

**IMPACT FEE FACILITIES PLAN (IFFP) &
IMPACT FEE ANALYSIS (IFA)**
PURSUANT TO 11-36A, UTAH CODE

PARKS AND RECREATION FACILITIES

NOTICE MARCH 2022
SPRINGVILLE CITY, UTAH
DRAFT





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IFFP AND IFA CERTIFICATION

IFFP CERTIFICATION

LYRB certifies that the attached impact fee facilities plan:

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; and,
3. complies in each and every relevant respect with the Impact Fees Act.

IFA CERTIFICATION

LYRB certifies that the attached impact fee analysis:

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;
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 IFA documents are followed by City Staff and elected officials.
2. If all or a portion of the IFFP or IFA 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.



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 Springville City (the “City”) to plan necessary capital improvements for future growth. This document will address the future parks and recreation 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”).

- ☞ **Service Area:** The parks and recreation service area (“Service Area”) is defined as all areas within the City.
- ☞ **Demand Analysis:** The demand unit used in this analysis is population. The City’s 2020 population is estimated at 35,268. The future population in the Service Area is used to determine the additional parks and recreational needs. Based on conservative growth estimates, the Service Area should reach a population of approximately 48,229 residents by 2030, resulting in an estimated population increase of 12,961 over the next ten years. As a result of new growth, the City will need to construct additional parks and recreation facilities to maintain the existing LOS.
- ☞ **Level of Service:** The LOS for the analysis is based on maintaining the existing Level of Investment (“LOI”) 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 not considered in this analysis.
- ☞ **Capital Facilities:** **SECTION 6** illustrates the projects and total cost relative to maintain the Master Plan LOS, with a total estimated investment of nearly \$28M. The City’s provided level of investment would require a similar future investment of \$30M to maintain the current LOS.
- ☞ **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.

For the purposes of the impact fee calculations, this analysis isolates the “City Funded” facilities. This represents the land and improvements funded with general fund dollars and excludes land and improvement costs that were donated or gifted to the City. This results in a lower impact fee LOS than what was presented in the Master Plan, since a portion of the facilities were gifted to the City or funded with alternative mechanisms. In order to maintain the Master Plan LOS, the City will need to continue to identify alternative funding mechanisms.

PROPOSED PARKS AND RECREATION IMPACT FEE

The methodology utilized in this analysis is based on the increase, or **growth**, in residential demand. The current standard of practice in Utah is to assess park and recreation impact fees only to residential development. The growth-driven method utilizes the existing LOS and perpetuates that LOS into the future. 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).

As shown below, **this analysis provides the proposed impact fee to maintain the current LOS, as well as the fee to achieve the Master Plan objectives**, illustrating a similar investment level.

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 1.1**. Based on the per capita fee, the proposed impact fee per household (“HH”) is illustrated in **TABLE 1.2**.

TABLE 1.1: 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 1.2: 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%

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 1.3. Based on the per capita fee, the proposed impact fee per household (“HH”) is illustrated in TABLE 1.4.

TABLE 1.3: 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 1.4: PARK IMPACT FEE SCHEDULE

	PERSONS PER HH	FEE PER HH	FEE PER HH	% CHANGE
Single Family	3.75	\$8,661	\$3,715	126%
Multi-Family (Including Mobile Homes)	2.86	\$6,611	\$3,164	102%

NON-STANDARD PARK 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 The adjustment for Non-Standard Park Impact Fees 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 non-standard impact fee is calculated based on the following formula:

SCENARIO 1: LEVEL OF INVESTMENT APPROACH

Estimate of Total Population Increase from Development x Estimate of Level of Investment Impact Fee Per Capita (\$2,194) = Impact Fee

SCENARIO 2: MASTER PLAN APPROACH

Estimate of Total Population Increase from Development x Estimate of Level of Investment Impact Fee Per Capita (\$2,308) = Impact Fee

RESIDENTIAL DEVELOPMENT TYPES

The demand unit utilized in this analysis is population and households, with a calculation of persons per household (HH). There are several types of residential land-use types that typically fall into two basic categories: single-family residential and multifamily residential.

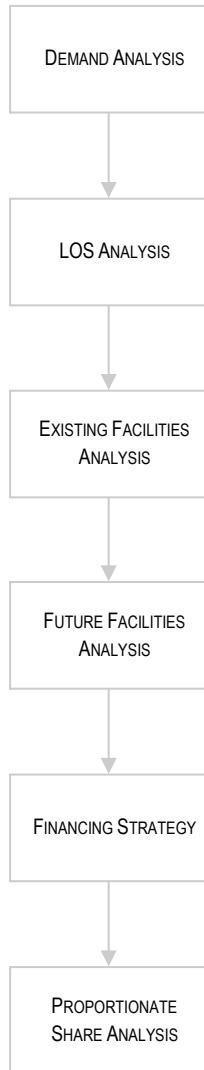
A **Single-family** residence typically means a structure maintained and used as a single dwelling unit. Notwithstanding that a dwelling unit shares one or more walls with another dwelling unit, it is a single-family residence if it has direct access to a street or thoroughfare and shares neither heating facilities, hot water equipment, nor any other essential facility or service with another dwelling unit.

A **Multifamily** residence typically means housing where multiple separate housing units for residential inhabitants are contained within one building or several buildings within one complex. This may also include accessory dwelling units or ADUs that result in increased demand on the system, where the combined offsite impact of the accessory dwelling unit exceeds the offsite impact of the primary residential use alone.

¹ UC 11-36a-402(1)(c)

SECTION 2: GENERAL IMPACT FEE METHODOLOGY

FIGURE 2.1: IMPACT FEE METHODOLOGY



The purpose of this study is to fulfill the requirements of the Impact Fees Act regarding the establishment of an IFA². 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. Landmark Design recently assisted the City with updating the Parks, Recreation, Arts & Trails Master Plan (“Master Plan”). The IFFP has been created based upon the completed Master Plan. 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. For the purposes of this analysis, the demand unit used for parks and recreation is the City’s population.

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 population growth assumptions, this analysis identifies the LOS which is provided to a community’s existing residents and ensures that future facilities maintain these standards.

