PARKS AND RECREATION IMPACT FEE FACILITIES PLAN (IFFP) & IMPACT FEE ANALYSIS (IFA)

SOUTH JORDAN CITY

DRAFT

MAY 2019

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TABLE OF CONTENTS

IFFP AND IFA CERTIFICATION **3**

SECTION 1: EXECUTIVE SUMMARY **4**
PROPOSED PARKS AND RECREATION IMPACT FEE 4

SECTION 2: GENERAL IMPACT FEE METHODOLOGY **6**

SECTION 3: OVERVIEW OF SOUTH JORDAN CITY AND DEMAND ANALYSIS **7**
SERVICE AREA 7
DEMAND UNITS 8

SECTION 4: EXISTING FACILTIES INVENTORY **9**
EXISTING FACILITIES 9
BUY-IN COMPONENT 9
LAND VALUES 10
MANNER OF FINANCING EXISTING PUBLIC FACILITIES 10

SECTION 5: LEVEL OF SERVICE ANALYSIS **11**
LEVEL OF SERVICE STANDARDS 11
PARKS CATEGORY DEFINITIONS 11

SECTION 6: CAPITAL FACILITY ANALYSIS **13**
SYSTEM VS. PROJECT IMPROVEMENTS 15
HISTORIC FUNDING OF FACILITIES 15
FUNDING OF FUTURE FACILITIES 15
EQUITY OF IMPACT FEES 16
NECESSITY OF IMPACT FEES 16

SECTION 7: PARKS AND RECREATION IMPACT FEE CALCULATION **17**
PROPOSED PARKS AND RECREATION IMPACT FEE 17
PARKS AND RECREATION IMPACT FEE CALCULATION 17
CONSIDERATION OF ALL REVENUE SOURCES 18
EXPENDITURE OF IMPACT FEES 18
PROPOSED CREDITS OWED TO DEVELOPMENT 18
GROWTH-DRIVEN EXTRAORDINARY COSTS 18
SUMMARY OF TIME PRICE DIFFERENTIAL 18

APPENDIX A: REGIONAL FACILITIES USED FOR BUY-IN **19**
APPENDIX B: INVENTORY OF EXISTING FACILITIES **20**

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IFFP AND IFA CERTIFICATION

Lewis Young Robertson & Burningham, Inc. certifies that the attached Impact Fee Facilities Plan and Impact Fee Analysis prepared for Parks & Recreation facilities:

1. includes only the costs of public facilities that are:
    a. allowed under the Impact Fees Act; and
    b. actually incurred; or
    c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. does not include:
    a. costs of operation and maintenance of public facilities;
    b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
    c. 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;
    d. offsets costs with grants or other alternate sources of payment; and
3. complies in each and every relevant respect with the Impact Fees Act.

LYRB makes this certification with the following caveats:

1. All of recommendations for implementation of the Impact Fee Facilities Plan and the Impact Fee Analysis are followed by City staff and elected officials.
2. If all or a portion of this document is modified or amended, this certification is no longer valid.
3. All information provided to Lewis Young Robertson & Burningham, Inc. is assumed to be correct, complete, and accurate. This includes information provided by the City as well as outside sources.

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.

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SECTION 1: EXECUTIVE SUMMARY

The purpose of the Parks & Recreation Impact Fee Facilities Plan ("IFFP"), with supporting Impact Fee Analysis ("IFA"), is to fulfill the requirements established in Utah Code Title 11 Chapter 36a, the "Impact Fees Act", and assist South Jordan City (the "City") plan necessary capital improvements for future growth. This document will address the future parks & recreation infrastructure needed to serve the City through the next six to ten years, as well as the appropriate impact fees the City may charge to new growth to maintain the level of service ("LOS").

- **Service Area:** The parks and recreation service area is defined as all areas within the City.
- **Demand Analysis:** The demand units used in this analysis is population. The City's 2017 population is estimated at approximately 70,312. The future population in the service area is used to determine the additional parks & recreational needs. Based on conservative growth estimates, the service area should reach a population of approximately 104,079 residents by 2027. This is based on an assumed 4.0 percent annual increase. As a result of new growth, the City will need to construct additional parks and recreation facilities to maintain the existing level of service.
- **Level of Service:** The LOS for the analysis is based on maintaining the existing level of investment in current parks and recreation facilities. The LOS consists of two components – the land value per capita and the improvement value per capita (or the cost to purchase land and make improvements in today's dollars). The LOS is shown in more detail in Sections 4 and 5.
- **Excess Capacity:** A buy-in component is considered in this analysis and includes the cost of Regional Facilities as well as the interest for the outstanding MBA Bonds. This cost is spread across a buildout population of 140,100 and results in a buy-in component of $100.90 per resident.
- **Capital Facilities:** The City intends to invest nearly $17M in impact fee eligible projects. Based on population growth within the City (excluding Daybreak), the level of investment needed to maintain the level of service is $12,249,462. As a result, the City may need to identify alternative funding mechanisms to bridge funding gaps. The city may also need to acquire additional parks and recreation land, fund new park improvements and amenities, or make improvements to existing park facilities to add capacity to the system not identified in the capital improvement plan (CIP).
- **Funding of Future Facilities:** Impact fees will continue to be a significant source of funding for parks and recreation infrastructure as they are an appropriate and fair mechanism for funding growth-related infrastructure.

PROPOSED PARKS AND RECREATION IMPACT FEE

The calculation of impact fees relies upon the information contained in this analysis. Impact fees are then calculated based on many variables centered on proportionality share and LOS. Two impact fee scenarios are shown below: 1) the impact fee per capita excluding the buy-in component; and 2) the impact fee per capita including the buy-in component.

SCENARIO 1: EXCLUSION OF BUY-IN COMPONENT

Utilizing the estimated value per capita to provide the same level of improvements but without a buy-in component, the fee per capita is $1,401. Based on the per capita fee, the proposed impact fee per household is illustrated in **Table 1.2.**

TABLE 1.1: ESTIMATE OF IMPACT FEE VALUE PER CAPITA (EXCLUDING BUY-IN COMPONENT)

TYPE OF IMPROVEMENT	EXISTING LOS PER 1,000	LAND COST PER ACRE/MILE	IMPROVEMENT VALUE PER ACRE	TOTAL COST PER ACRE	PER 1,000 POPULATION	PER CAPITA
Developed Active Parks	1.14	$200,000	$164,616	$364,616	$414,389	$414
Developed Passive Parks	2.26	$200,000	$162,856	$362,856	$818,997	$819
Open Space	1.61	$85,000	-	$85,000	$136,968	$137
Undeveloped	0.15	$200,000	-	$200,000	$30,208	$30
					Estimate of Impact Fee Per Capita	**$1,401**

TABLE 1.2: PARK IMPACT FEE SCHEDULE (EXCLUDING BUY-IN COMPONENT)

IMPACT FEE PER HH	PERSONS PER HH	LOI FEE PER HH	EXISTING FEE PER HH	% CHANGE
Average	3.29	$4,608		
Single Family	3.61	$5,056	$4,115	23%
Multi Family	1.76	$2,465	$1,974	25%

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SCENARIO 2: INCLUSION OF BUY-IN COMPONENT

Utilizing the estimated land value and improvement value per capita, and including the buy-in component, the fee per capita is $1,501. Based on the per capita fee, the proposed impact fee per household is summarized in **Table 1.4.**

TABLE 1.3: ESTIMATE OF IMPACT FEE VALUE PER CAPITA (INCLUDING BUY-IN COMPONENT)

