IVINS CITY
UTAH

PARKS & TRAILS
IMPACT FEE FACILITIES PLAN
and
IMPACT FEE ANALYSIS

MARCH 23, 2023

SUNRISE ENGINEERING

INTRODUCTION

IMPACT FEE FACILITIES PLAN

- Utah Impact Fees Act (11-36a)
- Growth Projections
- Facility Inventory
- Existing Level of Service
- Demand Projections
- Recommended Improvements

IMPACT FEE ANALYSIS

- Cost of Improvements
- Cost per Growth Unit
- Recommended Impact Fee



UTAH

IVINS CITY

PARKS & TRAILS MASTER PLAN

IMPACT FEE FACILITIES PLAN AND ANALYSIS

March 2023

MAYOR ..... Chris Hart
COUNCIL MEMBER ..... Lance Anderson
COUNCIL MEMBER ..... Adel Murphy
COUNCIL MEMBER ..... Dennis Mehr
COUNCIL MEMBER ..... Jenny Johnson
COUNCIL MEMBER ..... Mike Scott
CITY MANAGER ..... Dale Coulam
PARKS & RECREATION DIRECTOR ..... Benny Sorensen

PREPARED BY:

LICENSED PROFESSIONAL ENGINEER
03.03.23
JOSEPH K PHILLIPS
No. 4777017
STATE OF UTAH

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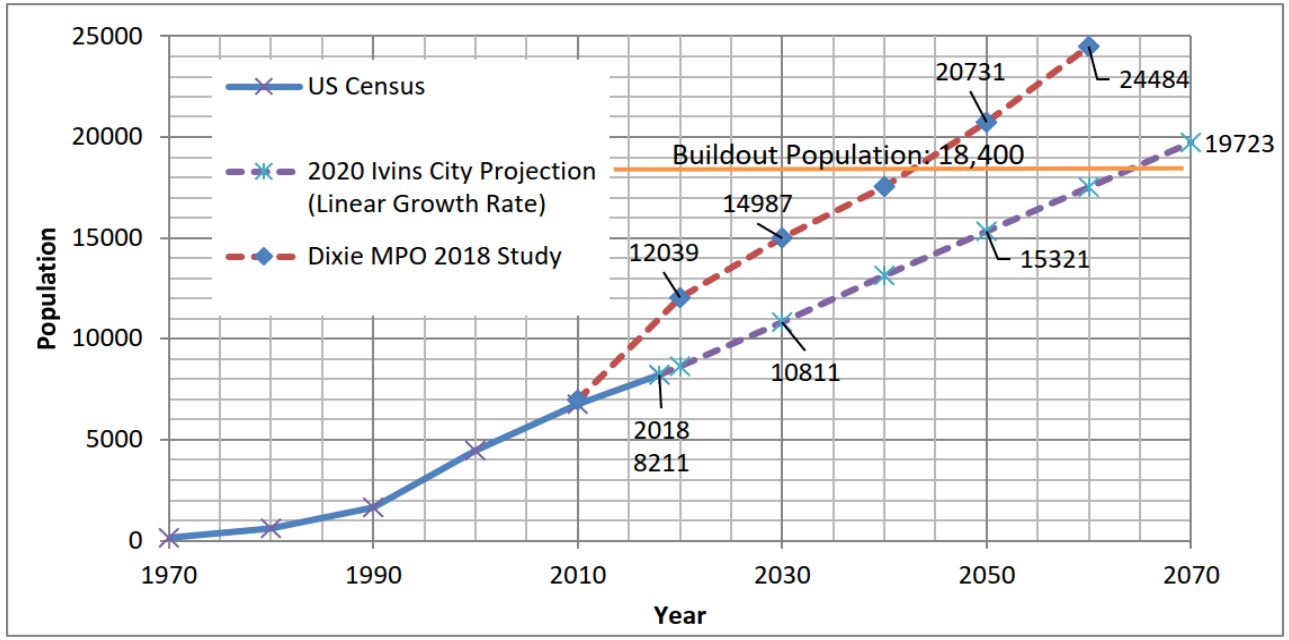
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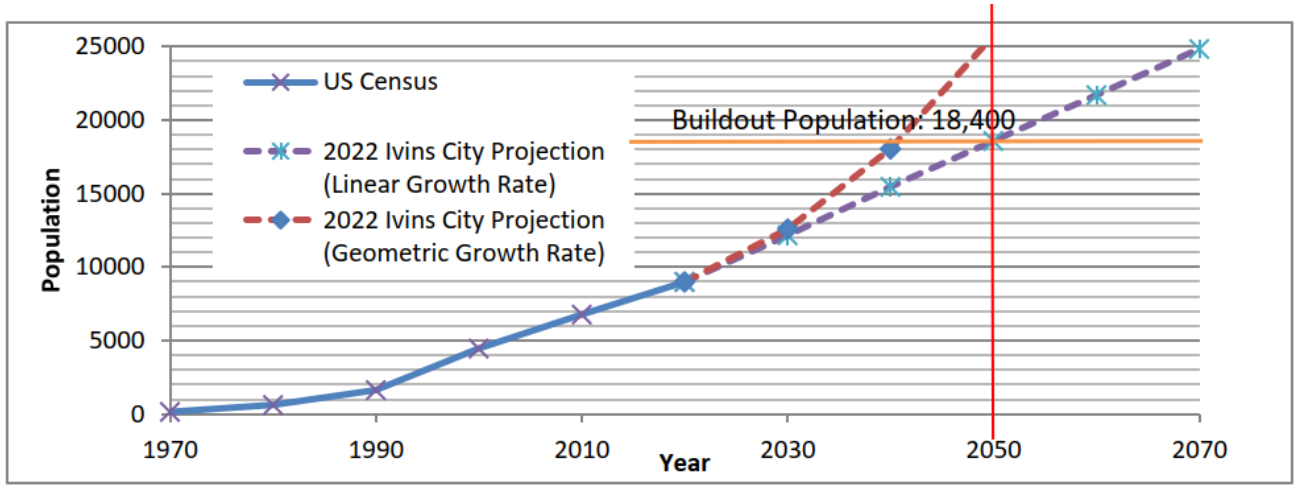
Joseph K. Phillips, P.E.
Project Engineer
State of Utah No. 4777017

