FIRST AMENDMENT TO THE MAY 2023 UPDATE OF THE IVINS CITY, UTAH PARKS & TRAILS MASTER PLAN IMPACT FEE FACILITIES PLAN AND ANALYSIS

INTRODUCTION

The purpose of this amendment is to adjust the proposed park acreage for the three projects currently proposed to be constructed in the 10-year planning horizon. The population growth estimates and estimated project cost per acre are consistent with that of the Adopted Plan and have not been changed.

The Adopted Plan identified 57.5 acres of proposed parks over the 20-year planning horizon and 32.5 acres of proposed parks over the 10-year planning horizon. Originally, Fitness Way Park was proposed to be 4.5 acres, and it is being amended to 6.81 acres and has been renamed Chinle Park. The South Ivins Regional Park has also been renamed Arrowhead Trail Park. The 400 W & 200 N Park construction date is being postponed and has been removed from the 10-year planning horizon. These Adjustments have been made to the list of proposed parks and are provided on the table below. These park changes have also been amended on the Proposed Maps given in Appendix A of the Adopted Plan and have been attached to this amendment.

Amended Table VI- 1: Proposed Parks

PARK NAME	CLASSIFICATION	TOTAL AREA *[acres]*	Park Type
Chinle Park	Community Park	6.81	New
Arrowhead Trail Park	Regional Park	23.0	New
400 W & 200 N Park	Community Park	5.0	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		**59.8**	-

These changes decrease the 10-year planning horizon proposed projects to 29.8 acres and increase the 20-year planning horizon proposed projects to 30 acres, for a total of 59.8 acres.

USER ANALYSIS

The population growth estimates and estimated project cost per acre are consistent with that of the Adopted Plan and have not been changed. However, Section III.E of Adopted Plan states "the number of commercial, industrial, business, and non-residential units were not considered a part of this plan or analysis because their impact on the recreation within the City, at this time, is assumed to be negligible…. If it becomes apparent that these non-residential type units have an impact on the parks and trails facilities of Ivins City, the City may seek to perform additional analysis or impose an impact fee…".

This amendment clarifies that any development in the City that contributes to an increase in park and trail usage may be imposed an impact fee, regardless of zoning. Two such areas identified are the "Resort Mixed Use District" and "Resort Commercial District" zones. These mixed-use areas are not considered residential zones, but do allow for residential homes, and short-term rentals which increase park and trail usage.

IMPACT FEE FACILITIES PLAN

The Adopted Plan identified an existing LOS of 3.38 acres/1,000 people based on the existing park area of 30.53 acres, as shown in Table IV-2 in the Adopted Plan. Table 1 below shows a breakdown of total required acres for each planning horizon to maintain LOS based on the projected growth rate in the Adopted Plan.

Table 1: Projected LOS Acreage

PLANNING HORIZON	LOS AREA [acres]	REQUIRED PARK INCREASE [acres]
Current (2022)	30.53	0.00
10-year (2032)	37.94	7.41
20-year (2042)	45.67	15.14
Buildout	62.19	31.66

If the 59.8 acres of proposed park are pursued and implemented by buildout, the LOS of Ivins will be raised to 4.94 acres/1,000 people by buildout. This would mean that 1.56 acres/1,000 people would need to be funded through means other than the impact fee fund. 7.41 acres of the 29.8 acres proposed within the 10-year impact fee analysis period are impact fee eligible. The percentage impact fee eligible for each park was based on priority until the maximum acreage covered by impact fees was met. This resulted in Chinle Park being 100% impact fee eligible and Arrowhead Trail Park being 2.61% impact fee eligible. Table VII-2 of the Adopted Plan has been amended to show this change and is included below. It should be noted that the City plans to purchase the Land for Chinle Park this year, but public input, design, and construction will occur later in the planning period. Because of this, Chinle Park has been split into 3 phases in Table VII-2.

Amended 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
Chinle Park Ph I	2.40 *ac*	$ 1,247,212	2025	100.0%	$ 1,247,212	$ 1,362,862	$ 91,606	$ 1,832,115
Chinle Park PH II	0.10 *ac*	$ 51,967	2026	100.0%	$ 51,967	$ 58,490	$ 3,931	$ 78,628
Chinle Park PH III	4.31 *ac*	$ 2,239,785	2029	100.0%	$ 2,239,785	$ 2,754,653	$ 185,156	$ 3,703,119
Arrowhead Trail Park	23.0 *ac*	$ 11,952,449	2033	2.61%	$ 311,959	$ 431,824	$ 29,025	$ 580,507
400 W & 200 N Park	5.0 *ac*	$ 2,598,359		0.0%	$ -	$ -	$ -	$ -
Silver Sage Park	10.0 *ac*	$ 5,196,717		0.0%	$ -	$ -	$ -	$ -
North Kwavasa Park	5.0	$ 2,598,359		0.0%	$ -	$ -		
400 S & 400 E Park	10.0 *ac*	$ 5,196,717		0.0%	$ -	$ -	$ -	$ -
				Subtotal for Parks	***$ 3,850,923***	***$ 4,607,829***	***$ 309,718***	***$ 6,194,370***
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	2028	100.0%	**$ 35,000**			**$ 35,000**
				Total	**$ 3,885,923**	**$ 4,607,829**		**$ 6,229,370**
							No. New Households	**1,205**
							Impact Fee per Household	**$ 5,170**

