CENTERVILLE CITY PARK IMPACT FEE FACILITIES PLAN AND PARK IMPACT FEE ANALYSIS

December 2012

(amended January 2018)

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PARK IMPACT FEE FACILITIES PLAN CERTIFICATION

I certify that the attached impact fee facilities plan:

1. Includes only the costs of public facilities that are:
    a. Allowed under the Impact Fees Act; and
    b. Actually incurred; or
    c. Projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. Does not include:
    a. Costs of operation and maintenance of public facilities;
    b. Costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
    c. An expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodology standards set forth by the federal Office of Management and Budget for federal grant reimbursement; and
3. Complies in each and every relevant respect with the Impact Fee Act.

Centerville City

Jacob J. Smith
Management Assistant

PARK IMPACT FEE ANALYSIS CERTIFICATION

I certify that the attached impact fee analysis:

1. Includes only the costs of public facilities that are:
   a. Allowed under the Impact Fees Act; and
   b. Actually incurred; or
   c. Projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. Does not include:
   a. Costs of operation and maintenance of public facilities;
   b. Costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
   c. An expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement;
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.

Centerville City

Jacob J. Smith
Management Assistant

EXECUTIVE SUMMARY

Centerville City is growing and that growth increases the demand on the City's public systems including its parks, recreational facilities, and trails. An impact fee is defined as a payment of money imposed upon new development activity as a condition of development approval to mitigate the impact of the new development on public infrastructure. The Utah Impact Fees Act allows cities and towns to charge impact fees for "parks, recreation facilities, open space and trails," as long as there exists a reasonable relationship between the fees imposed and the needs generated by new development [Utah Code 11-36a-102 (15)(f)].

Park impact fees may be implemented to sustain the current level of service (LOS) for developed parks, recreational facilities, and paved trails, but park impact fees may not be used to increase the LOS. The purpose of this Park Impact Fee Facilities Plan (IFFP) and Park Impact Fee Analysis (IFA) is to identify the parks, park amenities and trails LOS standards to ensure that the capacities of projects financed through impact fees do not exceed the standard. This is done through estimating future demand, explaining how future demand will be met along with the associated costs, and distributing the impacts equally with a park impact fee.

The Centerville parks, park amenities, and trails standards as identified in the Park IFFP and IFA is 2.79 acres of developed parks per 1,000 residents, 1 pavilion/restroom and playground per 2,723 residents, 1 sport court per 3,268 residents, and .51 miles of paved trails per 1,000 residents.

It is estimated that Centerville currently has 16,339 residents and according to current land availability and zoning designations, it is anticipated the City will add an additional 1,215 units or 3,815 new residents to its population. Build out is projected to occur sometime in 2029 with a total population of 20,154 residents. To maintain the current LOS with an additional 3,815 residents, the City will need to provide an additional 10.64 acres of developed parks, 1 additional sport court, pavilion, restroom, and playground (park amenities) and 1.95 miles of paved trails.

The Park IFFP identifies the planned parks, park amenities, and trails needed to maintain the current LOS along with the associated costs. The total cost to add the additional park acreage, park amenities, and paved trails is estimated to be around $2,500,000. Impact fees will be charged only to residential development as commercial development is assumed to create no new demand on the parks, park amenities and trail systems. Impact fees will also be the primary source for funding the additional improvements.

Centerville currently charges and has been charging since July 7, 1998 a park impact fee of $1,200 per residential unit. This is the lowest fee in South Davis County except for the notable exception of Bountiful, which does not charge a park impact fee. The average park impact fee in neighboring communities is $2,238.17 ($1,918.43 including Bountiful).

The proportionate cost for the future 1,215 units to maintain the current LOS for developed parks, park amenities and paved trails in Centerville is $2,500,000. This cost distributed equally to the new residential units would justify a maximum park impact fee of $2,057.61.

LEGISLATIVE FRAMEWORK

Centerville City is authorized to impose impact fees subject to and in accordance with applicable provisions of the Utah Impact Fees Act, as set forth in *Utah Code Ann.* §§ 11-36a-101, *et seq.*, as amended ("Impact Fees Act"). An impact fee is defined as a payment of money imposed upon new development activity as a condition of development approval to mitigate the impact of the new development on public infrastructure. Impact fees may only be established for public facilities as defined in Section 11-36a-102 that have a life expectancy of 10 or more years and are owned or operated by or on behalf of a local political subdivision. Public facilities for which impact fees may be imposed includes public facilities for "parks, recreation facilities, open space and trails."