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GROWTH ANALYSIS

- Generic Master Plan
- Affordable Housing Plan
- Linear Model
- 20-Yr Plan Horizon
- 10-Yr Impact Fee Period
- Population Capacity
- Δ Housing Units = 1,205
  - Fee Denominator
- Δ Population = 2,194
  - Demand Analysis
- Commercial Growth





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PARK NAME	CLASSIFICATION	DEVELOPED AREA *[acres]*	UNDEVELOPED AREA *[acres]*	EXISTING LOS AREA *[acres]*	TOTAL AREA *[acres]*
Abby Gale Shurtleff Park	Neighborhood Park	0.25	8.08	0.25	8.33
Del Coronado Park	Neighborhood Park	0.28	0.00	0.28	0.28
Desert Rose Park	Neighborhood Park	1.88	0.00	1.88	1.88
Evening Star Open Space	Natural Resource Areas	0.00	3.29	0.00	3.29
Fire Lake at Ivins Reservoir	Community Park	9.20	36.58	9.20	45.78
Ivins City Park	Community Park	3.26	0.00	3.26	3.26
Kayenta Rock Open Space	Natural Resource Areas	0.00	18.44	0.00	18.44
Megan Park	Special Use	0.26	0.00	0.26	0.26
Mohave Estates Park*	Special Use	0.56	0.00	0.00	0.56
Red Rock Park	Neighborhood Park	2.07	1.00	2.07	2.07
Rocky Point Park	Special Use	1.42	0.00	1.42	1.42
UNITY Park	Community Park	11.91	0.00	11.91	11.91
Wintook Hill Open Space	Natural Resource Areas	0.00	12.82	0.00	12.82
	TOTAL	**31.09**	**80.21**	**30.53**	**110.29**

*Mohave Estates Park was donated and thus excluded from the existing Level of Service calculation.

