

APPLE VALLEY UTAH

IMPACT FEE ANALYSIS FOR PARKS & RECREATION, FIRE,
TRANSPORTATION & STORM WATER

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.

NOVEMBER 2020



INTRODUCTION TO IMPACT FEES

- Before imposing an impact fee, each local political subdivision or private entity shall prepare:



IMPACT FEE FACILITIES PLAN (IFFP)

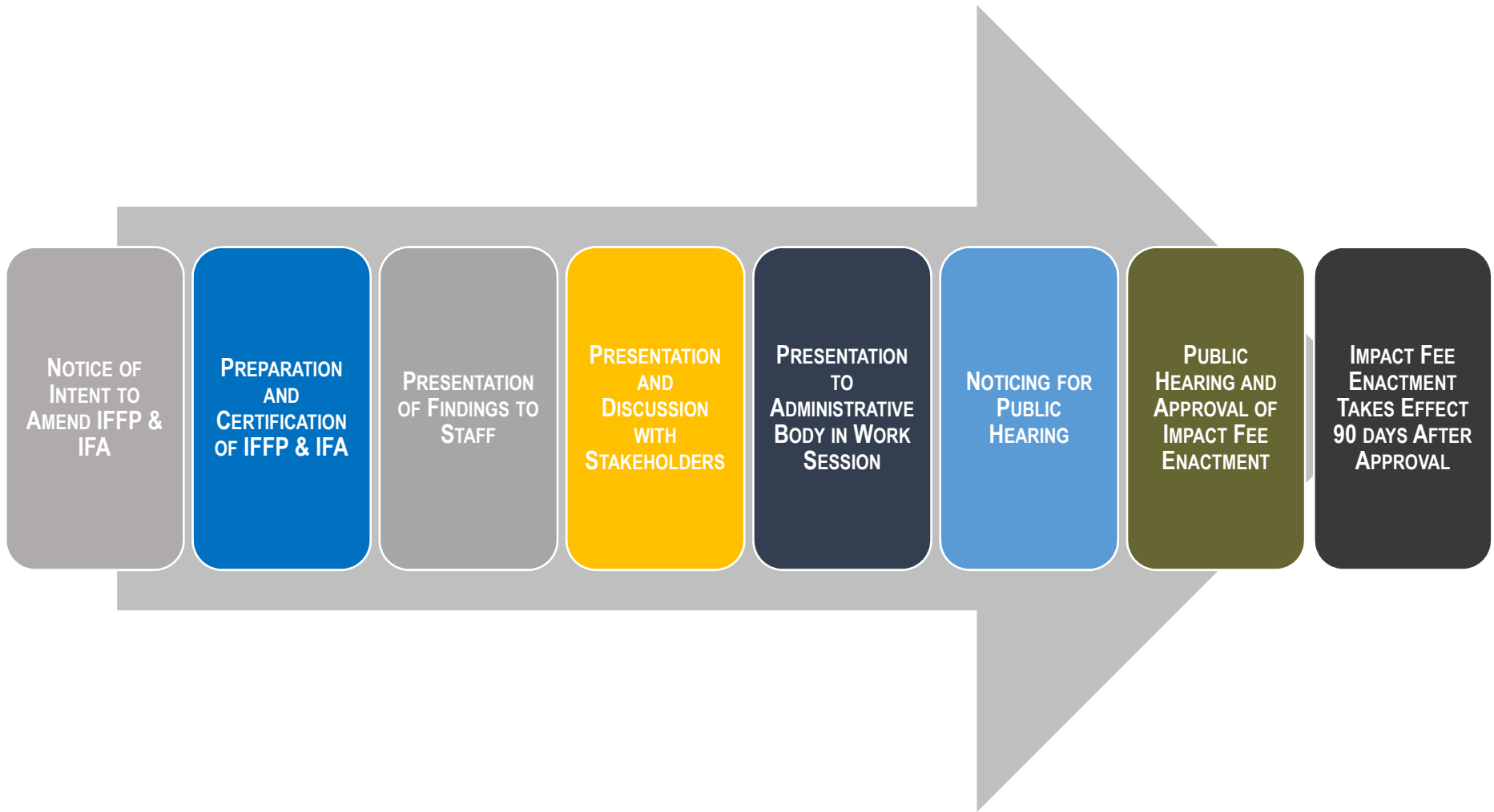
Identifies the demands placed upon the City's existing facilities by future development and evaluates how these demands will be met by the City. Outlines the improvements which are intended to be funded by impact fees.