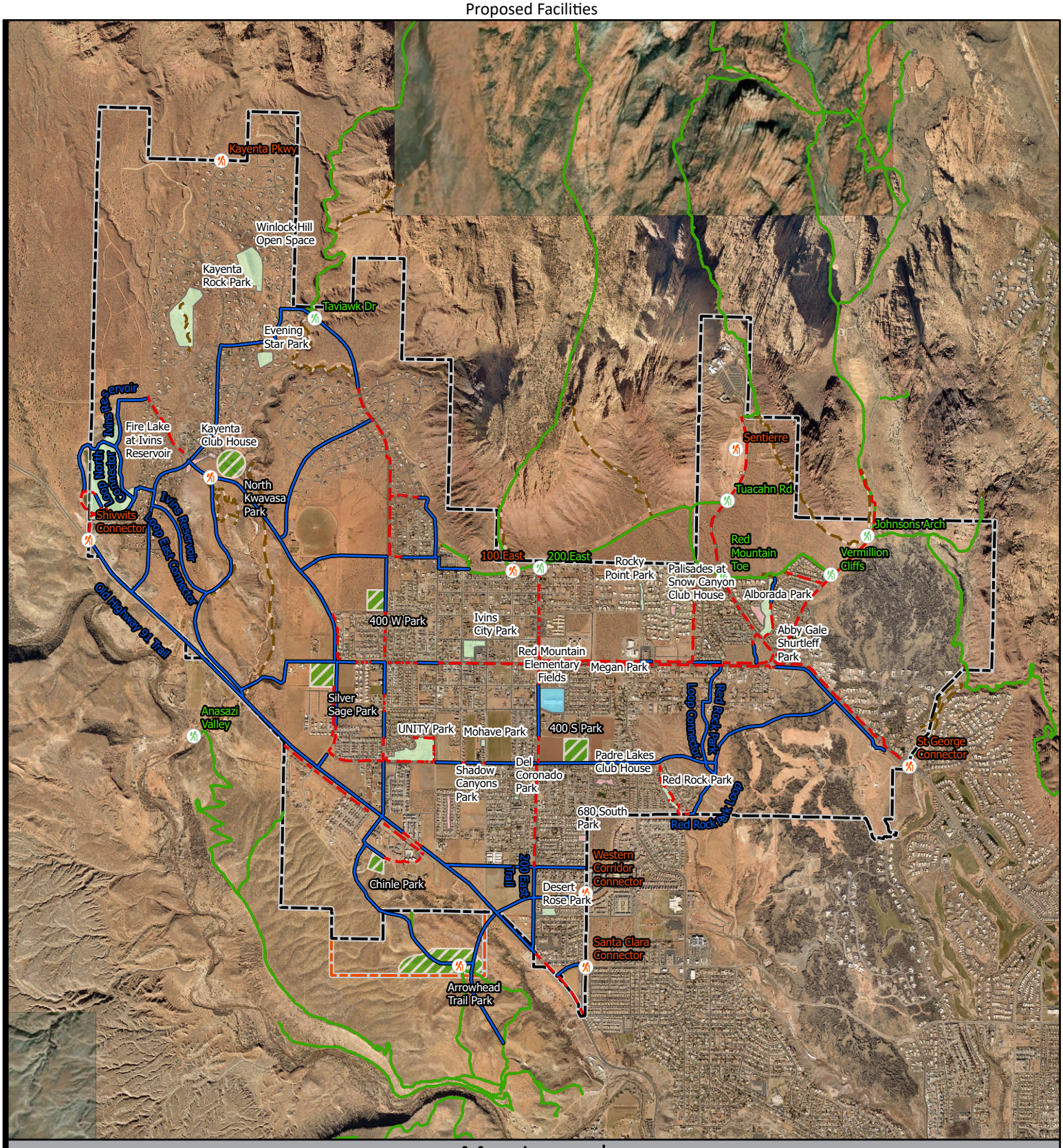
* This trail will be required as a condition of development in lieu of sidewalk in the right-of-way or is included in the City's transportation impact fee.

