

**WORK SESSION:** A work session will be held at 6:00 p.m. in Conference Room #3, Second Floor, of the Farmington City Hall, 160 South Main Street. The work session will be to discuss the financial update with FY2015 unaudited balances, to update the Council on the well siting study and to answer any questions the City Council may have on agenda items. The public is welcome to attend.

**FARMINGTON CITY COUNCIL MEETING  
NOTICE AND AGENDA**

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, November 17, 2015, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

*Meetings of the City Council of Farmington City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.*

The agenda for the meeting shall be as follows:

**CALL TO ORDER:**

7:00 Roll Call (Opening Comments/Invocation) Pledge of Allegiance

**PUBLIC HEARINGS:**

7:05 Resolution Adopting the Parks and Recreation Impact Fee Facilities Plan

7:15 Parks Impact Fee Analysis Ordinance

7:25 Russell PUD Overlay

**NEW BUSINESS:**

*Convene as the Board of Canvassers*

7:35 Canvass for General Election Results

*Reconvene as City Council*

7:40 Street Cross Section Request for Glovers Lane and 650 West

7:50 RFP for Prosecutor (Court Update)

**SUMMARY ACTION:**

8:05 Minute Motion Approving Summary Action List

1. Surplus Police Motorcycles

2. Local Consent for Crescent Hotels & Resorts, LLC dba Hyatt Place for a Full-Service Restaurant Liquor License and an On-Premise Banquet Liquor License
3. Resolution Honoring a Local Teacher
4. Approval of Minutes from City Council Meeting held November 3, 2015

**GOVERNING BODY REPORTS:**

8:10 City Manager Report

1. Legacy Parkway 2020 Issues

8:15 Mayor Talbot & City Council Reports

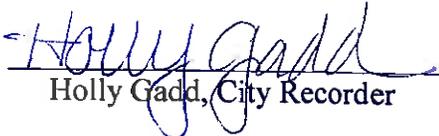
**ADJOURN**

**CLOSED SESSION**

Minute motion adjourning to closed session, if necessary, for reasons permitted by law.

DATED this 12th day of November, 2015.

**FARMINGTON CITY CORPORATION**

By:   
Holly Gadd, City Recorder

**\*PLEASE NOTE:** Times listed for each agenda item are estimates only and should not be construed to be binding on the City Council.

*In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting, should notify Holly Gadd, City Recorder, 451-2383 x 205, at least 24 hours prior to the meeting.*

CITY COUNCIL AGENDA

For Council Meeting:  
November 17, 2015

**SUBJECT: Roll Call (Opening Comments/Invocation) Pledge of Allegiance**

It is requested that City Manager Dave Millheim give the invocation to the meeting and it is requested that City Councilmember Cory Ritz lead the audience in the Pledge of Allegiance.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

## CITY COUNCIL AGENDA

For Council Meeting:  
November 17, 2015

**PUBLIC HEARING:** Resolution Adopting the Parks and Recreation Impact Fee  
Facilities Plan

### **ACTION TO BE CONSIDERED:**

1. Hold the public hearing.
2. Approve the attached resolution which adopts the Parks and Recreation Impact  
Fee Facilities Plan

### **GENERAL INFORMATION:**

See enclosed staff report prepared by Chad Boshell.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion  
items should be submitted 7 days prior to Council meeting.



# FARMINGTON CITY

## City Council Staff Report

H. JAMES TALBOT  
MAYOR

DOUG ANDERSON  
JOHN BILTON  
BRIGHAM N. MELLOR  
CORY R. RITZ  
JAMES YOUNG  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

To: Honorable Mayor and City Council

From: Chad Boshell, City Engineer

Date: November 17, 2015

SUBJECT: **RESOLUTION ADOPTING THE PARKS AND RECREATION IMPACT FEE FACILITIES PLAN**

### RECOMMENDATION

1. Hold a public hearing.
2. By minute motion, approve the attached resolution which adopts the Parks and Recreation Impact Fee Facilities Plan.

### BACKGROUND

The City and Zions Bank has completed Parks and Recreation Impact Fee Facilities Plan (IFFP). The IFFP presents public improvements, policies, demands placed upon existing public facilities by new development, and the proposed means by which the City will meet those demands to continue to provide Farmington City residents with the same or better level of service being provided by the Parks and Recreation facilities. The IFFP was used to create a new Impact Fee Analysis and impact fees. City staff has reviewed the IFFP and recommend that it be approved.

### SUPPLEMENTAL INFORMATION

1. Resolution
2. Impact Fee Facilities Plan
3. Copies of the IFFP can be obtained at City Hall.

Respectively Submitted

Chad Boshell  
City Engineer

Reviewed and Concur

Dave Millheim  
City Manager

RESOLUTION 2015 - \_\_\_\_

**A RESOLUTION ADOPTING THE PARKS &  
RECREATION IMPAC FEE FACILITIES PLAN**

**WHEREAS**, the City Council of Farmington City has previously adopted a Parks & Recreation master plan; and

**WHEREAS**, the City Council has determined that it is necessary or desirable to continue to construct, purchase, and improve the parks and recreation facilities to maintain the current level of service of Farmington City to adopt a parks & recreation impact fee facilities plan; and

**WHEREAS**, the City Engineer has recommended an impact fee facilities plan for the orderly operation and development of the City and the protection of its facilities for the benefit of the residents of the City and the City Council has accepted this recommendation;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of Farmington City, State of Utah, as follows:

**Section 1. Adoption.** The City Council of Farmington City hereby adopts an impact fee facilities plan, prepared by Zions Public Finance Inc., dated November 2015, which can be viewed at Farmington City Hall and by this reference made a part hereof. Copies of the impact fee facilities plan shall be made available to City staff and other interested persons in accordance with the policies and procedures of the City regarding records.

**Section 2. Severability Clause.** If any section, part, or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts, and provisions of this Resolution shall be severable.

**Section 3. Effective Date.** This Resolution shall become effective immediately upon its passage.

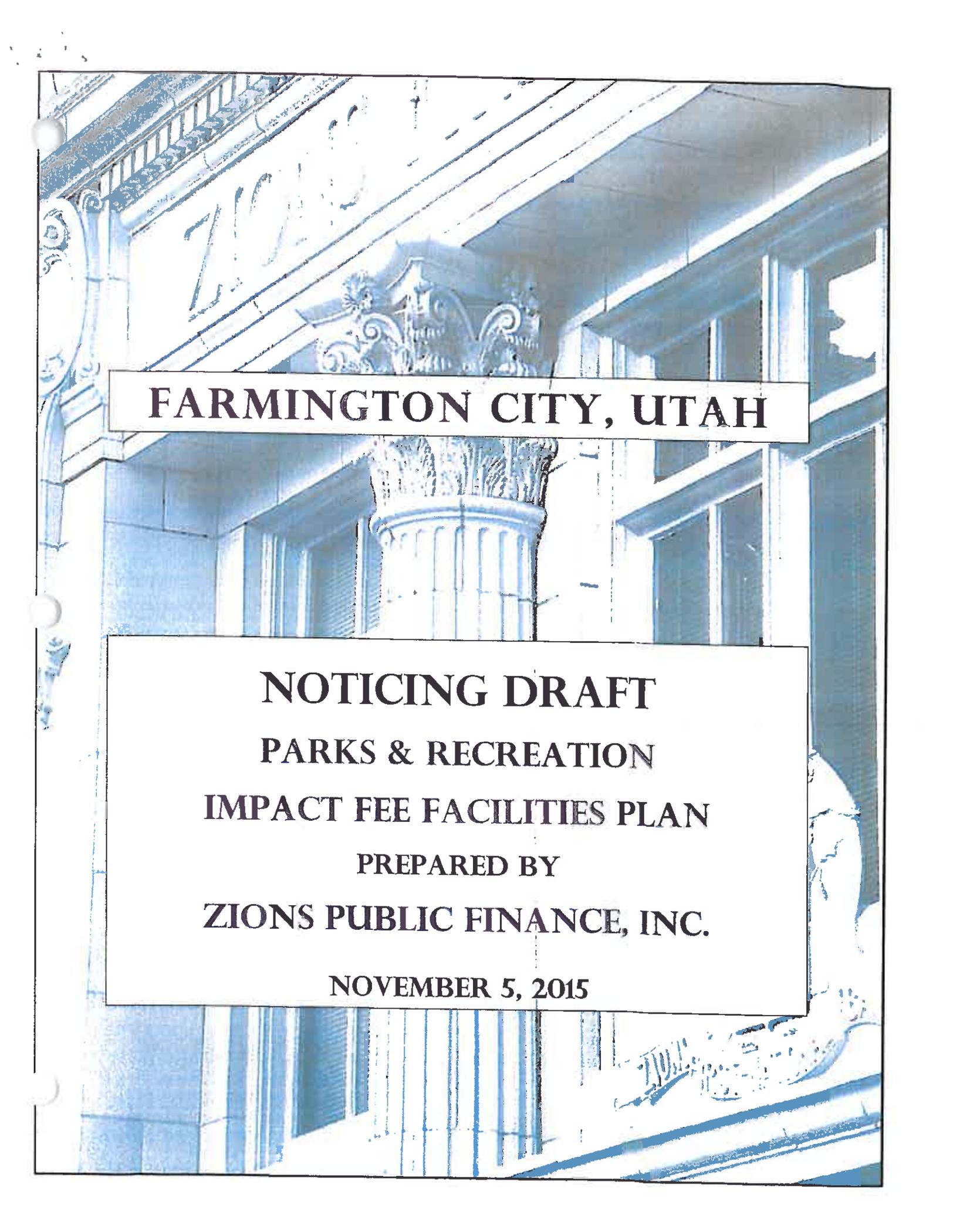
PASSED AND ADOPTED by the City Council of Farmington City, State of Utah, on this 17<sup>th</sup> day of November, 2015.

**FARMINGTON CITY**

\_\_\_\_\_  
H. James Talbot  
Mayor

**ATTEST:**

\_\_\_\_\_  
Holly Gadd, Recorder



**FARMINGTON CITY, UTAH**

**NOTICING DRAFT  
PARKS & RECREATION  
IMPACT FEE FACILITIES PLAN  
PREPARED BY  
ZIONS PUBLIC FINANCE, INC.**

**NOVEMBER 5, 2015**



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**EXECUTIVE SUMMARY**

**FARMINGTON IMPACT FEE FACILITIES PLAN**

Farmington City (the City) currently imposes parks & recreation impact fees for their service area, which is comprised of all the areas within the City’s boundaries. Farmington is a city in Davis County, Utah, United States. It is part of the Ogden–Clearfield, Utah Metropolitan Statistical Area. Farmington is a desirable place to live and is rapidly growing in residential and commercial land uses. At the 2010 Census the population was 18,275 and the 2015 population estimate is 20,284. Farmington is the county seat of Davis County.

**SUMMARY OF IMPACT FEE FACILITIES PLAN**

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

- (a) Demands placed upon existing public facilities by new development activity; and
- (b) The proposed means by which the local political subdivision will meet those demands.

**Demand From New Development**

The demand placed on existing public park facilities by new development activity is attributed to population growth. Farmington City has a 2015 population of 20,284 persons and will grow to a projected 23,886 persons by 2024 – an increase of 3,603 persons. Farmington has an estimated 5,779 households with an average of 3.51 persons per household.

FIGURE ES.1: CHANGE IN POPULATION AND HOUSEHOLDS

| Year | Population | Annual Population Change | Households | Annual Households Change | % Increase |
|------|------------|--------------------------|------------|--------------------------|------------|
| 2010 | 18,275     |                          | 5,207      |                          |            |
| 2011 | 18,677     | 402                      | 5,321      | 114                      | 2.20%      |
| 2012 | 19,078     | 402                      | 5,435      | 114                      | 2.15%      |
| 2013 | 19,480     | 402                      | 5,550      | 114                      | 2.11%      |
| 2014 | 19,882     | 402                      | 5,664      | 114                      | 2.06%      |
| 2015 | 20,284     | 402                      | 5,779      | 114                      | 2.02%      |
| 2016 | 20,685     | 402                      | 5,893      | 114                      | 1.98%      |
| 2017 | 21,087     | 402                      | 6,008      | 114                      | 1.94%      |
| 2018 | 21,489     | 402                      | 6,122      | 114                      | 1.90%      |
| 2019 | 21,890     | 402                      | 6,237      | 114                      | 1.87%      |
| 2020 | 22,292     | 402                      | 6,351      | 114                      | 1.84%      |
| 2021 | 22,691     | 399                      | 6,465      | 114                      | 1.79%      |
| 2022 | 23,089     | 399                      | 6,578      | 114                      | 1.76%      |
| 2023 | 23,488     | 399                      | 6,692      | 114                      | 1.73%      |
| 2024 | 23,886     | 399                      | 6,805      | 114                      | 1.70%      |
| 2025 | 24,285     | 399                      | 6,919      | 114                      | 1.67%      |
| 2026 | 24,683     | 399                      | 7,032      | 114                      | 1.64%      |
| 2027 | 25,082     | 399                      | 7,146      | 114                      | 1.61%      |
| 2028 | 25,480     | 399                      | 7,259      | 114                      | 1.59%      |
| 2029 | 25,879     | 399                      | 7,373      | 114                      | 1.56%      |
| 2030 | 26,277     | 399                      | 7,486      | 114                      | 1.54%      |
| 2040 | 31,893     | 5,616                    | 9,086      | 1,600                    | 21.37%     |

Source: US Census American Community Survey 2013 5 year data; Utah GOIAB subcounty projections 2013



Farmington residents enjoy the benefits from parks that they have purchased; therefore, in order to achieve an equitable allocation of costs and benefits, new development needs only pay to maintain the current park facility standard (CPFS) that has been purchased by existing development. The current park facility standard is defined by dollars invested, or \$1,431 per capita.

FIGURE ES.2: EXISTING INVENTORY

| Type       | Current PFS per Capita |                 |
|------------|------------------------|-----------------|
|            | Acre/ Linear Ft        | Qualifying Cost |
| Park       | 161                    | \$ 11,354,000   |
| Open Space | 74                     | 1,484,753       |
| Trails     | 125,339                | 863,213         |
| Amenities  | N/A                    | 15,329,526      |
|            |                        | \$ 29,031,492   |
|            | Population             | 20,284          |
|            | Cost per Capita        | \$ 1,431        |

Currently the City is seeing many of their parks resources being stretched too thin particularly in relation to sports leagues. In recent years the City has experienced significant growth and saw increased demand for park facilities and recreation programs. In order to continue providing park amenities to City residents at the same benefit as in the past, the City will need to continue constructing park and recreation improvements to keep up with current demand. The City has two major projects on the horizon to help perpetuate the current park facilities standard and meet the needs of future demand. Planned new park improvements will add \$22.7M to the City's inventory.

**Proposed Means by Which City Will Meet Demands**

The City is building a gym which will be located on 650 West. The total cost of this project is anticipated to be approximately \$14M. The gym will help to accommodate the City's recreation league demands, such as Jr Jazz, and help all other programs to have the space needed to meet the full demand including volleyball, indoor track, basketball, dance/cheer camps, private rentals and more.

At the same location as the gym the City is developing a park that will cover approximately 40 acres and include soccer and football fields, pavilions, trail connections, playground areas, lighting, restrooms, concessions and a 4-plex softball and baseball complex. All this can be used for adult league and tournament play. Much of the demand for this project is to replace Bus Barn Park. Bus Barn Park is a temporary park with sports fields located on land owned by Davis School District and maintained by the City. The fields will no longer be available to the City as the school district begins construction of the new high school on that site which will open in 2018. To minimize the impact that the loss of Bus Barn Park will have on the City's park system, the 650 West park is anticipated to be complete before the new school opens.

The table below summarizes the City's current park facility standard and the proposed CPFS which includes the new projects. The City has \$23,645,757 in projects planned and \$16,616,516 of those projects are impact fee qualifying. Future project cost estimates account for inflation, however, these costs are included as estimates only. The impact fee is calculated according to the PFS per capita for the historic costs of the park inventory. Future projects are only identified to provide a general estimate of the City's future park expenditures and level of service while the actual impact fee is calculated based on the existing park assets. Future expenditures are shown to help the City identify funding gaps between the planned expenditures and the estimated future impact fee revenues. The City will then prepare a finance plan to determine when to use City funds other than impact fees to fill the future park improvement funding gaps.



FIGURE ES.3: CURRENT AND PROPOSED PARK FACILITY STANDARD

| Type       | Current         |                 | Proposed        |                 |
|------------|-----------------|-----------------|-----------------|-----------------|
|            | Acre/ Linear Ft | Qualifying Cost | Acre/ Linear Ft | Qualifying Cost |
| Park       | 161             | \$ 11,354,000   | 33              | \$ 3,600,000    |
| Open Space | 74              | 1,484,753       | -               | -               |
| Trails     | 125,339         | 863,213         | 42,240          | 727,273         |
| Amenities  | N/A             | 15,329,526      | N/A             | 19,318,484      |
|            |                 | \$ 29,031,492   |                 | 23,645,757      |
|            | Population      | 20,284          | Population      | 11,610          |
|            | Cost per Capita | \$ 1,431        | Cost per Capita | \$ 2,037        |

PROPOSED FUNDING PLAN

The new projects will benefit existing residents by maintaining the current park facility standard and will also have capacity to meet the demands of new growth. Impact fees are a fair and equitable means of requiring new development to pay its fair share of facilities and 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.”<sup>1</sup> However, impact fees will not be the only funding source for the new projects. \$16M of the future projects are impact fee qualifying and the City will bridge the funding gap utilizing RAP tax and a GO Bond and a credit for the RAP tax and GO Bond will be included in the impact fee calculation. Existing residents will pay their portion of the project costs through the GO bond and RAP tax revenue and land sales and new growth will be eligible for a credit to ensure they will only be paying their fair share of the projects. The anticipated sources and uses for the future projects are summarized in the table below.

FIGURE ES.4: SOURCES AND USES OF FUTURE PROJECT FUNDS

| PARK FUNDING SOURCES                            |                               |
|---|-------------------------------|
| Funding Source                                  | Anticipated Revenues          |
| RAP Tax (10 Year Period)                        | \$ 7,029,240                  |
| GO Bond   | 6,022,909                     |
| Impact Fee Revenues                             | 10,593,607                    |
| <b>Total Sources</b>                            | <b>\$ 23,645,757</b>          |
| FUTURE PARK EXPENDITURES                        |                               |
| Improvement                                     | Projected Amenities/Land Cost |
| Glovers (1100 West)                             | \$ -                          |
| Forbush Park Expansion (Hatch Home)             | 300,000                       |
| Bangerter Property (south of 650 West Property) | 3,300,000                     |
| Salt Lake Shoreline Extension to North          | 90,909                        |
| Shepard Creek Trail                             | 90,909                        |
| Spring Creek Trail                              | 90,909                        |
| Haight Creek Trail                              | 90,909                        |
| Legacy Trail Extension                          | 181,818                       |
| Farmington Creek Trail                          | 181,818                       |
| Park/Trails Amenities Cost                      | 19,318,484                    |
| <b>Estimated Future Park Improvements Uses</b>  | <b>\$ 23,645,757</b>          |

<sup>1</sup> Utah Code 11-36a-302(3)



## CHAPTER 1: LEGAL REQUIREMENTS FOR AN IFFP

### UTAH CODE LEGAL REQUIREMENTS

Utah law requires that communities prepare an Impact Fee Facilities Plan (IFFP) before preparing an Impact Fee Analysis and enacting an impact fee. Utah law also requires that communities give notice of their intent to prepare an IFFP. This IFFP follows all legal requirements as outlined below. Farmington City has retained Zions Public Finance, Inc. 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(1)). The required notice must:

- (a) Indicate that the local political subdivision intends to prepare an impact fee facilities plan, and
- (b) Describe or provide a map of the geographic area where the proposed impact fee facilities will be located.

This notice must be posted on the Utah Public Notice website. Farmington has complied with this noticing requirement for the IFFP by posting notice on June 12, 2015. A copy of the notice is included in the Appendix.

#### **Preparation of Impact Fee Facilities Plan**

Utah Code requires that “before imposing an impact fee, each local political subdivision or private entity shall . . . prepare an impact fee facilities plan to determine the public facilities required to serve development resulting from new development activity” (Utah Code 11-36a-301(1)).

Section 11-36a-302 of the Utah Code outlines the requirements of an Impact Fee Facilities Plan which is required to identify the following:

- a) Demands placed upon existing public facilities by new development activity;
- b) The proposed means by which the local political subdivision will meet those demands; and
- c) Consideration of all revenue sources to finance the impacts on system improvements.