IMPACT FEE ANALYSIS (IFA)

Proportionately allocates the cost of the new facilities and any excess capacity to new development, while ensuring that all methods of financing are considered.



IMPACT FEE PROCESS



CRAFTING A WORKING IFFP

- 1. Determine Demand**
- 2. Provide Inventory of Existing Facilities**
- 3. Establish Existing and Future Level of Service**
- 4. Identify Existing and Future Capital Facilities Necessary to Serve New Growth**
- 5. Consider All Revenue Resources to Finance System Improvements**



IMPACT FEE ANALYSIS

1. **Service Area:** All Areas with the City
2. **Demand:** Population, Households, Acres, Trips, and Single-Family Equivalentents (SFEs)
3. **Existing Facilities Inventory:** All City Owned, IFA Eligible Facilities

Types of Facilities Excluded = Non City-Owned, Developer Funded, Other Lands

4. **Level of Service:** This analysis identifies the LOS which is provided to a community's existing residents and ensures that future facilities maintain these standards.

FUTURE FACILITIES & PROPORTIONATE SHARE ANALYSIS

Parks & Recreation

RECREATIONAL FACILITY	ACRES	COST	%ELIGIBLE	IF ELIGIBLE COST
Volunteer Park Expansion	0.69	\$131,670	100%	\$131,670
All-purpose trail	0.68	\$208,560	100%	\$208,560
Engineering & Incidentals		\$64,700	100%	\$64,700
Investment by 2040	1.37			\$404,930
Average Cost per Acre				\$295,569

TYPE OF IMPROVEMENT	TOTAL COST PER ACRE	PROPOSED LOS PER 1,000	PER 1,000 POPULATION	PER CAPITA
Developed Active Parks	\$295,569	1.01	\$297,939	\$298

TYPE OF IMPROVEMENT	TOTAL COST	POPULATION SERVED	PER CAPITA
Professional Services	\$4,450	632	\$7
		Total Per Capita	\$305

IMPACT FEE PER HH	PERSONS PER HH	FEE PER HH
Residential	2.38	\$725

Source: 2010 Census for Household ("HH") size

FUTURE FACILITIES & PROPORTIONATE SHARE ANALYSIS

Fire

FACILITIES	CONSTRUCTION YEAR	TOTAL SQ. FT.	ESTIMATED COST	CONSTRUCTION YEAR COST	TOTAL IMPACT FEE ELIGIBLE COST	SFEs SERVED
Substation on Highway 59	2021	3,260	\$387,391	\$398,200	\$398,200	694
New Apparatus		NA	\$600,000	\$650,000	\$650,000	26

	COST TO FIRE	% TO IFFP	COST TO IFFP	SFE SERVED	COST PER SFE
Buy-in	\$182,547	42%	\$76,710	292	\$263
Future Facilities	\$398,200	42%	\$167,332	292	\$574
Professional Expense*	\$1,988	100%	\$1,988	292	\$7
Subtotal: Facilities	\$582,734		\$246,030		\$844
Future Apparatus	\$650,000	42%	\$273,144	26	\$10,599
Subtotal: Apparatus	\$650,000		\$273,144		\$10,599
Total	\$1,232,734		\$519,173		\$11,443

* The professional expense is allocated to demand in the next six years. The impact fee analysis should be updated within the 6-year horizon.

FUTURE FACILITIES & PROPORTIONATE SHARE ANALYSIS

Fire (cont.)

	COST PER SFE	SFE CONVERSION	TOTAL IMPACT FEE PER UNIT
Residential			
Single Family Residential	\$844	1.00	\$844
Multi-family Residential	\$844	0.68	\$571
Non-Residential			
Shopping Center (per 1K SF)	\$11,443	2.81	\$32,117
General Office (per 1K SF)	\$11,443	1.43	\$16,413
Light Industrial (per 1K SF)	\$11,443	0.84	\$9,594

