



STAFF REPORT

DATE: May 13, 2022

TO: Honorable Mayor and City Council

FROM: John Penrod, City Attorney

SUBJECT: CONSIDERATION OF AN ORDINANCE THAT ADOPTS, ENACTS AND AMENDS THE “SPRINGVILLE CITY PARKS, RECREATION, TRAILS AND OPEN SPACE MASTER PLAN,” THE “IMPACT FEE FACILITIES PLAN (IFFP) & IMPACT FEE ANALYSIS (IFA) - PARKS AND RECREATION FACILITIES,” AND THE PARKS AND RECREATION IMPACT FEE.

Recommended Motion: Motion to approve Ordinance No. ___ that adopts, enacts and amends the “Springville City Parks, Recreation, Trails and Open Space Master Plan,” the “Impact Fee Facilities Plan (IFFP) & Impact Fee Analysis (IFA) - Parks and Recreation,” and the Parks and Recreation Impact Fee.

Executive Summary: This matter is to consider updates to the “Springville City Parks, Recreation, Trails and Open Space Master Plan” (the “Master Plan”), the “Impact Fee Facilities Plan (IFFP) & Impact Fee Analysis (IFA) - Parks and Recreation Facilities” and the Parks and Recreation Impact Fee. The Master Plan was last fully updated in 2005 and the other documents were updated in 2015. Here are brief descriptions of the proposed documents:

- **Master Plan.** The Master Plan is a tool that provides an up-to-date and comprehensive plan for developing parks, recreation, trails and open space systems and programs in an orderly way to keep up with the demands and needs of the community today and into the future.
- **Impact Fees.** The IFFP and IFA sets the maximum justifiable impact fee amount for the next 6 to 10 years at somewhere between \$8,235 to \$8,661 for a single-family home and \$6,286 to \$6,611 to for a multi-family unit. The impact fee is to meet the impacts of new development on the City’s park systems.

Two of the most critical items to consider are: 1. What is the correct level of service to adopt? 2. What is the appropriate impact fee amount?

Focus of Action: The focus of action is to consider an ordinance that approves, updates and amends the Master Plan, IFFP, IFA and the Parks and Recreation Impact Fees.

Background: In 2005, the City developed a parks, recreation and trails master plan (the “2005 Master Plan”). Over the years the City has worked towards implementing the 2005 Master Plan. In 2020, the City decided to update the 2005 Master Plan. Along with the Master Plan, the City has worked towards updating the Parks and Recreation IFFP, IFA, and impact fee, all of which were last updated in 2015.

The below provides some of the pertinent information in the Master Plan, IFFP and IFA.

- **Parks LOS.** Springville currently owns 253.60 acres for parks. Of that total amount, 180.40 acres are developed, giving the City a current LOS of 5.11 developed acres per 1,000 people. The LOS provided for in the Master Plan for future growth is 5.0 acres per 1,000 people, which is the same LOS for similar types of parks established in the 2005 Master Plan.
- **Future Park Development.** Here’s a breakdown of what property needs to be purchased and developed by 2030 and 2050 (buildout):
 - **2030** - 61.2 acres of parks needs to be developed within the next 10 years to maintain the LOS.
 - **2050** - An additional 49.2 acres need to be purchased and developed between 2030 and 2050. The breakdown of where the 49.2 acres needs to be purchased and developed is as follows:
 - 23.0 acres need to be purchase and developed to fill in gap areas to meet distribution LOS needs, *See* Maps 3 & 4 on pages 49 & 50 of the Master Plan; and
 - 26.2 additional acres need to be purchased and developed anywhere within the City’s parks system.
- **Park Amenities.** Pages 57 through 59 of the Master Plan describe the current LOS and future LOS for park amenity needs. Discussions on future park amenity needs looks at national suggested standards and the City’s unique needs and expectations. The Master Plan suggestion is that over the next 10 years, the City should include in the development of its parks two multipurpose fields, one sand volleyball court, one skate/bike park, one splash pad/water feature and one tennis court.
- **Park Costs.** Costs for future parks amount to \$250,000 per acre to purchase property and \$400,000 per acre to develop property.
- **Trails.** Pages 100 through 106 provides a future trail concept and trail plans going into the future. The Master Plan concepts and plans will later be further addressed through a more specific Active Transportation Master Plan.