EXISTING FACILITY INVENTORY

In order to quantify the demands placed upon existing public facilities by new development activity, the IFFP provides an inventory of the City’s existing system improvements. The inventory does not include project 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. Any excess capacity identified within existing facilities can be apportioned to future 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, debt issuance, alternative funding sources, and the dedication (aka donations) of system improvements, which may be used to finance system improvements.³ 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.⁴

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

² UC 11-36a-301,302,303,304

³ UC 11-36a-302(2)

⁴ UC 11-36a-302(3)



borne in the past and to be borne in the future (UCA 11-36a-302).

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.⁵ 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.⁶ References to facilities, amenities, projects, etc. within this analysis are referring to System Improvements unless otherwise stated.

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⁵ UC 11-36a-102(20)

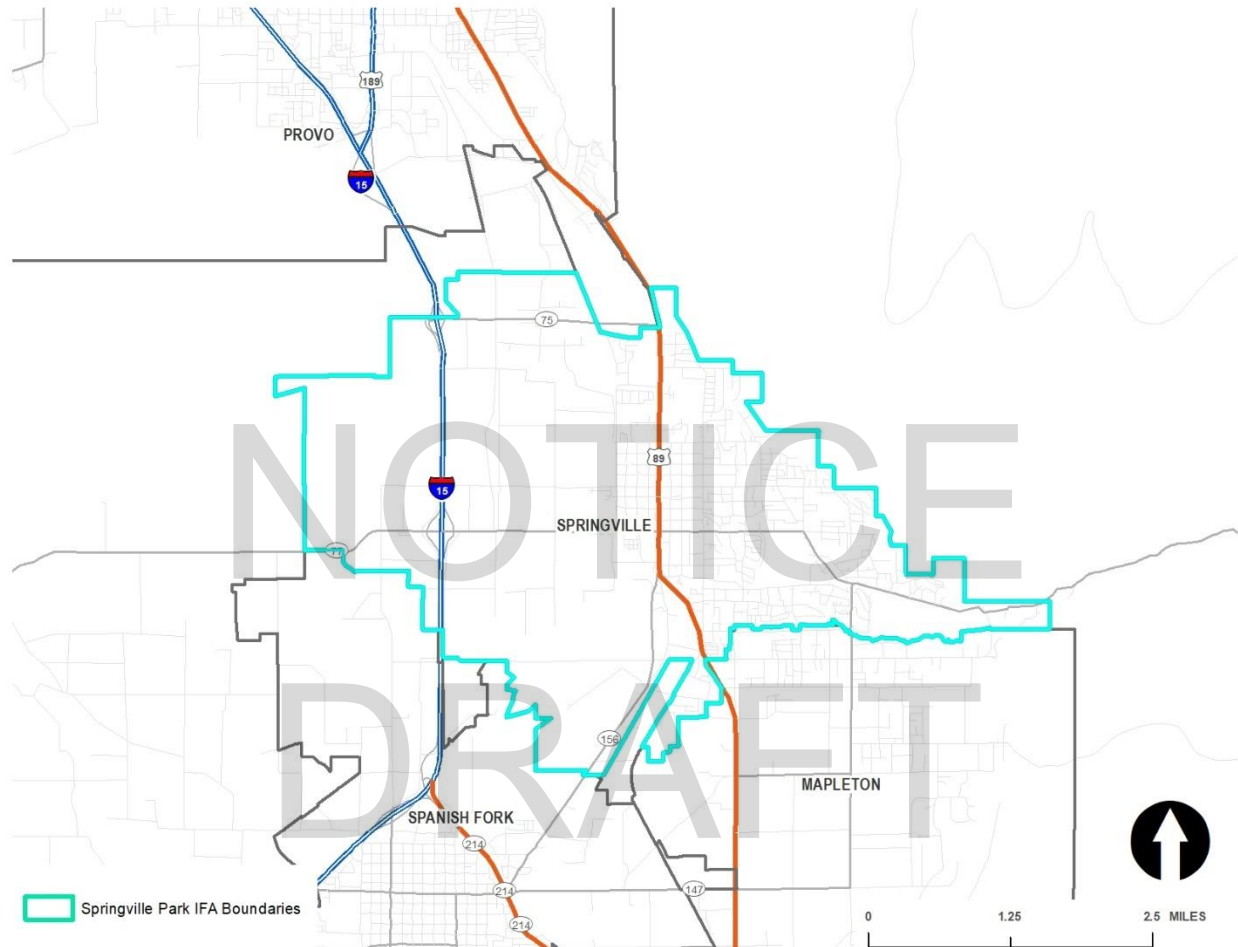
⁶ UC 11-36a102(13)

SECTION 3: OVERVIEW OF CITY AND DEMAND ANALYSIS

SERVICE AREA

Utah Code requires the impact fee enactment to establish one or more service areas (“Service Area”) within which impact fees will be imposed.⁷ This Service Area includes all areas within the City, as shown in **FIGURE 3.1** below.

FIGURE 3.1: SPRINGVILLE CITY 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 LOS consists of two components – the land value per capita and the improvement value per capita (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. The City has some storm water detention land on City park land. Typically, storm water detention land is excluded from the calculation of the LOS to avoid any double counting of value (recovering the value of this land through both the storm water and parks impact fees). However, the City has not accounted for the value of this land in their storm water impact fee, thus it has been included in the calculation of the park impact fee.

DEMAND UNITS

The demand unit 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 current population is approximately **35,268**.

⁷ UC 11-36a-402(a)

TABLE 3.1: POPULATION PROJECTIONS

YEAR	POPULATION	% CHANGE
2020	35,268	
2021	36,389	3.2%
2022	37,546	3.2%
2023	38,740	3.2%
2024	39,972	3.2%
2025	41,242	3.2%
2026	42,554	3.2%
2027	43,907	3.2%
2028	45,303	3.2%
2029	46,743	3.2%
2030	48,229	3.2%

The future population in the Service Area is used to determine the additional parks and recreational needs to serve the additional population. The LOS standards for each of these types of improvements has been calculated, and a blended LOS determined for the future population, giving the City flexibility to provide the types of improvements that are desired by the residents to the future population. 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 an annual growth rate of 3.2 percent, the service area should reach approximately 48,229 residents by 2030. As a result of this growth, the City will need to construct additional parks and recreation facilities to maintain the existing level of service.

CALCULATION OF PERSONS PER HOUSEHOLD (HH)

The persons per household (HH) calculation is based on the Census American Community Survey (ACS) 5-Year Estimates for Springville City as shown below. This analysis includes vacant units when considering average household sizes.

