

Town of Leeds

Agenda Town of Leeds Town Council Wednesday, May 27, 2015

PUBLIC NOTICE is hereby given that the Town of Leeds Town Council will hold a **PUBLIC MEETING** on Wednesday, May 27, 2015 at 7:00 P.M. The Town Council will meet in the Leeds Town Hall located at 218 N Main, Leeds, Utah.

NOTE: IF YOU WISH TO SPEAK DURING CITIZEN COMMENT, PLEASE SIGN IN WITH THE RECORDER .

Regular Meeting 7:00 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Declaration of Abstentions or Conflicts
4. Consent Agenda:
 - a. Tonights Agenda
 - b. Meeting minutes of May 13, 2015
5. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
6. Announcements:
7. Public Hearings:
 - a. 2015-2016 Tentative Budget
8. Action Items:
 - a. Resolution 2015-03 supporting the HB 362 (2015) authorizing 0.25% Local Option General Sales Tax dedicated to Transportation
9. Discussion Items:
10. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
11. Staff Reports
12. Adjournment

Closed Meeting- A Closed Meeting may be held for the discussion of the character, professional competence, or physical or mental health of an individual as allowed by Utah State Law 52-4-205(1)(a); or for the discussion of pending or imminent litigation; as allowed by the Utah State Law 52-4-205(1)(c); or for the discussion of the purchase, sale, exchange, or lease of real property, including any form or a water right or water shares; as allowed by Utah Code 52-4-205(1)(d).

The Town of Leeds will make reasonable accommodations for persons needing assistance to participate in this public meeting. Persons requesting assistance are asked to call the Leeds Town Hall at 879-2447 at least 24 hours prior to the meeting.

The Town of Leeds is an equal opportunity provider and employer.

Certificate of Posting;

The undersigned Deputy Clerk/Recorder does hereby certify that the above notice was posted May 26, 2015 at these public places being at **Leeds Town Hall, Leeds Post Office, the Utah Public Meeting Notice website <http://pmn.utah.gov>, and the Town of Leeds website www.leadstown.org.**



Kristi Barker, Deputy Clerk/Recorder

Town of Leeds

Town Council Meeting for May 13, 2015

1. Call to Order:

Mayor Peterson called to order the work meeting of the Leeds Town Council at 6:03pm on May 13, 2015, at Leeds Town Hall, 218 N Main.

ROLL CALL:

	<u>Present</u>	<u>Absent</u>
MAYOR: WAYNE PETERSON	x	_____
COUNCILMEMBER: RON CUNDICK	x	_____
COUNCILMEMBER: ANGELA ROHR	x	_____
COUNCILMEMBER: JOE ALLEN	_____	x
COUNCILMEMBER: NATE BLAKE	_____	x

Councilmember Allen arrived to the meeting at 6:12pm.

2. Discussion on Town of Leeds Street Analysis with Daren Cottam
Daren Cottam discussed the Leeds Street Analysis with Councilmembers.
Councilmember Allen adjourned the work meeting at 6:51pm.

3. Call to Order:

Mayor Peterson called to order the regular meeting of the Leeds Town Council at 7:02pm on May 13, 2015, at Leeds Town Hall, 218 N Main.

ROLL CALL:

	<u>Present</u>	<u>Absent</u>
MAYOR: WAYNE PETERSON	x	_____
COUNCILMEMBER: RON CUNDICK	x	_____
COUNCILMEMBER: ANGELA ROHR	x	_____
COUNCILMEMBER: JOE ALLEN	x	_____
COUNCILMEMBER: NATE BLAKE	_____	x

4. Pledge of Allegiance by Mayor Peterson.

5. Declaration of Abstentions or Conflicts: None.

6. Approval of Agenda:

Councilmember Allen moved to approve tonight's agenda and meeting minutes of April 22, 2015. 2nd by Councilmember Cundick. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
MAYOR: WAYNE PETERSON	x	_____	_____	_____
COUNCILMEMBER: RON CUNDICK	x	_____	_____	_____
COUNCILMEMBER: ANGELA ROHR	x	_____	_____	_____
COUNCILMEMBER: JOE ALLEN	x	_____	_____	_____
COUNCILMEMBER: NATE BLAKE	_____	_____	_____	x

7. Citizen Comments: None.

8. Announcements:

a. Monthly community pot luck barbecues, Last Friday monthly at 6:30pm, May to September in Town Park.

Mayor Peterson indicated there will be a community pot luck on the last Friday of each month. Citizens that attend are asked to bring their own meat and prepare a salad or dessert to share.

b. Wild West Days, September 11 and 12, 2015.

Mayor Peterson indicated some work has been done for Wild West Days this year. The Town has received one vendor application, Dixie National Forest has been reserved and the pony express race is being worked on. The Town is still looking for volunteers to help out with the event.

9. Public Hearings: None.

10. Action Items:

a. Approval of Tentative Budget 2015-2016

Mayor Peterson, what I emailed out earlier today were the three sections that we have in front of us in a hard copy. They are revenues, expenses and the State format. What we have set up is spreadsheets that allow us to move from our Quick Book line items, which is what the revenue and expense detail is. Then it is consolidated and allocated so it ends up in a format the State wants to see. My personal preference is to look at what we utilize in the way of our books. It is additional detail for Council to look at and then it rolls up to the other. For example, if you were to look at the State report, you will get some very large numbers that do not have very much descriptive nature to them. If you were to look at expenses, you would see that administration accounts for \$100,000 worth of expenses with no other detail behind it; therefore, we put the Quick Book spreadsheets in the front. I would like to start out by thanking Councilmember Cundick and Bob Goldsberry for the work they performed on this with me.

Mayor Peterson discussed the budget and highlighted some of the changes;

1. With the Rap Tax, we are anticipating \$10,000 in revenue. That is indicated on the expense side for additional spending in the parks.
2. We do not have a Main Street project this year, so the expenses and grant money is not reflected within the budget.
3. CLG grants will be done by June 30th of this year; therefore, is not reflected within the budget.

One more thing I would like to highlight is, you are supposed to bring into your budget any unspent B&C Road Funds, showing it as carryover revenue coming in and then as an expense. You are not obligated to spend it; you would just repeat the process going forward. If you back out the B&C Road Funds, we have a balance of revenue and expense of \$312,000; however, if you look at the numbers, what you will see is they come up to about \$210,000 more than that. You are looking at a total expense number of \$524,000. Some of our professional services are still being budgeted at levels far in excess of what they run. I am appreciative that we have not had to spend that money in the past year; however, I think it is prudent for us to have the money in there for if a situation arrives where we need it, for one reason or another, in relation to development activity in Town. The process we will follow is to approve a tentative budget tonight, then make it available promptly in the State format. Next meeting we will have the Public Hearing and the first meeting in June we will be approving the final budget.

Mayor Peterson asked for a motion to approve the 2015-2016 Tentative Budget. Councilmember Rohr, I so move. 2nd by Councilmember Cundick. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	x			
COUNCILMEMBER: RON CUNDICK	x			
COUNCILMEMBER: ANGELA ROHR	x			
COUNCILMEMBER: JOE ALLEN	x			
COUNCILMEMBER: NATE BLAKE				x

b. Discussion and possible action regarding adoption of Ordinance 2015-02, Land Use Ordinance Chapter 20, Hillside Protection Overlay Zone

Mayor Peterson, what we have in front of us is the amended Land Use Ordinance, Chapter 20, Hillside Protection Overlay Zone that we discussed at the last meeting. As a result of our discussion at last meeting, we are referring to the recorded document number that was provided by the County.

Councilmember Allen, the changes in the language, is that in section 20.2 at the bottom of the paragraph.

Mayor Peterson, that is correct.

Mayor Peterson asked for a motion to approve Ordinance 2015-02, amending and reinstating the Hillside Protection Overlay Zone, Chapter 20 of the Land Use Ordinance.

Councilmember Allen, I so move. 2nd by Councilmember Cundick.

Councilmember Rohr, so it is felt that we need to do this? Are we at a risk of legal actions possibly in the future? Where are we standing on that?

Mayor Peterson, we have a situation right now, where as a Town we have more homes than should be built in an area with a single access, being the only access. This would allow for a feasible alternative access to be developed for those existing homes, as well as, the new homes that will be built in the subdivision in which this access road would pass through. That road would allow for the connection of asphalt to asphalt from Silver Reef Road to Main Street.

Councilmember Cundick, for the record, I would just like to state that this in no way grant any exceptions to subdivisions or anybody else. This is limited to this road only and anything else must comply strictly with the rest of the Ordinance.

Mayor Peterson, that is correct, that is what this language does. Several months ago we discussed this and that was the preference, to make it clear that it is just this road.

Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	x			
COUNCILMEMBER: RON CUNDICK	x			
COUNCILMEMBER: ANGELA ROHR		x		
COUNCILMEMBER: JOE ALLEN	x			
COUNCILMEMBER: NATE BLAKE				x

c. Resolution 2015-02, Designating WCSSD Representative
 Mayor Peterson, this is for the Landfill and other waste management issues. Angela was appointed as the representative from Leeds about 2 ½ years ago. As the County has gotten more involved with the recycling questions, they realized that their regulations require that there be an annual designation of the representative from each of the Towns, as to who will be voting on their managing body. This particular Resolution reappoints Angela for the calendar year 2015. We will remember to do this late December of this year so we are ready for the new year.

Mayor Peterson asked for a motion to approve Resolution 2015-02, a Resolution approving a representative to serve on the administration control board of Washington County Special Service District Number 1 for the calendar year 2015.

Councilmember Cundick, I so move. 2nd by Councilmember Allen. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	x			
COUNCILMEMBER: RON CUNDICK	x			
COUNCILMEMBER: ANGELA ROHR	x			
COUNCILMEMBER: JOE ALLEN	x			
COUNCILMEMBER: NATE BLAKE				x

11. Discussion Items:

a. Main Street curb, gutter and sidewalk

Mayor Peterson, as we were preparing the budget, it became evident that we are in what I consider to be a very happy situation. We have an accumulated fund balance that is slightly higher than the State permits you to have. You are permitted to have an accumulated fund balance of 75% of your revenues excluding roads and liquor allotment. As a result, we have two options, we can hurry up and spend it, or we could set up a Capital Improvement Fund. That would allow us to have time to spend it; however, would need to specify what it would be spent on. We have questions into the State that I don't think we have complete answers to yet, as to what our alternatives are. It may be that we need to do something before the end of June in order to make sure we are in compliance. I just wanted to get some input from the Councilmembers this evening. The amount of money that is involved is about \$26,000. That is our best guess and could change depending on how the next 6 weeks go. It will be about \$25,000 to round to a number.

Mayor Peterson indicated a possible project is to use the funds on Main Street for curb, gutter and sidewalks. The Town could seek a Public Safety Grant to help with those costs. The Mayor asked Councilmembers for their input.

Councilmember Rohr isn't there a possibility that UDOT could contribute to at least the curb & gutter and not the sidewalks.

Mayor Peterson, correct and what I am looking at is, even with what we did last year, the State wanted our contributions to be the engineering costs & the asphalt cost. Not to redo the road that needed some work in order to put in the curb and gutter, but where there was not existing asphalt yet. That added up to be about \$20,000 plus for our share. I am thinking even with good contributions for others, it is an area where we will still need to spend some money to get the work done.

Councilmember Cundick, I guess the only thing I worry about is, if we can't get the extra money to supplement our amount. \$25,000 will not do the job and once we go down this road, we are committed to the project.

Mayor Peterson, that is correct and one of the questions that I am trying to get an answer to is, if we have an excess fund balance, could they come & reduce our tax rate so that our ongoing revenue would be low enough to consume that money. As a result, if we needed to raise it back to our current level of taxation, we would need to go through a fairly involved process to adjust our tax rate. So my concern is, if we just do nothing, that we could be faced with that type of situation.