Trail Name	Length *[miles]*
200 East Trail	1.35
400 South Trail	0.02
400 West Trail	0.41
800 South Trail	0.10
Kwavasa Drive Trail	0.57
Churchfield Trail	3.70
Ivins Reservoir Park Access	0.13
Ivins Reservoir Park Loop	1.12
Old Highway 91 Trail	0.05

Trail Name	Length *[miles]*
Padre Canyon Wash Trail	0.31
Painted Hills Trail	0.23
Red Rock Trail	0.40
Snow Canyon Drive Trail	1.19
Taviawk Loop Trail	0.96
Toe Trail	0.14
Toe Trail Spur	0.19
Tuacahn Trail	1.43
UNITY Park Loop	0.48
TOTAL	**12.78**

FACILITY INVENTORY

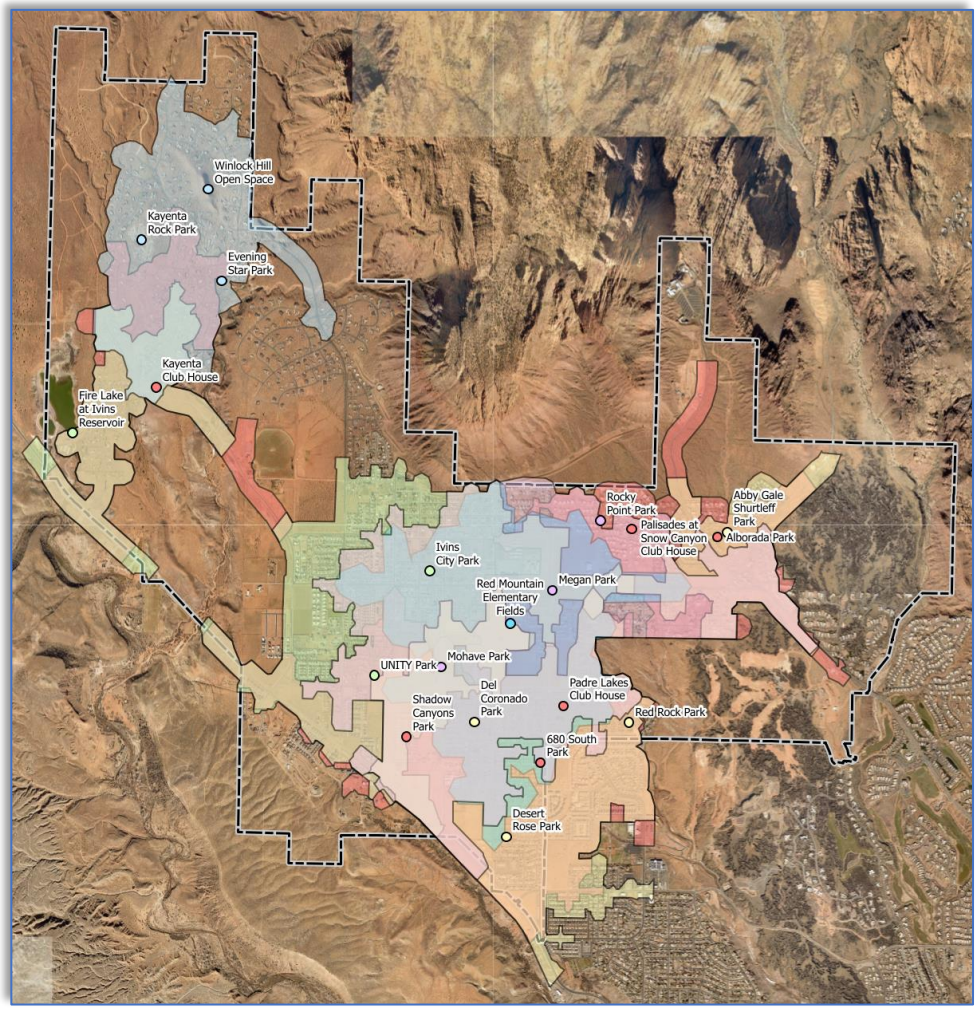
PARK IMPROVEMENTS

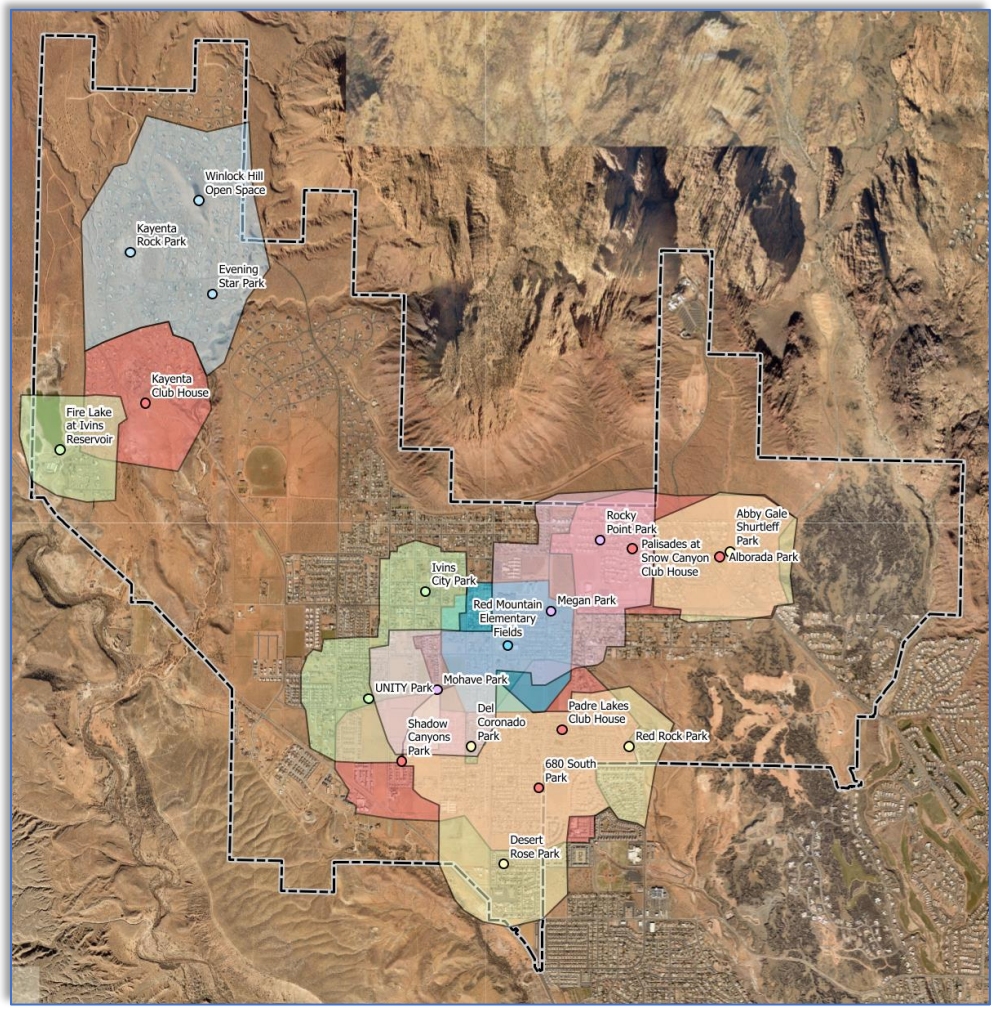
- 13 Facilities
- 31.09 Acres
- Level of Service:
  3.38 Acres/1,000 People

