

PARKS & TRAILS
IMPACT FEE FACILITIES PLAN
and
IMPACT FEE ANALYSIS

May 4, 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:

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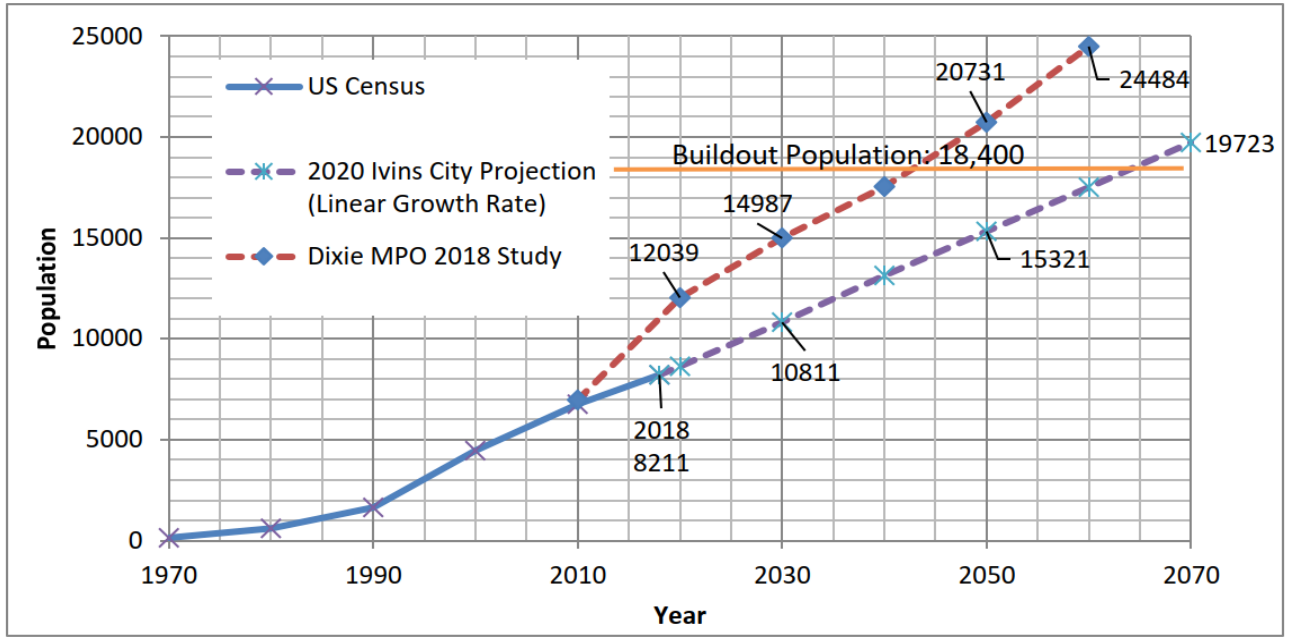
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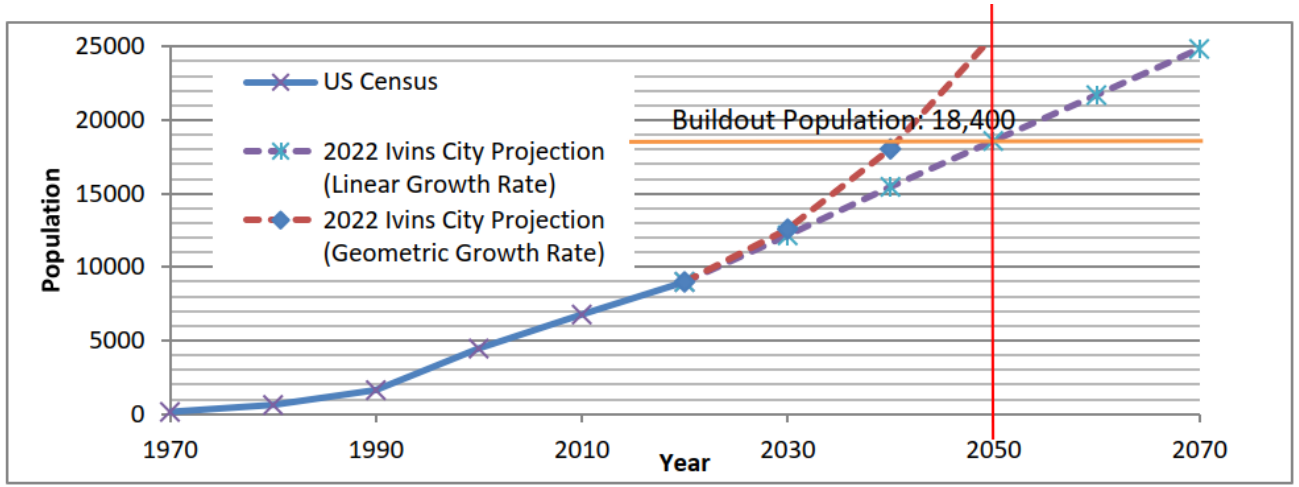
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GROWTH ANALYSIS

