

SARATOGA SPRINGS



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PARKS, RECREATION, OPEN SPACE, AND TRAILS IMPACT FEE FACILITIES PLAN



Prepared by Zions Public Finance, Inc.

February 2025

Executive Summary

Background

Saratoga Springs (“City”) intends to provide and maintain satisfying parks, trails, and recreation facilities that enhance the quality of life for its residents. With the rapid growth the City is experiencing, this presents challenges in maintaining service levels. Therefore, the City intends to charge impact fees to assist with the costs of new capital facilities necessitated by the demands of new growth. The City’s Master Plan for Parks, Recreation, Trails, and Open Space forms the basis for this Impact Fee Facilities Plan (IFFP).

Saratoga Springs has outlined its plans for future parks, recreation, open space, and trail facilities in its 2022 General Plan.¹ Its future plans include, but are not limited to: (1) acquiring and developing additional park land, (2) acquiring and developing parks that are 5 acres and larger, (3) upgrading existing parks, (4) partnering with public and private agencies, facilities, organizations, groups and developers to provide additional facilities and programs, and (5) implementing proposed trail and bike lane networks.

The entirety of the City’s vision and goals can be found in its General Plan, pp. 59-63.

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

¹ The 2022-2042 General Plan Update was adopted September 6, 2022, by Saratoga Springs. It directly references goals and research that are found in the Parks, Recreation, Trails, and Open Space Master Plan prepared by Landmark Design and subsequently adopted by the City on May 5, 2020

Identify the Existing and Proposed Levels of Service and Excess Capacity

Utah Code 11-36a-302(1)(a)(ii)(iii)

The IFFP considers only *system* facilities in the calculation of impact fees. For the City, this has been determined to mean community and regional parks (including the Marina and Patriot Park) 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 (2024) levels of service in the City for both parks and trails.² Existing and proposed service levels are shown in the table below.

TABLE 2: EXISTING AND PROPOSED LEVELS OF SERVICE (LOS)

	Existing LOS	Proposed LOS	Excess Capacity
Marina (population capacity per marina)	64,334	85,970	21,636
Patriot Park (Regional Fields Complex; population capacity)	64,334	85,970	21,636
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 have excess capacity. Other parks and trails in the City are part of one overall recreation system designed to meet the needs and desires of its residents for physical and leisure activities.

Identify Demands Placed Upon Existing Public Facilities by New Development Activity at the Proposed Level of Service

Utah Code 11-36a-302(1)(a)(iv)

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

	Units Acres/Miles per 1,000 Population 2024	Units Acres/Miles per 1,000 Population 2034
Park Land and Improvements (acres per 1,000 persons)	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
Excess Capacity 2024		Excess Capacity 2034
Marina	21,636	(28,794)
Patriot Park	21,636	(28,794)

² The IFFP shows different figures than the Master Plan. This difference occurs for two reasons: 1) the IFFP cannot include project improvements (i.e., local parks), which are included in the level of service in the Master Plan; and 2) the IFFP establishes the service level based on the 2024 population, whereas the Parks, Recreation, Trails, and Open Space Master Plan establishes its metrics based on 2020 figures which were used when the plan was prepared by Landmark Design and subsequently adopted by the City on May 5, 2020.

Identify How the Growth Demands Will Be Met

Utah Code 11-36a-302(1)(a)(v)

New development will buy into the excess capacity in the Marina and Patriot Park. An additional marina will become available once the current Marina reaches capacity, and Patriot Park is undergoing its second and third phase of development to expand its capacity to buildout. The additional Marina and Patriot Park additions are anticipated to cost \$24,871,147.13 and \$40,665,336.46, respectively. However, the Marina will benefit from a grant in the amount of \$10,515,150.00. The cost of the new additions will be proportionally allocated to new development and credits will be made for grant funds received. These calculations are detailed in the IFA.

