

Chapter 13.08

WATER SYSTEM IMPACT FEES

13.08.010: PURPOSE:

13.08.020: DEFINITIONS:

13.08.030: CALCULATION AND ASSESSMENT OF THE WATER IMPACT FEE:

13.08.040: ESTABLISHMENT OF SERVICE AREAS FOR THIS IMPACT FEE:

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13.08.060: ACCOUNTING FOR, EXPENDITURE OF, AND REFUND OF IMPACT FEES:

13.08.070: CHALLENGING IMPACT FEES:

13.08.010: PURPOSE:  

The purpose of this chapter is to establish the collection of an impact fee for connecting to the water system of the city. This impact fee shall be used to raise revenues required to expand the water system facilities as necessitated by development activity. This impact fee shall be imposed by the city on all new structures requiring a connection to the city water system as a condition of receiving a building permit. (Ord. 97-07-03-02 § 6-601)

13.08.020: DEFINITIONS:  

As used in the chapter:

BUILDING PERMIT FEE: The fees charged to enforce the uniform building codes adopted by the city.

CAPITAL FACILITIES PLAN: A reasonable plan upon which the impact fee is based.

DEVELOPMENT ACTIVITY: Any construction or expansion of a building, structure, or use, or any changes in use of a building that creates additional demand and need for water. This should be reviewed on a case by case basis.

DEVELOPMENT APPROVAL: Any written authorization from the city that authorizes the commencement of development activity.

IMPACT FEE: A payment of money imposed upon a development activity as a condition of development approval. "Impact fee" does not mean a tax, a building permit fee, a hookup fee, a fee for project improvements, or other reasonable permit or application fee.

PROJECT IMPROVEMENTS: Site improvements and facilities that are:

- A. Planned and designed to provide service for development resulting from a development activity; and

B. Necessary for the use and convenience of the occupants or users of development resulting from a development activity.

"Project improvements" does not mean system improvements.

PROPORTIONATE SHARE: The cost of water system improvements that are roughly proportionate and reasonably related to the service demands and needs of any development activity.

SERVICE AREA: The entire city.

SYSTEM IMPROVEMENTS: A. Existing water system facilities that are designed to provide services to service areas within the community at large; and

B. Future water system facilities identified in a capital facilities plan that are intended to provide services to service areas within the community at large, the demand for which, is generated by development activity.

"System improvements" does not mean project improvements.

WATER SYSTEM FACILITIES: Only the capital facilities which have a life expectancy of ten (10) years or more and are owned or operated by or on behalf of the city. (Ord. 97-07-03-02 § 6-602)

13.08.030: CALCULATION AND ASSESSMENT OF THE WATER IMPACT FEE:



A. The amount of the impact fee established by this chapter shall be three thousand seven hundred dollars (\$3,700.00) for a one inch (1") diameter connection, and shall be assessed upon approval by the city for a building permit clearance.

B. Any request for connections larger than one inch (1") in diameter will be negotiated with the city council at the time of the application for a building permit clearance.

C. The amount of the impact fee may be adjusted by the city at the time the fee is charged to:

1. Respond to unusual circumstances in specific cases; and

2. Ensure that the impact fees are imposed fairly.

D. The amount and calculation of the impact fee may be adjusted and imposed on a particular development based upon studies and other data submitted by the developer.

E. The city may allow a credit against the water impact fee for any dedication of land for, improvement to, or new construction of, any system improvements provided by the developer/builder if the facilities are:

1. Identified in the capital facilities plan; and
2. Are required by the city as a condition of the approved development activity.

F. The fee calculated for this impact fee may be used for facility costs previously incurred by the city to the extent that new growth and development will be served by the previously constructed improvement. (Ord. 2006-3, 2006: Ord. 97-07-03-02 § 6-603)

13.08.040: ESTABLISHMENT OF SERVICE AREAS FOR THIS IMPACT FEE:

The city boundaries, as defined on the date of development, shall be the entire service area. (Ord. 97-07-03-02 § 6-604)

13.08.050: ENACTMENT AND AMENDMENT OF THIS CHAPTER:

A. In enacting the water system impact fee, the city shall:

1. Make a copy of the impact fee enactment available to the public at least fourteen (14) days before the date of the public hearing; and
2. Comply with the notice and hearing requirements of, and receive the protection of Utah code sections 10-9-103(2) and 10-9-802(2).

B. In amending this water system impact fee ordinance, the city shall comply to the same requirements as for enacting the ordinance codified in this chapter.

C. Involvement of the planning and zoning commission may be requested, but is not required for enactment or amendment of this impact process. (Ord. 97-07-03-02 § 6-605)

13.08.060: ACCOUNTING FOR, EXPENDITURE OF, AND REFUND OF IMPACT FEES:

The accounting for, expenditure of, and refund of impact fees shall be in accordance with Utah code sections 11-36-301, 11-36-302, and 11-36-303. (Ord. 97-07-03-02 § 6-606)

13.08.070: CHALLENGING IMPACT FEES:

- A. Any person or entity residing in or owning property within a service area, and any organization, association, or corporation representing the interests of persons or entities owning property within a service area, may file a declaratory judgment action challenging the validity of this fee.

