
SOUTH JORDAN CITY CITY COUNCIL REPORT

Council Meeting Date: July 15, 2025

Issue: Ordinance 2025-12 – An ordinance adopting an amended and updated parks and recreation Impact Fee Facilities Plan (“IFFP”) and Impact Fee Analysis (“IFA”); adopting an amended and updated Impact Fee for parks and recreation; establishing certain policies related to impact fees for parks and recreational facilities; establishing service areas; and/or other related matters.

Submitted By: Colby Hill, Associate Director Public Works

Department: Public Works

Staff Recommendation (Motion Ready): Approve Ordinance 2025-12 adopting an amended and updated parks and recreation Impact Fee Facilities Plan and Impact Fee Analysis; adopting an amended fee for parks and recreation, establishing certain policies related to impact fees for parks and recreational facilities; establishing service areas; and/or other related matters.

BACKGROUND:

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 South Jordan City (the “City”) plan necessary capital improvements for future growth. This document will address the future parks & 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”). The city recently acquired the services of LRB Public Finance Advisors to assist us with the process of updating our Park Impact Fee Facilities Plan and Impact Fee analysis.

TEAM FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

FINDINGS: The calculation of impact fees relies upon the information contained within the analysis. Impact fees are then calculated based on many variables centered on proportionality share and Level of Service. Two impact fee scenarios are shown below: 1) the impact fee per capita excluding the buy-in component; and 2) the impact fee per capita including the buy-in component.

RECOMMENDED PARK IMPACT FEE SCHEDULE

AVERAGE HH (CITYWIDE)	FEE PER HH
Single Family	\$6,552
Multi Family	\$4,188

The fee schedules included in the Parks and Recreation IFFP and IFA indicates the maximum Impact Fees which the City may impose on development within the defined Service Area and are based upon general demand characteristics and potential demand that can be created by each class of user.

CONCLUSIONS: The updated IFFP and IFA has resulted in the above recommended Park Impact Fee Schedule.

RECOMMENDATIONS: Adopt Ordinance 2025-12.

FISCAL IMPACT: There will not be a negative fiscal impact and will assist in the city's ability to proportionally meet the needs of future park and recreational facilities.

ALTERNATIVES: Not adopt Ordinance 2025-12

SUPPORT MATERIALS:

- Ordinance 2025-12
- Impact Fees Facilities Plan
- Impact Fees Analysis

City Council Action Requested: Colby Hill
Department Head

07/02/2025
Date

ORDINANCE NO. 2025-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ADOPTING AN AMENDED AND UPDATED PARKS AND RECREATION IMPACT FEE FACILITIES PLAN AND IMPACT FEE ANALYSIS; ADOPTING AN AMENDED AND UPDATED IMPACT FEE FOR PARKS AND RECREATION; ESTABLISHING CERTAIN POLICIES RELATED TO IMPACT FEES FOR PARKS AND RECREATION FACILITIES; ESTABLISHING SERVICE AREA; AND/OR OTHER RELATED MATTERS.

WHEREAS, the City of South Jordan (the “City”) is a political subdivision of the State of Utah, authorized and organized under the provisions of Utah law; and

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

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

WHEREAS, the City has traditionally provided a high level of service in its parks, including recreation facilities, trails, and open space, which has been a factor in the City’s growth, and high property values due to the unique aesthetics which City residents enjoy; and

WHEREAS, in the exercise of its legislative discretion the City Council desires to take a conservative approach in preparing the Impact Fee Facilities Plan (“IFFP”) and Impact Fee Analysis (“IFA”) and in the assessment of an impact fee which may be less than might otherwise be justified by the IFA and IFFP in order to promote economic development, expand the tax base, allow for more job creation, and respond to current economic realities; and

WHEREAS, the City properly noticed its intent to prepare the IFFP and IFA on July 13, 2023 and the City held the required hearing on July 15, 2025; and

WHEREAS, the City has completed a Parks and Recreation IFFP and IFA which meets the requirements of State Law and City Ordinance; and

WHEREAS, the City Council has directed LRB Financial Advisors (“Consultants”) to prepare a Written Impact Fee Analysis including the Executive Summary of the Impact Fee Analysis consistent and in compliance with the Act specifically 11-36a-303; and

WHEREAS, the City and Consultants retained by the City have reviewed and evaluated the land within the City boundaries and have determined there shall be one service area; and

WHEREAS, the South Jordan City Council has reviewed the Parks and Recreation IFFP and IFA, and find it in the best interest of the welfare of the residents of the City to adopt the

Parks and Recreation IFFP and IFA and enact a new Parks and Recreation Impact Fee based on the IFFP and IFA.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Purpose.

This Impact Fee Ordinance establishes the City's Parks and Recreation Impact Fee policies and procedures and repeals certain provisions of prior ordinances related to Parks and Recreation Impact Fees and conforms to the requirements of the Utah Impact Fees Act (§ 11-36a, the Act). This Ordinance repeals any prior ordinances related to Parks and Recreation facilities within the Service Area, provides a schedule of Impact Fees for differing types of land-use development, and sets forth direction for challenging, modifying, and appealing Impact Fees.

SECTION 2. Definitions.

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

1. "City" means a political subdivision of the State of Utah and is referred to herein as City of South Jordan.
2. "Development Activity" means any construction or expansion of building, structure or use, any change in use of building or structure, or any change in the use of land located within the Service Area that creates additional demand and need for Parks and Recreation Facilities.
3. "Development Approval" means any written authorization from the City that authorizes the commencement of Development Activity and vests the property owner with the right to commence Development Activity, whether or not a specific building permit has been issued.
4. "Impact Fee" means a payment of money imposed upon Development Activity as a condition of development approval. "Impact Fee" includes development Impact Fees, but is not a tax, a special assessment, a hookup fee, a building permit fee, a fee for project improvements, or other reasonable permit or application fees.
5. "Impact Fee Analysis" or ("IFA") means the written analysis required by Section 11-36a-201 of the Act and is included in this ordinance by this reference and attached in Exhibit A.

6. “Impact Fee Facilities Plan” or (“IFFP”) means the plan required by Section 11-36a-301 of the Act. In Section 11-36a-301 (3) (a) there is an exception for cities of 5,000 or less in population, based on the latest census. “The City of South caused to be prepared an Impact Fee Facilities Plan in accordance with the Impact Fees Act. The IFFP is to be adopted by passage of this Ordinance, and is included by this reference and attached hereto in Exhibit A.”
7. “Project Improvements” includes but is not limited to site improvements and facilities that are planned and designed to provide service for development resulting from a Development Activity and are necessary solely for the use and convenience of the occupants or users of said Development Activity. “Project Improvements” do not include “System Improvements” as defined below.
8. “Proportionate Share” of the cost of public facility improvements means an amount that is roughly proportionate and reasonably related to the service demands and needs of a Development Activity.
9. “Public Facilities” includes but is not limited to, for purpose of this Ordinance, Park, Recreation, Trails, and Open Space facilities of the City for the Service Area.
10. “Service Area” refers to a geographic area designated by the City based on sound planning and engineering principles in which a defined set of the City’s Public Facilities provides service. For purposes of this Ordinance, there will be one City-Wide service area. A map of the Service Area is included in Exhibit A attached hereto.
11. “System Improvements” refer both to existing Parks and Recreation Facilities designed to provide services within the Service Areas and to future Parks and Recreation Facilities identified in the Parks and Recreation IFFP adopted by the City that are intended to provide service to the Service Area. “System Improvements” do not include “Project Improvements” as defined above.

SECTION 3. Written Impact Fee Analysis.

1. Executive Summary. A summary of the findings of the written impact fee analysis that is designed to be understood by a lay person is included in the Parks and Recreation IFFP and IFA and demonstrates the need for Impact Fees to be assessed on Development Activity. The Executive Summary has been available for public inspection at least ten (10) days prior to the adoption of this Ordinance.
2. Impact Fee Analysis. The City has commissioned the IFFP and IFA for the Parks and Recreation Impact Fees which identifies the impacts upon City and facilities required by the Development Activity, demonstrates how those impact the City and the facilities required by Development Activity, demonstrates how those impacts on System Improvements are reasonably related to Development Activity,

estimates the proportionate share of the costs of impacts on System Improvements that are reasonably related to the Development Activity and identifies how the Impact Fees are calculated. A copy of the Parks and Recreation IFFP and IFA has been available for public inspection at least ten (10) days prior to the adoption of this Ordinance.