Gary Kuhlmann the Town Attorney, if you carry more than the statutory allowance that could happen.

Councilmembers discussed different options for the funds and identified Main Street curb and gutter and Silver Reef Park were both options for setting up a Capital Improvement Plan for the funds.

12. Citizen Comments: None.

13. Staff Reports:

Councilmembers discussed the proposed Local Option Tax.

Councilmember Rohr, the MPO is looking at bike trails and walking trails. I was wondering if anyone had some thoughts on, if at some point, Leeds should think about putting in a bid for some of the money that will be allocated. It would seem to me that it would be appropriate to tie in a biking trail and walking trail from the circle of Leeds through Toquerville, La Verkin, Hurricane, Quail Lake and back to Leeds. It would also tie into Zions, which is being built as well. Councilmember Allen, I would be in favor of that. Especially the section between Anderson Junction and Toquerville, there is no shoulder on that section of highway.

Mayor Peterson indicated that is something that we will keep in mind and should be included in the updates to the General Plan.

Councilmembers discussed the timeline on the updates to the General Plan.

Mayor Peterson indicated the Town could be receiving a bronze statue for the CCC Camp. Councilmembers discussed the different locations available to put the statue.

14. Adjournment:

Councilmember Allen adjourned the meeting.

Time: 7:38pm.

APPROVED ON THIS _____ DAY OF _____, 2015

Mayor, Wayne Peterson

ATTEST:

Kristi Barker, Deputy Clerk/Recorder

Part II	General Fund Revenues	2013-14	2014-15	2014-15	2015-16
	Source of Revenue	Prior Year Actual Rev.	Current Year Estimate	Current Year Approved Bud. Approp.	Ensuing Year Approved Bud. Approp.
	Taxes				
	1.1 General Property Taxes - Current	55634	62933	54000	60000
	1.2 Prior Years' Taxes - Delinquent	7775	3380	6000	3000
	1.3 General Sales and Use Taxes	86556	60942	70000	80000
	1.4 Franchise Taxes	58089	49069	50000	50000
	1.5 Transient Room Tax				
	1.6 Fee-in-Lieu of Property Taxes	6009	4794	5500	4500
	1.7 Interest	90	50	0	0
	1.8 Penalties	382	26	400	400
	Licenses and Permits				
	2.1 Business Licenses and Permits	1900	1710	1800	1800
	2.2 Non-business Licenses and Permits	0	0	850	850
	2.3 Cemetery - Burial Permits			0	0
	2.4 Animal Licenses	10	225	200	250
	2.5 Building Permits	14977			
	2.6				
	Charges for Services				
	3.1 General Government	0	0	75	75
	3.2 Public Safety	6181	6181	6181	6181
	3.3 Streets and Public Improvements				
	3.4 Street Sanitation Charges				
	3.5 Refuse Collection Charges	48518	50319	50500	50400
	3.6 Parks and Public Property				
	3.7 Cemeteries	3350	1575	2000	2000
	3.8 Miscellaneous Services:	8456	29547	28225	37625
	3.9				
	3.1				
	Fines and Forfeitures				
	4.1 Fines and Forfeitures				
	4.2 Forfeitures				

4.3 Other: Impact Fees					
4.4 Other:					
Intergovernmental Revenue					
5.1 Federal Grants					
5.2 State Grants- UDOT					
5.3 State Shared Revenue					
5.4 Class "C" Road Fund Allotment					
5.5 Liquor Fund Allotment	36523	48536	58000	53000	
5.6 Grants from Local Units:	0				
5.7 Donations and Grants	120				0
5.8					
Miscellaneous Revenue					
6.1 Interest Earnings		2104			
6.2 Rents and Concessions		550			
6.3 Sale of Fixed Assets - Compensation for Loss					
6.4 Sale of Materials and Supplies					
6.5 Sales of Bonds					
6.6 Other Financing - Capital Lease Obligations					
6.7 WCSSD Recycle	516				
6.8					
Contributions and Transfers					
7.1 Transfer From:					
7.2 Transfer From:					
7.3 Transfer From:					
7.4 Loan From:					
7.5 Contribution from Private Sources					
7.6 Beg. Class "C" Road Fund Bal. to be Appropri.		151529	146977	159024	
7.7					
7.8					
7.9					
7.1 Beg. General Fund Balance to be Appropriated					0
TOTAL REVENUES	358220	547776	546068	524465	
Expenditure					
General Government					

1.1 Administration	70746	102906.14	131115.19	123549.04
1.2 Auditor	3964	3594	3500	3500
1.3 Other Professional Services	36107	49851	69460	58650
1.4 Elections	0	52.43	1048.65	1048.65
1.5 Other Liability Bonds and Ins.	7127	11064	10000	12000
1.6				
1.7				
1.8				
Public Safety				
2.1 Police Department	0	6181	6181	6181
2.2 Fire Department				
2.3 Animal Control and Regulation				
2.4				
2.5				
2.6				
Public Health				
3.1 Health Services				
3.2 Sanitation	40583	42602	41000	43000
3.3				
3.4				
Highway and Public Improvements				
4.1 Construction	9086	2155.88	170326.94	212413.04
4.2 Repair and Maintenance	2950	2500	4500	4500
4.3 Wages	5542			
4.4 Main Street Project		89098	50000	0
4.5	5183			
Parks, Rec., and Public Property				
5.1 Park and Park Areas	19016	42207.81	28241.83	49224.10
5.2 Recreation and Culture	3920	15870	30025	9655
5.3 Libraries	0			
5.4 Cemeteries	3127	680.74	669.38	744.16
5.5 Historical	0			
5.6 Wages	0			
5.7 Class C Roads	76686			

Community and Economic Devel.			
6.1	Community Planning		
6.2	Community Development		
6.3	Economic Development and Assistance		
6.4			
6.5			
6.6			
	Debt Service		
7.1	Principal and Interest	6181	
7.2			
	Transfers and Other Uses		
8.1	Transfer To:		
8.2	Transfer To:		
8.3	Other:		
8.4			
	Miscellaneous		
9.1	Judgments and Losses		
9.2	FEMA Reimbursement of Flood Costs		
9.3	Other Flood Costs		
9.4			
9.5			
9.6			
9.7	Budgeted Increase in Fund Balance		
	TOTAL EXPENDITURES	290218	524465
		368763	546068

**TOWN OF LEEDS
RESOLUTION 2015-03**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LEEDS, UTAH, SUPPORTING THE HB 362 (2015) AUTHORIZED 0.25% LOCAL OPTION GENERAL SALES TAX DEDICATED TO TRANSPORTATION, ENCOURAGING THE COUNTY OF WASHINGTON TO SUBMIT THE PROPOSAL TO VOTERS AND ENCOURAGING VOTERS TO SUPPORT THE PROPOSAL.

WHEREAS, a safe and efficient transportation system creates the foundation for economic growth, improved air quality and public health, and enhanced quality of life; and

WHEREAS, the creation and maintenance of transportation infrastructure is a core responsibility of local government; and

WHEREAS, Utah's population is expected to grow by 2 million residents by 2040; and

WHEREAS, Leeds recently had completed an analysis of the condition of our roads and recommended maintenance, which demonstrated a need greater than that currently available from the Class B&C Fund revenue in order to try to meet our local transportation needs; and

WHEREAS, research from the Utah Department of Transportation indicates that road rehabilitation costs six times as much as road maintenance, and road reconstruction costs ten times as much as road maintenance, and

WHEREAS, investing in transportation results in economic development for Leeds and Washington County and accessible good-paying jobs for our residents; and

WHEREAS, investing in safe and connected trails, bike lanes, sidewalks, and multi-use paths will encourage our residents to be more active, enable them to spend more time with their families via active transportation, and result in improved personal and community health; and

WHEREAS, Utah has created a Unified Transportation Plan to address these comprehensive transportation and quality of life issues; and

WHEREAS, the Utah State Legislature recognized the local transportation needs and enacted HB 362 which authorized counties to impose and voters to approve a 0.25% local option general sales tax dedicated to local transportation; and

THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF LEEDS, UTAH:

SECTION 1. Support the 0.25% Local Option General Sales Tax. The Leeds Town Council supports the proposed 0.25% Local Option General Sales Tax that the Washington County governing body may submit to voters in Washington County in November.

SECTION 2. Encourage Submission of Proposal to the Voters of Washington County The Town Council urges the county governing body to submit the 0.25% local option general sales tax dedicated to transportation to the voters of the county for the November 2015 election. The Town Council also publicly supports the county governing body in submitting the 0.25%

SECTION 3. Encourage Voters to Enact the 0.25% Local Option General Sales Tax. The Town Council encourages voters to carefully consider the potential impact from the 0.25% general sales tax local option and to support the enactment of the 0.25% local option general sales tax because of the potential impact explained below.

SECTION 4. Road and Street Needs in Leeds. The Town has significant traditional transportation needs that the municipal 0.10 portion could address. The town has a backlog of road maintenance projects identified in the recently completed roads analysis. Adoption of the municipal 0.10 would enable the town to invest in the critical projects that our residents expect.

SECTION 5. Active and Alternative Transportation Infrastructure Needs in Leeds. The Town has significant active and alternative transportation needs that the municipal 0.10 portion could address. For example, our residents would benefit from improved sidewalks and other modern transportation infrastructure. Investment in active transportation options will encourage residents to travel via walking and biking, result in a healthier population, reduced emissions, decreased health care costs, and improved quality of life. Adoption of the municipal 0.10 would enable the town to invest in the critical projects from which our residents would benefit.

SECTION 6. Effective Date. This Resolution shall become effective upon passage.

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF LEEDS, UTAH, ON THIS _____ DAY OF _____, 2015 BY THE FOLLOWING VOTE;

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	_____	_____	_____	_____
COUNCILMAN: RON CUNDICK	_____	_____	_____	_____
COUNCILMAN: ANGELA ROHR	_____	_____	_____	_____
COUNCILMAN: JOE ALLEN	_____	_____	_____	_____
COUNCILMAN: NATE BLAKE	_____	_____	_____	_____

Wayne Peterson, Mayor

Attest:

Kristi Barker, Deputy Clerk/Recorder

TOWN OF LEEDS

ROADWAYS CAPITAL FACILITY PLAN

And

IMPACT FEE CALCULATIONS

2006-2025

NUMBER 2007-02

FEBRUARY 28, 2007

**ORDINANCE NUMBER 2007-02
ROADWAYS
CAPITAL FACILITIES PLAN
AND
IMPACT FEE ANALYSIS
2006-2025**

AN ORDINANCE ADOPTING THE LEEDS ROADWAYS CAPITAL FACILITIES PLAN; ESTABLISHING A LEEDS ROADWAYS IMPACT FEE ANALYSIS PURSUANT TO Utah Code Ann. § 11-36-101 *et seq.* AND ESTABLISHING A ROADWAYS IMPACT FEE ON ALL NEW DEVELOPMENT; PROVIDING A PORTION OF THE COST OF LEEDS ROADWAYS REQUIRED TO SERVE NEW DEVELOPMENT TO BE PAID BY NEW DEVELOPMENT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Town of Leeds has, and continues to experience population growth and development pressures for residential and non-residential activities; and

WHEREAS, Town of Leeds desires to provide adequate roadways to its residents and businesses. To achieve this goal the Town has formulated a Roadways Capital Facilities Plan; and

WHEREAS in order to provide Roadways in a proactive and efficient manner the Town of Leeds has identify the needs for future Roadways; and