TYPE OF IMPROVEMENT	EXISTING LOS PER 1,000	LAND COST PER ACRE/MILE	IMPROVEMENT VALUE PER ACRE	TOTAL COST PER ACRE	PER 1,000 POPULATION	PER CAPITA
Developed Active Parks	1.14	$200,000	$164,616	$364,616	$414,389	$414
Developed Passive Parks	2.26	$200,000	$162,856	$362,856	$818,997	$819
Open Space	1.61	$85,000	-	$85,000	$136,968	$137
Undeveloped	0.15	$200,000	-	$200,000	$30,208	$30
Buy-In Component						$101
					Estimate of Impact Fee Per Capita	**$1,501**

TABLE 1.4: PARK IMPACT FEE SCHEDULE (INCLUDING BUY-IN COMPONENT)

IMPACT FEE PER HH	PERSONS PER HH	LOI FEE PER HH	EXISTING FEE PER HH	% CHANGE
Average	3.29	$4,940		
Single Family	3.61	$5,420	$4,115	32%
Multi Family	1.76	$2,643	$1,974	34%

NON-STANDARD PARK IMPACT FEES

The non-standard impact fee is calculated based on the following formula:

Scenario 1:
Estimate of Total Population Increase from Development x Estimate of Impact Fee Per Capita ($1,401) = Impact Fee

Scenario 2:
Estimate of Total Population Increase from Development x Estimate of Impact Fee Per Capita ($1,501) = Impact Fee

The City reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that the land use will have upon public facilities.[1] This adjustment could result in a different impact fee if the City determines that a particular user may create a different impact than what is standard for its land use.

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[1] 11-36a-402(1)(c)

SECTION 2: GENERAL IMPACT FEE METHODOLOGY

The purpose of this study is to fulfill the requirements of the Impact Fees Act regarding the establishment of an IFFP and IFA. The IFFP is designed to identify the demands placed upon the City's existing facilities by future development and evaluate how these demands will be met by the City. The IFFP is also intended to outline the improvements which are intended to be funded by impact fees. The IFA is designed to proportionately allocate the cost of the new facilities and any excess capacity to new development, while ensuring that all methods of financing are considered. Each component must consider the historic level of service ("LOS") provided to existing development and ensure that impact fees are not used to raise that LOS. The following elements are important considerations when completing an IFFP and IFA:

DEMAND ANALYSIS

The demand analysis serves as the foundation for the IFFP. This element focuses on a specific demand unit related to each public service – the existing demand on public facilities and the future demand as a result of new development that will impact public facilities.

LEVEL OF SERVICE ANALYSIS

The demand placed upon existing public facilities by existing development is known as the existing LOS. Through the inventory of existing facilities, combined with the growth assumptions, this analysis identifies the LOS which is provided to a community's existing residents and ensures that future facilities maintain these standards. Any excess capacity identified within existing facilities can be apportioned to new development. Any demand generated from new development that overburdens the existing system beyond the existing capacity justifies the construction of new facilities.

EXISTING FACILITY INVENTORY

In order to quantify the demands placed upon existing public facilities by new development activity, the Impact Fee Facilities Plan provides an inventory of the City's existing system improvements. The inventory of existing facilities is important to properly determine the excess capacity of existing facilities and the utilization of excess capacity by new development.

FUTURE CAPITAL FACILITIES ANALYSIS

The demand analysis, existing facility inventory and LOS analysis allow for the development of a list of capital projects necessary to serve new growth and to maintain the existing system. This list includes any excess capacity of existing facilities as well as future system improvements necessary to maintain the LOS. Any demand generated from new development that overburdens the existing system beyond the existing capacity justifies the construction of new facilities.

FINANCING STRATEGY – CONSIDERATION OF ALL REVENUE SOURCES

This analysis must also include a consideration of all revenue sources, including impact fees, future debt costs, alternative funding sources and the dedication (aka donations) of system improvements, which may be used to finance system improvements.[2] In conjunction with this revenue analysis, there must be a determination that impact fees are necessary to achieve an equitable allocation of the costs of the new facilities between the new and existing users.[3]

PROPORTIONATE SHARE ANALYSIS

The written impact fee analysis is required under the Impact Fees Act and must identify the impacts placed on the facilities by development activity and how these impacts are reasonably related to the new development. The written impact fee analysis must include a proportionate share analysis, clearly detailing each cost component and the methodology used to calculate each impact fee. A local political subdivision or private entity may only impose impact fees on development activities when its plan for financing system improvements establishes that impact fees are necessary to achieve an equitable allocation to the costs borne in the past and to be borne in the future (UCA 11-36a-302).

[2] 11-36a-302(2)
[3] 11-36a-302(3)

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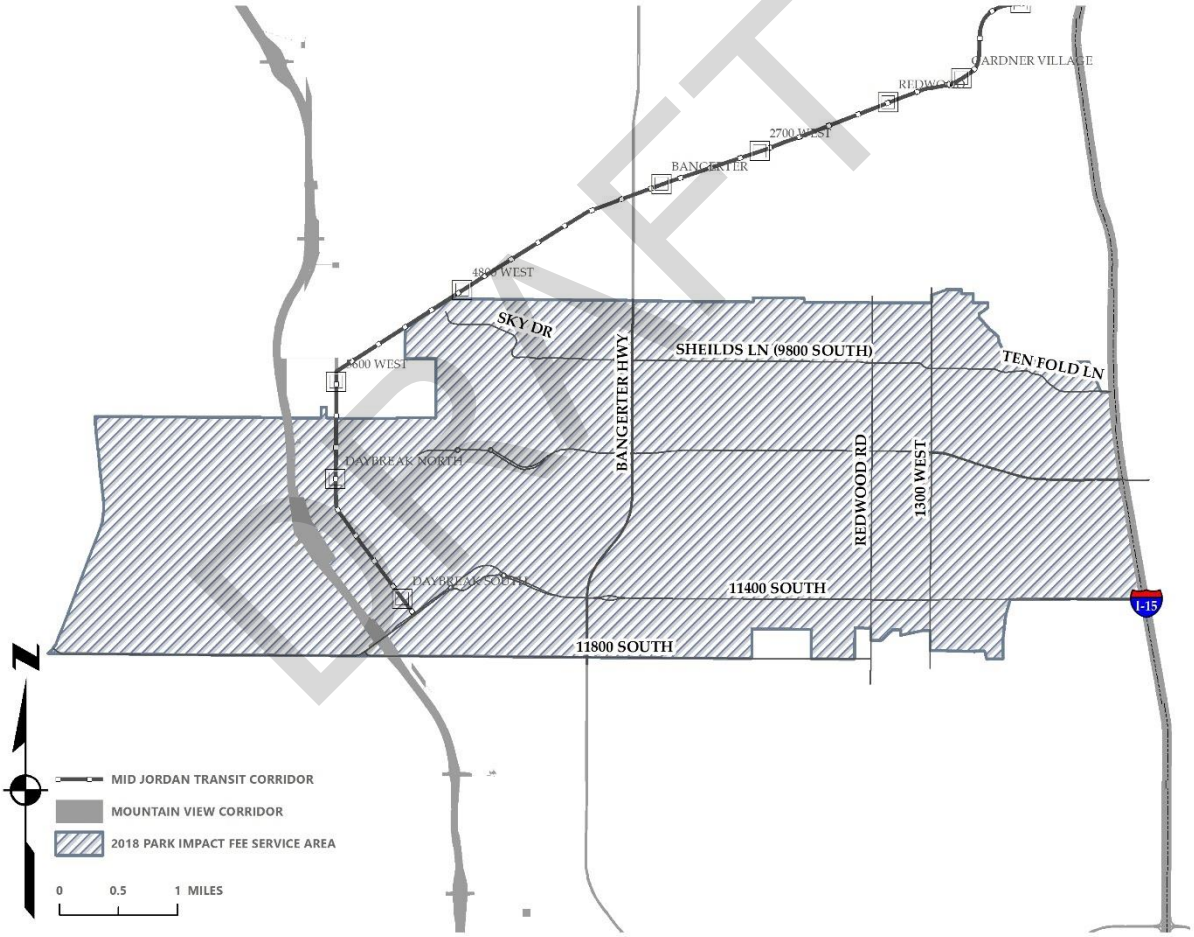
SECTION 3: OVERVIEW OF SOUTH JORDAN CITY AND DEMAND ANALYSIS

South Jordan City is a vibrant hub of residential, commercial and mixed-use development, with the potential to attract substantial growth and development into the future. Strategically located at the crossroads of major infrastructure improvements, including the Mountain View Corridor and the Mid-Jordan TRAX line on the West and I-15 (the major transportation route through Utah) on the East, the City is well-situated to attract both residential and commercial growth that will occur in the southern portion of the Salt Lake Valley. As a result of continued growth, the City will need to expand its existing services to continue to provide the level of service enjoyed within the community.