This IFFP first evaluates projected population growth in Farmington. Growth in parks and recreation demand will be driven by residential growth rather than commercial growth. Next, the IFFP identifies Farmington City’s current system-wide<sup>2</sup> parks & recreation public facilities. The analysis then evaluates the demands placed on these facilities by new development activity and considers how Farmington City will meet those demands. Finally, this analysis includes a discussion of all potential revenue sources that could be used to finance the impact from growth on system improvements.

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<sup>2</sup> Project level parks that serve a specific community and do not benefit the system as a whole cannot be used to establish the CPFS that the City desires to maintain through impact fees.



**CHAPTER 2: CURRENT INVENTORY AND PARK FACILITY STANDARD UTAH CODE 11-36A-302(1)(A)(I)**

**CURRENT PARK FACILITY STANDARD**

**Park Lands**

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

Farmington City's system-wide parks and trails include a wide variety of improvements that were purchased by the City as well as improvements that were developer funded, donated, loaned to the City or grant funded. However, in order to assure an equitable allocation of costs borne in the past to costs borne in the future,<sup>3</sup> only improvements that were purchased by the City or exacted in lieu of impact fees will be used in determining impact fees. Improvements that were donated to the City are assumed to have been donated to the City's system of parks through build-out. Future residents will not be expected to pay for a park facility standard that current residents have not purchased through impact fees or other means.

**Open Space**

Open space refers to natural lands which are owned and maintained by the City in a manner that protects native vegetation, water quality, and aquatic and terrestrial wildlife habitat while providing appropriate access and educational opportunities for the public.

**Trails**

Farmington City maintains numerous trails throughout the City, canyons, and wetlands with walking, jogging, hiking and some equestrian access. The trails system includes paved, gravel and natural trails.

**CURRENT PARKS AND TRAILS INVENTORY**

FIGURE 2.1: CURRENT FARMINGTON CITY IMPACT FEE QUALIFYING PARKS, TRAILS AND OPEN SPACE

| Park Facility Standard - Current Inventory |   |                        |                                  |                      |
|--|---|------------------------|----------------------------------|----------------------|
| Park                                       | Acres                                   | Qualifying Cost        | Acres/Linear Ft Per 1,000        | LOS Per 1,000        |
| Community                                  | 104                                     | \$ 4,843,500           | 5.23                             | \$ 243,615           |
| Entrance Park                              | 3                                       | 165,000                | 0.15                             | 8,299                |
| Maintain Turf                              | 5                                       | -                      | 0.25                             | -                    |
| Nuri Park                                  | 7                                       | -                      | 0.36                             | -                    |
| Neighborhood                               | 17                                      | 2,347,500              | 0.84                             | 118,073              |
| School District                            | 25                                      | -                      | 1.26                             | -                    |
| <b>Grand Total</b>                         | <b>161</b>                              | <b>\$ 11,354,000</b>   | <b>8.09</b>                      | <b>\$ 369,987</b>    |
| <b>Open Space</b>                          | <b>Acres</b>                            | <b>Qualifying Cost</b> | <b>Acres/Linear Ft Per 1,000</b> | <b>LOS Per 1,000</b> |
| Farmington City Open Space                 | 74.24                                   | \$ 1,484,753           | 3.73                             | \$ 74,679            |
| Farmington City Open Space                 | 74.24                                   | \$ 1,484,753           | 3.73                             | \$ 74,679            |
| <b>Trails</b>                              | <b>Linear Ft</b>                        | <b>Qualifying Cost</b> | <b>Acres/Linear Ft Per 1,000</b> | <b>LOS Per 1,000</b> |
| Existing Trails                            | 125,338.52                              | 863,213                | 6,304.18                         | \$ 43,417            |
| Existing Trails                            | 125,338.52                              | \$ 863,213             | 6,304.18                         | \$ 43,417            |
| <b>Amenities</b>                           | <b>Total Cost of Existing Amenities</b> |                        |                                  | <b>LOS Per 1,000</b> |
| Amenities                                  |   | \$ 15,329,526          |                                  | \$ 771,033           |
| <b>Totals</b>                              |   | <b>\$ 29,031,492</b>   |                                  | <b>\$ 1,259,116</b>  |

<sup>3</sup> Utah Code 11-36a-302(3)



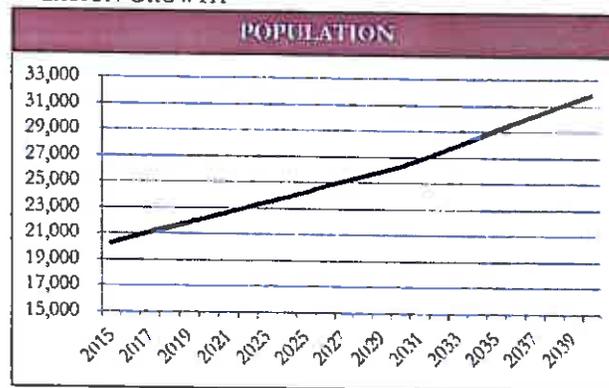
**CHAPTER 3: DEMAND PLACED UPON EXISTING FACILITIES AND EXCESS CAPACITY TO ACCOMMODATE FUTURE GROWTH UTAH CODE 11-36A-302(1)(A)(III)& (IV)**

**GROWTH IN DEMAND**

Based on the most recent Census, Farmington City had a 2010 population of 18,275 and currently has an estimated population of 20,284. The City projects a population of 31,893 by 2040. This growth in residential population will generate demand for additional parks and improved recreation facilities. The City currently has an estimated 5,779 households assuming an average of 3.51 persons per household.

Figure 3.1 shows the projected growth in Farmington City through 2040.

FIGURE 3.1: PROJECTED POPULATION GROWTH



As the City's population has increased the demand placed upon the City's existing parks and recreation facilities has increased as well. There have been significant increases in soccer usage of the City's parks. Farmington City Jr. Jazz participation increased by 180% over the last 7 years. Volleyball has increased by 453% in the past 7 years. In order to perpetuate the current park facility standard, the City must continue to develop parks, trails and open space to meet the demands or the CPFS will drop.



## CHAPTER 4: MEANS BY WHICH THE CITY WILL MEET ADDITIONAL DEMANDS CREATED BY GROWTH UTAH CODE 11-36A-302(1)(A)(V)

### PROPOSED MEANS FOR MEETING THE DEMANDS PLACED UPON EXISTING PUBLIC FACILITIES BY NEW DEVELOPMENT

The City has determined that it desires to maintain its current level of open space and trail services and does not wish to decrease its current level of service per capita. The City has two significant projects that will be completed within the next six years and will fund a new park and a gym with the impact fees, GO bonds, RAP tax and other revenues. The park and gym will be located at about 650 West between 100 and 200 South. The second project is a new park being developed at 1100 West Glovers Lane. The two projects are described below.

#### PLANNED FUTURE IMPROVEMENTS

##### 650 West

Gym will be located on 650 West and the parcel may also include football fields. The gym will help to accommodate the Jr Jazz demands and help all other programs to have the space needed to meet the full demand including volleyball, an indoor track, basketball, dance/cheer camps, private rentals, and more.

The proposed park will cover approximately 40 acres. The City purchased 20 acres in the past for the purpose of developing this park. It has just purchased the remaining 20 acres to complete the 40 acre parcel. Most of the 20 acres already owned were purchased with impact fees.

The park will include soccer and football fields, pavilions, trail connections, playground areas, lighting, restrooms, concessions and a 4-plex softball and baseball complex. All this can be used for adult league and tournament play. The City can have all soccer located on one single park. The fields may also be used for field hockey and lacrosse. This should be more convenient for City residents to avoid traveling to distant locations due to lack of amenities in Farmington. The total cost of the 650 West project is estimated to be \$12M and will be funded through a variety of revenue sources. The park is anticipated to be complete before the new high school opens in 2018.

##### 1100 West

The City is developing a 10.5 acre park at 1100 West Glovers Lane complete with parking, restrooms, and landscaping.

##### Other Future Projects

Within the ten year planning horizon the City also plans on constructing a 2-4 acre park at the Old Farm property, expanding Forbush park by ½ acre, and developing/extending the Salt Lake Shoreline Trail, Shepard Creek Trail, Spring Creek Trail, Haight Creek Trail and Legacy Trail.

The City's future plans also include a 22 acre park on the Bangerter property which is located south of the 650 West property. The Bangerter property will allow for the 650 West park to be further expanded as new growth occurs. Beyond ten years the City also plans improvements to the Farmington Creek Trail. The trail will be expanded with an additional two miles of paved trail.

##### Relocations

Some of the land in the 650 West 40 acre park will be required to replace the Bus Barn Park which is located on the future site of the new Farmington High School which will begin construction in 2016 and be completed in 2018. The Bus Barn Park fields are currently used by the City for recreation leagues. Fields were placed on Bus Barn Park in 2012 as a temporary solution for overcrowded fields. Bus Barn Park is 22 acres including 20 soccer fields and two football fields.



FIGURE 4.1: COMPARISON OF CURRENT AND PROPOSED CPFS

| Type       | Current         |                 | Proposed        |                 |
|------------|-----------------|-----------------|-----------------|-----------------|
|            | Acre/ Linear Ft | Qualifying Cost | Acre/ Linear Ft | Qualifying Cost |
| Park       | 161             | \$ 11,354,000   | 33              | \$ 3,600,000    |
| Open Space | 74              | 1,484,753       | -               | -               |
| Trails     | 125,339         | 863,213         | 42,240          | 727,273         |
| Amenities  | N/A             | 15,329,526      | N/A             | 19,318,484      |
|            |                 | \$ 29,031,492   |                 | 23,645,757      |
|            | Population      | 20,284          | Population      | 11,610          |
|            | Cost per Capita | \$ 1,431        | Cost per Capita | \$ 2,037        |



## CHAPTER 5: FINANCING PLAN AND CONSIDERATION OF ALL REVENUE SOURCES UTAH CODE 11-36A-302(2)

### CONSIDERATION OF ALL REVENUE SOURCES

As required by Utah law, the Impact Fee Facilities Plan “shall generally consider all revenue sources, including impact fees and anticipated dedication of system improvements, to finance the impacts on system improvements.” This section discusses the variety of revenue sources that may be used to finance park system improvements. The City plans to spend approximately \$23M on future park improvements. \$16.6M of that amount is impact fee qualifying. The improvements will be funded through a variety of revenue sources as described below.

#### Impact Fee Funds

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,”<sup>4</sup> impact fees will be used to maintain the CPFS services paid for by Farmington City. However, additional system-wide park land and recreation facility improvements beyond those funded through impact fees that are desired to maintain a “higher” park facility standard than what has been provided historically will be paid for by the community through other revenue sources.

Impact fees are a reasonable means of funding growth-related infrastructure. An Impact Fee Analysis is required to accurately assess the true impact of a particular user upon the City’s infrastructure and to preclude existing users from subsidizing new growth.

Impact fees are calculated based upon the portion of the cost of capital infrastructure that relates to growth. This method also takes into account current deficiencies and does not place a burden on future development to solve those deficiencies.

#### Sales Tax (RAP) Revenues

A RAP Tax fund is a collection of money accrued through sales taxes on purchases made within the limits of the city or county that has voted to adopt the program. Since this type of tax is subject to an election, it is not always a stable plan for future revenues. RAP tax is generated through a sales tax levy of 0.1% of taxable sales. The City has issued a 10 year Sales Tax Revenue bond to help fund the planned facilities but the RAP tax will only generate \$3.5M which is considerably less than the projected project cost. Sales tax is a great way to help pay for parks improvements because approximately 60% of sales tax revenues are paid by people from outside of Farmington which reduces the funding burden on City residents. Station Park attracts a significant amount of retail sales to Farmington and is located near the proposed park, the influx of people to the park will allow added traffic at the Station Park shops. New residents who are paying the impact fee as well as generated RAP revenues will be eligible for a credit to the impact fee.

#### Property Tax (GO Bonds) Revenues

Typically, General Obligation (GO) Bonds are used for facilities that are widely desired across the community and that benefit all property owners. GO bonds are backed by a City’s taxing power. In recent years the City had an outstanding GO Bond for recreational purposes. Rather than dropping the amount of property taxes currently paid by residents, the City voted on November 4, 2014 to issue a new GO Bond to help fund the new gym and park projects. The principal of the GO Bond is approximately \$6M. Similar to the RAP tax, property tax will also be eligible for an impact fee credit to ensure new residents aren’t subsidizing existing users.

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<sup>4</sup> Utah Code 11-36a-302 (3)



### **General Fund Revenues**

While general fund revenues could be used to develop parks, trails and recreation capital facilities, general funds are usually used for the operating and maintenance costs associated with parks. Most cities do not have sufficient revenues to cover the capital costs of parks and recreation development through their general funds. Farmington 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.

### **Grants**

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

### **Exactions and Dedications**

The City has a number of parks, trails or open space projects that were paid for by other means than City funding and are not impact fee qualifying. The City typically receives exactions or dedications for the following:

#### **CONSERVATION SUBDIVISIONS**

Included in the open space inventory are a number of conservation subdivisions. A conservation subdivision is a controlled-growth land use development that allows limited sustainable development while protecting the area's natural environmental features in perpetuity, including preserving open space landscape and vista, protecting farmland or natural habitats for wildlife, and maintaining the character of rural communities.

#### **DENSITY CREDITS**

As a means to gain development, a developer may donate land to the City to be developed as parks or open space. These parcels of land are impact fee qualifying because the developer has been compensated for the parcel of land through the higher density/value of their development. Therefore, the developer does not qualify for further compensation and the land is considered to be owned by the City, not gifted to the City. No impact fee credit is given to a developer for land dedicated for density credits.

The impact fee analysis will be based on the full park plan. The City has planned approximately \$23M in future projects and \$16.6M of the projects are impact fee qualifying. RAP tax will be used to fill the funding gap. However, if the City adopts less than the full impact fee recommended in the impact fee analysis then the City's other revenue sources, such as property tax and RAP tax, will need to increase to cover the deficit in project funding.



FIGURE 5.1: FUNDING SOURCES AND USES FOR FUTURE PROJECTS

| PARK FUNDING SOURCES                            |                               |
|---|-------------------------------|
| Funding Source                                  | Anticipated Revenues          |
| RAP Tax (10 Year Period)                        | \$ 7,029,240                  |
| GO Bond   | 6,022,909                     |
| Impact Fee Revenues                             | 10,593,607                    |
| <b>Total Sources</b>                            | <b>\$ 23,645,757</b>          |
| FUTURE PARK EXPENDITURES                        |                               |
| Improvement                                     | Projected Amenities/Land Cost |
| Glovers (1100 West)                             | \$ -                          |
| Forbush Park Expansion (Hatch Home)             | 300,000                       |
| Bangerter Property (south of 650 West Property) | 3,300,000                     |
| Salt Lake Shoreline Extension to North          | 90,909                        |
| Shepard Creek Trail                             | 90,909                        |
| Spring Creek Trail                              | 90,909                        |
| Haight Creek Trail                              | 90,909                        |
| Legacy Trail Extension                          | 181,818                       |
| Farmington Creek Trail                          | 181,818                       |
| Park/Trails Amenities Cost                      | 19,318,484                    |
| <b>Estimated Future Park Improvements Uses</b>  | <b>\$ 23,645,757</b>          |

**Impact Fee Credits**

New residents who will be paying impact fees will also pay RAP tax and property tax for the park improvements. Therefore, credits must be considered to ensure that there is no double counting of funds. The impact fee credit for each new residential dwelling will be calculation in the Impact Fee Analysis.



**IMPACT FEE FACILITIES PLAN CERTIFICATION**

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

I certify that the attached Impact Fee Facilities Plan (“IFFP”):

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. 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; and
3. complies in each and every relevant respect with the Impact Fees Act.

Zions Public Finance, Inc. makes this certification with the following caveats:

1. All of the recommendations for implementations of the Impact Fee Facilities Plan made in the IFFP documents or in the Impact Fee Analysis documents are followed in their entirety by Farmington City staff and elected officials.
2. If all or a portion of the IFFP or Impact Fee Analysis is modified or amended, this certification is no longer valid.
3. All information provided to Zions Public Finance, Inc. its contractors or suppliers is assumed to be correct, complete and accurate. This includes information provided by Farmington City and outside sources. Copies of letters requesting data are included as appendices to the IFFP and the Impact Fee Analysis.

Dated: November 5, 2015

ZIONS PUBLIC FINANCE, INC.

# APPENDIX A: POPULATION PROJECTIONS/ GROWTH IN DEMANDS

Farmington City Parks and Recreation IFFP

A B C D E F G H I J

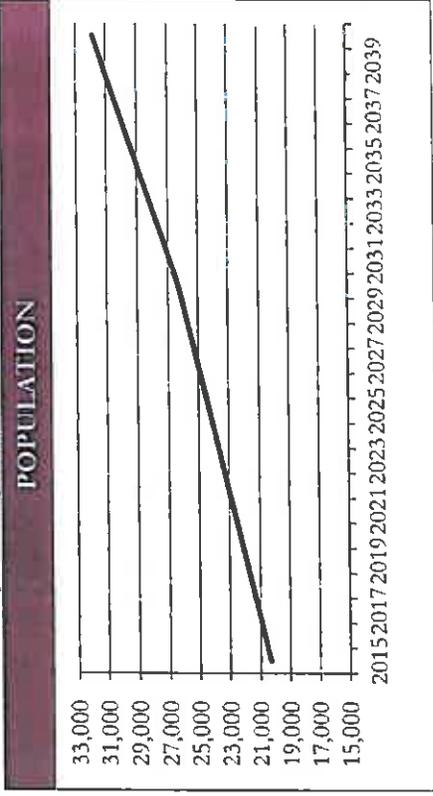
Table A.1: Growth Projections

| Year | Population | Annual Population Change | Households | Annual Households Change | % Increase |
|------|------------|--------------------------|------------|--------------------------|------------|
| 2010 | 18,275     |                          | 5,207      |                          |            |
| 2011 | 18,677     | 402                      | 5,321      | 114                      | 2.20%      |
| 2012 | 19,078     | 402                      | 5,435      | 114                      | 2.15%      |
| 2013 | 19,480     | 402                      | 5,550      | 114                      | 2.11%      |
| 2014 | 19,882     | 402                      | 5,664      | 114                      | 2.06%      |
| 2015 | 20,284     | 402                      | 5,779      | 114                      | 2.02%      |
| 2016 | 20,685     | 402                      | 5,893      | 114                      | 1.98%      |
| 2017 | 21,087     | 402                      | 6,008      | 114                      | 1.94%      |
| 2018 | 21,489     | 402                      | 6,122      | 114                      | 1.90%      |
| 2019 | 21,890     | 402                      | 6,237      | 114                      | 1.87%      |
| 2020 | 22,292     | 402                      | 6,351      | 114                      | 1.84%      |
| 2021 | 22,691     | 399                      | 6,465      | 114                      | 1.79%      |
| 2022 | 23,089     | 399                      | 6,578      | 114                      | 1.76%      |
| 2023 | 23,488     | 399                      | 6,692      | 114                      | 1.73%      |
| 2024 | 23,886     | 399                      | 6,805      | 114                      | 1.70%      |
| 2025 | 24,285     | 399                      | 6,919      | 114                      | 1.67%      |
| 2026 | 24,683     | 399                      | 7,032      | 114                      | 1.64%      |
| 2027 | 25,082     | 399                      | 7,146      | 114                      | 1.61%      |
| 2028 | 25,480     | 399                      | 7,259      | 114                      | 1.59%      |
| 2029 | 25,879     | 399                      | 7,373      | 114                      | 1.56%      |
| 2030 | 26,277     | 399                      | 7,486      | 114                      | 1.54%      |
| 2040 | 31,893     | 5,616                    | 9,086      | 1,600                    | 21.37%     |

Table A.2: Development Type

| Development Type            | Persons Per Household (PPH) | ERU Equivalent |
|-----------------------------|-----------------------------|----------------|
| Single Family (2010 Census) | 3.51                        | 1.00           |
| Multi-Family (2010 Census)  | 2.79                        | 0.79           |

