

Lehi City

Parks, Trails, and Amenities Impact Fee Analysis

ZIONS  PUBLIC FINANCE, INC.

June 2018



LEHI CITY:

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Parks, Trails, and Amenities Impact Fee Analysis

EXECUTIVE SUMMARY

Zions Public Finance, Inc. (Zions) is pleased to provide Lehi City (the City) with an update to the Parks, Amenities, and Trails Impact Fee Analysis. The City currently imposes parks impact fees within the City's boundaries which is the same geographic area as the impact fee service area.

Lehi is located twelve miles north of Provo and thirty-three miles south of Salt Lake City. Lehi is a very desirable place to live and has rapid residential, commercial, and economic growth. At the 2010 Census the population was 47,746 and the 2018 population estimate is 63,930. The City is expected to grow to 174,100 at buildout.

CURRENT INVENTORY AND LEVEL OF SERVICE

Lehi City's parks inventory is comprised of parks, trails, and amenities. City residents enjoy the benefits from: 1) parks and improvements that they have purchased; and 2) those that have been gifted to the community. Gifted, donated, or grant-related land and amenities are not included in the impact fee calculation. The City will define the level of service based on dollar investment into the parks, amenities, and trail facilities.

A careful inventory of the City's parklands and amenities shows that in today's dollars the City has invested approximately \$47.7M towards impact fee qualifying parks, trails, and amenities. The summary of the parks inventory is found in Figure ES.1. Assuming a 2018 population of 63,930, the current park facility standard (CPFS) is \$745.38 per capita.

FIGURE ES.1: CURRENT PARK FACILITY STANDARD

Park Facility Standard - Current Inventory				
Current Park Investment	Qualifying Acres	Qualifying Cost	Acres Per 1,000	LOS Per 1,000
Parkland Demand	481.52	\$ 25,792,162	7.53	\$ 403,444
Current Amenities	-	17,120,294	-	267,797
Current Park Total	481.52	\$ 42,912,456	7.53	\$ 671,241
Trails	Linear Miles	Qualifying Cost	Linear Miles Per 1,000	LOS Per 1,000
	29.01	\$ 4,739,627	0.45	\$ 74,138
Trails Total	29.01	\$ 4,739,627	0.45	\$ 74,138
Park Facility Standard Total		\$ 47,652,083	7.99	\$ 745,379

IMPACT OF FUTURE GROWTH AND FUTURE PARKS, TRAILS, AND AMENITIES

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

Future population growth will increase the demand for park facilities. By buildout Lehi City's population is expected to grow to approximately 174,100. As growth occurs, more parks and trails spending is needed to maintain existing level of standards. The impact fee is based upon the qualifying City-funded historic level of service that is currently maintained.

IMPACT FEE CALCULATION

Figure ES.2 shows the current park facility standard and cost per capita. Additional costs of professional expenses for impact fee updates are added to the cost to arrive at a final impact fee per capita of \$746.08.

FIGURE ES.2: PARKS IMPACT FEE CALCULATION PER CAPITA

Impact Fee per Capita Calculation	Cost	Population Served	Impact Fee Per Capita
Current Level of Service	\$ 47,652,083	63,930	\$ 745.38
Professional Expenses	45,000	63,930	0.70
Outstanding/Future Bond Expense	-	63,930	-
Total Park Impact Fee Per Capita			\$ 746.08

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Parks, Trails, and Amenities Impact Fee Analysis

Figure ES.3 shows the impact fee for each single family and multi-family households. The parks, amenities and trails impact fee is assessed only to residential development.

FIGURE ES.3: PARKS IMPACT FEE CALCULATION BY TYPE OF RESIDENTIAL UNIT

Impact Fee Calculation	Impact Fee Per Unit
Average Household Size/Total Single Family Residential Units*	3.72
Impact Fee per Single Family Residential Household Unit	\$ 2,772.98
Average Household Size/Multi-Family*	3.24
Impact Fee per Household/Multi-Family	\$ 2,415.41

*Source: Derived from 2016 American Community Survey

The City may, on a case by case basis, work directly with a developer to adjust the standard impact fee to respond to unusual circumstances and ensure that impact fees are imposed fairly. The developer must show that the impact of the proposed development will permanently occupy fewer persons per household than is typical. The non-standard impact fee formula is found in Figure ES.4.

FIGURE ES.4 NON-STANDARD IMPACT FEE CALCULATION

Non-Standard Impact Fee Formula
Multiply Number of Persons per Household by Impact Fee per Capita \$746.08

CHAPTER 1: IMPACT FEE OVERVIEW

UPDATE TO THE PREVIOUS ANALYSIS

The City has commissioned this Parks, Trails, and Amenities Impact Fee Analysis to accomplish the following:

- Update current costs of facilities;
- Consider the methods of financing and funding new park improvements;
- Put the analysis in compliance with the current requirements of the Impact Fee Act;
- Determine the maximum impact fee that may be assessed to new development; and
- More clearly define the current level of service and the future level of service that the City will provide.

The primary goal of the Impact Fee Analysis is to ensure the impact fee meets the requirements of the Impact Fees Act, Utah Code 11-36a-101 *et seq.* The sections and subsections of the Impact Fee Analysis will directly address the following items, required by the code:

- Impact Fee Analysis Requirements (Utah Code 11-36a-304)
 - Identify existing capacity to serve growth
 - Proportionate share analysis
 - Identify the level of service
 - Identify the impact of future development on existing and future improvements
- Calculated fee (Utah Code 11-36a-305)
- Certification (Utah Code 11-36a-306)

IMPACT FEE DEFINITION

An impact fee is a one-time fee, not a tax, charged to new development to recover the City's cost of developing future park facilities with capacity that new growth will utilize. The impact fee is assessed at the time of building permit issuance as a condition of development approval. The calculation of the impact fee must strictly follow the Impact Fee Act to ensure that the impact fee is equitable and fair.

This analysis shows that there is a fair comparison between the impact fee charged to new development and the impact the new development will have upon the system. The parks impact fees will only be charged to residential development according to single family or multi-family land use classifications. In compliance with the Impact Fee Act, non-residential developments are not assessed a parks impact fee.