- Impact Fees. Under Utah law, the purpose of the IFFP and IFA is for a city to plan necessary capital improvements to maintain the City's LOS to keep up with impacts of new development. The below addresses legal requirements incorporated in the IFFP and IFA.
 - LOS - The impact fee is based on the LOS.
 - Master Plan. The City's current Master Plan LOS for parks is 5.0 acres per 1,000.
 - Level of Investment. The level of investment method LOS is derived based on the land and improvement values per capita.
 - Service Area - The service area in which the parks and recreation impact fees will be charged is the area within the City.
 - Demand Analysis - The demand analysis looks at the City's current population, determines what the per capita cost for parks development, and estimates how much the City will grow within 10 years. According to the IFFP and IFA, it is planned for the City to grow by 12,961 people over the next 10 years.
 - Funding of Future Facilities - The IFFP and IFA provide the funding source for future park development based on new development. The funding source for parks and recreation infrastructure related to new development is impact fees because "they are an appropriate and fair mechanism for funding growth-related infrastructure."
 - Implementation - A city has to wait 90 days before collecting impact fees after new or amended impact fees are adopted.
 - Encumbered - Collected impact fees must be spent within six years of collecting the impact fees.
- Impact Fee Calculations. The impact fee is developed through two scenarios:
 - Level of Investment - This scenario is based on a growth-driven method and amounts to \$2,194 per capita, resulting in impact fees of \$8,235 for a single-family home and \$6,286 for a multi-family unit.
 - Master Plan - This scenario basis the impact fee on the Master Plan estimated costs and level of service and amount to \$2,308 per capita, resulting in impact fees of \$8,661 for a single-family home and \$6,611 for a multi-family unit.

Discussion: The City Council and the PAR Board have had an opportunity to review and discuss the Master Plan, IFFP, IFA and potential increase in the parks and recreation impact fees. The Planning Commission has only reviewed the Master Plan. To date, it appears that the City Council is good with the Master Plan. Accordingly, this discussion will only focus on the impact fees.

Council Consideration

On considering the proposed ordinance, the City Council may do any of the following with respect to the parks and recreation impact fee:

1. adopt the maximum justifiable impact fee;
2. adopt an impact fee below the maximum justifiable impact fee and maintain the current LOS;
3. reduce the current LOS, which in return would reduce the maximum justifiable impact fee;
4. do nothing and continue with the current impact fee; or
5. reduce or do away with the current impact fee.

The below information is provided to help the Council in its consideration.


Impact Fee Comparison

As stated above, the maximum justifiable impact fee for parks and recreation is between \$8,235 (level of investment approach) and \$8,661 (master plan approach) per single-family dwelling (the “Maximum Impact Fee”). The current impact fee is \$3,715 for a single-family dwelling. If the Maximum Impact Fee is adopted, it would be an increase in the parks and recreation impact fee somewhere between 122% to 133% and would place the City’s parks and recreation impact fee at the top of parks impact fees charged by cities within Utah County by over \$2,300. (The average of impact fees in Utah County is \$3,413.82.)

Currently, Springville’s overall impact fees are \$12,005.00 (based on a 10,000 sq. ft. lot and house worth \$500,000), which amount is in the middle of impact fees charged by Utah County cities. This total amount is hard to compare to the total impact fees collected by other cities because several cities do not charge certain impact fees based on the city’s individual situation. For instance, not every city charges a power impact fee because not all cities provide power.

Below are two documents that provide an impact fee comparison between Utah County cities. The information was collected and provided to us by the Utah Valley Home Builders Association.