WHEREAS, as permitted by State law, Town of Leeds may adopt a Roadways Capital Facilities Plan identifying the long range needs for roadways and services, as identified in Utah Code Ann. §§ 10-9a-403 *et. seq.* and 11-36-101 *et seq.*

WHEREAS, the Leeds Town Council finds that a Roadways Capital Facilities Plan is necessary to adequately plan for Roadways to meet the needs of present and future residents and businesses of Town of Leeds; and

WHEREAS, a Capital Facilities Plan has been formulated although not required, consistent with the provisions of Utah Code Ann. § 11-36-201; and

WHEREAS, it is the intent of the Leeds Town Council that the Roadways Capital Facilities Plan and the Roadway Impact Fee will be one of several techniques utilized as part of a Town's development, management and financing of its transportation infrastructure; and

WHEREAS, the Leeds Town Council has considered the Roadways Capital Facilities Plan and the financing of its new or expanded transportation infrastructure due to the continued growth to be paid for by impact fees at a public hearing held on FEBRUARY 28, 2007 and

WHEREAS, the Leeds Town Council has now fully considered the Roadways Capital Facilities Plan and Roadways Impact Fee Analysis.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF LEEDS TOWN, UTAH THAT:

1. The Town of Leeds Roadways Capital Facilities Plan, attached hereto as Exhibit 1, is hereby adopted.
2. That pursuant to, and in accordance with Utah Code Ann. § 11-36-101, *et seq.* and the Town of Leeds Impact Fee Procedures Ordinance (Leeds Ordinance 97-10), the Roadways Impact Fee Analysis (section 2), as attached hereto as Exhibit 2, is hereby adopted and One Hundred Percent (100%) of the maximum allowable impact allowable under said Analysis shall immediately be imposed and assessed against all new residential and commercial development within the Town of Leeds.
3. For the purpose of the efficient and equitable administration of the Roadways Impact Fee and in the legislative discretion of the Leeds Town Council (as allowed by Utah State law) the Roadways Impact Fee for all new residential and commercial development located within Town of Leeds is adopted at \$3295.00 per residential unit and \$3.295 for each square foot of commercial development.
4. The administration of the Roadways Impact Fee shall be in accordance with the requirements of the Utah Code Ann. § 11-36-301, *et seq.* and the Town of Leeds Impact Fee Procedures Ordinance (Leeds Ordinance No. 97-10).
5. Having adopted the above-described Roadways Impact Fee, the Leeds Town Council furthermore amends its Uniform Fee Schedule to include said fee.
6. Having been adopted by unanimous vote of the Leeds Town Council, following required notice and publication, this ordinance becomes effective FEBRUARY 28, 2007.

PASSED AND ADOPTED BY THE TOWN COUNCIL, OF LEEDS TOWN, UTAH, THIS 28th DAY OF February, 2007.

TOWN OF LEEDS

Trudy Law, Mayor

Attest:

Karen Markovich, Town Clerk

LEEDS, UTAH

ROADWAYS

CAPITAL FACILITIES PLAN

AND

IMPACT FEE ANALYSIS

2006-2025

ORDINANCE NUMBER 2006-08

ADOPTED FEBRUARY 28, 2007

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ROADWAY CAPITAL FACILITY PLAN AND IMPACT FEE

EXECUTIVE SUMMARY

The purpose of the Capital Facilities Plan is to identify the way future development will increase the demands placed on the Town. The purpose of the Impact Fee analysis is to determine how the cost for the required new and/or improved roads will be funded. A large number of developers have been planning to develop properties in the Leeds area and as such, new roads as well as road improvements will be required. Based on the population projections and the areas in which development is expected to occur, roads were identified that would be needed in the future. Some of these costs would be bourn by the developers and the remaining costs by the town. Using cost information for new road construction and extrapolating that into the future, a total cost for the improvements was determined. Then using the population projections, the impact fee was determined. An Impact fee of \$3,295.00 per residential dwelling unit and \$3.295 for each square foot of a commercial development has been established.

ROADWAY CAPITAL FACILITY PLAN 2006-2025

1.0 Roadway Capital Facility Plan 2006-2025

1.0.1 With the planned addition of a sewer system and additional water supply Leeds is on the verge of considerable development in the area. Leeds has been approached by developers wanting to annex into the Town and develop their property. They have been willing to include the development of a sewage processing plant and the associated infrastructure to accommodate the new development. The present Leeds residents would systematically be added to that system. In addition, the Washington County Water Conservancy District has run a water line through the Town which will be able to supply water to the new developments, well in excess of the current water storage and distribution facilities and water rights already owned by the Leeds District Water Association.

1.1 Current and Projected Leeds Town Population

1.1.1 The U.S. Bureau of the Census reported the 2000 Town of Leeds population at 547 persons. The State of Utah Governor's Office of Planning and Budget (GOPB) establish a population projection for Town of Leeds for 2010 at 1,269 persons where Leeds projects a 2010 population of 1328. Leeds population in June 2006 was 824 persons. Table 1 shows the 2000 Town of Leeds population as reported by the Bureau of the Census, the 2005 population input by five County Association of Government and the 2006 population which is based on the construction between 2000 and 2006. Table 1 also includes projected growth for the years 2010, 2020 and 2025.

Table 1 Population 1990-2025

Year ending June 30	1990	2000	2005	2006	2010	2020	2025
Population	254 ¹	547 ¹	783 ²	824 ³	1,328 ³	3,659 ³	5,488 ³
Population Increase from 2006				0	504	2835	4664

Source:

1. U. S. Bureau of the Census.
2. Five County Association of Government input to Governor's Office of Planning and Budget
3. The 2006 population is the input to the Governor's Office of Planning and Budget and updated due to 2006 growth at a higher rate than expected.

1.1.2 Using the information provided in Table 1, Table 2 provides the number of dwelling units in 1990, 2000, 2005 and 2006. Table 2 also estimates the number of dwelling units for the years 2010, 2020 and 2025. The estimates were established by applying the 2000 Census average

occupancy numbers per dwelling units within Town of Leeds of 2.73. The U. S Bureau of the Census number of 2.73 residents per dwelling unit is also used in the Leeds General Plan and is used to estimate the number of dwellings units expected in 2010, 2020 and 2025.

Table 2 Occupied Dwelling Units 1990-2025

Year	1990	2000	2005	2006	2010	2020	2025
Dwelling Units	99	208	286	302	464	1,264	1,800

1.1.3 With the Growth in population it is anticipated the growth in commercial businesses will also increase. Currently the Town has approximately 50,000 square feet of commercial business in town. It is anticipated that this will increase at about one-third (1/3) the rate of the population. The current ratio of commercial square footage to resident is 60.68 square feet/resident which is considered adequate and will be used as a standard. Using the growth factor of one-third (1/3) would mean that for each new resident it is estimated that an additional 20.23 square feet of commercial space will be developed. The projected increase in commercial facilities is shown in Table 3.

Table 3 Commercial Square Footage 2006-2025

Description	2006	2010	2020	2025
New Square footage		10,200	57,300	94,353
Total Square Footage	50,000	60,200	101,300	144,353
Equivalent Residential Unit (ERU)	50	60	101	144
New ERU's	0	10	57	94

Additional 2025 commercial square footage (4664 x 20.23 = 94,353)
 Leeds uses the standard of 1,000 square feet of commercial facility as being Equivalent to one (1) Residential Unit. See Capital facility Plan for Public Safety for full details.
 Commercial Equivalent Residential Unit (ERU) (94,353 ÷ 1,000 ~ 94)

1.1.4 The total Equivalent Residential Units is the Sum of the Residential and the commercial ERU's. This is shown in Table 4 for the years identified.

Table 4 Leeds Town Equivalent Residential Units for 2006-2025

Description	2006	2010	2020	2025
New Residential Units		187	1,038	1,708
New Commercial ERU's	0	10	57	94
Total New ERU's		194	1,095	1,802

1.2 Service Standard

Leeds has adopted a Road Master Plan and Standard Specifications for Design and Construction. Currently there are five different types of roads in the Town of Leeds 1) private roads, 2) local public roads, 3) public collector and arterial roads, and 4) a State Highway. Roads funded by impact fees will be for public collector and arterial roads. Private roads and local public roads shall be built and funded by local development, special improvement districts or other methods that assess the properties affecting these roads. The State highway is the responsibility of the Utah Department of Transportation.

1.3 The Inventory of Existing Facilities

Leeds Town has paved roads with sidewalk, curb and gutter; paved roads without sidewalk, curb, and gutter but with a parking shoulder; gravel roads; and dirt roads within the town boundaries as shown on the Roadmap, Figure 1. Currently there is approximately 9.95 miles of paved road; 0.42 miles of gravel road; and 1.50 miles of dirt roads. State Highway 91 runs through Leeds in a southwest/northeast direction and is owned and maintained by the Utah Department of Transportation. The State Highway is not included in the mileage figures above. The majority of the State Highway (Leeds Main Street) is developed with sidewalk, curb and gutter.

1.4 Financing of Existing Facilities

For the purposes of this plan it is assumed that all roadway improvements have been financed out of the Town's general fund, Grants, Annual Road Maintenance Funds awarded by the Utah Department of Transportation.

1.5 Roadway Capacity

Currently the Leeds roads normally have light traffic, however due to the topography, the interstate highway and the present design of the towns roadway system, there are at times considerable traffic on some roads. To prevent the roads from becoming a bottleneck as development occurs the Town of Leeds has proposed that future roads be built to increase the roadway infrastructure in conjunction with new development. This information is contained in the Leeds Master Road Plan.

1.6 Additional Facilities Needed at Present

The Town of Leeds does not have any roads that need to be upgraded to accommodate the traffic at the present time.

1.7 Additional Facilities Required as Growth Continues

1.7.1 In order to provide the appropriate level of service, additional roads and improvements to roads will be required as development continues. Required roadways have been identified in the Leeds Master Road Plan. New development will provide the Right-of-Way identified as designated for the road being developed. The developer will only be required to build the roads

to the level of service the Town Council determines appropriate which will generally be the local road standards. Thus the developer will be providing access to the property he is developing. The local paved roads will be paid for by any developers who develop those areas, since these roads would directly service the homes being built. The remaining development cost of the collector and arterial roads will be paid for by impact fees. Table 5 identifies the new and modified roads that are required due to new development.

1.7.1.2 The following collector roads that will be required as the area is developed.

1.7.1.2.1 Silver Reef Road between the I-15 Freeway and The “Y” where Oak Grove Road starts. This effort will resolve the danger associated with the blind curves on Silver Reef Road. And provide for the additional traffic.

1.7.1.2.2 Babylon Road from Main Street to the point where it crosses “Old Mill Road”. The name “Old Mill Road” is a new name given to a portion of the existing 900 North as it goes south. 900 North would continue in a Westerly direction.

1.7.1.2.3 Bonanza Flats Road. (Loop) Starts at the south curve on Silver Reef Road and forms a loop with Silver Reef Road., again connecting with Silver Reef Road at Wells Fargo Drive.

1.7.1.2.4 Bonanza Flats Road. to Cemetery Road will go from Bonanza flats Road. Loop past a point close to the new water tank and connect to Cemetery Road to provide better access to the I-15 South entrance.

1.7.1.2.5 Old Mill Road. from 900 North to where it intersects with the Babylon Road Extension.

1.7.1.2.6 1100 North (new road) to the north extension of Old Mill Road.

1.7.1.2.7 Wonder Lane to Grapevine Wash which will require a bridge in the future but the building of the bridge is not included in this Capital Facility Plan, at this time.

1.7.1.2.8 Wonder Lane north of Grapevine Wash to the Toquerville City Limits will connect to the south portion of Wonder Lane when a bridge across Grapevine Wash is installed.