Impact fees may not be imposed or calculated to: (1) cure deficiencies in public facilities serving existing development; (2) raise the established level of service of a public facility serving existing development; (3) recoup more than the local political subdivision's costs actually incurred for excess capacity in an existing system improvement; or (4) include 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. *Utah Code Ann.* § 11-36a-202. Notwithstanding any other provisions of the Impact Fees Act, a political subdivision "may not impose an impact fee . . . on a school district or charter school for a park, recreation facility, open space or trail." *Utah Code Ann.* § 11-36a-202.

IMPACT FEE FACILITIES PLAN EXPLANATION

Before imposing or amending an impact fee, the City is required to prepare an impact fee facilities plan ("IFFP") to determine the public facilities required to serve development resulting from new development activity. *Utah Code Ann.* § 11-36a-301. The IFFP is required by law to identify demands placed upon existing public facilities by new development activity and the proposed means by which the city will meet those demands. In preparing the IFFP, the City shall generally consider all revenue sources, including impact fees and anticipated dedication of system improvements, to finance the impacts on system improvements. The City may only impose impact fees on development activities when the City's plan for financing system improvements establishes that impact fees are necessary 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. *Utah Code Ann.* § 11-36a-302.

IMPACT FEE ANALYSIS EXPLANATION

Before imposing or amending an impact fee, the City is required to prepare a written analysis of each impact fee ("IFA"), together with a summary of such impact fee analysis designed to be understood by a lay person. *Utah Code Ann.* § 11-36a-303. The IFA shall: (1) identify the anticipated impact on or consumption of any existing capacity of a public facility by the anticipated development activity; (2) identify the anticipated impact on system improvements required by the anticipated development activity to maintain the established level of service for each public facility; (3) demonstrate how the anticipated impacts described are reasonably related to the anticipated development activity; (4) 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; and (4) identify how the impact fee was calculated. *Utah Code Ann.* § 11-36a-304.

In analyzing whether or not the proportionate share of the costs of public facilities are reasonably related to the new development activity, the City shall identify, if applicable: (1) the cost of each existing public facility that has excess capacity to serve the anticipated development resulting from the new development activity; (2) the cost of system improvements for each public facility; (3) 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; (4) the relative extent to which development activity will contribute to financing the excess capacity of and system improvements for each existing public facility, by payment from the proceeds of general taxes; (5) the relative extent to which development activity will contribute the cost of existing public facilities and system improvements in the future; (6) 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; (7) extraordinary costs, if any, in servicing the newly developed properties; and (8) the time-price differential inherent in fair comparison of amounts paid at different times.

IMPACT FEE CALCULATION

In calculating an impact fee, the City may include: (1) the construction contract price; (2) the cost of acquiring land, improvements, materials and fixtures; (3) the cost for planning, surveying, and engineering fees for services provided for and directly related to the construction of the system improvement; and (4) debt service charges, if the City 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. *Utah Code Ann.* § 11-36a-305. All impact fee calculations shall be based on realistic estimates and the assumptions underlying such estimates shall be disclosed in the IFA.

SERVICE AREA

The Impact Fees Act requires the City to establish one or more service areas within which the City will calculate and impose a particular impact fee. The service area within which the proposed Park Impact Fees will be imposed includes all of the area within the corporate limits and jurisdictional boundaries of the City. The City has concluded, based on analysis and usage, that the City's parks are a system of regional and City-wide amenities and are considered a parks and trails system for all citizens and residents of the City. Any improvements to this parks and trails system—meaning that they serve the entire community at large—are considered "system improvements". Park improvements serving only specific developments (such as pocket parks) are considered "project improvements". As a matter of fairness and equity, project improvements within the service area are excluded from the level of service or impact fee calculations.

CENTERVILLE PARK AND PARK AMENITY STANDARDS

According to Centerville City's General Plan [12-460-1(3)(a)], the City's LOS for developed parks based on 2010 census data is 3.24 acres per 1,000 residents. The following data illustrates the current inventory of developed parks and park amenities.

