

SECTION 1: EXECUTIVE SUMMARY

The purpose of this 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 help West Valley City (the "City") fund necessary capital improvements for future growth. This document will address the future parks and recreation, police, fire and stormwater infrastructure needed to serve the City through the next ten years, as well as the appropriate impact fees the City may charge to new growth to maintain the level of service (LOS) for parks and recreation, police, fire, stormwater and transportation.

- ☞ **Impact Fee Service Area:** The Service Area for the parks and recreation, police, fire, and transportation impact fees include all areas within the City. **FIGURE 3.1** illustrates the proposed City-wide Service Area. The stormwater impact fees are being updated for the Riter, Westridge and Lee Creek Basin stormwater districts, as shown in **FIGURE 3.2**. The City also assesses an impact fee in the Lake Park stormwater service area. The impact fee for Lake Park stormwater district will remain unchanged. This document identifies the necessary future system improvements for the Service Area and Stormwater Service Area that will maintain the existing LOS into the future.
- ☞ **Demand Analysis:** The demand units utilized in this analysis include population and household growth, calls for service, acreage and trip generation. As new development and redevelopment occurs within the City, it generates increased demand on City infrastructure. The system improvements identified in this study are designed to maintain the existing LOS for any new or redeveloped property within the City.
- ☞ **Level of Service:** The existing LOS is defined throughout each section of this document. 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.
- ☞ **Excess Capacity:** The demand analysis, existing facility inventory and LOS analysis allow for the development of a list of capital facilities necessary to serve new growth and to maintain the existing level of service. This list includes any excess capacity of existing facilities, as well as future system improvements necessary to maintain the LOS. The inclusion of excess capacity is known as a "buy-in." Any demand generated from new development that overburdens the existing system beyond the existing capacity justifies the construction of new facilities. This analysis calculates the buy-in component where applicable.
- ☞ **Outstanding Debt/Prior Financing Mechanisms:** The City issued the Series 2009 Franchise Tax Bonds to fund the fitness center; the Series 2013A Sales Tax Bond to fund public works and police related infrastructure; the Series 2016 Municipal Building Authority ("MBA") Bonds to fund a portion of fire related infrastructure; the Series 2016 Sales Tax Bonds to fund parks and recreation and police infrastructure; the Series 2017 MBA to fund a portion of parks and recreation and police infrastructure; and the Series 2019 MBA to fund a portion of parks and recreation, and public works infrastructure. The associated interest from these bonds is included in this analysis.
- ☞ **Capital Facilities Analysis:** Due to the projected new development and redevelopment within the City, additional capital improvements will be necessary as they relate to parks and recreation, fire, storm, and transportation infrastructure.
- ☞ **Funding of Future Facilities:** This analysis assumes future growth-related facilities will be funded through a combination of impact fee revenues and other funds. The analysis does not include future debt related expenses at this time.

SUMMARY OF CITY-WIDE IMPACT FEES

The impact fees proposed in this analysis will be assessed within the designated Service Areas. The table below summarizes the calculated impact fee for parks and recreation, fire, police, stormwater and transportation. Impact fees by detailed land-use types are shown in **TABLES 1.2-1.4**.

TABLE 1.1: SUMMARY OF MAXIMUM IMPACT FEE PER UNIT

	SINGLE FAMILY	MULTI-FAMILY	NON-RESIDENTIAL
Parks and Recreation	\$3,002	\$2,348	-
Fire	\$270	\$153	See Charts Below
Police	\$445	\$286	See Charts Below
Stormwater (Per Acre): Riter – Westridge – Lee Creek Basin Stormwater District	\$1,354	\$1,354	\$1,354
Stormwater (Per Acre): Lake Park Stormwater District	\$1,400	\$1,400	\$1,400
Transportation	\$426	See Charts Below	See Charts Below

TABLE 1.2: FIRE IMPACT FEE BY LAND USE TYPE

FIRE	UNIT	COST PER CALL	CALLS PER UNIT	TOTAL IMPACT FEE PER UNIT
Single Family Residential	Per Residential Unit	\$1,560	0.17	\$270
Multi-Family Residential	Per Residential Unit	\$1,560	0.10	\$153
Commercial	Per 1K SF of Building	\$1,884	0.16	\$292
Office	Per 1K SF of Building	\$1,884	0.21	\$389
Industrial	Per 1K SF of Building	\$1,884	0.02	\$35