- B. Any person or entity required to pay an impact fee who believes the fee does not meet the requirements of the laws of the state of Utah may file a written request for information with the city recorder. Within two (2) weeks of the receipt of the request for information the city recorder shall provide the person or entity with a written analysis and with any other relevant information relating to the impact fee.

- C. Within thirty (30) days after paying this impact fee, any person or entity who has paid the fee and wishes to challenge the fee shall file an action challenging the impact fee with the district court.

- D. A person or entity who has failed to comply with the administrative remedies established by this chapter may not file or join an action challenging the validity of this impact fee. (Ord. 97-07-03-02 § 6-607)

Chapter 3.32

ROADWAY IMPACT FEES

3.32.010: PURPOSE:

3.32.020: DEFINITIONS:

3.32.030: WRITTEN IMPACT FEE ANALYSIS:

3.32.040: CALCULATIONS:

3.32.050: CAPITAL FACILITIES PLAN:

3.32.060: SCHEDULE AND FORMULA:

3.32.070: APPEAL PROCEDURE:

3.32.010: PURPOSE:

This impact fee chapter establishes the city's roadway impact fee policies and procedures and is promulgated pursuant to the requirements of the Utah impact fees act. This chapter establishes impact fees for roadway facilities within the service area, describes certain capital improvements to be funded by impact fees, provides a schedule of impact fees for differing types of land use development, and sets forth direction for challenging, modifying and appealing impact fees. (Ord. 2009-2 § 1, 2009)

3.32.020: DEFINITIONS:

All words and phrases used herein that have been defined in the impact fees act shall have the same meaning as that set forth in the impact fees act. (Ord. 2009-2 § 2, 2009)

3.32.030: WRITTEN IMPACT FEE ANALYSIS:

A. Executive Summary: A summary of the findings of the written impact fee analysis that is designed to be understood by a layperson is included in exhibit C "Millville City Roadway Impact Fee Analysis" attached to the ordinance codified herein and demonstrates the need for impact fees to be charged. A copy of the executive summary has been available for public inspection at least ten (10) days prior to the adoption date hereof.

B. Written Impact Fee Analysis: The city has prepared exhibit C "Millville City Roadway Impact Fee Analysis" attached to the ordinance codified herein for the new roadway impact fees that identifies the impact upon the roadway system required by new developmental activity and demonstrates how the impacts on roadway system improvements are reasonably related to the development activity, estimates the proportionate share of costs of roadway system improvements that are reasonably related to new development activity, and identifies how the impact fees are calculated. A copy of exhibit C "Millville City Roadway Impact Fee Analysis" attached to the ordinance codified herein has been available for public inspection at least ten (10) days prior to the adoption date hereof.

C. Proportionate Share Analysis: As part of the written impact fee analysis, the city has had prepared a proportionate share analysis which analyzes whether or not the proportionate share of costs of public facilities is reasonably related to new development activity. A copy of the proportionate share analysis is included in exhibit C "Millville City Roadway Impact Fee Analysis" attached to the ordinance codified herein and has been available for public inspection at least ten (10) days prior to the adoption date hereof. (Ord. 2009-2 § 3, 2009)

3.32.040: CALCULATIONS:

A. Ordinance Enacting Impact Fees: The city council will, by the ordinance codified herein, approve an impact fee in accordance with the written impact fee analysis set forth in exhibit C "Millville City Roadway Impact Fee Analysis" attached to the ordinance codified herein.

1. Elements: In calculating the impact fee, the city has included the construction costs, land acquisition costs, costs of improvements, fees for planning, surveying, and engineering services provided for and directly related to the construction of system improvements, and debt service charges if the city might use impact fees as a revenue stream to pay principal and interest on bonds or other obligations to finance the cost of system improvements.
2. Notice And Hearing: Before approving the ordinance codified herein, the city held a public hearing on August 20, 2009, and made a copy of the ordinance codified herein available to the public in the Millville City office at least ten (10) days before the date of the public hearing, and sent notice in conformity with requirements of section 11-36-202(1)(f).
3. Adjustments: The standard impact fee may be adjusted at the time the fee is charged in response to unusual circumstances or a request for an impact fee review for the development activity of the state or a school district or charter school, and to ensure that the impact fees are imposed fairly. The impact fee assessed to a particular development may also be adjusted should the developer supply sufficient studies and data to the city showing a discrepancy between the fee being assessed and the actual impact on the system. Applications for adjustments are to be filed with the city at the time the applicant first requests the extension of service to the applicant's development or property.
4. Exemptions: The standard impact fee may be exempted from development activity attributable to low income housing, the state, a school district or charter school, or other development activity with a broad public purpose. Either a school district or charter school is eligible to qualify for the exemption on the same basis. Applications for exemptions are to be filed with the city at the time the applicant first requests the extension of service to the applicant's development or property.
5. Previously Incurred Costs: To the extent that the new growth and development will be served by previously constructed improvements, the city's impact fee may include previously incurred public facility costs and outstanding bond costs related to the roadway improvements so long as these impact fees are not imposed to cure deficiencies in a public facility serving existing development or raise the established level of service of a public facility serving existing development. These costs may include all projects included in the capital facilities plan which are under construction or completed but have not been utilized to their capacity, as evidenced by outstanding debt obligations.