1.7.1.2.9 Old Mill Road North from 900 North to where it intersects with 1100 North.

1.7.1.3 The following arterial roads that will be required as the area is developed.

1.7.1.3.1 900 North will go from Main Street to the Touquerville City limits and connect either to a Touquerville road or the loop that is under consideration by Washington County.

1.7.1.3.2 Main Street north of the I-15 interchange to Casa del Oro. This will be a major road as all the development north of Leeds will utilize this road as an access to the Town as well as the freeway.

Table 5 Required New and Modified Roads

No.	Name (Description)	Type	Length (feet)
1.	Silver Reef Road between I-15 and the "Y"	Collector	5,728
2.	Babylon Road to "Old Mill Road"	Collector	4,500
3.	Bonanza Flats Road (Loop)	Collector	5,500
4.	Bonanza Flats Road to Cemetery Road	Collector	3,000
5.	Old Mill Road to Babylon extension	Collector	3,000
6.	1100 North to Old Mill Road	Collector	2,000
7.	Wonder Lane to Grapevine Wash	Collector	3,500
8.	Wonder Lane north Grapevine Wash	Collector	7,500
9.	Old Mill Road north of 900 North	Collector	5,000
	TOTAL	Collector Roads	34,733
10.	900 North to Toquerville City Limits	Arterial	10,000
11.	Main Street north to Casa del Oro	Arterial	8,000
	TOTAL	Arterial Roads	18,000

1. Old Mill Road is a new name used in the master Road Plan for the portion of 900 North which continues south.
2. Bonanza Flats Road (Loop) connects to Silver Reef Road at the south curve and again at Wells Fargo Drive.

1.7.2 There are 34,733 Feet of collector road proposed and 18,000 feet of arterial road proposed as new development occurs. The cost of developing these roads is shown in Table 6 and Table 7.

Table 6 Collector Roads Design and Construction Costs

Item	Description	Quantity	Units	Unit Price (\$)	Item price (\$)
1	Mobilization @ 8%		L.S.		360,504
2	Earthwork, Grading and Subgrade preparation	191,726	C.Y.	\$4.50	862,767
3	Asphalt	1,111,456	S.F.	\$1.55	1,722,757
4	Roadbase	1,597,718	S.F.	\$0.90	1,437,946
5	Culverts 1/2500 ft.	13.9	Each.	\$6,000	83,400
6	"V" ditch both sides	69,466	L.F.	\$2.75	191,032
7	Rip Rap	69,466	L.F.	\$3.00	208,398
	SUB TOTAL				4,866,804
	12% Engineering				586,416
	3% Legal and Fiscal				146,604
	10% Contingency				486,680
	TOTAL ESTIMATED COST				6,086,504

2. Earthwork, Grading etc = 0.12 cy X road base sq. ft.
Unit pricing based on costs of recent projects escalated by 10% due to rapid increase in materials.

Table 7 Arterial Roads Design and Construction Costs

Item	Description	Quantity	Units	Unit Price (\$)	Item price (\$)
1	Mobilization @ 8%		L.S.		222,106
2	Earthwork, Grading and Subgrade preparation	99,360	C.Y.	\$4.50	447,120
3	Asphalt	756,000	S.F.	\$1.55	1,171,800
4	Roadbase	1,008,000	S.F.	\$0.90	907,200
5	Culverts 1/2500 ft.	7.2	Each.	\$6,000	43,200
6	“V” ditch both sides	36,000	L.F.	\$2.75	99,000
7	Rip Rap	36,000	L.F.	\$3.00	108,000
	SUB TOTAL				2,998,426
	12% Engineering				359,811
	3% Legal and Fiscal				89,953
	10% Contingency				299,843
	TOTAL ESTIMATED COST				3,748,033

2. Earthwork, Grading etc = 0.12 cy X road base sq. ft.

Unit pricing based on costs of recent projects escalated by 10% due to rapid increase in materials.

1.7.3 However, since the new developments will need roads to access their properties, they will assume the cost of the full required right-of-way and development costs for the local access roads unless the Town Council determines that the development will create traffic that will require the road be upgraded to a heavier traffic category as part of the development. The cost for the collector road effort is \$6,086,504 of which 30% is for the upgrade. Therefore 30% of the collector road will be covered by impact fees for a total of \$1,825,951. The cost of the arterial roads is \$3,748,033 of which 50% is for upgrade. Therefore 50% of the collector road will be covered by impact fees for a total of \$1,874,016. The total cost to upgrade both collector and arterial roads is \$3,699,967.

1.8 Financing Needed Facilities

Additional roads and roadway improvements will be needed solely due to population growth. As a result, it is the intent of the Town of Leeds to finance additional facilities through development impact fees to the extent possible. That portion which cannot be financed through impact fees will be financed from the general fund and building and construction road funds.

ROADWAY IMPACT FEE ANALYSIS

2.0 Development Impact Fee Analysis

2.1 Service Area

The entire Town of Leeds, including the plans for annexing new developments, is all included in one service area for roadways.

2.2 Proportionate Share

Of the various zones established in Leeds, all zones will generate additional demand for roadways. Because of this both, residential and commercial zones will be assessed an impact fee.

2.3 Credits for Past and Future Contributions

Existing roadways have been financed from the general fund. New developments annexed into Leeds will include local roadways as well as a minimum of two access roadways which connect to existing roads as approved by the Leeds Planning Commission and the Leeds Town Council. The majority of new collector and arterial roadways identified in the Roadway Capital Facility Plan are presently in the County and are expected to be annexed prior to the start of development. Therefore the Roadways Impact Fee will be applied to all new residential and commercial development as they will all benefit.

2.4 Impact Fee Calculation

2.4.1 Because of the way impact fees are collected, the capacity of existing facilities are usually reached when little or no revenue from impact fees has been collected to finance the additional facilities required. In addition, it is generally desirable to construct facilities with a twenty-year, or greater life span.

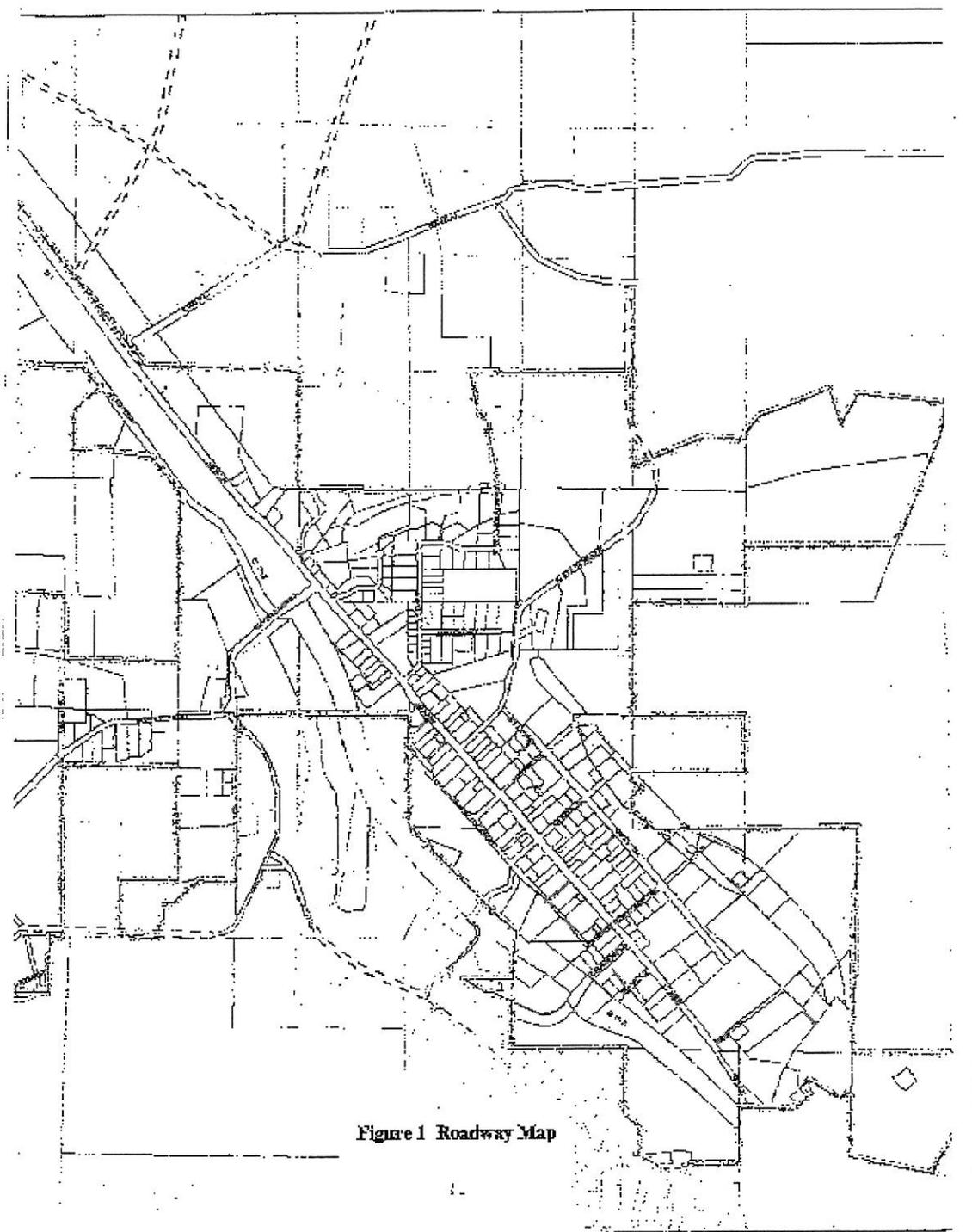
2.4.2 As a result of these factors, most facilities must be constructed with revenue from loans. Assuming an interest rate of 5.00% and a loan period of 20 years, payments would total \$ 1.605 for every dollar borrowed. The Cost of the \$ 3,699,967 borrowed (including interest) would be \$5,938,447. The Cost per ERU would therefore be \$3,295. The calculations are shown in Table 8.

Table 8 Impact Fee Calculation

Item/Description		Fact
1. Total Facility Cost	=	\$5,938,447
2. Total ERU's	=	1,802
3. Cost Per ERU is Total cost \$5,938,447÷1802	=	\$3,295
4. Impact Fee for each Residential Unit	=	\$3,295
5. Impact Fee for each square foot of Commercial space	=	\$3.295

2.4.3 The Town uses Capital Facility Impact fees to construct a portion of new Arterial and Collector roadways. The Leeds revenues for operating and maintaining the public roadways comes from the General Fund (a portion of property tax and sales tax) as well as State awarded road maintenance funds.

