

SARATOGA SPRINGS



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PARKS, RECREATION, OPEN SPACE, AND TRAILS IMPACT FEE ANALYSIS



Prepared by Zions Public Finance, Inc.

February 2025

Executive Summary

Background

Saratoga Springs (“City”) updated its Parks, Recreation, Trails, and Open Space Master Plan in 2020. The Master Plan, along with updated input from the City, form the basis for this Impact Fee Analysis (IFA).

The City has determined that there is one service area citywide and that there is excess capacity in the Marina and Patriot Park. All other parks, trails, and recreation facilities are considered to be at full capacity in 2024. Only residential development is considered to create demand for parks, trails, and recreation facilities and therefore only residential growth has been considered in the determination of impact fees.

Projections for population growth in Saratoga Springs are as follows:

TABLE 1: PROJECTED POPULATION GROWTH, 2024-2034

Year	Population
2024	64,334
2025	69,022
2026	73,877
2027	78,898
2028	84,085
2029	89,438
2030	94,958
2031	100,644
2032	106,496
2033	112,514
2034	114,764

Source: Saratoga Springs; ZPFI

This IFA is organized based on the legal requirements of Utah Code 11-36a-304.

Impact on Consumption of Existing Capacity

Utah Code 11-36a-304(1)(a)

The IFA considers only *system* facilities in the calculation of impact fees. For the City, this has been determined to mean community and regional parks and trail systems. Local parks and trails are considered *project* improvements and have not been included in the calculation of impact fees.

Existing service levels are based on the current levels of service in the City for both parks and trails. Existing and proposed service levels are shown in the table below.

TABLE 2: EXISTING AND PROPOSED SERVICE LEVELS

	Units		
	Existing	Proposed	Excess Capacity
Marina (population capacity per marina)	64,334	85,970	21,636
Patriot Park (population capacity per phase)	64,334	85,970	21,636

	Units		
	Existing	Proposed	Excess Capacity
Park Land and Improvements (acres, with improvements, per 1,000 persons)	3.22	3.22	0
Trail Miles - Concrete (trail miles per 1,000 persons)	0.08	0.08	0
Trail Miles - Asphalt (trail miles per 1,000 persons)	0.36	0.36	0

The City intends to maintain service levels for both parks and trails. Only the Marina and Patriot Park currently have excess capacity. Other parks and trails development in the City is one overall recreation system designed to meet the needs and desires of its residents for physical and leisure activities.

Impact on System Improvements by Anticipated Development Activity

Utah Code 11-36a-304(1)(b)

The table below shows the declining service levels that would occur in Saratoga Springs, due to population growth, if no new facilities are added. Each of these declining service levels is discussed in more detail in the body of this report.

TABLE 3: IMPACTS TO SERVICE LEVELS DUE TO NEW DEVELOPMENT IF NO IMPROVEMENTS ARE MADE

	Existing Level of Service 2024	Projected Level of Service 2034
Marina (excess population capacity)	21,636	(28,794)
Patriot Park (excess population capacity)	21,636	(28,794)
Park Land and Improvements (acres per 1,000 population)	3.22	1.81
Trail Miles - Concrete (trail miles per 1,000 persons)	0.08	0.04
Trail Miles - Asphalt (trail miles per 1,000 persons)	0.36	0.20

Relationship of Anticipated Impacts to Anticipated Development Activity

Utah Code 11-36a-304(1)(c)

The demand placed on existing public park facilities by new development activity is attributable to population growth. Saratoga Springs has a 2024 population of 64,334 persons, and as a result of anticipated development activity, will grow to a projected 114,764 persons by 2034 – an increase of 50,430 persons. As growth occurs as a result of increased development activity, more parks and trails are needed to maintain existing service levels and to reach proposed service levels.

Proportionate Share Analysis

Utah Code 11-36a-304(1)(d)

Costs Reasonably Related to New Development Activity

The cost of new system improvements required to maintain the service levels related to new development activity are based on the costs of system-wide park and trail facilities, and the consultant fees for the preparation of the Impact Fee Facilities Plan and the Impact Fee Analysis.

The total gross fee, before accounting for bond credits, is \$1,437.15 per capita. However, the actual fee charged will be based on the average household size of a residential unit.