FUTURE FACILITIES & PROPORTIONATE SHARE ANALYSIS

Transportation

IMPROVEMENTS	COSTS	% ELIGIBLE	IMPACT FEE ELIGIBLE COST
Project #1 (Main Street Roadway Improvements)	\$1,812,250	100%	\$1,812,250
Project #2 (SR-59/Main Street Intersections Improvements - By Others)	\$304,050	100%	\$304,050
Project #3 (Canaan Way Roadway Improvements)	\$240,600	100%	\$240,600
Project #4 (Apple Valley Drive Roadway Improvements)	See Storm Water IFFP	75%	
Project 5 (Gateway Project Road Improvements - Previously Completed)	\$1,225,000	40%	\$494,979
Total IFFP Costs	\$3,581,900		\$2,851,879

Source: Sunrise Engineering IFFP Pg. 9

	TOTAL COST	% TO IFFP	COST TO IFFP	% TO GROWTH	COST TO GROWTH	FUTURE TRIPS	COST PER TRIP
Buy-In	-	28%	-	100%	-	307	-
Future Facilities	\$3,581,900	80%	\$2,851,879	28%	\$808,742	307	\$2,638.00
Professional Expense	\$14,950	100%	\$14,950	100%	\$14,950	307	\$49.00
Cost per Trip			\$2,866,829				\$2,687.00

FUTURE FACILITIES & PROPORTIONATE SHARE ANALYSIS

Transportation (cont.)

LAND USE	ITE CODE	UNIT	PM PEAK	PASS BY & INTERNAL ADJUSTMENT	NET TRIP	IMPACT FEE PER LAND USE
Single Family Residential	210	Residential Unit	0.99	0%	0.99	\$2,660
Multi-Family Residential	220	Residential Unit	0.67	0%	0.67	\$1,800
Shopping Center	820	1,000 sf GLA	4.21	34%	2.78	\$7,466
Light Industrial	110	1,000 sf GFA	0.83	0%	0.83	\$2,230
Office	710	1,000 sf GFA	1.42	0%	1.42	\$3,816

Source: ITE Trip Generation 10th Edition: 4-6 PM Peak Hour Vehicle Trip Generation Rates for the Adjacent Street Traffic (weekday 4-6PM); This Table represents only the most common uses and is NOT all-inclusive.

FUTURE FACILITIES & PROPORTIONATE SHARE ANALYSIS

Storm Water

STORM WATER MASTER PLAN IFA CALCULATION	
Total Area Draining through basins analyzed	603
Undeveloped Land within Drainage Boundary	197
Percent of Cost Impact Fee Eligible:	32.67%
Total Project Cost	\$4,953,500
Less FEMA Grant	\$3,716,000
Total Impact Fee Eligible Project Costs	\$1,237,500
Total Interest from New Debt Service	\$504,000
% of Project Cost Due to New Growth	\$404,000
% of Interest Due to New Growth	\$164,500
Impact Fee Eligible Cost	\$568,500
Impact Fee Calculations	
Total Impact Fee Eligible Cost	\$568,500
Undeveloped Acres within Drainage Boundary	197
Maximum Impact Fee per Acre of Land within Drainage Boundary	\$2,885.79

Source: Sunrise Engineering IFFP Table V.B.1

TOTAL IMPACT FEE SUMMARY

	PARKS & RECREATION	FIRE/EMS	TRANSPORTATION	STORM WATER*	TOTAL FEE
Single Family Dwelling Unit	\$725	\$844	\$2,660	\$1,443	\$5,672
Multi-Family Dwelling Unit	\$725	\$571	\$1,800	\$1,443	\$4,539
Shopping Center (per 1K SF)	NA	\$32,117	\$7,466	\$1,443	\$41,026
General Office (per 1K SF)	NA	\$16,413	\$3,816	\$1,443	\$21,672
Light Industrial (per 1K SF)	NA	\$9,594	\$2,230	\$1,443	\$13,267

Type	Single Family		Multi Family	
	Proposed	Existing	Proposed	Existing
Parks	\$725	\$141	\$725	\$141
Fire	\$844	\$59	\$571	\$59
Transportation	\$2,660	\$514	\$1,800	\$315
Storm Water*	\$1,443	\$86	\$1,443	\$86
Culinary Water	\$1,000	\$1,000	\$1,000	\$1,000
Sewer	\$1,500	\$1,500	\$1,500	\$1,500
Total	\$5,672	\$3,300	\$4,539	\$3,101
\$ Change	\$2,372		\$1,438	
% Change	72%		46%	

- *Assumes 0.5-acre lot
- Transportation is base on Townhome designation
- Adopted existing fees for water and sewer are much lower than the proposed fees at that time.