Figure 1 Roadway Map



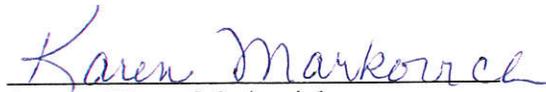
A roll call vote was taken with the following results:

PASSED AND ADOPTED BY THE LEEDS TOWN COUNCIL, STATE OF UTAH, ON THIS 28th DAY OF FEBRUARY, 2007 BY THE FOLLOWING VOTE:

	AYE	NAY	ABSTAIN	ABSENT
Trudy Law	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dale Barnes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dave Harbour	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Frank Lojko	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jared Westhoff	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Trudy Law, Mayor
Town of Leeds



Attest: Karen Markovich
Clerk/Recorder

LEEDS TOWN

PUBLIC SAFETY FACILITY CAPITAL FACILITY PLAN

AND

IMPACT FEE CALCULATIONS

NUMBER 05-09

AMENDMENT TO 97-11

AND

RENUMBERED AS 05-09

**THIS AMENDMENT USES THE SAME CONCEPTS
METHODOLOGY AND PROCESS AS THE ORIGINAL.
THE AMENDMENT INCLUDES THE MOST RECENT
POPULATION ESTIMATES, CURRENT CENSUS DATA,
NONRESIDENTIAL SQUARE FOOTAGE, AND FINANCIAL
DATA EXPRESSED IN 2005 DOLLARS.
THE 1997 DATA HAS BEEN REMOVED EXCEPT WHERE IT
PROVIDES CONTINUITY. PRIMARILY ONLY 2005 AND
BEYOND DATA ARE INCLUDED.**

ORDINANCE NUMBER 05-09
PUBLIC SAFETY CAPITAL FACILITIES PLAN
AND
IMPACT FEE CALCULATION
2005-2020

AN ORDINANCE ADOPTING THE PUBLIC SAFETY CAPITAL FACILITIES PLAN; ADOPTING A PUBLIC SAFETY FACILITIES LEVEL OF SERVICE FOR ALL DEVELOPMENT WITHIN LEEDS TOWN; ESTABLISHING A PUBLIC SAFETY FACILITIES IMPACT FEE METHODOLOGY PURSUANT TO THE LEEDS TOWN IMPACT FEE PROCEDURES ORDINANCE AND SEC. 11-36-101 ET. SEQ. (U.C.A.) AND ESTABLISHING A PUBLIC SAFETY IMPACT FEE PROVIDING THAT A PORTION OF THE COST OF PUBLIC SAFETY FACILITIES REQUIRED TO SERVE NEW DEVELOPMENT TO BE PROVIDED BY NEW DEVELOPMENT; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Leeds Town has, and continues to experience population growth and development pressures for residential and non-residential activities; and

WHEREAS, Leeds Town desires to provide adequate public safety facilities and services to its residents and Leeds Town provides public safety facilities and services to residents of the Town and areas outside the Town and the Town Council has determined it to be sound public policy to adopt a Public Safety Facilities Capital Facilities Plan and to adopt a Level of Service for the provision of Public Safety Facilities; and

WHEREAS, all new development within the Town must be accompanied and supported by adequate Public Safety facilities in order to maintain the adopted level of Service; and

WHEREAS, it is the intent of the Town Council that, by the establishment of a Public Safety Facilities Impact Fee, new development will pay its proportionate share of the cost to provide the Public Safety Facilities, the need for which is occasioned by the demand generated by new development; and

WHEREAS, it is the intent of the Town Council that Public Safety Impact Fee be one of several techniques utilized as part of a Town development management and financing system to implement the goals and policies of the Town General Plan; and

WHEREAS, the Town Council has presented the Public Safety Facilities Capital Facilities Plan and Impact Fee methodology at a public hearing held on June 25, 1997; and

Whereas the Town Council has now considered the matter of financing a portion to the Public Safety Facilities required by new development through the imposition of a Public Safety Facilities Impact Fee at a public hearing also held on June 25, 1997; and

WHEREAS, the Leeds Town Council has now considered all the items for the adoption of a Public Safety Facilities Capital Facilities Plan and for the adoption of a Public Safety Facilities Impact Fee; and

WHEREAS, the Town Council deems it advisable to adopt a Public Safety Facilities Capital Facilities Plan to identify public safety facility needs of the Town and to promote the efficient delivery of public safety facilities and services; and

WHEREAS, a Public Safety Facilities Capital Facilities Plan has been formulated, although not required, consistent with the provisions of Sec. 11-36 et. seq. (U.C.A.).

WHEREAS the Leeds Town Council has determined that the Public Safety Facility Capital Facility Plan and Impact Fee Calculation needs to be amended to reflect the most recent data and utilize 2005 dollars for all financial estimates.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF LEEDS TOWN, UTAH THAT:

1. The Leeds Town Public Safety Facilities Capital Facilities Plan and Impact Fee Methodology, as attached hereto be adopted.
2. The Level of service for Public Safety Facilities be established and adopted at 4.2 square feet of Public Safety Facilities per each Equivalent Residential Unit.
3. For the purposes of the efficient and equitable administration of the Leeds Town Public Safety Facilities Impact Fee system and in the legislative discretion of the Town Council, as allowed by State law, the public Safety Impact Fee for all new residential development located within Leeds Town is adopted at \$525.00 per residential and \$0.525 per square foot for all nonresidential uses and activities.
4. The administration of the Public Safety Facilities Impact Fee shall be in accordance with all the requirements of the Leeds Town Impact Fee Procedures Ordinance 97-10.
5. Having been adopted by unanimous vote of the Leeds Town Council, following required notice and publication, this amended ordinance becomes effective December xx, 2005.

PASSED AND ADOPTED BY THE TOWN COUNCIL, OF LEEDS TOWN, UTAH, THIS 25TH DAY OF JUNE, 1997.

THE AMENDED ORDINANCE PASSED AND ADOPTED BY THE TOWN COUNCIL, OF LEEDS TOWN, UTAH THIS XX DAY OF DECEMBER, 2005

NORMA GIER, MAYOR *Norma Gier*

ATTEST: *Joy Stevens* Joy Stevens, Town Clerk

LEEDS, UTAH

PUBLIC SAFETY

CAPITAL FACILITIES PLAN

AND

IMPACT FEE METHODOLOGY

2005-2020

(AMENDMENT TO 1997-2010 PLAN)

ORDINANCE NUMBER 97-11

AMENDED ORDINANCE NUMBER 05-09

AMENDED DECEMBER 16, 2005

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PUBLIC SAFETY CAPITAL FACILITY PLAN 2005-2020

1.0 Public Safety Capital Facility Plan 2005-2020

1.1 Introduction

1.1.1 This amended Capital Facility Plan has removed references to the Fire Department as the Fire Department is a Special Service District with a separate tax identified on the property tax bill. The calculation for Public Safety Capital Facilities Plan has been updated using 2005 population, nonresidential square footage and the amount of square footage presently allocated to Public Safety. All new impact fee calculations use the 2005 data.

1.1.2 Leeds Town provides police services to the incorporated area of Leeds Town, Utah and to other areas outside the Town on an as-needed basis. The Town maintains a Capital Facilities Plan for the provision of Public Safety Facilities within the annual budgeting structure of the Town and an impact fee as a funding option for Public Safety Facilities eligible under the State of Utah Impact Fees Act, §11-36 et. seq. Utah Code Annotated (U.C.A.). This Capital Facilities Plan (CFP) is formulated for the identification and future planning for the provision of Leeds Town-provided Public Safety Facilities and is developed pursuant to the requirements of §10-9a-101 et. seq. and §11-36-101 et. seq. (U.C.A.) and to the statutory requirements of Utah law.

1.1.3 Additional residential and nonresidential development in the area served by Leeds Town will place additional demands on services provided by the Leeds Public Safety functions for the period 2005-2020. Increased calls for Police Department services will increase the need for additional Department Personnel, equipment and buildings.

1.1.4 The Leeds Town Public Safety Capital Facilities Plan 1997-2010 identifies the need for Public Safety Facilities for 1997-2010 and identifies the cost of providing the required facilities. The Capital Facilities Plan also establishes a Level of Service for Town-provided Public Safety Facilities for 1997-2010¹. The amendment changes the time period to 2005-2020 and reevaluates the Level of Service.

1.2 Existing Public Safety Facilities

In 2005 Leeds Town provides 1400 square feet for Public Safety Facilities located at the Leeds Town Hall for housing of Police Department personnel, police vehicles, equipment, training facilities, and related administrative space.

1.3 Public Safety Department Service Area Population 1990-2020

From information provided by the U.S. bureau of the Census, Governor's Office of Planning and Budget (GOPB) and building permit information provided by Leeds Town, the population of Leeds Town and the area served by the Leeds Town Police had an estimated population of 783 persons in 2005. Table 1 identifies the 1990 and 2000 Census data and the town population projection through 2020.

Table 2 identifies the total number of dwelling units within the Town in 1997, 2000 and 2005. Table 2 also provides a total dwelling unit projection through 2020.

Table 1 Town Population 1990-2020

1990	1994	1997	2000	2005	2010	2020
254 ¹	387 ²	403 ³	547 ¹	783 ⁵	1,269 ⁴	3,452 ⁴

- Source:
1. U.S. bureau of the Census.
 2. Utah Demographic Report July 1996, (Table 24) Demographic and Economic Analysis, Governor’s Office of Planning and Budget.
 3. Extrapolated from 1994 population estimate.
 4. Five County Association of Government input to Governor’s Office of Planning and Budget
 5. Extrapolated from 2000 population based on new development.

Table 2 Occupied Dwelling Units 1990-2020

1990	1994	1997	2000	2005	2010	2020
99	151	157	208	286	464	1,264

1.4 Nonresidential Uses and Activities

Table 3 identifies the nonresidential facilities in Leeds on December 1, 2005. These facilities are listed as well as their approximate size. Table 3 also identifies which of these facilities are used in the amended impact fee calculation. In 2005 approximately 50,000 square feet of nonresidential buildings are located within the Town and served by the Police Department. This does not include out buildings, barns or other storage buildings on residential property. Table 4 identifies the total number of dwelling units located within Leeds Town. To establish a Level of Service for Public Safety Facilities it is necessary to combine the residential and nonresidential uses located within Leeds Town.

**Table 3 Non-Commercial Facilities in Leeds
Excludes Barns and Similar Structures
December 2005**

Description/Location	Approximate Dimension (feet)	Approximate Square feet.	Applicable CFP Analysis
Silver Reef - Restaurant	36x60	2,160	2,160
Silver Reef – Restaurant basement	36x20	720	720
Silver Reef – Museum	39x57	2,223	2,223
Silver Reef – Museum basement	39x20	780	780
Silver Reef – Bunker	18x21	378	378
Silver Reef – Bank	30x21	630	630
Silver Reef – Bank basement	21x30	630	630
Walton Plaza	39x170	6,630	6,630
J&J Manufacturing	60x120	7,200	7,200
Qwest Building	15x15	225	225
293 N. Main	63x37	2,331	2,331
291 N. Main – Automotive Shop (North Bldg.)	36x57	2,052	2,052
291 N. Main –Store (West Bldg. – North 1/2)	35x78	2,730	2,730
291 N. Main –Store (West Bldg. – South 1/2)	28x51	1,428	1,428
291 N. Main –Office/Motel type	111x21	2,331	2,331
291 N. Main –Storage	111x21	2,331	2,331
291 N. Main –Restaurant (South Bldg.)	75x33	2,475	2,475
Town Hall	60x25	1,500	1,500
Town Hall - Bathrooms & Storage	40x10	400	400
Town Hall – basement	10x11	110	110
Town Hall - Public Safety/Service Bldg.*	36x28	1,008	1,008
Park	201x90 + 48x72 + 180x345 + 84x42	87,174	
Park – Bathroom	9x18	162	162
Park – Pavilion	55x39	2,145	
10 North Main	20x30	600	600
Leeds RV Park – Office	25x20	500	500
Leeds RV Park –Motel	25x75	1,875	1,875
Leeds RV Park –Recreational Center	10x50	500	500
Zion West RV park – Office	10x10	100	100
Zion West RV Park – Restrooms & Laundry	30x20	600	600
Fire Station	75x60	4,500	4,500
Fire Station – Fuel Bldg.	10x15	150	
TOTAL		138,578	49,109

**Public Safety functions utilize 1008 sq. ft. for office and vehicle storage. In addition they utilize approximately 400 sq. ft. in the Town Hall for copy service, bathrooms and storage. Total is approximately 1400sq. ft.

1.5 Public Safety Facilities Level of Service

1.4.1 At the end 2005 Leeds Town Public Safety Facilities utilities approximately 1400 square feet at the Town Hall. This amount of facilities space will provide services to 783 residents and approximately 50,000 square feet of nonresidential buildings within Leeds Town at the close of 2005.