3. Proportionate Share Analysis. In connection with the IFFP and IFA, the City has prepared a Proportionate Share analysis which analyzes whether or not the proportionate share of the costs of future Public Facilities is reasonably related to new Development Activity. The Proportionate Share analysis identifies the costs of existing Public Facilities, the manner of financing existing Public Facilities, the relative extent to which new development will contribute to the cost of existing facilities and the extent to which new development is entitled to a credit for payment towards the costs of new facilities from general taxation or other means apart from user charges in other parts of the City. A copy of the Proportionate Share analysis is included in the written Parks and Recreation Impact Fee Analysis and has been available for public inspection at least ten (10) days prior to the adoption of this Ordinance (See Exhibit A attached).

SECTION 4. Impact Fee Calculations.

1. Ordinance Enacting Impact Fees. The City Council does, by this Ordinance, approve Impact Fees in accordance with the Parks and Recreation IFFP and IFA.
 - a. Elements. In calculating the Impact Fee, the City has included the construction costs, land acquisition costs, costs of improvements, fees for planning, surveying, and engineering services provided for and directly related to the construction of System Improvements, and outstanding or future debt service charges if the City might use Impact Fees as a revenue stream to pay principal and interest on bonds or other obligations to finance the cost of System Improvements.
 - b. Notice and Hearing. In conjunction with the approval of this, the City held a public hearing on July 15, 2025, and made a copy of the Ordinance available to the public in the two (2) South Jordan City Libraries, at least ten (10) days before the date of the hearing, all in conformity with the requirements of Utah Code Annotated 11-36a-502 (1). After the public hearing, the Council adopted this Impact Fee Ordinance as presented herein.
 - c. Contents of the Ordinance. The Ordinance adopting or modifying an Impact Fee contains such detail and elements as deemed appropriate by the Council, including a designation of the Service Area within which the Impact Fees are to be calculated and imposed. The South Jordan Service Area is the only service area, with a map defining its boundaries included in the Parks and Recreation IFFP and IFA. The Ordinance herein includes

- (i) a schedule of Impact Fees to be imposed for Parks and Recreation and
 - (ii) the formula to be used by the City in calculating the Impact Fee.
 - d. Adjustments. The standard Impact Fee may be adjusted at the time the fee is assessed:
 - i. in response to unusual circumstances in specific cases;
 - ii. in response to 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;
 - iii. to ensure that the impact fees are imposed fairly; or
 - iv. to a particular development should the developer supply sufficient studies and data to the City showing a discrepancy between the fee being assessed and the actual impact on the system.
 - e. Previously Incurred Costs. To the extent that new growth and Development Activity will be served by previously constructed improvements, the City's Impact Fees may include Public Facility costs and outstanding bond costs related to the Parks and Recreation improvements previously incurred by the City. These costs may include all projects included in the Impact Fee Facilities Plan which are under construction or completed but have not been utilized to their capacity, as evidenced by outstanding debt obligations. Any future debt obligations determined to be necessitated by growth activity may also be included to offset the costs of future capital projects.
2. Developer Credits. Development Activity may be allowed a credit against Impact Fees for any dedication or improvement to land or new construction of System Improvements provided by the Development Activity provided that the Development Activity is (i) identified in the City's Impact Fee Facilities Plans and (ii) required by the City as a condition of Development Approval. Otherwise, no credit may be given.
3. Impact Fees Accounting. The City will establish a separate interest-bearing ledger account for the Impact Fees collected pursuant to this Ordinance and will conform to the accounting requirements provided in the Impact Fees Act. All interest earned on the collection of Parks and Recreation Impact Fees shall accrue to the benefit of the segregated account. Impact Fees collected prior to the effective date of this Ordinance need not meet the requirements of this section.
- a. Reporting. At the end of each fiscal year, the City shall prepare a report pursuant to Utah Code Ann, 11-36a-601.

- b. Impact Fee Expenditures. The City may expend Impact Fees pursuant to Utah Code Ann.§ 11-36a-602 the Impact Fees Policy only for System Improvements that are (i) Public Facilities identified in the City’s Impact Fee Facilities Plans and (ii) of the specific public facility type for which the fee was collected. Impact Fees will be expended on a First-In First-Out (“FIFO”) basis.
 - c. Time of Expenditure. Impact fees collected pursuant to the requirements of this Impact Fees Ordinance are to be expended, dedicated or encumbered for a permissible use within six years of the receipt of those funds by the City, unless the City meets other conditions outlined in the Act. For purposes of this calculation, the first funds received shall be deemed to be the first funds expended.
 - d. Refunds. The City shall refund any Impact Fees paid by a developer plus interest actually earned when (i) the developer does not proceed with the Development Activity and files a written request for a refund; (ii) the fees have not been spent or encumbered; and (iii) no impact has resulted. An impact that would preclude a developer from a refund from the City may include any impact reasonably identified by the City, including, but not limited to, the City having sized facilities and/or paid for, installed and/or caused the installation of facilities based in whole or in part upon the developer’s planned Development Activity even though that capacity may, at some future time, be utilized by another development.
- 4. Additional Fees and Costs. The Impact Fees authorized hereby are separate from and in addition to user fees and other charges lawfully imposed by the City and other fees and costs that may not be included as itemized component parts of the Impact Fee Schedule. In charging any such fees as a condition of development approval, the City recognizes that the fees must be a reasonable charge for the service provided.
 - 5. Fees Effective at Time of Payment. Unless the City is otherwise bound by a contractual requirement, the Impact Fee shall be determined from the fee schedule in effect at the time of Development Approval and paid in accordance with the provisions of Section 6 below.
 - 6. Imposition of Additional Fee or Refund After Development. Should any developer undertake Development Activities such that the ultimate density or other impact of the Development Activity is not revealed to the City, either through inadvertence, neglect, a change in plans, or any other cause whatsoever, and/or the Impact Fee is not initially charged against all units or the total density within the development, the City shall be entitled to recover the total Impact Fee pursuant the IFFP and IFA from the developer or other appropriate person covering the density for which an Impact Fee was not previously paid.

SECTION 5. Impact Fee Facilities Plan.

1. Impact Fee Facilities Plan. The City has developed a Parks and Recreation IFFP for the City's Parks and Recreation system. The Parks and Recreation IFFP has been prepared based on reasonable growth assumptions for the Service Area, and analyzes the general demand characteristics of current and future users of the system. Furthermore, the IFFP identifies the impact on System Improvements created by Development Activity and estimates the Proportionate Share of the costs of impacts on System Improvements that are reasonably related to new Development Activity.

SECTION 6. Impact Fee Schedules and Formulas.

1. Fee Adoption. The City hereby adopts as the Impact Fee per unit for Parks and Recreation as found in the South Jordan Parks and Recreation IFFP & IFA and detailed below.

RECOMMENDED PARK IMPACT FEE SCHEDULE	
AVERAGE HH (CITYWIDE)	FEE PER HH
Single Family	\$6,552
Multi Family	\$4,188

2. Maximum Supportable Impact Fees. The fee schedule included in the Parks and Recreation IFFP and IFA indicates the maximum Impact Fees which the City may impose on development within the defined Service Area and are based upon general demand characteristics and potential demand that can be created by each class of user. The City reserves the right under the Impact Fees Act (Utah Code § 11-36a-402(1)(c)) to assess an adjusted fee to respond to unusual circumstances to ensure that fees are equitably assessed. The City may also decrease the Impact Fee if the developer can provide documentation that the proposed impact will be less than what could be expected given the type of user (Utah Code § 11-36a-402(1)(d)).

SECTION 7. Fee Exceptions and Waivers.

1. Waiver for "Public Purpose". The City Council may, on a project by project basis, authorize exceptions or waivers to the Impact Fees due from development for those projects the Council determines to be of such benefit to the community as a whole to justify the exception or adjustment. Such projects may include facilities being funded by tax-supported agencies, affordable housing projects, or facilities of a temporary nature. The City Council may elect to waive or adjust Impact Fees in consideration of economic benefits to be received from the Development Activity.

- a. Procedures. Applications for exceptions are to be filed with the City at the time the developer first requests the extension of service to the respective development or property.

SECTION 8. Appeal Procedure.

1. Any person or entity that has paid an Impact Fee pursuant to this Ordinance may challenge the Impact Fee by filing:
 - a. An appeal to the City pursuant to South Jordan Municipal Code § 16.32.090. If no decision is issued pursuant to South Jordan Municipal Code §16.32.090 within 30 days of a timely filed appeal the appeal will be deemed denied.
 - b. A request for arbitration as provided in Utah Code Ann. § 11-36a-705 as amended; or
 - c. An action in district court.