NEW GROWTH'S EFFECT ON THE CITY

Given that the parks impact fees will only be assessed to residential development, the demand analysis considers only future population growth. Based on the most recent Census, Lehi City had a 2010 population of 47,746 and an estimated population of 63,930 in 2018. It is projected that the City population will reach approximately 174,100 by buildout. This growth in residential population will generate demand for additional parks and improvements.

Impact fees are necessary as they fund new infrastructure required to maintain the current park facility standard (CPFS) as new growth occurs. If facilities did not expand to accommodate growth, the amount of parkland, amenities, and trails per capita would drop each year as growth continues within the City. This would result in a continued reduction in the CPFS. Impact fees help to shield existing users from the burden of subsidizing new growth.

IMPACT FEE SERVICE AREA

The impact fees will be assessed within the City's current service area which includes the current City boundaries. A map of the service area is found in the Appendix.

COSTS INCLUDED IN THE IMPACT FEE

Impact fee revenues may not be spent on parkland, facilities, or associated costs (such as financing interest expense) that constitute repair and replacement, cure any existing deficiencies, or raise the existing level of service for existing residents. Impact fees cannot fund operational expenses. The proposed impact fees will be assessed throughout the entire Impact Fee Service Area.

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Parks, Trails, and Amenities Impact Fee Analysis

The impact fees proposed in this analysis are calculated based upon the following considerations:

- The current park facilities standard per capita for parks, amenities, and trails that have been funded by the City. No grant funded inventory was included;
- The future cost investment for park improvements per capita through buildout;
- Population growth projections over the next ten years and through buildout;
- Cost of facilities acquired through qualifying exactions such as density credits and dedications in lieu of impact fees; and
- Average household size (derived from the Census Bureau 2016 American Community Survey) for single family and multi-family land uses.

COSTS EXCLUDED FROM THE IMPACT FEE

The costs, both direct capital and financing, that cannot be included in the impact fee are as follows:

- Projects that increase the current park facility standard, unless a funding plan and credits are presented to balance the costs of the current and the proposed enhancements between existing and future users;
- Operations and maintenance costs such as mowing, maintenance, salaries, etc.;
- Costs of land or improvements funded by grants, county, or State contributions, gifted land or improvements, or any other funds that the City does not have to repay; and
- Costs of reconstruction of facilities that do not have expanded capacity to serve new growth.

CURRENT LEVEL OF SERVICE

Utah Code allows cities to include only system-wide parks for the purpose of calculating impact fees. Project-level parks that only benefit a certain area or development cannot be used to establish the CPFS that is eligible to be supported through impact fees.

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CHAPTER 2: GROWTH, CAPITAL PROJECTS AND LEVEL OF SERVICE DEFINITION

GROWTH IN DEMAND

Lehi currently had an estimated 2018 population of 63,930. Buildout is estimated to be approximately 174,100 persons. This growth in residential population may generate demand for additional parks, trails, and amenities and increased park spending. Figure 2.1 shows the projected growth in Lehi City.

FIGURE 2:1: LEHI CITY POPULATION PROJECTIONS

Year	Population	Annual Population Change	Households	Annual Households Change	% Increase
2000	19,028				
2010	47,746				
2017	62,530		16,824		
2018	63,930	1,400	17,201	377	2.24%
2019	65,330	1,400	17,577	377	2.19%
2020	66,730	1,400	17,954	377	2.14%
2021	68,924	2,194	18,544	590	3.29%
2022	71,118	2,194	19,135	590	3.18%
2023	73,312	2,194	19,725	590	3.08%
2024	75,506	2,194	20,315	590	2.99%
2025	77,700	2,194	20,905	590	2.91%
2026	79,893	2,194	21,496	590	2.82%
2027	82,087	2,194	22,086	590	2.75%
2028	84,281	2,194	22,676	590	2.67%
2029	86,475	2,194	23,267	590	2.60%
2030	88,669	2,194	23,857	590	2.54%
2040	111,237	22,568	29,929	6,072	25.45%
2050	128,834	17,597	34,663	4,735	15.82%
2060	143,650	14,816	38,650	3,986	11.50%
Buildout	174,100	30,450	46,842	8,193	21.20%

Lehi City Parks & Recreation IFFP June 2018 Table ES-1 Prepared by Bowen Collins & Associates

CURRENT PARK FACILITIES INVENTORY

The City has determined that it intends to maintain its current facility standard. Existing facilities are considered to be fully utilized by existing users and there is no excess capacity in the system. Some of the revenues collected through impact fees may be used to expand or further develop existing parks to add capacity to serve future users.

Existing Improvements

Lehi City's park system includes parks and fields, trails, and improvements. The system-wide parks inventory includes land and improvements purchased by the City as well as donated or developer funded land or improvements. However, to assure an equitable allocation of costs borne in the past to costs borne in the future,¹ only improvements that were purchased by the City will be used in determining impact fees. Land or improvements that were donated to the City are assumed to have been donated to the City's system of parks through buildout. Future residents will not be expected to pay for a park level of service that current residents have not purchased through impact fees or other qualifying means.

Current Park Facilities Standards

The combined level of investment for the CPFS is \$47,652,083 as shown in Figure 2.2 which is equivalent to \$745.38 invested per capita.

¹ Utah Code 11-36a-302(3)

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Parks, Trails, and Amenities Impact Fee Analysis

FIGURE 2.2: CURRENT PARK FACILITIES STANDARD

Park Facility Standard - Current Inventory				
Current Park Investment	Qualifying Acres	Qualifying Cost	Acres Per 1,000	LOS Per 1,000
Parkland Demand	481.52	\$ 25,792,162	7.53	\$ 403,444
Current Amenities	-	17,120,294	-	267,797
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	29.01	\$ 4,739,627	0.45	\$ 74,138
Trails Total	29.01	\$ 4,739,627	0.45	\$ 74,138
Park Facility Standard Total		\$ 47,652,083	7.99	\$ 745,379

IMPACT OF FUTURE GROWTH AND FUTURE PARKS FACILITIES

The City intends to maintain its existing level of service in the parks system by continuing to develop future parks, amenities and trails which will perpetuate the current level of investment. The current park facility standard of investing \$745.38 per capita would drop to \$565.39 per capita over the next ten years (through 2028) and continue to drop if **no** additional park improvements are developed or no additional park system money is spent to serve future anticipated development. In order to achieve “an equitable allocation to the costs borne in the past and to be borne in the future, in comparison to the benefits already received and yet to be received,”² impact fees will be used to maintain the current park level of service.