TABLE 4: CALCULATION OF GROSS IMPACT FEE

Summary of Gross Fee	
Marina	\$126.44
Patriot Park	\$345.51
Park Land and Improvements	\$815.14
Interest Cost Patriot Park	\$42.43
Trails - Concrete	\$22.39
Trails - Asphalt	\$85.05
Consultant Costs	\$0.20
TOTAL per Capita	\$1,437.15

The average household size for residential units in Saratoga Springs is as follows:

TABLE 5: AVERAGE HOUSEHOLD SIZE

Residential Unit Type	Household Size
All Residential Units*	4.05

Source: US Census 2023 ACS 5-Year Estimates

*All Residential Units represents a weighted average of the households in the City according to Census data.

The City has one outstanding sales tax revenue bond for phase 1 of Patriot Park. Credits have been made against the outstanding bond so that double payment will not occur by new development.

The maximum impact fees are shown in the table below

TABLE 6: CALCULATION OF MAXIMUM IMPACT FEE BY YEAR

Year	NPV per Capita	Max Fee After Credits (All Residential Units)
2024	\$56.20	\$5,586.67
2025	\$51.21	\$5,607.45
2026	\$46.47	\$5,627.14
2027	\$42.02	\$5,645.69
2028	\$37.76	\$5,663.41
2029	\$33.67	\$5,680.41
2030	\$29.73	\$5,696.79
2031	\$25.93	\$5,712.62
2032	\$22.23	\$5,727.98
2033	\$18.64	\$5,742.93
2034	\$15.09	\$5,757.69

Manner of Financing

Utah Code 11-36a-304(2)(c)(d)(e)(f)(g)(h)

Impact Fee Credits

The Impact Fees Act requires credits to be paid back to development for future fees that may be paid to fund system improvements found in the IFFP so that new development is not charged twice. These credits have been calculated for the outstanding sales tax revenue bond.

Extraordinary Costs and Time Price Differential

It is not anticipated that there will be any extraordinary costs in servicing newly-developed park properties.

Utah Code Legal Requirements

Preparation of Impact Fee Analysis. Utah Code requires that “each local political subdivision... intending to impose an impact fee shall prepare a written analysis (Impact Fee Analysis or IFA) of each impact fee” (Utah Code 11-36a-303). This IFA follows all legal requirements as outlined below. Saratoga Springs has retained Zions Public Finance, Inc. (ZPFI) to prepare this Impact Fee Analysis in accordance with legal requirements.

Section 11-36a-304 of the Utah Code outlines the requirements of an impact fee analysis which is required to identify the following:

anticipated impact on or consumption of any existing capacity of a public facility by the anticipated development activity;

anticipated impact on system improvements required by the anticipated development activity to maintain the established level of service for each public facility;

how anticipated impacts are reasonably related to the anticipated development activity

the proportionate share of:

costs for existing capacity that will be recouped; and

costs of impacts on system improvements that are reasonably related to the new development activity; and

how the impact fee was calculated

Further, in analyzing whether or not the proportionate share of the costs of public facilities are reasonably related to the new development activity, the local political subdivision or private entity, as the case may be, shall identify, if applicable:

the cost of each existing public facility that has excess capacity to serve the anticipated development resulting from the new development activity;

the cost of system improvements for each public facility;

other than impact fees, the manner of financing for each public facility such as user charges, special assessments, bonded indebtedness, general taxes, or federal grants;

the relative extent to which development activity will contribute to financing the excess capacity of and system improvements for each existing public facility, by means such as user charges, special assessments, or payment from the proceeds of general taxes;

the relative extent to which development activity will contribute to the cost of existing public facilities and system improvements in the future;

the extent to which the development activity is entitled to a credit against impact fees because the development activity will dedicate system improvements or public facilities that will offset the demand for system improvements, inside or outside the proposed development;

extraordinary costs, if any, in servicing the newly developed properties; and

the time-price differential inherent in fair comparisons of amounts paid at different times.

Calculating Impact Fees. Utah Code 11-36a-305 states that for purposes of calculating an impact fee, a local political subdivision or private entity may include the following:

construction contract price;

cost of acquiring land, improvements, materials, and fixtures;

cost for planning, surveying, and engineering fees for services provided for and directly related to the construction of the system improvements; and

for a political subdivision, debt service charges if the political subdivision might use impact fees as a revenue stream to pay the principal and interest on bonds, notes or other obligations issued to finance the costs of the system improvements and

one or more expenses for overhead

Additionally, the Code states that each political subdivision or private entity shall base impact fee amounts on realistic estimates and the assumptions underlying those estimates shall be disclosed in the impact fee analysis.