1.5.2 To establish a Level of Service for Public Safety Facilities it is appropriate to establish the total number of residential units and total amount of nonresidential buildings in equivalent residential units.² Using the information presented in Table 2 and the total nonresidential buildings' square footage located within the Town, (Table 3) a total of approximately 336 Equivalent Residential Units (ERU's) are located within Leeds Town December 2005. Table 4 presents a Public Safety Facilities Level of Service for existing residential and nonresidential uses in 2005 and available to the year 2020.

**Table 4 Level of Service
Public Safety Facilities
Level of Service and Required Facilities**

Year	Residential Uses		Nonresidential Uses		Total ERU'S	Public Safety Facilities (sq. ft.)	Level of Service (Public Safety Facilities square footage per ERU) ²
	Population	Residential Units	Buildings Sq. ft.	Equivalent Residential units (ERUs) ¹			
2005	783	286	50,000	50	336	1,400	4.2
2010	1269	464	60,000	60	524	2,100	4.0
2020	3452	1,264	70,000	70	1,334	5,500	4.1

Notes:

1. An Equivalent Residential Unit (ERU) equals 1,000 square feet nonresidential building.
2. Level of Service = Public safety facility sq. ft. divided by total ERU's

1.5.3 The Leeds Police primary function is to the Town. However, under unusual conditions they may be required to operate in the surrounding areas. Therefore for this estimate an existing Level of Service in 2005 for Leeds Public Safety Facility of 4.2 square feet of Public Safety Facility for each Equivalent Residential Unit served by the town of Leeds Public Safety functions is established.

1.5.4 From the information presented in Table 4, and recognizing the estimated service demands of the Leeds Town Police Department, and for the purposes of providing Public Safety Facilities for the future, in its legislative authority the Leeds Town Council establishes a Public Safety Facilities Level of Service for the future of 4.2 square feet of Public Safety Facilities Per Equivalent Residential Unit located within Leeds Town.

1.6 Cost of Providing Public Safety Facilities

1.6.1 For the purposes of this Plan, the approach adopted to establish Public Safety Facility cost is the estimated replacement value of existing Facilities and the estimated non-grant and non-donated labor costs of the new Facility, including debt service costs.

1.6.2 In 2005 the Public Safety functions are occupying approximately 1000 square feet with an estimated replacement value of \$ 125.00 per square foot. In addition the Public Safety functions shares 400 sq. ft. in the Town Hall. The total value of the Public Safety Facility dedicated to Police Services is \$126,000.

1.6.3 Table 5 identifies the total replacement cost for existing Public Safety Facilities, excluding financing costs for the Police Department portion of Town Hall and anticipated grants and donated labor.

Table 5 Public Safety Facility Costs

Building	Building Size (sq. ft.)	Building Replacement Cost
Police Facility	1000	\$126,000

1.7 Conclusion

The Town Council has adopted a Level of Service for future Public Safety Facilities of 4.2 sq. ft. per Equivalent Residential Unit for all future developments located within the Town.

2.0 Public Safety Facility Impact Fee Methodology

2.1 Introduction

2.1.1 Section 1 of this report details the Leeds Town Public Safety Capital Facilities Plan formulated to identify the Public Safety Facility needs of the Town for 2005-2020³. The Capital Facilities Plan is also formulated as a prerequisite to the possible imposition by the Town of a Public Safety Facilities Impact Fee as a funding option available to Leeds Town for the provision of Public Safety Facilities required to serve new growth.⁴ The amended Leeds Town Public Safety Capital Facilities Plan for 2005-2020 describes the Public Safety Facilities requirements of the Town and identifies the costs of providing the required facilities

2.1.2 The Leeds Town Public Safety Facilities Impact Fee methodology is based upon the information contained in the Public Safety Capital Facilities Plan 2005-2020 (Section 1) and specifically the following components of that Plan

2.1.2.1 The Level of Service (LOS) standard for Public Safety Facilities, established at 4.2 square feet of Facilities per Equivalent Residential Unit.

2.1.2.2 Addressing the Public Safety facility needs as both the towns residential and nonresidential units increase.

2.1.3 The Public Safety Capital Facilities Plan, and accompanying impact fee methodology, is based upon the requirements of §11-36 et. seq. U.C.A. and legal principles applicable to impact fees by virtue of Utah and U.S. Supreme Court case law and State and Federal constitutional law.

2.2 Public Safety Facilities Impact Fee Calculation

2.2.1 The Leeds Town Public Safety Facilities impact fee is designed to impose the pro rata costs of Town provided Public Safety Facilities on new residential and nonresidential development located within Leeds Town. In 2005 Leeds Town provides approximately 4.2 sq. ft. of Public safety facilities per Equivalent Residential Unit within Leeds Town. So as not to encumber proposed new development within the Town more than their fair share, the Public Safety Facilities impact fee is based on the proportionate share of such costs attributable to new development determined by the established Level of Service standard of 4.2 square feet of Public Safety Facilities per Equivalent Residential Unit (ERU). The Public Safety Facilities impact fee represents the average cost of providing Public Safety Facilities to each Equivalent Residential Unit located within the Town and served by the Town's Police Department. The Public Safety Facilities impact fee calculation places on new development the fair-share cost, incurred by the Town, to provide facilities necessary to accommodate the demands generated by each type of new development activity.

2.2.2 The Public Safety Capital Facilities Plan (Table 3) has identified that Leeds Town presently provides 1400 square feet of Public Safety Facilities. The existing Public Facility capacity has been principally funded by the Town through Property tax receipts and impact fees.

2.2.3 It is the policy of the Leeds Town Council that Public Safety Facilities required to meet the needs of new growth will be provided at the adopted level of service of 4.2 square feet per Equivalent Residential Unit and funded by a Public Safety Facilities impact fee imposed and expended by the Town in accordance with §11-36 et. seq. (U.C.A.) and the Leeds Town Impact Fee Procedure Ordinance 97-10.

2.2.4 The formula used to identify the Leeds Town Public Safety Facilities impact fee is as follows:

$$\text{Public Safety Facilities Impact Fee} = \frac{\text{Facility Cost per Dwelling Unit or Facility Costs per 1,000 sq. ft. of Nonresidential Development}}{\text{Equivalent Residential Unit}}$$

where:

Facility Costs per Dwelling Unit is the cost of providing Public Safety Facilities at the established Level of Service to the average dwelling unit.

Facility Costs per 1,000 sq. ft. of Nonresidential Development is the cost of Public Safety Facilities at the established Level of Service.

2.2.5 Table 6 presents the calculation methodology and information used in determining the Leeds Town Public Safety Facilities Impact Fee.

Table 6 Impact fee Calculations

Public Facility Impact Fee	=	Facility cost at adopted Level of Service per Equivalent Residential Unit
Public Safety Facility Level of Service	=	4.2 square feet per ERU
Facility costs Per square foot	=	\$125
Public Safety Facilities Residential Impact Fee 4.2 sq. ft. x \$125/sq.ft.	=	\$525.00
Public Safety Facility nonresidential Impact Fee 4.2 sq. ft. x \$125/sq ft ÷ 1000	=	\$0.525/sq. ft.

2.2.6 Total Fee Adjustment

2.2.6.1 During the Town Budgeting period 2005-2006, Leeds Town has not allocated any funds for Public Safety Facilities, No fee adjustment is required for past contributions made and used to fund Public Safety Facilities.

2.2.6.2 When the Fire Department Special Service District was formed, the obligation to repay the loan for the Fire Station moved with the Fire Department and the residents were taxed for the Special Service District. Total sales tax receipts are only used as part of the General Fund expenses and not allocated for capital Facilities. There is no fee adjustment required.

Notes:

1. A Public Safety Facility is defined as any building constructed and owned by, or leased to Leeds Town to house police, fire or other public safety services (§11-36-102(12) U.C.A.).
2. For the purpose of establishing Equivalent Residential Units (ERU) it was determined that 1,000 square feet of nonresidential building equals one (1) Equivalent Residential Unit.
3. Pursuant to the Provisions §11-36 et. seq. (U.C.A.) "Public Safety Facility" means a building constructed or leased by Leeds Town to house police, fire or ambulance vehicles, equipment and personnel. Facilities do not include any Public Safety vehicles or equipment.
4. It is worth noting that since Leeds Town is not a community of 5,000 persons, as recorded by the 2000 Census, a Capital Facilities Plan need not be formulated and adopted prior to the imposition of a Public Safety Facilities impact fee (§11-36-201(2)(e) U.C.A.). However, there remains a requirement that the Public Safety Facilities impact fee be based on a reasonable plan. Leeds Town believes it represents sound public policy that the Town formulate a capital facilities plan as required by §11-36 et. seq. (U.C.A.) to efficiently provide Public Safety Facilities to existing and new residents and identify the proportionate cost of providing this service.

LEEDS TOWN

PARK FACILITY CAPITAL FACILITY PLAN

And

IMPACT FEE CALCULATIONS

NUMBER 05-10

AMENDMENT TO 97-12

AND

RENUMBERED AS 05-10

THIS AMENDMENT USES THE SAME CONCEPTS, METHODOLOGY AND PROCESSES AS THE ORIGINAL. THE AMENDMENT INCLUDES THE MOST RECENT POPULATION ESTIMATES, CURRENT CENSUS DATA AND FINANCIAL DATA EXPRESSED IN 2005 DOLLARS. THE 1997 DATA HAS BEEN REMOVED EXCEPT WHERE IT PROVIDES CONTINUITY. PRIMARILY ONLY 2005 AND BEYOND DATA ARE INCLUDED.

**ORDINANCE NUMBER 05-10
PARK FACILITY CAPITAL FACILITIES PLAN
AND
IMPACT FEE CALCULATION
2005-2020**

AN ORDINANCE ADOPTING THE LEEDS PARK FACILITIES CAPITAL FACILITIES PLAN; ADOPTING A LEEDS PARK FACILITIES LEVEL OF SERVICE; ESTABLISHING A LEEDS PARK FACILITIES IMPACT FEE METHODOLOGY PURSUANT TO THE LEEDS TOWN IMPACT FEE PROCEDURES ORDINANCE AND SEC. 11-36-101 ET. SEQ. (U.C.A.) AND ESTABLISHING A LEEDS PARK FACILITIES FEE ON ALL NEW RESIDENTIAL DEVELOPMENT; PROVIDING A PORTION OF THE COST OF LEEDS PARK FACILITIES REQUIRED TO SERVE NEW RESIDENTIAL DEVELOPMENT TO BE PAID BY NEW RESIDENTIAL DEVELOPMENT; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Leeds Town has, and continues to experience population growth and development pressures for residential and non-residential activities; and

WHEREAS, Leeds Town provides Park Facilities and provides for the operation and maintenance of Park Facilities, the cost for which is provided from the general fund revenues of the Town paid by existing and new residents; and

WHEREAS, Leeds Town desires to provide adequate town provided Park Facilities to its residents and to achieve this goal the Town has formulated a Park Facilities Capital Facilities Plan; and

WHEREAS, as new development occurs, the Town is also required to provide adequate Park Facilities in order to maintain the adopted Level of Service; and

Whereas in order to provide Park Facilities in a proactive and efficient manner the Town should identify the needs for future parks; and

WHEREAS, to provide the required parks the Town should also identify various funding options for the provision of the required Park Facilities; and

WHEREAS, as permitted by State law, Leeds Town may adopt a Park Facilities Capital Facilities Plan identifying the long range needs for the provision of town provided Park Facilities and services, as identified in Seq. 10-9a-403 et. seq. U.C.S.; and

WHEREAS, the Town finds that a Park Facilities Capital Facilities Plan is necessary to adequately plan for the immediate and long-term provision of Park Facilities to meet the needs of present and future residents of Leeds Town; and

WHEREAS, to provide adequate Park Facilities for the residents of Leeds Town it is also deemed necessary to adopt a Level of Service for Park Facilities; and

WHEREAS, as contained in the Park Facilities Capital Facilities Plan, the Level of Service Standard is 1.0 acres of Park Facilities per 300 Town residents; and

WHEREAS, the Park Facilities Capital Facilities Plan identifies that the cost to provide the required Park Facilities is approximately \$179,234 per acre; and

WHEREAS, the Town Council deems it advisable to adopt a park Facilities Impact Fee Methodology, consistent with the requirements of §11-36-101 et. seq. (U.C.A.) as a funding option for the provision of park facilities required to serve new growth at the adopted Park Facilities Level of Service; and

WHEREAS, a Capital Facilities Plan has been formulated although not required, consistent with the provisions of Sec 11-36 et. seq. (U.C.A.); and

WHEREAS, it is the intent of the Town Council that the Park Facilities Impact Fee Methodology be one of several techniques utilized as part of a Town's development, management and financing system; and

WHEREAS, the Town Council has considered the matter of a Park Facilities Capital Facilities Plan and the financing of Park Facilities required by new development through the identification of a park Facilities Impact Fee Methodology at a public hearing held on June 25, 1997; and

WHEREAS, the Leeds Town Council has now fully considered the Park Facilities Capital Facilities Plan and Park Facilities Impact Fee Methodology.

