALL REVENUE RESOURCES

This analysis assumes that construction of needed parks and recreation 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. The IFFP must also include a consideration of all revenue sources including impact fees and developer dedications of system improvements, which may be used to finance system improvements.⁸ 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.⁹

PROPERTY TAX REVENUES

It is anticipated that the City will continue to utilize property tax revenues, as part of the total General Fund revenues, to maintain existing park facilities. Impact fee revenues will be a continual source of revenue to fund growth related improvements.

GRANTS AND DONATIONS

The City may receive donations from new development for future system-wide capital improvements related to park facilities. A donor will be entitled 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 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 an ideal mechanism for funding growth-related infrastructure. Impact fees are currently charged to ensure that new growth pays its proportionate share of the costs for the development of public infrastructure. Impact fee revenues can also be attributed to the future expansion of public infrastructure if the revenues are used to maintain an existing LOS. Increases to an existing LOS cannot be funded with impact fee revenues. An impact fee analysis is required to accurately assess the true impact of a particular user upon the City infrastructure and to prevent existing users from subsidizing new growth.

DEBT FINANCING

In the event the City has not amassed sufficient impact fees in the future 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. 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 (i.e., interest costs). Future debt financing has not been considered in the calculation of the parks and recreation impact fee.

⁷ 11-36a102(13)

⁸ 11-36a-302(2)

⁹ 11-36a-302(3)

SECTION 5: PROPOSED PARKS AND RECREATION IMPACT FEE

The calculation of the parks and recreation impact fee is based on the growth-driven approach, which is based on the **growth** in residential demand. The growth-driven methodology utilizes the existing LOS and perpetuates that LOS into the future. Impact fees are then calculated to provide sufficient funds for the entity 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).

PARKS AND RECREATION IMPACT FEE CALCULATION

Utilizing the estimated value per capita by park type and the value per capita to provide the same level of improvements, the total fee per capita is shown in **TABLE 5.1** below.

TABLE 5.1: ESTIMATE OF IMPACT FEE VALUE PER CAPITA

TYPE OF IMPROVEMENT	PROPOSED LOS PER 1,000	LAND COST PER CAPITA	IMPROVEMENT VALUE PER CAPITA	TOTAL VALUE PER CAPITA
All Parks	5.12	\$1,109	\$711	\$1,820
OTHER COMPONENTS TO FEE		ADDITIONAL VALUE	DEMAND SERVED	TOTAL VALUE PER CAPITA
Buy-In		\$0	5,300	\$0
Impact Fee Credit		\$0	5,300	\$0
Professional Expense		\$7,920	3,357	\$2
Estimate of Impact Fee Per Capita				\$1,823

TABLE 5.2: IMPACT FEE PER HOUSEHOLD

	AVERAGE HH SIZE	FEE PER HH	EXISTING FEE PER HH	% CHANGE
Single Family	3.63	\$6,616	\$4,049	63%
Multi-Family	2.44	\$4,440	\$3,828	16%

NON-STANDARD IMPACT FEE

The proposed fees are based upon population growth. The Impact Fees Act allows the City to assess an adjusted fee that more closely matches the true impact that the land use will have upon parks and recreation facilities.¹⁰ 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 City may also decrease the impact fee if the developer can provide documentation, evidence, or other credible analysis that the proposed impact will be lower than what is proposed in this analysis. The formula for determining a non-standard impact fee is found below.

FORMULA FOR NON-STANDARD PARKS AND RECREATION IMPACT FEES:

Estimated Population per Unit x \$1,823 = Impact Fee per Unit

The formula for a non-standard impact fee should be included in the impact fee enactment (by resolution or ordinance). In addition, the impact fee enactment should contain the following elements:

- ☞ A provision establishing one or more service areas within which the local political subdivision or private entity calculates and imposes impact fees for various land use categories.
- ☞ A schedule of impact fees for each type of development activity that specifies the amount of the impact fee to be imposed for each type of system improvement or the formula that the local political subdivision or private entity will use to calculate each impact fee.
- ☞ A provision authorizing the local political subdivision or private entity to adjust the standard impact fee at the time the fee is charged to:
 - Respond to unusual circumstances in specific cases or a request for a prompt and individualized impact fee review for the development activity of the state, a school district, or a charter school and an offset or credit for a public facility for which an impact fee has been or will be collected.
 - Ensure that the impact fees are imposed fairly.