TABLE A: DEVELOPED PARK INVENTORY

Park Name	Developed Acres	Planned Acres	Pavilion/ Restrooms	Playgrounds	Sport Courts
Centerville Community Park	21.23	6.0	1	1	-
Freedom Hills Park	9.28	-	1	1	-
Island View Park	6.00	-	1	1	2
Parrish Creek Parkway	0.00	1.5	-	-	-
Centerville Commons	0.68	-	-	-	-
Founders Park	2.52	-	1	1	-
Porter-Walton Park	3.00	-	1	1	1
Smoot Park	6.90	-	1	1	2
Total	**49.61**	**7.5**	**6**	**6**	**5**

According to the 2010 U.S. Census, Centerville had a population of 15,335 with an average of 3.14 persons per household. Table A shows a total of 49.61 acres of developed parks. The LOS was determined using the following formula:

49.61 ACRES OF DEVELOPED PARK/15,335 RESIDENTS X 1,000 =
3.24 ACRES OF DEVELOPED PARKS PER 1,000 RESIDENTS

ADJUSTMENTS TO THE PARK STANDARDS FOR IMPACT FEES

The standard of 3.24 acres/1,000 residents as outlined in the General Plan was based on the inventory of developed parks and the population in 2010. The population has since changed. In 2011, 212 building permits were issued and in 2012 there were 127 (339 total). Based on the following calculation, Centerville's estimated population is 16,339.

339 BUILDING PERMITS X 3.14 PERSON PER HOUSEHOLD + 15,335 2010 POPULATION = 16,339

When determining the LOS that should be used to determine the maximum park impact fee, the inventory of parks needs to be adjusted to reflect the following: how the parks were financed to arrive at the 49.61 acres of developed parks, any park parcels donated to the City or owned by other entities and any pocket parks that should not be included in the park inventory as they do not serve the entire population of Centerville.

PARK FINANCING

The Centerville Community Park, the developed part of the Freedom Hills Park, Island View Park, and the Porter-Walton Park were all purchased and developed by the City either through the sale of other city-owned property, impact fees, or General Funds.

NON-CITY OWNED/DONATED PARCELS

The City owns 1.15 of the 2.52 acres of Founders Park, but developed and maintains all of it. All 6.9 acres of Smoot Park was donated to Centerville City as the land was located in a flood plain and unbuildable. The original owners donated the land with an agreement the City would develop and maintain the property as a park. The City developed and maintains all of Smoot Park.

As the Park Impact Fee Facilities Plan (Table D) shows, development of a park can conservatively be estimated to be 60% of the cost of a city park. For this reason, 1.97 acres of Founders park (1.15 city owned + .82 county owned) and 4.14 acres of Smoot Park will remain in this analysis as being financed and developed by the City. The remaining 3.31 will be removed from the total acres of developed parks for an adjusted total of 46.3 acres.

POCKET PARKS

The Centerville Commons Park does not serve the entire population of Centerville; for this reason, the .68 acres will not be considered when determining the park impact fee. The total acres of developed parks for this study will then be adjusted to 45.62 acres.

ADJUSTED LOS FOR DEVELOPED PARKS AND PARK AMENITIES

The current estimated population is 16,339 residents and the adjusted amount of developed parks is 45.62 acres. The actual LOS for developed parks is then 2.79 acres of developed parks per 1,000 residents.

45.62 ACRES OF DEVELOPED PARK/16,339 RESIDENTS X 1,000 =
2.79 ACRES OF DEVELOPED PARKS PER 1,000 RESIDENTS

In addition, Centerville currently has six (6) pavilions and restrooms, (6) community playgrounds and five (5) sport courts used for either tennis or basketball. Together, these are referred to as the park amenities. The LOS for the park amenities are one (1) pavilion/restroom and playground per 2,723 residents and one (1) sport court per 3,268 residents.

6 PAVILIONS/RESTROOMS AND PLAYGROUNDS/16,339 = 1 PER 2,723 RESIDENTS
5 COURTS/16,339 RESIDENTS = 1 PER 3,268 RESIDENTS

CENTERVILLE PAVED TRAILS STANDARD

Table B is an inventory of paved trails in Centerville.