TRAIL IMPROVEMENTS

- 18 Segments
- 12.78 Miles
- Level of Service:
  1.42 Miles/1,000 People

ACCESSIBILITY





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DEMAND ANALYSIS

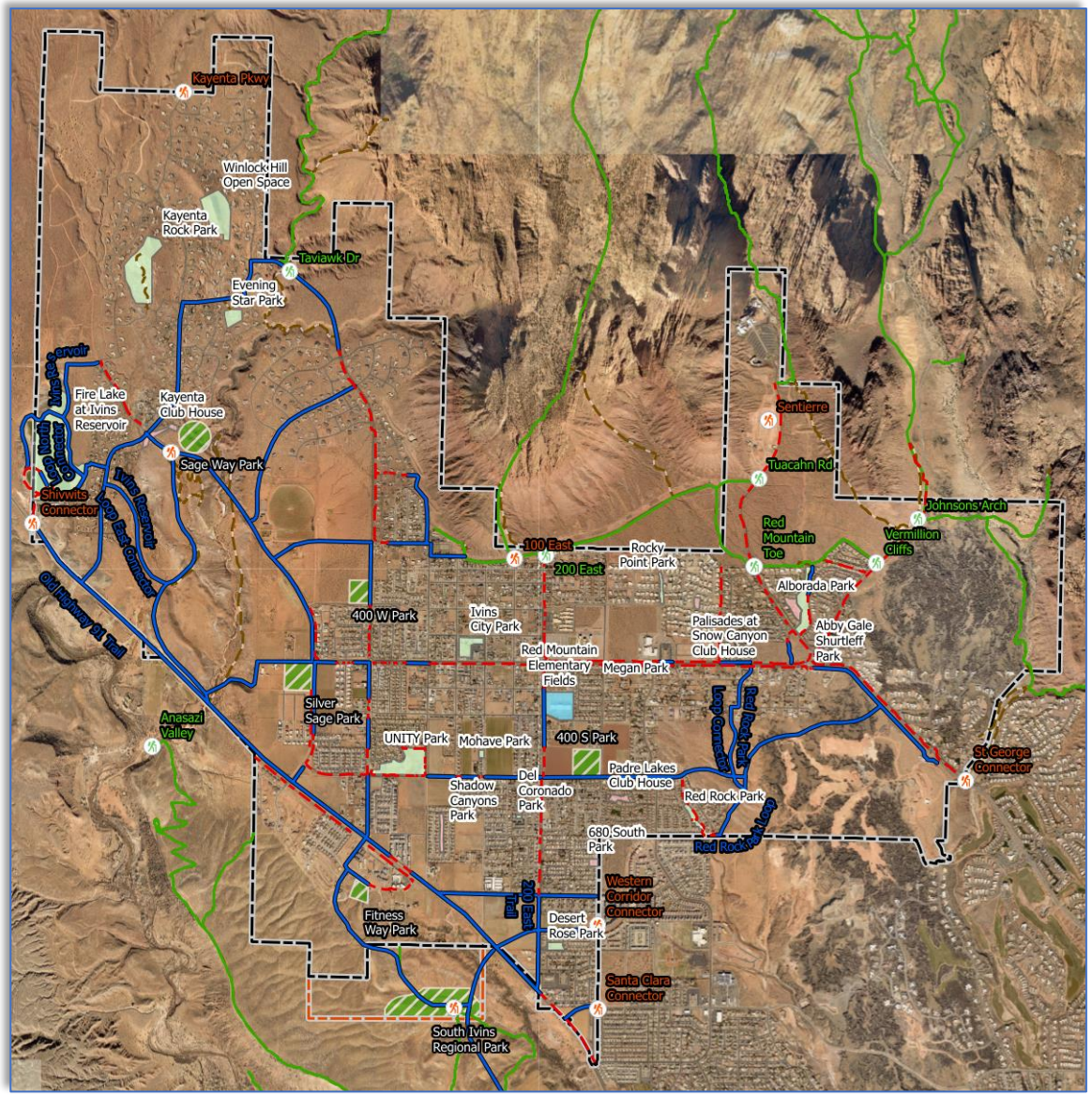
- Growth X LOS = Demand
- 10-Year Impact Fee Period
  - Parks: 7.42 Acres
  - Trails: 3.12 Miles
- Impact Fee Eligibility
  - 400 E & 400 S Park
  - 400 W & 200 N Park
  - Fitness Way Park
  - Trails Excluded:
    - Required in ROW
    - Transportation Fee

$$11{,}225\ people - 9{,}031\ people = 2{,}194\ people$$

$$2{,}194\ people \left(\frac{3.38\ acres}{1{,}000\ people}\right) = \boldsymbol{7.42\ acres}$$

$$2{,}194\ people \left(\frac{1.42\ miles}{1{,}000\ people}\right) = 3.12\ \boldsymbol{miles}$$