Table A.3: Graph of Population Growth



24 A B C D E F G H I J







# APPENDIX D: FUTURE IMPROVEMENTS

## Farmington City Parks and Recreation IFFP

A B C D E

Table D.1: Future Park Acres

| Park Name                                       | Total Acres  | Land Purchase       | Funding   | Type of Improvement |
|---|--------------|---------------------|-----------|---------------------|
| Glovers (1100 West)                             | 10.50        | \$ -                | Developer | System              |
| Forbush Park Expansion (Hatch Home)             | 0.50         | 300,000             | City      | System              |
| Bangerter Property (south of 650 West Property) | 22.00        | \$ 3,300,000        | City      |                     |
| Park Development of Bangerter Property          | -            | \$ -                | City      |                     |
|   |              |                     |           |                     |
|   |              |                     |           |                     |
| <b>Totals</b>                                   | <b>33.00</b> | <b>\$ 3,600,000</b> |           |                     |

150,000

Table D.2: Future Open Space Acres

3.44

| Park Name     | Total Acres | Funding  | Cost Estimate | Type of Improvement |
|---------------|-------------|----------|---------------|---------------------|
|               |             |          |               |                     |
|               |             |          |               |                     |
|               |             |          |               |                     |
|               |             |          |               |                     |
| <b>Totals</b> | <b>-</b>    | <b>-</b> | <b>-</b>      |                     |

Table D.3: Future Trail Linear Feet

| Park Name                              | Total Linear Feet | Funding | Cost Estimate     | Type of Improvement |
|--|-------------------|---------|-------------------|---------------------|
| Salt Lake Shoreline Extension to North | 5,280             | City    | \$ 90,909         | System              |
| Shepard Creek Trail                    | 5,280             | City    | 90,909            | System              |
| Spring Creek Trail                     | 5,280             | City    | 90,909            | System              |
| Haight Creek Trail                     | 5,280             | City    | 90,909            | System              |
| Legacy Trail Extension                 | 10,560            | City    | 181,818           | System              |
| Farmington Creek Trail                 | 10,560            | City    | 181,818           | System              |
|  |                   |         |                   |                     |
|  |                   |         |                   |                     |
|  |                   |         |                   |                     |
|  |                   |         |                   |                     |
| <b>Totals</b>                          | <b>42,240</b>     |         | <b>\$ 727,273</b> |                     |

Table D.4: Cost Estimate Assumptions

|                      | Estimated Cost |
|----------------------|----------------|
| Park Land (Acre)     | \$ 150,000     |
| Open Space (Acre)    | 50,000         |
| Trails (Acre)        | 50,000         |
| Trails (Linear Foot) | 17.22          |

A B C D E

APPENDIX E: FUTURE AMENITIES  
 Farmington City Parks and Recreation IFPP

|                                      |   | 650 W. | Glovers (1100 W.) | Forbush Park Expansion-purchasing land | Salt Lake Shoreline Expansion to North | Shepard Creek Trail | Spring Creek Trail | Haight Creek Trail | Legacy Trail Extension | Bangerter Property | Farmington Creek Trail | Total         |
|--------------------------------------|---|--------|-------------------|--|--|---------------------|--------------------|--------------------|------------------------|--------------------|------------------------|---------------|
| <b>Benches, Pavilions, Bowers</b>    |   |        |                   |  |  |                     |                    |                    |                        |                    |                        |               |
| 1                                    | Large Bowers - Storage                    | 3      | 99,000            |  |  |                     |                    |                    |                        |                    |                        |               |
| 2                                    | Large Bowers w/ Tables (1,500)            |        | 13,800            |  |  |                     |                    |                    |                        |                    |                        |               |
| 3                                    | Small Bowers - Tables (1,000)             |        | 24,100            |  |  |                     |                    |                    |                        |                    |                        |               |
| 4                                    | Pedal Bowers (500 \$)                     |        | 26,125            |  |  |                     |                    |                    |                        | 74,000             |                        | 74,000        |
| 5                                    | Grills                                    |        | 15,400            |  |  |                     |                    |                    |                        |                    |                        |               |
| <b>Fields, Courts, Diamonds</b>      |   |        |                   |  |  |                     |                    |                    |                        |                    |                        |               |
| 6                                    | Concrete Basketball Full Court            | 3      | 99,600            | 80,184                                 |  |                     |                    |                    |                        | 67,000             |                        | 7,974         |
| 7                                    | Concrete Basketball Full Court            |        | 8,300             |  |  |                     |                    |                    |                        |                    |                        |               |
| 8                                    | Non-lighted Tennis Courts                 |        | 62,250            |  |  |                     |                    |                    |                        |                    |                        |               |
| 9                                    | Baseball Concessions - Amusement Building |        | 28,500            | 300,000                                |  |                     |                    |                    |                        | 67,250             |                        | 62,250        |
| 10                                   | Baseball Softball Diamond                 |        | 13,800            | 7,000,000                              |  |                     |                    |                    |                        |                    |                        | 7,000,000     |
| 11                                   | Lighted Tennis Courts                     |        | 37,500            |  |  |                     |                    |                    |                        |                    |                        |               |
| 12                                   | Scoreboard                                |        | 8,300             |  |  |                     |                    |                    |                        |                    |                        |               |
| 13                                   | Volleyball Courts                         |        | 15,250            |  |  |                     |                    |                    |                        |                    |                        |               |
| 14                                   | Playsets                                  |        | 3,250             |  |  |                     |                    |                    |                        |                    |                        |               |
| <b>Picnic Tables</b>                 |   |        |                   |  |  |                     |                    |                    |                        |                    |                        |               |
| 15                                   | Picnic Tables                             | 3      | 850               |  |  |                     |                    |                    |                        |                    |                        |               |
| 16                                   | Bench                                     |        | 240               |  | 3,000                                  |                     |                    |                    |                        |                    |                        |               |
| 17                                   | Restrooms                                 |        | 99,000            | 115,000                                | 250,000                                |                     |                    |                    |                        | 99,600             |                        | 10,800        |
| 18                                   | BBO                                       |        | 175               |  |  |                     |                    |                    |                        |                    |                        | 404,800       |
| <b>Trail/Road/Trail Improvements</b> |   |        |                   |  |  |                     |                    |                    |                        |                    |                        |               |
| 19                                   | Rough Grading                             |        | 260,320           | 150,000                                |  |                     |                    |                    |                        |                    |                        |               |
| 20                                   | Flowing and Final Grading                 |        | 76,110            | 7,200                                  |  |                     |                    |                    |                        |                    |                        | 410,230       |
| 21                                   | Asphalt Trimmer L/F                       |        | 42                | 88,442                                 |  | 218,120             | 218,120            | 219,170            | 438,240                |                    | 438,240                | 1,622,190     |
| 22                                   | Concrete Top Walkways                     |        | 32                |  |  |                     |                    |                    |                        |                    |                        |               |
| 23                                   | Road Base                                 |        | 25                | 140,680                                | 57,824                                 |                     |                    |                    |                        |                    |                        | 198,504       |
| 24                                   | Paving                                    |        | 12,000            | 412,125                                | 429,700                                |                     |                    |                    |                        | 500,000            |                        | 1,354,845     |
| 25                                   | Roadbase Crushed Gravel                   |        | 53                |  |  |                     |                    |                    |                        |                    |                        |               |
| 26                                   | Irrigation                                |        | 443,472           | 19,000                                 |  |                     |                    |                    |                        |                    |                        |               |
| 27                                   | Seed Fertilizer Topsoil Soil Conditioner  |        | 309,780           | 10,000                                 |  |                     |                    |                    |                        |                    |                        | 460,820       |
| 28                                   | Landscapeing                              |        | 1,04              | 41,879                                 | 50,000                                 | 22,078              |                    |                    |                        | 97,432             |                        | 379,280       |
| 29                                   | 4" Meter                                  |        |                   | 3,900                                  |  |                     |                    |                    |                        |                    |                        | 1,083,400     |
| 30                                   | Central Control Components                |        |                   | 8,000                                  |  |                     |                    |                    |                        |                    |                        | 3,000         |
| 31                                   | Trail Improvements                        |        | 3,462             |  |  |                     |                    |                    |                        |                    |                        | 8,000         |
| 32                                   | Sidewalks - Curb and Curbs                |        |                   | 8,000                                  | 32,840                                 |                     |                    |                    |                        |                    |                        | 6,000         |
| 33                                   | Asphalt Top & Parking                     |        | 15,503            |  |  |                     |                    |                    |                        |                    |                        | 418,743       |
| <b>Other</b>                         |   |        |                   |  |  |                     |                    |                    |                        |                    |                        |               |
| 34                                   | Pedestrian Bridges                        | 3      | 5,000             | 5,000                                  |  |                     |                    |                    |                        |                    |                        |               |
| 35                                   | Ramps                                     |        |                   | 5,000                                  |  |                     |                    |                    |                        |                    |                        | 5,000         |
| 36                                   | Cem                                       |        | 870,000           |  |  |                     |                    |                    |                        |                    |                        | 5,000         |
| 37                                   | Bike Rack                                 |        | 1,400             |  |  |                     |                    |                    |                        |                    |                        | 1,700,000     |
| 38                                   | Trash Recycle                             |        | 2,200             |  |  |                     |                    |                    |                        |                    |                        | 1,400         |
| 39                                   | Scoreboard Full                           |        | 249,000           |  |  |                     |                    |                    |                        |                    |                        | 3,780         |
| 40                                   | Drinking Fountain                         |        | 2,075             | 3,000                                  |  |                     |                    |                    |                        |                    |                        |               |
| 41                                   | Large Playground                          |        | 62,250            |  |  |                     |                    |                    |                        |                    |                        | 3,000         |
| 42                                   | Small Playground Equipment                |        | 29,000            |  |  |                     |                    |                    |                        | 62,250             |                        | 62,250        |
| 43                                   | Sege                                      |        | 16,810            |  |  |                     |                    |                    |                        |                    |                        |               |
| 44                                   | Fish Cleaning Station                     |        | 9,725             |  |  |                     |                    |                    |                        |                    |                        |               |
| 45                                   | Fish Head Lights                          |        | 8,200             |  |  |                     |                    |                    |                        |                    |                        |               |
| 46                                   | Fish Head Lights                          |        | 6,225             | 119,000                                |  |                     |                    |                    |                        |                    |                        |               |
| 47                                   | Yew Head Lights                           |        | 4,150             |  |  |                     |                    |                    |                        |                    |                        | 119,000       |
| 48                                   | Lamp Posts                                |        | 20,75             |  |  |                     |                    |                    |                        |                    |                        |               |
| 49                                   | Flag Pole                                 |        | 4,150             |  |  |                     |                    |                    |                        |                    |                        |               |
| 50                                   | Torls                                     |        | 4,150             |  |  |                     |                    |                    |                        |                    |                        |               |
| 51                                   | Welcome Sign                              |        | 4,150             |  |  |                     |                    |                    |                        |                    |                        |               |
| 52                                   | Land Fencing                              |        | 17                |  |  |                     |                    |                    |                        |                    |                        |               |
| 53                                   | Savage Fencing                            |        | 4,150             | 13,000                                 |  |                     |                    |                    |                        |                    |                        |               |
| 54                                   | Subtotal                                  |        | \$ 13,764,217     | \$ 713,424                             | \$ 22,078                              | \$ 3,000            | \$ 219,120         | \$ 219,120         | \$ 219,120             | \$ 438,240         | \$ 1,869,832           | \$ 13,000     |
| 55                                   | Total w/ Contingency                      |        | \$ 15,140,639     | \$ 749,098                             | \$ 22,078                              | \$ 3,000            | \$ 219,120         | \$ 219,120         | \$ 219,120             | \$ 438,240         | \$ 1,869,832           | \$ 17,906,393 |

# APPENDIX F: CURRENT PARKS FACILITY STANDARD

Farmington City Parks and Recreation IFFP

|                                    |        |
|------------------------------------|--------|
| Current Farmington City Population | 19,882 |
|------------------------------------|--------|

Table F 1 Current Park Facility Standard

| Park Facility Standard - Current Facilities |                 |                           |                           |                     |
|---|-----------------|---------------------------|---------------------------|---------------------|
| Park  | Acres           | Qualifying Cost           | Acres/Linear Ft Per 1,000 | LOS Per 1,000       |
| Compassy                                    | 104             | \$ 4,843,500              | 5.23                      | \$ 243,613          |
| Entrance Park                               | 3               | 165,000                   | 0.15                      | 8,299               |
| Mountain Tuff                               | 5               | -                         | 0.25                      | -                   |
| Mini Park                                   | 7               | -                         | 0.16                      | -                   |
| Neighborhood                                | 17              | 2,347,500                 | 0.84                      | 118,073             |
| School District                             | 25              | -                         | 1.26                      | -                   |
| <b>Grand Total</b>                          | <b>161</b>      | <b>\$ 11,354,000</b>      | <b>8.09</b>               | <b>\$ 369,987</b>   |
| Open Space                                  |                 |                           |                           |                     |
| Acres                                       | Qualifying Cost | Acres/Linear Ft Per 1,000 | LOS Per 1,000             |                     |
| Farmington City Open Space                  | 74.24           | \$ 1,484,753              | 3.73                      | \$ 74,679           |
| <b>Farmington City Open Space</b>           | <b>74.24</b>    | <b>\$ 1,484,753</b>       | <b>3.73</b>               | <b>\$ 74,679</b>    |
| Trails                                      |                 |                           |                           |                     |
| Linear Ft                                   | Qualifying Cost | Acres/Linear Ft Per 1,000 | LOS Per 1,000             |                     |
| Existing Trails                             | 125,338.52      | 863,213                   | 6,304.18                  | \$ 43,417           |
| Existing Trails                             | 125,338.52      | 863,213                   | 6,304.18                  | \$ 43,417           |
| Total Cost of Existing Amenities            |                 |                           |                           | LOS Per 1,000       |
| Amenities                                   | \$ 15,329,493   |                           |                           | \$ 771,031          |
| <b>Totals</b>                               |                 | <b>\$ 29,031,459</b>      |                           | <b>\$ 1,259,114</b> |

## FUTURE PARK IMPROVEMENTS

Table F 2 Future Park Facility Standard

| Park Facility Standard - Proposed Park Improvements |                 |                           |                           |                     |
|---|-----------------|---------------------------|---------------------------|---------------------|
| Park  | Acres           | Qualifying Cost           | Acres/Linear Ft Per 1,000 | LOS Per 1,000       |
| Glovers (1190 West)                                 | 11              | \$ -                      | 0.5                       | \$ -                |
| Furbush Park Expansion (Hatch Home)                 | 0.5             | 300,000                   | 0.0                       | 15,089              |
| Bangener Property (south of 650 West Property)      | 22              | 3,300,000                 | 1.1                       | 165,981             |
| <b>Grand Total</b>                                  | <b>33</b>       | <b>\$ 3,600,000</b>       | <b>1.7</b>                | <b>\$ 181,070</b>   |
| Proposed Open Space Improvements                    |                 |                           |                           |                     |
| Acres   | Qualifying Cost | Acres/Linear Ft Per 1,000 | LOS Per 1,000             |                     |
| Farmington City Open Space                          | \$ -            | -                         | \$ -                      | -                   |
| <b>Farmington City Open Space</b>                   | <b>\$ -</b>     | <b>-</b>                  | <b>\$ -</b>               | <b>-</b>            |
| Proposed Trails Improvements                        |                 |                           |                           |                     |
| Linear Ft   | Qualifying Cost | Acres/Linear Ft Per 1,000 | LOS Per 1,000             |                     |
| Existing Trails                                     | 42,240          | \$ 727,273                | 2,124.6                   | \$ 36,580           |
| Existing Trails                                     | 42,240          | \$ 727,273                | 2,124.6                   | \$ 36,580           |
| Proposed Amenities Improvements                     |                 |                           |                           | LOS Per 1,000       |
| Amenities   | \$ 19,318,484   | \$ -                      |                           | \$ 971,667          |
| <b>Totals</b>                                       |                 | <b>\$ 23,645,757</b>      |                           | <b>\$ 1,189,317</b> |

# APPENDIX G: OUTSTANDING DEBT SUMMARY

## Farmington City Parks and Recreation IFFP

Table G.1: 2015 General Obligation Revenue Bond

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| Date     | Principal    | Interest Rate | Interest Payment | FY Payment   |
|----------|--------------|---------------|------------------|--------------|
| 4/1/2015 | \$ -         | -             | \$ -             | \$ -         |
| 4/1/2016 | -            | -             | 172,789          | 172,789      |
| 4/1/2017 | 250,000      | 2.00%         | 161,150          | 411,150      |
| 4/1/2018 | 260,000      | 2.00%         | 156,150          | 416,150      |
| 4/1/2019 | 265,000      | 2.00%         | 150,950          | 415,950      |
| 4/1/2020 | 270,000      | 2.00%         | 145,650          | 415,650      |
| 4/1/2021 | 275,000      | 2.00%         | 140,250          | 415,250      |
| 4/1/2022 | 280,000      | 2.00%         | 134,750          | 414,750      |
| 4/1/2023 | 285,000      | 2.00%         | 129,150          | 414,150      |
| 4/1/2024 | 290,000      | 3.00%         | 123,450          | 413,450      |
| 4/1/2025 | 300,000      | 3.00%         | 114,750          | 414,750      |
| 4/1/2026 | 310,000      | 3.00%         | 105,750          | 415,750      |
| 4/1/2027 | 315,000      | 3.00%         | 96,450           | 411,450      |
| 4/1/2028 | 325,000      | 3.00%         | 87,000           | 412,000      |
| 4/1/2029 | 335,000      | 3.00%         | 77,250           | 412,250      |
| 4/1/2030 | 345,000      | 3.00%         | 67,200           | 412,200      |
| 4/1/2031 | 355,000      | 3.00%         | 56,850           | 411,850      |
| 4/1/2032 | 370,000      | 3.00%         | 46,200           | 416,200      |
| 4/1/2033 | 380,000      | 3.00%         | 35,100           | 415,100      |
| 4/1/2034 | 390,000      | 3.00%         | 23,700           | 413,700      |
| 4/1/2035 | 400,000      | 3.00%         | 12,000           | 412,000      |
|          | \$ 6,000,000 |               | \$ 2,036,539     | \$ 8,036,539 |

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Table G.2: 2015 GO Bond Sources and Uses

| Sources And Uses Of Funds  |                       |
|--|-----------------------|
| The proceeds from the sale of the 2015 Bonds are estimated to be applied as set forth below.   |                       |
| <b>Sources</b>   |                       |
| Par amount of 2015 Bonds.....  | \$6,000,000.00        |
| Reoffering premium .....   | 145,797.80            |
| <b>Total .....</b>   | <b>\$6,145,797.80</b> |
| <b>Uses:</b>   |                       |
| Deposit to Construction Fund.....  | 6,022,909.05          |
| Costs of Issuance (1) .....  | 64,500.00             |
| Underwriter's discount.....  | 58,388.75             |
| <b>Total .....</b>   | <b>\$6,145,797.80</b> |
| (1) Includes legal fees, Municipal Advisor fees, rating agency fees, Bond Registrar and Paying Agent fees, rounding amounts and other miscellaneous costs of issuance. |                       |

A B C D E F G

# APPENDIX H: REVENUE CREDITS

Farmington City Parks and Recreation IFFP

TABLE H.1 CALCULATION OF RAP TAX CREDITS

|    | A    | B          | C                 | D                      | E                           | F                | G                     | H                                    |
|----|------|------------|-------------------|------------------------|-----------------------------|------------------|-----------------------|--------------------------------------|
|    | Year | Population | RAP Tax Revenues* | Local RAP Tax Revenues | Local RAP Credit per Capita | Taxable Value    | 2015 GO Bond Payments | GO Bond Credits (2015 Taxable Value) |
| 1  |      |            |                   |                        |                             |                  |                       |                                      |
| 2  | 2015 | 20,283.50  | \$ 350,000        | \$ 140,000             | (6.90)                      | \$ 1,128,898,397 |                       |                                      |
| 3  | 2016 | 20,685.20  | 350,000           | 140,000                | (6.77)                      | 1,185,343,317    | (172,786.61)          | (0.15)                               |
| 4  | 2017 | 21,086.90  | 350,000           | 140,000                | (6.64)                      | 1,244,610,483    | (411,150.00)          | (0.33)                               |
| 5  | 2018 | 21,488.60  | 350,000           | 140,000                | (6.52)                      | 1,306,841,007    | (416,150.00)          | (0.32)                               |
| 6  | 2019 | 21,890.30  | 350,000           | 140,000                | (6.40)                      | 1,372,183,057    | (415,950.00)          | (0.30)                               |
| 7  | 2020 | 22,292.00  | 350,000           | 140,000                | (6.28)                      | 1,440,792,210    | (415,650.00)          | (0.29)                               |
| 8  | 2021 | 22,690.50  | 350,000           | 140,000                | (6.17)                      | 1,512,831,821    | (415,250.00)          | (0.27)                               |
| 9  | 2022 | 23,089.00  | 350,000           | 140,000                | (6.06)                      | 1,588,473,412    | (414,750.00)          | (0.26)                               |
| 10 | 2023 | 23,487.50  | 350,000           | 140,000                | (5.96)                      | 1,667,897,082    | (414,150.00)          | (0.25)                               |
| 11 | 2024 | 23,886.00  | 350,000           | 140,000                | (5.86)                      | 1,751,291,936    | (413,450.00)          | (0.24)                               |
| 12 | 2025 | 24,284.50  | -                 | -                      | -                           | 1,838,856,533    | (414,750.00)          | (0.23)                               |
| 13 | 2026 | 24,683.00  | -                 | -                      | -                           | 1,930,799,360    | (413,750.00)          | (0.22)                               |
| 14 | 2027 | 25,081.50  | -                 | -                      | -                           | 2,027,339,328    | (411,450.00)          | (0.20)                               |
| 15 | 2028 | 25,480.00  | -                 | -                      | -                           | 2,128,706,294    | (412,000.00)          | (0.19)                               |
| 16 | 2029 | 25,878.50  | -                 | -                      | -                           | 2,235,141,609    | (412,250.00)          | (0.18)                               |
| 17 | 2030 | 26,277.00  | -                 | -                      | -                           | 2,346,898,689    | (412,200.00)          | (0.18)                               |
| 18 | 2031 | 26,678.60  | -                 | -                      | -                           | 2,464,243,624    | (411,850.00)          | (0.17)                               |
| 19 | 2032 | 27,080.20  | -                 | -                      | -                           | 2,587,455,805    | (416,200.00)          | (0.16)                               |
| 20 | 2033 | 27,481.80  | -                 | -                      | -                           | 2,716,828,595    | (415,100.00)          | (0.15)                               |
| 21 | 2034 | 28,883.40  | -                 | -                      | -                           | 2,852,670,025    | (413,700.00)          | (0.15)                               |
| 22 | 2035 | 29,085.00  | -                 | -                      | -                           | 2,995,303,526    | (412,000.00)          | (0.14)                               |
| 23 |      |            | \$ 3,500,000      | \$ 1,400,000           | \$ (64)                     |                  | \$ (8,036,539)        | \$ (4.37)                            |

\* Only considers RAP tax revenues required to fund level of service enhancements



## CITY COUNCIL AGENDA

For Council Meeting:  
November 17, 2015

### **PUBLIC HEARING: Parks Impact Fee Analysis Ordinance**

### **ACTION TO BE CONSIDERED:**

1. Hold the public hearing.
2. Approve the attached ordinance adopting the Parks and Recreation Impact Fee Analysis and the Parks and Recreation Impact Fees as described in the Analysis on development activities within Farmington City.