TABLE 3.2: HOUSEHOLD SIZE CALCULATIONS

HOUSING OCCUPANCY	UNITS	OCCUPANCY
Total housing units	9,559	
Occupied housing units	9,227	96.53%
Vacant housing units	332	3.47%

UNITS IN STRUCTURE	UNITS	ADJUSTED FOR OCCUPANCY
Total housing units	9,559	9,559
1-unit, detached	6,164	6,164
1-unit, attached	1,033	1,033
2 units	417	417
3 or 4 units	508	508
5 to 9 units	253	253
10 to 19 units	446	446
Mobile home	406	406
Boat, RV, van, etc.	0	-
Table S2504		
	Single Family Units	7,197
	Multi-Family Units	2,030

Source: Census ACS Table S2504

TOTAL POPULATION IN OCCUPIED HOUSING UNITS	
Total Population:	32,822
Owner occupied:	23,404
1, detached or attached	21,818
2 to 4	432
5 or more	291
Mobile home	863
Boat, RV, van, etc.	-
Renter occupied:	9,418
1, detached or attached	5,189
2 to 4	2,207
5 or more	1,349
Mobile home	673
Boat, RV, van, etc.	-
Table B25033	
	Single Family Population
	27,007
	Multi-Family Population
	5,815

Estimate of Average HH Size	Persons per Unit
Single Family Units	3.75
Multi-Family Units	2.86

Source: Census ACS Table B25033

SECTION 4: EXISTING FACILITIES 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 at each facility. The cost of land was set by City Staff and is reflective of land values throughout the Service Area.

FACILITIES CATEGORY DEFINITIONS

The following definitions are taken from the Springville City Parks, Recreation, Trails, and Open Space Master Plan.

POCKET PARKS

Pocket Parks are the smallest park type with a typical size of three acres or less. This type of park usually has minimal amenities, including open lawn areas, picnic tables, benches, and trees. They are designed to serve the immediate residential neighborhood, helping to ensure access to parks is equitable and distribution gaps are avoided, where access to larger parks may not be feasible, or where large tracts of land are not available.

NEIGHBORHOOD PARKS

This type of park typically ranges from three to ten acres in size, providing amenities to meet the needs of the surrounding neighborhoods.

COMMUNITY PARKS

Community Parks generally range in size from ten to 20 acres. They may be larger, especially if they contain large undeveloped open lands that are accessed by trails, or smaller due to challenges with land availability. Community Parks are sometimes located adjacent to unique facilities such as recreation centers or performing arts centers. They accommodate special events and gatherings and can provide for a broad variety of activities and recreation opportunities.

Regional Parks

The largest park type is the Regional Park, which serves the City and region with special features and amenities. Regional Parks generally range in size from 20 acres and greater but may be smaller depending on land availability or other factors or needs. They are also the most diverse park type, providing a large range of amenities and features.

Special Use Facilities

There are a number of unique facilities that help meet the recreation and leisure needs of the community, including the Clyde Recreation Center, Hobbie Creek Golf Course, Springville Fieldhouse, Springville Museum of Art, Springville Senior Center and the Art City Rodeo Arena. These special parks and facilities typically are focused on non-traditional park and recreation needs or are "pay to play" facilities not accessible without payment of an entrance fee. Due to the unique nature of these types of facilities, these facilities excluded from the impact fee level of investment calculation.

Other Public Land Maintained by the City

In addition to parks, open space and trails, Springville also maintains a range of public landscapes located in the vicinity of public buildings and similar quasi-park parcels and features. While such uses often enhance the community's aesthetics, they do not fulfill a park function and place additional demands on the City's maintenance staff. These types of facilities are excluded from the impact fee level of investment calculation.

Private Parks

Private parks are typically designed to meet the needs of residents who live in private subdivisions. Such parks are generally not open to public access and use and often focus on providing open lawn areas, playgrounds, sports courts and small pavilions. In contrast, public parks usually include large-ticket features and elements expressly to meet public needs and demands, such as active sports fields and other major recreation facilities. Since private parks and recreation facilities are generally not open for public use, they are not included in the assessment of distribution and service levels.

UNDEVELOPED PARK LAND

Undeveloped Park Land is park area which 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.

TRAILS

Trails are an integral part of the public infrastructure in Springville City. Trails can connect a community and enhance the community's sense of place. Trails in Springville City provide a defining connection to the natural environment.

TRAILHEADS

Safe, convenient entryways to the trail network expand access for users and are a necessary component of a strong, successful system. A trailhead typically includes parking, kiosks, and signage; and may include site furnishings such as trash receptacles, benches, restrooms, drinking fountains and bicycle parking.

For the purposes of the impact fee calculations, this analysis isolates the "City Funded" facilities. This represents the land and improvements funded with general fund dollars and excludes land and improvement costs that were donated or gifted to the City. The City funded acreage and estimated improvement value illustrated below will be the basis for the LOS analysis discussed in **SECTION 5**.

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

PARK TYPE	TOTAL PARK ACRES/MILES	PER 1,000 CAPITA	EST. LAND VALUE	PER CAPITA	EST. IMPROV. VALUE	PER CAPITA	TOTAL PER CAPITA
All Facilities	253.60	7.19	\$48,760,000	\$1,383	\$28,563,961	\$810	\$2,192
Developed	180.40	5.12	\$45,100,000	\$1,279	\$25,145,149	\$713	\$1,992
Undeveloped	73.20	2.08	\$3,660,000	\$104	\$0	\$0	\$104
Special Use/Other	NA	NA	NA	NA	NA	NA	NA
Trails	13.00	0.37	NA	NA	\$3,418,812	\$97	\$97

Existing parks include a variety of services including playgrounds, sports courts, open turf, baseball fields, basketball courts, outdoor lighting, pavilion and picnic spaces, restrooms, skate parks, tennis courts and other amenities, as shown below.