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

The maximum allowable Impact Fee has been calculated to be **$5,170 per household** by dividing the total impact fee eligible amount of $6,229,370 by the number of new households projected by the end of the 10- year planning period. The impact fee eligible costs were determined based on the cost per acreage from the adopted plan and a 3% annual inflation rate. A yearly loan payment based on a 20-year fully amortizing loan with 3% interest is also included. The city may or may not opt to finance with a loan, but the yearly loan payment has been included in the eligible cost to allow the option should the city choose to do so.

Ivins City Parks and Trails Master Plan

Proposed Facilities



Map Legend

- School Parks
- Private Parks
- Ivins City Parks
- Planned Ivins City Parks
- Ivins City Municipality
- Proposed Ivins City Municipality Annexation
- Existing Improved Trails
- Existing Unimproved Trails
- BLM Trails
- Planned Improved Trails
- BLM Trailheads
- Proposed Trailheads

0 3,650 7,300

1in=3,500ft

IVINS CITY

11 North 300 West, Washington City, Utah 84780, Tel 435.652.8450

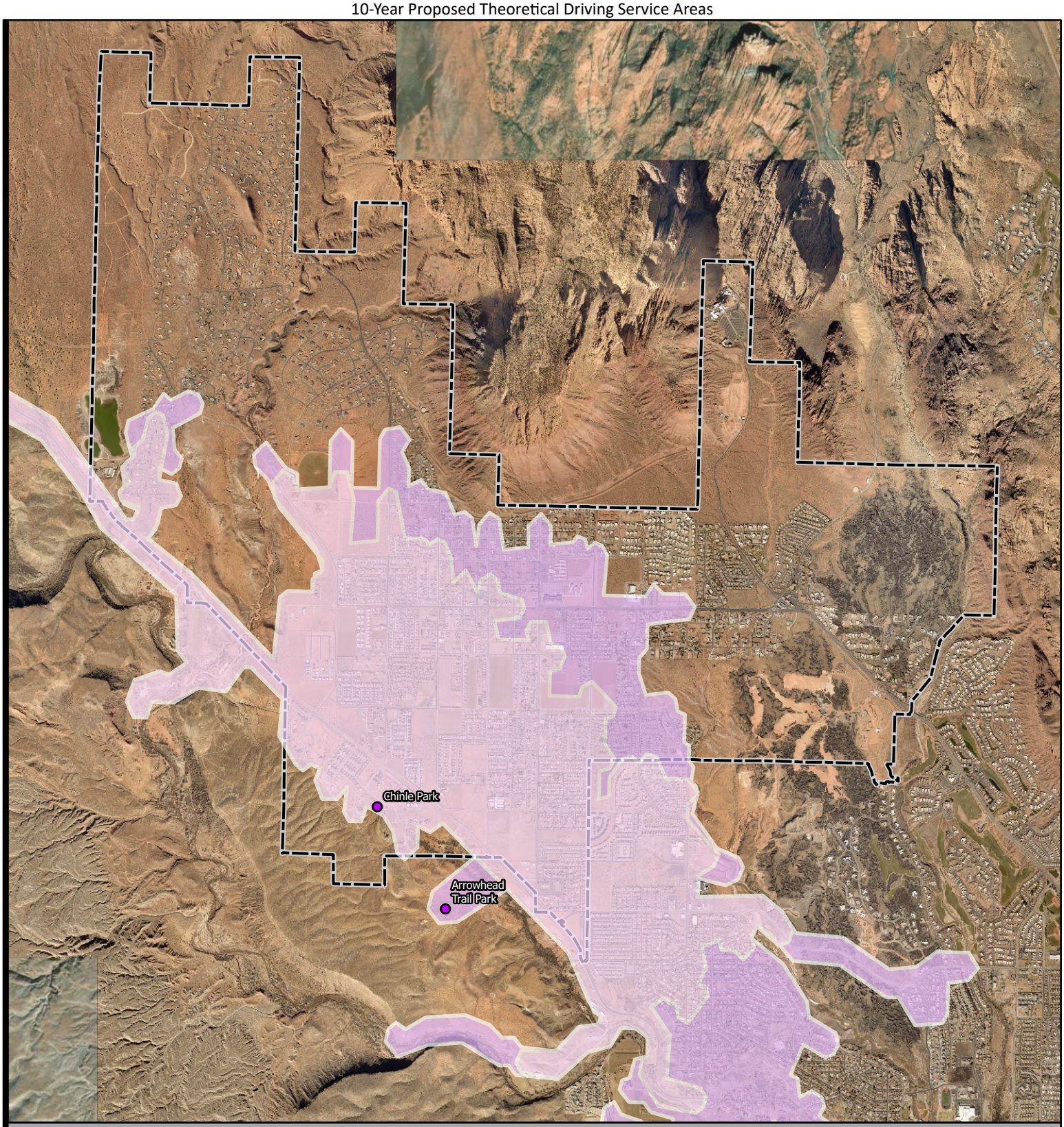
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SEI NO.	DESIGNED	DRAWN	CHECKED	Figure 4
08011	MG	CD	JP	Updated 12/08/2025