In order to maintain the existing level of service at the other parks, recreation, and trail facilities, the projected new development over the next ten years will require the construction or acquisition of new facilities in the amount of \$46,525,674. When Marina and Patriot Park costs are included the total costs reach \$70,325,969.

TABLE 4: NEW FACILITIES AND EXCESS CAPACITY COSTS NEEDED TO MEET THE DEMANDS OF NEW GROWTH, 2024-2034

Description	Amount
Park Land and Improvements	\$41,107,336
Trails – Concrete	\$1,129,266
Trails – Asphalt	\$4,289,072
Total (System Parks and Trails)	\$46,525,674
Additional Marina ³	\$6,376,332
Patriot Park - Phase 2 and 3 ⁴	\$17,423,963
Total Costs to Meet Growth Demands 2024-2034	\$70,325,969

Consideration of Revenue Sources to Finance Impacts on System Improvements

Utah Code 11-36a-302(2)

This Impact Fee Facilities Plan includes a thorough discussion of all potential revenue sources for parks, recreation, and trails improvements. These revenue sources include grants, bonds, interfund loans, impact fees and anticipated or accepted dedications of system improvements.

³This cost was calculated by (1) taking the weighted cost per capita for buy-in of the excess capacity at the current marina and for the cost per capita for the new marina resulting from new development, and (2) multiplying it by the growth in population over the study period (50,430 persons). Detailed calculations of these figures can be found in the IFA.

⁴The total cost expected to be incurred over the next 10 years for Patriot Park and its excess capacity is calculated the same way as the additional Marina (see footnote 3).

Utah Code Legal Requirements

Utah law requires that communities prepare an Impact Fee Facilities Plan (IFFP) before preparing an Impact Fee Analysis (IFA) and enacting an impact fee. Utah law also requires that communities give notice of their intent to prepare and adopt an IFFP. This IFFP follows all legal requirements as outlined below. The City has retained Zions Public Finance, Inc. (ZPFI) to prepare this Impact Fee Facilities Plan in accordance with legal requirements.

Notice of Intent to Prepare Impact Fee Facilities Plan

A local political subdivision must provide written notice of its intent to prepare an IFFP before preparing the Plan (Utah Code §11-36a-501). This notice must be posted on the Utah Public Notice website. The City has complied with this noticing requirement for the IFFP.

Preparation of Impact Fee Facilities Plan

Utah Code requires that each local political subdivision, before imposing an impact fee, prepare an impact fee facilities plan. (Utah Code 11-36a-301).

Section 11-36a-302(a) of the Utah Code outlines the requirements of an impact fee facilities plan which is required to identify the following:

- (i) identify the existing level of service
- (ii) establish a proposed level of service
- (iii) identify any excess capacity to accommodate future growth at the proposed level of service
- (iv) identify demands placed upon existing facilities by new development activity at the proposed level of service; and
- (v) identify the means by which the political subdivision or private entity will meet those growth demands.

Further, the proposed level of service may:

- (i) exceed the existing level of service if, independent of the use of impact fees, the political subdivision or private entity provides, implements, and maintains the means to increase the existing level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service; or
- (ii) establish a new public facility if, independent of the use of impact fees, the political subdivision or private entity provides, implements, and maintains the means to increase the existing level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service.

In preparing an impact fee facilities plan, each local political subdivision shall generally consider all revenue sources to finance the impacts on system improvements, including:

- (a) grants
- (b) bonds
- (c) interfund loans
- (d) impact fees; and
- (e) anticipated or accepted dedications of system improvements.

Certification of Impact Fee Facilities Plan

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

Impact Fee Facilities Plan

Saratoga Springs has outlined its plans for future parks, recreation, open space, and trail facilities in its 2022 General Plan.⁵ Its future plans include, but are not limited to: (1) acquiring and developing additional park land, (2) acquiring and developing parks that are 5 acres and larger, (3) upgrading existing parks, (4) partnering with public and private agencies, facilities, organizations, groups and developers to provide additional facilities and programs, and (5) implementing proposed trail and bike lane networks.