B. Developer Credits: A developer shall be allowed a credit for, or reimbursement of, an impact fee for any dedication of land for, improvement to, or new construction of any system improvements

provided by the developer if the facilities are system improvements or are dedicated to the public and offset the need for a system improvement.

C. Impact Fee Accounting: The city will establish separate interest bearing ledger accounts for each type of public facility for which an impact fee is collected in accordance with the requirements of the impact fees act and deposit impact fee receipts in the appropriate ledger account. Interest earned on each fund or account shall be segregated to and retained in that account. Impact fees collected prior to the effective date hereof need not meet the requirements of this section.

1. **Reporting:** At the end of each fiscal year, the city shall prepare a report on each fund or account showing the source and amount of all monies collected, earned and received by the fund or account and each expenditure from the fund or account. The city shall also establish a report that identifies impact fee funds by the year in which they were received, the project from which the funds were collected, the capital projects for which the funds were budgeted, and the projected schedule for expenditure. This report is to be in a format developed by the state auditor, is certified by the city's chief financial officer and shall be transmitted annually to the state auditor.
2. **Impact Fee Expenditures:** The city may expend impact fees covered by the impact fees policy only for system improvements that are: a) public facilities identified in the city's roadway capital improvement plan, b) existing improvements constructed to serve future development in the city, so long as the impact fee revenues are not used to cure deficiencies or raise the adopted level of service, and c) of the specific public facility type for which the fee was collected. Impact fees will be expended on a first-in-first-out ("FIFO") basis.
3. **Time Of Expenditure:** Impact fees collected pursuant to the requirements of this impact fees policy are to be expended, dedicated or encumbered for a permissible use within six (6) years of the receipt of those funds by the city, unless the city council otherwise directs. For purposes of this calculation, the first funds received shall be deemed to be the first funds expended.
4. **Extension Of Time:** The city may hold previously dedicated or unencumbered fees for longer than six (6) years if it identifies in writing: a) an extraordinary and compelling reason why the fees should be held longer than six (6) years and b) an absolute date by which the fees will be expended.

D. Refunds: The city shall refund any impact fees paid by a developer, plus interest actually earned when: 1) the developer does not proceed with the development activity and files a written request for a refund; 2) the fees have not been spent or encumbered; and 3) no impact has resulted. An impact that would preclude a developer from a refund from the city may include any impact reasonably identified by the city, including, but not limited to, the city having sized facilities and/or paid for, installed and/or caused the installation of facilities based, in whole or in part, upon the developer's planned development activity even though that capacity may, at some future time, be utilized by another development.

E. Additional Fees And Costs: The impact fees authorized hereby are separate from and in addition to user fees and other charges lawfully imposed by the city, and other fees and costs that may not be included as itemized component parts of the impact fee schedule. In charging any such

fees as a condition of development approval, the city recognizes that the fees must be a reasonable charge for the service provided.

F. Fees Effective At Time Of Payment: Unless the city is otherwise bound by a contractual requirement, the impact fee shall be determined from the fee schedule below in effect at the time of payment in accordance with the provisions of section 3.32.060 of this chapter.

G. Imposition Of Additional Fee Or Refund After Development: Should any developer undertake development activities such that the ultimate density or other impact of the development activity is not revealed to the city, either through inadvertence, neglect, a change in plans, or any other cause whatsoever, and/or the impact fee is not initially charged against all units or the total density within the development, the city shall be entitled to charge an additional impact fee to the developer or other appropriate person covering the density for which an impact fee was not previously paid. (Ord. 2009-2 § 4, 2009)

3.32.050: CAPITAL FACILITIES PLAN:

The city is not required by law to complete a capital facilities plan for roadways, however, city staff and the engineers have prepared a capital improvement plan as a basis for the calculations of the roadway impact fees. The capital improvement plan has been prepared based on reasonable growth assumptions for the city and general demand characteristics of current and future users of the roadway system. Further, the capital improvement plan identifies necessary system improvements to serve development activity and estimates the proportionate share of the costs and impacts on system improvements that are reasonably related to new development activity. (Ord. 2009-2 § 5, 2009)

3.32.060: SCHEDULE AND FORMULA¹:

The proposed fees are based upon general demand characteristics and potential demand that can be created by each class of user. The city reserves the right under the impact fees act² to assess an adjusted fee to respond to unusual circumstances to ensure that fees are equitably assessed.

This adjustment may result in a higher impact fee if the city determines that a user would create a greater than normal impact on the system. The city may also decrease the impact fee if the developer can provide documentation that the proposed impact will be less than what could be expected given the demand³.