SECTION 9. Severability. If any section, subsection, paragraph, clause or phrase of this Impact Fee Policy shall be declared invalid for any reason, such decision shall not affect the remaining portions of this Impact Fee Policy, which shall remain in full force and effect, and for this purpose, the provisions of this Impact Fee Ordinance are declared to be severable.

SECTION 10 Interpretation. This Impact Fee Ordinance has been divided into sections, subsections, paragraphs and clauses for convenience only and the interpretation of this Impact Fee Ordinance shall not be affected by such division or by any heading contained herein.

SECTION 11. Effective Date. This Impact Fee Ordinance shall become effective 90 days after the day which this Impact Fee Ordinance is passed and adopted by the South Jordan City Council. Except as otherwise specifically provided herein and according to law, this Impact Fee Ordinance shall not repeal, modify or affect any Impact Fee of the City in existence as of the effective date of this Ordinance, other than those expressly referenced in Section 1 above. All Impact Fees established, including amendments and modifications to previously existing Impact Fees, after the effective date of this Ordinance shall comply with the requirements of this Impact Fee Ordinance.

[SIGNATURE PAGE FOLLOWS]

**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS _____ DAY OF _____, 2025 BY THE FOLLOWING VOTE:**

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Kathie L. Johnson	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____

Dawn R. Ramsey

Attest: _____

City Recorder

Approved as to form:

Charity Brien
Charity Brien (Jul 9, 2025 18:37 MDT)

Office of the City Attorney

Exhibit A

Impact Fee Facilities Plan & Impact Fee Analysis Amendment



PUBLIC
FINANCE
ADVISORS

LEWIS | ROBERTSON | BURNINGHAM



DRAFT

SOUTH
JORDAN,
UTAH

MAY 2025

PARKS AND RECREATION
IMPACT FEE FACILITIES PLAN (IFFP) &
IMPACT FEE ANALYSIS (IFA)

PREPARED BY:

LRB PUBLIC FINANCE ADVISORS
FORMERLY LEWIS YOUNG ROBERTSON & BURNINGHAM INC.

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IFFP AND IFA CERTIFICATION

LRB Public Finance Advisors (formerly Lewis Young Robertson & Burningham, Inc.) certifies that the attached Impact Fee Facilities Plan and Impact Fee Analysis prepared for Parks & Recreation facilities:

1. includes only the costs of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or
 - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. does not include:
 - a. costs of operation and maintenance of public facilities;
 - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
 - c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement;
 - d. offsets costs with grants or other alternate sources of payment; and
3. complies in each and every relevant respect with the Impact Fees Act.

LRB makes this certification with the following caveats:

1. All of the recommendations for implementation of the Impact Fee Facilities Plan and the Impact Fee Analysis are followed by City staff and elected officials.
2. If all or a portion of this document is modified or amended, this certification is no longer valid.
3. All information provided to LRB Public Finance Advisors is assumed to be correct, complete, and accurate. This includes information provided by the City as well as outside sources.

LRB PUBLIC FINANCE ADVISORS



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 South Jordan City (the City) in planning necessary capital improvements for future growth. This document will address the future parks & 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 is defined as all areas within the City.
- **Demand Analysis:** The demand unit used in this analysis is population. The City's 2025 population is estimated at approximately 89,116. The future population in the service area is used to determine the additional parks & recreational needs. Based on the growth estimates in the Master Plan, the service area should reach a population of approximately 114,102 residents by 2035. As a result of new growth, the City will need to construct additional parks and recreation facilities to maintain the existing level of service.
- **Level of Service:** The LOS for the analysis is based on maintaining the existing level of investment 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 not considered in this analysis.
- **Capital Facilities:** The City's existing level of investment results in the need to construct an additional \$52M in parks and recreation infrastructure.
- **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

Impact fees are calculated to ensure new development provides sufficient investment to maintain the current LOS standards in the community. The fee per capita is \$2,073 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: ESTIMATE OF IMPACT FEE VALUE PER CAPITA (LEVEL OF SERVICE APPROACH)

TYPE OF IMPROVEMENT	LOS PER 1,000	LAND COST PER ACRE/MILE	IMPROVEMENT VALUE PER ACRE	TOTAL COST PER ACRE	PER 1,000 POPULATION	TOTAL PER CAPITA
Developed Parks	2.69	\$350,000	\$224,721	\$574,721	\$1,544,647	\$1,545
Special Use Parks	0.03	\$85,000	\$301,979	\$386,979	\$13,004	\$13
Open Space	1.42	\$85,000	\$0	\$85,000	\$121,108	\$121
Undeveloped Land	1.16	\$350,000	\$0	\$350,000	\$407,548	\$408
OTHER COMPONENTS OF FEE				ADDITIONAL VALUE	DEMAND SERVED	TOTAL VALUE PER CAPITA
Interest Credit				(\$325,000)	24,986	(\$13)
Professional Expense				\$10,850	24,986	\$0
ESTIMATE OF IMPACT FEE PER CAPITA						\$2,073



TABLE 1.2: PARK IMPACT FEE SCHEDULE

TYPE OF HOUSEHOLD (HH)	PERSONS PER HH	LOS FEE PER HH	EXISTING FEE PER HH	% CHANGE
Average HH (Citywide)	3.11	\$6,448		
Single Family	3.16	\$6,552	\$5,420	21%
Multi-Family	2.02	\$4,188	\$2,643	58%

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.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 non-standard impact fee is calculated based on the following formula:

FORMULA FOR NON-STANDARD PARKS AND RECREATION IMPACT FEES

Estimate of Total Population Increase from Development x Estimate of Level of Investment Impact Fee Per Capita (\$2,073) = Impact Fee

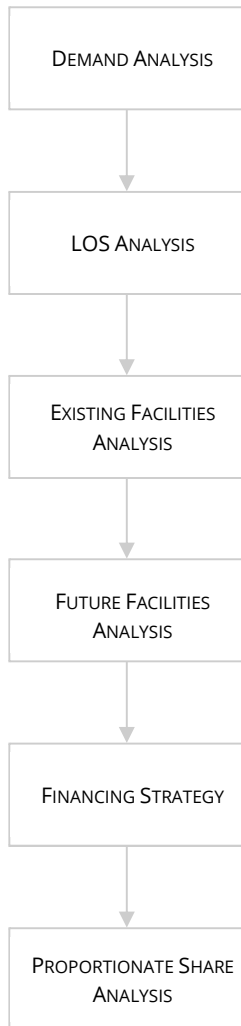
NOTICE
DRAFT

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 IFFP and IFA. 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 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.

LEVEL OF SERVICE ANALYSIS

The demand placed upon existing public facilities by existing development is known as the existing LOS. Through the inventory of existing facilities, combined with the growth assumptions, this analysis identifies the LOS which is provided to a community's existing residents and ensures that future facilities maintain these standards. Any excess capacity identified within existing facilities can be apportioned to new development. Any demand generated from new development that overburdens the existing system beyond the existing capacity justifies the construction of new facilities.

EXISTING FACILITY INVENTORY

In order to quantify the demands placed upon existing public facilities by new development activity, the Impact Fee Facilities Plan provides an inventory of the City's existing system 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.

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.

FINANCING STRATEGY – CONSIDERATION OF ALL REVENUE SOURCES

This analysis must also include a consideration of all revenue sources, including impact fees, future debt costs, alternative funding sources and the dedication (i.e., donations) of system improvements, which may be used to

finance system improvements.² 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.³

PROPORTIONATE SHARE ANALYSIS

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

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² 11-36a-302(2)

³ 11-36a-302(3)



SECTION 3: OVERVIEW OF SOUTH JORDAN CITY AND DEMAND ANALYSIS

South Jordan City is a vibrant hub of residential, commercial and mixed-use development, with the potential to attract substantial growth and development into the future. Strategically located at the crossroads of major infrastructure improvements, including the Mountain View Corridor and the Mid-Jordan TRAX line on the West and I-15 (the major transportation route through Utah) on the East, the City is well-situated to attract both residential and commercial growth that will occur in the southern portion of the Salt Lake Valley. As a result of continued growth, the City will need to expand its existing services to continue to provide the level of service enjoyed within the community.