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PROPOSED FACILITIES

- 20-Yr Planning Horizon
  - 6 Parks = 57.5 Acres
  - 22 Trails = 22.27 Miles
- 10-Yr Impact Fee Period
  - 3 Parks = 7.42 Acres
- Increasing LOS
  - Non-Impact Fee Funds

PARK NAME	CLASSIFICATION	TOTAL AREA *[acres]*	PARK TYPE
Fitness Way Park	Community Park	4.5	New
400 W & 200 N Park	Community Park	5.0	New
400 S & 400 E Park	Community Park	10.0	New
Silver Sage Park	Community Park	10.0	New
North Kwavasa Park	Community Park	5.0	New
South Ivins Regional Park	Regional Park	23.0	New
	TOTAL	**57.5**	-

IMPACT FEE ANALYSIS

- UTAH CODE 11-36a
  - Noticing Requirements
  - 6-Year Expend or Encumber
  - Accounting
- ELIGIBLE EXPENSES
  - Debt Service (Actual Costs)
  - Project Costs (Bid Tabulations)
  - Property ($225K/Acre)
  - Inflation (3.0%)
  - Financing (2.5%, 20 Years)
  - Planning (5-Year Recurrence)
- DECISION
  - Existing Impact Fee = $3,594
  - Maximum Allowable Impact Fee = $4,756

COST CATEGORY	PARK	TRAIL	IFFPA
	($/acre)	*($/mile)*	*(1 Plan)*
Construction	$ 256,236.27	$ 638,217.08	-
Incidentals *(15%)*	$ 38,435.44	$ 95,732.56	
Land	$ 225,000.00	$ -	
Total	**$ 519,671.71**	**$ 733,949.64**	**$ 35,000.00**

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IMPACT FEE ANALYSIS

Name	Size	Current Costs	Start Year	% Impact Fee Eligible	Impact Fee Eligible	Costs at Project Start	Yearly Loan Payment	Impact Fee Eligible Costs
400 S & 400 E Park	10.0 *ac*	$ 5,196,717	2032	26.7%	$ 1,387,523	$ 1,864,716	$ 114,040	$ 2,280,798
400 W & 200 N Park	5.0 *ac*	$ 2,598,359	2028	50.0%	$ 1,299,179	$ 1,551,288	$ 94,872	$ 1,897,434
Fitness Way Park	4.5 *ac*	$ 2,338,523	2024	50.0%	$ 1,169,261	$ 1,240,469	$ 75,863	$ 1,517,261
Sage Way Park	5.0 *ac*	$ 2,598,359		0.0%	$ -	$ -	$ -	$ -
Silver Sage Park	10.0 *ac*	$ 5,196,717		0.0%	$ -	$ -	$ -	$ -
South Ivins Regional Park - Phase 1	23.0 *ac*	$ 11,952,449		0.0%	$ -	$ -	$ -	$ -
				Subtotal for Parks	***$ 3,855,964***	***$ 4,656,473***	***$ 284,775***	***$ 5,695,492***
Ivins Reservoir Loop North Connector*	0.38 *mi*	$ 278,974	2028	0.0%	$ -	$ -	$ -	$ -
Ivins Reservoir Loop East Connector*	0.08 *mi*	$ 59,706	2028	0.0%	$ -	$ -	$ -	$ -
Old Highway 91 Trail*	5.33 *mi*	$ 3,911,330	2022	0.0%	$ -	$ -	$ -	$ -
Red Rock Loop Connector*	0.33 *mi*	$ 239,723	2035	0.0%	$ -	$ -	$ -	$ -
Red Rock Park Loop*	0.53 *mi*	$ 386,784	2035	0.0%	$ -	$ -	$ -	$ -
				Subtotal for Trails	***$ -***	***$ -***	***$ -***	***$ -***
IFFP/IFA		$ 35,000	2023	100.0%	**$ 35,000**			**$ 35,000**
				Total	**$ 3,890,964**	**$ 4,656,473**		**$ 5,730,492**
*This trail will be required as a condition of development in lieu of sidewalk in the right-of-way or is included in the City's transportation impact fee.						**No. New Households**		**1,205**
						Impact Fee per Household		**$ 4,756**

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