¹⁰ 11-36a-402(1)(c)

- ☞ A provision governing calculation of the amount of the impact fee to be imposed on a particular development that permits adjustment of the amount of the impact fee based upon studies and data submitted by the developer.
- ☞ A provision that allows a developer, including a school district or a charter school, to receive a credit against or proportionate reimbursement of an impact fee if the developer:
 - Dedicates land for a system improvement.
 - Builds and dedicates some or all of a system improvement.
 - Dedicates a public facility that the local political subdivision or private entity and the developer agree will reduce the need for a system improvement.
- ☞ A provision that requires a credit against impact fees for any dedication of land for, improvement to, or new construction of, any system improvements provided by the developer if the facilities:
 - Are system improvements; or,
 - Dedicated to the public and offset the need for an identified system improvement.

Other provisions of the impact fee enactment include exemption of fees for development activity attributable to low-income housing, the state, a school district, or a charter school. Exemptions may also include other development activities with a broad public purpose. If an exemption is provided, the entity should establish one or more sources of funds other than impact fees to pay for that development activity. The impact fee exemption for development activity attributable to a school district or charter school should be applied equally to either scenario.

SECTION 6: IMPACT FEE CONSIDERATIONS

PROPOSED CREDITS OWED TO DEVELOPMENT

The Impact Fees Act requires a local political subdivision or private entity to ensure that the impact fee enactment allows a developer, including a school district or a charter school, to receive a credit against or proportionate reimbursement of an impact fee if the developer: (a) dedicates land for a system improvement; (b) builds and dedicates some or all of a system improvement; or (c) dedicates a public facility that the local political subdivision or private entity and the developer agree will reduce the need for a system improvement.¹¹ The facilities must be considered system improvements or be dedicated to the public, and offset the need for an improvement identified in the IFFP.

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, other revenues, such as General Fund revenues, will 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.

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.

EXPENDITURE OF IMPACT FEES

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

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. This analysis includes an inflation component to reflect the future cost of facilities. The impact fee analysis should be updated regularly to account for changes in costs estimates over time.

¹¹ 11-36a-402(2)

APPENDIX A: PARKS AND RECREATION EXISTING FACILITIES INVENTORY

TABLE A.1: EXISTING PARKS AND RECREATIONS INVENTORY

AREA	TYPE	RESTROOMS	PLAYGROUNDS	LARGE PAVILIONS	SMALL PAVILIONS	MULTIPURPOSE FIELDS	BASEBALL/SOFTBALL FIELDS	BASKETBALL COURTS	TENNIS COURTS	PICKLEBALL COURTS	SAND VOLLEYBALL COURTS
		EACH	EACH	EACH	EACH	EACH	EACH	EACH	EACH	EACH	EACH
Cost per Unit		\$100,000	\$100,000	\$100,000	\$40,000	\$100,000	\$350,000	\$80,000	\$40,000	\$80,000	\$35,000
Regional Park	Regional	2.00	2.00	2.00	1.00	6.00	4.00	2.00	-	8.00	-
Farmington Pond	Community	1.00	-	-	2.00	-	-	-	-	-	-
Heritage Park	Community	1.00	1.00	1.00	2.00	1.00	-	2.00	-	-	-
Forbush Park	Neighborhood	1.00	2.00	3.00	-	-	1.00	-	-	-	-
Ranches Park	Neighborhood	1.00	1.00	1.00	-	-	-	-	2.00	-	-
Shepard Park	Neighborhood	1.00	1.00	2.00	-	-	2.00	-	4.00	-	1.00
South Park	Neighborhood	1.00	1.00	1.00	-	1.00	1.00	1.00	-	-	1.00
Woodland Park	Neighborhood	1.00	-	1.00	-	-	-	-	-	-	1.00
Ezra T. Clark Park	Pocket	-	-	-	-	-	-	-	-	-	-
Farmington Preserve Park	Pocket	-	1.00	-	-	-	-	-	-	-	-
Lupine Park	Pocket	-	1.00	-	-	-	-	-	-	-	-
Moon Park	Pocket	-	1.00	-	1.00	-	-	-	-	-	-
Mountain View	Pocket	-	1.00	-	-	-	-	-	2.00	-	-
Point of View	Pocket	-	1.00	-	1.00	-	-	1.00	-	-	-
Spring Creek	Pocket	-	1.00	-	1.00	-	-	1.00	-	-	-
Community Art Center	Special Use	-	-	-	-	-	-	-	-	-	-
Farmington Gym	Special Use	-	-	-	-	-	-	-	-	-	-
Swimming Pool	Special Use	-	-	-	-	-	-	-	-	-	-
The Farm Mountain Bike Park	Special Use	-	-	-	-	-	-	-	-	-	-
Glovers Lane Park	Undeveloped	-	-	-	-	-	-	-	-	-	-
Business Park	Undeveloped	-	-	-	-	-	-	-	-	-	-
Farmington Pond Expansion	Undeveloped	-	-	-	-	-	-	-	-	-	-
Farmington Trails	Trails	-	-	-	-	-	-	-	-	-	-
Totals		9.00	14.00	11.00	8.00	8.00	8.00	7.00	8.00	8.00	3.00
Estimated Value		\$900,000	\$1,400,000	\$1,100,000	\$320,000	\$800,000	\$2,800,000	\$560,000	\$320,000	\$640,000	\$105,000