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Ivins City Parks and Trails Master Plan

10-Year Proposed Theoretical Driving Service Areas



Map Legend

Ivins City Municipality

Planned Parks 5 Minute Drive Time

Planned Ivins City Parks

N
W E
S

0 3,650 7,300

1in=3,500ft

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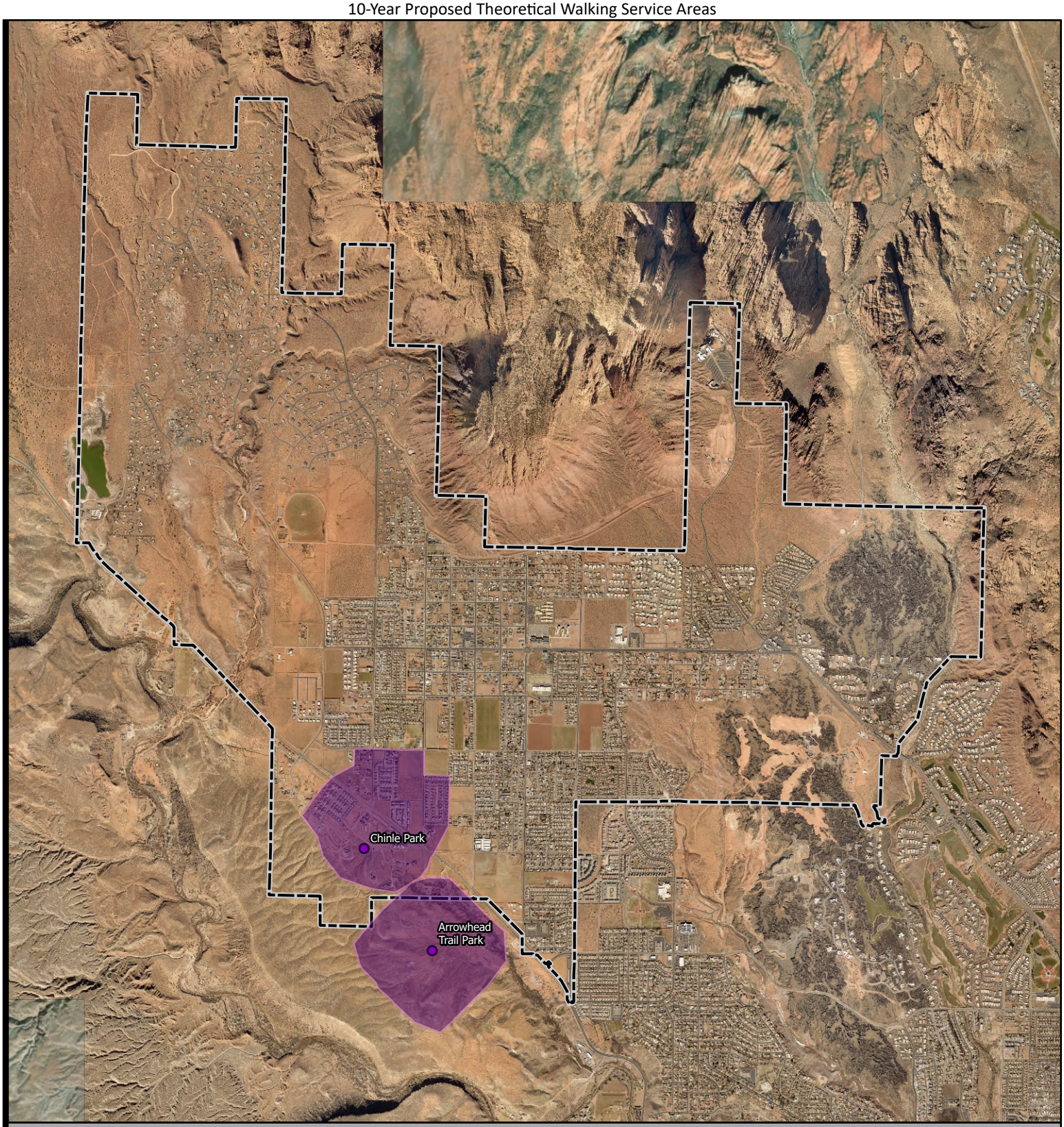
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Figure 5A

SUNRISE ENGINEERING

Ivins City Parks and Trails Master Plan

10-Year Proposed Theoretical Walking Service Areas



Map Legend

Ivins City Municipality

Planned Parks 5 Minute Walking Time

Planned Ivins City Parks

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W E
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0 3,650 7,300

1in=3,500ft

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Figure 5B

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