### **GENERAL INFORMATION:**

See enclosed staff report prepared by Chad Boshell.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



# FARMINGTON CITY

## City Council Staff Report

H. JAMES TALBOT  
MAJOR  
DOUG ANDERSON  
JOHN BILTON  
BRIGHAM N. MELLOR  
CORY R. RITZ  
JAMES YOUNG  
CITY COUNCIL  
DAVE MILLHEIM  
CITY MANAGER

To: Honorable Mayor and City Council  
From: Chad Boshell  
Date: November 17, 2015  
SUBJECT: **PARKS IMPACT FEE ANALYSIS & ORDINANCE**

### RECOMMENDATION

1. Hold a public hearing.
2. Review and approve the ordinance adopting the Parks and Recreation Impact Fee Analysis and the Parks and Recreation Impacts Fees as described in the Analysis on development activities within Farmington City, Utah.

### BACKGROUND

City Staff and Zions Bank have created a new Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA) in order to update the park impact fees. The City has properly advertised the IFFP, IFA, and proposed ordinance per State Statute prior to this meeting. The IFFP and IFA have evaluated the City's current level of service (LOS) and the proposed in the IFFP. The IFFP will raise the City's level of service however, the impact fees will not pay for this increase as it will be paid through other revenue sources. Farmington City currently has Parks Impact Fees of \$3,000 / household and \$2,000 / multifamily household. City Staff recommends that the new impact fees of \$4,049 / household and \$3,828 / multifamily household be adopted.

### SUPPLEMENTAL INFORMATION

1. Impact Fee Facilities Plan
2. Impact Fee Analysis
3. Ordinance
4. Copies of the IFFP and IFA can be obtained at City Hall.

Respectively Submitted

Chad Boshell  
City Engineer

Reviewed and Concur

Dave Millheim  
City Manager

FARMINGTON, UTAH

ORDINANCE NO. 2015 - \_\_\_\_\_

**AN ORDINANCE ADOPTING PARKS & RECREATION  
IMPACT FEE ANALYSIS AND PARKS & RECREATION  
IMPACT FEES ON DEVELOPMENT ACTIVITIES WITHIN  
FARMINGTON CITY, UTAH**

**WHEREAS**, the City Council previously enacted Title 12, Chapter 9 of the Farmington City Municipal Code establishing and adopting various impact fees on development activities within the City; and

**WHEREAS**, the City Council has by Resolution now approved and adopted a Parks & Recreation Impact Fee Facilities Plan relating to parks and recreation needs and infrastructure of the City and desires to adopt a parks & recreation impact fee analysis and revised parks and recreation impact fees accordingly; and

**WHEREAS**, the City Council has reviewed the existing parks & recreation impact fees as well as the Parks & Recreation Impact Fee Facilities Plan, together with an analysis as required by law and desires, based on the foregoing to adopt the parks and recreation impact fee analysis and amended impact fees as provided herein;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, AS FOLLOWS:**

**Section 1. Amendment.** Subsection 12-9-020 (C) 4. of the Farmington Municipal Code is hereby amended and adopted to read in its entirety as follows:

4. Impact Fee Analysis for Parks and Recreation, prepared by Zions Public Finance Inc., dated November 2015;

**Section 2. Amendment.** Only those parts of Exhibit "A" to Subsection 12-9-040 of the Farmington Municipal Code regarding parks and recreation impact fees are hereby amended by the Parks & Recreation Impact Fee Facilities Plan set forth in Exhibit "X" attached hereto and by this reference made a part hereof.

**Section 3. Other Fees not Affected.** Except as expressly modified hereby all other fees previously adopted by the City Council shall remain in full force and effect.

**Section 4. Severability Clause.** If any section, part, or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts, and provisions of this Ordinance shall be severable.

**Section 5. Effective Date.** This Ordinance shall become effective on the ninetieth (90<sup>th</sup>) day following the date of approval by the City Council.

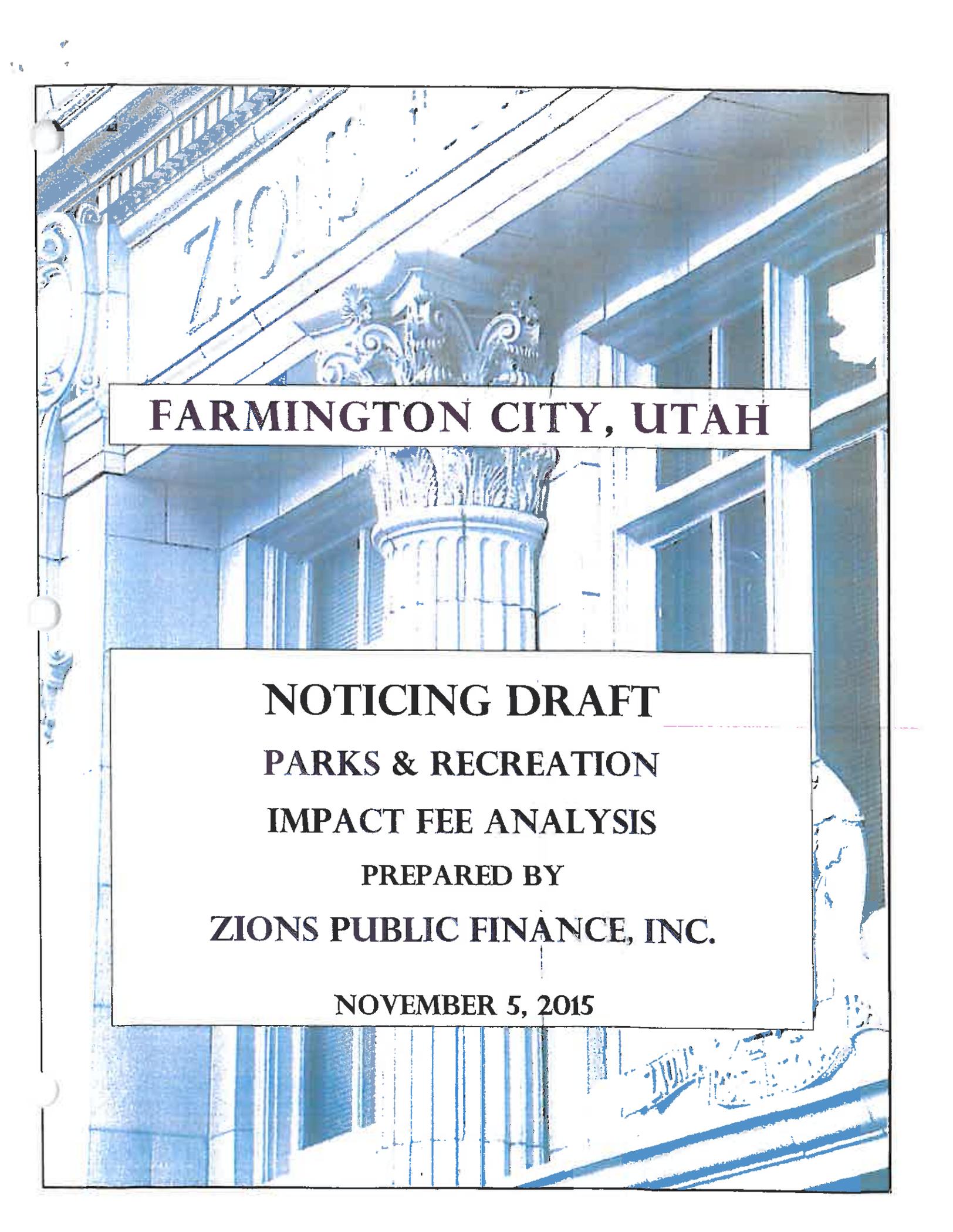
PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY,  
STATE OF UTAH, ON THIS 17<sup>TH</sup> DAY OF NOVEMBER, 2015.

FARMINGTON CITY

\_\_\_\_\_  
H. James Talbot  
Mayor

ATTEST:

\_\_\_\_\_  
Holly Gadd, Recorder



**FARMINGTON CITY, UTAH**

**NOTICING DRAFT  
PARKS & RECREATION  
IMPACT FEE ANALYSIS**

**PREPARED BY  
ZIONS PUBLIC FINANCE, INC.**

**NOVEMBER 5, 2015**



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## EXECUTIVE SUMMARY

Zions Public Finance, Inc. (Zions) is pleased to provide Farmington City (the City) with an update to the Parks, Open Space and Trails Impact Fee Analysis previously prepared in 2007. The City currently imposes parks & recreation impact fees within the City's boundaries which is the same as the impact fee service area.

Farmington is a desirable place to live and is rapidly growing in residential, commercial and economic growth. At the 2010 Census the population was 18,275 and the 2015 population estimate is 20,284 which is about two thirds of the way to the City's projected buildout population of about 32,000. Farmington City is part of the Ogden-Clearfield, Utah Metropolitan Statistical Area and is the county seat of Davis County.

### CURRENT INVENTORY AND LEVEL OF SERVICE

Farmington City's parks and recreation lands and facilities are comprised of parks, open space, trails and amenities. The City has 161 acres of impact fee qualifying park land, 74 acres of open space and 125,339 linear feet of trails. The City also has developed park amenities equivalent to approximately \$15M in 2015 costs.

Farmington residents enjoy the benefits from: 1) parks and improvements that they have purchased; and 2) those that have been gifted to the community. The City will define the level of service based on dollar investment into the parks, recreation and trail facilities. Gifted, donated or grant related land and amenities items are not included in the analysis but land which was acquired from a developer to offset density or land which is a conservation subdivision are impact fee qualifying and will be included in the analysis.

The City has invested approximately \$29M in 2015 dollars for impact fee qualifying park facilities, which includes parks, open space, trails and associated improvements. Therefore, assuming a 2015 population of 20,284, the current Park Facility Standard (PFS) is \$1,431 per capita. In order to achieve an equitable allocation of costs and benefits, new development need only pay to maintain the PFS in the future.

FIGURE ES.1: CURRENT PARK FACILITY STANDARD PER CAPITA

| Type       | Current PFS per Capita |                 |
|------------|------------------------|-----------------|
|            | Acre/ Linear Ft        | Qualifying Cost |
| Park       | 161                    | \$ 11,354,000   |
| Open Space | 74                     | 1,484,753       |
| Trails     | 125,339                | 863,213         |
| Amenities  | N/A                    | 15,329,526      |
|            |                        | \$ 29,031,492   |
|            | Population             | 20,284          |
|            | Cost per Capita        | \$ 1,431        |

### IMPACT OF FUTURE GROWTH AND FUTURE PARKS AND REC FACILITIES

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

Future population growth will increase the demand for park facilities. An increase of 4,001 persons is expected to occur in the next ten years. By 2040 Farmington City's population is expected to grow to approximately 31,893 according to the Governor's Office of Management and Budget. The City planners feel that this will be the maximum potential population that the City can see given limited opportunities for annexation and current land



use plans. As growth occurs, more parks and trails spending is needed to maintain existing standards. The City has several new parks and expansions to current facilities planned to accommodate the increase in new residents.

The City plans to construct two new major parks at 650 West and 1100 West and plans other park and trail expansions through buildout. The park at 650 West will include a regional park and gym facility while other smaller parks and expansions will be standard neighborhood or community parks.

The City intends to maintain its existing level of service in the parks system in the future. Based on the past development standards in park acreage and amenities, Figure ES.2 shows the City's projected park spending to approximately \$23M, which includes the construction of 650 West and 1100 West facilities as well as the other new parks or expansions.

FIGURE ES.2 FUTURE PARKS FUNDING SOURCES AND EXPENDITURES

| PARK FUNDING SOURCES                            |                               |
|---|-------------------------------|
| Funding Source                                  | Anticipated Revenues          |
| RAP Tax (10 Year Period)                        | \$ 7,029,240                  |
| GO Bond   | 6,022,909                     |
| Impact Fee Revenues                             | 10,593,607                    |
| <b>Total Sources</b>                            | <b>\$ 23,645,757</b>          |
| FUTURE PARK EXPENDITURES                        |                               |
| Improvement                                     | Projected Amenities/Land Cost |
| Glovers (1100 West)                             | \$ -                          |
| Forbush Park Expansion (Hatch Home)             | 300,000                       |
| Bangerter Property (south of 650 West Property) | 3,300,000                     |
| Salt Lake Shoreline Extension to North          | 90,909                        |
| Shepard Creek Trail                             | 90,909                        |
| Spang Creek Trail                               | 90,909                        |
| Haight Creek Trail                              | 90,909                        |
| Legacy Trail Extension                          | 181,818                       |
| Farmington Creek Trail                          | 181,818                       |
| Park/Trails Amenities Cost                      | 19,318,484                    |
| <b>Estimated Future Park Improvements Uses</b>  | <b>\$ 23,645,757</b>          |

IMPACT FEE CALCULATION AND CREDITS

Figure ES.4 shows the impact fee per single family and multi-family households. The parks and recreation impact fee is not charged to non-residential development.

Impact fees based upon the current facilities standard for parks, trails, land and recreation facility improvements will generate \$16,616,516 based on the additional 11,610 residents that will come to Farmington by 2040 and a cost per capita of \$1,431. Figure ES.3 shows the current Park Facility Standard (PFS) and cost per capita. Future park improvements are planned to cost \$23,645,757 which is an increase in level of service by \$7M which will be funded by non-impact fee revenues, specifically RAP tax revenues and GO bonds. Additional costs of professional expenses for impact fee updates and credits to offset the RAP tax and GO Bonds are added to the cost of \$2,037 to arrive at a final impact fee. A single family home with 3.51 persons per household will pay a total fee of \$4,815.



FIGURE ES.3 PARKS IMPACT FEE CALCULATION PER CAPITA

| Facility   | Cost                 | Population Served | Fee Per Capita     |
|--|----------------------|-------------------|--------------------|
| Future City Park Improvements                                    | \$ 23,645,757        |                   |                    |
| Level of Service Enhancement (Funded with RAP tax/ Gen Fund)     | (7,029,240)          |                   |                    |
| <b>Future Qualifying Park Expense (Current Level of Service)</b> | <b>\$ 16,616,516</b> | <b>11,610</b>     | <b>\$ 1,431.29</b> |
| RAP Tax Credit   |                      |                   | (63.56)            |
| Professional Expenses  | 15,000               | 3,603             | 4.16               |
| <b>Total Park Impact Fee Per Capita</b>                          |                      |                   | <b>\$ 1,371.89</b> |

FIGURE ES.4 PARKS IMPACT FEE CALCULATION BY TYPE OF RESIDENTIAL UNIT

| Impact Fee Calculation  | Fee Per Unit    |
|---|-----------------|
| Average Household Size/Owner Occupied*                          | 3.51            |
| Gross Park Impact Fee per Capita                                | \$ 4,815        |
| GO Bond Property Tax Credit (\$318,995 Average House Valuation) | (766)           |
| <b>Impact Fee per Household Unit</b>                            | <b>\$ 4,049</b> |
| Average Household Size/Multi Family*                            | 2.79            |
| Gross Park Impact Fee per Capita                                | \$ 3,828        |
| GO Bond Property Tax Credit (\$100,000 Average Unit Valuation)  | (240)           |
| <b>Impact Fee per Household/Multi Family</b>                    | <b>\$ 3,828</b> |

\*Source: 2010 Census

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 will have to show that the home constructed will occupy less people permanently.

FIGURE ES.5 NON-STANDARD IMPACT FEE CALCULATION

| Parks & Recreation Non-Standard Impact Fee Formula   |
|--|
| Step 1: Multiply Number of Persons per Household by Impact Fee per Capita \$1,371.89                                     |
| Step 2: Apply the Credit to the Fee (Subtract \$4.37 per \$1,000 Home Valuation after the 55% Residential Tax Reduction) |

## CHAPTER 1: IMPACT FEE OVERVIEW

### UPDATE TO THE PREVIOUS ANALYSIS

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

- Determine the maximum impact fee that may be assessed to new development;
- Update capital need projections and account for historic costs of facilities;
- Consider the methods of financing and funding new park improvements;
- Put the analysis in compliance with the changes to the Impact Fees Act effective May 2013;
- Include an Impact Fee Facilities Plan (IFFP) with a ten year capital planning horizon; 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 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 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 Fees Act to ensure that the 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 in terms of taking available capacity. Impact fees are charged to development according to single family or multi-family land use classifications.

### NEW GROWTH'S EFFECT ON THE CITY

Based on the most recent Census, Farmington City had a 2010 population of 18,275 and currently has an estimated population of 20,284. The GOMB projects that the City population of approximately 31,893 by 2040. This growth in residential population will generate demand for additional parks and improved recreation facilities. Figure 1 shows the projected growth in Farmington City through 2025. It is anticipated that future commercial growth will not place any additional demand on park facilities. Therefore, this demand analysis considers only future population growth.

Impact fees are necessary to allocate the costs of purchasing new infrastructure to maintain the existing facility standards to the new growth. Without the expansion of facilities in conjunction with growth, the amount of parkland per capita would drop resulting in a reduction in the current park facility standard. Impact fees help to shield existing users from shouldering the burden of paying not only for the capacity that they use but also from funding the cost of capacity needed for new development to occur.

## IMPACT FEE ASSESSMENT

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 included below.

FIGURE 1.1: PARKS SERVICE AREA MAP



## COSTS INCLUDED IN THE IMPACT FEE

Impact fee revenues may not be spent on park land, 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 current users. Impact fees cannot fund operational expenses. The proposed impact fees will be assessed throughout the entire Impact Fee Service Area.