Spreadsheet of Overall Impact Fees

	Am Fork	Alpine	Cedar Hills	Sp Fork	Eagle Mt.	Santaquin	Pl Grove	Orem
CULINARY WATER	\$ 2,502.45	\$ 1,123.00	\$ 1,749.00	\$ 1,496.67	\$ 3,668.00	\$ 1,180.00	\$ 1,932.00	\$ 4,407.00
ROADS/TRANSPORTATION	\$ 3,548.30	\$ 1,183.32	\$ 624.90	\$ 1,820.00	\$ 1,235.00	\$ 768.00	\$ 1,533.00	\$ 442.00
SEWER	\$ 840.08	\$ 492.00	\$ 928.80	\$ 2,632.57	\$ 3,462.00	\$ 4,416.00	\$ 1,035.00	\$ 847.00
PARK/RECREATION		\$ 2,688.00	\$ 2,256.00	\$ 4,795.00	\$ 3,580.00	\$ 3,817.00	\$ 1,804.00	\$ 2,891.00
PUBLIC SAFETY	\$ 755.75		\$ 495.13	\$ 895.25	\$ 42.00	\$ 531.15		\$ 338.00
STORM WATER	\$ 600.00	\$ 800.00		\$ 2,125.00	\$ 640.00	\$ 770.00	\$ 2,242.00	\$ 388.00
ELECTRICITY				\$ 1,830.27				
PRESSURIZED IRRIGATION	\$ 2,800.00	\$ 950.00		\$ 1,400.00		\$ 3,786.00		
IMPACT FEES TOTAL	\$ 14,902.57	\$ 7,216.32	\$ 6,053.83	\$ 16,994.76	\$ 12,627.00	\$ 15,268.15	\$ 8,546.00	\$ 9,313.00
City Fees/ HookUps	\$ 4,903.29	\$ 1,170.00	\$ 7,058.92	\$ 2,807.00	\$ 650.00	\$ 1,376.00	\$ 5,548.00	\$ 323.00
TSSD	\$ 1,785.55	\$ 1,785.55	\$ 1,785.55		\$ 1,785.55		\$ 1,785.00	
TOTAL 10,000 sq. ft. lot/\$500.00	\$ 21,591.41	\$ 10,171.87	\$ 14,898.30	\$ 19,801.76	\$ 15,062.55	\$ 16,644.15	\$ 15,915.00	\$ 9,636.00
	Lindon	Highland	Vineyard	Salem	Mapleton	Wd. Hills	Elk Ridge	Sar Spgs
CULINARY WATER	\$ 1,557.00	\$ 603.00	\$ 3,677.00	\$ 1,655.20	\$ 1,417.00	\$ 6,800.00	\$ 5,653.00	\$ 2,485.00
ROADS/TRANSPORTATION		\$ 538.00	\$ 3,586.00	\$ 1,460.00			\$ 3,304.00	\$ 872.00
SEWER	\$ 1,086.00	\$ 2,108.00	\$ 2,391.00	\$ 5,376.67	\$ 3,156.91	\$ 2,065.98	\$ 2,664.00	\$ 908.14
PARK/RECREATION	\$ 4,500.00	\$ 5,854.00		\$ 4,918.83	\$ 3,587.00		\$ 2,393.00	\$ 2,558.02
PUBLIC SAFETY	\$ 314.00	\$ 760.69		\$ 2,382.00	\$ 402.52			\$ 467.13
STORM WATER	\$ 799.00	\$ 1,500.00	\$ 337.00					
ELECTRICITY				\$ 2,896.00				
PRESSURIZED IRRIGATION	\$ 450.00	\$ 4,300.00		\$ 2,505.00	\$ 6,100.00			
IMPACT FEES TOTAL	\$ 8,706.00	\$ 15,663.69	\$ 9,991.00	\$ 21,193.70	\$ 14,663.43	\$ 8,865.98	\$ 14,014.00	\$ 7,290.29
City Fees/ HookUps	\$ 4,476.00	\$ 908.00	\$ 5,285.02	\$ 1,530.00	\$ 3,428.00	\$ 3,860.00	\$ 6,100.00	\$ 950.00
TSSD		\$ 1,785.55	\$ 1,785.55					\$ 1,785.55
TOTAL 10,000 sq. ft. lot/\$500.00	\$ 13,182.00	\$ 18,357.24	\$ 17,061.55	\$ 22,723.70	\$ 18,091.43	\$ 12,725.98	\$ 20,114.00	\$ 10,025.84
	Provo	Lehi	Springville	Payson	<p>CITY FEES incl bldg permit, plan ck, hook ups etc. Based on 10,000 sq. lot \$500,000. Ut Cty Median Price (\$F) single family home valuation. This is a fair estimate of what the city will charge. Acknowledge many variables will affect the total cost per SF home. Some cities have multiple districts with different fees. This chart only shows one district. **These are fees that are ordinance approved as of January 31, 2022. (All numbers provided by city officials).</p> 			
CULINARY WATER	\$ 4,042.80	\$ 1,194.07	\$ 1,106.00	\$ 1,299.00				
ROADS/TRANSPORTATION	\$ 1,293.06	\$ 1,163.00	\$ 676.00					
SEWER	\$ 2,370.64	\$ 761.43	\$ 1,716.00	\$ 2,065.98				
PARK/RECREATION	\$ 3,105.10	\$ 2,772.98	\$ 3,715.00	\$ 2,800.00				
PUBLIC SAFETY	\$ 580.67	\$ 296.37	\$ 461.00	\$ 770.00				
STORM WATER	\$ 1,667.58	\$ 347.75	\$ 972.00					
ELECTRICITY	\$ 1,750.00	\$ 1,187.71	\$ 1,916.00	\$ 1,515.00				
PRESSURIZED IRRIGATION		\$ 1,094.66	\$ 1,443.00	\$ 1,451.00				
IMPACT FEES TOTAL	\$ 14,809.85	\$ 8,817.97	\$ 12,005.00	\$ 9,900.98				
City Fees/ HookUps	\$ 514.02	\$ 5,419.10	\$ 697.00	\$ 892.50				
TSSD		\$ 1,785.55						
POWER	\$ 1,000.00	\$ 374.02	\$ 730.00					
TOTAL 10,000 sq. ft. lot/\$500.00	\$ 16,323.87	\$ 16,396.64	\$ 13,432.00	\$ 10,793.48				