² Utah Code 11-36a-302 (3)



CHAPTER 3: PROPORTIONATE SHARE ANALYSIS

FUNDING QUALIFYING PARK SYSTEM IMPROVEMENTS

The Impact Fee Act requires that the Impact Fee Analysis estimate the proportionate share of the costs for existing capacity that will be recouped; and the costs of impacts on system improvements that are reasonably related to the new development activity.

Part of the proportionate share analysis is a consideration of the manner of funding existing public facilities. Historically, the City has funded existing infrastructure through several different sources including:

- General Fund Revenues
- Grants
- Developer Contributions
- Impact Fees

In calculating the potential buy-in component (for existing infrastructure capacity) of this analysis, no grant funded infrastructure has been included. Bond funded projects are impact fee eligible expenses if they are system improvements and not curing a deficiency. To ensure fairness to existing users, impact fees are an appropriate means of funding future capital infrastructure because using impact fees places a burden on future users that is equal to the burden that was borne in the past by existing users. (Utah Impact Fees Act, 11-36a-304(2) (c) (d))

Just as the existing infrastructure was funded through different means it is required by the Impact Fee Act to evaluate all potential means of funding future capital. There are positive and negative aspects to the various forms of funding. It is important to evaluate each.

General Fund Revenues

While general fund revenues could be used to develop parks and trails, general funds are generally used for the operating and maintenance costs. Most cities do not have sufficient revenues to cover the capital costs of parks through their general funds. Lehi has examined its general fund and does not believe it will have excess revenues in the next six to ten years to fund park capital improvements in this manner. Therefore, using general fund revenues to fund projects that are needed to serve future residents is not an equitable policy and would place too much stress on the tight budgets of the general fund.

Property Tax (GO Bonds) Revenues

General obligation bonds, commonly referred to as GO bonds, are secured by the unlimited pledge of the taxing ability of the City. Because GO bonds are secured by and repaid from property taxes, they are generally viewed as the lowest credit risk to bond investors. Typically, GO Bonds are used for facilities that are widely desired across the community and that benefit all property owners.

If GO bonds were issued to pay for growth related park facilities, existing property owners would be paying for the impacts of growth. Therefore, GO bonds are not viewed as an equitable means of financing future park facilities related to new growth and are better suited to be issued to fund facilities which would be of equal benefit to all City residents, such as a park that would raise the existing level of service for all existing and future residents.

Sales and Franchise Tax Revenue Bonds

State law limits the amount of sales tax revenue bonds that may be issued by a community. Most cities rely heavily on their sales tax revenues for their operations. Local governments have very little control over the sales tax revenue source unless the City is anticipating a spike in revenues due to new businesses locating in the City or has other available revenue sources, existing sales tax revenues would have to be diverted to repay the bonds and not available for funding other needs.

Grants

Grant monies are an ideal means for the City to fund future parks growth. However, the availability of grant funds has been greatly reduced in recent years and it is not likely that the City would be able to fund its future demand based on this revenue source.

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Parks, Trails, and Amenities Impact Fee Analysis

IMPACT FEES

Impact fees are a fair and equitable means of providing infrastructure for future development. They provide a rational nexus between the costs borne in the past and the costs required in the future. The Impact Fee Act ensures that future development is not paying any more than what future growth will demand. Existing users and future users receive equal treatment; therefore, impact fees are the optimal funding mechanism for future growth-related capital needs.

Time-Price Differential

To account for the time-price differential inherent in fair comparisons of amounts paid at different times, future values are frequently used to compute buy-in costs to public facilities with excess capacity. In this analysis, the City's legal counsel recommended that today's costs be used to compute future capital project costs so no inflation was added to account for future project cost inflation.

Credits Against Impact Fees

Utah Code 11-36a-304(2)(f)

The Impact Fee Act requires credits to be paid back to development for future non-impact fee revenues that may be paid to fund the same system improvements included in the IFFP and impact fee analysis. In such cases credits are required so that new development is not double charged for their fair share of the system capacity.

DEVELOPER CREDITS

If impact fee qualifying system improvements (parkland, trails, or amenities) are acquired by developers and committed to the City, that developer is entitled to a credit against impact fees owed. (Utah Impact Fees Act, 11-36a-304(2)(f)). This situation does not apply to developer exactions or improvements required to offset density or as a condition of development approval. Any item that a developer funds must be agreed upon with the City before the improvements are constructed.

The standard impact fee can also be adjusted to respond to unusual circumstances in specific cases 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 must be identified.



CHAPTER 4: FUNDING PLAN AND IMPACT FEE CALCULATIONS

FUNDING PLAN

Impact fees are based upon parkland, trails, and amenities that have been funded with City revenues, including impact fees, or exacted in-lieu of impact fees or some other benefit to the developer. Impact fees cannot include land or amenities that were funded with a grant, gift, or by another entity such as Utah County or State of Utah.

Because of these funding limitations, Impact fees will not fully perpetuate the park facilities currently enjoyed by Lehi City residents due to the exclusion from the impact fee calculation of any donated parks, trails, or facilities. Therefore, additional system-wide land and facility improvements beyond those funded through impact fees that are desired to maintain this “higher” level of service will be paid for by the community through other non-impact fee funding mechanisms such as bonds or property taxes.

Bond Financing – Outstanding Series 2014 Bond

In 2003 the City issued a bond to fund the Legacy Center. The bond was refunded in 2014; however, the Legacy Center is not being considered in the impact fee analysis. Therefore, neither the original 2003 bond nor the 2014 outstanding bond have been included in the impact fee calculation.

IMPACT FEE CALCULATION

Figure 4.1 below shows the proposed parks, amenities and trails impact fee per capita.

FIGURE 4.1: IMPACT FEE PER CAPITA CALCULATION

Impact Fee per Capita Calculation	Cost	Population Served	Impact Fee Per Capita
Current Level of Service	\$ 47,652,083	63,930	\$ 745.38
Professional Expenses	45,000	63,930	0.70
Outstanding/Future Bond Expense	-	63,930	-
Total Park Impact Fee Per Capita			\$ 746.08

Based on the per capita cost of impacts on system improvements, related to new development to maintain the current park facility standard, Figure 4.2 shows the impact fee per household. Parks impact fees are only assessed to residential developments. The City Council has the discretion to set the actual impact fees to be assessed, but they may not exceed the maximum allowable fee calculated herein.