SERVICE AREA

Utah Code requires the impact fee enactment to establish one or more service areas within which impact fees will be imposed.⁴ This service area includes all areas within the City, including the Kennecott Master Subdivision (Daybreak), as shown in the figure below. While Daybreak is included in this analysis, existing development agreements require the developer of this area to construct park facilities that will maintain the existing level of service, in lieu of impact fees.⁵

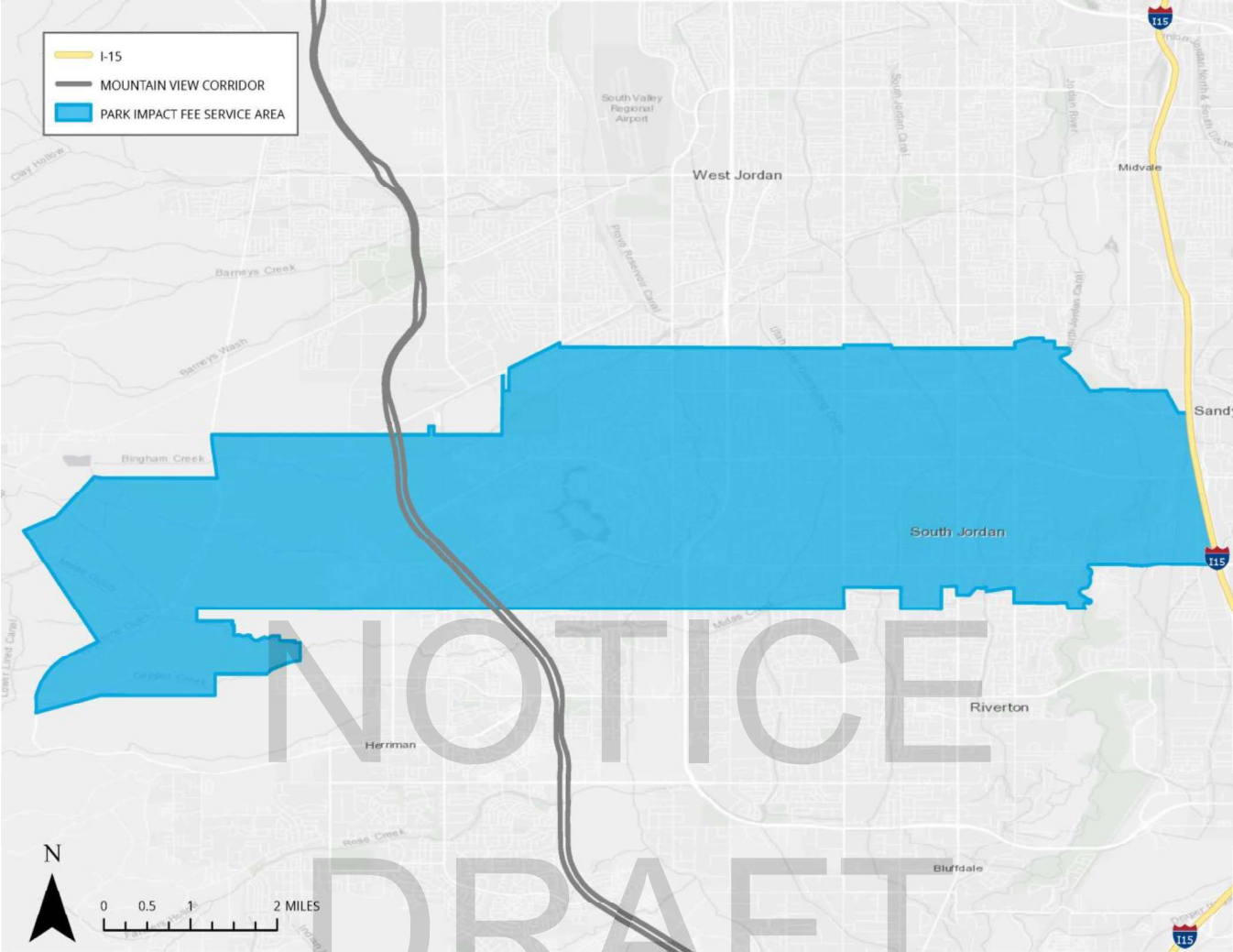
The purpose of this document is to establish a LOS based on the facilities and amenities provided to development within the service area. The LOS for parks and recreation is based on the City's residential population in the service area. The level of service consists of two components – the land value 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. This land has been excluded from the calculation of the LOS to avoid any double counting of costs (recovering the cost of this land through both the storm water and parks impact fees).

⁴ 11-36a-402(a)

⁵ Agreement Regarding Daybreak Development – Amending the Master Development Agreement for the Kennecott Master Subdivision #1 Project and Amending the P-C Zone Plan Land Use Table. Dated 9 July 2007.



FIGURE 3.1: SOUTH JORDAN PARKS AND RECREATION SERVICE AREA



DEMAND UNITS

The demand unit used in this analysis is population. The population projections are based on several sources including Census data and planning projections provided in the City’s 2025 Parks, Open Space, Recreation and Trails Master Plan. According to the Master Plan, the City’s population as of 2025 was approximately 89,116.

The future population in the service area is used to determine the additional parks & recreation facilities needed to serve the additional residents. If growth projections and land use assumptions change 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 114,102 residents by 2035. 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: EXISTING DEMAND ASSUMPTIONS

2025 Population	89,116
2035 Population	114,102
IFFP GROWTH	24,986
Average HH Size: Single Family	3.16
Average HH Size: Multifamily	2.02

Source: 2025 Parks, Open Space, Recreation and Trails Master Plan; US Census (ACS 2023) Table DP04, Table B25033; South Jordan City Planning & Zoning



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 varies for each park type and is based on recent comparable land sales in the area provided to LRB by City staff. The City-owned acreage and estimated improvement value illustrated below will be the basis for the LOS analysis discussed in **Section 5**.

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

PARK TYPE	TOTAL ACREAGE	LESS DETENTION	LESS GIFTED	FINAL ACRES	CITY OWNED ACRES	ESTIMATED LAND VALUE	ESTIMATED IMPROVEMENT VALUE
Developed Parks	326.4	26.7	4.0	295.7	239.9	\$83,979,875	\$53,920,050
Special Use Parks	69.5	0.0	0.0	69.5	3.0	\$255,000	\$905,937
Open Space	127.2	0.0	0.0	127.2	127.2	\$10,812,000	\$0
Undeveloped Land	150.4	2.6	0.0	147.8	104.0	\$36,384,250	\$0
TOTAL	673.5	29.3	4.0	640.2	474.1	\$131,431,125	\$54,825,987

Existing parks include a variety of facilities such as 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

	TOTAL AMENITIES	MEASUREMENT
Restrooms	20.00	Each
Pavilion – Large	10.00	Each
Pavilion – Medium/Small	50.00	Each
Multi-Purpose Field	34.00	Each
Baseball/Softball Field	10.00	Each
Tennis Court	9.00	Each
Pickleball Court	18.00	Each
Sand Volleyball Court	4.00	Each
Basketball Court	6.00	Each
Playground	28.00	Each
Skate Park	1.00	Each
Splash Pad	2.00	Each
Picnic Tables	222.00	Each
Barbeque Grills	31.00	Each
Benches	138.00	Each
Bike Racks	11.00	Each
Drinking Fountains	27.00	Each
Walking Paths	33.00	Each (1/2 mile min.)
Trailhead	43,614.10	Linear Ft.
Pond/Water Element	9.00	Each

Source: 2025 Parks, Open Space, Recreation and Trails Master Plan

BUY-IN COMPONENT

In addition to the park acreage and amenities mentioned above, there are several recreation facilities that are utilized by existing residents. These facilities will serve the service area into the future. Generally, these facilities



are unique and are designed to serve both existing and new development. However, the City recently transferred the South Jordan Fitness and Aquatic Center to Salt Lake County. As a result, a buy-in related to these facilities has not been included in the calculation of the fee at this time.

LAND VALUES

Recent land acquisitions by the City were used to determine the land acquisition cost for additional park land in the City. For the purposes of this analysis, the City determined that \$350,000 per acre should be used as the cost to acquire additional park land for general park land. However, special use and open space is included at a reduced assumption of \$85,000 per acre. The assumptions utilized for estimation of land values are shown below. 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.

TABLE 4.3: LAND VALUE ASSUMPTIONS

ASSUMPTIONS	
Land Cost (Developed Park)	\$350,000
Land Cost (Special Use Park)	\$85,000
Land Cost (Open Space)	\$85,000
Land Cost (Undeveloped Land)	\$350,000

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.

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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 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**, along with the existing population for 2025, the value per capita (or LOS) is calculated. This approach uses current construction costs to determine the current value. It is assumed that the City will maintain, at a minimum, the current set LOS standard.