- 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

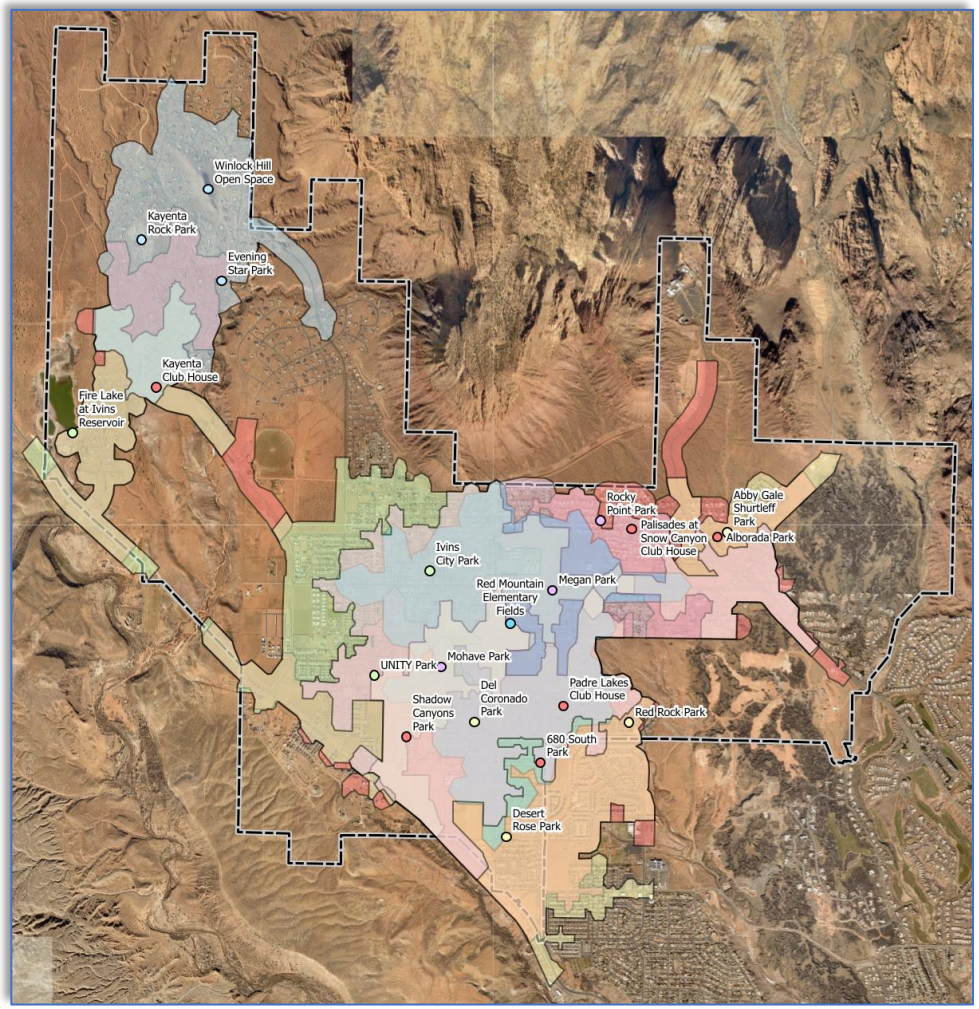
PARK IMPROVEMENTS