TABLE 4.2: EXISTING PARK FACILITY IMPROVEMENTS

AMENITY TYPE	QUANTITY	AMENITY TYPE	QUANTITY	AMENITY TYPE	QUANTITY
Parking Stalls	989.0	Skate/Bike Park	1.0	Bleachers	12.0
Restrooms (Permanent)	19.0	Splash Pad	1.0	Amphitheater (SF)	5,700.0
Reservable Pavilions	22.0	Picnic Tables	211.0	Frisbee Golf Tee	18.0
Medium or Small Pavilions	6.0	Barbeque Grills	36.0	Sculpture Garden (per SF)	11,500.0
Concessions	3.0	Benches	186.0	Horseshoe Pits	1.0
Multi-Purpose Field	8.0	Bike Racks	4.0	Walking Path (LF)	30,675.5
Baseball/Softball Field	8.0	Drinking Fountains	27.0	Trail Head	6.0
Tennis Court	12.0	Fireplaces	7.0	Bike Lanes (Miles)	3.6
Pickleball Courts	6.0	Firepits	8.0	Paved Trail (LF)	41,184.0
Volleyball Courts	4.0	Swing Sets	5.0	Unpaved Trail (LF)	27,456.0
Basketball Court	4.0	Bike Racks	2.0	Reservoir	13.2
Playground	22.0	Campsites	57.0		

Source: Springville City, 2022 Parks, Recreation, Trails, and Open Space Master Plan
 SF = Square Feet
 LF = Linear Feet

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. It is anticipated these the facilities will serve the Service Area into the future. Generally, these facilities are unique and are designed to serve both existing and new development. A buy-in to these facilities has not been contemplated at this time. The master plan states:

Recreation facilities are major investments and commitments that require more detail than can be addressed in a comprehensive planning study of this nature. Due to the wide range of unknown timeframe for expansion of the Clyde Recreation Center and conditions and variabilities for these planning efforts, including the scopes and timeframes, opinions of probable cost are not included in this plan. Master Plan p. 112.



LAND VALUES

The Master Plan assumes a value per acre of \$250,000. A comparison of property transactions and appraisals within the City suggest a value per acre between \$200,000 and \$350,000. This analysis assumes a cost per acre of \$250,000 per acre, similar to the Master Plan. 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.

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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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 (“LOI”) 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 estimated population of 35,268 for 2020, the value per capita (or LOS) is calculated. This approach uses an estimated land value and construction costs improvements in today’s dollars to determine the current value. It is assumed that the City will maintain, at a minimum, the current set LOS standard.

TABLES 5.1 through 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 CAPITA)

PARK TYPE	TOTAL PARK ACRES/MILES	PER 1,000 CAPITA	EST. LAND VALUE	PER CAPITA	EST. IMPROV. VALUE	PER CAPITA	TOTAL PER CAPITA
All Facilities	253.60	7.19	\$48,760,000	\$1,383	\$28,563,961	\$810	\$2,192
Developed	180.40	5.12	\$45,100,000	\$1,279	\$25,145,149	\$713	\$1,992
Undeveloped	73.20	2.08	\$3,660,000	\$104	\$0	\$0	\$104
Special Use/Other	NA	NA	NA	NA	NA	NA	NA
Trails	13.00	0.37	NA	NA	\$3,418,812	\$97	\$97

TABLE 5.2: EXISTING LEVEL OF SERVICE (PER ACRE)

PARK TYPE	TOTAL PARK ACRES	EST. LAND VALUE	LAND VALUE PER ACRE	EST. IMPROV. VALUE	IMP. VALUE PER ACRE	TOTAL VALUE PER ACRE
All Facilities	253.60	\$48,760,000	\$192,271	\$28,563,961	\$112,634	\$304,905

For the purposes of the impact fee calculations, this analysis isolates the “City Funded” facilities. This represents the land and improvements funded with general fund dollars and excludes land and improvement costs that were donated or gifted to the City. In addition, special use facilities are excluded from this analysis.

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 since the construction of park facilities can lag 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.

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 below **TABLE 6.1**. The estimated future investment in **TABLE 6.1** excludes buy-in to existing facilities. This Service Area includes all areas within the City. **TABLE 6.1** further illustrates the estimated population growth during the planning horizon in the Service Area, and the estimated future investment needed. Actual future improvements will be determined as development occurs, and the opportunity to acquire and improve park land arises. It is important to note that fees can be used for public facilities that have a useful life of ten or more years that are owned or operating on behalf of the City.

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

Future investment will be used to acquire additional parks and recreation land and fund new park improvements and amenities which have a life expectancy of ten (10) years or more or add capacity to existing park facilities. The following types of improvements may be considered, if they have a useful life of ten or more years and add capacity to the system:

- ☐ Land Acquisition
- ☐ Sod and Irrigation Improvements
- ☐ Pavilions
- ☐ Restrooms and other Parks and Recreation Buildings
- ☐ Barbecues (Built-In)
- ☐ Drinking Fountains
- ☐ Playgrounds
- ☐ Trailways/Trailheads
- ☐ 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
- ☐ Urban Fishing
- ☐ Dog Parks
- ☐ Benches
- ☐ Ponds
- ☐ Amphitheaters
- ☐ Splash Pads
- ☐ Bike Parks
- ☐ Pickleball Courts
- ☐ Other Park and Recreation Amenities

It is important to note that impact fees can only be used for public facilities that have a useful life of ten or more years that are owned or operating on behalf of the City.⁸ The Impact Fee Act does not allow impact fees to cure deficiencies in a public facility serving existing development; or to raise the established level of service of a public facility serving existing development.

⁸ UC 11-36a-102(16)

Additionally, the Master Plan has identified the following improvements:

TABLE 6.3: MASTER PLAN PROBABLE COSTS TO MEET AMENITY LOS NEEDS

ITEM	PROBABLE COST
Meeting Amenity LOS Needs by 2030	
Develop Additional Amenities Needed by 2030	\$1,945,000
Meeting Needs by 2030	
Develop 61.2 acres of City-Owned Park Land by 2030 to Meet LOS needs ¹	\$24,480,000
Acquire and Develop 3.0 Acres of Park Land to Fill an Existing Gap with a Neighborhood Park	\$1,950,000
Total Park 2030 Needs	\$28,375,000

Source: Master Plan Table 12, p.111

As shown above, the City intends to invest approximately \$26M capital needs through 2030, in park amenities and land acquisition. In addition, the master plan identifies another \$15.5M in trail and trailhead improvements, through buildout.