Comparison of Overall Impact Fees and Park Impact Fees

	Overall Impact Fees	IMPACT FEES	Parks Impact Fees	LOS - acres/1,000 people
Cedar Hills	\$6,053.83		\$ -	
Alpine	\$7,216.32		\$ -	
Saratoga Springs	\$7,290.29		\$1,804.00	
Pleasant Grove	\$8,560.00		\$2,256.00	
Lindon	\$8,706.00		\$2,393.00	
Lehi	\$8,817.97		\$2,558.02	3.7 acres
Woodland Hills	\$8,865.98		\$2,688.00	
Orem	\$9,313.00		\$2,772.98	3.6 acres
Payson	\$9,900.98		\$2,800.00	
Vineyard	\$9,991.00		\$2,891.00	2.8 acres
Springville	\$12,005.00		\$3,105.10	4.8 acres
Eagle Mountain	\$12,627.00		\$3,580.00	
Elk Ridge	\$14,014.00		\$3,715.00	5.11 acres
Mapleton	\$14,663.43		\$3,587.00	4.9 acres
Provo	\$14,809.85		\$3,817.00	
American Fork	\$14,902.57		\$4,500.00	
Santaquin	\$15,268.15		\$4,795.00	4.7 acres
Highland	\$15,663.69		\$4,918.83	4.3 acres
Spanish Fork	\$16,994.76		\$5,854.00	
Salem	\$21,193.70			
	<ul style="list-style-type: none"> Springville with \$8,661.00 parks impact fee = \$16,951 	<ul style="list-style-type: none"> Proposed Parks Impact Fee = \$8,661 	<ul style="list-style-type: none"> Highest = St. George - 5.7 acres Rough Ave - 4.15 acres 	

Level of Service

If the Council does not want to adopt the Maximum Impact Fee, one way to reduce the Maximum Impact Fee is to reduce the LOS. The LOS is derived based on two methods: the level of investment and master plan.

Level of Investment - This model determines the LOS by taking a snap shot of the value of the City's current park facilities and calculating a current per capita cost for today's LOS. The per capita cost is then used to determine how much money is needed to maintain the level of service over the next 10 years by multiplying the per capita LOS amount by the projected 10 year estimated population growth of 12,961 people. Below are two tables that show how the level of investment for LOS approach is calculated.

