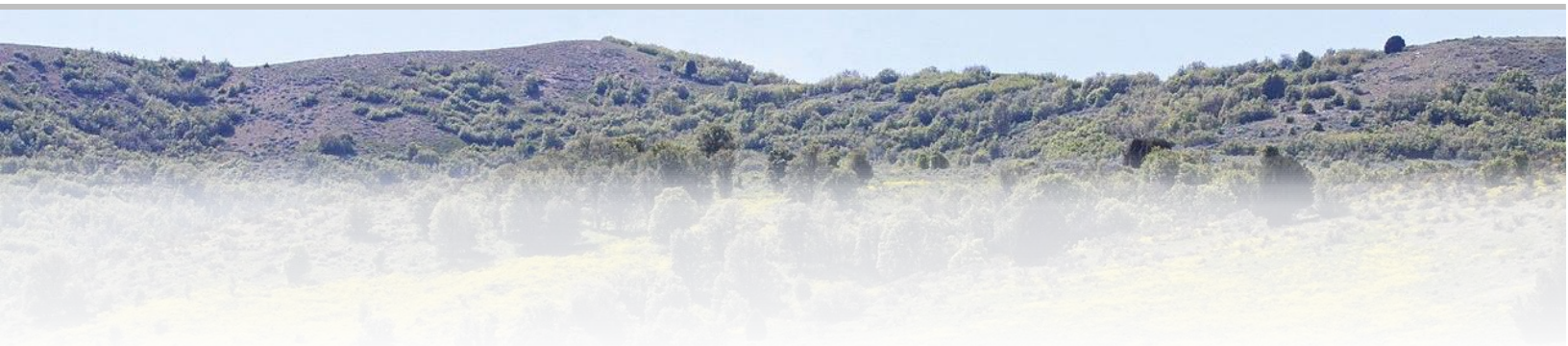


PARKS AND RECREATION IMPACT FEE FACILITIES PLAN (IFFP) & IMPACT FEE ANALYSIS (IFA) AMENDMENT WEST HAVEN, UT

APRIL 2022

**SUBMITTED BY:
LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.**



GATEWAY PLAZA BUILDING - 41 N. RIO GRANDE, STE 101 - SALT LAKE CITY, UT 84101
(P) 801-596-0700 - (TF) 800-581-1100 - (F) 801-596-2800 - WWW.LEWISYOUNG.COM

IMPACT FEE FACILITIES PLAN AMENDMENT AND IMPACT FEE ANALYSIS AMENDMENT CERTIFICATION

IFFP Amendment Certification

LYRB certifies that this amendment to the 2019 Impact Fee Facilities Plans 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 (LOS) for the facilities, through impact fees, above the LOS 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; and,
3. complies in each and every relevant respect with the Impact Fees Act.

IFA Certification

LYRB certifies that this amendment to the 2019 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 LOS for the facilities, through impact fees, above the LOS that is supported by existing residents; or,
 - 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;
3. offsets costs with grants or other alternate sources of payment; and,
4. complies in each and every relevant respect with the Impact Fees Act.

LYRB makes this certification with the following caveats:

1. All of the recommendations for implementations of the IFFP made in the IFFP documents or in the Impact Fee Analysis documents are followed by City Staff and elected officials.
2. If all or a portion of the IFFP or Impact Fee Analysis are modified or amended, this certification is no longer valid.
3. All information provided to LYRB 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.



AMENDMENT I: IFFP & IFA

Lewis Young Robertson & Burningham, Inc., (“LYRB”) was retained by the city of West Haven (the “City”) to provide an amendment (the “Amendment”) to the Parks & Recreation Impact Fee Facilities Plan (“IFFP”) and Impact Fee Analysis (“IFA”) completed in 2019 (the “Analysis”). This Amendment document details the updates that have been made to the Analysis. The City has requested the Amendment to incorporate additional existing recreation facilities into the “Existing Facilities Inventory” section the Analysis (See Section 4 of the Analysis). This Amendment does not replace the previous Analysis.

UPDATES TO THE ANALYSIS

TABLE A1.1: AMENDMENTS TO EXISTING FACILITIES

	EXISTING SF
West Haven Elementary School	3,312
Rocky Mountain Jr. High	13,416
Quest Academy	7,081
Total SF	23,809

EXISTING FACILITIES INVENTORY

The Utah Impact Fee Act defines public facilities as “impact fee facilities that have a life expectancy of 10 or more years and are owned or operated by or on behalf of a local political subdivision or private entity”.¹ Currently, the City is served by facilities owned and operated by Weber County School District, which contribute to the City’s existing level of service. These facilities were not included in the

Analysis. The Analysis is amended to include the recreation facilities defined below:

LEVEL OF SERVICE ANALYSIS

The facilities above result in a square footage level of service of 1,409 square feet (SF) per 1,000 population. In order to maintain the existing LOS, the City will need to construct an additional 14,458 SF of recreation facilities.

TABLE A1.2: AMENDMENTS TO EXISTING LOS

	IFFP AMENDMENTS
IFFP Existing Population	15,980
Recreation SF LOS per 1,000 Population	1,490
IFFP New Population Demand	9,704
New SF Needed for IFFP Demand	14,458
New SF Needed for Build Out Demand	31,261

According to the City, recreation programs have remained at relatively level but strong enrollment over the past five years. Other programs have been considered by the City but facility limitations have impacted implementation. Without additional dedicated facilities, new programs to meet increasing population demands will be challenging to implement.

FUTURE CAPITAL FACILITIES

Weber School District has approached the City about partnering on development of the new junior high that is under construction. Construction bids have been received and the second gymnasium was listed as an add-alternate. The cost came in at \$3.5 million. If the City committed to a partnership, the City would need to commit to pay \$3.5 million by June of 2024. The City would have access to both gyms during weekday evenings and all day on Saturdays during the year and would have access to exterior field usage for outdoor sports. This consideration would provide dedicated recreational facilities to maintain the existing LOS. Based on the LOS calculations above, approximately 31 percent of the new facility will be needed for new development within the IFFP planning horizon, with 67 percent of the total facility considered growth-related.

TABLE A1.3: AMENDMENTS TO FUTURE FACILITIES

	PROPOSED SF
New Facility SF	46,577
New Facility Cost	\$3,500,000
Allocation to IFF Demand	14,458
% of New Facility to IFFP Demand	31%
Total Demand Served by New Facility	31,261
% of New Facility to Growth	67%
Cost to IFFP Demand	\$1,086,455
Total New Growth Cost	\$2,349,112

The City has several options to finance the proposed recreation improvements. The primary option is the use of park impact fees for any impact fee eligible cost, with the General Fund and Capital Projects Funds funding the non-eligible portions.

AMENDED IMPACT FEE CALCULATIONS

While the addition of the recreation facilities in the LOS calculations could potentially increase the impact fee calculated in the Analysis, the City has opted not to modify the existing impact fee schedule at this time, but only reiterate recreation facilities are included as an impact fee eligible cost.

¹ Utah Code 11-36a-102(17)

SUMMARY

The Impact Fees Act requires that this analysis include a summary designed to be understood by a lay person.² In summary, the IFFP and IFA adopted in 2019 is being amended to incorporate additional existing recreation facilities into the “Existing Facilities Inventory”. There is no change to the 2019 impact fee schedule proposed at this time.

² See Utah Code 11-36a-502