Tables 5.1 and 5.2 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 (PER CAPITA)

PARK TYPE	CITY OWNED ACRES	ACRES PER 1,000 CAPITA	EST. LAND VALUE	EST. IMPROV. VALUE	TOTAL VALUE PER CAPITA
Developed Parks	239.94	2.69	\$83,979,875	\$53,920,050	\$1,545
Special Use Parks	3.00	0.03	\$255,000	\$905,937	\$13
Open Space	127.20	1.42	\$10,812,000	\$0	\$121
Undeveloped Land	103.96	1.16	\$36,384,250	\$0	\$408
TOTAL	474.10	5.31	\$131,431,125	\$54,825,987	\$2,086

TABLE 5.2: EXISTING LEVEL OF SERVICE (PER ACRE)

PARK TYPE	CITY OWNED ACRES	EST. LAND VALUE	LAND VALUE PER ACRE	EST. IMPROV. VALUE	IMPROV. VALUE PER ACRE	TOTAL VALUE PER ACRE
Developed Parks	239.94	\$83,979,875	\$350,000	\$53,920,050	\$224,721	\$574,721
Special Use Parks	3.00	\$255,000	\$85,000	\$905,937	\$301,979	\$386,979
Open Space	127.20	\$10,812,000	\$85,000	\$0	\$0	\$85,000
Undeveloped Land	103.96	\$36,384,250	\$350,000	\$0	\$0	\$350,000
TOTAL	474.10	\$131,431,125	\$277,224	\$54,825,987	\$115,643	\$392,867

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. The construction of park facilities can lag behind 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 in **Table 6.1** below. 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 new development to at the proportionate fee to maintain the existing LOS.

TABLE 6.1: ILLUSTRATION OF SOUTH JORDAN PARKS AND RECREATION FUTURE IMPROVEMENTS

TYPE OF IMPROVEMENT	POPULATION INCREASE IFFP HORIZON	LEVEL OF INVESTMENT	ESTIMATED FUTURE INVESTMENT
City-Wide Service Area	24,986	\$2,086	\$52,128,458

This service area includes all areas within the City, including the Daybreak community. While Daybreak is included in this analysis, existing development agreements require the developer of this area to construct park facilities that will maintain the existing level of service, in lieu of impact fees.⁶

Future investment will be used to acquire additional parks and recreation land and fund new park improvements and amenities or make improvements to existing park facilities to add capacity to the system. The following types of improvements may be considered:

- Land Acquisition
- Sod and Irrigation Improvements
- Pavilions
- Restrooms and other Parks and Recreation Buildings
- Picnic Tables
- Playgrounds
- Trailways/Walkways
- Volleyball Courts
- Tennis Courts
- Basketball Courts
- Other Recreational Courts and Facilities
- Baseball/Softball Field Facilities
- Multi-Purpose Fields
- Field Lighting
- Concessions Buildings
- Parking
- Skate Parks
- Other Park and Recreation Amenities

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.⁷ 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.⁸ The Impact Fee Analysis may only include the costs of impacts on system improvements related to new growth within the proportionate share analysis.

⁶ Agreement Regarding Daybreak Development – Amending the Master Development Agreement for the Kennecott Master Subdivision #1 Project and Amending the P-C Zone Plan Land Use Table. Dated 9 July 2007.

⁷ 11-36a-102(20)

⁸ 11-36a102(13)



Only park facilities that serve the entire community are included in the level of service. The following park facility types are considered system improvements:

- Open Space;
- Developed Active Parks;
- Undeveloped Park Space; and,
- Special Use Areas.

HISTORIC FUNDING OF FACILITIES

GENERAL FUND REVENUES

The City's existing parks & recreation infrastructure has been funded through general fund revenues and grants and donations. General fund revenues include a mix of property taxes, sales taxes, federal and state grants, and any other available general fund revenues.

GRANT FUNDING

The City received some grants and donations to fund parks & recreation facilities. All 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.⁹ 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.¹⁰

PROPERTY TAX REVENUES

Property tax revenues are not specifically identified in this analysis as a funding source for capital projects, but inter-fund loans can be made from the general fund which will ultimately include some property tax revenues. Inter-fund 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 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 have become an ideal mechanism for funding growth-related infrastructure. Impact fees are 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

⁹ 11-36a-302(2)

¹⁰ 11-36a-302(3)



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 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 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.

IMPACT FEE CREDIT

A credit is applied in this analysis to account for future interest earnings. The credit assumes investment earnings on any positive impact fee fund balance carry-over, assuming an interest rate of 1.50 percent, based on the Utah Public Treasurer's Investment Fund historic average. The interest credit is rounded to \$325K.

TABLE 6.2: IMPACT FEE INTEREST CREDIT CALCULATION

YEAR	IMPACT FEE REVENUES	ESTIMATED ERUs	IFFP EXPENSE	BUY-IN EXPENSE	CUMULATIVE FUND BALANCE	INTEREST EARNED
2025	\$0	-	-	-	\$0	\$0
2026	\$4,797,384	744	(\$4,797,384)	-	\$0	\$0
2027	\$4,921,947	763	-	-	\$4,921,947	\$73,829
2028	\$5,049,744	783	(\$9,971,691)	-	\$73,829	\$1,107
2029	\$5,180,860	803	-	-	\$5,255,797	\$78,837
2030	\$5,315,380	824	(\$10,496,240)	-	\$153,774	\$2,307
2031	\$5,058,101	784	-	-	\$5,214,181	\$78,213
2032	\$5,179,914	803	(\$10,238,015)	-	\$234,293	\$3,514
2033	\$5,304,660	823	-	-	\$5,542,468	\$83,137
2034	\$5,432,411	842	(\$10,737,072)	-	\$320,944	\$4,814
TOTAL ESTIMATED EARNINGS						\$325,758



SECTION 7: PARKS AND RECREATION IMPACT FEE CALCULATION

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

PROPOSED PARKS AND RECREATION IMPACT FEE

The level of investment 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 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 (e.g., park facilities).

PARK IMPACT FEE

The fee per capita is \$2,073. Based on the per capita fee, the proposed impact fee per household is illustrated in **Table 7.2**.

TABLE 7.1: ESTIMATE OF IMPACT FEE VALUE PER CAPITA (LEVEL OF SERVICE APPROACH)

TYPE OF IMPROVEMENT	LOS PER 1,000	LAND COST PER ACRE/MILE	IMPROVEMENT VALUE PER ACRE	TOTAL COST PER ACRE	PER 1,000 POPULATION	TOTAL PER CAPITA
Developed Parks	2.69	\$350,000	\$224,721	\$574,721	\$1,544,647	\$1,545
Special Use Parks	0.03	\$85,000	\$301,979	\$386,979	\$13,004	\$13
Open Space	1.42	\$85,000	\$0	\$85,000	\$121,108	\$121
Undeveloped Land	1.16	\$350,000	\$0	\$350,000	\$407,548	\$408
OTHER COMPONENTS OF FEE				ADDITIONAL VALUE	DEMAND SERVED	TOTAL VALUE PER CAPITA
Impact Fee Credit				(\$325,000)	24,986	(\$13)
Professional Expense				\$10,850	24,986	\$0
ESTIMATE OF IMPACT FEE PER CAPITA						\$2,073

TABLE 7.2: PARK IMPACT FEE SCHEDULE

TYPE OF HOUSEHOLD (HH)	PERSONS PER HH	LOS FEE PER HH	EXISTING FEE PER HH	% CHANGE
Average HH (Citywide)	3.11	\$6,448		
Single Family	3.16	\$6,552	\$5,420	21%
Multi-Family	2.02	\$4,188	\$2,643	58%

NON-STANDARD PARK IMPACT FEES

The Impact Fees Act¹¹ allows the City to assess an adjusted fee that more closely matches the true impact that a specific land use will have upon the City's parks and recreation facilities. This adjustment could result in a different impact fee if evidence suggests a particular user will create a different impact than what is standard for its category. The following formulas will help determine the non-standard impact fee.

¹¹ 11-36a-402(1)(c)



FORMULA FOR NON-STANDARD PARKS AND RECREATION IMPACT FEES

Estimate of Total Population Increase from Development x Estimate of Impact Fee Per Capita (\$2,073) = Impact Fee

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.
- 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,
 - Are 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.

EQUITY OF IMPACT FEES

Impact fees are intended to recover the costs of additional capital infrastructure necessary to maintain the existing LOS caused by 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. However, there may be years in which the annual impact fee revenues cannot cover the annual growth-related expenses. In this case, 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 ensure that new growth pays the cost of the additional capital improvements necessary to maintain the existing LOS. 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. See **SECTION 6** for further discussion regarding the consideration of revenue sources.