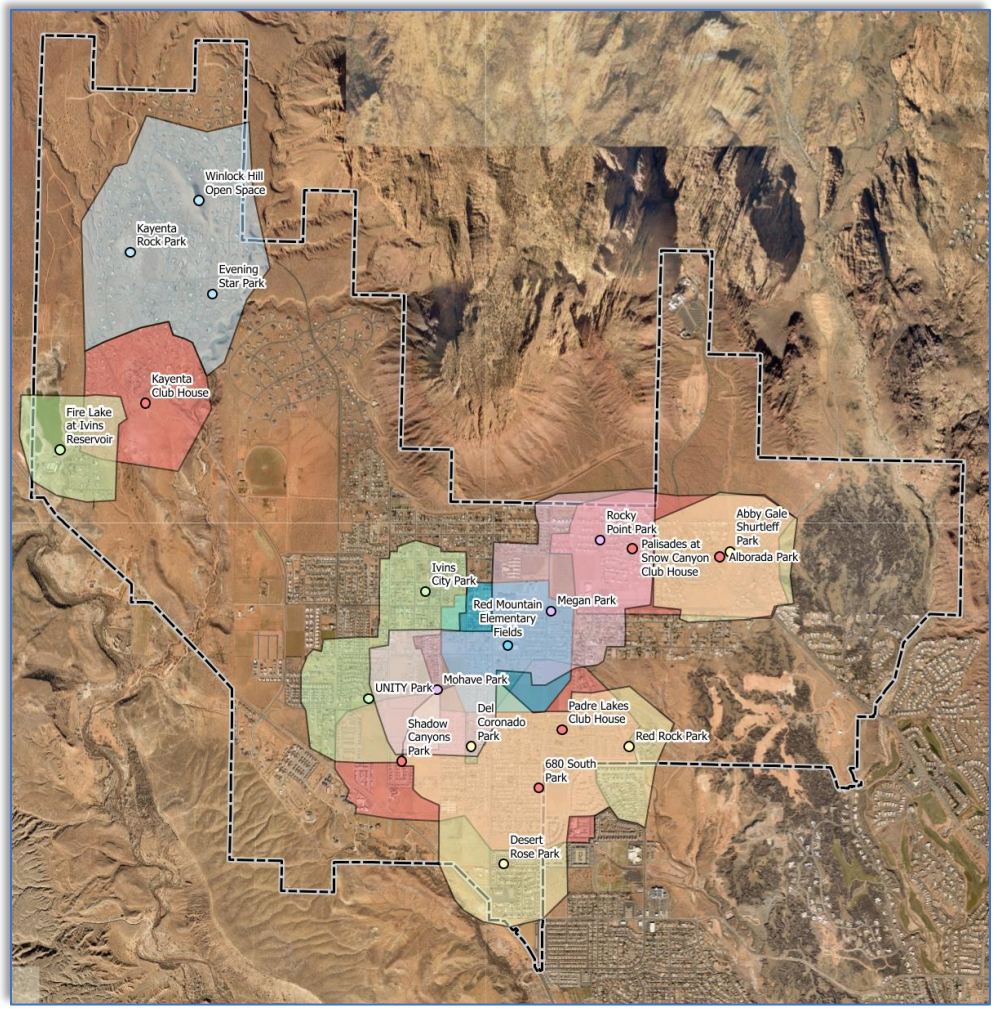
- 13 Facilities
- 31.09 Acres
- Level of Service: 3.38 Acres/1,000 People