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

- The current Park Facilities Standard (PFS) per capita for regional, neighborhood and community parks, open space, and trails that have been funded by the City. No grant-funding included;
- The future cost investment for park improvements per capita through buildout;
- Population growth projections over the next ten years and through 2040;

- Revenue credits for RAP tax and GO bond payments that future users will make toward park facilities in addition to the impact fees that will be paid;
- Cost of facilities acquired through qualifying exactions such as density credits, conservation subdivisions, and dedications in lieu of impact fees; and
- Average household size (from 2010 Census) for the 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 above the current 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 or mowing, maintenance, salaries, etc;
- Costs of facilities funded by grants, County or UDOT contributions, or other funds that the City does not have to repay or have been gifted; and
- Costs of reconstruction of facilities that do not have capacity to serve new growth.

### IMPACT FEES CALCULATION

To calculate a fair impact fee we determine the existing standards for parks, open space and trails by performing an inventory of existing facilities and dividing that by the current population. The second step is to identify the future parks and the facilities that the City will construct through a period of time, which in the case of Farmington is the 2040 population projection. A funding plan is assembled to determine if the future projects can be funded through the revenues that would be collected or if the new improvements constitute an increase to the current park facility standard.

If the future improvements are an increase then the funding plan will demonstrate how existing users will also contribute to the future facility costs and impact fee credits are established to ensure that future impact fee payers do not pay both the impact fee and the taxes that existing users will pay to enhance the park facility standards. An impact fee per capita is calculated and by the Census count of persons per household for single family residential and multi-family residential land uses respectively.

### DAVIS COUNTY SCHOOL DISTRICT

Schools are not assessed a park impact fee. The Utah State Code 11-36a-202(2)(a)(ii) prohibits the imposition of an impact fee on a school district or charter school for a park, recreation facility, open space or trail. The park impact fees are assessed to single family and multi-family residential homes. The School District has been a valuable partner in the City's provision of park services by allowing the City use of District properties such as Bus Park. Any land loaned to the City is not included in the impact fee.

### CURRENT LEVEL OF SERVICE

Utah Code allows cities to include only system-wide parks for the purpose of calculating impact fees. Project-wide parks that only benefit a certain area or development cannot be used to establish the current Park Facility Standard that is eligible to be supported through impact fees. Based on input from Farmington City, a system-wide park is defined as a park that serves more than one local development area, therefore only, Regional (City Funded), Community and Neighborhood Parks are included into the impact fee qualifying park inventory.



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

### IMPACT FEE ANALYSIS REQUIREMENTS

*Consumption of existing capacity, impact on system improvements and how impacts are related to anticipated development activity  
Utah Code 11-36a-304(1)(a)(b)(c)*

#### Growth in Demand

Farmington currently has an estimated population of 20,284. Buildout is estimated to be approximately 31,000 persons in the year 2040. This growth in residential population may generate demand for additional parks and improved recreation facilities and increased park spending. Figure 3 shows the projected growth in Farmington City through 2025.

FIGURE 2.1: FARMINGTON CITY POPULATION PROJECTIONS THROUGH 2040<sup>1</sup>

| Year | Population | Annual Population Change | Households | Annual Households Change | % Increase |
|------|------------|--------------------------|------------|--------------------------|------------|
| 2010 | 18,275     |                          | 5,207      |                          |            |
| 2011 | 18,677     | 402                      | 5,321      | 114                      | 2.20%      |
| 2012 | 19,078     | 402                      | 5,435      | 114                      | 2.15%      |
| 2013 | 19,480     | 402                      | 5,550      | 114                      | 2.11%      |
| 2014 | 19,882     | 402                      | 5,664      | 114                      | 2.06%      |
| 2015 | 20,284     | 402                      | 5,779      | 114                      | 2.02%      |
| 2016 | 20,685     | 402                      | 5,893      | 114                      | 1.98%      |
| 2017 | 21,087     | 402                      | 6,008      | 114                      | 1.94%      |
| 2018 | 21,489     | 402                      | 6,122      | 114                      | 1.90%      |
| 2019 | 21,890     | 402                      | 6,237      | 114                      | 1.87%      |
| 2020 | 22,292     | 402                      | 6,351      | 114                      | 1.84%      |
| 2021 | 22,691     | 399                      | 6,465      | 114                      | 1.79%      |
| 2022 | 23,089     | 399                      | 6,578      | 114                      | 1.76%      |
| 2023 | 23,488     | 399                      | 6,692      | 114                      | 1.73%      |
| 2024 | 23,886     | 399                      | 6,805      | 114                      | 1.70%      |
| 2025 | 24,285     | 399                      | 6,919      | 114                      | 1.67%      |
| 2026 | 24,683     | 399                      | 7,032      | 114                      | 1.64%      |
| 2027 | 25,082     | 399                      | 7,146      | 114                      | 1.61%      |
| 2028 | 25,480     | 399                      | 7,259      | 114                      | 1.59%      |
| 2029 | 25,879     | 399                      | 7,373      | 114                      | 1.56%      |
| 2030 | 26,277     | 399                      | 7,486      | 114                      | 1.54%      |
| 2040 | 31,893     | 5,616                    | 9,086      | 1,600                    | 21.37%     |

Source: US Census American Community Survey 2013 5 year data Utah GOMB subcounty projections 2013

<sup>1</sup> Source: US Census, American Community Survey 2013 5 year data, Utah GOMB subcounty projections 2013



FIGURE 2:2: TAX CREDIT CALCULATIONS

| Year | Population | RAP Tax Revenues* | Local RAP Tax Revenues | Local RAP Credit per Capita | Taxable Value | 2015 GO Bond Payments | GO Bond Credits (2015 Taxable Value) |
|------|------------|-------------------|------------------------|-----------------------------|---------------|-----------------------|--------------------------------------|
| 2015 | 20,283.50  | \$ 350,000        | \$ 140,000             | (6.90)                      | 1,128,898,397 |                       | -                                    |
| 2016 | 20,685.20  | 350,000           | 140,000                | (6.77)                      | 1,185,343,317 | (172,788.61)          | (0.15)                               |
| 2017 | 21,086.90  | 350,000           | 140,000                | (6.64)                      | 1,244,610,483 | (411,150.00)          | (0.33)                               |
| 2018 | 21,488.60  | 350,000           | 140,000                | (6.52)                      | 1,306,841,007 | (416,150.00)          | (0.32)                               |
| 2019 | 21,890.30  | 350,000           | 140,000                | (6.40)                      | 1,372,183,057 | (415,950.00)          | (0.30)                               |
| 2020 | 22,292.00  | 350,000           | 140,000                | (6.28)                      | 1,440,792,210 | (415,650.00)          | (0.29)                               |
| 2021 | 22,690.50  | 350,000           | 140,000                | (6.17)                      | 1,512,831,821 | (415,250.00)          | (0.27)                               |
| 2022 | 23,089.00  | 350,000           | 140,000                | (6.06)                      | 1,588,473,412 | (414,750.00)          | (0.26)                               |
| 2023 | 23,487.50  | 350,000           | 140,000                | (5.96)                      | 1,667,897,082 | (414,150.00)          | (0.25)                               |
| 2024 | 23,886.00  | 350,000           | 140,000                | (5.86)                      | 1,751,291,936 | (413,450.00)          | (0.24)                               |
| 2025 | 24,284.50  | -                 | -                      | -                           | 1,838,856,533 | (414,750.00)          | (0.23)                               |
| 2026 | 24,791.73  | -                 | -                      | -                           | 1,930,799,360 | (415,750.00)          | (0.22)                               |
| 2027 | 25,298.97  | -                 | -                      | -                           | 2,027,339,328 | (411,450.00)          | (0.20)                               |
| 2028 | 25,806.20  | -                 | -                      | -                           | 2,128,706,294 | (412,000.00)          | (0.19)                               |
| 2029 | 26,313.43  | -                 | -                      | -                           | 2,235,141,609 | (412,250.00)          | (0.18)                               |
| 2030 | 26,820.67  | -                 | -                      | -                           | 2,346,898,689 | (412,200.00)          | (0.18)                               |
| 2031 | 27,327.90  | -                 | -                      | -                           | 2,464,243,624 | (411,850.00)          | (0.17)                               |
| 2032 | 27,835.13  | -                 | -                      | -                           | 2,587,455,805 | (416,200.00)          | (0.16)                               |
| 2033 | 28,342.37  | -                 | -                      | -                           | 2,716,828,595 | (415,100.00)          | (0.15)                               |
| 2034 | 28,849.60  | -                 | -                      | -                           | 2,852,670,025 | (413,700.00)          | (0.15)                               |
| 2035 | 29,356.83  | -                 | -                      | -                           | 2,995,303,526 | (412,000.00)          | (0.14)                               |
|      |            | \$ 3,500,000      | \$ 1,400,000           | \$ (64)                     |               | \$ (8,036,539)        | \$ (4.37)                            |

\* Only considers RAP tax revenues required to fund level of service enhancements

## CURRENT PARK FACILITIES INVENTORY

### No Existing Capacity Remains in Park Facilities for New Growth

The City has determined that it desires to maintain its current facility standard for park, open space and trails. Existing facilities are considered to be fully utilized by existing users and there is no excess capacity in the system. Some communities have large regional recreation facilities such as equestrian centers, recreation centers, etc. that have sufficient capacity to serve the community through buildout. Therefore, the capacity cost can be allocated to both existing and future users. Farmington City currently does not have any large facilities that can be allocated to future users. Some of the revenues collected through impact fees will be used to expand or further develop existing parks to add capacity to serve future users.

### Recreation/Trails Facility Improvements

Farmington City's park system includes parks and fields, open space, trails and recreational facilities. The system-wide parks inventory includes land or improvements purchased by the City as well as donated or developer funded land or improvements. However, in order to assure an equitable allocation of costs borne in the past to costs borne in the future,<sup>2</sup> 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 level of park service that current residents have not purchased through impact fees or other means.

<sup>2</sup> Utah Code 11-36a-302(3)



### Current Park Facilities Standards

The combined level of investment for all these facilities is \$29,031,492 which is equivalent to \$1,431 per capita.

FIGURE 2.3: CURRENT PARK FACILITIES STANDARD PER CAPITA

| Type       | Current PFS per Capita |                 |
|------------|------------------------|-----------------|
|            | Acre/ Linear Ft        | Qualifying Cost |
| Park       | 161                    | \$ 11,354,000   |
| Open Space | 74                     | 1,484,753       |
| Trails     | 125,339                | 863,213         |
| Amenities  | N/A                    | 15,329,526      |
|            |                        | \$ 29,031,492   |
|            | Population             | 20,284          |
|            | Cost per Capita        | \$ 1,431        |

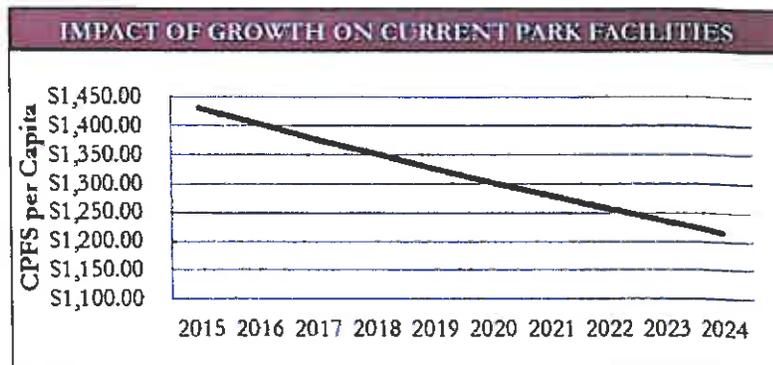
### IMPACT OF FUTURE GROWTH AND FUTURE PARKS & RECREATION FACILITIES

#### UTAH CODE 11-36A-304(1)(A)

As shown in Figure 2.4, the current park facility standard of investing \$1,431 per capita drops to \$1,215 dollars per capita over the next ten years (through 2024) and continues to drop if **no** additional park improvements are developed or no additional park system money is spent to serve future anticipated development.

The City intends to maintain its existing level of service in the parks system and in order to maintain the PFS the City has several planned improvements to meet future park demand. Figure 2.5 shows the City's future park spending of \$23M in the construction of 650 West and 1100 West facilities as well as the other new parks/trails or expansions. RAP tax revenues and GO bonds will be used to fund enhancements to the level of service that exceed the \$16.6M in impact fee qualifying future parks development.

FIGURE 2.4: IMPACT OF GROWTH ON CURRENT PARK FACILITIES STANDARD





**FUTURE PARK FACILITIES**

Because the City has determined that it will maintain its current level of park services and does not have excess capacity at any system-wide park, the City will need to purchase additional park facilities to maintain the established purchased park land LOS.

As previously mentioned, the City has plans to build a new gym facility and a new park at 650 W and at 1100 W to develop capacity to meet future demand. The City will perpetuate the current park facility standard for open space and trails.

FIGURE 2.5: FUTURE PARKS AND RECREATION FACILITIES

| Future Improvement                              | Amenities/Land Cost  |
|---|----------------------|
| Glovers (1100 West)                             | \$ -                 |
| Old Farm  | 600,000              |
| Forbush Park Expansion                          | 300,000              |
| Bangerter Property (south of 650 West Property) | 3,300,000            |
| Salt Lake Shoreline Extension to North          | 90,909               |
| Shepard Creek Trail                             | 90,909               |
| Spring Creek Trail                              | 90,909               |
| Haight Creek Trail                              | 90,909               |
| Legacy Trail Extension                          | 181,818              |
| Farmington Creek Trail                          | 181,818              |
| Park/Trails Amenities Cost                      | 17,930,534           |
| <b>Estimated Future Park Improvements</b>       | <b>\$ 22,857,807</b> |

## CHAPTER 3: PROPORTIONATE SHARE ANALYSIS

### Funding Qualifying Park System Improvements

*Utah Code 11-36a-304(1)(d)(i)(ii)*

The Impact Fees 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 funding sources including:

- General Fund Revenues
- Conservation Subdivisions
- Grants
- Bond Proceeds
- Developer Exactions
- Impact Fees
- RAP Tax

In calculating the value and any 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 assuming that they are system improvements, not curing a deficiency. In order 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 Fees Act to evaluate all 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 / Property Taxes

The general fund revenues have been generated by the City's current residents. It would be an additional burden to current residents to use the general fund as the funding source for future parks and recreation facilities that are needed to meet the needs of future users, not existing users. Therefore, using general fund revenues for fund projects that are needed to serve future residents is not an equitable policy and would also place too much stress on the tight budgets of the general fund.

### GO Bond

General Obligation bonds, referred to as GO bonds, are a common way for cities to fund park and recreation improvements. GO bonds pledge property tax revenues which are a very stable source of revenue. The interest rates on GO bonds tend to be lower than interest rates on other revenue bonds because a City is obligated to increase property taxes to make bond payments if revenues are low. All residents pay property taxes to repay GO bonds; therefore, it is sometimes appropriate to provide an impact fee credit to ensure new development is not paying more than their fair share for the improvements the GO bond was issued to fund. The City does have a GO bond to pay for the 650 West improvements and has calculated a credit to the impact fee.



## 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 Fees 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.

## RAP Tax

A RAP Tax fund is a collection of money accrued through sales taxes on purchases made within the limits of the city or county that has voted to adopt the program. Since this funding source is subject to popular vote, this is not a guaranteed, stable revenue stream. The City is partially funding some future park facilities with RAP tax as described in Chapter 4 that relate to an enhancement to the City's current park facility standard and has calculated a credit to the impact fee to reflect that.

## 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, current costs have been used to compute impacts on system improvements required by anticipated development activity to maintain the PFS.

## Credits Against Impact Fees

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

The Impact Fees 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 found in the IFFP and included in the impact fee. Credits are required so that new development is not charged twice. The City's RAP tax will be used to fund an enhancement to the City's current park facility standard. The impact fee calculation has identified nearly \$7M in future projects that will enhance the City's PFS. Therefore, the impact fee calculation includes a RAP tax credit and a GO bond credit.

## DEVELOPER CREDITS

If projects included in the Impact Fee Facilities Plan (or a project that will offset the demand for a system improvement that is listed in the IFFP) are constructed by developers, 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 for development. Any item that a developer funds must be included in the IFFP if a credit is to be issued and must be agreed upon with the City before the improvements are constructed. In the situation that a developer chooses to construct facilities found in the IFFP in lieu of impact fees, the arrangement must be made through the developer and the City.

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

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



## CHAPTER 4 FUNDING PLAN AND IMPACT FEE CALCULATIONS

### FUNDING PLAN

*Utah Code 11-36a-304(2)(c)(d)(e)*

Impact fees are based upon park land and amenities that have been funded or purchased 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 Davis County, Davis County School District, or UDOT.

Because of these funding limitations, Impact fees will not fully perpetuate the park facilities currently enjoyed by Farmington City residents due to the exclusion of any donated park and open space land and any donated facilities from the impact fee calculation. 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 GO bonds, special assessments, user charges, general taxes, etc.

### REVENUE AND FUNDING SOURCES

#### Bond Financing – Outstanding Series 2015 General Obligation Bond

The City currently has a GO bond for \$6M in principal issued in 2015. This bond will fund two projects: 1. a regional park with a 4-plex softball/baseball diamond, bowery, restrooms, basketball court, playground and parking lot and 2. a gym to accommodate basketball, volleyball, pickleball, dance/cheer camps, and an indoor track. The GO bond will be repaid using impact fees, however, due to the uncertain timing of new development paying impact fees it may be necessary to make debt service payments using other City funds. If this occurs, the payment will be accounted for as an interfund loan and the applicable fund will be reimbursed as impact fee payments are received.

FIGURE 4.1: 2015 GO BOND DEBT SERVICE SCHEDULE

| Series 2015 General Obligation Revenue Bond |              |              |
|---|--------------|--------------|
| Principal                                   | Interest     | Total P&I    |
| \$ 6,000,000                                | \$ 2,036,539 | \$ 8,036,539 |



FIGURE 4.2: PROPOSED SOURCES AND USES OF FUNDS SERIES 2015 GENERAL OBLIGATION BOND

Sources And Uses Of Funds

The proceeds from the sale of the 2015 Bonds are estimated to be applied as set forth below:

Sources:

|                               |                              |
|-------------------------------|------------------------------|
| Par amount of 2015 Bonds..... | \$6,000,000.00               |
| Reoffering premium.....       | <u>145,797.80</u>            |
| <b>Total .....</b>            | <b><u>\$6,145,797.80</u></b> |

Uses:

|                                    |                              |
|------------------------------------|------------------------------|
| Deposit to Construction Fund ..... | 6,022,909.05                 |
| Costs of Issuance (1).....         | <u>64,500.00</u>             |
| Underwriter's discount.....        | <u>58,388.75</u>             |
| <b>Total .....</b>                 | <b><u>\$6,145,797.80</u></b> |

(1) Includes legal fees, Municipal Advisor fees, rating agency fees, Bond Registrar and Paying Agent fees, rounding amounts and other miscellaneous costs of issuance.

Credit Calculations

The RAP tax will generate approximately \$3.5M. Approximately 60% of sales tax revenues are paid by people from outside of Farmington so the RAP tax will enable the City to receive help from sources outside of current and future residents to fund the improvements. The projects being funded through the RAP tax increase the level of investment for the parks and recreation system. An increase to a level of investment is not an impact fee qualifying expense under any circumstances, therefore, only a portion of the tax which is attributable to existing residents' share of the costs will qualify for an impact fee credit. This is not a discount to the impact fee. It is a credit to offset paying for portions of the projects that are only needed to serve existing users. When a new user pays their impact fee the impact fee covers the user's impact on the system. When a resident funds RAP tax they contribute to the cost attributable to existing residents as well as their own portion. In order to prevent new residents being double charged for capacity, a credit may be applied to the impact fee. Figures 4.3 details the impact fee credits which have been calculated for the RAP tax and GO bond.