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

GROWTH-DRIVEN EXTRAORDINARY COSTS

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

SUMMARY OF TIME-PRICE DIFFERENTIAL

The Impact Fees Act allows for the inclusion of a time-price differential to ensure that the future value of costs incurred at a later date are accurately calculated to include the costs of construction inflation. Thus, when determining the level of investment, all costs are represented in today's dollars.

APPENDIX A: INVENTORY OF EXISTING FACILITIES

CITY PARKS SYSTEM	TOTAL ACREAGE	LESS DETENTION	LESS GIFTED	FINAL ACRES	CITY OWNED ACREAGE	LAND VALUE	RESTROOMS	LARGE PAVILION	MED/SMALL PAVILION	MULTIPURPOSE FIELDS	BASEBALL/SOFTBALL FIELDS	TENNIS COURTS	PICKLEBALL COURTS	SAND VOLLEYBALL COURTS	BASKETBALL COURTS	PLAYGROUNDS	SKATE PARK	SPLASH PAD
AVERAGE COST PER UNIT							\$180,000	\$150,000	\$35,000	\$400,000	\$350,000	\$165,000	\$165,000	\$5,000	\$75,000	\$325,000	\$500,000	\$1,500,000
Developed Regional Parks							Each	Each	Each	Each	Each	Each	Each	Each	Each	Each	Each	Each
Bingham Creek Regional Park	74.3	-	-	74.3	18.6	\$6,503,875	1.00	1.00		6.00					1.00	1.00		
City Park (Excludes Recreation Facility Areas)	67.2	-	4.00	63.2	63.2	\$22,116,500	6.00	1.00	6.00	5.00	9.00	6.00	6.00	1.00		2.00	1.00	1.00
Riverfront Park & Fishing Ponds	49.7	-	-	49.7	49.7	\$17,391,500	3.00	2.00	19.00	3.00			6.00	1.00	1.00	2.00		
Subtotal Regional Parks	191.2	-	4.00	187.2	131.5	\$46,011,875	10.00	4.00	25.00	14.00	9.00	6.00	12.00	2.00	2.00	5.00	1.00	1.00
Developed Community Parks							Each	Each	Each	Each	Each	Each	Each	Each	Each	Each	Each	Each
Highland Park	19.0	-	-	19.0	19.0	\$6,657,000	2.00	2.00	-	6.00	-	-	6.00	-	-	2.00	-	-
Jordan Ridge Park	11.0	4.42	-	6.6	6.6	\$2,303,000	1.00	1.00	4.00	1.00	-	2.00	-	1.00	1.00	1.00	-	-
Oquirrh Shadows Park	15.2	0.09	-	15.1	15.1	\$5,288,500	2.00	-	5.00	4.00	-	-	-	-	-	1.00	-	1.00
Subtotal Community Parks	45.2	4.5	-	40.7	40.7	\$14,248,500	5.00	3.00	9.00	11.00	-	2.00	6.00	1.00	1.00	4.00	-	1.00
Developed Neighborhood Parks							Each	Each	Each	Each	Each	Each	Each	Each	Each	Each	Each	Each
Ascot Downs Park	2.1	0.76	-	1.3	1.3	\$469,000	-	-	1.00	-	-	-	-	-	-	1.00	-	-
Country Crossing Park	5.0	2.78	-	2.2	2.2	\$777,000	-	-	1.00	1.00	-	-	-	-	-	1.00	-	-
Glenmoor Ball Diamond	1.6	-	-	1.6	1.6	\$560,000	1.00	-	-	-	1.00	-	-	-	-	-	-	-
High Point Park	3.5	0.45	-	3.1	3.1	\$1,067,500	-	-	1.00	-	-	-	-	-	-	1.00	-	-
Hillside Park	8.9	-	-	8.9	8.9	\$3,115,000	-	-	1.00	1.00	-	-	-	-	-	1.00	-	-
Ivory Crossing Park	4.0	0.65	-	3.4	3.4	\$1,172,500	-	1.00	-	-	-	-	-	-	-	1.00	-	-
Lucas Del Park	1.6	-	-	1.6	1.6	\$560,000	-	-	1.00	-	-	-	-	-	-	1.00	-	-
McKee Park	2.0	1.00	-	1.0	1.0	\$350,000	-	-	1.00	-	-	-	-	-	-	1.00	-	-
Midas Creek Park	2.8	2.29	-	0.5	0.5	\$178,500	-	-	1.00	-	-	-	-	-	-	1.00	-	-
Prospector Park	3.1	-	-	3.1	3.1	\$1,085,000	1.00	1.00	1.00	-	-	-	-	-	1.00	1.00	-	-
River Heights Park	3.4	-	-	3.4	3.4	\$1,172,500	-	-	3.00	-	-	-	-	-	-	1.00	-	-
Rushton Meadows Park	3.1	-	-	3.1	3.1	\$1,085,000	-	-	1.00	-	-	-	-	-	-	1.00	-	-
Mystic Springs/Shields Lane Park	2.4	-	-	2.4	2.4	\$840,000	1.00	-	-	-	-	-	-	-	-	-	-	-
Skye Park	4.9	0.52	-	4.4	4.4	\$1,533,000	1.00	-	1.00	-	-	-	-	-	1.00	1.00	-	-
Stonehaven Park	5.3	2.31	-	3.0	3.0	\$1,046,500	-	-	1.00	-	-	1.00	-	1.00	-	1.00	-	-
Sunrise Mountain Park	13.9	-	-	13.9	13.9	\$4,865,000	-	-	1.00	-	-	-	-	-	-	-	-	-
Sunstone Park	2.0	1.44	-	0.6	0.6	\$196,000	-	-	1.00	-	-	-	-	-	-	1.00	-	-
Subtotal Neighborhood Parks	69.6	12.20	-	57.4	57.4	\$20,072,500	4.00	2.00	16.00	2.00	1.00	1.00	-	1.00	2.00	14.00	-	-
Developed Mini Parks							Each	Each	Each	Each	Each	Each	Each	Each	Each	Each	Each	Each
Beckstead Park	6.0	4.09	-	1.9	1.9	\$668,500	-	-	-	-	-	-	-	-	-	1.00	-	-
Bolton Park	0.5	0.45	-	0.1	0.1	\$17,500	-	-	-	-	-	-	-	-	-	1.00	-	-
Callendar Square Park	1.4	-	-	1.4	1.4	\$490,000	-	-	-	-	-	-	-	-	-	-	-	-
District Park	3.0	3.00	-	-	-	\$0	-	-	-	-	-	-	-	-	-	-	-	-
Dunsinane Detention	2.0	1.94	-	0.1	0.1	\$21,000	-	-	-	-	-	-	-	-	-	-	-	-
Kilmuir North	1.7	-	-	1.7	1.7	\$595,000	-	-	-	-	-	-	-	-	-	1.00	-	-
South Ridge Park	0.5	0.50	-	-	-	\$0	-	-	-	-	-	-	-	-	-	-	-	-
Triangle Park	1.8	-	-	1.8	1.8	\$630,000	-	-	-	-	-	-	-	-	1.00	1.00	-	-
Yorkshire Park	3.5	-	-	3.5	3.5	\$1,225,000	-	-	-	-	-	-	-	-	-	1.00	-	-
Subtotal Mini Parks	20.4	9.98	-	10.4	10.4	\$3,647,000	-	-	-	-	-	-	-	-	1.00	5.00	-	-
Special Use Parks							Each	Each	Each	Each	Each	Each	Each	Each	Each	Each	Each	Each
9400 S Entry Park	0.5	-	-	0.5	-	\$0	-	-	-	-	-	-	-	-	-	-	-	-