FIGURE 4.2: RECOMMENDED LEGAL PARKS IMPACT FEE

Impact Fee Calculation	Impact Fee Per Unit
Average Household Size/Total Single Family Residential Units*	3.72
Impact Fee per Single Family Residential Household Unit	\$ 2,772.98
Average Household Size/Multi-Family*	3.24
Impact Fee per Household/Multi-Family	\$ 2,415.41

**Source: Derived from 2016 American Community Survey*

Non-Standard Impact Fee Calculation

The City may, on a case by case basis, adjust the standard impact fee to respond to unusual circumstances and ensure that impact fees are imposed fairly. The non-standard impact fee calculation is shown in Figure 4.3. This adjusted impact fee calculation will be based on the cost per capita defined above, multiplied by the persons per household for the anticipated development. In these cases, a developer may submit studies and data that clearly show a need for adjustment and demonstrate that the persons per household will not be exceeded in the future for the development.

FIGURE 4.3: NON-STANDARD CALCULATION

Non-Standard Impact Fee Formula
Multiply Number of Persons per Household by Impact Fee per Capita \$746.08



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Parks, Trails, and Amenities Impact Fee Analysis

APPENDIX

LEHI CITY:

Parks, Trails, and Amenities Impact Fee Analysis

CERTIFICATION

In accordance with Utah Code Annotated, 11-36a-306(2), Zions Public Finance, Inc. (Zions), makes the following certification:

Zions certifies that the attached Impact Fee Analysis:

1. includes only the cost 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. cost of 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. offset costs with grants or other alternate sources of payment; and
4. complies in each and every relevant respect with the Impact Fees Act.

Zions makes this certification with the following caveats:

1. All of the recommendations for implementations of the Impact Fee Facilities Plan (“IFFP”) made in the IFFP documents or in the impact fee analysis documents are followed in their entirety by Lehi City staff and elected officials.
2. If all or a portion of the IFFP or impact fee analysis are modified or amended, this certification is no longer valid.
3. All information provided to Zions Public Finance, its contractors or suppliers is assumed to be correct, complete and accurate. This includes information provided by Lehi City and outside sources.

Dated: 6/22/2018

ZIONS PUBLIC FINANCE, INC.

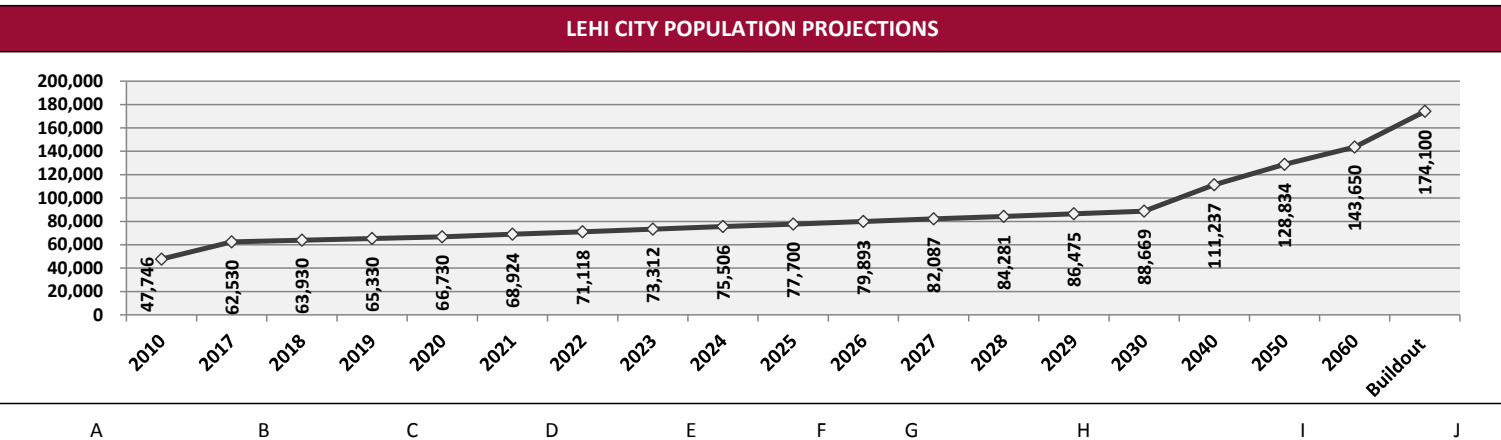
APPENDIX A: POPULATION PROJECTIONS/ GROWTH IN DEMANDS

Lehi City Parks and Recreation Impact Fee

Year	Population	Annual Population Change	Households	Annual Households Change	% Increase
2000	19,028				
2010	47,746				
2017	62,530		16,824		
2018	63,930	1,400	17,201	377	2.24%
2019	65,330	1,400	17,577	377	2.19%
2020	66,730	1,400	17,954	377	2.14%
2021	68,924	2,194	18,544	590	3.29%
2022	71,118	2,194	19,135	590	3.18%
2023	73,312	2,194	19,725	590	3.08%
2024	75,506	2,194	20,315	590	2.99%
2025	77,700	2,194	20,905	590	2.91%
2026	79,893	2,194	21,496	590	2.82%
2027	82,087	2,194	22,086	590	2.75%
2028	84,281	2,194	22,676	590	2.67%
2029	86,475	2,194	23,267	590	2.60%
2030	88,669	2,194	23,857	590	2.54%
2040	111,237	22,568	29,929	6,072	25.45%
2050	128,834	17,597	34,663	4,735	15.82%
2060	143,650	14,816	38,650	3,986	11.50%
Buildout	174,100	30,450	46,842	8,193	21.20%

Lehi City Parks & Recreation IFFP June 2018 Table ES-1 Prepared by Bowen Collins & Associates

Development Type	Persons Per Household (PPH)	ERU Equivalent
Single Family (2015 ACS)	3.72	1.00
Multi-Family (2015 ACS)	3.24	0.87