TABLE 6.4: ILLUSTRATION OF CONSTRUCTION YEAR COSTS AND IMPACT FEE ELIGIBLE AMOUNTS

Item	Quantity	Cost (Each)	Total Cost
Probable costs to develop 26.5 miles of paved local multi-use trails (unit cost per mile)	26.5	\$316,800	\$8,395,200
Probable costs to develop 21.3 miles of paved regional multi-use trails (unit cost per mile)	21.3	\$316,800	\$6,747,840
Bartholomew Trailhead (restroom, kiosk, parking, trail connections)	1.0	\$250,000	\$250,000
Paved Trailheads at pump houses (paved parking 18 stalls, kiosk)	2.0	\$50,000	\$100,000
Grand Total			\$15,493,040
New Trails Needed To Maintain LOS	4.8	\$316,800	\$1,513,513

Source: Master Plan Table 12, p.112, LYRB

TABLE 6.5: MASTER PLAN CAPITAL COST COMPARED TO CURRENT LEVEL OF INVESTMENT

TYPE OF IMPROVEMENT	POPULATION INCREASE IFFP HORIZON	LEVEL OF INVESTMENT PER CAPITA	ESTIMATED FUTURE INVESTMENT
Level of Investment: City-Wide Service Area	12,961	\$2,191	\$28,416,578
Master Plan Estimated Capital Cost	12,961	\$2,306	\$29,888,513

TABLES 6.3-6.4 illustrate the proposed costs relative to maintaining the Master Plan LOS, with a total estimated investment of \$30M. The City's provided level of investment would require a similar amount of future investment to maintain the current LOS. As shown above, **this analysis provides the proposed impact fee to maintain the current LOS, as well as the fee to achieve the Master Plan objectives**, illustrating a similar investment level.

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. In addition, in order to achieve the Master Plan LOS, alternative funding mechanisms will need to be identified.

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.⁹ Project improvements are improvements and facilities that are planned and designed to provide service for a specific development and considered necessary for the use and convenience of the occupants or users of that specific development.¹⁰ 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 LOS. The following facility types are considered system improvements, as defined in SECTION 4:

- ☐ Pocket Parks
- ☐ Neighborhood Parks;
- ☐ Community Parks;
- ☐ Undeveloped Park Land;
- ☐ Trailheads; and,
- ☐ Trails.

⁹ UC 11-36a-102(20)

¹⁰ UC 11-36a102(13)



HISTORIC FUNDING OF FACILITIES

The City's existing parks and recreation infrastructure has been funded through a variety of funding mechanisms, including impact fees, general fund revenues and grants and donations.

GENERAL FUND REVENUES

General fund revenues include a mix of property taxes, sales taxes, federal and state grants, and any other available general fund revenues. All land and improvements funded with general fund monies can be included in the impact fee calculations, as these amenities were funded by existing residents.

GRANTS AND DONATIONS FUNDING

The City also received grants monies and donations to fund parks and recreation facilities. All land and improvements funded with 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.¹¹ 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.¹²

PROPERTY TAX REVENUES

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

GRANTS AND DONATIONS

The City does not anticipate any donations from new development for impact fee funded system improvements related to park facilities. A donor and the City may enter into a Development Agreement which may entitle the donor 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 and trail 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 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 new development upon the City infrastructure and to prevent existing users from subsidizing 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, which includes debt financing. 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. However, the City does not anticipate utilizing debt financing for this ten-year plan and therefore no financing costs are included in this analysis.

¹¹ UC 11-36a-302(2)

¹² UC 11-36a-302(3)



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 percent 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, growth-related projects may be delayed, or other revenues such as general fund revenues or other fund's revenues and/or fund balance reserves may be used to make up any annual deficits. Any borrowed funds are to be repaid in their entirety through subsequent 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.

NOTICE
DRAFT



SECTION 7: PARKS AND RECREATION IMPACT FEE CALCULATION

The calculation of impact fees relies upon the information contained in this analysis. Impact fees are 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)

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 City 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 (e.g. park facilities).

As shown below, **this analysis provides the proposed impact fee to maintain the current LOS, as well as the fee to achieve the Master Plan objectives**, illustrating a similar investment level.

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%

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%



NON-STANDARD PARK 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.¹³ The adjustment for Non-Standard Park Impact Fees 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 non-standard impact fee is calculated based on the following formula:

SCENARIO 1: LEVEL OF INVESTMENT APPROACH

Estimate of Total Population Increase from Development x Estimate of Level of Investment Impact Fee Per Capita (\$2,194) = Impact Fee

SCENARIO 2: MASTER PLAN APPROACH

Estimate of Total Population Increase from Development x Estimate of Level of Investment Impact Fee Per Capita (\$2,308) = Impact Fee

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 within 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

Credits may be applied to developers who have constructed and donated system facilities to the City that are included in the IFFP in-lieu of impact fees. Credits for system improvements may be available to developers up to, but not exceeding, the amount commensurate with the LOS identified within this IFA. Credits will not be given for the amount by which system improvements exceed the LOS identified within this IFA. 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 system 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 considered in the cost estimates in this study. When determining the level of investment all costs are represented in today's dollars.

¹³ UC 11-36a-402(1)(c)