Certification of Impact Fee Analysis. Utah Code 11-36a-306 states that an impact fee analysis shall include a written certification from the person or entity that prepares the impact fee analysis. This certification is included at the conclusion of this analysis.

Impact Fee Enactment. Utah Code 11-36a-401 states that a local political subdivision or private entity wishing to impose impact fees shall pass an impact fee enactment in accordance with Section 11-36a-402. Additionally, Utah Code 11-36a-401 states that an impact fee imposed by an impact fee enactment may not exceed the highest fee justified by the impact fee analysts. An impact fee enactment may not take effect until 90 days after the day on which the impact fee enactment is approved.

Notice of Intent to Prepare Impact Fee Analysis. A local political subdivision must provide written notice of its intent to prepare an IFA before preparing the Analysis (Utah Code 11-36a-503(1)). This notice must be posted on the Utah Public Notice website for at least 10 days. The City has complied with this noticing requirement for the IFA by posting notice.

Impact Fee Analysis

Utah Code allows cities to include only system-wide parks for the purpose of calculating impact fees. Project-wide parks cannot be used to establish levels of service eligible to be maintained through impact fees. Based on input from the City of Saratoga Springs and the consultants, a system-wide park is defined as a park that serves more than one local development area. System-wide parks in Saratoga Springs include community and regional parks.

An impact fee is a one-time fee that is implemented by a local government on new development to help fund and pay for all or a portion of the costs of public facilities that are needed to serve new development. Additionally, impact fees allow new growth to share in the cost of existing facilities that have excess capacity.

This IFA is organized based on the legal requirements of Utah Code 11-36a-304.

Impact on Consumption of Existing Capacity

Utah Code 11-36a-304(1)(a)

Marina

The Marina has a capacity of 85,970 persons; therefore, it currently has excess capacity (21,636 persons) to accommodate new development activity until 2029. The City's population is expected to reach 114,764 persons by 2034, resulting in the Marina being over capacity by 28,794 persons at that time.

An additional marina is currently being built to accommodate future growth. The marina is expected to cost \$24,871,147.13. This second marina will provide capacity to satisfy the City's growth demands far into the future and has received grant funds in the amount of \$10,515,150.00.

TABLE 7: MARINA SERVICE LEVEL IMPACTS FROM NEW DEVELOPMENT ACTIVITY, 2024-2034

Year	Population	Population Growth	Marina Capacity if No New Facilities
2024	64,334		21,636
2025	69,022	4,688	16,948
2026	73,877	4,855	12,093
2027	78,898	5,021	7,072
2028	84,085	5,187	1,885
2029	89,438	5,353	(3,468)
2030	94,958	5,520	(8,988)
2031	100,644	5,686	(14,674)
2032	106,496	5,852	(20,526)
2033	112,514	6,018	(26,544)
2034	114,764	2,250	(28,794)
Total		50,430	

Patriot Park

Phase 1 of Patriot Park has the same capacity as the Marina at 85,970 persons. Saratoga Springs recently acquired 35 acres of undeveloped land to expand Patriot Park for phase 2. Upon completion of phase 3 (the addition of improvements to phase 2 land), the City will have enough capacity to

satisfy the City's growth demands until buildout. Phases 2 & 3 of Patriot Park are expected to cost \$40,665,336.46.

TABLE 8: PATRIOT PARK SERVICE LEVEL IMPACTS FROM NEW DEVELOPMENT ACTIVITY, 2024-2034

Year	Population	Population Growth	Marina Capacity if No New Facilities
2024	64,334		21,636
2025	69,022	4,688	16,948
2026	73,877	4,855	12,093
2027	78,898	5,021	7,072
2028	84,085	5,187	1,885
2029	89,438	5,353	(3,468)
2030	94,958	5,520	(8,988)
2031	100,644	5,686	(14,674)
2032	106,496	5,852	(20,526)
2033	112,514	6,018	(26,544)
2034	114,764	2,250	(28,794)
Total		50,430	

Improved Park Land Area

Existing park service levels would decline due to new development activity from the existing service level of 3.22 acres per 1,000 persons to 1.81 acres per 1,000 residents if no improvements are made.