WHEREAS, the Leeds Town Council has determined that the Park Facility Capital Facility Plan and Impact Fee Calculation needs to be amended to reflect the most recent data and utilize 2005 dollars for all financial estimates.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF LEEDS TOWN, UTAH THAT:

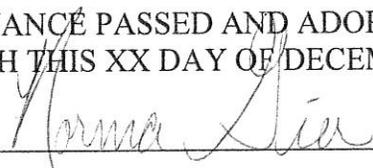
1. The Leeds Town Park Facilities Capital Facilities Plan (section 1), as attached hereto, be adopted.
2. The Level of service for Park Facilities be adopted at 1.0 acres per 300 residents and the Park Facility Improvement Standard be adopted at an anticipated cost of \$179,234 per acre including land and park improvements.

3. That pursuant to, and in accordance with the Leeds Town Impact Fee Procedures Ordinance, the Park Facilities Impact Fee Methodology (section 2), as attached hereto, be adopted and imposed on all new residential development within Leeds Town.
4. For the purpose of the efficient and equitable administrating of the Leeds Town Park Facilities Impact Fee system and in the legislative discretion of the Town Council, as allowed by State law, the Park Facilities Impact Fee for all new residential development located within Leeds Town is adopted at \$1,300.00 per residential unit
5. The administration of the Park Facilities Impact Fee shall be in accordance with the requirements of the Leeds Town Impact Fee Procedures Ordinance (Ordinance No. 97-10).
6. Having been adopted by unanimous vote of the Leeds Town Council, following required notice and publication, this amended ordinance becomes effective December xx, 2005.

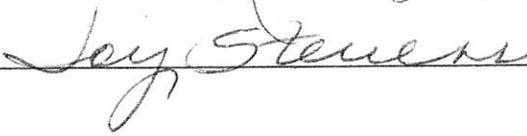
PASSED AND ADOPTED BY THE TOWN COUNCIL, OF LEEDS TOWN, UTAH, THIS 25TH DAY OF JUNE, 1997.

THE AMENDED ORDINANCE PASSED AND ADOPTED BY THE TOWN COUNCIL, OF LEEDS TOWN, UTAH THIS XX DAY OF DECEMBER, 2005

NORMA GIER, MAYOR



ATTEST:



 Joy Stevens, Town Clerk

LEEDS, UTAH

PARK FACILITIES

CAPITAL FACILITIES PLAN

AND

IMPACT FEE METHODOLOGY

2005-2020

(AMENDMENT TO 1997-2010 PLAN)

ORDINANCE NUMBER 97-12

AMENDED ORDINANCE NUMBER 05-10

AMENDED DECEMBER 16, 2005

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PARK FACILITY CAPITAL FACILITY PLAN 2005-2020

1.0 Park Facility Capital Facility Plan 2005-2020

1.1 Introduction

The Leeds Town Park Facilities Capital Facilities Plan (CFP) defines and describes the existing parks currently serving Leeds Town residents in 2005 and;

1.1.0.1 Establishes a Level of Service (LOS) standard for park facilities.

1.1.0.2 Identifies the current population and the projected future population growth, both in population numbers and dwelling units within the boundaries of Leeds Town.

1.1.0.3 Identifies the cost of providing Park facilities needed to meet the demands of the existing population and the projected future population to the year 2020 at the established Level of Service (LOS) standard.

1.1.0.4 Determines when park facilities should be provided to meet the Park Facilities Level of Service standard.

1.1.1 For the purpose of this Plan the definition of a Park Facility is “any area or facility, owned, leased, operated or managed by Leeds Town and providing opportunities for active and passive recreational pursuits and serving the immediate neighborhood in which the area or facility is located, or serving the community as a whole.” The definition of a park facility includes all neighborhood and community parks owned and maintained by Leeds Town. The definition of a park facility does not include any areas devoted to trails or any other areas that may be required by the Town as a condition of any annexation or development approval.

1.1.2 Section 10-9a-402(3)(e) (U.C.A.) refers to, and allows the use of capital facility plans as a method of implementing the community’s general plan. The Leeds Park Facilities Capital Facilities Plan (2005-2020) is presented and adopted by the Leeds Town Council pursuant to the provisions of §10-9a-402(3)(e) (U.C.A.) and is deemed to be an action required by the Town to adequately plan for the provision of these publicly provided facilities and is necessary to effectively implement the goals and policies of the Leeds Town General Plan.

1.2 Existing Park Facilities Needs

1.2.1 Table 1 identifies the park facilities, including park facility acreage and park improvements that exist in Leeds Town in 2005. In 2005 Leeds Town had approximately 2.76 acres of park facilities. The Leeds Town Park areas contain various park improvements including lawn and grass areas, trees and shrubs, irrigation system, pavilion area and playground

equipment, picnic facilities, basketball/tennis court, horseshoe pitching pits and various other park improvements and amenities.

Table 1 Existing Park Facilities and Improvements 2005

Facility	Acreage (Ac.)	Improvements
Town Park	2.0	Ball Field, Playground, Pavilion, Playground Equipment, Water Fountain, Fencing, Security Lighting, Irrigation System, Picnic Tables, Bathrooms, Basketball/Tennis Court, Volleyball Court, Horseshoe Pits
Silver Reef Park	0.76	Currently In Planning Phase
Total Acreage	2.76	

1.3 Future Park Facility Needs

1.3.1 Current and Projected Leeds Town Population

1.3.1.1 The U.S. Bureau of the Census reported the 2000 Leeds Town population at 547 persons. The State of Utah Governor’s Office of Planning and Budget (GOPB) establishes a population projection for Leeds Town for 2010 at 1,269 persons. Leeds Town provides a 2003 population estimate of 743 persons and a 2005 population of 783 persons.¹ Table 2 shows the 1990, and 2000 Leeds Town population as reported by the Bureau of the Census, the 2003 and 2005 population estimate as extrapolated from census data by Leeds Town and the 2010 and 2020 population projection as reported by GOPB.

Table 2 Population 1990-2020

1990	1994	1997	2000	2003	2005	2010	2020
254 ¹	387 ²	403 ³	547 ¹	743 ⁵	783 ⁵	1,269 ⁴	3,452 ⁴

- Source:
1. U. S. Bureau of the Census.
 2. Utah Demographic Report July 1996, (Table 24) demographic and Economic Analysis, Governor’s Office of Planning and Budget.
 3. Extrapolated from 1994 population estimate.
 4. Five County Association of Government input to Governor’s Office of Planning and Budget
 5. Extrapolated from 2000 population based on new development.

1.3.1.2 Using the information provided in Table 2, Table 3 provides an estimate of anticipated dwelling units, including dwelling units for 1997, 2000, 2003, and 2005 by applying the 2000 Census average occupancy numbers per dwelling units within Leeds Town of 2.73. The U. S

Bureau of the Census number of 2.73 residents per dwelling unit is also used in the Leeds General Plan and is used to estimate the number of dwellings units expected in 2010 and 2020.

Table 3 Occupied Dwelling Units 1990-2020

1990	1994	1997	2000	2003	2005	2010	2020
99	151	157	208	272	286	464	1,264

1.3.2 Existing and Future City Park Facilities Needs

1.3.2.1 In 2005 Leeds Town provides approximately 2.76 acres of Park Facilities. Based on the 2005 population data, the projected population growth and the existing Park Facilities Level of Service (P-LOS) standard of 1.0 acre of park area per 300 residents it is possible to identify the future park facilities needs for Leeds Town. Table 4 indicates that a total of approximately 2.61 acres of park area with the necessary facilities and improvements are required to meet existing needs. With an anticipated increase of 483 persons between the years 2005 and 2010, an additional 1.47 acres of park will be needed (at the existing P-LOS) by the year 2010 and an additional 8.75 acres will be needed by the year 2020 to serve projected new residential development anticipated in Leeds Town. The total acreage of town park facilities required to meet the needs of the total residents of the Town by the year 2020, using the population projections as presented in Table 2, is approximately 11.51 acres.

Table 4 Leeds Town Parks Facility Requirements 2005-2020

Year	Population	PLOS (Acres/300 Persons)	Acreage	Additional Acreage Needed
2005	783	1.0	2.61	-0.15
2010	1,269	1.0	4.23	1.47
2020	3,452	1.0	11.51	8.75

Population ÷ 300 = Acreage Required.

1.4 Cost of Providing Park Facilities

1.4.1 A fully developed park is an expensive public facility. However, for Leeds Town, parks are vital elements of the existing Leeds Town quality of life and directly affect the Town’s ability to meet the needs of residents, businesses and visitors. Residents of Leeds Town have expressed a desire for adequate and well maintained park areas. All existing developed park areas are improved with various facilities and amenities. The Silver Reef Park is planned to remain in a natural setting with picnic tables and parking added; however, it is currently in the late planning stage.

1.4.2 The estimated cost for acquiring the land necessary for, and developing one (1) acre of park, to the Leeds Town Park Facility improvement standard is shown in Table 5. The Typical Cost column in Table 5 identifies the cost generally incurred by a community to provide the

identified park facilities and improvements. However, Leeds citizens have displayed a high level of volunteer spirit in the past and have made significant contributions of labor and materials to provide park facilities and other recreational facilities. The Leeds Cost column of Table 5 represents an estimate of the costs that may be incurred by Leeds Town to provide park amenities recognizing the community spirit of the Town. Several cost reductions have been identified, particularly items requiring labor expenditures. The actual acquisition and improvement costs may vary from those presented in Table 5 depending on the location, the exact amount of the park acreage improved and the specific park improvements provided. The costs of acquiring and developing park facilities may also depend on the timing of when the Town proceeds with park facility improvements.