TABLE 1.3: POLICE IMPACT FEE BY LAND USE TYPE

POLICE	UNIT	COST PER CALL	CALLS PER UNIT	TOTAL IMPACT FEE PER UNIT
Single Family Residential	Per Residential Unit	\$290	1.54	\$445
Multi-Family Residential	Per Residential Unit	\$290	0.99	\$286
Commercial	Per 1K SF of Building	\$290	2.07	\$599
Office	Per 1K SF of Building	\$290	0.80	\$233
Industrial	Per 1K SF of Building	\$290	0.18	\$53

TABLE 1.4: TRANSPORTATION IMPACT FEE BY LAND USE TYPE

Land Use Group	Unit of Measure ⁴	ITE Code	ITE Land Use Category	Average Daily Trip Rate	Pass By Adjustment	Net New Trips per Unit of Measure*	Fee per Unit Land Use
Industrial	1,000 sq ft	110	Light Industrial	4.96	0%	2.48	\$224
	1,000 sq ft	150	Warehouse	1.74	0%	0.87	\$79
	1,000 sq ft	151	Mini-Warehouse	1.51	0%	0.76	\$69
Residential	dwelling	210	Single Family House	9.44	0%	4.72	\$426
	dwelling	220	Multifamily Housing (Low-Rise)	7.32	0%	3.66	\$330
	dwelling	221	Multifamily Housing (Mid-Rise)	5.44	0%	2.72	\$245
Hotel	room	310	Hotel	8.36	0%	4.18	\$377
Recreational	1,000 sq ft	445	Multiplex Movie Theater	4.91	0%	2.46	\$222
Institutional	1,000 sq ft	520	Public Elementary School	19.52	0%	9.76	\$881
	1,000 sq ft	530	Public High School	14.07	0%	7.04	\$635
	1,000 sq ft	550	University/College	26.04	0%	13.02	\$1,175
	1,000 sq ft	560	Church	6.95	0%	3.48	\$314
	1,000 sq ft	565	Day Care	47.62	0%	23.81	\$2,149
Medical	1,000 sq ft	610	Hospital	10.72	0%	5.36	\$484
	1,000 sq ft	620	Nursing Home	6.64	0%	3.32	\$300
Office	1,000 sq ft	710	General Office	9.74	0%	4.87	\$440
	1,000 sq ft	720	Medical/Dental Office	34.80	0%	17.40	\$1,570
Retail/Service	1,000 sq ft	815	Free-Standing Discount Store	53.12	34%	17.53	\$1,582
	1,000 sq ft	820	Shopping Center	37.75	34%	12.46	\$1,124
	1,000 sq ft	840	Automobile Sales (New)	27.84	0%	13.92	\$1,256
	1,000 sq ft	841	Automobile Sales (Used)	27.06	0%	13.53	\$1,221
	1,000 sq ft	850	Supermarket	106.78	36%	34.17	\$3,084
	1,000 sq ft	851	Convenience Market-24 hr	762.28	51%	186.76	\$16,855
	1,000 sq ft	881	Pharmacy/Drugstore with Drive-Through Window	109.16	49%	27.84	\$2,513
	1,000 sq ft	912	Drive-In Bank	100.03	35%	32.51	\$2,934
	1,000 sq ft	843	Auto Parts Sales	55.34	28%	19.92	\$1,798
Restaurant/Drinking	1,000 sq ft	932	Restaurant: Sit-Down	112.18	43%	31.97	\$2,885
	1,000 sq ft	934	Fast Food, w/Drive-Up	470.95	50%	117.74	\$10,626

Source: ITE Trip Generation 10th Edition

This worksheet represents a selection of uses and is NOT all-inclusive.

*Average Daily Trips are adjusted by 50 percent to account for entering and existing trips.

Non-Standard Impact Fees

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. The City may also decrease the impact fee if the developer can provide documentation, evidence, or other credible analysis that the proposed impact will be lower than what is proposed in this analysis.

¹ 11-36a-402(1)(c)