TRAIL IMPROVEMENTS

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

ACCESSIBILITY





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DEMAND ANALYSIS

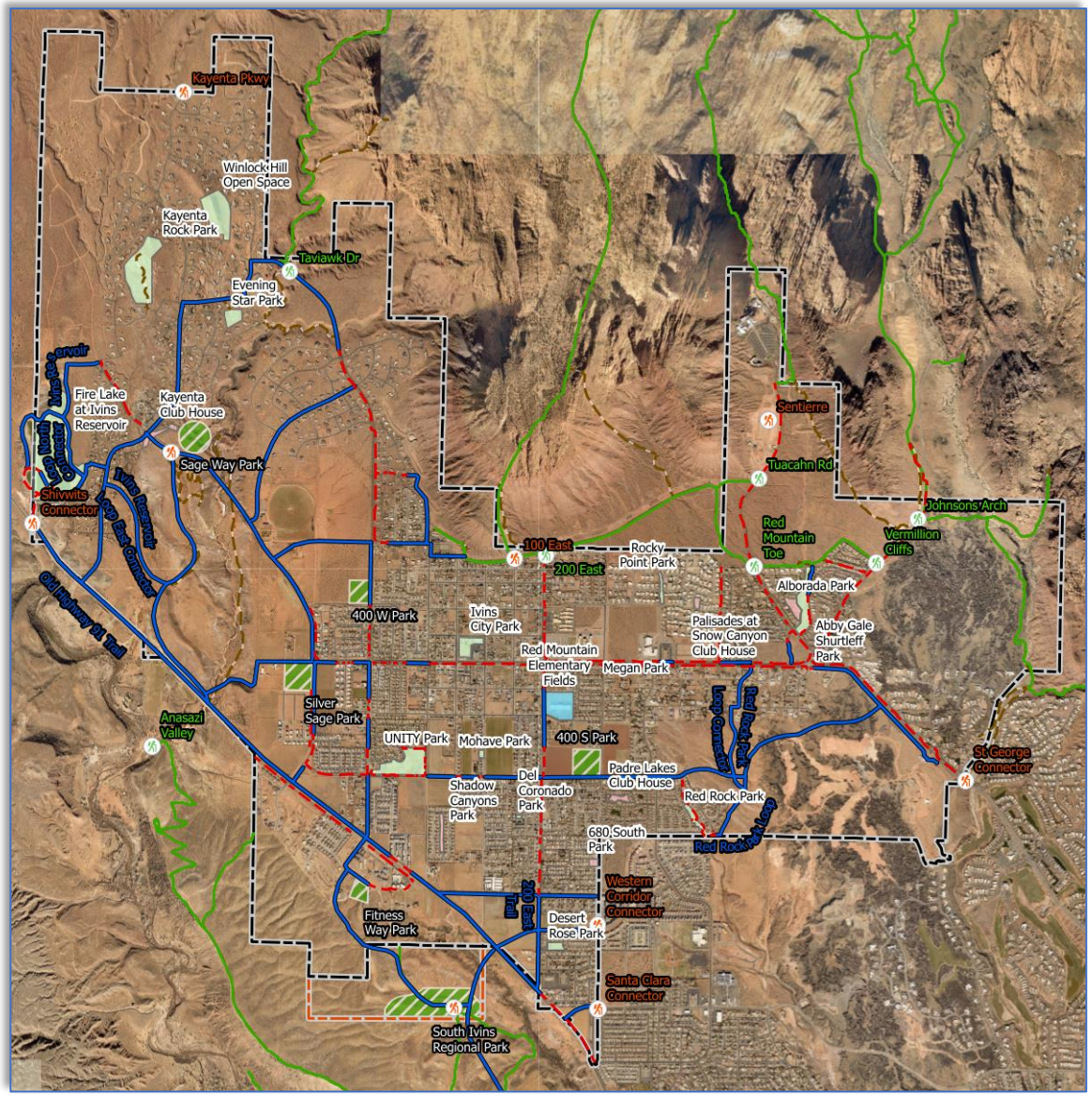
- Growth X LOS = Demand
- 10-Year Impact Fee Period
  - Parks: 7.42 Acres
  - Trails: 3.12 Miles
- Impact Fee Eligibility
  - South Ivins Regional Park
  - 400 W & 200 N Park
  - Fitness Way Park
  - Trails Excluded:
    - Required in ROW
    - Transportation Fee