FIGURE 4.3: RAP TAX CREDIT CALCULATION

| Year | Population | RAP Tax Revenues* | Local RAP Tax Revenues | Local RAP Credit per Capita | Taxable Value | 2015- GO Bond Payments | GO Bond Credits (\$/Taxable Value) |
|------|------------|-------------------|------------------------|-----------------------------|---------------|------------------------|------------------------------------|
| 2015 | 20,283.50  | \$ 350,000        | \$ 140,000             | (6.90)                      | 1,128,898,397 |                        |                                    |
| 2016 | 20,685.20  | 350,000           | 140,000                | (6.77)                      | 1,185,343,317 | (172,788.61)           | (0.15)                             |
| 2017 | 21,086.90  | 350,000           | 140,000                | (6.64)                      | 1,244,610,483 | (411,150.00)           | (0.33)                             |
| 2018 | 21,488.60  | 350,000           | 140,000                | (6.52)                      | 1,306,841,007 | (416,150.00)           | (0.32)                             |
| 2019 | 21,890.30  | 350,000           | 140,000                | (6.40)                      | 1,372,183,057 | (415,950.00)           | (0.30)                             |
| 2020 | 22,292.00  | 350,000           | 140,000                | (6.28)                      | 1,440,792,210 | (415,650.00)           | (0.29)                             |
| 2021 | 22,690.50  | 350,000           | 140,000                | (6.17)                      | 1,512,831,821 | (415,250.00)           | (0.27)                             |
| 2022 | 23,089.00  | 350,000           | 140,000                | (6.06)                      | 1,588,473,412 | (414,750.00)           | (0.26)                             |
| 2023 | 23,487.50  | 350,000           | 140,000                | (5.96)                      | 1,667,897,082 | (414,150.00)           | (0.25)                             |
| 2024 | 23,886.00  | 350,000           | 140,000                | (5.86)                      | 1,751,291,936 | (413,450.00)           | (0.24)                             |
| 2025 | 24,284.50  | -                 | -                      | -                           | 1,838,856,533 | (414,750.00)           | (0.23)                             |
| 2026 | 24,791.73  | -                 | -                      | -                           | 1,930,799,360 | (415,750.00)           | (0.22)                             |
| 2027 | 25,298.97  | -                 | -                      | -                           | 2,027,339,328 | (411,450.00)           | (0.20)                             |
| 2028 | 25,806.20  | -                 | -                      | -                           | 2,128,706,294 | (412,000.00)           | (0.19)                             |
| 2029 | 26,313.43  | -                 | -                      | -                           | 2,235,141,609 | (412,250.00)           | (0.18)                             |
| 2030 | 26,820.67  | -                 | -                      | -                           | 2,346,898,689 | (412,200.00)           | (0.18)                             |
| 2031 | 27,327.90  | -                 | -                      | -                           | 2,464,243,624 | (411,850.00)           | (0.17)                             |
| 2032 | 27,835.13  | -                 | -                      | -                           | 2,587,455,805 | (416,200.00)           | (0.16)                             |
| 2033 | 28,342.37  | -                 | -                      | -                           | 2,716,828,595 | (415,100.00)           | (0.15)                             |
| 2034 | 28,849.60  | -                 | -                      | -                           | 2,852,670,025 | (413,700.00)           | (0.15)                             |
| 2035 | 29,356.83  | -                 | -                      | -                           | 2,995,303,526 | (412,000.00)           | (0.14)                             |
|      |            | \$ 3,500,000      | \$ 1,400,000           | \$ (64)                     |               | \$ (8,036,539)         | \$ (4.37)                          |

IMPACT FEE CALCULATION

Figure 4.4 below shows the proposed parks and recreation impact fee per capita.

FIGURE 4.4: IMPACT FEE PER CAPITA CALCULATION

| Facility   | Cost                 | Population Served | Fee Per Capita     |
|--|----------------------|-------------------|--------------------|
| Future City Park Improvements                                    | \$ 23,645,757        |                   |                    |
| Level of Service Enhancement (Funded with RAP tax/ Gen Fund)     | (7,029,240)          |                   |                    |
| <b>Future Qualifying Park Expense (Current Level of Service)</b> | <b>\$ 16,616,516</b> | <b>11,610</b>     | <b>\$ 1,431.29</b> |
| RAP Tax Credit   |                      |                   | (63.56)            |
| Professional Expenses  | 15,000               | 3,603             | 4.16               |
| <b>Total Park Impact Fee Per Capita</b>                          |                      |                   | <b>\$ 1,371.89</b> |

Based on the per capita cost of impacts on system improvements, related to new development to maintain the current park facility standard, and consideration of interest on the outstanding bond, Figure 4.5 shows the impact fee per household. With an average single family household size of 3.51<sup>3</sup> persons, the fee per household equals \$4,409. Multi-family households are typically smaller, and Farmington is no exception at 2.79 persons per household. Therefore, the fee for multi-family is \$3,828.

<sup>3</sup> 2010 Census



FIGURE 4.5: RECOMMENDED LEGAL PARKS IMPACT FEE

| Impact Fee Calculation  | Fee Per Unit    |
|---|-----------------|
| Average Household Size/Owner Occupied*                          | 3.51            |
| Gross Park Impact Fee per Capita                                | \$ 4,815        |
| GO Bond Property Tax Credit (\$318,995 Average House Valuation) | (766)           |
| <b>Impact Fee per Household Unit</b>                            | <b>\$ 4,049</b> |
| Average Household Size/Multi Family*                            | 2.79            |
| Gross Park Impact Fee per Capita                                | \$ 3,828        |
| GO Bond Property Tax Credit (\$100,000 Average Unit Valuation)  | (240)           |
| <b>Impact Fee per Household/Multi Family</b>                    | <b>\$ 3,828</b> |

\*Source 2010 Census

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. 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. This adjusted impact fee calculation will be based on the cost per unit defined above, multiplied by the number of units created by the applicable development type. In these certain cases, a developer may submit studies and data that clearly show a need for adjustment.

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

FIGURE 4.6: NON-STANDARD CALCULATION

| Parks & Recreation Non-Standard Impact Fee Formula   |
|--|
| Step 1: Multiply Number of Persons per Household by Impact Fee per Capita \$1,371.89                                     |
| Step 2: Apply the Credit to the Fee (Subtract \$4.37 per \$1,000 Home Valuation after the 55% Residential Tax Reduction) |



## APPENDIX



### 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 Plans (“IFFPs”) made in the IFFP documents or in the impact fee analysis documents are followed in their entirety by Farmington City staff and elected officials.
2. If all or a portion of the IFFPs or impact fee analyses 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 Farmington City and outside sources. Copies of letters requesting data are included as appendices to the IFFPs and the impact fee analysis.

Dated: November 5, 2015

ZIONS PUBLIC FINANCE, INC.

# APPENDIX A: POPULATION PROJECTIONS/ GROWTH IN DEMANDS

Farmington City Parks and Recreation IFFP

A B C D E F G H I J

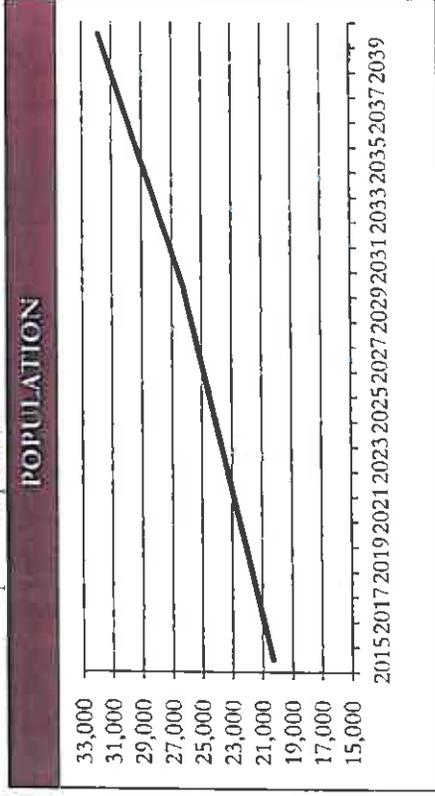
Table A.1: Growth Projections

| Year | Population | Annual Population Change | Households | Annual Households Change | % Increase |
|------|------------|--------------------------|------------|--------------------------|------------|
| 2010 | 18,275     |                          | 5,207      |                          |            |
| 2011 | 18,677     | 402                      | 5,321      | 114                      | 2.20%      |
| 2012 | 19,078     | 402                      | 5,435      | 114                      | 2.15%      |
| 2013 | 19,480     | 402                      | 5,550      | 114                      | 2.11%      |
| 2014 | 19,882     | 402                      | 5,664      | 114                      | 2.06%      |
| 2015 | 20,284     | 402                      | 5,779      | 114                      | 2.02%      |
| 2016 | 20,685     | 402                      | 5,893      | 114                      | 1.98%      |
| 2017 | 21,087     | 402                      | 6,008      | 114                      | 1.94%      |
| 2018 | 21,489     | 402                      | 6,122      | 114                      | 1.90%      |
| 2019 | 21,890     | 402                      | 6,237      | 114                      | 1.87%      |
| 2020 | 22,292     | 402                      | 6,351      | 114                      | 1.84%      |
| 2021 | 22,691     | 399                      | 6,465      | 114                      | 1.79%      |
| 2022 | 23,089     | 399                      | 6,578      | 114                      | 1.76%      |
| 2023 | 23,488     | 399                      | 6,692      | 114                      | 1.73%      |
| 2024 | 23,886     | 399                      | 6,805      | 114                      | 1.70%      |
| 2025 | 24,285     | 399                      | 6,919      | 114                      | 1.67%      |
| 2026 | 24,683     | 399                      | 7,032      | 114                      | 1.64%      |
| 2027 | 25,082     | 399                      | 7,146      | 114                      | 1.61%      |
| 2028 | 25,480     | 399                      | 7,259      | 114                      | 1.59%      |
| 2029 | 25,879     | 399                      | 7,373      | 114                      | 1.56%      |
| 2030 | 26,277     | 399                      | 7,486      | 114                      | 1.54%      |
| 2040 | 31,893     | 5,616                    | 9,086      | 1,600                    | 21.37%     |

Table A.2: Development Type

| Development Type            | Persons Per Household (PPH) | ERU Equivalent |
|-----------------------------|-----------------------------|----------------|
| Single Family (2010 Census) | 3.51                        | 1.00           |
| Multi-Family (2010 Census)  | 2.79                        | 0.79           |

Table A.3: Graph of Population Growth



24 City of Farmington, 2015-2039, 2040 Projections and 2040-2049 Projections

A B C D E F G H I J







# APPENDIX D: FUTURE IMPROVEMENTS

## Farmington City Parks and Recreation IFFP

A B C D E

Table D.1: Future Park Acres

| Park Name                                       | Total Acres  | Land Purchase       | Funding   | Type of Improvement |
|---|--------------|---------------------|-----------|---------------------|
| Glovers (1100 West)                             | 10.50        | \$ -                | Developer | System              |
| Forbush Park Expansion (Hatch Home)             | 0.50         | 300,000             | City      | System              |
| Bangerter Property (south of 650 West Property) | 22.00        | \$ 3,300,000        | City      |                     |
| Park Development of Bangerter Property          | -            | \$ -                | City      |                     |
| <b>Totals</b>                                   | <b>33.00</b> | <b>\$ 3,600,000</b> |           |                     |

150,000

Table D.2: Future Open Space Acres

3.44

| Park Name     | Total Acres | Funding  | Cost Estimate | Type of Improvement |
|---------------|-------------|----------|---------------|---------------------|
|               |             |          |               |                     |
|               |             |          |               |                     |
|               |             |          |               |                     |
| <b>Totals</b> | <b>-</b>    | <b>-</b> | <b>-</b>      |                     |

Table D.3: Future Trail Linear Feet

| Park Name                              | Total Linear Feet | Funding | Cost Estimate     | Type of Improvement |
|--|-------------------|---------|-------------------|---------------------|
| Salt Lake Shoreline Extension to North | 5,280             | City    | \$ 90,909         | System              |
| Shepard Creek Trail                    | 5,280             | City    | 90,909            | System              |
| Spring Creek Trail                     | 5,280             | City    | 90,909            | System              |
| Plough Creek Trail                     | 5,280             | City    | 90,909            | System              |
| Legacy Trail Extension                 | 10,560            | City    | 181,818           | System              |
| Farmington Creek Trail                 | 10,560            | City    | 181,818           | System              |
| <b>Totals</b>                          | <b>42,240</b>     |         | <b>\$ 727,273</b> |                     |

Table D.4: Cost Estimate Assumptions

|                      | Estimated Cost |
|----------------------|----------------|
| Park Land (Acre)     | \$ 150,000     |
| Open Space (Acre)    | 50,000         |
| Trails (Acre)        | 50,000         |
| Trails (Linear Foot) | 17.22          |

A B C D E

APPENDIX E: FUTURE AMENITIES  
 Farmington City Parks and Recreation IFPP

|    |   | C         | D                 | E                                      | F                                      | G                   | H                  | I                  | J                      | K                  | L                      | M          | N             | O |
|----|---|-----------|-------------------|--|--|---------------------|--------------------|--------------------|------------------------|--------------------|------------------------|------------|---------------|---|
|    |   | 650 W.    | Glovers (1100 W.) | Forbush Park Expansion-purchasing land | Salt Lake Shoreline Expansion to North | Shepard Creek Trail | Spring Creek Trail | Haight Creek Trail | Legacy Trail Extension | Bangerter Property | Farmington Creek Trail | Total      |               |   |
| 1  |   |           |                   |  |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 2  | Gazebo, Pavilion, Bowery                |           |                   |  |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 3  | Large Bowler Storage                    | \$ 99,600 |                   |  |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 4  | Large Bowler w/ Tables (1,500)          | 157,800   |                   |  |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 5  | Small Bowler w/ Tables (1,000 \$1)      | 4,700     |                   |  |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 6  | Private Bowler (500 \$1)                | 76,145    |                   |  |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 7  | Casino                                  | 15,250    |                   |  |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 8  | Fields, Courts, Enclosures              |           |                   |  |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 9  | Concrete Basketball Full Court          | \$ 99,800 | \$ 80,184         |  |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 10 | Concrete Basketball Half Court          | 4,900     |                   |  |  |                     |                    |                    |                        | 77,800             | \$                     | 1,916,811  |               |   |
| 11 | Non-Illuminated Tennis Courts           | 62,250    |                   |  |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 12 | Baseball Concessions/ Restroom Building | 28,507    |                   | 300,000                                |  |                     |                    |                    |                        | 67,750             |                        | 62,750     |               |   |
| 13 | Baseball Softball Diamond               | 15,861    |                   | 5,000,000                              |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 14 | Lighted Tennis Courts                   | 17,775    |                   |  |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 15 | Swimming                                | 82,750    |                   |  |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 16 | Volleyball Court                        | 15,555    |                   |  |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 17 | Benches                                 | 7,320     |                   |  |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 18 | Picnic Tables                           |           |                   |  |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 19 | Urns, Tables                            | \$ 800    |                   |  |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 20 | Benches                                 | 47        | 1,800             |  | 3,000                                  |                     |                    |                    |                        |                    |                        |            |               |   |
| 21 | Restrooms                               | 89,670    | 115,000           | 250,000                                |  |                     |                    |                    |                        | 99,600             |                        |            |               |   |
| 22 | BIQ                                     | 125       |                   |  |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 23 | Trail/Road/Turf Improvements            |           |                   |  |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 24 | Rough Grading                           |           | 260,379           | 150,000                                |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 25 | Finishing and Final Grading             |           | 8,116             | 7,700                                  |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 26 | Asphalt Trail per LF                    | 42        | 84,442            |  |  | 219,120             | 219,120            | 219,120            | 438,240                |                    |                        |            |               |   |
| 27 | Concrete Trail Walkways                 | 33        |                   |  |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 28 | Road Base                               | 25        | 140,680           | 57,874                                 |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 29 | Parking                                 | 15,000    | 512,175           | 422,760                                |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 30 | Randomly Graded Gravel                  | 33        |                   |  |  |                     |                    |                    |                        | 500,000            |                        |            |               |   |
| 31 | Irrigation                              |           | 443,622           | 19,000                                 |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 32 | Seed Fertilizer Topsoil Soil Conditions |           | 369,786           | 10,000                                 |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 33 | Landscaping                             | 104       | 41,899            | 50,000                                 | 22,018                                 |                     |                    |                    |                        | 971,432            |                        |            |               |   |
| 34 | 4" Water                                |           | 3,000             | 6,000                                  |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 35 | Central Control Components              |           |                   | 6,000                                  |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 36 | Turf Improvements                       | 7,486     |                   |  |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 37 | Severable Cuts and Curbs                |           | 87,272            | 37,649                                 |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 38 | Asphalt Trail & Parking                 | 15,363    |                   |  |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 39 | Other                                   |           |                   |  |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 40 | Pedestrian Bridges                      | \$ 5,000  | 5,000             |  |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 41 | Bowers                                  |           |                   | 5,700                                  |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 42 | Cross                                   |           | 870,000           |  |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 43 | Bike Rack                               |           | 1,400             |  |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 44 | Trench Receivers                        |           | 3,760             |  |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 45 | Seasonal Furniture                      | 748,000   |                   |  |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 46 | Decorative Furniture                    | 7,875     | 3,000             |  |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 47 | Large Playground                        | 67,510    |                   |  |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 48 | Small Playground Equipment              | 29,820    |                   |  |  |                     |                    |                    |                        | 67,250             |                        |            |               |   |
| 49 | Seating                                 | 86,610    |                   |  |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 50 | Fish Cleaning Stations                  | 9,725     |                   |  |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 51 | Light Head Lights                       | 8,300     |                   |  |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 52 | Fan or Heat Lights                      | 6,275     | 115,000           |  |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 53 | Turf Field Lights                       | 4,190     |                   |  |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 54 | Light Poles                             | 7,675     |                   |  |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 55 | Flag Pole                               | 4,150     |                   |  |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 56 | Signs                                   | 4,150     |                   |  |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 57 | Visual Barriers                         | 17        |                   |  |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 58 | Security Fencing                        | 4,150     |                   |  |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 59 |   |           | 13,000            |  |  |                     |                    |                    |                        |                    |                        |            |               |   |
| 60 | Subtotal                                | \$        | 13,764,217        | \$ 713,424                             | \$ 22,078                              | \$ 3,000            | \$ 219,120         | \$ 219,120         | \$ 219,120             | \$ 438,240         | \$ 1,849,832           | \$ 438,240 | \$ 17,966,591 |   |
| 61 | Total w/ Contingency                    | \$        | 15,140,639        | \$ 749,895                             | \$ 22,078                              | \$ 3,000            | \$ 219,120         | \$ 219,120         | \$ 219,120             | \$ 438,240         | \$ 1,849,832           | \$ 438,240 | \$ 19,318,441 |   |

# APPENDIX F: CURRENT PARKS FACILITY STANDARD

Farmington City Parks and Recreation IFPP

Current Farmington City Population 19,882

Table F.1 Current Park Facility Standard

| Parks Facility Standard - Current Inventory |                 |                           |                           |                     |
|---|-----------------|---------------------------|---------------------------|---------------------|
| Park  | Acres           | Qualifying Cost           | Acres/Linear Ft Per 1,000 | LOS Per 1,000       |
| Common                                      | 104             | \$ 4,843,500              | 5.23                      | \$ 243,613          |
| Entrance Park                               | 3               | 165,000                   | 0.13                      | 8,299               |
| Maximian Tart                               | 5               | -                         | 0.25                      | -                   |
| Mini Park                                   | 7               | -                         | 0.36                      | -                   |
| Neighborhood                                | 17              | 2,347,500                 | 0.84                      | 118,073             |
| School District                             | 25              | -                         | 1.26                      | -                   |
| <b>Grand Total</b>                          | <b>161</b>      | <b>\$ 11,354,000</b>      | <b>6.09</b>               | <b>\$ 369,987</b>   |
| Open Space                                  |                 |                           |                           |                     |
| Acres                                       | Qualifying Cost | Acres/Linear Ft Per 1,000 | LOS Per 1,000             |                     |
| Farmington City Open Space                  | 74.24           | \$ 1,484,753              | 3.73                      | \$ 74,679           |
| Farmington City Open Space                  | 74.24           | \$ 1,484,753              | 3.73                      | \$ 74,679           |
| Trails                                      |                 |                           |                           |                     |
| Linear Ft                                   | Qualifying Cost | Acres/Linear Ft Per 1,000 | LOS Per 1,000             |                     |
| Existing Trails                             | 125,338.52      | 863,213                   | 6,304.18                  | \$ 43,417           |
| Existing Trails                             | 125,338.52      | \$ 863,213                | 6,304.18                  | \$ 43,417           |
| Amenities                                   |                 |                           |                           |                     |
| Total Cost of Existing Amenities            |                 |                           |                           | LOS Per 1,000       |
| Amenities                                   |                 | \$ 15,329,493             |                           | \$ 771,031          |
| <b>Totals</b>                               |                 | <b>\$ 29,031,459</b>      |                           | <b>\$ 1,259,114</b> |