The General Plan also lists goals and strategies which include, but are not limited to: (1) implementing the Saratoga Springs Parks, Recreation, Trails and Open Space Master Plan [which includes the development of Patriot Park Phase 2 and 3], (2) continuing to implement an efficient recreation-centered trail system, (3) exploring the opportunity to provide an indoor recreation facility, and (4) exploring a park, trails, and open space advisory board.

The entirety of the City's vision and goals can be found in its General Plan, pp. 59-63.

Existing Service Levels, Proposed Service Levels, and Excess Capacity

Utah Code 11-36a-302(1)(a)(i)(ii)(iii)

Impacts on recreation-related facilities will come from residential development only. Residential growth is projected as follows:

TABLE 5: PROJECTED POPULATION GROWTH, 2024-2034

Year	Population	Population Growth
2024	64,334	
2025	69,022	4,688
2026	73,877	4,855
2027	78,898	5,021
2028	84,085	5,187
2029	89,438	5,353
2030	94,958	5,520
2031	100,644	5,686
2032	106,496	5,852
2033	112,514	6,018
2034	114,764	2,249
Total		50,430

Source: Saratoga Springs; ZPFI

Population projections are for 50,430 new residents between 2024 and 2034.

⁵ The 2022-2042 General Plan Update was adopted September 6, 2022, by Saratoga Springs. It directly references goals and research that are found in the Parks, Recreation, Trails, and Open Space Master Plan prepared by Landmark Design and subsequently adopted by the City on May 5, 2020

Existing Service Levels

Marina

The Marina is a unique facility in Saratoga Springs. The City anticipates one additional marina in the future and feels that each marina will serve about half of the population. Therefore, each marina will have the capacity to serve roughly 85,970 persons. The actual cost of improvements of the current Marina is \$6,230,091.56.

TABLE 6: MARINA COST SUMMARY

Marina Costs	
Initial Marina Construction Costs	\$1,762,531.52
2022 Improvements – Jetty and Dredging	\$2,135,402.04
Ongoing Improvements to the Marina (beach area and additional amenities)	\$2,332,158.00
Total	\$6,230,091.56

Population growth is expected to consume all excess capacity available in the current Marina. Therefore, a new marina is needed to maintain the proposed level of service of roughly 85,970 persons per marina. A new marina is currently undergoing construction for a cost of \$24,871,147.13. Grant funds for the new marina have been received in the amount of \$10,515,150.00. The completion of the additional marina will provide additional capacity for the future.

TABLE 7: MARINA - EXISTING AND PROPOSED LEVELS OF SERVICE (LOS)

	Existing LOS	Proposed LOS	Excess Capacity
Marina in 2024 (population capacity per marina)	64,334	85,970	21,636
Two Marinas in 2034 (population capacity total)	114,764	171,940	57,176

Patriot Park

Patriot Park is a regional sports complex that serves the community and surrounding areas of Saratoga Springs. Patriot Park will be considered complete after the phases of land acquisition (phase 2) and installing improvements (phase 3) is complete. The City finished phase 1 of Patriot Park in 2019 and has recently acquired 35 unimproved acres adjacent to the Park to complete phase 2. Upon completion of phase 3, the Park is anticipated to serve Saratoga Springs through buildout. Therefore, phase 1 and phases 2 and 3 of the Park will have the capacity to each serve roughly 85,970 persons.