SERVICE AREA

Utah Code requires the impact fee enactment to establish one or more service areas within which impact fees will be imposed.[4] This service area includes all areas within the City, including the Kennecott Master Subdivision ("Daybreak"), as shown in figure below. While Daybreak is included in this analysis, existing development agreements require the developer of this area to construct park facilities that will maintain the existing level of service, in lieu of impact fees.[5]

FIGURE 3.1: SOUTH JORDAN PARKS AND RECREATION SERVICE AREA



The purpose of this document is to establish a LOS based on the facilities and amenities provided to development within the service area. The LOS for parks and recreation is based on the City's residential population in the service area. The level of service consists of two components – the land value per capita and the improvement value per capita (or the cost to purchase

[4] 11-36a-402(a)
[5] Agreement Regarding Daybreak Development – Amending the Master Development Agreement for the Kennecott Master Subdivision #1 Project and Amending the P-C Zone Plan Land Use Table. Dated 9 July 2007.

the land and make improvements in today's dollars), resulting in a total value per capita for parks and recreation. The City has some storm water detention land on City park land. This land has been excluded from the calculation of the LOS, so as to avoid any double counting of costs (recovering the cost of this land through both the storm water and parks impact fees).

DEMAND UNITS

The demand units used in this analysis is population. The population projections are based on several sources including Census data, building permits, and planning projections provided by the City. According to these projections, the City's population as of 2017 was approximately 70,312.

The future population in the service area is used to determine the additional parks & recreational needs to serve the additional population. The LOS standards for each of these types of improvements has been calculated, and a blended level of service determined for the future population, giving the City flexibility to provide to the future population the types of improvements that are desired by the residents. If growth projections and land use planning changes significantly in the future, the City will need to update the parks and recreation projections, the IFFP, and the impact fees.

Based on a growth of four percent (historically the City has growth by 5.4 percent from 2010 to 2016), the service area should reach approximately 104,079 residents by 2027. As a result of this growth, the City will need to construct additional parks and recreation facilities to maintain the existing level of service.

TABLE 3.1: EXISTING DEMAND ASSUMPTIONS

	2017
Existing Population	**70,312**
Buildout Population	**140,100**
Average HH Size: Single Family	3.61
Average HH Size: Multifamily	1.76
Source: US Census (ACS 2016) Table DP04, Table C25033, LYRB	

TABLE 3.2: FUTURE DEMAND PROJECTIONS

Year	Service Area Population	% Added Annually
2010	50,473	
2011	53,412	5.82%
2012	55,992	4.83%
2013	59,397	6.08%
2014	62,767	5.67%
2015	66,513	5.97%
2016	69,034	3.79%
2017	70,312	5.27%
2018	73,124	4.00%
2019	76,049	4.00%
2020	79,091	4.00%
2021	82,255	4.00%
2022	85,545	4.00%
2023	88,967	4.00%
2024	92,526	4.00%
2025	96,227	4.00%
2026	100,076	4.00%
2027	104,079	4.00%

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SECTION 4: EXISTING FACILTIES INVENTORY

EXISTING FACILITIES

The City's existing parks inventory is shown in Tables 4.1 and 4.2. The improvement costs for parks and recreation are based on the existing improvements to each type of facility and are calculated on a per acre basis. The cost of land varies for each park type and is based on recent comparable land sales in the area provided to LYRB by City Staff.

The City owned acreage and estimated improvement value illustrated below will be the basis for the LOS analysis discussed in Section 5.

TABLE 4.1: ACREAGE OF EXISTING PARKS, TRAILS, AND OPEN SPACES

PARK TYPE	TOTAL ACREAGE	LESS DETENTION	LESS GIFTED	FINAL ACRES	CITY OWNED ACRES	ESTIMATED LAND VALUE	2017 EST. IMPROV. VALUE
Developed Active Parks	391.60	0.09	4.00	387.51	79.91	$15,982,000	$13,154,500
Developed Passive Parks	238.42	26.84	45.60	165.98	158.70	$31,740,000	$25,845,325
Open Space*	113.30	-	-	113.30	113.30	$9,630,500	-
Undeveloped Land*	17.50	2.58	-	14.92	10.62	$2,124,000	-
Total	**760.82**	**29.51**	**49.60**	**681.71**	**362.53**	**$59,476,500**	**$38,999,825**

**While there are some improvements on open space and undeveloped land, they are minor. To accurately reflect the service category as "undeveloped" this value will not be included in the LOS analysis. Source: South Jordan City, LYRB*

Existing parks include a variety of services including: baseball fields, basketball courts, outdoor lighting, pavilion and picnic spaces, restrooms, skate parks, tennis courts and other amenities.

TABLE 4.2: EXISTING PARK FACILITY IMPROVEMENTS

	TOTAL AMENITIES	MEASUREMENT
Improved Turf	145.59	Acres
Pavilion – Large	12.00	Each
Pavilion – Small	44.00	Each
Restrooms/Buildings	17.00	Each
Picnic Tables	196.00	Each
Playground	25.00	Each
Trails & Loop Walk	61,341.10	Linear Ft.
Volleyball Court	6.00	Each
Tennis Court	15.00	Each
Basketball Court	5.00	Each
Baseball/Softball Field	10.00	Each
Multi-Purpose Field	30.00	Acre
Field Lighting	10.00	Each
Concessions/Building	3.00	Each
Parking	570,848.00	Sq. Ft.
Skate Park	1.00	Each

BUY-IN COMPONENT

In addition to the park acreage and amenities mentioned above, the City also supports several recreation facilities that are utilized by existing residents. The facilities will serve the service area through ***buildout*** and will be treated as a buy-in component. Generally, these facilities are unique and are designed to serve both existing and new development. As a result, new development will pay a proportionate share of the existing facilities, rather than purchasing new facilities. In addition, a buy-in will not reduce the LOS, but provide a repayment source for costs already incurred.

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TABLE 4.3: EXISTING RECREATION FACILITIES (BUY-IN COMPONENT)

BUY-IN DETERMINATION	FINAL COST	% INCLUDED IN IFA	BUY-IN COMPONENT	BUILD OUT POPULATION SERVED	PER PERSON
Regional Facilities[6]	$9,450,933	100%	$9,450,933	140,100	$67.46
MBA Bond Remaining Interest (Used for Fitness Center, Golf Course and Gale Center)	$4,685,197	100%	$4,685,197	140,100	$33.44
Total Buy-In	**$14,136,130**		**$14,136,130**		**$100.90**
Source: South Jordan City, LYRB					

LAND VALUES

City Staff discussed land values throughout the City with a land appraiser who works closely with the City. Based on recent appraisal work done for and in the City, land is valued at $200K-$250K/acre. This is further supported based on a parcel of property (3.4 acres) the City had appraised September 2016 for a potential cemetery expansion. The value of this property was at $240K/acre. The assumptions utilized for estimation of land values are shown below. It should be noted that current costs are used strictly to determine the actual cost, in today's dollars, of duplicating the current LOS for future development in the City, and does not reflect the value of the existing improvements within the City.