CITY PARKS SYSTEM	TOTAL ACREAGE	LESS DETENTION	LESS GIFTED	FINAL ACRES	CITY OWNED ACREAGE	LAND VALUE	RESTROOMS	LARGE PAVILION	MED/SMALL PAVILION	MULTIPURPOSE FIELDS	BASEBALL/SOFTBALL FIELDS	TENNIS COURTS	PICKLEBALL COURTS	SAND VOLLEYBALL COURTS	BASKETBALL COURTS	PLAYGROUNDS	SKATE PARK	SPLASH PAD
AVERAGE COST PER UNIT							\$180,000	\$150,000	\$35,000	\$400,000	\$350,000	\$165,000	\$165,000	\$5,000	\$75,000	\$325,000	\$500,000	\$1,500,000
Gateway Park	0.6	-	-	0.6	-	\$0	-	-	-	-	-	-	-	-	-	-	-	-
Mulligan's Golf Course (Park Area Only)	65.4	-	-	65.4	-	\$0	-	-	-	-	-	-	-	-	-	-	-	-
Samuel Holt Historic Farm	3.0	-	-	3.0	3.0	\$255,000	1.00	1.00	-	-	-	-	-	-	-	-	-	-
Subtotal Special Use Parks	69.5	-	-	69.5	3.0	\$255,000	1.00	1.00	-	-	-	-	-	-	-	-	-	-
Open Space							Each	Each	Each	Each	Each	Each	Each	Each	Each	Each	Each	Each
Bingham Creek Trail and Open Space	16.5	-	-	16.5	16.5	\$1,402,500	-	-	-	-	-	-	-	-	-	-	-	-
Jordan River Open Space	79.3	-	-	79.3	79.3	\$6,740,500	-	-	-	-	-	-	-	-	-	-	-	-
Midas Creek Open Space	6.4	-	-	6.4	6.4	\$544,000	-	-	-	-	-	-	-	-	-	-	-	-
Welby Jacob Canal Open Space	22.7	-	-	22.7	22.7	\$1,929,500	-	-	-	-	-	-	-	-	-	-	-	-
Other Misc Open Space	2.3	-	-	2.3	2.3	\$195,500	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Open Space	127.2	-	-	127.2	127.2	\$10,812,000	-	-	-	-	-	-	-	-	-	-	-	-
Other Owned							Each	Each	Each	Each	Each	Each	Each	Each	Each	Each	Each	Each
Bastian Ag. Center - USU Extension	122.2	-	-	122.2	-	\$0	-	-	-	-	-	-	-	-	-	-	-	-
Mary Jensen Park	17.3	-	-	17.3	-	\$0	-	-	-	7.00	-	-	-	-	-	-	-	-
Subtotal Other Owned	139.50	-	-	139.50	-	\$0	-	-	-	7.00	-	-	-	-	-	-	-	-
Planned Parks							Each	Each	Each	Each	Each	Each	Each	Each	Each	Each	Each	Each
Bingham Creek	87.7	-	-	87.7	43.8	\$15,342,250	-	-	-	-	-	-	-	-	-	-	-	-
Kennecott Community Park	30.0	-	-	30.0	30.0	\$10,500,000	-	-	-	-	-	-	-	-	-	-	-	-
Kennecott Neighborhood Park 1	10.0	-	-	10.0	10.0	\$3,500,000	-	-	-	-	-	-	-	-	-	-	-	-
Kennecott Neighborhood Park 2	10.0	-	-	10.0	10.0	\$3,500,000	-	-	-	-	-	-	-	-	-	-	-	-
Oquirrh East	12.7	2.58	-	10.1	10.1	\$3,542,000	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Planned Parks	150.4	2.6	-	147.8	104.0	\$36,384,250	-	-	-	-	-	-	-	-	-	-	-	-
Totals							20.00	10.00	50.00	34.00	10.00	9.00	18.00	4.00	6.00	28.00	1.00	2.00

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CITY PARKS SYSTEM	TOTAL ACREAGE	LESS DETENTION	LESS GIFTED	FINAL ACRES	CITY OWNED ACREAGE	LAND VALUE	PICNIC TABLES	BARBEQUE GRILLS	BENCHES	BIKE RACKS	DRINKING FOUNTAINS	WALKING PATHS	TRAILHEAD	OPEN LAWN AREA	POND/WATER ELEMENT	BASE ELIGIBLE IMPROVEMENT VALUE	DESIGN & ENGINEERING	TOTAL IMPROVEMENT VALUE
AVERAGE COST PER UNIT							\$3,200	\$250	\$3,200	\$500	\$6,000	\$200,000	\$30	\$0	\$200,000			
Developed Regional Parks							Each	Each	Each	Each	Each	Each (1/2 mile min.)	Linear Ft.	Each	Each		15%	
Bingham Creek Regional Park	74.3	-	-	74.3	18.6	\$6,503,875	13.00	-	17.00	-	2.00	3.00	5,420.00	-	-	\$2,000,300	\$300,045	\$2,300,345
City Park (Excludes Recreation Facility Areas)	67.2	-	4.00	63.2	63.2	\$22,116,500	28.00	2.00	19.00	2.00	6.00	1.00	4,580.00	-	-	\$11,750,300	1,762,545	13,512,845
Riverfront Park & Fishing Ponds	49.7	-	-	49.7	49.7	\$17,391,500	47.00	19.00	8.00	2.00	5.00	5.00	-	-	5.00	\$6,636,750	995,513	7,632,263
Subtotal Regional Parks	191.2	-	4.00	187.2	131.5	\$46,011,875	88.00	21.00	44.00	4.00	13.00	9.00	10,000.00	-	5.00	\$20,387,350	\$3,058,103	\$23,445,453
Developed Community Parks							Each	Each	Each	Each	Each	Each (1/2 mile min.)	Linear Ft.	Each	Each			
Highland Park	19.0	-	-	19.0	19.0	\$6,657,000	21.00	4.00	23.00	2.00	4.00	1.00	10,035.00	-	-	\$5,367,850	805,178	6,173,028
Jordan Ridge Park	11.0	4.42	-	6.6	6.6	\$2,303,000	14.00	1.00	2.00	-	1.00	1.00	2,620.00	-	-	\$1,941,050	291,158	2,232,208
Oquirrh Shadows Park	15.2	0.09	-	15.1	15.1	\$2,288,500	9.00	-	15.00	1.00	-	1.00	5,314.00	-	-	\$4,396,720	659,508	5,056,228
Subtotal Community Parks	45.2	4.5	-	40.7	40.7	\$14,248,500	44.00	5.00	40.00	3.00	5.00	3.00	17,969.00	-	-	\$11,705,620	\$1,755,843	\$13,461,463
Developed Neighborhood Parks							Each	Each	Each	Each	Each	Each (1/2 mile min.)	Linear Ft.	Each	Each			
Ascot Downs Park	2.1	0.76	-	1.3	1.3	\$469,000	4.00	1.00	2.00	-	1.00	-	-	-	-	\$385,450	\$57,818	\$443,268
Country Crossing Park	5.0	2.78	-	2.2	2.2	\$777,000	4.00	1.00	1.00	1.00	1.00	1.00	954.00	-	-	\$1,011,370	\$151,706	\$1,163,076
Glenmoor Ball Diamond	1.6	-	-	1.6	1.6	\$560,000	-	-	4.00	-	-	1.00	-	-	-	\$742,800	\$111,420	\$854,220
High Point Park	3.5	0.45	-	3.1	3.1	\$1,067,500	4.00	-	2.00	-	-	1.00	860.00	-	-	\$605,000	\$90,750	\$695,750
Hillside Park	8.9	-	-	8.9	8.9	\$3,115,000	4.00	-	-	1.00	1.00	1.00	1,496.00	-	1.00	\$1,224,180	\$183,627	\$1,407,807