APPENDIX B: EXISTING PARK ACRES

Lehi City Parks and Recreation Impact Fee

	A	B	C	D	E	F	G	H	I	J		
	Park Name	Address	Total Acres	Type of Park	Type of Improvement	Price per Acre	Qualifying	Non-Qualifying Cost	Qualifying Cost	Qualifying Acres		
1											1	
2											2	
3		1900 N Water Tank	1200 E 2250 N	0.46	Detention	System	\$ 69,000	Non-Qualifying	\$ 69,000	\$ -	-	3
4		2100 N Mt View Corridor	2100 N	17.45	Road Way	System	2,617,500	Non-Qualifying	2,617,500	-	-	4
5		Allred Park	400 N Allred Park Dr.	4.96	Neighborhood	System	744,150	Non-Qualifying	744,150	-	-	5
6		Anthem Country Estates	1900 S 150 W	0.33	Detention	System	-	Non-Qualifying	-	-	-	6
7		Arnold Estates Basin	1693 N Hampshire Ln	0.24	Detention	System	-	Non-Qualifying	-	-	-	7
8		Aspen Ridge	1700 S 1100 W	0.20	Detention	System	-	Non-Qualifying	-	-	-	8
9		Autumn Ridge Estates	3200 N 1300 E	0.48	Roadway	System	-	Non-Qualifying	-	-	-	9
10		Aztec Basin	300 W 2250 N	0.05	Detention	System	-	Non-Qualifying	-	-	-	10
11		Baird Property	2950 N 400 E	0.20	Mini Park	System	30,000	Non-Qualifying	30,000	-	-	11
12		Band Wagon Park	900 N 200 W	2.13	Neighborhood	System	319,500	Qualifying	-	319,500	2.13	12
13		Benny Estates	1700 W 1000 S	0.68	Detention	System	-	Non-Qualifying	-	-	-	13
14		Blossom Meadows	195 S 1800 W	0.20	Detention	System	-	Non-Qualifying	-	-	-	14
15		Bull River Detention	1000 W 3350 N	0.24	Detention	System	-	Non-Qualifying	-	-	-	15
16		Canyon View Estates	2875 N 200 W	0.99	Community	System	148,800	Qualifying	-	148,800	0.99	16
17		Cedar Hollow Detention	1100 N 1000 E	0.47	Detention	System	-	Non-Qualifying	-	-	-	17
18		Cemetery	1100 N 400 E	54.00	Cemetery	System	-	Non-Qualifying	-	-	-	18
19		Centennial Park	2250 N 600 W	3.94	Neighborhood	System	591,000	Qualifying	-	591,000	3.94	19
20		Chapel Valley Large Park	925 W 975 S	1.74	Mini Park	System	261,000	Qualifying	-	261,000	1.74	20
21		Chapel Valley Small Park (Detention Basin)	1100 W 975 S	0.40	Detention	System	-	Qualifying	-	-	0.40	21
22		City Center/Legacy Center	100 N Center St	7.60	Recreation Center	System	1,140,000	Qualifying	-	1,140,000	7.60	22
23		Clark Estates Detention	1875 S 1025 W	0.22	Detention	System	-	Non-Qualifying	-	-	-	23
24		Cranberry Farms Basin	2595 W 2150 N	0.93	Detention	System	-	Non-Qualifying	-	-	-	24
25		Cranberry Ridge Basin	2498 W 2100 N	1.37	Detention	System	-	Non-Qualifying	-	-	-	25
26		Dahl Basin	920 N 1700 W	0.11	Detention	System	-	Non-Qualifying	-	-	-	26
27		Dairy View Park	900 N 1550 E	0.60	Detention	System	90,000	Non-Qualifying	90,000	-	-	27
28		Dapple Gray Park	2100 W Dapple Dr	5.76	Neighborhood	System	13,500	Qualifying	-	13,500	5.76	28
29		Dry Creek City Purchase	1500 N Nuttal Drive (100 W)	3.73	Community	System	516,000	Qualifying	-	516,000	3.73	29
30		Dry Creek Park PRD	1500 N Nuttal Drive (100 W)	9.40	Community	System	1,410,000	Qualifying	-	1,410,000	9.40	30
31		DUP Historic Pioneer Cemetery	80 W State St	2.10	Mini Park	System	52,500	Qualifying	-	52,500	2.10	31
32		Eagle Point	2700 N 425 W	0.23	Detention	System	-	Non-Qualifying	-	-	-	32
33		Eagle Summit Park	5100 N Ravenscrest Ln (2600 W)	8.20	Neighborhood	System	1,230,555	Qualifying	-	1,230,555	8.20	33
34		Fire Station Park	2600 N 250 W	0.63	Neighborhood	System	94,950	Qualifying	-	94,950	0.63	34
35		Fox Borough Detention	1350 N 700 W	0.27	Detention	System	-	Non-Qualifying	-	-	-	35
36		Foxmoor Ridge Basin	1200 E 1630 N	1.00	Detention	System	132,000	Non-Qualifying	\$ 132,000	-	-	36
37		Gateway Park	1870 N 1500 W	2.57	Neighborhood	System	385,650	Non-Qualifying	385,650	-	-	37
38		Gateway Park (Access)	1870 N 1500 W	0.07	Neighborhood	System	10,429	Qualifying	-	10,429	0.07	38
39		Gray Farms	400 S 2300 W	1.89	Detention	System	-	Non-Qualifying	-	-	-	39
40		Green Acres Basin	775 W 3200 N	0.54	Detention	System	-	Non-Qualifying	-	-	-	40
41		Green Park	1850 W 1600 N	3.78	Neighborhood	System	567,000	Qualifying	-	567,000	3.78	41
42		Hadfield Estates Basin	800 N 600 W	0.25	Detention	System	-	Non-Qualifying	-	-	-	42
43		Harvest Homes Phase I Basin	4240 N Chestnut Oak Dr	3.97	Detention	System	127,500	Non-Qualifying	127,500	-	-	43
44		Holiday Acres Detention	1430 W 800 S	0.61	Detention	System	-	Non-Qualifying	-	-	-	44
45		Ivory Ridge Basin	2700 N 900 W	3.69	Detention	System	-	Non-Qualifying	-	-	-	45
46		Ivory Ridge Park	600 W 3200 N	9.62	Neighborhood	System	1,680,000	Qualifying	-	1,680,000	9.62	46
47		Joe Adams Memorial Park	1830 N Trinnaman Ln	1.78	Entrance Parks	System	266,250	Non-Qualifying	266,250	-	-	47
48		Jordan Meadows Detention	1540 N 2350 W	0.27	Detention	System	-	Non-Qualifying	-	-	-	48
49		Jordan Narrows Park	3600 W 4400 N	21.02	Detention	System	11,400	Non-Qualifying	11,400	-	-	49
50		Jordan Willows Park	2800 W 200 S	96.42	Community	System	240,000	Qualifying	-	240,000	96.42	50
51		Kensington Place Park	500 N 2300 W	4.92	Mini Park	System	738,000	Qualifying	-	738,000	4.92	51
52		Lehi Country Estates Detention	1250 S 500 W	0.41	Detention	System	-	Non-Qualifying	-	-	-	52