TABLE 8: PATRIOT PARK COSTS

Patriot Park	Cost
Phase 1 Land and Improvements	\$11,465,270.00
Phase 1 Interest Costs	\$3,647,567.15 ⁶
Phase 1 Total Costs	\$15,112,837.15
Phase 2 Land Costs	\$5,340,561.46
Phase 3 Improvements	\$35,324,775.00
Phase 2 & 3 Anticipated Cost for Patriot Park	\$40,665,336.46

Population growth is expected to consume all excess capacity available in phase 1 of the Park. Therefore, phases 2 and 3 will be needed to maintain the proposed level of service of roughly 85,970

⁶ Calculated by taking total interest payments on the City's bond schedule for Patriot Park.

persons per phase of improvements. Phase 2 has already been completed with the acquisition of 35 acres of unimproved land for \$5,340,561.46. Phase 3 is anticipated to cost \$35,324,775.00, for a total cost of \$40,665,336.46. The completion of the Park will provide more capacity for future development.

TABLE 9: PATRIOT PARK - EXISTING AND PROPOSED LEVELS OF SERVICE (LOS)

	Existing LOS	Proposed LOS	Excess Capacity
Patriot Park – Phase 1 Only 2024 (population capacity)	64,334	85,970	21,636
Patriot Park – Both Phases Complete in 2034 (population capacity total)	114,764	171,940	57,176

Improved Park Land Area

Existing system parks are shown in the table below:

TABLE 10: SYSTEM PARKS

Park	Acres
Harvest Hills Park	13.3
Neptune Park	10.9
Sunrise Meadows Park	4.9
Reid and Ursula Wayman Park	1.2
Inlet Park	18.9
Shay Park	11.8
Talus B (Pinnacle Park)	6.1
Sunrise Bike Park	7.4
Golden Hills Park	7.0
Saratoga Ridge (Mt Saratoga) Park	100.9
Fitness Trail Park + Shadow Ridge Park	10.2
Heron Bay Park	3.6
RC Park	11.2
Total	207.4

The existing level of service for park area is 3.22 acres per 1,000 residents, calculated by dividing the 207.4 eligible park acres by the 2024 population of 64,334.

TABLE 11: EXISTING AND PROPOSED LEVELS OF SERVICE (LOS) FOR SYSTEM PARKS

	Improved Acres	Existing LOS	Proposed LOS
Park Land and Improvements (acres, with improvements, per 1,000 persons)	207.4	3.22	3.22

Park Land and Improvements

The table below summarizes the current type and level of investment in system park improvements to determine an existing standard for system park and trail improvements per acre (excluding the Marina and Patriot Park).

TABLE 12: EXISTING SYSTEM PARK IMPROVEMENTS (EXCLUDES MARINA AND PATRIOT PARK)

Park	Number	Cost Per Unit	Total Cost
Acres	207.4	\$152,587.47 ⁷	\$31,646,641.28
Mowed Acres	55.0	\$150,000.00	\$8,250,000.00
Asphalt (SF)	212,100.0	\$12.50	\$2,651,250.00
Parking lot (spaces)	478.0	\$1,250.00	\$597,500.00
Walking Paths - Concrete (LF)	21,173.0	\$55.00	\$1,164,515.00
Walking Paths - Asphalt (LF)	8,993.1	\$45.00	\$404,689.50
Walking Paths - Dirt Paths (LF)	3,200.0	\$20.00	\$64,000.00
Bike Dirt Trails (LF)	4,114.0	\$50.00	\$205,700.00
Bike Maintenance Station	2.0	\$6,500.00	\$13,000.00
Pavilion (large)	11.0	\$120,000.00	\$1,320,000.00
Pavilion (small)	7.0	\$42,500.00	\$297,500.00
Picnic Tables	86.0	\$2,500.00	\$215,000.00
Benches	74.0	\$1,500.00	\$111,000.00
BBQ Grills	11.0	\$1,200.00	\$13,200.00
Playground/Swings	10.0	\$98,000.00	\$980,000.00
Work Out Equipment	11.0	\$28,000.00	\$308,000.00
Basketball Court	4.0	\$65,000.00	\$260,000.00
Volleyball Court	1.0	\$21,500.00	\$21,500.00
Pickleball Court	2.0	\$65,000.00	\$130,000.00
Soccer Fields	13.0	\$1,000.00	\$13,000.00
Backstop	3.0	\$16,500.00	\$49,500.00
Small Boat/Kayak Ramps	2.0	\$108,925.00	\$217,850.00
Drinking Fountain	14.0	\$15,000.00	\$210,000.00
Restroom	8.0	\$135,000.00	\$1,080,000.00
Lighting	63.0	\$12,500.00	\$787,500.00
Trees	944.0	\$500.00	\$472,000.00
Horseshoes	1.0	\$8,000.00	\$8,000.00
Dog Park (SF)	77,429.0	\$12.00	\$929,148.00
Bike Rack	1.0	\$500.00	\$500.00
Concrete Stage	1.0	\$5,000.00	\$5,000.00
Bridges	3.0	\$5,000.00	\$15,000.00
Total			\$52,440,993.78