ROADWAY IMPACT FEE PER TRIP

Roadway Capital Projects	Total Costs	Percent Related To Growth	Growth Related Costs	Future Trips	Cost Per Trip
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Total capital projects fee:					
Future roadway projects	\$10,825,317	100.00%	\$10,825,317	\$12,824	\$844.12
Miscellaneous fee:					
Professional expenses	54,593	100.00%	54,593	12,824	4.26
Miscellaneous fee	54,593		54,593		4.26
Net impact fee cost per trip	10,879,910		10,879,910		848.38

ROADWAY IMPACT FEE PER LAND USE TYPE

Land Use Category	Cost Per Trip	Peak Hour Trips ¹	Adjustment Factor ²	Impact Fee/ Unit
Residential:				
Single-family residential (unit)	\$848.38	\$ 9 .57	50%	\$4,059.48
Nonresidential:				
Commercial (1,000 square feet of building space)	848.38	20 .00	21%	3,563.18

Notes:

1. Based on data in ITE trip generation manuals.
2. Adjustment factor is set by ITE trip generation manual and is intended to avoid double counting of trips (trips on the way to a final destination).

RECOMMENDED IMPACT FEES - FIVE YEAR TIME HORIZON¹

Land Use Category	2009	2010	2011	2012	2013	2014
Residential:						

Single-family residential (unit)	\$4,059.48	\$4,059.48	\$4,221.86	\$4,390.74	\$4,566.37	\$4,749.02
Nonresidential:						
Commercial (1,000 square feet of building space)	3,563.18	3,563.18	3,705.71	3,853.94	4,008.10	4,168.42

Note:

1. Assumes impact fee is inflated at 4 percent annually.

(Ord. 2009-2 § 6, 2009)

3.32.070: APPEAL PROCEDURE:  

A. Application: The appeal procedure applies to challenges to the legality of impact fees, to similar and related fees of the city and to the interpretation and/or application of those fees. With the exception of filing an action for a declaratory judgment, nothing in this section may be construed as to require a person or entity to exhaust administrative remedies with the city before filing an action in district court.

B. Declaratory Judgment Action: Any person or entity residing in or owning property within the service area and any organization, association or corporation representing the interests of persons or entities owning property within the service area may file a declaratory judgment action challenging the validity of an impact fee only after having first exhausted their administrative remedies of this section.

C. Appeal To The City: Any developer, landowner or affected party desiring to challenge the legality of any impact fee or related fee or exaction may appeal directly to the city council by filing a written challenge with the city.

1. Hearing: An informal hearing will be held not sooner than five (5) nor more than twenty five (25) days after the written appeal to the city council is filed.
2. Decision: After the conclusion of the informal hearing, the city council, by majority vote, shall affirm, reverse, or take action with respect to the challenge or appeal as the city council deems to be appropriate in light of the city's policies and procedures and any applicable law, rule or regulation. The decision of the city council may include the establishment or calculation of the impact fee applicable to the development activity at issue. Any impact fee set by the city council may be the

same as or higher or lower than that being appealed provided that it shall not be higher than the maximum allowed under the city's lawful impact fee rate or formula which is either in existence on the effective date of the act or as promulgated under the impact fees policy, as appropriate. The decision of the city council will be issued within thirty (30) days after the date the written challenge was filed with the city as mandated by Utah Code Annotated section 11-36-401(3)(b). In light of the statutorily mandated time restriction, the city shall not be required to provide more than three (3) working days' prior notice of the time, date and location of the informal hearing and the inconvenience of the hearing to the challenging party shall not serve as a basis of appeal of the city's final determination.

D. Appeal To The City Before Payment Of The Impact Fee: Any affected or potentially affected person or entity who wishes to challenge an impact fee prior to payment thereof may file a written request for information concerning the fee and proceed under the city's appeal procedure.

E. Appeal To The City After Payment Of The Impact Fee; Statute Of Limitations For Failure To File: Any person or entity who has paid an impact fee shall challenge the fee within thirty (30) days after having paid the fee if challenging the city's compliance with the noticing requirements set forth in the impact fees act; one hundred eighty (180) days after having paid the fee if challenging the procedural requirements of the impact fees act; or one year after having paid the fee if challenging the fees for any reason other than challenging compliance with notice or procedural requirements set forth in the impact fees act.

F. Denial Due To Passage Of Time: Should the city, for any reason, fail to issue a final decision on a written challenge to an impact fee, its calculation or application within thirty (30) days after the filing of that challenge with the city, the challenge shall be deemed to have been denied and any affected party to the proceedings may seek appropriate judicial relief from such denial. (Ord. 2009-2 § 7, 2009)

Footnote 1: Fees included in this section are standard impact fees assessed. Adjustment to these fees may be made with adequate documentation from the developer that the true impact differs from that shown.

Footnote 2: UCA § 11-36-202(2)(a).

Footnote 3: UCA § 11-36-202.

