



RICHFIELD CITY, UTAH

PARKS, POLICE, AND FIRE

IMPACT FEE FACILITY PLAN & IMPACT FEE ANALYSIS

AUGUST 2022

DRAFT

IMPACT FEE FACILITY PLAN (IFFP) CERTIFICATION

EFG Consulting (EFG) 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.

IMPACT FEE ANALYSIS (IFA) CERTIFICATION

EFG 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;
 - d. offsets costs with grants or other alternate sources of payment; and,
3. complies in each and every relevant respect with the Impact Fees Act.

EFG Consulting 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 substantial portion of the IFFP or IFA are modified or amended by the City, this certification is no longer valid.
3. All information provided to our team is assumed to be correct, complete, and accurate. This includes information provided by the City as well as outside sources.

EFG Consulting

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SECTION I: EXECUTIVE SUMMARY

The purpose of this Impact Fee Facility Plan (IFFP) and Impact Fee Analysis (IFA) is to fulfill the requirements of the Utah Code Title 11 Chapter 36a (Impact Fee Act) to enable Richfield City (City) to establish parks and recreation, police, and fire impact fees for the City. The following is a summary of the IFFP inputs.

SERVICE AREA:

The service area for this IFFP and IFA will include the entire City for parks and recreation, police, and fire services.

DEMAND ANALYSIS:

Parks and Recreation

The demand unit utilized in this analysis for parks and recreation is population. City population is expected to grow from 8,272 to 8,927 in 2032 which is an increase of 655 people over the next 10 years.

Police and Fire

The demand unit utilized in this analysis for police and fire was equivalent residential connections (ERC). Future growth in the City is estimated to increase from 4,355 ERCs currently to 4,803 ERCs in 2032 which is an increase of 448 ERCs over the next 10 years. Of these total ERCs, approximately 762 are associated with commercial development. Commercial ERCs are expected to increase by 87 ERCs over the course of 10 years, resulting in 849 ERCs in 2032.

LEVEL OF SERVICE:

Parks and Recreation

The level of service (LOS) for parks and recreation is dollars invested per person which is \$1,199/person.

Police

The LOS for police is square feet of police facilities per ERC which is 2.55 square feet per ERC.

Fire

The LOS for fire is square feet of fire facilities per ERC which is 3.21 square feet per ERC.

EXCESS CAPACITY:

Parks and Recreation

It is assumed there is no excess capacity in parks and recreation.

Police

It is assumed there is no excess capacity in police.

Fire

It is assumed that the City's fire suppression vehicles costing in excess of \$500,000 have existing capacity to serve future development through 2032. The cost per ERC of this excess capacity is \$879/ERC and would only be applied to commercial development.

CAPITAL FACILITIES ANALYSIS:

Parks and Recreation

The City plans to invest in park amenities over the next 6-10 years. Current plans include restrooms, bleachers, benches and other trail and park improvements. The City also plans to improve and add to their recreation facilities in the next 6-10 years as outlined in Section 3.

Police

The City plans to add 2,000 square feet of space dedicated to the Police Department within six to ten years with an estimated total cost of \$600,000.

Fire

The City plans to finish approximately 4,000 square feet of space upstairs in the existing fire station in the next six to ten years. This is estimated to cost approximately \$400,000.

FUNDING OF FUTURE FACILITIES:

Parks and Recreation

Parks and recreation projects will be funded from the general fund and reimbursed from the impact fee fund.

Police

Police projects will be funded from the general fund and reimbursed from the impact fee fund.

Fire

Fire projects will be funded from the general fund and reimbursed from the impact fee fund.

PROPOSED IMPACT FEE

Parks and Recreation

Based upon the inputs described above and in the body of this report, the maximum allowable impact fee for parks and recreation is \$3,525 per home.

Police

Based upon the inputs herein, the maximum allowable impact fee for police is \$765/ERC.

Fire

Based upon the inputs herein, the maximum allowable impact fee for fire is \$321 for residential and \$1,200 for commercial development.

SECTION 2: DEMAND ANALYSIS

The purpose of this section is to describe the demand unit and estimate future demand.

DEMAND UNITS & FUTURE DEMAND

Parks and Recreation

Between 2010 and 2020, historic growth in Richfield has been 0.8 percent. At this rate of growth, the City will increase population by 655 people.

Year	Population	Avg Annual Growth Rate
2020	8,147	
2010	7,551	0.8%

Source: US Census Bureau

Year	Est. Population	Rate	New Growth	New Population	Rate
2020	8,147		10-Years		
2021	8,209	0.8%	2022-2032	655	0.8%
2022	8,272	0.8%			
2023	8,335	0.8%			
2024	8,399	0.8%			
2025	8,463	0.8%			
2026	8,528	0.8%			
2027	8,593	0.8%			
2028	8,659	0.8%			
2029	8,725	0.8%			
2030	8,792	0.8%			
2031	8,859	0.8%			
2032	8,927	0.8%			

Police and Fire

The demand unit utilized in this analysis for police and fire was equivalent residential connections (ERC). The growth in ERCs was estimated assuming an approximate growth rate of one percent.