*Walking paths are found within the parks and are considered a park amenity. They are separate and distinct from the City's trail system.

With 207.4 existing park acres, the average cost of improvements (not including land) is \$100,262.07⁸ per acre.

In order to maintain the existing service level, the City will need to acquire 162.58 additional acres of park land over the next 10 years. The estimated cost of purchasing park land is \$152,587.47 per acre.

Trail Improvements

The City's trail system only includes trails that are owned by Saratoga Springs. All system trails identified were made of concrete or asphalt for a total length of 154,483 linear feet (29.26 miles).

⁷ Based on Patriot Park Phase 2 acquisition cost per acre

⁸ Calculated by taking the total cost of land and improvements from Table 12 (\$52,440,993.78), subtracting the total cost of acres (\$31,646,641.28), and dividing the result by the number of acres (207.4).

Trails – Concrete

The City currently has 4.96 concrete trail miles. This results in an existing service level of 0.08 concrete trail miles per 1,000 persons, calculated by dividing the 4.96 concrete trail miles by the 2024 population, which has been divided by 1,000.

Trails – Asphalt

The City currently has 24.30 asphalt trail miles. However, 1.23 miles were acquired with grant funds and are not included in existing service levels for the purpose of impact fee calculations. This reduces the asphalt trail miles to 23.07 miles and an existing service level of 0.36 miles per 1,000 persons, calculated by dividing the 23.07 asphalt trail miles by the 2024 population, which has been divided by 1,000.

TABLE 13: SYSTEM TRAILS

Trail Type	Miles	Existing Level of Service (miles per 1,000 persons)	Proposed Level of Service (miles per 1,000 persons)
Concrete	4.96	0.08	0.08
Asphalt	23.07	0.36	0.36

Proposed Service Levels

Marina

The existing Marina has capacity to serve approximately half of the City's projected buildout population, or about 85,970 persons. Because the anticipated population by 2034 will reach 114,764 persons, new development would need to buy into the excess capacity of the Marina on a per capita basis. Furthermore, because the City's population is projected to surpass 85,970 persons by 2029, construction of an additional Marina is currently underway and will serve the City's growing population far into the future.

Patriot Park

Like the Marina, Patriot Park currently has capacity to serve approximately half of the City's projected buildout population, or about 85,970 persons. Because the anticipated population by 2034 will reach 114,764 persons, new development would need to buy into the excess capacity of the Park on a per capita basis. Furthermore, because the City's population is projected to surpass 85,970 persons by 2029, additional land and construction is currently underway and will serve the City's growing population far into the future.

Improved Parks and Trails

Currently, except for the Marina Park and Patriot Park, all other system parks and trails are at capacity. The City desires to maintain existing service levels in the future, as new development occurs.

Based on community input as part of the *Parks, Recreation, Trails, and Open Space Master Plan*, May 2020, p. 72-98, City residents want more trails and better trail connections. However, impact fees will only be considered based on existing service levels, not on increased service levels.

Identify Excess Capacity

The City has identified excess capacity in its Marina and Patriot Park. The remainder of its parks and trails are currently at capacity.