TABLE B: PAVED TRAILS INVENTORY

Trail Location/Name	Miles
Freedom Hills Park	1.66
Community Park	0.86
Frontage Road Parkway	1.80
Porter/Walton Park	0.33
Island View Park	0.22
Legacy Parkway	2.86
Bamberger Trail	0.58
Total	**8.31**

Using the same methodology for determining parks per 1,000 residents, the LOS for paved trails in Centerville is .51 miles of paved trail per 1,000 residents. The LOS was determined using the following formula:

8.31 MILES OF PAVED TRAILS/16,339 RESIDENTS X 1,000 =
.51 MILES OF PAVED TRAILS PER 1,000 RESIDENTS

FUTURE DEMAND

The build out population for Centerville is projected to include an additional 1,215 units or 3,815 new residents based on December 2012 data of available land and the zoning designations for that land.

1,215 UNITS X 3.14 PERSONS PER HOUSEHOLD = 3,815 NEW RESIDENTS

This land and zoning data is provided below.

TABLE C-1: AVAILABLE LAND AND ZONING DESIGNATIONS

Zone	Acres	Units/Acre	~New Units
R-H	1.4	12	17
R-L	37.7	4	151
A-L Redevelopment	179.1	3	537
A-L Undeveloped	127.6	4	510
		Total New Units	**1,215**

Source: Cory Snyder, Centerville Community Development Director

Based on demographic and economic projections provided by the Utah Governor's Office of Planning and Budget (GOPB) for Davis County beginning in 2013 and beyond, the assumption Centerville will grow at the same rate as the County, building permit data in 2011 and 2012 (1,004 new residents), and census data of 3.14 persons per household, Centerville is projected to reach build-out sometime in 2029 with a population of 20,154 as shown in the Table C-2.

TABLE C-2: PROJECTED GROWTH FOR CENTERVILLE

Year	Growth Rate	Population	Additional Units	Year	Growth Rate	Population	Additional Units
2012		16,339		2021	1.25%	18,568	73
2013	1.60%	16,600	83	2022	1.22%	18,791	72
2014	1.56%	16,859	82	2023	1.19%	19,012	71
2015	1.52%	17,115	82	2024	1.16%	19,230	70
2016	1.48%	17,368	81	2025	1.13%	19,444	69
2017	1.44%	17,618	80	2026	1.10%	19,656	68
2018	1.41%	17,866	79	2027	1.07%	19,865	67
2019	1.37%	18,111	78	2028	1.05%	20,070	66
2020	1.28%	18,341	74	2029	0.31%	20,154	20
						Total	**1,215**

To maintain the LOS of 2.79 acres of developed community and neighborhood parks per 1,000 residents, 1 pavilion/restroom and playground per 2,723 residents and 1 sport court per 3,268 residents for the estimated 3,815 future residents, the City will need an additional 10.64 acres of developed parks as well as 1 additional pavilion/restroom, playground, and sport court.

3,815 NEW RESIDENTS X 2.79 ACRES OF DEVELOPED PARK/1,000 = 10.64 ACRES
3,815 NEW RESIDENTS/2,723 = ~1 PAVILION/RESTROOM AND PLAYGROUND
3,815 NEW RESIDENTS/3,268 = ~1 SPORT COURT

Further, the current LOS for paved trails is .51 paved miles per 1,000 residents. To maintain this LOS with the additional residents, the City will need to provide an additional 1.95 miles of paved trails.

3,815 NEW RESIDENTS X .51 MILES/1,000 = 1.95 MILES PAVED TRAILS

MEETING THE DEMAND

Centerville has purchased undeveloped land to provide for future development. As a result, the City now owns six (6) undeveloped acres next to the Community Park for future Community Park Expansion and one and one-half (1.5) acres on Frontage Road south of Chase Lane currently designated as the Parrish Creek Parkway.

Centerville uses a plan-based methodology to determine the total cost and the maximum park impact fee allowed. A park impact fee would fund the demand created by the additional 3,815 residents on the City's developed parks, park amenities and paved trails. Centerville has adopted a Parks Capital Improvement Plan (CIP) outlining the future development and improvement of the City's park system. Table D constitutes the Park Impact Fee Facilities Plan (IFFP) incorporating elements of the Parks CIP that can be funded with park impact fees. Included in the Park IFFP is a description of the planned parks, park amenities and trails and the estimated costs as of December 2012, provided by Centerville City's Engineer from ESI Engineering, Inc. ESI has been involved extensively in developing the City's current parks.