TABLE A.1: CONT.

AREA	TYPE	SKATE/BIKE PARK	AMPHITHEATER	PICNIC TABLES	BARBEQUE GRILLS	BENCHES	FIRE PITS	DRINKING FOUNTAINS	PAVED TRAILS	UNPAVED TRAILS	OPEN LAWN AREAS
		EACH	EACH	EACH	EACH	EACH	EACH	EACH	Miles	Miles	EACH
COST PER UNIT		\$300,000	\$200,000	\$2,000	\$250	\$2,500	\$10,000	\$8,000	\$250,000	\$15,000	100,000
Regional Park	Regional	-	-	27.00	-	20.00	-	3.00	-	-	-
Farmington Pond	Community	-	-	4.00	-	2.00	1.00	1.00	-	-	-
Heritage Park	Community	-	-	18.00	-	5.00	-	1.00	-	-	1.00
Forbush Park	Neighborhood	-	-	33.00	-	5.00	-	1.00	-	-	1.00
Ranches Park	Neighborhood	-	-	12.00	-	5.00	-	1.00	-	-	1.00
Shepard Park	Neighborhood	-	-	20.00	-	24.00	-	1.00	-	-	1.00
South Park	Neighborhood	1.00	-	18.00	-	1.00	-	1.00	-	-	1.00
Woodland Park	Neighborhood	-	1.00	38.00	6.00	3.00	5.00	2.00	-	-	1.00
Ezra T. Clark Park	Pocket	-	-	-	-	-	-	-	-	-	-
Farmington Preserve Park	Pocket	-	-	1.00	-	1.00	-	1.00	-	-	-
Lupine Park	Pocket	-	-	-	-	-	-	-	-	-	-
Moon Park	Pocket	-	-	3.00	-	1.00	-	-	-	-	1.00
Mountain View	Pocket	-	-	2.00	-	2.00	-	-	-	-	-
Point of View	Pocket	-	-	2.00	-	1.00	-	-	-	-	1.00
Spring Creek	Pocket	-	-	2.00	-	2.00	-	-	-	-	1.00
Community Art Center	Special Use	-	-	-	-	-	-	-	-	-	-
Farmington Gym	Special Use	-	-	-	-	-	-	-	-	-	-
Swimming Pool	Special Use	-	-	-	-	-	-	-	-	-	-
The Farm Mountain Bike Park	Special Use	-	-	-	-	-	-	-	-	-	-
Glovers Lane Park	Undeveloped	-	-	-	-	-	-	-	-	-	-
Business Park	Undeveloped	-	-	-	-	-	-	-	-	-	-
Farmington Pond Expansion	Undeveloped	-	-	-	-	-	-	-	-	-	-
Farmington Trails	Trails	-	-	-	-	-	-	-	20.1	12.4	-
Totals		1.00	1.00	180.00	6.00	72.00	6.00	12.00	20.10	12.40	9.00
Estimated Value		\$300,000	\$200,000	\$360,000	\$1,500	\$180,000	\$60,000	\$96,000	\$5,025,000	\$186,000	\$900,000