Chapter 3.28 PUBLIC PARK IMPACT FEES

3.28.010: PURPOSE:

3.28.020: DEFINITIONS:

3.28.030: CALCULATION AND ASSESSMENT OF PUBLIC PARK IMPACT FEES:

3.28.040: ESTABLISHMENT OF SERVICE AREAS FOR THIS IMPACT FEE:

3.28.050: ENACTMENT AND AMENDMENT OF THIS CHAPTER:

3.28.060: ACCOUNTING FOR, EXPENDITURE OF, AND REFUND OF IMPACT FEES:

3.28.070: CHALLENGING IMPACT FEES:

3.28.010: PURPOSE:

The purpose of this chapter is to establish and enable the collection of impact fees for public parks. This impact fee shall be used to raise revenues required to expand the city public park facilities necessitated by development activity. These impact fees shall be imposed on a developer/subdivider by the city as a condition of receiving development activity approval. (Ord. 96-10-17 § 6-401)

3.28.020: DEFINITIONS:

As used in this chapter:

BUILDING PERMIT FEE: The fees charged to enforce the uniform building codes adopted by the city. Utah code section 11-36-102(1).

CAPITAL FACILITIES PLAN: A reasonable plan upon which the impact fee is based. Utah code section 11-36-102(e).

DEVELOPMENT ACTIVITY: Any construction or expansion of a building, structure, or use, or any change in use of a building that creates additional demand and need for public park facilities. This should be reviewed on a case by case basis. Utah code section 11-36-102(3).

DEVELOPMENT APPROVAL: Any written authorization from the city that authorizes the commencement of development activity. Utah code section 11-26-102(4).

IMPACT FEE: A. A payment of money imposed upon a development activity as a condition of development approval.

B. It does not mean a tax, a special assessment, a building permit fee, a hookup fee, a fee for project improvements, or other reasonable permit or application fee.

PROJECT IMPROVEMENTS: Site improvements and facilities that are:

A. Planned and designed to provide service for development resulting from a development activity; and

B. Necessary for the use and convenience of the occupants or users of development resulting from a development activity.

"Project improvements" does not mean system improvements.

PROPORTIONATE SHARE: The cost of public park facility improvements that are roughly proportionate and reasonably related to the service demands and needs of any development activity. Utah code section 11-36-102(10).

PUBLIC PARK FACILITIES: Only the park and recreational facilities which have a life expectancy of ten (10) years or more and are owned or operated by or on behalf of the city.

SERVICE AREA: A geographic area designated by the city on the basis of sound planning or engineering principles in which a defined set of public park facilities provide service within the area. "Service area" may include the entire city. Utah code section 11-36-102(13).

SYSTEM IMPROVEMENTS: A. Existing public park facilities that are designed to provide services to service areas within the community at large; and

B. Future public park facilities identified in a capital facilities plan that are intended to provide services to service areas within the community at large.

"System improvements" do not mean project improvements. Utah code 11-36-102(15). (Ord. 2000-14 § 2: Ord. 96-10-17 § 6-402)

3.28.030: CALCULATION AND ASSESSMENT OF PUBLIC PARK IMPACT FEES:



A. The amount of this impact fee established by this chapter shall be two thousand dollars (\$2,000.00) and shall be assessed upon approval of the city for the building permit clearance.

B. Each residential dwelling unit included within the development activity shall be assessed the public park impact fee.

C. The amount of the impact fee may be adjusted by the city at the time the fee is charged to:

1. Respond to unusual circumstance in specific cases; and
2. Ensure that impact fees are imposed fairly. Utah code section 11-36-202(2c).

D. The amount and calculation of this impact fee may be adjusted and imposed on a particular development based upon studies and other data submitted by the developer. Utah code 11-36-202(2d).

E. The city may allow a credit against the public park impact fee for any dedication of land for, improvement to, or new construction of, any system improvements provided by the developer if the facilities:

1. Are identified in the capital facilities plan; and
2. Are required by the city as a condition of approval of the development activity. Utah code 11-36-202(3c).

F. The fees calculated for this impact fee may be used for facility costs previously incurred by the city to the extent that new growth and development will be served by the previously constructed improvement. Utah code 11-36-202(3b). (Ord. 2003-6 § 1, 2003: Ord. 96-10-17 § 6-403)

3.28.040: ESTABLISHMENT OF SERVICE AREAS FOR THIS IMPACT FEE:

The city boundaries, as defined on the date of development approval, shall be the entire service area. (Ord. 96-10-17 § 6-404)

3.28.050: ENACTMENT AND AMENDMENT OF THIS CHAPTER:

A. In enacting this public park impact fee, the city shall:

1. Make a copy of the impact fee enactment available to the public at least fourteen (14) days before the date of the public hearing; and
2. Comply with the notice and hearing requirements of, and receive the protection of Utah code sections 10-9-103(2) and 10-9-802(2).

B. In amending this public park impact fee chapter, the city shall comply with the same requirements as for enacting this chapter.