APPENDIX A: INVENTORY OF EXISTING PARK FACILITIES

TABLE A.1: EXISTING PARKS, RECREATION, AND TRAILS INVENTORY

AREA	TYPE	TOTAL ACRES	LESS DETENTION	FINAL ACRES	IMPACT FEE ELIGIBLE	LAND VALUE	PARKING STALLS	RESTROOMS (PERM.)	RESERVABLE PAVILLIONS	MEDIUM OR SMALL PAVILIONS	CONCESSIONS	MULTI PURPOSE FIELD	BASEBALL/SOFTBALL FIELD	TENNIS COURT	PICKLEBALL COURTS	VOLLEYBALL COURTS	BASKETBALL COURT	PLAYGROUND	SKATE/BIKE PARK
Jolley's Ranch Park	Regional	35.00	0.00	35.00	35.00	\$8,750,000	-	5.00	3.00	-	-	-	-	-	-	2.00	-	3.00	-
Kelly's Grove Park	Regional	24.00	0.00	24.00	24.00	\$6,000,000	-	4.00	5.00	-	-	-	-	-	-	1.00	-	2.00	-
Rotary Park	Regional	9.00	0.00	9.00	9.00	\$2,250,000	-	2.00	2.00	2.00	-	-	-	-	-	1.00	-	2.00	-
Wayne Bartholomew Family Park	Regional	16.00	0.00	16.00	16.00	\$4,000,000	156.00	1.00	5.00	-	1.00	-	-	-	-	-	-	-	-
Civic Center/Splash Pad Park	Community	3.20	0.00	3.20	3.20	\$800,000	-	1.00	-	-	-	-	-	-	-	-	-	1.00	-
Community Park	Community	11.00	0.00	11.00	11.00	\$2,750,000	183.00	1.00	-	-	-	3.00	-	-	-	-	-	1.00	-
Memorial Park	Community	9.00	0.00	9.00	9.00	\$2,250,000	-	1.00	-	-	1.00	-	4.00	4.00	-	-	-	1.00	1.00
Spring Acres/Arts Park	Community	13.90	0.00	13.90	13.90	\$3,475,000	-	1.00	1.00	-	-	1.00	-	4.00	-	-	-	1.00	-
Big Hollow Park	Neighborhood	3.80	0.00	3.80	3.80	\$950,000	16.00	-	1.00	-	-	1.00	-	-	-	-	-	1.00	-
Bird Park	Neighborhood	8.70	0.00	8.70	8.70	\$2,175,000	-	1.00	-	-	1.00	-	3.00	-	-	-	-	1.00	-
Child Park	Neighborhood	3.10	0.00	3.11	3.10	\$776,750	-	-	-	1.00	-	1.00	-	-	-	-	2.00	1.00	-
Clyde Park	Neighborhood	3.30	0.00	3.30	3.30	\$825,000	21.00	-	-	-	-	-	-	-	-	-	-	-	-
Hobble Creek Park	Neighborhood	5.30	0.00	5.30	5.30	\$1,325,000	19.00	-	1.00	2.00	-	-	-	-	-	-	1.00	1.00	-
Holdaway Park	Neighborhood	3.80	0.00	3.80	3.80	\$950,000	26.00	-	-	1.00	-	1.00	-	-	-	-	-	1.00	-
Kelvin Grove Park	Neighborhood	6.60	0.00	6.60	6.60	\$1,650,000	19.00	-	1.00	-	-	-	-	-	-	-	1.00	1.00	-
Kolob Park	Neighborhood	3.00	0.00	3.00	3.00	\$750,000	-	-	-	-	-	-	1.00	-	-	-	-	-	-
Ray Arthur Wing Park	Neighborhood	5.70	0.00	5.70	5.70	\$1,425,000	18.00	-	-	-	-	-	-	-	-	-	-	1.00	-
Spring Creek Park	Neighborhood	8.80	0.00	8.80	8.80	\$2,200,000	-	1.00	1.00	-	-	1.00	-	-	-	-	-	1.00	-
Canyon Road Trailhead Park	Pocket	1.00	0.00	1.00	1.00	\$250,000	10.00	-	-	-	-	-	-	-	-	-	-	-	-
Conover Park	Pocket	0.70	0.00	0.70	0.70	\$175,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Contractors Legacy Park	Pocket	0.70	0.00	0.70	0.70	\$175,000	13.00	-	1.00	-	-	-	-	-	-	-	-	1.00	-
Devon Glen Park and Trail	Pocket	1.50	0.00	1.50	1.50	\$375,000	8.00	-	-	-	-	-	-	-	-	-	-	-	-
Freedom Park	Pocket	1.00	0.00	1.00	1.00	\$250,000	-	-	-	-	-	-	-	-	-	-	-	1.00	-
Hendrickson Park	Pocket	0.60	0.00	0.60	0.60	\$150,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Heritage Park	Pocket	1.10	0.00	1.10	1.10	\$275,000	-	1.00	1.00	-	-	-	-	-	-	-	-	1.00	-
Pebble Creek Park	Pocket	0.60	0.00	0.60	0.60	\$150,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Clyde Recreation Center	Special Use	6.90	0.00	6.90	0.00	\$0	307.00	-	-	-	-	-	-	4.00	6.00	-	-	-	-
Dry Creek Parkway and Trail	Special Use	3.70	0.00	17.40	0.00	\$0	-	-	-	-	-	-	-	-	-	-	-	-	-
Field House	Special Use	4.30	0.00	4.30	0.00	\$0	53.00	-	-	-	-	-	-	-	-	-	-	-	-
Hobble Creek Golf Course	Special Use	112.80	0.00	112.80	0.00	\$0	75.00	-	-	-	-	-	-	-	-	-	-	-	-
Quail Valley Parkway	Special Use	1.40	0.00	1.40	0.00	\$0	-	-	-	-	-	-	-	-	-	-	-	-	-
Rodeo Grounds	Special Use	15.70	0.00	15.70	0.00	\$0	-	-	-	-	-	-	-	-	-	-	-	-	-
Senior Center	Special Use	0.10	0.00	0.10	0.00	\$0	-	-	-	-	-	-	-	-	-	-	-	-	-
Springville Museum of Art	Special Use	2.00	0.00	2.00	0.00	\$0	65.00	-	-	-	-	-	-	-	-	-	-	-	-
Springville City Cemetery	Special Use	9.20	0.00	9.20	0.00	\$0	-	-	-	-	-	-	-	-	-	-	-	-	-
Centennial Park	Undeveloped	3.00	0.00	3.00	0.00	\$0	-	-	-	-	-	-	-	-	-	-	-	-	-
Cherrington Bike Park	Undeveloped	8.40	0.00	8.40	8.40	\$420,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Community Park Expansion	Undeveloped	39.00	0.00	39.00	39.00	\$1,950,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Fieldhouse Site	Undeveloped	4.30	0.00	4.30	4.30	\$215,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Jeremiah Johnson (Expansion for Rotary Park)	Undeveloped	6.50	0.00	6.50	6.50	\$325,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Spring Acres/Bird/Spring Arts Redesign	Undeveloped	12.00	0.00	12.00	12.00	\$600,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Bike Lanes	Trails	0.00	0.00	0.00	0.00	\$0	-	-	-	-	-	-	-	-	-	-	-	-	-
Paved Multiuse Trails (Local)	Trails	0.00	0.00	0.00	0.00	\$0	-	-	-	-	-	-	-	-	-	-	-	-	-
Paved Multiuse Trails (Regional)	Trails	0.00	0.00	0.00	0.00	\$0	-	-	-	-	-	-	-	-	-	-	-	-	-
Unpaved Multi-Use Trails	Trails	0.00	0.00	0.00	0.00	\$0	-	-	-	-	-	-	-	-	-	-	-	-	-
Totals		410.10	0.00	410.10	253.60		989.00	19.00	22.00	6.00	3.00	8.00	8.00	12.00	6.00	4.00	4.00	22.00	1.00
Estimated Value						\$48,760,000	\$7,417,500	\$2,850,000	\$1,760,000	\$240,000	\$1,800,000	\$640,000	\$1,600,000	\$480,000	\$300,000	\$140,000	\$200,000	\$2,200,000	\$250,000



TABLE A.1: EXISTING PARKS, RECREATION, AND TRAILS INVENTORY (CONT.)