TABLE D: PARK IMPACT FEE FACILITIES PLAN

Park/Trail	Description		Cost
Trail Improvements	D&RG Trail Match (pave 1.34 miles)	$	40,000
Community Park Expansion (6.0 acres)	**Total**	**$**	**820,000**
	Phase 1: Concept and Design	*$*	*20,000*
	Phase 2: Grading	*$*	*50,000*
	Phase 3: Drainage and Utilities	*$*	*100,000*
	Phase 4: Irrigation and Seed	*$*	*500,000*
	Phase 5: Parking and Path (pave .26 miles)	*$*	*150,000*
Parrish Creek Parkway (1.5 acres)		**$**	**150,000**
Future Park(s) (Location Not Yet Determined)*	**Total**	**$**	**490,000**
	Purchase of Property (2.16 acres)	*$*	*205,000*
	Phase 1: Concept and Design	*$*	*6,000*
	Phase 2: Grading	*$*	*18,000*
	Phase 3: Drainage and Utilities	*$*	*36,000*
	Phase 4: Irrigation and Seed	*$*	*180,000*
	Phase 5: Parking and Path (pave .35 miles)	*$*	*45,000*
Park Amenities (Sport Court, Pavilion/Restroom, Playground)		**$**	**300,000**
City Hall/Founders Park Expansion (.98 acres)	Purchase and Improve	**$**	**700,000**
	Total	**$**	**2,500,000**

Included in the Park IFFP are 10.64 acres of developed parks, park amenities including 1 pavilion/restroom, playground, and sport court and 1.95 miles of paved trails needed to maintain the current LOS in Centerville for parks, park amenities and trails with the additional 3,815 future residents.

*The Parks CIP shows Future Park(s) at 7.21 additional acres, this is based on a park standard of 3.24 acres per 1,000 residents. The Park IFFP shows 2.16 acres; this is the portion of the Future Park(s) required to maintain the adjusted LOS of 2.79 acres of developed parks per 1,000 residents.

FUNDING

Centerville will use park impact fees as the primary source of revenue for new parks, park amenities and trails identified in the Park IFFP in an effort to maintain the LOS. Impact fees are necessary to achieve an equitable allocation of costs incurred as a direct result of new growth.

At the discretion of the City and in accordance with the applicable ordinances, General Plan and Parks CIP, a developer may choose to donate land for parks and trails in lieu of paying park impact fees. The City would determine if a potential donation would meet City needs and determine the fair market value of the donation.

Because commercial development is assumed to create no new demand for developed parks, park amenities or paved trails, only residential development will be charged a park impact fee.

CASH FLOW ANALYSIS FOR PARKS, PARK AMENITIES AND TRAILS

The cash flow summary shown below in Table E indicates impact fee revenue and expenditures necessary to meet demand for growth-related parks, park amenities and trail facilities. This cash flow analysis is for illustrative purposes only and is based on the Park IFFP and maximum justified park impact fee; The City

Council will determine the actual timing and costs of specific park improvements and trails as well as the actual amount of the park impact fee.

Population estimates are based on demographic projections provided by the GOPB, building permit information and assume Centerville will grow at the same rate as Davis County. To the extent the rate of development either accelerates or slows down, there will be a corresponding change in the cash flow and timing of projects.