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

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

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

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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
South Ivins Regional Park	Regional Park	23.0	New
Silver Sage Park	Community Park	10.0	New
North Kwavasa Park	Community Park	5.0	New
400 S & 400 E Park	Community Park	10.0	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 (3.0%, 20 Years)
  - Planning (5-Year Recurrence)
- DECISION
  - Existing Impact Fee = $3,594
  - Maximum Allowable Impact Fee = ~~$4,756~~ $5,224 (+ $468)

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
Fitness Way Park	4.5 *ac*	$ 2,338,523	2024	50.0%	$ 1,169,261	$ 1,240,469	$ 83,379	$ 1,667,581
400 W & 200 N Park	5.0 *ac*	$ 2,598,359	2028	50.0%	$ 1,299,179	$ 1,551,288	$ 104,271	$ 2,085,418
South Ivins Regional Park	23.0 *ac*	$ 11,952,449	2032	11.6%	$ 1,387,523	$ 1,864,716	$ 125,338	$ 2,506,763
Silver Sage Park	10.0 *ac*	$ 5,196,717		0.0%	$ -	$ -	$ -	$ -
North Kwavasa Park	5.0 *ac*	$ 2,598,359		0.0%	$ -	$ -	$ -	$ -
400 S & 400 E Park	10.0 *ac*	$ 5,196,717		0.0%	$ -	$ -	$ -	$ -
				Subtotal for Parks	***$ 3,855,964***	***$ 4,656,473***	***$ 312,988***	***$ 6,259,762***
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**		**$ 6,294,762**
						No. New Households		**1,205**
						Impact Fee per Household		**$ 5,224**

* 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.

† The yearly loan payment is based on a 20-year fully amortizing loan with a 3% interest rate.

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PLAN REVISIONS

I. EXECUTIVE SUMMARY

The following section is for summary purposes only. Detailed information regarding the numbers and figures presented herein are provided in the body of this Ivins City Parks and Trails Master Plan (Impact Fee Facilities Plan and Analysis).

A. USER ANALYSIS

Ivins City has experienced tremendous growth, presenting both challenges and opportunities as the City strives to maintain a high quality of life in regard to parks and recreation for its citizens. Ivins City has been continuously working towards these improvements; an example of this can be seen in Figure I-1. A population and growth projection gives the City an idea of what future demands will be required and how the City should plan through that period. The following points have been calculated and presented in this study:

- Growth Rate of 1.6% - 2.5% Per Year
- 20-Year Planning Horizon or Period
- 10-Year Impact Fee Analysis Period
- Existing Estimated Projections for 2022:
  - Population = 9,031
  - Households = 4,269
- Future Estimated Projections for 2032:
  - Population = 11,225
  - Households = 5,474
- Future Estimated Projections for 2042:
  - Population = 13,513
  - Households = 6,677



Figure I-1: UNITY Park

B. INVENTORY

Providing an accurate inventory is important to determining the existing level of service (LOS) for the community. To accomplish this, an inventory was collected from City staff which includes quantitative information. The inventory compilation is a three-step process: preliminary data collection, site visits, and data review and compilation. Once this is complete, an existing LOS can be calculated as presented in this plan:

- Existing Facilities:
  - 13 Parks = 31.09 *developed acres*
  - 18 Trail Systems = 12.78 *miles*
- Existing LOS:
  - Parks = 3.38 *acres/1,000 people (excluding Mohave Estates Park)*
  - Trails = 1.42 *miles/1,000 people*