ERC Projections			
	2022	2032	New ERCs
Total ERCs	4,355	4,803	448
Commercial ERCs	762	849	87

SECTION 3: LEVEL OF SERVICE

Parks and Recreation

The following is a summary of the current inventory of land and amenities that serve parks and recreation.

Land Inventory	Acres	Value
Active Park Acres	26.84	\$ 1,322,840
Total Land Value		\$ 1,322,840

Land Comparables - Vacant Land in Area			
	Market Value	Acres	Cost/AC
4-304-39	\$ 499,900	14.88	\$ 33,595
4-204-12 & 4-204-11	\$ 805,000	33.28	\$ 24,189
500 west 1300 south	\$ 189,975	2.33	\$ 81,534
500 S 1100 W	\$ 399,000	6.9	\$ 57,826
Average	\$ 473,469	14.35	\$ 49,286

Amenity Inventory	Value
Visitor Center	\$ 10,000
Storage bldg metal	\$ 24,000
Storage bldg Block	\$ 75,000
Large Pavilion	\$ 500,000
Small Pavilion	\$ 80,000
Large Playground	\$ 240,000
Large Playground	\$ 56,000
Small Playgrounds	\$ 225,000
Disc golf course	\$ 4,000
Restrooms	\$ 225,000
Concessions	\$ 45,000
Basketball Courts (1/2 court)	\$ 280,000
Stage	\$ 50,000
Skate Park	\$ 150,000
Ball Diamond	\$ 60,000
Dugouts	\$ 40,000
Bleachers	\$ 49,000
Score booth/Concessions	\$ 24,000
Parking (paved slots)	\$ 325,248
Softball fields	\$ 45,000
Walking trail (paved miles)	\$ 516,660
Total Amenity Value	\$ 3,023,908

The following table illustrates that the existing LOS for park land and amenities is \$525 per person.

LOS Park Land and Amenities	
Total Land Value	\$ 1,322,840
Total Amenity Value	\$ 3,023,908

RICHFIELD CITY PARKS AND RECREATION, POLICE, AND FIRE- IMPACT FISCAL YEAR 2022

LOS Park Land and Amenities

Grand Total	\$ 4,346,748
Current Population 2022	8,272
Investment per Capita	\$ 525

In addition to parks, the City also owns a recreation and community center. Both of these buildings are scheduled for additions and renovations in the near future. The total cost to finish these buildings is estimated to be \$7 million. These buildings will serve the existing population as well as growth through the next 30 years (which is expected to be the useful life of the buildings). Thus, the total cost of these facilities is spread over the population expected in 2052 resulting in a LOS for recreation facilities of \$674 per person.

Recreation Facilities	Value
Swimming Pool Addition	\$ 4,500,000
Community Center	\$ 2,500,000
Estimated Cost	\$ 7,000,000
30 year population (useful life of buildings)	10,392
Investment per Capita	\$ 674

The total level of service (LOS) for parks and recreation is \$1,199/person.

Total Parks and Recreation LOS	Value
Park LOS	\$ 525
Recreation LOS	\$ 674
Total Park and Recreation LOS	\$ 1,199

Police

The LOS for police is provided in the following table. It is calculated by taking the total square feet of utilized police space and dividing by the current population. The LOS for police is 2.55 square feet per ERC.

Level of Service - Police Facilities			
Inventory	Cost to Police Dept	Total Sq Ft	Sq Ft Utilized
Office	329,474	16,338	6,135
Shed	3,000	216	216
Pound	47,691	1,500	1,500
Old Elks Lodge (storage)	187,000	4,648	3,254
Entrance Remodel	64,738		Included above
Parking Lot Improvement	7,016		Included above
Total	\$638,918	22,702	11,105
2022 ERCs			4,355
LOS - SF/ERC			2.55

Fire

The LOS for fire is provided in the following table. It is calculated by taking the total square feet of utilized fire space and dividing by the current population. The LOS for fire is 3.21 square feet per ERC.

Level of Service - Fire Facilities			
Inventory	Cost	Total Sq Ft	Sq Ft Utilized
Fire Station	\$2,310,400	14,000	14,000
Total	\$2,310,400	14,000	14,000
2022 ERCs			4,355
LOS - SF/ERC			3.21

SECTION 4: EXCESS CAPACITY ANALYSIS

Parks and Recreation

This analysis assumes that the City is currently at the LOS which means there is no excess capacity.

Police

It is assumed there is no excess capacity in police.