TABLE 6.1: ILLUSTRATION OF SPRINGVILLE CITY PARKS AND RECREATION FUTURE IMPROVEMENTS

TYPE OF IMPROVEMENT	POPULATION INCREASE IFFP HORIZON	LEVEL OF INVESTMENT PER CAPITA	ESTIMATED FUTURE INVESTMENT
City-Wide Service Area	12,961	\$2,192	\$28,416,578

TABLE 6.2: NEW INVESTMENT NEEDED BY TYPE OF FACILITY TO MAINTAIN LEVEL OF SERVICE

PARK TYPE	PER 1,000 CAPITA	ACRES/MILES NEEDED	EST. LAND PER ACRE	EST. IMPROV. PER ACRE	TOTAL VALUE PER ACRE/MILE	NEW VALUE	PER CAPITA
All Facilities	7.19	93.20	\$192,271	\$112,634	\$304,905	\$28,416,578	\$2,192
Developed	5.12	66.30	\$250,000	\$139,386	\$389,386	\$25,815,112	\$1,992
Undeveloped	2.08	26.90	\$50,000	\$0	\$50,000	\$1,345,051	\$104
Special Use/Other	NA	NA	NA	NA	NA	NA	NA
Trails	0.37	4.78	NA	NA	\$255,024	\$1,218,378	\$94

If the Council wants to reduce the amount of the parks and recreation impact fee over the next 10 years, they could reduce one of the above amounts in the table, which in turn would reduce the LOS outcome over the next 10 years.

Master Plan Approach - Under this approach to determine LOS, the IFA looks at the LOS developed in the Master Plan and projects over the next 10 years what it would cost to maintain the LOS. The key number to maintain the LOS over the next 10 years is the number of park acres per 1,000 people. The LOS shows that we need to maintain 5.0 acres per 1,000 people. It currently costs \$250,000 to purchase an acre of land for parks and \$400,000 to develop a park acre. The Council could reduce the number of acres per 1,000 people to reduce the overall impact fee amount.

Recommendations:

Planning Commission Recommendation: Under Utah law, the planning commission is not required to provide a recommendation on the adoption of impact fees. The planning commission recommends adopting the Master Plan but does not have a recommendation regarding the IFFP, IFA or Impact Fee.

PAR Board Recommendation:

The PAR Board provided five recommendations pertinent to the proposed ordinance.

1. Adopt the Master Plan,
2. Adopt the IFA and maximum justifiable parks and recreation impact fee,
3. Provide the City Council a comparison of parks impact fees with other cities,
4. Provide the City Council with legal consequences of adopting the maximum justifiable parks and recreation impact fee, and
5. Maintain the parks and recreation LOS.

One reason that seemed uniform throughout the PAR Board's discussion to adopt the maximum justifiable impact fee amount was that the PAR Board members feel that one of the City's greatest assets is its parks facilities. They want the City to continue to maintain its "awesomeness," which would require adopting the maximum justifiable impact fee.

Staff's Recommendation:

Staff recommends not changing the maximum justifiable amount and implement the impact fee using a stepped approach. Staff's recommendation is to start at 70% of the maximum justifiable amount, which would be \$6,062.70 for a single-family dwelling and \$4,627.70 for a multi-family unit. Then review/increase the impact fee every 90 to 180 days until the full maximum justifiable amount is reached.

Alternatives: The City Council could adopt, modify or deny the proposed ordinance.

Fiscal Impact: If the Council wants to maintain the current LOS over the next 10 years, not adopting the maximum justifiable amount could cost the City additional money outside of impact fees to pay for new parks for new development.

John Perrod
City Attorney

Attachments: Proposed Resolution with the Settlement Agreement

ORDINANCE #XX-2022

AN ORDINANCE ADOPTING AND AMENDING THE “SPRINGVILLE CITY PARKS, RECREATION, TRAILS AND OPEN SPACE MASTER PLAN” AND THE “IMPACT FEE FACILITIES PLAN (IFFP) & IMPACT FEE ANALYSIS (IFA), PARKS AND RECREATION FACILITIES” AND ENACTING THE PARKS AND RECREATION IMPACT FEE.