TABLE 4.4: LAND VALUE ASSUMPTIONS

ASSUMPTIONS	
Land Cost (Developed Active Park)	$200,000
Land Cost (Developed Passive Park)	$200,000
Land Cost (Open Space)	$85,000
Land Cost (Undeveloped)	$200,000

MANNER OF FINANCING EXISTING PUBLIC FACILITIES

The City's existing parks and recreation infrastructure has been funded through a combination of general fund revenues, donations, and impact fees. All park land and improvements funded through donations have been excluded from the impact fee calculations unless the developer received a density credit in return for their donation.

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[6] See Appendix A for details

SECTION 5: LEVEL OF SERVICE ANALYSIS

LEVEL OF SERVICE STANDARDS

The level of service ("LOS") for this analysis is based on maintaining the existing level of investment in current parks and recreation facilities. The LOS consists of two components – the land value per capita and the improvement value per capita funded by the City (or the cost to purchase the land and make improvements in today's dollars), resulting in a total value per capita for parks and recreation.

Using the estimated land values and improvement values per type of park shown in **Table 4.1** and the existing population for 2017, the value per capita (or LOS) is calculated. This approach uses current construction costs to determine the current value. It is assumed that the City will maintain, at a minimum, the current set LOS standard.

Tables 5.1 and 5.2 below show the LOS for parks and recreation in the defined service area, broken down by type of park.

TABLE 5.1: EXISTING LEVEL OF SERVICE (PER 1,000 CAPITA)

PARK TYPE	CITY OWNED ACRES	ACRES PER 1,000 CAPITA	EST. LAND VALUE	EST. IMPROV. VALUE	TOTAL VALUE PER CAPITA
Developed Active Parks	79.91	1.14	$15,982,000	$13,154,500	$414
Developed Passive Parks	158.70	2.26	$31,740,000	$25,845,325	$819
Open Space	113.30	1.61	$9,630,500	-	$137
Undeveloped Land	10.62	0.15	$2,124,000	-	$30
Total	**362.53**	**5.16**	**$59,476,500**	**$27,453,025**	**$1,401**

TABLE 5.2: EXISTING LEVEL OF SERVICE (PER ACRE)

PARK TYPE	CITY OWNED ACRES	EST. LAND VALUE	LAND VALUE PER ACRE	EST. IMPROV. VALUE	IMPROV. VALUE PER ACRE[7]	TOTAL VALUE PER ACRE
Developed Active Parks	79.91	$15,982,000	$200,000	$13,154,500	$164,616	$364,616
Developed Passive Parks	158.70	$31,740,000	$200,000	$25,845,325	$162,856	$362,856
Open Space	113.30	$9,630,500	$85,000	-	-	$85,000
Undeveloped Land	10.62	$2,124,000	$200,000	-	-	$200,000
Total	**362.53**	**$59,476,500**	**$164,060**	**$38,999,825**	**$107,577**	**$271,636**

The calculation of impact fees relies upon the information contained in this analysis. The timing of construction for development-related park facilities will depend on the rate of development and the availability of funding. For purposes of this analysis, a specific construction schedule is not required. The construction of park facilities can lag behind development without impeding continued development activity. This analysis assumes that construction of needed park facilities will proceed on a pay-as-you-go basis, and assumes a standard annual dollar amount the City should anticipate collecting and plan to expend on park improvements.

PARKS CATEGORY DEFINITIONS

OPEN SPACE

Open space or 'natural areas' are primarily defined as land which exists in a relatively undeveloped state with inherent ecological, biological, and environmental attributes retained in a natural character. These spaces commonly exist to provide important ecological functional values and critical wildlife habitat. Natural areas, whether in a pristine or compromised condition, are highly valued for their ecological importance, natural landscapes, scenic vistas, wildlife habitat, floodplain and wetland functions and human pleasure.[8] Within South Jordan open space or 'natural areas' are located primarily within its rivers and creeks corridors.

[7] The City has recently received bids to construct improvements for Highland Park and River Heights Park. The bid per acre cost for these parks are respectively $154,206 and $145,886. Thus, the improvement cost per acre for the developed active and passive parks shown in Table 5.1 is considered to be a conservative estimate.

[8] Jordan River Corridor Open Space and Habitat Conservation Master Plan (2011)

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DEVELOPED – PASSIVE PARK SPACE

"Developed Passive Park": The *developed passive park* designation indicates that the park area has received some improvements and the park area is planned to be used for more leisurely, or passive, uses. Examples of passive improvements would include walkways or paths, picnic facilities, ponds or river-bed improvements, significant tree plantings, amphitheaters, small climbing structures and swings, numerous benches, drinking fountains, or teaching classrooms and possibly youth camp ground. Improvements for group activities such as pavilions, volleyball, basketball, tennis, softball and open field activities are also included for impromptu group use, but not at the status of scheduled leagues or the like. In short, a passive park is designed for individuals, families, or groups to enjoy for the day.[9]

DEVELOPED – ACTIVE PARK SPACE

"Developed Active Park": The *developed active park* designation indicates that the park area has received some improvements and the park area is planned to be used for more intense sport related purposes. An active park space has been or will be improved with facilities that allow the park to be scheduled for youth and adult sport leagues such as softball, baseball, football, soccer tennis and basketball. Other improvements would generally include lighted sport fields, concession booths, restrooms, spectator bleachers and other costly improvements traditionally associated with uses contemplated in active parks.[10]

UNDEVELOPED PARK SPACE

"Undeveloped Park Space": The *undeveloped park* designation indicates that the park area has been acquired for either passive or active park space; but, has not been formally planned, designed or received any park related improvements. In short, the undeveloped park property exists in a relatively undeveloped state.

SPECIAL-USE AREAS /REGIONAL FACILITIES

Special use areas are public recreation areas or land occupied by a specialized facility. The recreational facilities are typically year-round, enclosed facilities that provide a broad range of activities for a variety of ages, and include uses from sports uses (basketball, volleyball, etc) to more educational uses. While some of these facilities have been excluded from the level of service, the City considers these facilities a benefit to its residents and the community in general.

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[9] Agreement Regarding Daybreak Development: Amending the Master Development Agreement For the Kennecott master Subdivision #1 Project and Amending the P-C Zone Plan Land Use Table (July 9, 2007)

[10] Agreement Regarding Daybreak Development: Amending the Master Development Agreement For the Kennecott master Subdivision #1 Project and Amending the P-C Zone Plan Land Use Table (July 9, 2007)

SECTION 6: CAPITAL FACILITY ANALYSIS

Future planning for park land is an ongoing process, based on the changes in population and community preference. The City will purchase and improve parks and recreational facilities to maintain the level of service defined in this document. A summary of the City's desired improvements is found in **Table 6.1** below. Actual future improvements will be determined as development occurs, and the opportunity to acquire and improve park land arises. Impact fees will only be assessed the proportionate fee to maintain the existing LOS.

TABLE 6.1: ILLUSTRATION OF SOUTH JORDAN PARKS AND RECREATION FUTURE IMPROVEMENTS

TYPE OF IMPROVEMENT	POPULATION INCREASE IFFP HORIZON	LEVEL OF INVESTMENT	ESTIMATED FUTURE INVESTMENT
City-Wide Service Area	33,767	$1,401	$47,292,692
Excluding Daybreak	8,746	$1,401	$12,249,462

The estimated future investment in **Table 6.1** excludes buy-in to existing facilities. This service area includes all areas within the City, including the Daybreak community. While Daybreak is included in this analysis, existing development agreements require the developer of this area to construct park facilities that will maintain the existing level of service, in lieu of impact fees.[11] Therefore, **Table 6.1** illustrates the estimated population growth in the remaining area, and the estimated future investment needed.