NEXT STEPS

- Hold public hearing
- Adopt, Modify, or Reject Proposed Impact Fees
- 90 Day Wait Period for Increase



**TOWN OF APPLE VALLEY
ORDINANCE O-2020-22**

**AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PARCEL AV-1338-H-3 FROM
OST to PLANNED DEVELOPMENT COMMERCIAL ZONE**

WHEREAS, the Town of Apple Valley (“Town”) has been petitioned for a change in the zoning classification for parcel AV-1338-H-3 from Rural Estates Zone 1-Acre (RE-1) to Planned Development Commercial (PDC); and,

WHEREAS, the Planning Commission has reviewed pertinent information in the public hearing held on the October 7th, 2020. In a meeting on the same day the Planning Commission recommended approval of the zone change request by unanimous vote; and,

WHEREAS, , at a meeting of the Planning Commission of the Town of Apple Valley, Utah, duly called, noticed and held on the 17th day of November, 2020, the Planning Commission reviewed and recommended for approval the Final Plan submitted by the applicant; and,

WHEREAS, the Town Council has reviewed the Planning Commission’s recommendation and has received and reviewed pertinent information; and,

WHEREAS, in making these reviews the Town Council finds that the requested zone change for this property is rationally based and consistent with the Town’s General Plan.

WHEREAS, at a meeting of the Town Council of Apple Valley, Utah, duly called, noticed and held on the 18th day of November, 2020, and upon motion duly made and seconded:

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, UTAH, that

SECTION I: The zoning classification of Parcel AV-1338-H-3 is changed from Rural Estates Zone 1-Acre (RE-1) to Planned Development Commercial (PDC).

SECTION II: The Final Plan submitted by the applicant for AV-1338-H-3 is approved and shall control and regulate the development of the construction within the project.

SECTION III: Update of Official Zoning Map. The Official Zoning Map is amended to reflect the adoption of this ordinance.

Effective Date: This amendment shall be effective immediately without further publication.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Apple Valley, Utah this 18th day of November, 2020.

Marty Lisonbee, Mayor

ATTEST:

Michelle Kinney, Town Recorder

Mayor Marty Lisonbee

Aye ___ Nay ___ Absent ___

Debbie Kopp
Michael McLaughlin
Denny Bass
Dale Beddo

Aye ___ Nay ___ Absent ___
Aye ___ Nay ___ Absent ___
Aye ___ Nay ___ Absent ___
Aye ___ Nay ___ Absent ___

**TOWN OF APPLE VALLEY
ORDINANCE O-2020-23**

**AN ORDINANCE CHANGING THE GENERAL PLAN MAP DESIGNATION FOR PARCELS
AV-1369-B, AV-1369-C, AV-1366-A-5, AND AV-1366-A-6 AS AGRICULTURAL**

WHEREAS, the Town of Apple Valley (“Town”) has been petitioned for a change in the general plan designation for the parcels AV-1369-B; AV-1369-C; AV-1366-A-5; and AV-1366-A-6 to Agricultural; and,

WHEREAS, the Planning Commission has reviewed pertinent information in the public hearing held on the 17th, day of November, 2020 with recommendation that the General Plan Map be modified to allow for the Agricultural area; and,

WHEREAS, the Planning Commission has recommended that these parcels be changed on the general plan to Planned Development; and,

WHEREAS, the Town Council has reviewed the Planning Commission’s recommendation and has received and reviewed pertinent information; and,

WHEREAS, in making this review the Town Council finds that the Planning Commission’s recommendation to amend the General Plan is rationally based; and,

WHEREAS, at a meeting of the Town Council of Apple Valley, Utah, duly called, noticed and held on the 18th day of November, 2020, and upon motion duly made and seconded:

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, UTAH, that

SECTION I: The General Plan shall be amended to show that the area including parcels AV-1369-B; AV-1369-C; AV-1366-A-5; and AV-1366-A-6 be identified on the official general plan map as Agriculture.

Effective Date: This amendment shall be effective upon passage, without further publication.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Apple Valley, Utah this 18th day of November, 2020.

Marty Lisonbee, Mayor

ATTEST:

Michelle Kinney, Town Clerk

Mayor Marty Lisonbee	Aye ___	Nay ___
Debbie Kopp	Aye ___	Nay ___
Michael McLaughlin	Aye ___	Nay ___
Paul Edwardsen	Aye ___	Nay ___
Dale Beddo	Aye ___	Nay ___