**Table 5 Park Improvements and Cost Estimates
(Costs Per Acre)**

Description	Cost Estimate Per Acre	
	Typical Costs	Leeds Cost
	2005	2005
Land		
Land Acquisition (serviced site with basic perimeter improvements and utilities)	\$100,000	\$100,000
Improvements		
Surveying and Engineering	\$3,750	\$3,750
Clearing and Grubbing	\$3,150	\$1,250
Grading	\$5,050	\$2,500
Utilities and Hook-ups	\$5,050	\$5,050
Irrigation System	\$10,000	\$5,050
Lawn Planting/sod	\$10,000	\$7,500
Trees (12@ \$200)	\$3,000	\$1,250
Picnic Tables (4 units @ \$550/each	\$2,200	\$2,200
Children's Playground Equipment	\$12,000	\$12,000
Concrete Work (sidewalks)	\$1,000	\$640
Baseball Backstop (1 unit @ \$8,000)	\$8,000	\$8,000
Small Pavilion (1 unit @ \$25,000/each 2 acres	\$12,500	\$12,500
Security Lighting	\$2,500	\$1,250
Total Cost (land + improvements)	\$178,200	\$162,940
10% Contingency	\$17,820	\$16,294
Total Estimated Park Improvement Costs/Acre	\$196,020	\$179,234

Land costs are best estimate based on recent land sales.

1.4.3 As identified in Table 1, the existing parks within Leeds Town has various improvements and facilities. To identify an accepted park facility “improvement standard” for future parks, and to ensure all future parks are developed to an acceptable standard comparable and consistent to the improvement standards of the existing parks, a Leeds Town Park Facility improvement standard and associated cost schedule are presented in Table 5. The information and cost estimated for park acquisition and improvements, as identified in Table 5, establishes an anticipated average cost per improved acre of park facilities in Leeds Town to be approximately \$179,234.00.

1.5 Required Park Facilities 2005-2020

5.1 Over the planning period of the Leeds Town Park Facilities Plan (2005-2020), Leeds Town should obtain land and construct and improve the following facilities at the existing Level of Service standards:

1.5.2 Town Park Facilities; by 2020 are approximately an additional 8.75 acres of improved parks at a Total Estimated Cost of approximately \$1,568,300.

1.5.3 The Park Facilities required to meet the demands of new growth should be planned and budgeted over the 2005-2020 planning and budgeting period. New parks required for the 2005-2020 period will be provided, to the fullest extent possible, as park facilities funding becomes available to the Town. Possible funding sources may include impact fees, general fund allocations, bonding, grants, and other sources.

1.5.4 Table 6 presents the new Park Facilities required for 2005-2020. Table 6 also presents the anticipated Town population increase, corresponding anticipated new dwelling units, and minimum funding requirements to maintain park facilities at the existing (2005) Park Facilities Level of Service. The Leeds Park Facilities Capital Facilities Plan is designed to identify and provide detailed improvement and budget requirements for the planning period of the Capital Facilities Plan 2005-2020. Table 6 also identifies whether the facilities are required to meet the needs of existing residents or are required to provide additional park facilities to serve new growth. The Leeds Town Park Facilities Capital Facilities Plan identifies in Table 6 the improvements required to provide new facilities, as much as possible, concurrently with new demand, at the adopted Level of Service standard.

**Table 6 Required Park Facilities (2005-2020)
Level of Service: 1.0 Acre per 300 Population**

Year	Population	Occupied Dwelling Units	Required Town Park Costs/acre (Land + Improvements)	Required To Correct Deficiency (\$)	Required to Serve New Growth ¹
2005	783	286	\$179,234		\$ 0
2010	1,269	464			\$ 290,359
2020	3,452	1,264			\$1,594,585

Notes:

1. Funds required to serve new growth are determined by multiplying the estimated park facility improvement costs (Table 5) by (the number of new residents (future minus current), divided by the Park Facilities Level of Service).

1.6 Summary

1.6.1 The Leeds Town park Facilities Capital Facilities Plan identifies the park facilities needs of Leeds Town required to maintain the community accepted Level of Service standard of 1.0 acre per 300 persons.

1.6.2 The population projections contained in this document for anticipated new residential growth, dwelling units and resultant Park Facility demands are dependent upon a number of growth related variables, and should be regularly monitored, reviewed and updated. The Leeds Town Park Facilities Capital Facilities Plan identifies the anticipated need for park facilities for the 2005-2020 planning period. The Leeds Town Park Facilities Capital Facilities Plan identifies a total cost of approximately \$290,359 to provide the required 2010 Park Facilities at the recommended Levels of Service.

2.0 Park Facility Impact Fee Methodology

2.1 Introduction

2.1.1 The Leeds Town Park Facilities Impact Fee Calculation is based upon the Leeds Town Park Facilities Capital Facilities Plan and specifically the following components of the Capital Facilities Plan:²

2.1.1.1 The adopted Level of Service (LOS) standard for Park Facilities (P-LOS), including park facility improvement standards.

2.1.1.2 The anticipated Park Facility improvement costs at the established park facility improvement standard.

2.1.2 As required by the statutory law requirements as contained in the “Impact Fees Act” (§11-36-101 et.seq.(U.C.A.)) the Leeds Town Park Facilities Impact Fee methodology is required to be based on a reasonable plan for the provision of Park Facilities. The Leeds Town Council has determined that a “reasonable plan” for the identification to the needs for Park Facilities for Leeds Town is the Leeds Town Park Facilities Capital Facilities Plan.

2.1.3 The Leeds Town Park Facilities Impact Fee is designed to impose the pro rata share of the cost of providing park facilities by the Town needed to serve new residential development as measured by the Level of Service standard (P-LOS). In this manner impact fee funds will be generated as residential growth occurs and impact fee funds will be expended to provide park facilities necessary to serve the new residents of Leeds Town.

2.1.4 The information provided and utilized in the calculation of the Leeds Town Park Facilities Impact Fee is as provided by Federal and State agencies and Leeds Town, and as contained in the Leeds Town Park Facilities Capital Facilities Plan. The Leeds Town Park Facilities Impact Fee Calculation is the subject of regular review and update as information and other materials become available from time to time

Table 7 Key Park Facility Fact Summary

Item/Description	=	Fact
1. 2003 Leeds population	=	743 persons
2005 Leeds population	=	783 persons
2. 2005 Leeds Town Adopted Park Facilities Level of Service (P-LOS) (improved to park facility improvement standard)	=	1 acre per 300 persons
3. Park Facilities required at Park Facilities Level of Service (P-LOS) 2005 (Leeds presently has 2.76 acres of parks)	=	2.61 acres
4. 2005 Park Facility Costs	=	\$358,468
Improved (2.0 acres x \$179,234 (Table 5 Park Facilities)		
Unimproved 0.76 acres	=	\$76,000
TOTAL	=	\$434,468
5. Park Facility Costs per Leeds Town resident (Item # 4 ÷ Item # 1)	=	\$554.88

2.2 Park Facilities Impact Fee Concept

2.2.1 The Leeds Town Park Facilities Impact Fee Calculation describes the impact fee calculation methodology and the resultant Park Facility Impact Fee given the adopted Level of Service for Park Facilities (P-LOS) as established by the Leeds Town Park Facilities Capital Facilities Plan. The methodology employed here complies with all applicable standards and requirement as imposed by Utah statutory law and Utah and U.S. case law and constitutional law.

2.2.2 One important and critical element of the Leeds Town Park Facilities impact fee calculation methodology is that the adopted Level of Service (LOS) standard established by Leeds Town for new residents for park facilities is identical to the existing LOS standard established and provided for existing residents. This point relates to the alleviation of any existing park deficiencies. Any existing facility deficiencies must be financed with non-impact fee funds – typically, general revenues, bond funds, and state and federal grants, etc. If any existing deficiency is not alleviated within a reasonable time or is alleviated at a lower LOS standard than that upon which the Park Facilities impact fee is based, the effective result is a lower LOS for all residents, since all parks are open and available to all Town residents. The problem this creates is that new residents, upon which the Park Facilities impact fee is imposed, do not really get the Park Facilities for which they have paid. Therefore, it is imperative that

financing for Park Facilities necessary to serve existing and new residents proceed on a parallel track with the adoption and imposition of the Park Facilities impact fee. Any improvements required to bring any existing Park areas to the established improvement standard will proceed and be funded from non-impact fee revenues as quickly as practicable.

2.2.3 In 2005 all Park Facilities provided by Leeds Town are provided at the adopted Park Facility Level of Service, or at a higher standard. No existing Park Facility deficiencies exist in 2005 at the adopted Leeds Town Park Facilities Level of Service standard.

2.3 Park Facilities

2.3.1 The Leeds Town Park Facilities Capital Facilities Plan identifies a need for a total of 4.23 acres of park facilities (Table 4), improved to the established park facility improvement standard by the year 2010. Park Facilities required to meet the needs of existing residents have been provided by the town through the expenditure of impact fees, grants, donations, or other funds. It is anticipated that funds required to provide new park facilities required to meet the demands of future residents will be funded by the Park Facilities impact fee.

2.3.2 The decision of the Town as to when and where to build a park will depend on several factors including, but not limited to, the availability and location of suitable land of a sufficient size, the distribution of the population, and the rate of accumulation of the necessary funds required to proceed with acquisition and park improvements.

2.3.3 The provision of Park Facilities is expensive. For Leeds Town it is estimated that for one (1) acre of park, total acquisition and facility improvements cost (2005 dollars) at the established “park facility improvement standard” will approximate \$179,234, excluding any financing costs. The provision of Park Facilities for Leeds Town will be accomplished in a responsible and diligent sequential manner as funds become available with the overall goal of maintaining the adopted Park Facilities Level of Service as new residents increase the demand for park facilities.

2.4 Impact Fee Calculation

2.4.1 The Leeds Town Park Facilities impact fee is designed to impose the pro rata cost of Park and Recreational Facilities on new residential development.³ The Leeds Town Park Facilities impact fee is based on the proportionate share of such costs attributable to new development determined by the adopted Park Facilities Level of Service (P-LOS) standard of 1.0 acre of park facilities, improved to the adopted park facility improvement standard, per 300 Town residents. The Leeds Town Park Facilities Impact Fee represents the average cost, in 2005 dollars, of providing Park Facilities to the average new dwelling unit located in Leeds Town. Table 8 shows the basic formula for calculating the Leeds Town Park Facilities impact fee.

Table 8 Impact Fee Calculation

Item	Description		Data 2005
1.	2005 Leeds Town Population	=	783 residents
2.	Park Facilities Level of Service Costs per acre (P-LOS) improved to park facility improvement standard.	=	\$179,234 per acre
3.	Total Park Facility Costs at Park Level of Service (P-LOS)	=	\$434,468
4.	Park Facility Costs per Leeds Town resident (Item 3 ÷ Item 1)	=	\$554.88per resident
5.	Number of persons per Dwelling Unit (2000 Census)	=	2.73persons
6.	Park Facility Impact Fee per Dwelling Unit (unadjusted) (Item 4 x Item 5)	=	\$1,514.82 per dwelling unit.
7.	Park Facility Impact Fee (adjusted based on value of 0.76 acres of Silver Reef park land, estimated at \$60,000). ((Item 3 - \$60,000) ÷ Item 1) x Item 5	=	\$1,305.62 per dwelling unit.
8.	Established Park Facility Impact Fee	=	\$1300.00 per dwelling unit.

2.4.2 The Town uses Capital Facility Impact fees to obtain and construct new Parks. The Leeds revenues for operating and maintaining the parks comes from the General Fund (a portion of property tax and sales tax).

Notes:

1. The number of Persons per Occupied Housing Unit of 2.73, as reported by the 2000 Census of Population and Housing, Bureau of the Census has been used to estimate the Leeds Town Population.

2. The Leeds Town Park Facilities Impact Fee only includes within the impact fee methodology those facilities meeting the definition of Park Facilities. The Leeds Town Park Facilities Impact Fee does not include any Open Space and Trail Facility cost.

3. The Leeds Town Park Facilities Impact fee is imposed on new residential development only. Leeds Town will not impose a Park Facilities Impact Fee on any new nonresidential activities or uses.