Future investment will be used to acquire additional parks and recreation land and fund new park improvements and amenities or make improvements to existing park facilities to add capacity to the system. The following types of improvements may be considered:

- Land Acquisition
- Sod and Irrigation Improvements
- Pavilions
- Restrooms and other Parks and Recreation Buildings
- Picnic Tables
- Playgrounds
- Trailways/Walkways
- Volleyball Courts
- Tennis Courts
- Basketball Courts
- Other Recreational Courts and Facilities
- Baseball/Softball Field Facilities
- Multi-Purpose Fields
- Field Lighting
- Concession/ Buildings
- Parking
- Skate Parks
- Other Park and Recreation Amenities

Additionally, the City has adopted the following Capital Improvement Plan:

TABLE 6.2: ILLUSTRATION OF SOUTH JORDAN PARKS AND RECREATION CAPITAL IMPROVEMENT PLAN

PROJECT	DESCRIPTION	PROJECT TYPE	ORIGINAL	FUNDING SOURCE
Current Projects				
Elk Run & Liberty Creek Stairs to Bingham Creek Trail	Install stairs to connect Bingham Creek Trail to Elk Run and Liberty Creek Subdivisions	II- General	$200,000	**General CIP**
Parks Irrigation Central Control Additions	Install central control components to existing park that are not currently on our central control system	II- Other Funds	$175,000	**Culinary Water**

[11] Agreement Regarding Daybreak Development – Amending the Master Development Agreement for the Kennecott Master Subdivision #1 Project and Amending the P-C Zone Plan Land Use Table. Dated 9 July 2007.

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PROJECT	DESCRIPTION	PROJECT TYPE	ORIGINAL	FUNDING SOURCE
Highland Park Phase I	City's contribution for the Daybreak Active Park Project. $3,000,000 total $1,500,000 from general and $1,500,000 from storm drain fund	II-Other Funds	$3,000,000	**General and Storm Drain Fund**
Welby Park Construction Phase II	Construct approximately 30 acres of active park space as part of the SLCO Regional Welby Park	II- Other Funds	$1,500,000	**Park Impact Fees**
City Park Pavement Improvement Replacement	Improve and replace pavement surface in City Park where necessary	MO- General	$173,000	**General CIP**
Dance Room Floor Replacement	Current floor is no longer suitable for activities	MO- General	$25,000	**General CIP**
Pool Resurfacing / Pool Tile Replacement	Re-plaster the inside surface of the pool and remove and replace the dark blue tiles surrounding the leisure pool (combined project FCMO-18007	MO- General	$150,000	**General CIP**
Resurface Basketball Court - Fitness Center	Re-paint lines and resurface basketball court floors	MO- General	$30,000	**General CIP**
FY 18-19				
Park Strip Improvements	Improve park strips identified in the Park Strip Master Plan	II- General	$300,000	**General CIP**
Pavilion Remodels East/West Riverfront Parks	Remodel the pavilions at East and West Riverfront Parks	MO- General	$350,000	**General CIP**
Canal Trail- South Jordan Canal	Acquire easements and develop trail network	II- Other Funds	$75,000	**Park Impact Fees**
Canal Trail- Utah Lake Distributing	Acquire easements and develop trail network	II- General	$75,000	**General CIP**
Canal Trail- Utah Salt Lake Canal	Acquire easements and develop trail network	II- Other Funds	$75,000	**Park Impact Fees**
City Park Ball Fields - Phase II	Add additional fields, restrooms, snack bar, parking lot, playground, basketball courts, indoor pavilion	II- Other Funds	$7,500,000	**Park Impact Fees**
Daybreak Active Park	Daybreak Active Park Project	II- General	$2,500,000	**General CIP**
Historical Trail Plan and Design	Design and plan a trail to connect parks of 1300 West to Jordan River Parkway Trail	II- Other Funds	$20,000	**Park Impact Fees**
Oquirrh East Plan & Design	Design concept and plans for Oquirrh East for future year development	II- Other Funds	$35,000	**Park Impact Fees**
Oquirrh Open Space	Parking, turf, playground, restrooms, canal development, arboretum	II- Other Funds	$3,000,000	**Park Impact Fees**
Park Property Acquisition (5 acres)	Acquire property for park development	II- Other Funds	$1,400,000	**Park Impact Fees**
Park Property Acquisition (5-10 acres)	Acquire property for park development	II- Other Funds	$1,400,000	**Park Impact Fees**
Splash Pad Pavilion Addition	Add an additional pavilion to the Splash Pad	II- General	$80,000	**General CIP**
Baseball Complex Renovations	Paint exterior of building (add City logo), replace windows, repair roof and upgrade restrooms.	MO- General	$80,000	**General CIP**
Gale Center Landscaping	Remove pavement and landscape area	MO- General	$50,000	**General CIP**
Replace Wading Pool - Fitness Center	Removal and replacement of wading pool with a conversion into a hot tub or therapy pool	MO- General	$80,000	**General CIP**
Re-stain Lobby Area - Fitness Center	Re-stain the lobby area and replace carpet tiles in front entrance vestibule	MO- General	$20,000	**General CIP**
Fitness Center Expansion	Expand the FAC to include an indoor competition pool, an outdoor recreation pool, expanded indoor turf field, and extended indoor track	MO- General	$20,000,000	**G.O. Bond**
Parking Lot Lighting - Softball	Add parking lot lighting around softball complex parking	MO- General	$70,000	**G.O. Bond**
Parking Lot Lighting - Fitness Center	Parking lot lighting addition and improvements and the installation of lights near the main entrance	MO- General	$50,000	**G.O. Bond**
McKee Ridge Playground	City agreed to purchase & install playground	II-Other Funds	$30,000	**Park Impact Fees**
FY 19-20				
City Park/SL County Equestrian Development	Develop Complex	II- General	$0	**General CIP**
JVWCD Trail	Construct trail along the JVWCD aqueduct providing easier pedestrian access from River Heights Drive and 3200 West in the Jones Meadows subdivision.	II- Other Funds	$285,000	**Park Impact Fees**
Miner Mile Park	Located on South Jordan Parkway (10400 South) between 2950 West and 2775 West.	II-Other Funds	$1,310,000	**Park Impact Fees**
JVWCD Pocket Park-Moved to 19-20	Possibly using this money for the playground on East Riverfront	II- Other Funds	$250,000	

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PROJECT	DESCRIPTION	PROJECT TYPE	ORIGINAL	FUNDING SOURCE
FY 20-21				
Aunt Mame's- Restoration Project	Remodel the home interior. This project is part of the park development	II- Other Funds	$500,000	**General CIP**
Merit Medical/Open Space Development	Develop open space (irrigation and landscape)	II- Other Funds	$150,000	**Park Impact Fees**
	Total Impact Fee Eligible Cost		**$16,780,000**	

As shown, the City intends to invest nearly $17M in impact fee eligible projects. While this is a list of known projects, the City may need to acquire additional parks and recreation land, fund new park improvements and amenities, or make improvements to existing park facilities to add capacity to the system not identified above.

SYSTEM VS. PROJECT IMPROVEMENTS

System improvements are defined as existing and future public facilities designed and intended to provide services to service areas within the community at large.[12] Project improvements are improvements and facilities that are planned and designed to provide service for a specific development (resulting from a development activity) and considered necessary for the use and convenience of the occupants or users of that development.[13] The Impact Fee Analysis may only include the costs of impacts on system improvements related to new growth within the proportionate share analysis.

Only park facilities that serve the entire community are included in the level of service. The following park facility types are considered system improvements, as defined in **Section 5**:

- Open Space;
- Developed – Passive Park Space;
- Developed – Active Park Space;
- Undeveloped Park Space; and,
- Special-Use Areas.

HISTORIC FUNDING OF FACILITIES

GENERAL FUND REVENUES

The City's existing parks & recreation infrastructure has been funded through general fund revenues and grants and donations. General fund revenues include a mix of property taxes, sales taxes, federal and state grants, and any other available general fund revenues.