53		Lehi Ranches Detention	1400 S 350 W	0.71	Detention	System	-	Non-Qualifying	-	-	-	53
54		Leisure Villas	1450 S Center St	3.84	Neighborhood	System	576,000	Qualifying	-	576,000	3.84	54
55		Meadow Brook Detention	271 S Riverbed Ct (1350 W)	0.99	Detention	System	-	Non-Qualifying	-	-	-	55
56		Monument Park	1500 S Center St	4.63	Community	System	-	Non-Qualifying	-	-	-	56
57		Murdock Trailhead	810 E 3400 N	0.30	Mini Park	System	45,000	Non-Qualifying	45,000	-	-	57
58		Newman Ranch Basin	300 N Palomino Way	0.34	Detention	System	-	Non-Qualifying	-	-	-	58
59		North Lake Park	2000 S 500 W	28.57	Regional	System	3,085,500	Qualifying	-	3,085,500	28.57	59
60		Old Farm Detention	1030 S Center St	0.19	Detention	System	28,500	Non-Qualifying	28,500	-	-	60
61		Olympic Park	2700 W 1600 N	14.98	Community	System	2,247,090	Qualifying	-	2,247,090	14.98	61
62		Outdoor Pool Park	200 S 400 E	4.56	Neighborhood	System	684,000	Non-Qualifying	684,000	-	-	62
63		Park View Detention	1425 S 500 W	0.24	Detention	System	-	Non-Qualifying	-	-	-	63
64		Park View Park	1500 S 400 W	4.45	Neighborhood	System	668,055	Qualifying	-	668,055	4.45	64
65		Peck Park	600 E 1800 N	74.91	Regional	System	361,500	Qualifying	-	361,500	74.91	65
66		Pheasant Point Detention	1390 W 2910 N	1.13	Detention	System	-	Non-Qualifying	-	-	-	66
67		Pilgrims Landing Park	3900 N Mayflower Ave	4.86	Neighborhood	System	729,000	Qualifying	-	729,000	4.86	67
68		Pioneer Crossing	Pioneer Crossing	23.47	Open Space	System	3,520,500	Non-Qualifying	3,520,500	-	-	68
69		Pointe Meadow Park	2145 N Pointe Meadow Drive	5.22	Neighborhood	System	783,600	Qualifying	-	783,600	5.22	69
70		Prett's Place Detention A	750 S 2575 W	0.34	Detention	System	-	Non-Qualifying	-	-	-	70
71		Prett's Place Detention B	700 S 2575 W	0.39	Detention	System	-	Non-Qualifying	-	-	-	71
72		Rail Trail Basin	400 W 1300 N	2.40	Detention	System	-	Qualifying	-	-	2.40	72
73		Railroad Museum	220 E State St	0.38	Community	System	57,000	Qualifying	-	57,000	0.38	73
74		Rhodes Mellor Park	1700 W 1350 S	54.00	Community	System	150,000	Qualifying	-	150,000	54.00	74
75		Rodeo Grounds	105 N 500 W	5.23	Rodeo	System	783,750	Qualifying	-	783,750	5.23	75
76		Sage Vista Park	1161 W 500 N	3.00	Neighborhood	System	-	Qualifying	-	-	3.00	76
77		Smithfield Ridge Basin (Plat A)	40 E 1550 N	0.37	Detention	System	-	Non-Qualifying	-	-	-	77
78		Smithfield Ridge Detention 2	100 E 1900 N	0.27	Detention	System	-	Non-Qualifying	-	-	-	78
79		Snow Springs Detention	1900 W Snow Springs Dr (600 S)	0.49	Detention	System	-	Non-Qualifying	-	-	-	79
80		Snow's Spring Park	2165 W 1300 S	0.75	Mini Park	System	104,757	Qualifying	-	104,757	0.75	80
81		Sommerset Large Park (North)	300 S 1700 W	2.92	Neighborhood	System	438,000	Qualifying	-	438,000	2.92	81
82		Sommerset Small Park (South)	1450 W Main St	1.92	Neighborhood	System	288,000	Qualifying	-	288,000	1.92	82
83		South Towne Estates Detention (Plat B)	200 E 500 S	0.55	Detention	System	-	Non-Qualifying	-	-	-	83
84		Sports Park	700 S 2000 W	24.04	Regional	System	1,202,150	Qualifying	-	1,202,150	24.04	84
85		Spring Creek Park	2100 S Bullrush Parkway	12.16	Community	System	627,000	Qualifying	-	627,000	12.16	85
86		Spring Meadow Ranches Basin	450 N 1950 W	0.65	Detention	System	27,000	Non-Qualifying	27,000	-	-	86
87		Stafford Estates Basin	2350 N 1120 E	0.13	Detention	System	-	Non-Qualifying	-	-	-	87
88		Stagecoach Crossing Large Park	525 S 1915 W	2.87	Detention	System	-	Qualifying	-	-	2.87	88
89		Stagecoach Crossing Small Park	700 S 1500 W	1.09	Neighborhood	System	163,500	Qualifying	-	163,500	1.09	89
90		Summercrest Park	1900 N 1100 E	2.76	Community	System	414,375	Qualifying	-	414,375	2.76	90
91		Sunrise Summit	2600 W Chapel Ridge Rd	1.76	Community	System	264,000	Qualifying	-	264,000	1.76	91
92		Tennis Court Park		1.70		System	508,651	Qualifying	-	508,651	1.70	92
93		Timpview Meadows Detention	910 W 1550 S	0.44	Detention	System	-	Non-Qualifying	-	-	-	93
94		Vets Ball Park	800 W Main St	15.31	Community	System	2,296,800	Non-Qualifying	2,296,800	-	-	94
95		Willes Estates	300 E 1570 S	45.34	Neighborhood	System	300,000	Qualifying	-	300,000	45.34	95
96		Willow Brook Detention	1000 W 1500 N	0.18	Detention	System	-	Non-Qualifying	-	-	-	96
97		Willow Haven Park (Under Construction)	2375 W 300 N	4.17	Neighborhood	System	513,000	Qualifying	-	513,000	4.17	97
98		Willow Park River Park	300 N 2800 W	16.76	Community	System	2,514,000	Qualifying	-	2,514,000	16.76	98
99		Willow Springs Basin	2370 W Main St	0.20	Detention	System	-	Non-Qualifying	-	-	-	99
100		Wines Park	500 N 100 E	3.49	Community	System	523,350	Non-Qualifying	523,350	-	-	100
101		Woods Meadow Detention B	1100 W 550 N	0.25	Detention	System	-	Non-Qualifying	-	-	-	101
102		Woods Meadow Detention C	1207 W 400 N	0.22	Detention	System	-	Non-Qualifying	-	-	-	102
103		Woods Meadow Detention D	1060 W 300 N	0.51	Detention	System	-	Non-Qualifying	-	-	-	103
104		Totals		663.56			\$ 37,390,762		\$ 11,598,600	\$ 25,792,162	481.52	104
	A	B	C	D	E	F	G	H	I	J		