## FUTURE PARK IMPROVEMENTS

Table F.2 Future Park Facility Standard

| Parks Facility Standard - Proposed Park Improvements |                 |                           |                           |                     |
|--|-----------------|---------------------------|---------------------------|---------------------|
| Park   | Acres           | Qualifying Cost           | Acres/Linear Ft Per 1,000 | LOS Per 1,000       |
| Chavez (1100 W. Hill)                                | 11              | \$ -                      | 0.5                       | \$ -                |
| Football Park Expansion (Hatch Home)                 | 0.5             | 300,000                   | 0.0                       | 15,089              |
| Bingarter Property (south of 630 West Property)      | 22              | 3,300,000                 | 1.1                       | 165,961             |
| <b>Grand Total</b>                                   | <b>33</b>       | <b>\$ 3,600,000</b>       | <b>1.7</b>                | <b>\$ 181,070</b>   |
| Proposed Open Space Improvements                     |                 |                           |                           |                     |
| Acres  | Qualifying Cost | Acres/Linear Ft Per 1,000 | LOS Per 1,000             |                     |
| Farmington City Open Space                           | \$ -            | -                         | -                         | \$ -                |
| Farmington City Open Space                           | \$ -            | -                         | -                         | \$ -                |
| Proposed Trails Improvements                         |                 |                           |                           |                     |
| Linear Ft  | Qualifying Cost | Acres/Linear Ft Per 1,000 | LOS Per 1,000             |                     |
| Existing Trails                                      | 42,240          | \$ 727,273                | 2,124.6                   | \$ 36,580           |
| Existing Trails                                      | 42,240          | \$ 727,273                | 2,124.6                   | \$ 36,580           |
| Proposed Amenities Improvements                      |                 |                           |                           |                     |
| Total Cost of Future Amenities                       |                 |                           |                           | LOS Per 1,000       |
| Amenities  |                 | \$ 19,318,484             |                           | \$ 971,667          |
| <b>Totals</b>  |                 | <b>\$ 23,645,757</b>      |                           | <b>\$ 1,189,317</b> |

# APPENDIX G: OUTSTANDING DEBT SUMMARY

Farmington City Parks and Recreation IFFP

Table G.1: 2015 General Obligation Revenue Bond

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| Date     | Principal    | Interest Rate | Interest Payment | FY Payment   |
|----------|--------------|---------------|------------------|--------------|
| 4/1/2015 | \$ -         | -             | \$ -             | \$ -         |
| 4/1/2016 | -            | -             | 172,789          | 172,789      |
| 4/1/2017 | 250,000      | 2.00%         | 161,150          | 411,150      |
| 4/1/2018 | 260,000      | 2.00%         | 156,150          | 416,150      |
| 4/1/2019 | 265,000      | 2.00%         | 150,950          | 415,950      |
| 4/1/2020 | 270,000      | 2.00%         | 145,650          | 415,650      |
| 4/1/2021 | 275,000      | 2.00%         | 140,250          | 415,250      |
| 4/1/2022 | 280,000      | 2.00%         | 134,750          | 414,750      |
| 4/1/2023 | 285,000      | 2.00%         | 129,150          | 414,150      |
| 4/1/2024 | 290,000      | 3.00%         | 123,450          | 413,450      |
| 4/1/2025 | 300,000      | 3.00%         | 114,750          | 414,750      |
| 4/1/2026 | 310,000      | 3.00%         | 105,750          | 415,750      |
| 4/1/2027 | 315,000      | 3.00%         | 96,450           | 411,450      |
| 4/1/2028 | 325,000      | 3.00%         | 87,000           | 412,000      |
| 4/1/2029 | 335,000      | 3.00%         | 77,250           | 412,250      |
| 4/1/2030 | 345,000      | 3.00%         | 67,200           | 412,200      |
| 4/1/2031 | 355,000      | 3.00%         | 56,850           | 411,850      |
| 4/1/2032 | 370,000      | 3.00%         | 46,200           | 416,200      |
| 4/1/2033 | 380,000      | 3.00%         | 35,100           | 415,100      |
| 4/1/2034 | 390,000      | 3.00%         | 23,700           | 413,700      |
| 4/1/2035 | 400,000      | 3.00%         | 12,000           | 412,000      |
|          | \$ 6,000,000 |               | \$ 2,036,539     | \$ 8,036,539 |

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Table G.2: 2015 GO Bond Sources and Uses

| Sources And Uses Of Funds:  |                       |
|---|-----------------------|
| The proceeds from the sale of the 2015 Bonds are estimated to be applied as set forth below:  |                       |
| <i>Sources:</i>   |                       |
| Par amount of 2015 Bonds  | \$6,000,000.00        |
| Reoffering premium  | 145,797.80            |
| <b>Total</b>  | <b>\$6,145,797.80</b> |
| <i>Uses:</i>  |                       |
| Deposit to Construction Fund  | 6,022,909.05          |
| Costs of Issuance (1)   | 64,500.00             |
| Underwriter's discount  | 58,388.75             |
| <b>Total</b>  | <b>\$6,145,797.80</b> |
| (1) Includes legal fees, Municipal Advisor fees, rating agency fees, Bond Registrar and Paying Agent fees, rounding amounts and other miscellaneous costs of issuance |                       |

A B C D E F G

# APPENDIX H: REVENUE CREDITS

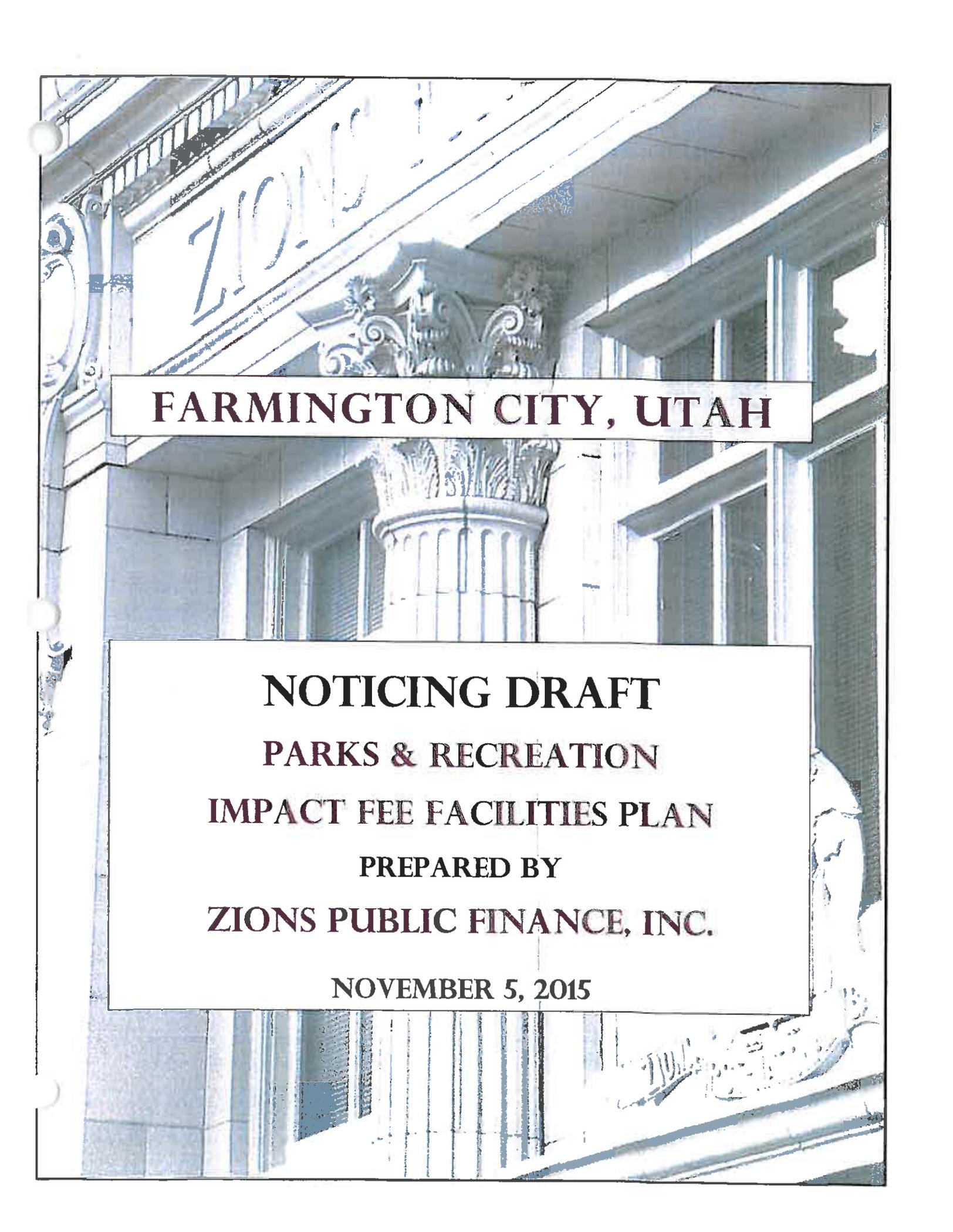
Farmington City Parks and Recreation IFFP

TABLE H 1: CALCULATION OF RAP TAX CREDITS

|    | A    | B          | C                 | D                      | E                           | F                | G                     | H                   |
|----|------|------------|-------------------|------------------------|-----------------------------|------------------|-----------------------|---------------------|
|    | Year | Population | RAP Tax Revenues* | Local RAP Tax Revenues | Local RAP Credit per Capita | Deadweight       | 2015 GO Bond Payments | GOB - 2015 Payments |
| 1  |      |            |                   |                        |                             |                  |                       |                     |
| 2  | 2015 | 20,283.50  | \$ 350,000        | \$ 140,000             | (6.90)                      | \$ 1,128,898,397 |                       |                     |
| 3  | 2016 | 20,685.20  | 350,000           | 140,000                | (6.77)                      | 1,185,343,317    | (172,788.61)          | (0.15)              |
| 4  | 2017 | 21,086.90  | 350,000           | 140,000                | (6.64)                      | 1,244,610,483    | (411,150.00)          | (0.33)              |
| 5  | 2018 | 21,488.60  | 350,000           | 140,000                | (6.52)                      | 1,306,811,067    | (416,150.00)          | (0.32)              |
| 6  | 2019 | 21,890.30  | 350,000           | 140,000                | (6.40)                      | 1,372,183,057    | (415,950.00)          | (0.30)              |
| 7  | 2020 | 22,292.00  | 350,000           | 140,000                | (6.28)                      | 1,440,792,210    | (415,650.00)          | (0.29)              |
| 8  | 2021 | 22,690.50  | 350,000           | 140,000                | (6.17)                      | 1,512,831,821    | (415,250.00)          | (0.27)              |
| 9  | 2022 | 23,089.00  | 350,000           | 140,000                | (6.06)                      | 1,588,473,412    | (414,750.00)          | (0.26)              |
| 10 | 2023 | 23,487.50  | 350,000           | 140,000                | (5.96)                      | 1,667,897,082    | (414,150.00)          | (0.25)              |
| 11 | 2024 | 23,886.00  | 350,000           | 140,000                | (5.86)                      | 1,751,291,936    | (413,450.00)          | (0.24)              |
| 12 | 2025 | 24,284.50  | -                 | -                      | -                           | 1,838,856,533    | (414,750.00)          | (0.23)              |
| 13 | 2026 | 24,683.00  | -                 | -                      | -                           | 1,930,799,360    | (415,750.00)          | (0.22)              |
| 14 | 2027 | 25,081.50  | -                 | -                      | -                           | 2,027,339,328    | (411,450.00)          | (0.20)              |
| 15 | 2028 | 25,480.00  | -                 | -                      | -                           | 2,128,706,294    | (412,000.00)          | (0.19)              |
| 16 | 2029 | 25,878.50  | -                 | -                      | -                           | 2,235,141,609    | (412,250.00)          | (0.18)              |
| 17 | 2030 | 26,277.00  | -                 | -                      | -                           | 2,346,898,689    | (412,200.00)          | (0.18)              |
| 18 | 2031 | 26,676.50  | -                 | -                      | -                           | 2,464,243,624    | (411,850.00)          | (0.17)              |
| 19 | 2032 | 27,076.00  | -                 | -                      | -                           | 2,587,455,805    | (416,200.00)          | (0.16)              |
| 20 | 2033 | 27,475.50  | -                 | -                      | -                           | 2,716,828,595    | (415,100.00)          | (0.15)              |
| 21 | 2034 | 27,875.00  | -                 | -                      | -                           | 2,852,670,025    | (413,700.00)          | (0.15)              |
| 22 | 2035 | 28,274.50  | -                 | -                      | -                           | 2,995,303,526    | (412,000.00)          | (0.14)              |
| 23 |      |            | \$ 3,500,000      | \$ 1,400,000           | \$ (64)                     |                  | \$ (8,036,539)        | \$ (4.37)           |

\* Only considers RAP tax revenues required to fund level of service enhancements

A B C D E F G H



**FARMINGTON CITY, UTAH**

**NOTICING DRAFT  
PARKS & RECREATION  
IMPACT FEE FACILITIES PLAN  
PREPARED BY  
ZIONS PUBLIC FINANCE, INC.**

**NOVEMBER 5, 2015**



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**EXECUTIVE SUMMARY**

**FARMINGTON IMPACT FEE FACILITIES PLAN**

Farmington City (the City) currently imposes parks & recreation impact fees for their service area, which is comprised of all the areas within the City’s boundaries. Farmington is a city in Davis County, Utah, United States. It is part of the Ogden–Clearfield, Utah Metropolitan Statistical Area. Farmington is a desirable place to live and is rapidly growing in residential and commercial land uses. At the 2010 Census the population was 18,275 and the 2015 population estimate is 20,284. Farmington is the county seat of Davis County.

**SUMMARY OF IMPACT FEE FACILITIES PLAN**

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

- (a) Demands placed upon existing public facilities by new development activity; and
- (b) The proposed means by which the local political subdivision will meet those demands.

**Demand From New Development**

The demand placed on existing public park facilities by new development activity is attributed to population growth. Farmington City has a 2015 population of 20,284 persons and will grow to a projected 23,886 persons by 2024 – an increase of 3,603 persons. Farmington has an estimated 5,779 households with an average of 3.51 persons per household.

FIGURE ES.1: CHANGE IN POPULATION AND HOUSEHOLDS

| Year | Population | Annual Population Change | Households | Annual Households Change | % Increase |
|------|------------|--------------------------|------------|--------------------------|------------|
| 2010 | 18,275     |                          | 5,207      |                          |            |
| 2011 | 18,677     | 402                      | 5,321      | 114                      | 2.20%      |
| 2012 | 19,078     | 402                      | 5,435      | 114                      | 2.15%      |
| 2013 | 19,480     | 402                      | 5,550      | 114                      | 2.11%      |
| 2014 | 19,882     | 402                      | 5,664      | 114                      | 2.06%      |
| 2015 | 20,284     | 402                      | 5,779      | 114                      | 2.02%      |
| 2016 | 20,685     | 402                      | 5,893      | 114                      | 1.98%      |
| 2017 | 21,087     | 402                      | 6,008      | 114                      | 1.94%      |
| 2018 | 21,489     | 402                      | 6,122      | 114                      | 1.90%      |
| 2019 | 21,890     | 402                      | 6,237      | 114                      | 1.87%      |
| 2020 | 22,292     | 402                      | 6,351      | 114                      | 1.84%      |
| 2021 | 22,691     | 399                      | 6,465      | 114                      | 1.79%      |
| 2022 | 23,089     | 399                      | 6,578      | 114                      | 1.76%      |
| 2023 | 23,488     | 399                      | 6,692      | 114                      | 1.73%      |
| 2024 | 23,886     | 399                      | 6,805      | 114                      | 1.70%      |
| 2025 | 24,285     | 399                      | 6,919      | 114                      | 1.67%      |
| 2026 | 24,683     | 399                      | 7,032      | 114                      | 1.64%      |
| 2027 | 25,082     | 399                      | 7,146      | 114                      | 1.61%      |
| 2028 | 25,480     | 399                      | 7,259      | 114                      | 1.59%      |
| 2029 | 25,879     | 399                      | 7,373      | 114                      | 1.56%      |
| 2030 | 26,277     | 399                      | 7,486      | 114                      | 1.54%      |
| 2040 | 31,893     | 5,616                    | 9,086      | 1,600                    | 21.37%     |

Source: U.S. Census, American Community Survey, 2013 5-year data; Utah GOMB subcounty projections 2013



Farmington residents enjoy the benefits from parks that they have purchased; therefore, in order to achieve an equitable allocation of costs and benefits, new development needs only pay to maintain the current park facility standard (CPFS) that has been purchased by existing development. The current park facility standard is defined by dollars invested, or \$1,431 per capita.

FIGURE ES.2: EXISTING INVENTORY

| Type       | Current PFS per Capita |                 |
|------------|------------------------|-----------------|
|            | Acre/ Linear Ft        | Qualifying Cost |
| Park       | 161                    | \$ 11,354,000   |
| Open Space | 74                     | 1,484,753       |
| Trails     | 125,339                | 863,213         |
| Amenities  | N/A                    | 15,329,526      |
|            |                        | \$ 29,031,492   |
|            | Population             | 20,284          |
|            | Cost per Capita        | \$ 1,431        |

Currently the City is seeing many of their parks resources being stretched too thin particularly in relation to sports leagues. In recent years the City has experienced significant growth and saw increased demand for park facilities and recreation programs. In order to continue providing park amenities to City residents at the same benefit as in the past, the City will need to continue constructing park and recreation improvements to keep up with current demand. The City has two major projects on the horizon to help perpetuate the current park facilities standard and meet the needs of future demand. Planned new park improvements will add \$22.7M to the City's inventory.

**Proposed Means by Which City Will Meet Demands**

The City is building a gym which will be located on 650 West. The total cost of this project is anticipated to be approximately \$14M. The gym will help to accommodate the City's recreation league demands, such as Jr Jazz, and help all other programs to have the space needed to meet the full demand including volleyball, indoor track, basketball, dance/cheer camps, private rentals and more.

At the same location as the gym the City is developing a park that will cover approximately 40 acres and include soccer and football fields, pavilions, trail connections, playground areas, lighting, restrooms, concessions and a 4-plex softball and baseball complex. All this can be used for adult league and tournament play. Much of the demand for this project is to replace Bus Barn Park. Bus Barn Park is a temporary park with sports fields located on land owned by Davis School District and maintained by the City. The fields will no longer be available to the City as the school district begins construction of the new high school on that site which will open in 2018. To minimize the impact that the loss of Bus Barn Park will have on the City's park system, the 650 West park is anticipated to be complete before the new school opens.

The table below summarizes the City's current park facility standard and the proposed CPFS which includes the new projects. The City has \$23,645,757 in projects planned and \$16,616,516 of those projects are impact fee qualifying. Future project cost estimates account for inflation, however, these costs are included as estimates only. The impact fee is calculated according to the PFS per capita for the historic costs of the park inventory. Future projects are only identified to provide a general estimate of the City's future park expenditures and level of service while the actual impact fee is calculated based on the existing park assets. Future expenditures are shown to help the City identify funding gaps between the planned expenditures and the estimated future impact fee revenues. The City will then prepare a finance plan to determine when to use City funds other than impact fees to fill the future park improvement funding gaps.



FIGURE ES.3: CURRENT AND PROPOSED PARK FACILITY STANDARD

| Type            | Current         |                 | Proposed        |                 |
|-----------------|-----------------|-----------------|-----------------|-----------------|
|                 | Acre/ Linear Ft | Qualifying Cost | Acre/ Linear Ft | Qualifying Cost |
| Park            | 161             | \$ 11,354,000   | 33              | \$ 3,600,000    |
| Open Space      | 74              | 1,484,753       | -               | -               |
| Trails          | 125,339         | 863,213         | 42,240          | 727,273         |
| Amenities       | N/A             | 15,329,526      | N/A             | 19,318,484      |
|                 |                 | \$ 29,031,492   |                 | 23,645,757      |
| Population      |                 | 20,284          | Population      | 11,610          |
| Cost per Capita | \$              | 1,431           | Cost per Capita | \$ 2,037        |

**PROPOSED FUNDING PLAN**

The new projects will benefit existing residents by maintaining the current park facility standard and will also have capacity to meet the demands of new growth. Impact fees are a fair and equitable means of requiring new development to pay its fair share of facilities and 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.”<sup>1</sup> However, impact fees will not be the only funding source for the new projects. \$16M of the future projects are impact fee qualifying and the City will bridge the funding gap utilizing RAP tax and a GO Bond and a credit for the RAP tax and GO Bond will be included in the impact fee calculation. Existing residents will pay their portion of the project costs through the GO bond and RAP tax revenue and land sales and new growth will be eligible for a credit to ensure they will only be paying their fair share of the projects. The anticipated sources and uses for the future projects are summarized in the table below.