GRANT FUNDING

The City received some grants monies and donations to fund parks & recreation facilities. All grant monies and donations received are excluded in the impact fee calculations.

FUNDING OF FUTURE FACILITIES

The IFFP must also include a consideration of all revenue sources, including impact fees and the dedication of system improvements, which may be used to finance system improvements.[14] In conjunction with this revenue analysis, there must be a determination that impact fees are necessary to achieve an equitable allocation of the costs of the new facilities between the new and existing users.[15]

PROPERTY TAX REVENUES

Property tax revenues are not specifically identified in this analysis as a funding source for capital projects, but inter-fund loans can be made from the general fund which will ultimately include some property tax revenues. Inter-fund loans will be repaid once sufficient impact fee revenues have been collected.

[12] 11-36a-102(20)
[13] 11-36a102(13)
[14] 11-36a-302(2)
[15] 11-36a-302(3)

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GRANTS AND DONATIONS

The City does not anticipate any donations from new development for future system-wide capital improvements related to park facilities. A donor will be entitled to a reimbursement for the negotiated value of system improvements funded through impact fees if donations are made by new development.

The City may receive grant monies to assist with park construction and improvements. This analysis has removed all funding that has come from federal grants and donations to ensure that none of those infrastructure items are included in the LOS. Therefore, the City's existing LOS standards have been funded by the City's existing residents. Funding the future improvements through impact fees places a similar burden upon future users as that which has been placed upon existing users through impact fees, property taxes, user fees, and other revenue sources.

IMPACT FEE REVENUES

Impact fees have become an ideal mechanism for funding growth-related infrastructure. Impact fees are charged to ensure that new growth pays its proportionate share of the costs for the development of public infrastructure. Impact fee revenues can also be attributed to the future expansion of public infrastructure if the revenues are used to maintain an existing level of service. Increases to an existing level of service cannot be funded with impact fee revenues. Analysis is required to accurately assess the true impact of a particular user upon the City infrastructure and to prevent existing users from subsidizing new growth.

DEBT FINANCING

In the event the City has not amassed sufficient impact fees to pay for the construction of time sensitive or urgent capital projects needed to accommodate new growth, the City must look to revenue sources other than impact fees for funding. The Impact Fees Act allows for the costs related to the financing of future capital projects to be legally included in the impact fee. This allows the City to finance and quickly construct infrastructure for new development and reimburse itself later from impact fee revenues for the costs of issuing debt.

EQUITY OF IMPACT FEES

Impact fees are intended to recover the costs of capital infrastructure that relate to future growth. The impact fee calculations are structured for impact fees to fund 100% of the growth-related facilities identified in the proportionate share analysis as presented in the impact fee analysis. Even so, there may be years that impact fee revenues cannot cover the annual growth-related expenses. In those years, other revenues such as general fund revenues will be used to make up any annual deficits. Any borrowed funds are to be repaid in their entirety through impact fees.

NECESSITY OF IMPACT FEES

An entity may only impose impact fees on development activity if the entity's plan for financing system improvements establishes that impact fees are necessary to achieve parity between existing and new development. This analysis has identified the improvements to public facilities and the funding mechanisms to complete the suggested improvements. Impact fees are identified as a necessary funding mechanism to help offset the costs of new capital improvements related to new growth. In addition, alternative funding mechanisms are identified to help offset the cost of future capital improvements.

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SECTION 7: PARKS AND RECREATION IMPACT FEE CALCULATION

The calculation of impact fees relies upon the information contained in this analysis. Impact fees are then calculated based on many variables centered on proportionality share and LOS. The following describes the methodology used for calculating impact fees in this analysis.

PROPOSED PARKS AND RECREATION IMPACT FEE

GROWTH-DRIVEN (PERPETUATION OF EXISTING LOS)

The methodology utilized in this analysis is based on the increase, or growth, in residential demand. The growth-driven method utilizes the existing LOS and perpetuates that LOS into the future. Impact fees are then calculated to provide sufficient funds for the entity to expand or provide additional facilities, as growth occurs within the community. Under this methodology, impact fees are calculated to ensure new development provides sufficient investment to maintain the current LOS standards in the community. This approach is often used for public facilities that are not governed by specific capacity limitations and do not need to be built before development occurs (i.e. park facilities).

PARKS AND RECREATION IMPACT FEE CALCULATION

Two impact fee scenarios are shown below: 1) the impact fee per capita excluding the buy-in component; and 2) the impact fee per capita including the buy-in component.

SCENARIO 1: EXCLUSION OF BUY-IN COMPONENT

Utilizing the estimated value per capita to provide the same level of improvements but without a buy-in component, the fee per capita is $1,401. Based on the per capita fee, the proposed impact fee per household is illustrated in **Table 7.2.**

TABLE 7.1: ESTIMATE OF IMPACT FEE VALUE PER CAPITA (EXCLUDING BUY-IN COMPONENT)

TYPE OF IMPROVEMENT	EXISTING LOS PER 1,000	LAND COST PER ACRE/MILE	IMPROVEMENT VALUE PER ACRE	TOTAL COST PER ACRE	PER 1,000 POPULATION	PER CAPITA
Developed Active Parks	1.14	$200,000	$164,616	$364,616	$414,389	$414
Developed Passive Parks	2.26	$200,000	$162,856	$362,856	$818,997	$819
Open Space	1.61	$85,000	-	$85,000	$136,968	$137
Undeveloped	0.15	$200,000	-	$200,000	$30,208	$30
					Estimate of Impact Fee Per Capita	**$1,401**

TABLE 7.2: PARK IMPACT FEE SCHEDULE (EXCLUDING BUY-IN COMPONENT)

IMPACT FEE PER HH	PERSONS PER HH	LOI FEE PER HH	EXISTING FEE PER HH	% CHANGE
Average	3.29	$4,608		
Single Family	3.61	$5,056	$4,115	23%
Multi Family	1.76	$2,465	$1,974	25%

SCENARIO 2: INCLUSION OF BUY-IN COMPONENT

Utilizing the estimated land value and improvement value per capita, and including the buy-in component, the fee per capita is $1,501. Based on the per capita fee, the proposed impact fee per household is summarized in **Table 7.4.**

TABLE 7.3: ESTIMATE OF IMPACT FEE VALUE PER CAPITA (INCLUDING BUY-IN COMPONENT)

TYPE OF IMPROVEMENT	EXISTING LOS PER 1,000	LAND COST PER ACRE/MILE	IMPROVEMENT VALUE PER ACRE	TOTAL COST PER ACRE	PER 1,000 POPULATION	PER CAPITA
Developed Active Parks	1.14	$200,000	$164,616	$364,616	$414,389	$414
Developed Passive Parks	2.26	$200,000	$162,856	$362,856	$818,997	$819
Open Space	1.61	$85,000	-	$85,000	$136,968	$137
Undeveloped	0.15	$200,000	-	$200,000	$30,208	$30
Buy-In Component						$101
					Estimate of Impact Fee Per Capita	**$1,501**

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TABLE 7.4: PARK IMPACT FEE SCHEDULE (INCLUDING BUY-IN COMPONENT)

IMPACT FEE PER HH	PERSONS PER HH	LOI FEE PER HH	EXISTING FEE PER HH	% CHANGE
Average	3.29	$4,940		
Single Family	3.61	$5,420	$4,115	32%
Multi Family	1.76	$2,643	$1,974	34%

NON-STANDARD PARK IMPACT FEES

The non-standard impact fee is calculated based on the following formula:

Scenario 1:
Estimate of Total Population Increase from Development x Estimate of Impact Fee Per Capita ($1,401) = Impact Fee

Scenario 2:
Estimate of Total Population Increase from Development x Estimate of Impact Fee Per Capita ($1,501) = Impact Fee

The City reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that the land use will have upon public facilities.[16] This adjustment could result in a different impact fee if the City determines that a particular user may create a different impact than what is standard for its land use.