TABLE E: CASH FLOW ANALYSIS

Year	Population	New Units	Impact Fee Revenue	Park/Trail Project (Identified in IFFP)	Capital Costs	Surplus (Deficit)
2013	16,600	83	$ 170,781.89	D&RG Trail Match; Community Park Exp P1 & 2	$ 110,000.00	$ 60,781.89
2014	16,859	82	$ 168,724.28	Community Park Exp P3	$ 100,000.00	$ 129,506.17
2015	17,115	82	$ 168,724.28			$ 298,230.45
2016	17,368	81	$ 166,666.67	Community Park Exp P4	$ 500,000.00	$ (35,102.88)
2017	17,618	80	$ 164,609.05	Community Park Exp P5	$ 150,000.00	$ (20,493.83)
2018	17,866	79	$ 162,551.44	Parrish Creek Parkway	$ 150,000.00	$ (7,942.39)
2019	18,111	78	$ 160,493.83			$ 152,551.44
2020	18,344	74	$ 152,263.37	Future Park Purchase	$ 205,000.00	$ 99,814.81
2021	18,573	73	$ 150,205.76	Future Park P1 & 2	$ 24,000.00	$ 226,020.58
2022	18,799	72	$ 148,148.15	Future Park P3 & 4	$ 216,000.00	$ 158,168.72
2023	19,022	71	$ 146,090.53	Future Park P5	$ 45,000.00	$ 259,259.26
2024	19,242	70	$ 144,032.92	Park Amenities	$ 300,000.00	$ 103,292.18
2025	19,459	69	$ 141,975.31			$ 245,267.49
2026	19,674	68	$ 139,917.70			$ 385,185.19
2027	19,885	67	$ 137,860.08			$ 523,045.27
2028	20,093	66	$ 135,802.47	Founders Park Expansion	$ 700,000.00	$ (41,152.26)
2029	20,154	20	$ 41,152.26			$ 0.00
		Total	**$ 2,500,000.00**		**Balance**	**$ 0.00**

The Impact Fee Act requires that any funds collected by impact fees be used within six years of collection and must be used for projects identified on the Park IFFP. This cash flow analysis assumes park improvements outlined on the Park IFFP would take place in a timely manner as development occurs and impact fees are collected. However, if City Council chooses to accelerate the construction of park improvements, they could ask voters to approve a bond issue. Any related indebtedness could then be paid, at least in part, with future park impact fees as they become available.

CURRENT PARK IMPACT FEES

Centerville currently charges and has been charging since July 7, 1998 a park impact fee of $1,200 per residential unit. This is the lowest fee in South Davis County except for the notable exception of Bountiful, which does not charge a park impact fee. The average park impact fee in neighboring communities is $2,238.17 ($1,918.43 including Bountiful). Kaysville is currently reviewing their park impact fee.

TABLE F: PARK IMPACT FEE COMPARISON

City	Park Impact Fee
West Bountiful	$ 2,822.00
Bountiful	$ -
Farmington	$ 2,500.00
Woods Cross	$ 2,314.00
North Salt Lake	$ 2,300.00
Layton	$ 1,873.00
Kaysville	$ 1,620.00
Centerville	$ 1,200.00

RECOMMENDED PARK IMPACT FEE

The proportionate cost for the future 1,215 units to maintain the current LOS for developed parks, park amenities and paved trails in Centerville is $2,500,000. This cost distributed equally to the new residential units would justify a maximum park impact fee of $2,057.61.

$2,500,000 TOTAL COSTS/1,215 UNITS = $2,057.61

AMENDMENT TO THE 2012 PARK IMPACT FEE FACILITIES PLAN AND IMPACT FEE ANALYSIS (JANUARY 2017)

At the time the City prepared the 2012 Park Impact Fee Facilities Plan and Impact Fee Analysis (IFFP/IFA), the City relied upon estimates for future park development. Since that time, the City has initiated the development of an expansion of the Centerville Community Park. Due to the inflation of construction costs, actual costs are much higher than estimated. The city is now amending the 2012 Park IFFP/IFA to reflect actual costs.

EXECUTIVE SUMMARY AMENDMENTS

The following paragraphs have been amended to read as follows:

The Park IFFP identifies the planned parks, park amenities, and trails needed to maintain the current LOS along with the associated costs. The total cost to add the additional park acreage, park amenities, and paved trails is estimated to be around $~~2,500,000~~ **3,486,028**. Impact fees will be charged only to residential development as commercial development is assumed to create no new demand on the parks, park amenities and trail systems. Impact fees will also be the primary source for funding the additional improvements.

The proportionate cost for the future 1,215 units to maintain the current LOS for developed parks, park amenities and paved trails in Centerville is $~~2,500,000~~ **3,486,028**. This cost distributed equally to the new residential units would justify a maximum park impact fee of $~~2,057.61~~ **2,869.16**.

TABLE D: PARK IMPACT FEE FACILITIES PLAN AMENDMENTS

The following amended table shows updated actual costs for the Community Park Expansion and new estimates for the Future Park(s) based on actual costs. The cost per acre to develop the park is $286,166 ($1,716,995/6.0 acres).