WHEREAS, Springville City (the “City”) has legal authority pursuant to Title 11, Chapter 36a of the Utah Code known as the “Impact Fee Act” (the “Act”) to impose development impact fees as a condition of development approval, which impact fees are used to defray capital infrastructure costs attributable to new development activity; and

WHEREAS, the City has historically assessed impact fees as a condition of development approval in order to appropriately assign capital infrastructure costs to development in an equitable and proportionate manner; and

WHEREAS, on July 9, 2020, pursuant to the Act, the City properly noticed its intent to update its Springville City Parks, Recreation, Trails and Open Space Master Plan (the “Master Plan”) and to create and amend its Parks and Recreation Impact Fee Facilities Plan (the “IFFP”) and to amend its Parks and Recreation Impact Fee (the “Impact Fee”) based on an updated Parks and Recreation Impact Fee Analysis (the “IFA”); and

WHEREAS, the City has reviewed and evaluated the City’s service area for the park and recreation system, which consists of the entire area within the Springville municipal boundary, and has determined that it is in the City’s best interest to establish the said service area for the purpose of imposing the Impact Fees; and

WHEREAS, pursuant to the requirements of Sections 11-36a-301 - 304 of the Act, Landmark Design has prepared (1) the Master Plan, entitled “Springville City Parks, Recreation, Trails and Open Space Master Plan,” dated March 2022, and (2) Lewis, Young, Robertson & Burningham, Inc. (“LYRB”, has prepared the IFFP and IFA, entitled “Impact Fee Facilities Plan (IFFP) & Impact Fee Analysis (IFA), Parks and Recreation Facilities,” dated March 2022, which LYRB has properly certified pursuant to the requirements of Section 11-36a-306 of the Act; and

WHEREAS, LYRB has also calculated the Impact Fees as set forth in the IFFP and the IFA and pursuant to the requirements of Sections 11-36a-305 of the Act; and

WHEREAS, on May 17, 2022, the Springville Planning Commission held a properly noticed public hearing regarding the Master Plan and recommended approving the Master Plan to the City Council (Section 11-36a-504(2) states that planning commission involvement is not required in the impact fee enactment process); and

WHEREAS, on May 5, 2022, pursuant to Section 11-36a-502 and 504 of the Act, a full copy of the Master Plan, the IFFP, the IFA, and this Ordinance, along with an executive summary of the IFFP and the IFA that was designed to be understood by a lay person, were made available to the public at the Springville City Public Library, posted on the City's Website, and the Utah Public Notice Website; and

WHEREAS, on May 17, 2022, the Springville City Council held a public hearing regarding the Master Plan, the IFFP, the IFA, and this Ordinance; and

WHEREAS, the Springville City Council does now desire to hereby approve and adopt the Master Plan, the IFFP, and the IFA and to formally enact and amend Park and Recreation Impact Fees pursuant thereto and pursuant to the requirements of Sections 11-36a-401 through 11-36a-403 of the Act.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Springville, Utah:

SECTION 1: Adoption.

The Master Plan, the IFFP, and the IFA are attached hereto and approved, adopted and incorporated as part of this Ordinance. The Parks and Recreation Impact Fees as set forth in the IFA are hereby approved and adopted, and at the time the Impact Fees become effective pursuant to this Ordinance, the fees will replace all previously adopted parks and recreation impact fees.

SECTION 2: Service Area.

The service area established in the IFFP and the IFA and for which Park and Recreation Impact Fees are established and imposed is the entirety of the area within Springville City's municipal boundaries (the "Service Area"). The Service Area is established based upon sound planning principles for the City's park and recreation system services.

SECTION 3: Level of Service.

The existing and proposed level of service provided by the City's parks and recreation system shall remain the same as it was prior to this Ordinance and is hereby adopted as the level of service to be provided throughout the City. The existing and proposed level of service is defined in the Master Plan, the IFFP, the IFA, and the Impact Fee Summary of the IFA and IFFP and includes the following:

1. The parks and recreation level of service is based on maintaining the existing Level of Investment ("LOI") in current parks and recreation facilities. The level of service 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), resulting in a total value per capita for parks and recreation.
2. The parks and recreation level of service is described in "Section 4: Existing Facilities Inventory" and "Section 5: Level of Service Analysis" of the IFFP and IFA attached to and incorporated in this Ordinance. The current level of service described Sections 4 and 5 includes, but is not limited to, the following:
 - a. Table 5.1 shows 253 of total park acres, which includes 180.40 developed acres and 73.20 undeveloped acres, resulting in:
 - i. 7.19 acres of park property per 1,000 people.
 - ii. 5.12 developed park acres per 1,000 people.
 - b. Table 4.2 lists existing park facility improvements.
 - c. Table 5.2 provides a total value of the City's parks and recreation existing level of service, resulting in a total value per acre of \$304,905.
3. The City's parks and recreation level of service is also defined throughout portions of the Master Plan. Page 47 provides the level of service for acres per 1,000 people. It states that the level of service is "5.0 park acres per 1,000 people, which is slightly rounded down from the existing" level of service. Pages 57 through 59 provides an amenity level of service analysis. Other levels of service are found throughout the Master Plan.

SECTION 4: Impact Fee Analysis and Impact Fee Calculations.

As found in the IFA, the Parks and Recreation Impact Fee calculation is based on the following:

1. Elements. In calculating the Parks and Recreation Impact Fee, the City has included those costs allowed, including debt service, if any, that are found under Section 11-36a-305 of the Act.
2. Proportionate Share Analysis. Included within the IFA is a proportionate share analysis as required by Section 11-36a-304 of the Act.
3. Formula. The Impact Fee is based upon the Act's required proportionate share analysis in determining the total project costs to maintain the City's current parks and recreation level of service for new development activity that will occur during the next six (6) to ten (10) years. The following schedule of the Impact Fees to be imposed for each type of development activity and for each type of system improvement and/or the formula the City will use to calculate each impact fee. A more detailed analysis is found in the attached IFFP and IFA.
4. The below are Tables 6.1 and 6.2 of the IFA that provide the formula for the Parks and Recreation Impact Fees based on the level of investment. The calculations for land cost per acre/mile, improvement value per acre, total cost per acre and population numbers are found in the IFFP and IFA.

SCENARIO 1: PROPOSED PARKS AND RECREATION IMPACT FEE BASED ON LEVEL OF INVESTMENT

Using the growth-driven methodology, the fee per capita is \$2,194 as shown in TABLE 7.1. Based on the per capita fee, the proposed impact fee per household ("HH") is illustrated in TABLE 7.2.

TABLE 7.1: IMPACT FEE VALUE PER CAPITA

TYPE OF IMPROVEMENT	EXISTING LOS PER 1,000	LAND COST PER ACRE/MILE	IMP. VALUE PER ACRE	TOTAL COST PER ACRE	PER 1,000 POPULATION	PER CAPITA LOS
All Parks	7.19	\$192,271	\$112,634	\$304,905	\$2,192,468	\$2,192
Impact Fee Credit						\$0
Professional Expense*						\$2
Estimate of Impact Fee Per Capita						\$2,194

*Professional Expense based on IFFP and IFA cost of \$20,000

TABLE 7.2: PARK IMPACT FEE SCHEDULE

	PERSONS PER HH	FEE PER HH	FEE PER HH	% CHANGE
Single Family	3.75	\$8,235	\$3,715	122%
Multi-Family (Including Mobile Homes)	2.86	\$6,286	\$3,164	99%

5. The below are Tables 6.3 and 6.4 of the IFA that provide the formula for the Parks and Recreation Impact Fees based on the Master Plan. The calculations to obtain the total costs per acre and population numbers are found in the IFFP and IFA.

SCENARIO 2: PROPOSED PARKS AND RECREATION IMPACT FEE BASED ON MASTER PLAN

Using the Master Plan estimated costs and level of service, the fee per capita is \$2,308 as shown in TABLE 7.3. Based on the per capita fee, the proposed impact fee per household (“HH”) is illustrated in TABLE 7.4. This produces a fee lower than the fee based on the current level of investment.