C. Involvement of the planning and zoning commission may be requested, but is not required for enactment or amendment of this impact process. Utah code section 11-36-202(1e). (Ord. 96-10-17 § 6-405)

3.28.060: ACCOUNTING FOR, EXPENDITURE OF, AND REFUND OF IMPACT FEES:

The accounting for, expenditure of, and refund of impact fees shall be in accordance with Utah code sections 11-36-301, 11-36-302, and 11-36-303. (Ord. 96-10-17 § 6-406)

3.28.070: CHALLENGING IMPACT FEES:

A. Any person or entity residing in or owning property within a service area, and any organization, association, or corporation representing the interests of persons or entities owning property within a service area, may file a declaratory judgment action challenging the validity of this fee.

B. Any person or entity required to pay an impact fee who believes the fee does not meet the requirements of the laws of the state of Utah may file a written request for information with the city recorder. Within two (2) weeks of the receipt of the request for information the city recorder shall provide the person or entity with a written analysis and with any other relevant information relating to the impact fee.

C. Within thirty (30) days after paying this impact fee, any person or entity who has paid the fee and wishes to challenge the fee shall file an action challenging the impact fee with the district court.

D. A person or entity who has failed to comply with the administrative remedies established by this section may not file or join an action challenging the validity of this impact fee. (Ord. 96-10-17 § 6-407)

Footnotes - Click any footnote link to go back to its reference.

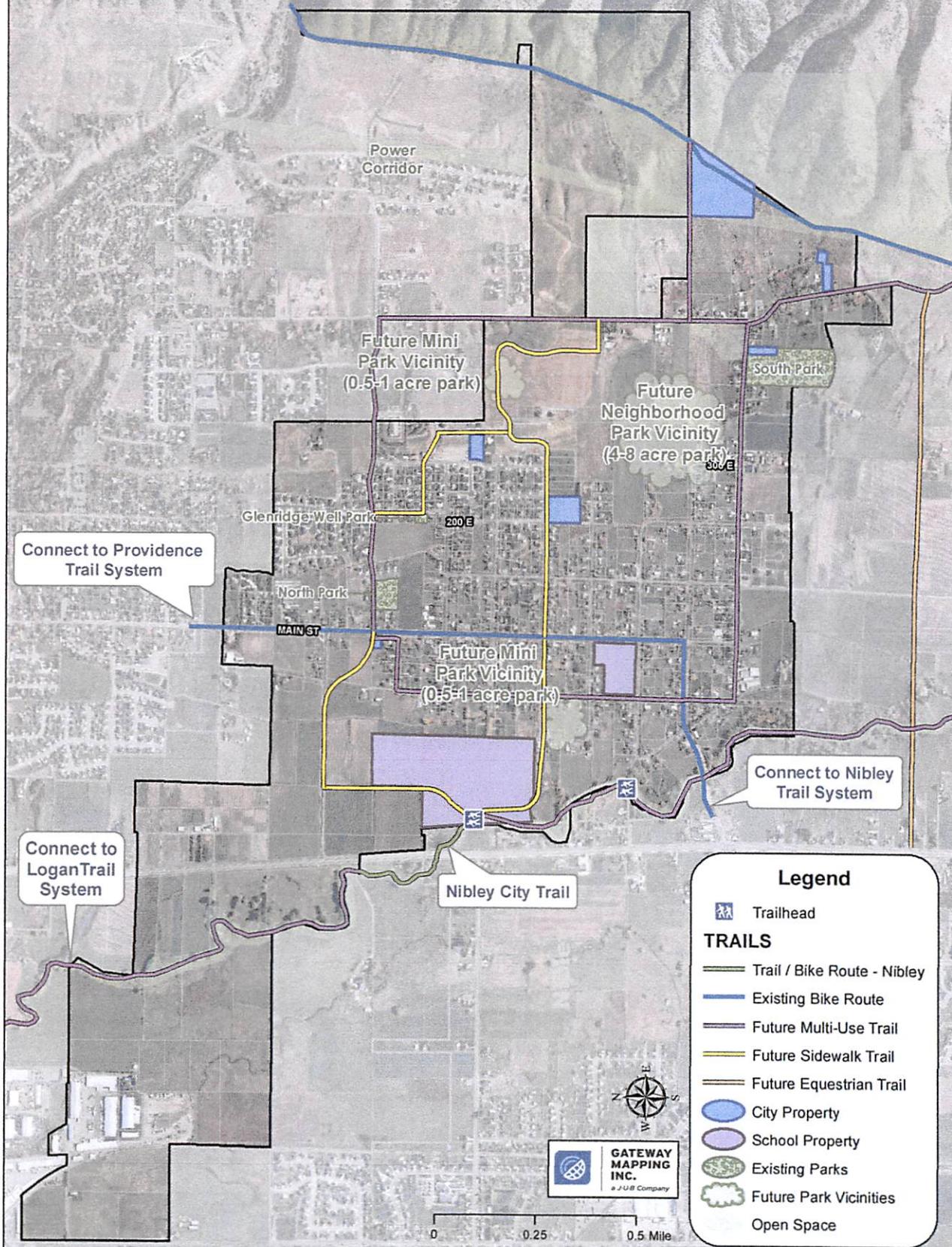
Footnote 1: UCA § 11-36-401.