AREA	TYPE	SPLASH PAD	PICNIC TABLES	BARBEQUE GRILLS	BENCHES	BIKE RACKS	DRINKING FOUNTAINS	FIREPLACES	FIREPITS	SWING SETS	BIKE RACKS	CAMPSITES	BLEACHERS	AMPHITHEATER (PER SF)	FRISBEE GOLF TEE	SCULPTURE GARDEN (PER SF)	HORSESHOE PITS	WALKING PATH (L. F.)	BIKE LANES (PER MILE)	PAVED TRAIL (LF)	UNPAVED TRAIL (LF)	RESERVOIR
Jolley's Ranch Park	Regional	-	20.00	9.00	9.00	-	3.00	-	5.00	3.00	-	57.00	-	-	18.00	-	-	-	-	-	-	-
Kelly's Grove Park	Regional	-	23.00	5.00	6.00	-	5.00	5.00	2.00	2.00	-	-	-	-	-	-	1.00	-	-	-	-	-
Rotary Park	Regional	-	-	2.00	4.00	-	-	2.00	1.00	-	-	-	-	-	-	-	-	-	-	-	-	-
Wayne Bartholomew Family Park	Regional	-	13.00	5.00	-	-	1.00	-	-	-	-	-	-	-	-	-	-	2,920.00	-	-	-	13.20
Civic Center/Splash Pad Park	Community	1.00	6.00	-	22.00	2.00	2.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Community Park	Community	-	-	-	5.00	-	1.00	-	-	-	-	-	-	-	-	-	-	1,857.00	-	-	-	-
Memorial Park	Community	-	2.00	-	2.00	-	1.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Spring Acres/Arts Park	Community	-	22.00	-	24.00	-	4.00	-	-	-	-	-	2.00	5,700.00	-	-	-	2,714.00	-	-	-	-
Big Hollow Park	Neighborhood	-	13.00	1.00	6.00	-	1.00	-	-	-	-	-	-	-	-	-	-	2,232.00	-	-	-	-
Bird Park	Neighborhood	-	6.00	-	-	-	-	-	-	-	-	-	10.00	-	-	-	-	-	-	-	-	-
Child Park	Neighborhood	-	3.00	1.00	7.00	-	1.00	-	-	-	-	-	-	-	-	-	-	1,785.00	-	-	-	-
Clyde Park	Neighborhood	-	12.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,166.00	-	-	-	-
Hobble Creek Park	Neighborhood	-	18.00	4.00	16.00	-	2.00	-	-	-	-	-	-	-	-	-	-	2,983.00	-	-	-	-
Holdaway Park	Neighborhood	-	6.00	-	7.00	-	1.00	-	-	-	-	-	-	-	-	-	-	1,309.50	-	-	-	-
Kelvin Grove Park	Neighborhood	-	8.00	1.00	8.00	-	-	-	-	-	-	-	-	-	-	-	-	1,704.00	-	-	-	-
Kolob Park	Neighborhood	-	4.00	-	6.00	-	1.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ray Arthur Wing Park	Neighborhood	-	6.00	6.00	16.00	-	-	-	-	-	-	-	-	-	-	-	-	3,048.00	-	-	-	-
Spring Creek Park	Neighborhood	-	20.00	1.00	18.00	-	1.00	-	-	-	-	-	-	-	-	-	-	2,976.00	-	-	-	-
Canyon Road Trailhead Park	Pocket	-	5.00	-	4.00	1.00	1.00	-	-	-	1.00	-	-	-	-	-	-	-	-	-	-	-
Conover Park	Pocket	-	3.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Contractors Legacy Park	Pocket	-	3.00	-	2.00	-	1.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Devon Glen Park and Trail	Pocket	-	4.00	-	3.00	-	-	-	-	-	-	-	-	-	-	-	-	4,045.00	-	-	-	-
Freedom Park	Pocket	-	4.00	-	6.00	-	1.00	-	-	-	-	-	-	-	-	-	-	979.00	-	-	-	-
Hendrickson Park	Pocket	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Heritage Park	Pocket	-	7.00	1.00	5.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pebble Creek Park	Pocket	-	3.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Clyde Recreation Center	Special Use	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dry Creek Parkway and Trail	Special Use	-	-	-	1.00	-	-	-	-	-	-	-	-	-	-	-	-	528.00	-	-	-	-
Field House	Special Use	-	-	-	-	1.00	-	-	-	1.00	-	-	-	-	-	-	-	-	-	-	-	-
Hobble Creek Golf Course	Special Use	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Quail Valley Parkway	Special Use	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	429.00	-	-	-	-
Rodeo Grounds	Special Use	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Senior Center	Special Use	-	-	-	1.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Springville Museum of Art	Special Use	-	-	-	8.00	-	-	-	-	-	-	-	-	-	-	11,500.00	-	-	-	-	-	-
Springville City Cemetery	Special Use	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Centennial Park	Undeveloped	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cherrington Bike Park	Undeveloped	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Community Park Expansion	Undeveloped	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fieldhouse Site	Undeveloped	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jeramiah Johnson (Expansion)	Undeveloped	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Spring Acres/Bird/Spring Arts Redesign	Undeveloped	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bike Lanes	Trails	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.60	-	-	-
Paved Multiuse Trails (Local)	Trails	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	14,784.00	-	-
Paved Multiuse Trails (Regional)	Trails	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	26,400.00	-	-
Unpaved Multi-Use Trails	Trails	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	27,456.00	-
Totals		1.00	211.00	36.00	186.00	4.00	27.00	7.00	8.00	5.00	2.00	57.00	12.00	5,700.00	18.00	11,500.00	1.00	30,675.50	3.60	41,184.00	27,456.00	13.20
Estimated Value		\$500,000	\$422,000	\$9,000	\$465,000	\$2,000	\$216,000	\$9,800	\$8,000	\$85,000	\$1,000	\$570,000	\$24,000	\$997,500	\$14,994	\$2,012,500	\$8,000	\$920,265	\$90,000	\$2,471,040	\$411,840	\$1,999,998

TABLE A.1: EXISTING PARKS, RECREATION, AND TRAILS INVENTORY (CONT.)