Marina and Patriot Park

The existing Marina and Patriot Park facilities each have capacity to serve 85,970 persons, with excess capacity to serve an additional 21,636 persons. However, because the anticipated population will reach 114,764 persons by 2034, new development will buy into the excess capacity of the existing facilities and expansions for each facility will need to be constructed to maintain the proposed level of service.

Identify Demands Placed on Existing Public Facilities by New Development Activity at Proposed Level of Service and How Those Demands Will Be Met

Utah Code 11-36a-302(1)(a)(iv)(v)

Marina

The Marina has excess capacity to accommodate new development activity until 2029. By 2034, the projected population of 114,764 would result in the existing Marina being 28,794 persons over capacity without another marina. However, the anticipated completion of an additional marina would provide enough capacity to serve the City through buildout.

TABLE 14: 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

Patriot Park has the same projections as the Marina and can be summarized identically.

TABLE 15: PATRIOT PARK SERVICE LEVEL IMPACTS FROM NEW DEVELOPMENT ACTIVITY, 2024-2034

Year	Population	Population Growth	Patriot Park 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)

Year	Population	Population Growth	Patriot Park Capacity if No New Facilities
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	

Park Land and Park Improvements

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

Year	Population	Population Growth	Land Acres per 1000 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 17: Concrete Trail Miles Service Level Impacts from New Development Activity, 2024-2034

Year	Population	Population Growth	Concrete Trail Miles per 1000 Persons if No New Facilities
2024	64,334		0.08
2025	69,022	4,688	0.07
2026	73,877	4,855	0.07
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 18: Asphalt Trail Miles Service Level Impacts from New Development Activity, 2024-2034

Year	Population	Population Growth	Asphalt Trail Miles per 1000 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 Will Meet the Growth Demands

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.

Additionally, the City will need to construct an additional Marina and expand Patriot Park in order to maintain its existing levels of service.

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 19: Cost of New Construction Due to New Growth, 2024-2034

Description	Amount
Marina ⁹	\$6,376,332
Patriot Park – Phase 2 Land and Phase 3 Improvements	\$17,423,963
Park Land and Improvements	\$41,107,336
Trails – Concrete	\$1,129,266
Trails – Asphalt	\$4,289,072
Total	\$70,325,969

Consideration of All Revenue Sources

Utah Code 11-36a-302(2)

Grants

The City anticipates that future trail land will be acquired through easements and grants, as it has in the past, and has therefore not included any cost for trail land in the calculation of impact fees. The

⁹ Refer to footnote 3 for the calculation of proportionate cost for the additional Marina and phase 2 of Patriot Park.

City is unaware of any potential grant sources for future parks, recreation, open space, and trails development. However, should it be the recipient of any such grants, it will then look at the potential to reduce impact fees.

While the City has been gifted some park property in the past, it has no future indication of any gifts that will be received by the City. Further, the City has conservatively excluded any gifted properties, or properties acquired through grant funds, from establishing its level of service used in the calculation of impact fees.

Bonds

The City has one outstanding bond for parks, recreation, open space, and trail facilities. The impact fees will need to ensure that appropriate credits are made in order avoid double-payment by new development. While the City could issue bonds in the future in order to fund parks, recreation, or trail facilities, no bonds are currently being contemplated and therefore no costs associated with bond issuance have been included in the calculation of impact fees.

Impact Fees

Because of the growth anticipated to occur in the City, impact fees are a viable means of allowing new development to pay for the impacts that it places on the existing system. This IFFP is developed in accordance with legal guidelines so that an Impact Fee Analysis for Parks, Recreation, Open Space, and Trails may be prepared and the City may charge impact fees for Parks, Recreation, Open Space, and Trails.

Anticipated or Accepted Dedications of System Improvements

Any item that a developer funds must be included in the IFFP if a credit against impact fees is to be issued and must be agreed upon with the City before construction of the improvements.

Certification

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