

ORDINANCE NO. 2016-_____

AN ORDINANCE OF THE CITY OF SOUTH SALT LAKE CITY COUNCIL AMENDING SECTION 15.14.030, IMPACT FEES - AUTHORITY AND APPLICABILITY, OF THE CITY OF SOUTH SALT LAKE CODE; ADOPTING A PARKS & RECREATION IMPACT FEE FACILITIES PLAN AND A PARKS & RECREATION IMPACT FEE ANALYSIS; IMPOSING IMPACT FEES FOR PARKS AND RECREATION; AND ESTABLISHING A SERVICE AREA FOR PURPOSES OF THE PARKS AND RECREATION IMPACT FEES.

WHEREAS: the State of Utah has enacted the Impact Fees Act (the “Act”) to authorize the political subdivisions to collect fees in order to fund public facilities which are made necessary by new development;

WHEREAS: the City of South Salt Lake is a local political subdivision under the Act; and

WHEREAS: the City properly noticed its intent to prepare a Parks & Recreation Impact Fee Facilities Plan (“IFFP”) and Parks & Recreation Impact Fee Analysis (“IFA”), as required by law, which are attached as Exhibit A to this ordinance; and

WHEREAS: the City has, through its consultants, completed the IFFP and IFA in accordance with applicable provisions of the Act, to appropriately assign capital infrastructure costs to development in an equitable and proportionate manner as more particularly provided herein; and

WHEREAS: the City has provided the required notice and held a public hearing before the City Council regarding the proposed Parks & Recreation Impact Fees, IFFP, and IFA in accordance with applicable provisions of the Act; and

WHEREAS: changes to the “Impact Fees” section of the Consolidated Fee Schedule were required in order to bring the schedule into conformity with the costs incurred, as well as other regulations,

THEREFORE, BE IT ORDAINED by the City Council of the City of South Salt Lake that Title 15, Chapter 14, Section 030 of the City of South Salt Lake Code is amended, as provided in the attached ordinance draft Exhibit B.

THEREFORE, BE IT FURTHER ORDAINED by the City Council of the City of South Salt Lake that Sections 240 and 250 of Title 15, Chapter 14 of the City of South Salt Lake Code are enacted, as provided in the attached ordinance draft Exhibit C.

THEREFORE, BE IT FURTHER ORDAINED BY the City Council that the “Impact Fees” subsection of Section IV, of the Consolidated Fee Schedule is amended, as provided in the

attached Exhibit D.

This ordinance will take effect upon execution by the Mayor or after fifteen days from transmission to the office of the Mayor if neither approved nor disapproved by the Mayor.

(signatures appear on separate page)

DATED this _____ day of _____, 2015.

BY THE CITY COUNCIL:

Deborah A. Snow, Council Chair

ATTEST:

Craig D. Burton, City Recorder

City Council Vote as Recorded:

Beverly	_____
Kindred	_____
Mila	_____
Pender	_____
Rapp	_____
Siwik	_____
Snow	_____

Transmitted to the Mayor's office on this _____ day of _____, 2015.

Craig D. Burton, City Recorder

MAYOR'S ACTION: _____

Dated this _____ day of _____, 2015.

Cherie Wood, Mayor

ATTEST:

Craig D. Burton, City Recorder

EXHIBIT A
Parks & Recreation Impact Fee Facilities Plan and Impact Fee Analysis

EXHIBIT B
AMENDED CODE SECTION

15.14.030 Authority and applicability.

- A. The collection of impact fees shall apply to all new development activity in the city unless otherwise provided herein. Until any impact fee required by this chapter has been paid in full, no building permit for any development activity shall be issued.
- B. A stop work order shall be issued on any development activity for which the applicable impact fee has not been paid in full.
- C. The movement of a structure onto a lot shall be considered development activity and is subject to the impact fee provisions, unless otherwise provided herein.
- D. Public facilities for which impact fees may be imposed by the city include public facilities for:
 - 1. culinary water; and
 - 2. sanitary sewer; and
 - 3. parks and recreation.
- E. The city may not impose an impact fee to:
 - 1. cure deficiencies in public facilities serving existing development;
 - 2. raise the established level of service of a public facility serving existing development;
 - 3. recoup more than the local political subdivision's costs actually incurred for excess capacity in an existing system improvement; or
 - 4. include an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement.

EXHIBIT C
ENACTED CODE SECTIONS

15.14.240 Parks & Recreation impact fee- Service Area, IFFP, & IFA.

- A. *Services Area.* The service area for parks and recreation impact fees is all areas within South Salt Lake City.
- B. *Parks & Recreation Impact Fee Facilities Plan.* Pursuant to section of 15.14.050 of this Chapter and section 11-36a-302 of the Act, the City has, through its consultants, researched and analyzed the factors set forth in the Act and caused to be prepared a Parks & Recreation Impact Fee Facilities Plan, as part of the Parks & Recreation Impact Fee Facilities Plan and Impact Fee Analysis: City of South Salt Lake. The Parks & Recreation IFFP establishes the current and proposed level of service. The city currently maintains a system of park and recreation infrastructure. Future development will require the City to expand or provide additional facilities to maintain the existing level of service. The Parks & Recreation Impact Fee Facilities Plan and Impact Fee Analysis: City of South Salt Lake, is attached as Exhibit A to this ordinance, is hereby adopted in its entirety by the city in accordance with applicable provisions of this Chapter and the Act.
- A. *Impact Fee Analysis.* Pursuant to section 15.14.050 of this Chapter, and section 11-36a-303 of the Act, the city has, through its consultants, researched and analyzed the factors set forth in the Act and prepared a Parks & Recreation Impact Fee Analysis, as part of the Parks & Recreation Impact Fee Facilities Plan and Impact Fee Analysis: City of South Salt Lake, which is attached as Exhibit A to this ordinance, is hereby adopted in its entirety by the city in accordance with the applicable provisions of this Chapter and the Act.

5.14.250 Parks & Recreation impact fee- calculation

- A. Based upon the Parks & Recreation IFA, fees should be calculated based upon the number of single family or multi-family households in a development.
- B. The city council may, by amending the consolidated fee schedule, implement impact fees for development within the service area, with fees based upon the number of single family or multi-family households for a development.

EXHIBIT D
CONSOLIDATED FEE SCHEDULE AMENDMENTS TO IMPACT FEE SUBSECTION OF
SECTION IV

Impact Fees

Impact fees are applicable if construction is taking place within the specific fee's service area.

Culinary Water Impact Fee	
¾" meter	\$733
1" meter	\$1,557
1.5" meter	\$5,690
2" meter	\$7,611
3" meter	\$16,664
4" meter	\$28,558
6" meter	\$46,676
Other meter connection	\$733/ERC, determined by Director

Sanitary Sewer Impact Fee (Meter Size)	City Multiplier	Impact Fee
¾" meter	1.00	\$1,063
1" meter	2.12	\$2,259
1.5" meter	7.76	\$8,252
2" meter	10.38	\$11,038
3" meter	22.73	\$24,167
4" meter	38.96	\$41,417
6" meter	63.68	\$67,694

<u>Parks & Recreation Impact Fee</u>	<u>Fee per Household</u>
<u>Single Family</u>	<u>\$2,448</u>
<u>Multi-Family</u>	<u>\$2,347</u>