APPENDIX C: EXISTING ASSETS

Lehi City Parks and Recreation Impact Fee

		Allred Park	Bandwagon Park	Centennial Park	Chapel Valley Park	Dairy View Park	Dry Creek Park	Eagle Summit Park	Firehouse Park	Forest Mellor Park	Gateway Park	Greens Park	Ivory Ridge Park	Jordan Narrows Park	Jordan Willows A	Jordan Willows B	Jordan Willows C	North Lake Park	Olympic Park	Outdoor Pool Park	Park View Park/Monument Park	Pilgrims Landing	Pointe Meadow Park	Rodeo Grounds	Sommerset Large Park	Sommerset Small Park	Sports Park	Spring Creek Park	Stagecoach Crossing Park	Stagecoach Crossing Small Park	Summercrest Park	Sunrise Summit Park	Veterans Ball Park	Willow Haven Park	Wines Park	LOS Total	LOS Value			
Improvements	Cost																																					Total	VALUE	
Gazebos, Pavilions, Bowery																																								\$ 1,463,580
Pavilion	\$ 43,000.00	1	2	1			3	1		1		1	2		1				1	1		1		1	1	3	1	1		1	1				4	29	\$ 1,247,000			
Indoor Pavilion	216,580.00																					1																1	216,580	
Fields, Courts, Diamonds																																							\$ 8,158,680	
Basketball Court	\$ 28,000.00	1		1				1		1	2	2					1		2			2				2	2	2										19	\$ 532,000	
Tennis Courts	66,800.00						1															1											2				8	534,400		
Baseball/ Softball Diamond	612,500.00																										3							5			8	4,900,000		
Baseball Backstop	3,000.00						1																	1													2	6,000		
Soccer/Football Field	226,800.00												1					4	2							1		2									9	2,041,200		
Volleyball Court	12,000.00																	2	2								2										6	72,000		
Pickleball Court	24,360.00																											3									3	73,080		
Restrooms																																							\$ 1,800,000	
Restrooms	\$ 120,000.00	1	1				1	1			1		1				1	1	1								3						1	1		1	15	1,800,000		
Other																																							\$ 5,698,034	
Skate Park	\$ 540,150.00																						1														1	540,150		
Medium Playground	66,500.00	1	1	1	1	1	1	2	2	1	1	1	3		1	1		1	1		1	1		1	1	1	1	1	1	1	1	1	1	1	1	2	33	2,194,500		
Swing Set	12,000.00	1					1			1	1							1			1								1	1	1					1	10	120,000		
Drinking Fountain	6,000.00	1	1				1	1					1				1	1	1			1					1							1		5	17	102,000		
Splash Pad	455,000.00												1																									1	455,000	
Stage	79,695.00		1																																		1	79,695		
Horse Shoe Pits	3,262.00																																				15	48,930		
Rodeo Concessions Building	759,277.00																							1													1	759,277		
Rodeo Ground Bleachers	162,844.87																							1													1	162,845		
Picnic Tables	650.00	8	32	11			24	21		6		6	19		3		4	18	11		8			6	6	18	3	6			5	2	3		40	260	169,000			
Park Benches	1,400.00	6	4	4	4	3	17	2	4	6	6	2	19		4	3		12	4		6			4	4	20	11	2	2	4	5		3	7	168	235,200				
Trash Receptacles	1,200.00	1	4	1		2	2	2	1	1	1	1	6	1			4	2	2		1	3		1	1	17	1			1	3	14		10	83	99,600				
Outdoor Grill	500.00	2		2			3					1					3	2						1	1			1								2	19	9,500		
Fire Pit	500.00	1					1										1	1																			4	2,000		
Fitness Equipment/Calisthenics Course	5,500.00																											5									5	27,500		
Rodeo Arena	692,837.00																							1													1	692,837		
Total Amenities		24	46	21	5	6	51	36	7	15	12	15	55	1	4	5	5	15	45	27	-	18	10	15	14	91	27	13	4	14	15	25	4	72	Total Cost	\$ 17,120,294				