TABLE 9: PARK LAND AND IMPROVEMENT SERVICE LEVEL IMPACTS FROM NEW DEVELOPMENT ACTIVITY, 2024-2034

Year	Population	Population Growth	Land Acres per 1,000 Persons if No New Facilities
2024	64,334		3.22
2025	69,022	4,688	3.00
2026	73,877	4,855	2.81
2027	78,898	5,021	2.63
2028	84,085	5,187	2.47
2029	89,438	5,353	2.32
2030	94,958	5,520	2.18
2031	100,644	5,686	2.06
2032	106,496	5,852	1.95
2033	112,514	6,018	1.84
2034	114,764	2,250	1.81
Total		50,430	

Concrete Trail Miles

The existing level of service of 0.08 concrete trail miles per 1,000 persons would decline to 0.04 concrete trail miles per 1,000 persons, if no new improvements are made.

TABLE 10: CONCRETE TRAIL MILES SERVICE LEVEL IMPACTS FROM NEW DEVELOPMENT ACTIVITY, 2024-2034

Year	Population	Population Growth	Concrete Trail Miles per 1,000 Persons if No New Facilities
2024	64,334		0.08
2025	69,022	4,688	0.07
2026	73,877	4,855	0.07

Year	Population	Population Growth	Concrete Trail Miles per 1,000 Persons if No New Facilities
2027	78,898	5,021	0.06
2028	84,085	5,187	0.06
2029	89,438	5,353	0.06
2030	94,958	5,520	0.05
2031	100,644	5,686	0.05
2032	106,496	5,852	0.05
2033	112,514	6,018	0.04
2034	114,764	2,250	0.04
Total		50,430	

Asphalt Trail Miles

The existing level of service of 0.36 asphalt trail miles per 1,000 persons would decline to 0.20 asphalt trail miles per 1,000 persons by 2034 if no new improvements are made.

TABLE 11: ASPHALT TRAIL MILES SERVICE LEVEL IMPACTS FROM NEW DEVELOPMENT ACTIVITY, 2024-2034

Year	Population	Population Growth	Asphalt Trail Miles per 1,000 Persons if No New Facilities
2024	64,334		0.36
2025	69,022	4,688	0.33
2026	73,877	4,855	0.31
2027	78,898	5,021	0.29
2028	84,085	5,187	0.27
2029	89,438	5,353	0.26
2030	94,958	5,520	0.24
2031	100,644	5,686	0.23
2032	106,496	5,852	0.22
2033	112,514	6,018	0.21
2034	114,764	2,250	0.20
Total		50,430	

Identify the Means by Which the Political Subdivision or Private Entity Will Meet Growth Demands

Utah Code 11-36a-304(1)(b)

The City will need to acquire additional park lands and trail miles and make park and trail improvements to maintain its existing service levels of improved parks. Impact fees will be used to maintain the existing service levels for parks and trails.

The figures in the following table were calculated by multiplying the existing service levels by the cost for each line item by the projected growth in demand over the next ten years.

TABLE 12: COST OF EXISTING CAPACITY AND NEW CONSTRUCTION DUE TO NEW GROWTH, 2024-2034

	Proposed Service Level	Total Improvement Cost Needed Over 10 Years
Additional Marina ¹	85,970 persons	\$6,376,332
Phase 2 and Phase 3 – Patriot Park	85,970 persons	\$17,423,963
Improved Park Acres - per 1,000 population	3.22	\$41,107,336
Concrete Trail Miles - per 1,000 population	0.08	\$1,129,266
Asphalt Trail Miles - per 1,000 population	0.36	\$4,289,072
Total		\$70,325,969

Relationship of Anticipated Impacts to Anticipated Development Activity

Utah Code 11-36a-304(1)(c)

The demand placed on existing park and trail facilities by new development activity is attributed to population growth. Saratoga Springs has a 2024 population of 64,334 persons and, as a result of anticipated development activity, will grow to a projected 114,764 persons by 2034 – an increase of 50,430 persons. As growth occurs as a result of increased development activity, an additional marina, an expansion to Patriot Park, and more parks and trails are needed to maintain existing standards.

Proportionate Share Analysis

Utah Code 11-36a-304(1)(d)

Marina and Patriot Park

The City currently has excess capacity in the Marina and Patriot Park. However, that excess capacity is expected to be utilized by future growth with the Marina and Patriot Park projected to be over capacity by the end of the decade. Because of this, an additional marina and an expansion to Patriot Park is currently under construction and is expected to cost \$24,871,147.13 (less grant funds of \$10,515,150) and \$40,665,336.46, respectively.