Table VII-1: Unit Cost Summary

COST CATEGORY	PARK ($/acre)	TRAIL ($/mile)	IFFPA (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**

Parks Cost: The eligible parks were based on the 7.42-acre demand needed to maintain the existing LOS through the 10-year impact fee analysis period. These parks, with their eligible acreage, were then multiplied by the previously calculated unit park costs. The selected parks can be seen in Table VII-2. Considering the current costs for each park and adjusting for inflation, the total estimated impact fee eligible cost for parks is **$6,259,762**. The percent impact fee eligible for each park was based on priority until the maximum acreage covered by impact fees was met.

Trails Cost: Because the near-term prioritized trails will be required as a condition of development in lieu of sidewalk or are included in the City's transportation impact fee, a cost for installing trail to meet growth-induced demand is not included in the impact fee analysis.

IFFPA Update Cost: This plan is recommended to be updated as frequently as needed based upon the needs and growth of the City, but typically every five years. Updates to this plan are considered 100% impact fee eligible and a single update to the plan is included in the amount of **$35,000**.

Table VII-2: Proposed Parks & Trails and Maximum Allowable Impact Fee

Name	Size	Current Costs	Start Year	% Impact Fee Eligible	Impact Fee Eligible	Costs at Project Start	Yearly Loan Payment*	Impact Fee Eligible Costs
Fitness Way Park	4.5 *ac*	$ 2,338,523	2024	50.0%	$ 1,169,261	$ 1,240,469	$ 83,879	$ 1,667,581
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Silver Sage Park	10.0 *ac*	$ 5,196,717		0.0%	$ -	$ -	$ -	$ -
North Kwavasa Park	5.0 *ac*	$ 2,598,359		0.0%	$ -	$ -	$ -	$ -
400 S & 400 E Park	10.0 *ac*	$ 5,196,717		0.0%	$ -	$ -	$ -	$ -
				Subtotal for Parks	*$ 3,855,964*	*$ 4,656,473*	*$ 312,988*	*$ 6,259,762*
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		$ 6,294,762
						No. New Households		1,205
						Impact Fee per Household		$ 5,224

* 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.

*The yearly loan payment is based on a 20-year fully amortizing loan with a 3% interest rate.

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ORDINANCE REVISIONS

ORDINANCE NO. 2023-XX

AN ORDINANCE OF IVINS CITY APPROVING AND ADOPTING A PARKS AND TRAILS IMPACT FEE FACILITIES PLAN AND ANALYSIS, ALSO KNOWN AS A PARKS AND TRAILS MASTER PLAN, AND ESTABLISHING AND ADOPTING A PARKS AND TRAILS IMPACT FEE TO MEET THE DEMANDS OF NEW GROWTH. THIS ORDINANCE AMENDS, SUPERSEDES AND REPLACES THE EXISTING IVINS CITY PARKS AND TRAILS IMPACT FEE FACILITIES PLAN AND IMPACT FEE ANALYSIS.

WHEREAS, the City Council of Ivins City ("City Council") finds and determines that growth and development activity in the City will create additional demand and need for parks and trails facilities to be built and enlarged to support said growth and development in the City; and

WHEREAS, the City Council has, pursuant to Utah Code Ann.§ ll-36a-301, had a study and analysis performed to determine existing parks and trails conditions and needs and to determine projected needs as the City grows during the next 10 years, which study and analysis shall serve as an impact fee facilities plan, also known as a master plan, for the parks and trails facilities; and

WHEREAS, the City Council desires to give formal acceptance and approval of said parks and trails impact fee facilities plan and analysis; and

WHEREAS, the City Council desires to impose impact fees based upon said parks and trails impact fee facilities plan and analysis contained therein; and

WHEREAS, the City Council finds that parks and trails impact fees should be charged to all new residential development in the City, which may be used to pay for debt service associated with the excess capacity built into existing or new facilities or the cost of additional improvements that are required to support new growth and development as it occurs; and

WHEREAS, the City Council, after a public notice as required by law, held a public hearing on May 4, 2023, to consider the adoption of this Ordinance, a copy of which, as well as the copy of the parks and trails impact fee facilities plan and analysis, has been made available for public inspection at the Ivins City Office Building and the Ivins City Library, for a period of at least 10 days prior to such public hearing.