CITY PARKS SYSTEM	TOTAL ACREAGE	LESS DETENTION	LESS GIFTED	FINAL ACRES	CITY OWNED ACREAGE	LAND VALUE	PICNIC TABLES	BARBEQUE GRILLS	BENCHES	BIKE RACKS	DRINKING FOUNTAINS	WALKING PATHS	TRAILHEAD	OPEN LAWN AREA	POND/WATER ELEMENT	BASE ELIGIBLE IMPROVEMENT VALUE	DESIGN & ENGINEERING	TOTAL IMPROVEMENT VALUE
AVERAGE COST PER UNIT							\$3,200	\$250	\$3,200	\$500	\$6,000	\$200,000	\$30	\$0	\$200,000			
Ivory Crossing Park	4.0	0.65	-	3.4	3.4	\$1,172,500	16.00	-	-	-	-	1.00	-	-	-	\$726,200	\$108,930	\$835,130
Lucas Del Park	1.6	-	-	1.6	1.6	\$560,000	1.00	1.00	-	-	-	1.00	-	-	-	\$563,450	\$84,518	\$647,968
McKee Park	2.0	1.00	-	1.0	1.0	\$350,000	-	-	2.00	-	-	-	-	-	-	\$366,400	\$54,960	\$421,360
Midas Creek Park	2.8	2.29	-	0.5	0.5	\$178,500	4.00	-	2.00	-	-	1.00	-	-	1.00	\$779,200	\$116,880	\$896,080
Prospector Park	3.1	-	-	3.1	3.1	\$1,085,000	11.00	1.00	4.00	1.00	1.00	1.00	1,680.00	-	-	\$1,070,150	\$160,523	\$1,230,673
River Heights Park	3.4	-	-	3.4	3.4	\$1,172,500	6.00	-	-	-	-	1.00	-	-	-	\$649,200	\$97,380	\$746,580
Rushton Meadows Park	3.1	-	-	3.1	3.1	\$1,085,000	6.00	-	6.00	-	-	1.00	-	-	1.00	\$798,400	\$119,760	\$918,160
Mystic Springs/Shields Lane Park	2.4	-	-	2.4	2.4	\$840,000	2.00	-	2.00	-	1.00	-	-	-	-	\$198,800	\$29,820	\$228,620
Skye Park	4.9	0.52	-	4.4	4.4	\$1,533,000	4.00	-	7.00	-	1.00	1.00	1,840.00	-	-	\$911,400	\$136,710	\$1,048,110
Stonehaven Park	5.3	2.31	-	3.0	3.0	\$1,046,500	4.00	-	4.00	-	-	1.00	-	-	-	\$755,600	\$113,340	\$868,940
Sunrise Mountain Park	13.9	-	-	13.9	13.9	\$4,865,000	5.00	-	5.00	1.00	-	1.00	5,312.00	-	-	\$426,860	\$64,029	\$490,889
Sunstone Park	2.0	1.44	-	0.6	0.6	\$196,000	2.00	1.00	3.00	-	1.00	1.00	1,029.00	-	-	\$613,120	\$91,968	\$705,088
Subtotal Neighborhood Parks	69.6	12.20	-	57.4	57.4	\$20,072,500	77.00	5.00	44.00	4.00	7.00	14.00	13,171.00	-	3.00	\$11,827,580	\$1,774,137	\$13,601,717
Developed Mini Parks							Each	Each	Each	Each	Each	Each (1/2 mile min.)	Linear Ft.	Each	Each			
Beckstead Park	6.0	4.09	-	1.9	1.9	\$668,500	-	-	-	-	-	1.00	-	-	-	\$525,000	\$78,750	\$603,750
Bolton Park	0.5	0.45	-	0.1	0.1	\$17,500	-	-	1.00	-	-	1.00	-	-	-	\$528,200	\$79,230	\$607,430
Callendar Square Park	1.4	-	-	1.4	1.4	\$490,000	-	-	2.00	-	-	1.00	1,055.00	-	-	\$238,050	\$35,708	\$273,758
District Park	3.0	3.00	-	-	-	\$0	-	-	-	-	-	1.00	-	-	-	\$200,000	\$30,000	\$230,000
Dunsinane Detention	2.0	1.94	-	0.1	0.1	\$21,000	-	-	1.00	-	1.00	-	-	-	-	\$9,200	\$1,380	\$10,580
Kilmuir North	1.7	-	-	1.7	1.7	\$595,000	1.00	-	1.00	-	-	1.00	-	-	-	\$531,400	\$79,710	\$611,110
South Ridge Park	0.5	0.50	-	-	-	\$0	-	-	-	-	-	-	-	-	-	\$0	\$0	\$0
Triangle Park	1.8	-	-	1.8	1.8	\$630,000	-	-	-	-	-	-	-	-	-	\$400,000	\$60,000	\$460,000
Yorkshire Park	3.5	-	-	3.5	3.5	\$1,225,000	-	-	3.00	-	-	1.00	-	-	-	\$534,600	\$80,190	\$614,790
Subtotal Mini Parks	20.4	9.98	-	10.4	10.4	\$3,647,000	1.00	-	8.00	-	1.00	6.00	1,055.00	-	-	\$2,966,450	\$444,968	\$3,411,418
Special Use Parks							Each	Each	Each	Each	Each	Each (1/2 mile min.)	Linear Ft.	Each	Each			
9400 S Entry Park	0.5	-	-	0.5	-	\$0	-	-	-	-	-	-	333.40	-	-	\$0	\$0	\$0
Gateway Park	0.6	-	-	0.6	-	\$0	-	-	-	-	-	-	-	-	-	\$0	\$0	\$0
Mulligan's Golf Course (Park Area Only)	65.4	-	-	65.4	-	\$0	8.00	-	-	-	-	-	-	-	-	\$0	\$0	\$0
Samuel Holt Historic Farm	3.0	-	-	3.0	3.0	\$255,000	4.00	-	2.00	-	1.00	1.00	1,085.70	-	1.00	\$787,771	\$118,166	\$905,937
Subtotal Special Use Parks	69.5	-	-	69.5	3.0	\$255,000	12.00	-	2.00	-	1.00	1.00	1,419.10	-	1.00	\$787,771	\$118,166	\$905,937
Open Space							Each	Each	Each	Each	Each	Each (1/2 mile min.)	Linear Ft.	Each	Each			
Bingham Creek Trail and Open Space	16.5	-	-	16.5	16.5	\$1,402,500	-	-	-	-	-	-	-	-	-	\$0	\$0	\$0
Jordan River Open Space	79.3	-	-	79.3	79.3	\$6,740,500	-	-	-	-	-	-	-	-	-	\$0	\$0	\$0
Midas Creek Open Space	6.4	-	-	6.4	6.4	\$544,000	-	-	-	-	-	-	-	-	-	\$0	\$0	\$0
Welby Jacob Canal Open Space	22.7	-	-	22.7	22.7	\$1,929,500	-	-	-	-	-	-	-	-	-	\$0	\$0	\$0
Other Misc Open Space	2.3	-	-	2.3	2.3	\$195,500	-	-	-	-	-	-	-	-	-	\$0	\$0	\$0
Subtotal Open Space	127.2	-	-	127.2	127.2	\$10,812,000	-	-	-	-	-	-	-	-	-	\$0	\$0	\$0
Other Owned							Each	Each	Each	Each	Each	Each (1/2 mile min.)	Linear Ft.	Each	Each			
Bastian Ag. Center - USU Extension	122.2	-	-	122.2	-	\$0	-	-	-	-	-	-	-	-	-	\$0	\$0	\$0
Marv Jensen Park	17.3	-	-	17.3	-	\$0	-	-	-	-	-	-	-	-	-	\$0	\$0	\$0
Subtotal Other Owned	139.50	-	-	139.50	-	\$0	-	-	-	-	-	-	-	-	-	\$0	\$0	\$0
Planned Parks							Each	Each	Each	Each	Each	Each (1/2 mile min.)	Linear Ft.	Each	Each			
Bingham Creek	87.7	-	-	87.7	43.8	\$15,342,250	-	-	-	-	-	-	-	-	-	\$0	\$0	\$0
Kennecott Community Park	30.0	-	-	30.0	30.0	\$10,500,000	-	-	-	-	-	-	-	-	-	\$0	\$0	\$0
Kennecott Neighborhood Park 1	10.0	-	-	10.0	10.0	\$3,500,000	-	-	-	-	-	-	-	-	-	\$0	\$0	\$0
Kennecott Neighborhood Park 2	10.0	-	-	10.0	10.0	\$3,500,000	-	-	-	-	-	-	-	-	-	\$0	\$0	\$0



CITY PARKS SYSTEM	TOTAL ACREAGE	LESS DETENTION	LESS GIFTED	FINAL ACRES	CITY OWNED ACREAGE	LAND VALUE	PICNIC TABLES	BARBEQUE GRILLS	BENCHES	BIKE RACKS	DRINKING FOUNTAINS	WALKING PATHS	TRAILHEAD	OPEN LAWN AREA	POND/WATER ELEMENT	BASE ELIGIBLE IMPROVEMENT VALUE	DESIGN & ENGINEERING	TOTAL IMPROVEMENT VALUE
AVERAGE COST PER UNIT							\$3,200	\$250	\$3,200	\$500	\$6,000	\$200,000	\$30	\$0	\$200,000			
Oquirrh East	12.7	2.58	-	10.1	10.1	\$3,542,000	-	-	-	-	-	-	-	-	-	\$0	\$0	\$0
Subtotal Planned Parks	150.4	2.6	-	147.8	104.0	\$36,384,250	-	-	-	-	-	-	-	-	-	\$0	\$0	\$0
Totals							222.00	31.00	138.00	11.00	27.00	33.00	43,614.10	-	9.00	\$47,674,771	\$7,151,216	\$54,825,987

NOTICE
DRAFT