Marina. New development will pay for its share of capacity for both existing capacity and future capacity that will be available from a second marina. This excess capacity is calculated as follows and is based on a buy-in cost to new development.

TABLE 13: MARINA BUY-IN COST CALCULATION

Marina	Amount
Actual Cost of Marina 1 and Improvements	\$6,230,091.56
Capacity Population Served	85,970
Marina 1 Improvements Cost Per Capita	\$72.47
New Marina Cost	\$14,335,997.13
Capacity Population Served	85,970
Marina 2 Cost Per Capita	\$166.99

¹ Calculated by taking the total marina improvement cost per capita and multiplying it by population growth over the study period. The same methodology is used to calculate the figures for Patriot Park.

Marina	Amount
Population Growth 2024-2034	50,430
Excess Capacity in Current Marina 2024	21,636
Capacity used in second Marina by 2034	28,794
% of New Growth to Marina 1 by 2034	42.90%
% of New Growth to Marina 2 by 2034	57.10%
Cost for Marina 1 attributable to new growth	\$31.09
Cost for Marina 2 attributable to new growth	\$95.35
Total Marina Improvements Cost Per Capita²	\$126.44

Patriot Park. Patriot Park also has excess capacity that will be utilized by future growth by the end of the decade. Because of this, the phase 2 and phase 3 expansions of the Park are currently underway and will cost \$40,665,336.46.

New development will pay for its share of capacity for both existing capacity and future capacity that will be available from Park expansion. This excess capacity is calculated as follows and is based on a buy-in cost to new development.

TABLE 14: PATRIOT PARK BUY-IN COST CALCULATION

Patriot Park	Amount
Actual Cost of Patriot Park Phase 1 - Land, Improvements, & Interest Costs	\$15,112,837.15
Capacity Population Served	85,970
Patriot Park Phase 1 Improvements Cost Per Capita	\$175.79
Patriot Park Phase 2 & 3 Cost (Land and Improvements)	\$40,665,336.46
Capacity Population Served	85,970
Patriot Park Phase 2 & 3 Cost Per Capita	\$473.02
Population Growth 2024-2034	50,430
Excess Capacity in Current Park 2024	21,636
Capacity used in Phase 2 of Patriot Park by 2034	28,794
% of New Growth in Phase 1 of Patriot Park by 2034	42.90%
% of New Growth in Phase 2 & 3 of Patriot Park by 2034	57.10%
Cost for Phase 1 attributable to new growth	\$75.41
Cost for Phase 2 & 3 attributable to new growth	\$270.09
Total Patriot Park Improvement Cost Per Capita³	\$345.51

In addition, a bond was issued in 2017 for the amount of \$9,780,000.00 to pay for phase 1 of Patriot Park. Therefore, a credit must be made against the outstanding bond so that new development does not pay twice and interest costs can be charged to new development for its proportionate share of the interest costs associated with the new bond.

² Total marina improvement cost per capita is calculated by summing the costs for each marina attributable to new growth. Each cost for marina is calculated by multiplying the respective marina cost per capita by the % of new growth to the marina in question.

³ Total Patriot Park improvement cost per capita was calculated in the same manner as the improvement cost per capita for the marina. See footnote 1.

TABLE 15: INTEREST ALLOCATION

Description of Interest Allocation	Amount
Total Population Served by Patriot Park, Phase 1	85,970
Population Growth, 2024-2034	21,636
Total Interest	\$3,647,567.15
Interest Amt to Growth in 10 Years	25.17%
Interest to New Growth	\$917,980.26
Interest Cost per Capita	\$42.43

Parks and Trails

The cost of new system improvements required to maintain the existing level of parks, recreation and trail services related to new development activity is based on the cost of system-wide park and trail facilities, as well as consultant fees for the preparation of the Impact Fee Facilities Plan and the Impact Fee Analysis.

The City will need to acquire an additional 162.58 acres of land in order to maintain its existing service level of 3.22 acres per 1,000 persons. In addition, all 162.58 acres will need improvements or an expansion of capacity through various means. The existing level of service for improvements is a cost of \$100,262.07⁴ per acre, or a total cost of \$20,794,352.50. Total land and improvement costs necessary over the next ten years are calculated at \$41,107,335.41. Divided by the projected population growth of 50,430 persons, the cost per capita for park land and improvements is calculated to be \$815.14.