TABLE 7.3: IMPACT FEE VALUE PER CAPITA

TYPE OF IMPROVEMENT	TOTAL COST PER ACRE	PER 1,000 POPULATION	PER CAPITA LOS
All Parks	\$29,888,513	\$2,306,035	\$2,306
Impact Fee Credit			\$0
Professional Expense	\$20,000		\$2
Estimate of Impact Fee Per Capita			\$2,308

TABLE 7.4: PARK IMPACT FEE SCHEDULE

	PERSONS PER HH	FEE PER HH	FEE PER HH	% CHANGE
Single Family	3.75	\$8,661	\$3,715	133%
Multi-Family (Including Mobile Homes)	2.86	\$6,611	\$3,164	109%

6. Impact Fee Amount. Based on the above impact fee formulas, the City adopts a Parks and Recreation Impact fee in the amount of \$8,661 per single family dwelling and \$6,611 per dwelling unit in multi-family buildings (including mobile homes).
7. Non-standard Impact Fees. The City reserves the right under the Act to assess an adjusted impact fee that more closely matches the true impact that the land use will have upon the parks and recreation system. This adjustment could result in a different impact fee if evidence suggests a particular user will create a different impact than what is standard for its category.
8. Impact Fee Adjustments.
 - a. The City Council is authorized to adjust the standard impact fee at the time the fee is charged to:
 - i. respond to:
 1. unusual circumstances in specific cases; or
 2. a request of a prompt and individualized impact fee review for the development activity of the state, a school district, or a charter school and an offset or credit for a public facility for which an impact fee has or will be collected, and
 - ii. ensure that the impact fees are imposed fairly.
 - b. The impact fee may be adjusted for a particular development based on studies or data provided by a developer after review by the City’s Impact Fee Administrator and approval by the City Council.

9. Credits and Reimbursements.

- a. A developer, including a school district or a charter school, shall receive a credit against or proportionate reimbursement of an impact fee from the City if the developer:
 - i. dedicates land for a system improvement,
 - ii. builds and dedicates some or all of a system improvement, or
 - iii. dedicates a public facility that the City and the developer agree will reduce the need for a system improvement.
- b. The City shall require a credit against the impact fee for any dedication of land for, improvement to, or new construction of, any system improvements provided by the developer if the facilities:
 - i. are system improvements, or
 - ii. A. are dedicated to the public, and
B. offset the need for an identified system improvement.

SECTION 5: Assessment.

The City shall charge the Impact Fee as part of the construction of any new dwelling unit within Springville City.

SECTION 6: Expenditure of Impact Fees.

The City may expend impact fees only for a system improvements identified in the IFFP and for the specific public facility type for which the fee was collected. Impact fees will be expended on a first-in-first-out basis. Impact fees collected pursuant to this Ordinance shall be expended or encumbered for a permissible use within six (6) years of their receipt. The City may hold the fees for longer than six (6) years if it identifies, in writing, an extraordinary and compelling reason why the fees should be held longer than six (6) years and an absolute date by which the fees will be expended.

SECTION 7: Refunds.

The City shall refund any impact fee paid by a developer, plus interest earned, when:

- 1. the developer does not proceed with the development activity and has filed a written request for a refund;

2. the fee has 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.

SECTION 8: Impact Fee Challenges.

A person or entity that has standing to challenge an impact fee may appeal the impact fee pursuant to Title 14, Chapter 5 of the Springville City Code. The procedures and time limitations for challenging an impact fee, including procedures for mediation and/or arbitration, shall be as set forth in Sections 11-36a-702 through 705 of the Act. The applicable remedies for an impact fee challenge shall be limited to those set forth in Section 11-36a-701 of the Act.

SECTION 9: Accounting of Impact Fees.

The City shall follow all of the accounting and reporting requirements found in Section 11-36a-601 of the Act.

SECTION 10: Severability.

If any portion or provision of this Ordinance shall be declared invalid for any reason, such decision shall not affect the remaining portions of this Ordinance that shall remain in full force and effect. For this purpose, the provisions of this Enactment are declared to be severable.

SECTION 11: Effective Date.

This Ordinance will become effective 90 days after its approval.

SECTION 12: Publication.

The City Recorder shall cause this ordinance, or a short summary hereof, to be published as required by Utah law.

END OF ORDINANCE

ADOPTED by the City Council of Springville, Utah, this _____ day of May 2022.

SPRINGVILLE CITY

Matt Packard, MAYOR

ATTEST:

Kim Crane, CITY RECORDER