Millville City

General Plan Parks and Trails Map Attachment C

Jan. 8, 2016



Connect to Providence Trail System

Connect to Logan Trail System

Connect to Nibley Trail System

Nibley City Trail

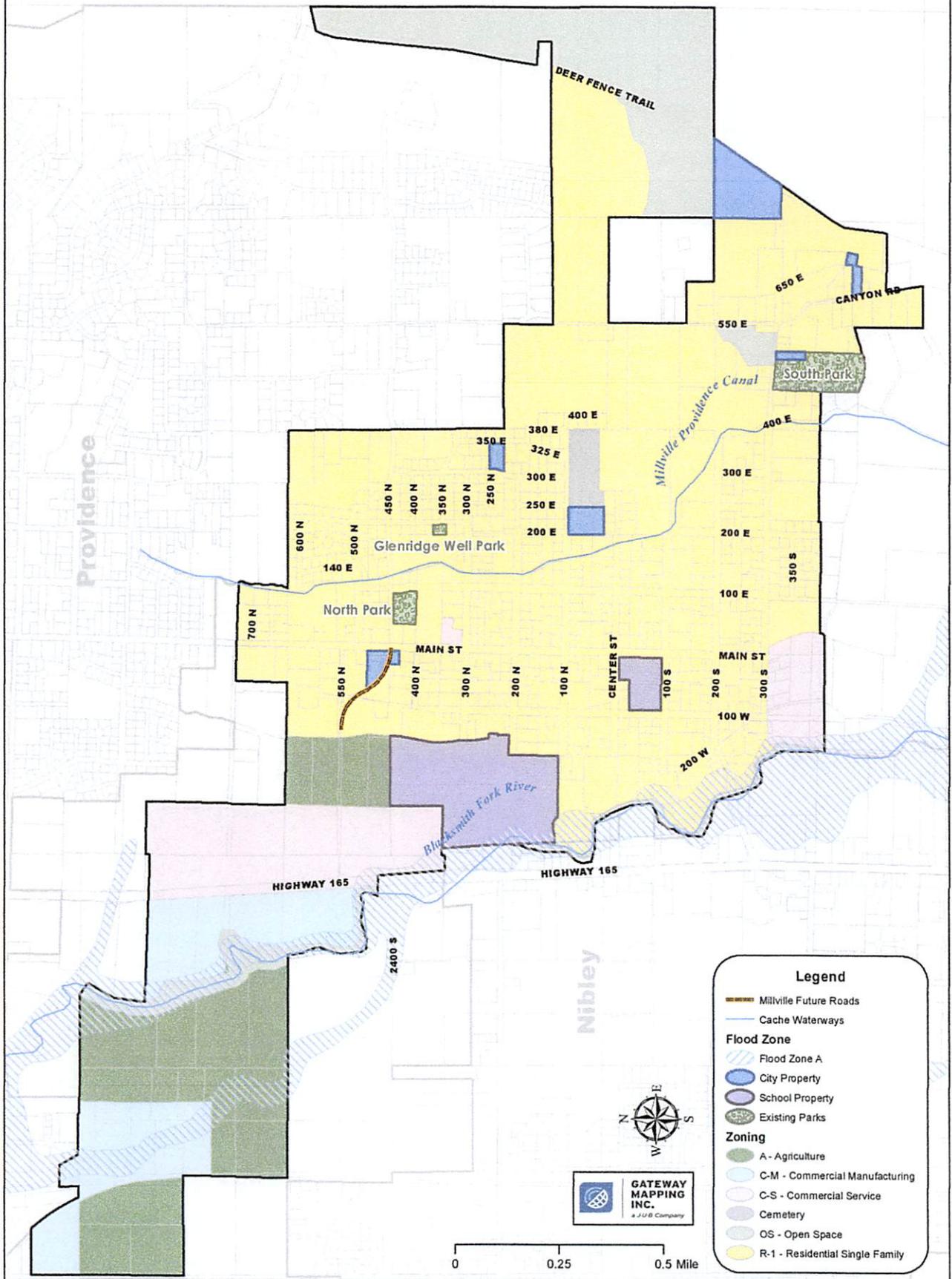
Legend

- Trailhead
- TRAILS**
- Trail / Bike Route - Nibley
- Existing Bike Route
- Future Multi-Use Trail
- Future Sidewalk Trail
- Future Equestrian Trail
- City Property
- School Property
- Existing Parks
- Future Park Vicinities
- Open Space



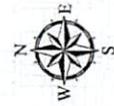
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Millville City
General Plan
Current Zoning Map
 Attachment B
 Jan. 8, 2016