TABLE 16: PER CAPITA COST TO MAINTAIN LOS FOR PARK LAND AND IMPROVEMENTS

Park Land and Improvements	Amount
System Park Acres 2024	207.40
Land Cost per Acre	\$152,587.47
Existing Level of Service (acres per 1,000 persons)	3.22
Population Growth, 2024-2034	50,430
Acres Needed ⁵	162.58
Improvements Needed, 2024-2034	\$41,107,335.41
Population Growth, 2024-2034	50,430
Cost per Capita	\$815.14

Trails

The per capita cost to maintain the existing level of service for concrete trails is \$22.39. This is calculated by taking the existing amount of linear trail feet of concrete (4.96 miles * 5280 feet = 26,189 total feet) and dividing the total by the current population (64,334 persons) to get the current measure of linear concrete feet per capita. This ratio can then be multiplied by the cost per linear

⁴ Calculated by taking the total cost of current land and improvements (\$52,440,993.78), subtracting the total cost of acres (\$31,646,341.28), and dividing the result by the number of acres (207.4). See the IFFP for more details.

⁵ Calculated by taking the population growth from 2024-2034 divided by 1,000 and multiplying the result by the proposed level of service.

foot to calculate the cost per capita. Additional information and a summary of calculations is presented in Table 17.

TABLE 17: PER CAPITA COST TO MAINTAIN LOS FOR CONCRETE TRAILS

Concrete Trails	Amount
Current Linear Feet per Capita	0.41
Cost per Linear Foot	\$55.00
Population Growth, 2024-2034	50,430
Linear Feet Needed, 2024-2034	20,532.11
Cost to Maintain Existing LOS for Concrete Trails (2024-2034)	\$1,129,266.24
Population Growth, 2024-2034	50,430
Cost per Capita - Concrete Trails	\$22.39

The per capita cost to maintain the existing level of service for asphalt trails is \$85.05. This cost was calculated the same way as the cost per capita for concrete trails. A summary of calculations and other information is provided in table 18.

TABLE 18: PER CAPITA COST TO MAINTAIN LOS FOR ASPHALT TRAILS

Asphalt Trails	Amount
Current Linear Feet per Capita	1.89
Cost per Linear Foot	\$45.00
Population Growth, 2024-2034	50,430
Linear Feet Needed, 2024-2034	95,312.70
Cost to Maintain Existing LOS for Asphalt Trails (2024-2034)	\$4,289,071.50
Population Growth, 2024-2034	50,430
Cost per Capita - Asphalt Trails	\$85.05

The Impact Fee Facilities Plan and Impact Fee Analysis consultant cost is \$0.20 per capita. This is calculated by taking the total consultant costs and dividing it by population growth in the study period.

TABLE 19: PER CAPITA CONSULTANT COSTS

Consultant Cost	Amount
Consultant Cost	\$10,000.00
Population Growth, 2024-2034	50,430
Cost per Capita	\$0.20

The total gross Parks, Recreation, Trails and Open Space Impact Fee is \$1,437.15 per capita.

TABLE 20: MAXIMUM ALLOWABLE IMPACT FEE

Maximum Allowable Impact Fee	Amount
Marina	\$126.44
Patriot Park	\$345.51
Patriot Park Interest Cost	\$42.43

Maximum Allowable Impact Fee	Amount
Park Land and Improvements	\$815.14
Concrete Trails	\$22.39
Asphalt Trails	\$85.05
Consultant Costs	\$0.20
Total per Capita	\$1,437.15

Calculating the total cost per capita for the maximum allowable impact fee allows us to calculate the maximum impact fee per household. Household information for Saratoga Springs is outlined below and was sourced by the U.S. Census Bureau.

TABLE 21: HOUSEHOLD SIZE

Household Type	Household Size
Average*	4.05

Source: US Census 2023 ACS 5-Year Estimates

*'Average' represents a weighted average of the households in the City according to Census data.

Credits must be made against the gross impact fee per capita to account for the outstanding sales tax revenue bond issued for the purchase of Patriot Park. This bond is for \$9.78 million and matures in 2037. Credits need to be made only for the portion of the bond that benefits existing development as the impact fees charged to new development should cover its fair share of the principal and interest costs of the bond.