CONSIDERATION OF ALL REVENUE SOURCES

The Impact Fees Act requires the proportionate share analysis to demonstrate that impact fees paid by new development are the most equitable method of funding growth-related infrastructure. See Section 6 for further discussion regarding the consideration of revenue sources.

EXPENDITURE OF IMPACT FEES

Legislation requires that impact fees should be spent or encumbered with six years after each impact fee is paid. Impact fees collected in the next five to six years should be spent only on impact fee eligible projects to maintain the LOS.

PROPOSED CREDITS OWED TO DEVELOPMENT

The Impact Fees Act requires that credits be paid back to development for future fees that will pay for growth-driven projects included in the Impact Fee Facilities Plan that would otherwise be paid for through user fees. Credits may also be paid to developers who have constructed and donated facilities to that City that are included in the IFFP in-lieu of impact fees. This situation does not apply to developer exactions or improvements required to offset density or as a condition of development. Any project that a developer funds must be included in the IFFP if a credit is to be issued.

In the situation that a developer chooses to construct facilities found in the IFFP in-lieu of impact fees, the decision must be made through negotiation with the developer and the City on a case-by-case basis.

GROWTH-DRIVEN EXTRAORDINARY COSTS

The City does not anticipate any extraordinary costs necessary to provide services to future development.

SUMMARY OF TIME PRICE DIFFERENTIAL

Although the Impact Fees Act allows for the inclusion of a time price differential to ensure that the future value of costs incurred at a later date are accurately calculated to include the costs of construction inflation, an inflation component was not considered in the cost estimates in this study. All costs are represented in today's dollars.

[16] 11-36a-402(1)(c)

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APPENDIX A: REGIONAL FACILITIES USED FOR BUY-IN

DESCRIPTION	DATE ACQUIRED	ACQUISITION COST
AQUATIC CENTER LANDSCAPING	01/01/06	31,439.42
FITNESS & AQUATICS CENTER VIDEO CAMERA S	03/06/14	18,126.25
FITNESS & AQUATICS CENTER VIDEO CAMERA S	03/06/14	18,126.25
FITNESS CENTER EXERCISE EQUIPMENT	06/30/10	61,826.34
FITNESS CENTER HYDRONIC MODIFICATION	06/27/12	105,310.00
FITNESS CENTER IMPROVEMENTS	06/30/10	157,238.87
FITNESS CENTER LIGHTING IMPROVEMENTS	05/24/12	85,924.00
FITNESS EQUIPMENT - PRO DANCE SYSTEM	03/29/11	11,695.50
FITNESS EQUIPMENT- MAN LIFT	05/03/11	6,000.00
NEW RECREATION CENTER BOILER	09/06/12	104,315.00
REC CENTER & BALL FIELD CONCEPT	07/01/02	16,000.00
RECREATION CENTER	01/01/06	214,347.25
RECREATION CENTER	10/04/06	6,153.25
RECREATION CENTER POOL STRUCTURE	06/30/13	155,264.00
RECREATION CENTER REMODEL	06/30/14	12,483.00
RECREATION CENTER SYNTHETIC TURF ADDITIO	06/30/09	20,790.00
SJ FITNESS CENTER	07/01/02	234,608.71
SJ FITNESS CENTER	07/01/03	4,647,297.00
SJ FITNESS CENTER	07/01/03	15,113.00
SJ FITNESS CENTER	07/01/03	150,913.00
SJ FITNESS CENTER	07/01/03	4,053.00
SOUTH JORDAN FITNESS CENTER	07/01/04	3,211,779.57
SOUTH JORDAN FITNESS CENTER	07/01/04	162,130.00
TOTAL		**$9,450,933**

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APPENDIX B: INVENTORY OF EXISTING FACILITIES

PARK TYPE	CITY PARKS SYSTEM	TOTAL ACREAGE	LESS DETENTION	LESS GIFTED	FINAL ACRES	CITY OWNED ACREAGE	LAND VALUE	IMPROVED TURF	PAVILION - LARGE	PAVILION - SMALL	RESTROOMS/ BUILDINGS	PICNIC TABLES	PLAYGROUND	TRAILS & LOOP WALK	VOLLEYBALL COURT	TENNIS COURT	BASKETBALL COURT	BASEBALL/ SOFTBALL FIELD	MULTI-PURPOSE FIELD	FIELD LIGHTING	CONCESSION/ BUILDING	PARKING	SKATE PARK	TOTAL IMPROVEMENT VALUE
Average Cost per Unit								**$100,000**	**$150,000**	**$35,000**	**$180,000**	**$700**	**$150,000**	**$30**	**$5,000**	**$75,000**	**$75,000**	**$250,000**	**$100,000**	**$180,000**	**$250,000**	**$4**	**$450,000**	
Developed Active Parks								Acre	Each	Each	Each	Each	Each	Linear Ft.	Each	Each	Each	Each	Acre	Each	Each	Sq. Ft.	Each	
AD	Glenmoor Ball Diamond	1.6	-	-	1.6	1.60	$320,000	0.25	-	-	1.00	-	-	-	-	-	-	1.00	-	-	-	17,265.00	-	
AD	Marv Jensen Park	17.3	-	-	17.3	-	$0		-	-	-				-	-	-	-	7.00					
AD	Oquirrh Shadows Park	15.2	0.09	-	15.11	15.11	3,022,000	7.00	-	5.00	2.00	9.00	1.00	5,314.00	-	-	-	-	4.00			30,785.00	-	
AD	Salt Lake County Equestrian Park & Event Center	122.2	-	-	122.2	-	$0		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
AD	South Jordan City Park (Exludes Recreation Facility Areas)	67.2	-	4.00	63.2	63.20	$12,640,000	5.00	1.00	6.00	6.00	24.00	2.00	4,580.00	1.00	6.00	-	9.00	10.00	9.00	2.00	296,845.00	1.00	
AD	Welby Regional Park	168.1	-	-	168.1	-	$0		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
							Amenity Total	**12.25**	**1.00**	**11.00**	**9.00**	**33.00**	**3.00**	**9,894.00**	**1.00**	**6.00**	**-**	**10.00**	**21.00**	**9.00**	**2.00**	**344,895.00**	**1.00**	
	Subtotal Active Parks	**391.6**	**0.09**	**4.00**	**387.51**	**79.91**	**$15,982,000**	**$1,225,000**	**$150,000**	**$385,000**	**$1,620,000**	**$23,100**	**$450,000**	**$296,820**	**$5,000**	**$450,000**	**$0**	**$2,500,000**	**$2,100,000**	**$1,620,000**	**$500,000**	**$1,379,580**	**$450,000**	**$13,154,500**
Developed Passive Parks								Acre	Each	Each	Each	Each	Each	Linear Ft.	Each	Each	Each	Each	Acre	Each	Each	Sq. Ft.	Each	
PD	9400 S Entry Park	0.50	-	-	0.50	0.50	$100,000	0.47	-	-	-	-	-	333.40	-	-	-	-	-	-	-	-	-	
PD	Ascot Downs Park	2.10	0.76	-	1.34	1.34	$268,000	2.00	1.00	-	-	4.00	1.00	-	-	-	-	-	-	-	-	6,765.00	-	
PD	Beckstead Park	6.00	4.09	-	1.91	-	$0	5.96	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
PD	Bingham Creek Trail	20.60	-	-	20.60	20.60	$4,120,000	-	-	-	-		-	5,420.00	-	-	-	-	-	-	-	-	-	
PD	Bolton Park	0.50	0.45	-	0.05	0.05	$10,000	0.10	-	-	-	-	1.00	-	-	-	-	-	-	-	-	-	-	
PD	Calendar Square	1.40	-	-	1.40	1.40	$280,000	1.40	-	-	-	-	-	1,055.00	-	-	-	-	-	-	-	-	-	
PD	Country Crossing Park	5.00	2.78	-	2.22	2.22	$444,000	4.50	-	1.00	-	4.00	1.00	954.00	-	-	-	-	1.00	-	-	-	-	
PD	District Park	3.00	-	-	3.00	3.00	$600,000	3.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
PD	Dunsinane Detention	2.00	1.94	-	0.06	0.06	$12,000	1.90	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
PD	Gateway Park	0.60	-	-	0.60	-	$0	0.58	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
PD	High Point Park	0.50	0.50	-	-	-	$0	0.25	-	1.00	-	4.00	1.00	860.00	-	-	-	-	-	-	-	-	-	
PD	Hillside Park	8.90	-	-	8.90	8.90	$1,780,000	3.00	-	1.00	-	4.00	1.00	1,496.00	-	-	-	-	2.00	-	-	-	-	
PD	Ivory Crossing Park	4.00	0.65	-	3.35	3.35	$670,000	5.25	1.00	-	-	16.00	1.00	-	-	-	-	-	-	-	-	-	-	
PD	Jackson Downs Detention Basin	0.40	0.40	-	-	-	$0	0.40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
PD	Jordan Ridge Park	11.00	4.42	-	6.58	6.58	$1,316,000	8.00	1.00	4.00	1.00	14.00	1.00	2,620.00	1.00	2.00	1.00	-	2.00	-	-	39,570.00	-	
PD	Jordan River Trail Parkway	102.60	2.79	45.60	54.21	54.21	$10,842,000	52.35	2.00	19.00	3.00	48.00	2.00	17,727.00	2.00	-	1.00	-	2.00	-	-	61,496.00	-	
PD	Kilmuir North	1.70	-	-	1.70	1.70	$340,000	1.60	-	-	-	-	1.00	-	-	-	-	-	-	-	-	-	-	
PD	Lucas Del Park	1.60	-	-	1.60	1.60	$320,000	1.50	-	1.00	-	1.00	1.00	-	-	-	-	-	-	-	-	-	-	
PD	Main Street Park & The Plaza at Towne Center	1.20	-	-	1.20		$0		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
PD	McKee Park	1.02	1.00	-	0.02	0.02	$4,000	0.96	-	1.00	-	4.00	1.00	-	-	-	-	-	-	-	-	-	-	
PD	Midas Creek Park	2.80	2.29	-	0.51	0.51	$102,000	2.50	-	1.00	-	4.00	1.00	-	-	-	-	-	1.00	-	-	-	-	
PD	Prospector Park	3.10	-	-	3.10	3.10	$620,000	2.50	1.00	1.00	1.00	11.00	1.00	1,680.00	1.00	-	1.00	-	-	-	-	10,037.00	-	
PD	Highland Park	19.3	-	-	19.30	19.30	$3,860,000	16.6	2.00	-	1.00	24.00	2.00	10,035.00	-	6.00	-	-	-	1.00	1.00	68,714.00	-	
PD	Rushton Meadows Park	3.10	-	-	3.10	3.10	$620,000	1.40	-	1.00	-	6.00	1.00	-	-	-	-	-	-	-	-	8,208.00	-	