Fire

It is assumed that the City's fire suppression vehicles costing in excess of \$500,000 have existing capacity to serve future development through 2032. Half of the cost of these vehicles has been paid for by Sevier County. The remaining half of the cost of these vehicles is spread over the total commercial ERCs anticipated in 2032. Thus, a portion of this cost is spread over existing development. The cost per ERC of this excess capacity is \$879/ERC and would only be applied to commercial development.

Fire Excess Capacity			
Existing Equipment	Cost	Portion Paid by City	City Cost
Aerial Fire Truck	\$803,050	50%	\$401,525
Pierce Fire Truck	\$635,359	50%	\$317,680
Debt Service Pierce Truck	\$26,715	100%	\$26,715
Total Equipment			\$745,919
Total Commercial ERCs 2032			849
Excess Capacity Cost per Commercial ERC			\$879

SECTION 5: CAPITAL FACILITY AND FUNDING ANALYSIS

CAPITAL FACILITIES ANALYSIS:

Parks and Recreation

The City anticipates receiving approximately \$785k in the next 10 years from impact fees which will be invested to maintain the current LOS. The City will fund parks and recreation projects which is currently anticipated to include the following.

Proposed Future Facilities		Value
New Rotary Restrooms	2022-2023	un-known
4 Wheeler (to spray weeds and drag fields)	2022-2023	un-known

RICHFIELD CITY PARKS AND RECREATION, POLICE, AND FIRE- IMPACT FEES

Proposed Future Facilities		Value
Ball field bleachers at Rotary/Lions Park	2022-2023	un-known
Park Benches at City/Lions/Centennial Parks	2022-2023	un-known
New Infield Machine	2023-2024	20,000
New 100" Mower	2023-2024	35,000
Sod cutter	2023-2024	6,000
Spreader (fertilizer)	2023-2024	2,000
Trail Improvements		
Park Improvements		
Total Value		\$ 63,000

In addition to the projects listed above, the City plans to improve and add to their additional recreation facilities in the next 6-10 years. The details and cost of these improvements are outlined and included in the level of service analysis completed in Section 3 of this document.

Police

The City plans to add 2,000 square feet of space dedicated to the Police Department within six to ten years as detailed in the table below.

Future Projects	Cost to Police Dept	Total Sq Ft	Existing LOS	ERCs Served
Police Dept Addition	\$ 600,000	2,000	2.55	784

Fire

The City plans to finish approximately 4,000 square feet of space upstairs in the existing fire station in the next six to ten years as detailed in the table below.

Future Projects	Cost to Fire	Total Sq Ft	Existing LOS	ERCs Served
Finish Upstairs of Fire Department	\$ 400,000	4,000	3.21	1,244

FUNDING OF FUTURE FACILITIES:

Parks and Recreation

Parks and recreation projects will be funded from the general fund and reimbursed from the impact fee fund.

Police

Police projects will be funded from the general fund and reimbursed from the impact fee fund.

Fire

Fire projects will be funded from the general fund and reimbursed from the impact fee fund.

SECTION 6: IMPACT FEE CALCULATION

Parks and Recreation

Based upon the inputs herein, the maximum allowable impact fee for parks and recreation is \$3,525 per home. The following describes the calculation.

Future Facilities Impact Fee		
Investment per capita	\$	1,199
Household Size		2.94
Residential Impact Fee per Home	\$	3,525
<i>Source of Household Size: Census Bureau</i>		

NON-STANDARD IMPACT FEES

For households that can demonstrate a different demand on the system than assumed by this analysis, the City reserves the right under the Impact Fee Act to use a multiplier to calculate the equivalent impact fee at \$1,199 per person. Any such calculation will take into account home capacity rather than actual individuals living in any given home.

Police

Based upon the inputs herein, the maximum allowable impact fee for police is \$765/ERC.

Future Projects	Cost to Police Dept	ERCs Served
Police Dept Addition	\$ 600,000	784
Police Impact Fee per ERC		\$765

NON-STANDARD IMPACT FEES

For connections that can demonstrate a different demand on the system than assumed by ERC, the City reserves the right under the Impact Fee Act to use a multiplier to calculate the equivalent impact fee at \$765 per ERC.

Fire

Based upon the inputs herein, the maximum allowable impact fee for fire is \$321/ERC for residential and \$1,200 for commercial development.

Future Projects	Cost to Fire	ERCs Served
Finish Upstairs of Fire Dept	\$ 400,000	1,244
Facility Fire Impact Fee per ERC		\$321

Fire Impact Fee	
Residential Impact Fee (Facility Only)	\$321
Non-Residential Impact Fee	
Facility	\$321
Excess Capacity Equipment	\$879
Total Non-Residential Fee	\$1,200

NON-STANDARD IMPACT FEES

For connections that can demonstrate a different demand on the system than assumed by ERC, the City reserves the right under the Impact Fee Act to use a multiplier to calculate the equivalent impact fee at \$321 per ERC.

APPENDIX A – DRAFT IMPACT FEE ENACTMENT