TABLE 22: CREDITS FOR OUTSTANDING REVENUE BOND

Year	Total P&I	Amount to Existing	Population	Payment per Capita	NPV* per Capita
2024	\$670,975.00	\$502,111.27	64,334	\$7.80	\$56.20
2025	\$672,925.00	\$503,570.51	69,022	\$7.30	\$51.21
2026	\$669,425.00	\$500,951.35	73,877	\$6.78	\$46.47
2027	\$670,625.00	\$501,849.35	78,898	\$6.36	\$42.02
2028	\$671,375.00	\$502,410.60	84,085	\$5.98	\$37.76
2029	\$671,675.00	\$502,635.10	89,438	\$5.62	\$33.67
2030	\$671,525.00	\$502,522.85	94,958	\$5.29	\$29.73
2031	\$670,925.00	\$502,073.85	100,644	\$4.99	\$25.93
2032	\$669,875.00	\$501,288.10	106,496	\$4.71	\$22.23
2033	\$673,375.00	\$503,907.26	112,514	\$4.48	\$18.64
2034	\$671,275.00	\$502,335.77	114,764	\$4.38	\$15.09

*NPV = net present value discounted at 5 percent

These credits are then applied to the maximum fee per household. The maximum impact fee per household is calculated by multiplying the total cost per capita by its household size and subtracting the product by the applicable credit per household size.

TABLE 23: MAXIMUM IMPACT FEE

Year	NPV* per Capita	Max Fee After Credits (All Residential Units)
2024	\$56.20	\$5,586.67
2025	\$51.21	\$5,607.45
2026	\$46.47	\$5,627.14
2027	\$42.02	\$5,645.69
2028	\$37.76	\$5,663.41
2029	\$33.67	\$5,680.41
2030	\$29.73	\$5,696.79
2031	\$25.93	\$5,712.62
2032	\$22.23	\$5,727.98
2033	\$18.64	\$5,742.93
2034	\$15.09	\$5,757.69

*NPV = net present value discounted at 5 percent

Manner of Financing

An impact fee is a one-time fee that is implemented by a local government on new development to help fund and pay for all or a portion of the costs of public facilities that are needed to serve new development. These fees are usually implemented to help reduce the economic burden on local jurisdictions that are trying to deal with population and commercial growth within the area. As a matter of policy and legislative discretion, a City may choose to have new development pay the full cost of its share of new public facilities if the facilities would not be needed except to service new development. However, local governments may use other sources of revenue to pay for the new facilities required to service new development and use impact fees to recover the cost difference between the total cost and the other sources of revenue. Additionally, impact fees allow new growth to share in the cost of existing facilities that have excess capacity. At the current time, no other sources of funding other than impact fees have been identified, but to the extent that any are identified and received in the future, then impact fees will be reduced accordingly.

Additional system-wide park land and recreation facility improvements beyond those funded through impact fees that are desired to maintain a higher proposed level of service will be paid for by the community through other revenue sources such as user charges, special assessments, GO bonds, etc.

Impact Fee Credits

The Impact Fees Act requires credits to be paid back to development for future fees that may be paid to fund system improvements found in the IFFP so that new development is not charged twice. Credits may also be paid back to developers who have constructed or directly funded items that are included in the IFFP or donated to the City in lieu of impact fees, including the dedication of land for system improvements. This situation does not apply to developer exactions or improvements required to offset density or as a condition for development. Any item for which a developer receives credit should be included in the IFFP and must be agreed upon with the City before construction begins.

In the situation that a developer chooses to construct facilities found in the IFFP in lieu of impact fees, the arrangement must be made through the developer and the City.

The standard impact fee can also be decreased to respond to unusual circumstances in specific cases in order to ensure that impact fees are imposed fairly. In certain cases, a developer may submit studies and data that clearly show a need for adjustment.

At the discretion of the City, impact fees may be modified for low-income housing, although alternate sources of funding for the recreation facilities must be identified.

Extraordinary Costs and Time Price Differential

It is not anticipated that there will be any extraordinary costs in servicing newly developed park properties. To account for the time-price differential inherent in fair comparisons of amounts paid at different times, actual costs have been used to compute buy-in costs to public facilities with excess capacity and current costs have been used to compute impacts on system improvements required by anticipated development activity to maintain the established level of service for each public facility.

Certification

Zions Public Finance, Inc. 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; or
 - 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;
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.