APPENDIX D: TRAIL ASSETS

Lehi City Parks and Recreation Impact Fee

	A	B	C	D	E	F	G	H	I	J	
	Trails	Length (Miles)	Year Trail Acquired	Original Cost	City Funded Amount	Impact Fee Qualifying	Impact Fee Qualifying Length (Miles)	Non-Qualifying Length (Miles)	Impact Fee Qualifying	Non-Impact Fee Qualifying	
2	Dry Creek Trail (North of I-15)	1.19	2003	\$ 238,762	\$ 119,381	Yes	0.60	0.60	\$ 119,381	\$ 119,381	2
3	Rail Trail	3.22	2007	646,061	45,224	Yes	0.23	2.99	45,224	600,837	3
4	Rail Trail (Phase 2)	0.52	2017	104,333	7,303	Yes	0.04	0.48	7,303	97,030	4
5	Rail Trail East	0.16	2015	32,102	32,102	Yes	0.16	0.00	32,102	-	5
6	Jordan Willows	1.80	2004	361,152	361,152	Yes	1.80	0.00	361,152	-	6
7	Jordan River Parkway	8.33	N/A	1,671,331	1,671,331	Yes	8.33	0.00	1,671,331	-	7
8	JRP to 2100 N Connection	0.20	N/A	40,128	40,128	Yes	0.20	0.00	40,128	-	8
9	Murdock Canal Trail	3.22	N/A	646,061	646,061	Yes	3.22	0.00	646,061	-	9
10	Mountain View Road Sidepath	0.30	2016	24,077	24,077	Yes	0.30	0.00	24,077	-	10
11	Power Line Trail	1.64	2000-2017	310,591	310,591	Yes	1.64	0.00	310,591	-	11
12	Pioneer Crossing	0.18	N/A	36,115	-	No	0.00	0.18	-	36,115	12
13	Utah Lake Parkway Trail	0.61	2001	122,390	122,390	Yes	0.61	0.00	122,390	-	13
14	Spring Creek Weeping Willow Trail	0.25	2009	50,160	50,160	Yes	0.25	0.00	50,160	-	14
15	2100 N	2.41	N/A	290,125	290,125	Yes	2.41	0.00	290,125	-	15
16	300 N. Dry Creek Trail South Fork	0.39	2005	46,950	46,950	Yes	0.39	0.00	46,950	-	16
17	3200 N. to Murdock Canal Trail	0.06	2014	12,038	12,038	Yes	0.06	0.00	12,038	-	17
18	Ivory Ridge Sidepath	1.47	2004-2017	176,964	176,964	Yes	1.47	0.00	176,964	-	18
19	Chapel Ridge Sidepath	1.01	2007	81,059	81,059	Yes	1.01	0.00	81,059	-	19
20	Jordan Murdock Connector Trail	0.11	N/A	22,070	22,070	Yes	0.11	0.00	22,070	-	20
21	Clubhouse Dr Sidepath	0.40	2017	48,154	19,210	Yes	0.40	0.00	19,210	-	21
22	Dry Creek South Fork	0.20	2014	32,102	32,102	Yes	0.20	0.00	32,102	-	22
23	Morning Vista Road Sidepath	1.25	2006	100,320	100,320	Yes	1.25	0.00	100,320	-	23
24	Spring Creek Trail	1.45	2004	247,590	247,590	Yes	1.45	0.00	247,590	-	24
25	Timpanogos Sidepath	0.54	N/A	108,346	-	No	0.00	0.54	-	108,346	25
26	Traverse Mountain Blvd Sidepath	1.63	2001	130,817	130,817	Yes	1.63	0.00	130,817	-	26
27	Traverse Terrace Sidepath	0.30	2016	24,077	24,077	Yes	0.30	0.00	24,077	-	27
28	Triumph Blvd Sidepath	0.27	2001	43,338	43,338	Yes	0.27	0.00	43,338	-	28
29	Waste Ditch Trail	0.00	0	-	-	No	0.00	0.00	-	-	29
30	1700 W Leg	0.07	2015	14,045	-	No	0.00	0.07	-	14,045	30
31	2300 W Leg	0.16	2011	32,102	-	No	0.00	0.16	-	32,102	31
32	300 N Leg	0.48	2014	96,307	-	No	0.00	0.48	-	96,307	32
33	Waterbury Dr	0.58	2017	69,823	69,823	Yes	0.58	0.00	69,823	-	33
34	3600 W Holbrook Farms	0.11	2017	13,242	13,242	Yes	0.11	0.00	13,242	-	34
35							0.00	0.00		-	35
36							0.00	0.00		-	36
37	Total	34.51		\$ 5,872,733	\$ 4,739,627		29.01	5.50	\$ 4,739,627	\$ 1,104,162	37

APPENDIX E: CURRENT PARKS FACILITY STANDARD

Lehi City Parks and Recreation Impact Fee

Current Population	63,930
Buildout Population	174,100

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Table E.1: Current Park Facility Standard

Park Facility Standard - Current Inventory				
Current Park Investment	Qualifying Acres	Qualifying Cost	Acres Per 1,000	LOS Per 1,000
Parkland Demand	481.52	\$ 25,792,162	7.53	\$ 403,444
Current Amenities	-	17,120,294	-	267,797
Current Park Total	481.52	\$ 42,912,456	7.53	\$ 671,241
Trails	Linear Miles	Qualifying Cost	Linear Miles Per 1,000	LOS Per 1,000
	29.01	\$ 4,739,627	0.45	\$ 74,138
Trails Total	29.01	\$ 4,739,627	0.45	\$ 74,138
Park Facility Standard Total		\$ 47,652,083	7.99	\$ 745,379

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APPENDIX F: IMPACT FEE CALCULATION

Lehi City Parks and Recreation Impact Fee

A B C D

Figure F.1: Calculation of Park Impact Fee Per Capita

Impact Fee per Capita Calculation	Cost	Population Served	Impact Fee Per Capita
Current Level of Service	\$ 47,652,083	63,930	\$ 745.38
Professional Expenses	45,000	63,930	0.70
Outstanding/Future Bond Expense	-	63,930	-
Total Park Impact Fee Per Capita			\$ 746.08

Figure F.2: Calculation of Park Impact Fees by Residential Unit

Impact Fee Calculation	Impact Fee Per Unit
Average Household Size/Total Single Family Residential Units*	3.72
Impact Fee per Single Family Residential Household Unit	\$ 2,772.98
Average Household Size/Multi-Family*	3.24
Impact Fee per Household/Multi-Family	\$ 2,415.41

**Source: Derived from 2016 American Community Survey*

Figure F.3: Calculation of Non-Standard Park Impact Fees

Non-Standard Impact Fee Formula
Multiply Number of Persons per Household by Impact Fee per Capita \$746.08

A B C D

APPENDIX G: SERVICE AREA MAP