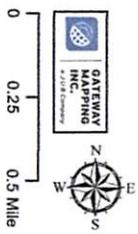
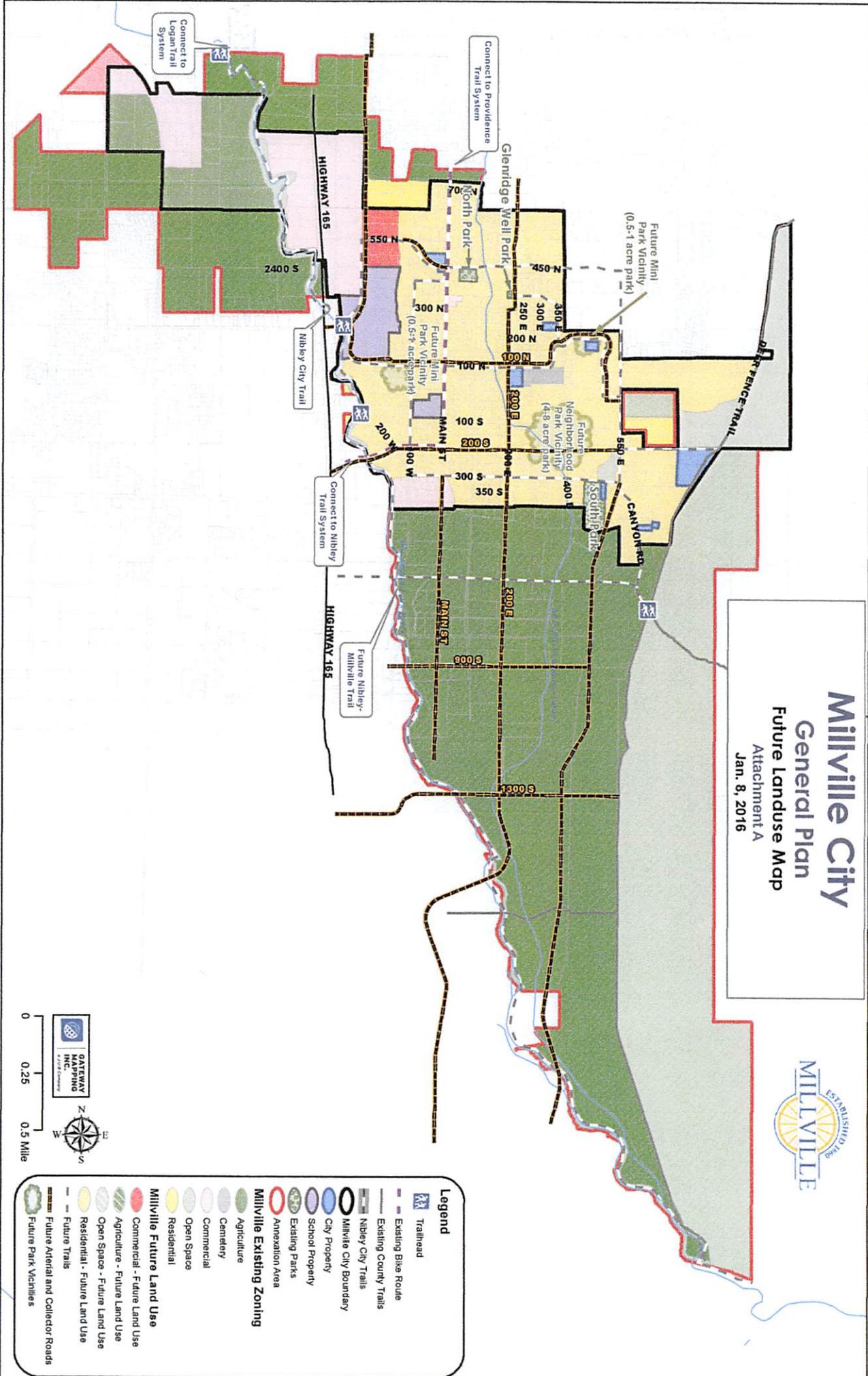
Legend

- Millville Future Roads
- Cache Waterways
- Flood Zone**
- Flood Zone A
- City Property
- School Property
- Existing Parks
- Zoning**
- A - Agriculture
- C-M - Commercial Manufacturing
- C-S - Commercial Service
- Cemetery
- OS - Open Space
- R-1 - Residential Single Family



0 0.25 0.5 Mile

Millville City General Plan Future Landuse Map Attachment A Jan. 8, 2016



- Legend**
- Trailhead
 - Existing Bike Route
 - Existing County Trails
 - Nibley City Trails
 - Millville City Boundary
 - City Property
 - School Property
 - Existing Parks
 - Annexation Area
 - Millville Existing Zoning**
 - Agriculture
 - Cemetery
 - Commercial
 - Open Space
 - Residential
 - Millville Future Land Use**
 - Commercial - Future Land Use
 - Agriculture - Future Land Use
 - Open Space - Future Land Use
 - Residential - Future Land Use
 - Future Arterial and Collector Roads
 - Future Park Venues
 - Future Trails