NOW THEREFORE, BE IT HEREBY ORDAINED by the City Council as follows:

1. Ivins City hereby approves and adopts the parks and trails impact fee facilities plan and analysis: *Ivins City Parks and Trails Master Plan - Impact Fee Facilities Plan and Analysis,* dated May 2023, prepared by Sunrise Engineering, Inc.

2. The City hereby establishes one service area consisting of the entire geographical area of Ivins City, including future annexed area.

3. The City hereby establishes a parks and trails impact fee in the sum of Five Thousand Two Hundred Twenty-Four Dollars ($5,224.00) per household or residential unit to be charged to all new residential development in the City.

4. The impact fee shall be calculated and charged to all new residential development as follows:

   (a) The 'per household' or 'per residential unit' impact fee should be charged to each residential dwelling unit. A "residential dwelling unit" is defined as a house, apartment unit, condominium unit, short-term rental unit, etc. The impact fees shall be paid to the City prior to final plat recordation, or paid prior to issuance of a building permit if for an existing platted lot where fees were not collected at the time of final plat recordation.

~~5. The City Council may adjust the impact fee at the time the same is charged to (a) respond to unusual circumstances in specific cases and (b) ensure that impact fees are imposed fairly.~~

~~6.~~5. All impact fees received by the City pursuant to the Ordinance shall be used for, and as appropriate, refunded in compliance with Utah Code Ann.§ ll-36a-Part 6, as amended.

~~7.~~6. Subject to the time limitations as provided in Utah Code Ann.§ll-36a-702, any person or entity that has paid the impact fee pursuant to this Ordinance may challenge the impact fee as provided in Utah Code Ann.§ll-36a-701, et seq., as amended by filing:

   (a) A written administrative appeal to the City pursuant to Section 8 of this Ordinance; or
   (b) A request for arbitration as provided in Utah Code Ann.§ll-36a-705, as amended; or
   (c) An action in state district court.

~~8.~~7. A written administrative appeal challenging the impact fee or fees may be made to the City by any person or entity that has paid or made an impact fee required by this Ordinance by filing in writing with the City Recorder setting forth the name of the person or entity challenging the impact fee or fees, the specific impact fee or fees challenged, evidence that the impact fee or fees challenged have been paid by the person or entity, and alleged grounds for such challenge. A written administrative appeal (subject to the time limitations as provided in Utah Code Ann.§ll-36a-702) containing the information set forth herein and filed with the City comprise the necessary document for filing an administrative appeal as provided in Utah Code Ann. §ll-36a-703(2)(a), as amended. An administrative appeal shall be considered and decided by the "Appeal Authority", which is currently designated as the City Council, or such other body as the City shall designate, within thirty (30) days after the day on which the appeal is filed. The person or entity challenging or appealing the impact fee may appear at the hearing and present any written or oral evidence deemed relevant to the imposition of the impact fee. The decision of the Appeal Authority shall be in writing and shall be supported by written findings. No appeal shall be permitted unless and until the impact fees at issue have been paid.

~~9.~~8. This Ordinance supersedes and/or repeals the provision(s) of any ordinance(s) or resolution(s) that is/are inconsistent with the provisions of this Ordinance.

~~10.~~9. The Park and Recreation Impact Fee Facilities Plan and Analysis portion of this Ordinance shall take effect upon publication or posting, as required by law.

~~11.~~10. The Park and Recreation Impact Fee portion of this Ordinance shall take effect ninety (90) days after approval (August 2, 2023) as required by law.

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