AREA	TYPE	LAND VALUE	IMPROVEMENT VALUE IFA ELIGIBILITY	BASE ELIGIBLE IMPROVEMENT VALUE	DESIGN & ENGINEERING	TOTAL IMPROVEMENT VALUE	TOTAL
Jolley's Ranch Park	Regional	\$8,750,000	100%	\$2,089,744	\$313,462	\$2,403,206	\$11,153,206
Kelly's Grove Park	Regional	\$6,000,000	100%	\$1,388,250	\$208,238	\$1,596,488	\$7,596,488
Rotary Park	Regional	\$2,250,000	100%	\$789,300	\$118,395	\$907,695	\$3,157,695
Wayne Bartholomew Family Park	Regional	\$4,000,000	100%	\$4,442,848	\$666,427	\$5,109,275	\$9,109,275
Civic Center/Splash Pad Park	Community	\$800,000	100%	\$834,000	\$125,100	\$959,100	\$1,759,100
Community Park	Community	\$2,750,000	100%	\$1,938,710	\$290,807	\$2,229,517	\$4,979,517
Memorial Park	Community	\$2,250,000	100%	\$2,077,000	\$311,550	\$2,388,550	\$4,638,550
Spring Acres/Arts Park	Community	\$3,475,000	100%	\$1,788,920	\$268,338	\$2,057,258	\$5,532,258
Big Hollow Park	Neighborhood	\$950,000	100%	\$496,210	\$74,432	\$570,642	\$1,520,642
Bird Park	Neighborhood	\$2,175,000	100%	\$1,482,000	\$222,300	\$1,704,300	\$3,879,300
Child Park	Neighborhood	\$775,000	100%	\$405,300	\$60,795	\$466,095	\$1,241,095
Clyde Park	Neighborhood	\$825,000	100%	\$216,480	\$32,472	\$248,952	\$1,073,952
Hobble Creek Park	Neighborhood	\$1,325,000	100%	\$634,990	\$95,249	\$730,239	\$2,055,239
Holdaway Park	Neighborhood	\$950,000	100%	\$491,785	\$73,768	\$565,553	\$1,515,553
Kelvin Grove Park	Neighborhood	\$1,650,000	100%	\$459,870	\$68,981	\$528,851	\$2,178,851
Kolob Park	Neighborhood	\$750,000	100%	\$231,000	\$34,650	\$265,650	\$1,015,650
Ray Arthur Wing Park	Neighborhood	\$1,425,000	100%	\$379,940	\$56,991	\$436,931	\$1,861,931
Spring Creek Park	Neighborhood	\$2,200,000	100%	\$592,530	\$88,880	\$681,410	\$2,881,410
Canyon Road Trailhead Park	Pocket	\$250,000	100%	\$104,000	\$15,600	\$119,600	\$369,600
Conover Park	Pocket	\$175,000	100%	\$6,000	\$900	\$6,900	\$181,900
Contractors Legacy Park	Pocket	\$175,000	100%	\$296,500	\$44,475	\$340,975	\$515,975
Devon Glen Park and Trail	Pocket	\$375,000	100%	\$196,850	\$29,528	\$226,378	\$601,378
Freedom Park	Pocket	\$250,000	100%	\$160,370	\$24,056	\$184,426	\$434,426
Hendrickson Park	Pocket	\$150,000	100%	\$0	\$0	\$0	\$150,000
Heritage Park	Pocket	\$275,000	100%	\$356,750	\$53,513	\$410,263	\$685,263
Pebble Creek Park	Pocket	\$150,000	100%	\$6,000	\$900	\$6,900	\$156,900
Clyde Recreation Center	Special Use	\$0	0%	\$0	\$0	\$0	\$0
Dry Creek Parkway and Trail	Special Use	\$0	0%	\$0	\$0	\$0	\$0
Field House	Special Use	\$0	0%	\$0	\$0	\$0	\$0
Hobble Creek Golf Course	Special Use	\$0	0%	\$0	\$0	\$0	\$0
Quail Valley Parkway	Special Use	\$0	0%	\$0	\$0	\$0	\$0
Rodeo Grounds	Special Use	\$0	0%	\$0	\$0	\$0	\$0
Senior Center	Special Use	\$0	0%	\$0	\$0	\$0	\$0
Springville Museum of Art	Special Use	\$0	0%	\$0	\$0	\$0	\$0
Springville City Cemetery	Special Use	\$0	0%	\$0	\$0	\$0	\$0
Centennial Park	Undeveloped	\$150,000	0%	\$0	\$0	\$0	\$150,000
Cherrington Bike Park	Undeveloped	\$420,000	100%	\$0	\$0	\$0	\$420,000
Community Park Expansion	Undeveloped	\$1,950,000	100%	\$0	\$0	\$0	\$1,950,000
Fieldhouse Site	Undeveloped	\$215,000	100%	\$0	\$0	\$0	\$215,000
Jeramiah Johnson (Expansion for Rotary Park)	Undeveloped	\$325,000	100%	\$0	\$0	\$0	\$325,000
Spring Acres/Bird/Spring Arts Redesign	Undeveloped	\$600,000	100%	\$0	\$0	\$0	\$600,000
Bike Lanes	Trails	\$0	100%	\$90,000	\$13,500	\$103,500	\$103,500
Paved Multiuse Trails (Local)	Trails	\$0	100%	\$887,040	\$133,056	\$1,020,096	\$1,020,096
Paved Multiuse Trails (Regional)	Trails	\$0	100%	\$1,584,000	\$237,600	\$1,821,600	\$1,821,600
Unpaved Multi-Use Trails	Trails	\$0	100%	\$411,840	\$61,776	\$473,616	\$473,616
Total Value		\$48,760,000				\$28,563,961	\$77,323,961

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