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Park Type	City Parks System	Total Acreage	Less Detention	Less Gifted	Final Acres	City Owned Acreage	Land Value	Improved Turf	Pavilion - Large	Pavilion - Small	Restrooms/ Buildings	Picnic Tables	Playground	Trails & Loop Walk	Volleyball Court	Tennis Court	Basketball Court	Baseball/ Softball Field	Multi-Purpose Field	Field Lighting	Concession/ Building	Parking	Skate Park	Total Improvement Value
PD	Samuel Holt Historic Farm	3.00	-	-	3.00	0.03	$6,000		1.00	-	1.00	4.00	-	1,085.70	-	-	-	-	-	-	-	-	-	
PD	Shields Entry Park	0.60	-	-	0.60	-	$0		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
PD	Skye Park	4.90	0.52	-	4.38	4.38	$876,000	4.00	1.00	-	1.00	4.00	1.00	1,840.00	-	-	1.00	-	-	-	-	-	-	
PD	Stonehaven Park	5.30	2.31	-	2.99	2.99	$598,000	5.00	1.00	-	-	4.00	1.00	-	1.00	1.00	-	-	1.00	-	-	27,570.00	-	
PD	Sunrise Mountain Park	13.90	-	-	13.90	13.90	$2,780,000	1.00	-	1.00	-	5.00	-	5,312.00	-	-	-	-	-	-	-	3,593.00	-	
PD	Sunstone Park	2.00	1.44	-	0.56	0.56	$112,000	1.87	-	1.00	-	2.00	1.00	1,029.00	-	-	-	-	-	-	-		-	
PD	Teebox Detention Basin Park	0.50	0.50	-	-	-	$0	0.50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
PD	Triangle Park	1.80	-	-	1.80	1.80	$360,000	1.50	-	-	-	-	1.00	-	-	-	1.00	-	-	-	-	-	-	
PD	Yorkshire Park	3.50	-	-	3.50	3.50	$700,000	3.25	-	-	-	-	1.00	-	-	-	-	-	-	-	-	-	-	
							Amenity Total	**133.34**	**11.00**	**33.00**	**8.00**	**163.00**	**22.00**	**51,447.10**	**5.00**	**9.00**	**5.00**	**-**	**9.00**	**1.00**	**1.00**	**225,953.00**	**-**	
	Subtotal Passive Parks	**238.42**	**26.84**	**45.6**	**165.98**	**158.7**	**$31,740,000**	**$13,334,000**	**$1,650,000**	**$1,155,000**	**$1,440,000**	**$114,100**	**$3,300,000**	**$1,543,413**	**$25,000**	**$675,000**	**$375,000**	**$0**	**$900,000**	**$180,000**	**$250,000**	**$903,812**	**$0**	**$25,845,325**
Open Space								Acre	Each	Each	Each	Each	Each	Linear Ft.	Each	Each	Each	Each	Acre	Each	Each	Sq. Ft.	Each	
O	Jordan River Natural Open Space	47.90	-	-	47.90	47.90	$4,071,500	-	-	-	-		-		-	-	-	-	-					
O	Mulligan's Golf Course (Park Area Only)	65.40	-	-	65.40	65.40	$5,559,000	-	-	-	-		-		-	-	-	-	-			-		
	Subtotal Open Space	**113.30**	**-**	**-**	**113.30**	**113.3**	**$9,630,500**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Undeveloped								Acre	Each	Each	Each	Each	Each	Linear Ft.	Each	Each	Each	Each	Acre	Each	Each	Sq. Ft.	Each	
U	River Heights Park	2.80	-	-	2.80	-	$0		-	-	-			-	-	-	-	-	-	-	-	-	-	
U	JVWCD Park	2.00	-	-	2.00	0.50	$100,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
U	Oquirrh Park East	12.70	2.58	-	10.12	10.12	$2,024,000	-	-	-	-	-	-	-	-	-	-	-	-			-	-	
	Subtotal Undeveloped Land	**17.50**	**2.58**	**-**	**14.92**	**10.62**	**$2,124,000**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Total Amenities								145.59	12.00	44.00	17.00	196.00	25.00	61,341.10	6.00	15.00	5.00	10.00	30.00	10.00	3.00	570,848.00	1.00	-
TOTAL Value		**760.82**	**29.51**	**49.60**	**681.71**	**362.53**	**$59,476,500**	**$14,559,000**	**$1,800,000**	**$1,540,000**	**$3,060,000**	**$137,200**	**$3,750,000**	**$1,840,233**	**$30,000**	**$1,125,000**	**$375,000**	**$2,500,000**	**$3,000,000**	**$1,800,000**	**$750,000**	**$2,283,392**	**$450,000**	**$38,999,825**

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