Water requirements at the park expansion required an irrigation reservoir but may not be needed at future park(s); also, the City anticipates parking requirements for the future park(s) and associated costs will be half what they are for the park expansion. The associated costs ($498,471 for the reservoir and half of the parking costs) taken from the total cost to develop the park expansion give a cost per acre to develop a park of $203,081 ($1,716,955-$498,471/6.0 acres).

AMENDED TABLE D: PARK IMPACT FEE FACILITIES PLAN

Park/Trail	Description	Cost	Amended
Trail Improvements	D&RG Trail Match (pave 1.34 miles)	$ 40,000	$ 25,379
Community Park Expansion (6.0 acres)	**Total**	**$ 820,000**	**$ 1,716,995**
	~~Phase 1: Concept and Design~~	*$ 20,000*	
	~~Phase 2: Grading~~ 2015 Phase	*$ 50,000*	*$ 408,560*
	~~Phase 3: Drainage and Utilities~~ 2017 Phase	*$ 100,000*	*$ 671,955*
	~~Phase 4: Irrigation and Seed~~ 2018 Phase	*$ 500,000*	*$ 636,480*
	~~Phase 5: Parking and Path (pave .26 miles)~~	*$ 150,000*	
Parrish Creek Parkway (1.5 acres)		**$ 150,000**	**$ 150,000**
Future Park(s) (Location Not Yet Determined)*	**Total**	**$ 490,000**	**$ 643,654**
	Purchase of Property (2.16 acres)	*$ 205,000*	*$ 205,000*
	~~Phase 1: Concept and Design~~	*$ 6,000*	
	~~Phase 2: Grading~~ Park Development	*$ 18,000*	*$ 438,654*
	~~Phase 3: Drainage and Utilities~~	*$ 36,000*	
	~~Phase 4: Irrigation and Seed~~	*$ 180,000*	
	~~Phase 5: Parking and Path (pave .35 miles)~~	*$ 45,000*	
Park Amenities (Sport Court, Pavilion/Restroom, Playground)		**$ 300,000**	**$ 250,000**
City Hall/Founders Park Expansion (.98 acres)	Purchase and Improve	**$ 700,000**	**$ 700,000**
	Total	**$ 2,500,000**	**$ 3,486,028**

*The Parks CIP shows Future Park(s) at 7.21 additional acres, this is based on a park standard of 3.24 acres per 1,000 residents. The Park IFFP shows 2.16 acres; this is the portion of the Future Park(s) required to maintain the adjusted LOS of 2.79 acres of developed parks per 1,000 residents.

RECOMMENDED PARK IMPACT FEE AMENDMENT

Based on the amended Park Impact Fee Facilities Plan (Amended Table D above), the recommended park impact fee calculation is amended to read as follows:
The proportionate cost for the future 1,215 units to maintain the current LOS for developed parks, park amenities and paved trails in Centerville is ~~$2,500,000~~ **$3,486,028**. This cost distributed equally to the new residential units would justify a maximum park impact fee of $~~2,057.61~~ 2,869.16.

~~$2,500,000 TOTAL COSTS/1,215 UNITS = $2,057.61~~

$3,486,028 TOTAL COSTS/1,215 UNITS = $2,869.16

PARK IMPACT FEE FACILITIES PLAN RECERTIFICATION

I certify the impact fee facilities plan as amended:

1. Includes only the costs of public facilities that are:
    a. Allowed under the Impact Fees Act; and
    b. Actually incurred; or
    c. Projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. Does not include:
    a. Costs of operation and maintenance of public facilities;
    b. Costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
    c. An expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodology standards set forth by the federal Office of Management and Budget for federal grant reimbursement; and
3. Complies in each and every relevant respect with the Impact Fee Act.

Centerville City

Jacob J. Smith
Management Services Director

1-2-18
Date

PARK IMPACT FEE ANALYSIS RECERTIFICATION

I certify the impact fee analysis as amended:

1. Includes only the costs of public facilities that are:
    a. Allowed under the Impact Fees Act; and
    b. Actually incurred; or
    c. Projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. Does not include:
    a. Costs of operation and maintenance of public facilities;
    b. Costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
    c. An expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement;
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.

Centerville City

Jacob J. Smith
Management Services Director

1-2-18

Date