FIGURE ES.4: SOURCES AND USES OF FUTURE PROJECT FUNDS

| PARK FUNDING SOURCES                            |                               |
|---|-------------------------------|
| Funding Source                                  | Anticipated Revenues          |
| RAP Tax (10 Year Period)                        | \$ 7,029,240                  |
| GO Bond   | 6,022,909                     |
| Impact Fee Revenues                             | 10,593,607                    |
| <b>Total Sources</b>                            | <b>\$ 23,645,757</b>          |
| FUTURE PARK EXPENDITURES                        |                               |
| Improvement                                     | Projected Amenities/Land Cost |
| Glovers (1100 West)                             | \$ -                          |
| Forbush Park Expansion (Hatch Home)             | 300,000                       |
| Bangerter Property (south of 650 West Property) | 3,300,000                     |
| Salt Lake Shoreline Extension to North          | 90,909                        |
| Shepard Creek Trail                             | 90,909                        |
| Spring Creek Trail                              | 90,909                        |
| Haight Creek Trail                              | 90,909                        |
| Legacy Trail Extension                          | 181,818                       |
| Farmington Creek Trail                          | 181,818                       |
| Park/Trails Amenities Cost                      | 19,318,484                    |
| <b>Estimated Future Park Improvements Uses</b>  | <b>\$ 23,645,757</b>          |

<sup>1</sup> Utah Code 11-36a-302(3)



## CHAPTER 1: LEGAL REQUIREMENTS FOR AN IFFP

### UTAH CODE LEGAL REQUIREMENTS

Utah law requires that communities prepare an Impact Fee Facilities Plan (IFFP) before preparing an Impact Fee Analysis and enacting an impact fee. Utah law also requires that communities give notice of their intent to prepare an IFFP. This IFFP follows all legal requirements as outlined below. Farmington City has retained Zions Public Finance, Inc. 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(1)). The required notice must:

- (a) Indicate that the local political subdivision intends to prepare an impact fee facilities plan; and
- (b) Describe or provide a map of the geographic area where the proposed impact fee facilities will be located.

This notice must be posted on the Utah Public Notice website. Farmington has complied with this noticing requirement for the IFFP by posting notice on June 12, 2015. A copy of the notice is included in the Appendix.

#### **Preparation of Impact Fee Facilities Plan**

Utah Code requires that “before imposing an impact fee, each local political subdivision or private entity shall . . . prepare an impact fee facilities plan to determine the public facilities required to serve development resulting from new development activity” (Utah Code 11-36a-301(1)).

Section 11-36a-302 of the Utah Code outlines the requirements of an Impact Fee Facilities Plan which is required to identify the following:

- a) Demands placed upon existing public facilities by new development activity;
- b) The proposed means by which the local political subdivision will meet those demands; and
- c) Consideration of all revenue sources to finance the impacts on system improvements.

This IFFP first evaluates projected population growth in Farmington. Growth in parks and recreation demand will be driven by residential growth rather than commercial growth. Next, the IFFP identifies Farmington City’s current system-wide<sup>2</sup> parks & recreation public facilities. The analysis then evaluates the demands placed on these facilities by new development activity and considers how Farmington City will meet those demands. Finally, this analysis includes a discussion of all potential revenue sources that could be used to finance the impact from growth on system improvements.

---

<sup>2</sup> Project level parks that serve a specific community and do not benefit the system as a whole cannot be used to establish the CPFS that the City desires to maintain through impact fees.



**CHAPTER 2: CURRENT INVENTORY AND PARK FACILITY STANDARD UTAH CODE 11-36A-302(1)(A)(I)**

**CURRENT PARK FACILITY STANDARD**

**Park Lands**

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

Farmington City's system-wide parks and trails include a wide variety of improvements that were purchased by the City as well as improvements that were developer funded, donated, loaned to the City or grant funded. However, in order to assure an equitable allocation of costs borne in the past to costs borne in the future,<sup>3</sup> only improvements that were purchased by the City or exacted in lieu of impact fees will be used in determining impact fees. Improvements that were donated to the City are assumed to have been donated to the City's system of parks through build-out. Future residents will not be expected to pay for a park facility standard that current residents have not purchased through impact fees or other means.

**Open Space**

Open space refers to natural lands which are owned and maintained by the City in a manner that protects native vegetation, water quality, and aquatic and terrestrial wildlife habitat while providing appropriate access and educational opportunities for the public.

**Trails**

Farmington City maintains numerous trails throughout the City, canyons, and wetlands with walking, jogging, hiking and some equestrian access. The trails system includes paved, gravel and natural trails.

**CURRENT PARKS AND TRAILS INVENTORY**

FIGURE 2.1: CURRENT FARMINGTON CITY IMPACT FEE QUALIFYING PARKS, TRAILS AND OPEN SPACE

| Park Facility Standard - Current Inventory |   |                        |                                  |                      |
|--|---|------------------------|----------------------------------|----------------------|
| Park                                       | Acres                                   | Qualifying Cost        | Acres/Linear Ft Per 1,000        | LOS Per 1,000        |
| Community                                  | 104                                     | \$ 4,843,500           | 5.23                             | \$ 243,615           |
| Entrance Park                              | 3                                       | 165,000                | 0.15                             | 8,299                |
| Maintain Turf                              | 5                                       | -                      | 0.25                             | -                    |
| Mini Park                                  | 7                                       | -                      | 0.36                             | -                    |
| Neighborhood                               | 17                                      | 2,347,500              | 0.84                             | 118,073              |
| School District                            | 25                                      | -                      | 1.26                             | -                    |
| Grand Total                                | 161                                     | \$ 11,354,000          | 8.09                             | \$ 369,987           |
| <b>Open Space</b>                          | <b>Acres</b>                            | <b>Qualifying Cost</b> | <b>Acres/Linear Ft Per 1,000</b> | <b>LOS Per 1,000</b> |
| Farmington City Open Space                 | 74.24                                   | \$ 1,484,753           | 3.73                             | \$ 74,679            |
| Farmington City Open Space                 | 74.24                                   | \$ 1,484,753           | 3.73                             | \$ 74,679            |
| <b>Trails</b>                              | <b>Linear Ft</b>                        | <b>Qualifying Cost</b> | <b>Acres/Linear Ft Per 1,000</b> | <b>LOS Per 1,000</b> |
| Existing Trails                            | 125,338.52                              | 863,213                | 6,304.18                         | \$ 43,417            |
| Existing Trails                            | 125,338.52                              | \$ 863,213             | 6,304.18                         | \$ 43,417            |
| <b>Amenities</b>                           | <b>Total Cost of Existing Amenities</b> |                        |                                  | <b>LOS Per 1,000</b> |
| Amenities                                  |   | \$ 15,329,526          |                                  | \$ 771,033           |
| <b>Totals</b>                              |   | <b>\$ 29,031,492</b>   |                                  | <b>\$ 1,259,116</b>  |

<sup>3</sup> Utah Code 11-36a-302(3)



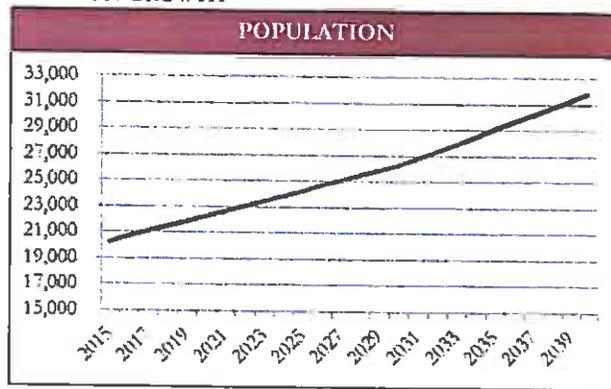
**CHAPTER 3: DEMAND PLACED UPON EXISTING FACILITIES AND EXCESS CAPACITY TO ACCOMMODATE FUTURE GROWTH UTAH CODE 11-36A-302(1)(A)(III)& (IV)**

**GROWTH IN DEMAND**

Based on the most recent Census, Farmington City had a 2010 population of 18,275 and currently has an estimated population of 20,284. The City projects a population of 31,893 by 2040. This growth in residential population will generate demand for additional parks and improved recreation facilities. The City currently has an estimated 5,779 households assuming an average of 3.51 persons per household.

Figure 3.1 shows the projected growth in Farmington City through 2040.

FIGURE 3.1: PROJECTED POPULATION GROWTH



As the City’s population has increased the demand placed upon the City’s existing parks and recreation facilities has increased as well. There have been significant increases in soccer usage of the City’s parks. Farmington City Jr. Jazz participation increased by 180% over the last 7 years. Volleyball has increased by 453% in the past 7 years. In order to perpetuate the current park facility standard, the City must continue to develop parks, trails and open space to meet the demands or the CPFS will drop.

## CHAPTER 4: MEANS BY WHICH THE CITY WILL MEET ADDITIONAL DEMANDS CREATED BY GROWTH UTAH CODE 11-36A-302(1)(A)(V)

### PROPOSED MEANS FOR MEETING THE DEMANDS PLACED UPON EXISTING PUBLIC FACILITIES BY NEW DEVELOPMENT

The City has determined that it desires to maintain its current level of open space and trail services and does not wish to decrease its current level of service per capita. The City has two significant projects that will be completed within the next six years and will fund a new park and a gym with the impact fees, GO bonds, RAP tax and other revenues. The park and gym will be located at about 650 West between 100 and 200 South. The second project is a new park being developed at 1100 West Glovers Lane. The two projects are described below.

### PLANNED FUTURE IMPROVEMENTS

#### 650 West

Gym will be located on 650 West and the parcel may also include football fields. The gym will help to accommodate the Jr Jazz demands and help all other programs to have the space needed to meet the full demand including volleyball, an indoor track, basketball, dance/cheer camps, private rentals, and more.

The proposed park will cover approximately 40 acres. The City purchased 20 acres in the past for the purpose of developing this park. It has just purchased the remaining 20 acres to complete the 40 acre parcel. Most of the 20 acres already owned were purchased with impact fees.

The park will include soccer and football fields, pavilions, trail connections, playground areas, lighting, restrooms, concessions and a 4-plex softball and baseball complex. All this can be used for adult league and tournament play. The City can have all soccer located on one single park. The fields may also be used for field hockey and lacrosse. This should be more convenient for City residents to avoid traveling to distant locations due to lack of amenities in Farmington. The total cost of the 650 West project is estimated to be \$12M and will be funded through a variety of revenue sources. The park is anticipated to be complete before the new high school opens in 2018.

#### 1100 West

The City is developing a 10.5 acre park at 1100 West Glovers Lane complete with parking, restrooms, and landscaping.

#### Other Future Projects

Within the ten year planning horizon the City also plans on constructing a 2-4 acre park at the Old Farm property, expanding Forbush park by ½ acre, and developing/extending the Salt Lake Shoreline Trail, Shepard Creek Trail, Spring Creek Trail, Haight Creek Trail and Legacy Trail.

The City's future plans also include a 22 acre park on the Bangerter property which is located south of the 650 West property. The Bangerter property will allow for the 650 West park to be further expanded as new growth occurs. Beyond ten years the City also plans improvements to the Farmington Creek Trail. The trail will be expanded with an additional two miles of paved trail.

#### Relocations

Some of the land in the 650 West 40 acre park will be required to replace the Bus Barn Park which is located on the future site of the new Farmington High School which will begin construction in 2016 and be completed in 2018. The Bus Barn Park fields are currently used by the City for recreation leagues. Fields were placed on Bus Barn Park in 2012 as a temporary solution for overcrowded fields. Bus Barn Park is 22 acres including 20 soccer fields and two football fields.



FIGURE 4.1: COMPARISON OF CURRENT AND PROPOSED CPFS

| Type       | Current         |                 | Proposed        |                 |
|------------|-----------------|-----------------|-----------------|-----------------|
|            | Acre/ Linear Ft | Qualifying Cost | Acre/ Linear Ft | Qualifying Cost |
| Park       | 161             | \$ 11,354,000   | 33              | \$ 3,600,000    |
| Open Space | 74              | 1,484,753       | -               | -               |
| Trails     | 125,339         | 863,213         | 42,240          | 727,273         |
| Amenities  | N/A             | 15,329,526      | N/A             | 19,318,484      |
|            |                 | \$ 29,031,492   |                 | 23,645,757      |
|            | Population      | 20,284          | Population      | 11,610          |
|            | Cost per Capita | \$ 1,431        | Cost per Capita | \$ 2,037        |

## CHAPTER 5: FINANCING PLAN AND CONSIDERATION OF ALL REVENUE SOURCES UTAH CODE 11-36A-302(2)

### CONSIDERATION OF ALL REVENUE SOURCES

As required by Utah law, the Impact Fee Facilities Plan “shall generally consider all revenue sources, including impact fees and anticipated dedication of system improvements, to finance the impacts on system improvements.” This section discusses the variety of revenue sources that may be used to finance park system improvements. The City plans to spend approximately \$23M on future park improvements. \$16.6M of that amount is impact fee qualifying. The improvements will be funded through a variety of revenue sources as described below.

#### **Impact Fee Funds**

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,”<sup>4</sup> impact fees will be used to maintain the CPFS services paid for by Farmington City. However, additional system-wide park land and recreation facility improvements beyond those funded through impact fees that are desired to maintain a “higher” park facility standard than what has been provided historically will be paid for by the community through other revenue sources.

Impact fees are a reasonable means of funding growth-related infrastructure. An Impact Fee Analysis is required to accurately assess the true impact of a particular user upon the City’s infrastructure and to preclude existing users from subsidizing new growth.

Impact fees are calculated based upon the portion of the cost of capital infrastructure that relates to growth. This method also takes into account current deficiencies and does not place a burden on future development to solve those deficiencies.

#### **Sales Tax (RAP) Revenues**

A RAP Tax fund is a collection of money accrued through sales taxes on purchases made within the limits of the city or county that has voted to adopt the program. Since this type of tax is subject to an election, it is not always a stable plan for future revenues. RAP tax is generated through a sales tax levy of 0.1% of taxable sales. The City has issued a 10 year Sales Tax Revenue bond to help fund the planned facilities but the RAP tax will only generate \$3.5M which is considerably less than the projected project cost. Sales tax is a great way to help pay for parks improvements because approximately 60% of sales tax revenues are paid by people from outside of Farmington which reduces the funding burden on City residents. Station Park attracts a significant amount of retail sales to Farmington and is located near the proposed park, the influx of people to the park will allow added traffic at the Station Park shops. New residents who are paying the impact fee as well as generated RAP revenues will be eligible for a credit to the impact fee.

#### **Property Tax (GO Bonds) Revenues**

Typically, General Obligation (GO) Bonds are used for facilities that are widely desired across the community and that benefit all property owners. GO bonds are backed by a City’s taxing power. In recent years the City had an outstanding GO Bond for recreational purposes. Rather than dropping the amount of property taxes currently paid by residents, the City voted on November 4, 2014 to issue a new GO Bond to help fund the new gym and park projects. The principal of the GO Bond is approximately \$6M. Similar to the RAP tax, property tax will also be eligible for an impact fee credit to ensure new residents aren’t subsidizing existing users.

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<sup>4</sup> Utah Code 11-36a-302 (3)



**General Fund Revenues**

While general fund revenues could be used to develop parks, trails and recreation capital facilities, general funds are usually used for the operating and maintenance costs associated with parks. Most cities do not have sufficient revenues to cover the capital costs of parks and recreation development through their general funds. Farmington 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.

**Grants**

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

**Exactions and Dedications**

The City has a number of parks, trails or open space projects that were paid for by other means than City funding and are not impact fee qualifying. The City typically receives exactions or dedications for the following:

**CONSERVATION SUBDIVISIONS**

Included in the open space inventory are a number of conservation subdivisions. A conservation subdivision is a controlled-growth land use development that allows limited sustainable development while protecting the area's natural environmental features in perpetuity, including preserving open space landscape and vista, protecting farmland or natural habitats for wildlife, and maintaining the character of rural communities.

**DENSITY CREDITS**

As a means to gain development, a developer may donate land to the City to be developed as parks or open space. These parcels of land are impact fee qualifying because the developer has been compensated for the parcel of land through the higher density/value of their development. Therefore, the developer does not qualify for further compensation and the land is considered to be owned by the City, not gifted to the City. No impact fee credit is given to a developer for land dedicated for density credits.

The impact fee analysis will be based on the full park plan. The City has planned approximately \$23M in future projects and \$16.6M of the projects are impact fee qualifying. RAP tax will be used to fill the funding gap. However, if the City adopts less than the full impact fee recommended in the impact fee analysis then the City's other revenue sources, such as property tax and RAP tax, will need to increase to cover the deficit in project funding.



FIGURE 5.1: FUNDING SOURCES AND USES FOR FUTURE PROJECTS

| PARK FUNDING SOURCES                            |           |                               |
|---|-----------|-------------------------------|
| Funding Source                                  |           | Anticipated Revenues          |
| RAP Tax (10 Year Period)                        | \$        | 7,029,240                     |
| GO Bond   |           | 6,022,909                     |
| Impact Fee Revenues                             |           | 10,593,607                    |
| <b>Total Sources</b>                            | <b>\$</b> | <b>23,645,757</b>             |
| FUTURE PARK EXPENDITURES                        |           |                               |
| Improvement                                     |           | Projected Amenities/Land Cost |
| Glovers (1100 West)                             | \$        | -                             |
| Forbush Park Expansion (Hatch Home)             |           | 300,000                       |
| Bangerter Property (south of 650 West Property) |           | 3,300,000                     |
| Salt Lake Shoreline Extension to North          |           | 90,909                        |
| Shepard Creek Trail                             |           | 90,909                        |
| Spring Creek Trail                              |           | 90,909                        |
| Haight Creek Trail                              |           | 90,909                        |
| Legacy Trail Extension                          |           | 181,818                       |
| Farmington Creek Trail                          |           | 181,818                       |
| Park/Trails Amenities Cost                      |           | 19,318,484                    |
| <b>Estimated Future Park Improvements Uses</b>  | <b>\$</b> | <b>23,645,757</b>             |

**Impact Fee Credits**

New residents who will be paying impact fees will also pay RAP tax and property tax for the park improvements. Therefore, credits must be considered to ensure that there is no double counting of funds. The impact fee credit for each new residential dwelling will be calculation in the Impact Fee Analysis.



**IMPACT FEE FACILITIES PLAN CERTIFICATION**

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

I certify that the attached Impact Fee Facilities Plan (“IFFP”):

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. 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; and
3. complies in each and every relevant respect with the Impact Fees Act.

Zions Public Finance, Inc. makes this certification with the following caveats:

1. All of the recommendations for implementations of the Impact Fee Facilities Plan made in the IFFP documents or in the Impact Fee Analysis documents are followed in their entirety by Farmington City staff and elected officials.
2. If all or a portion of the IFFP or Impact Fee Analysis is modified or amended, this certification is no longer valid.
3. All information provided to Zions Public Finance, Inc. its contractors or suppliers is assumed to be correct, complete and accurate. This includes information provided by Farmington City and outside sources. Copies of letters requesting data are included as appendices to the IFFP and the Impact Fee Analysis.

Dated: November 5, 2015

ZIONS PUBLIC FINANCE, INC.

# APPENDIX A: POPULATION PROJECTIONS/ GROWTH IN DEMANDS

Farmington City Parks and Recreation IFFP

A B C D E F G H I J

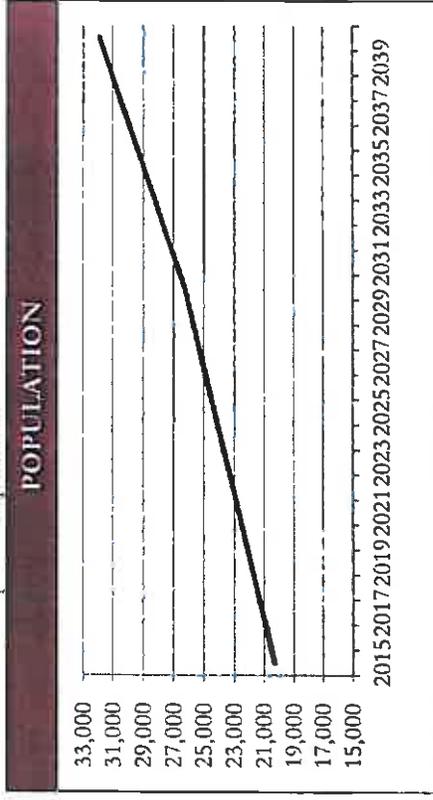
Table A.1: Growth Projections

| Year | Population | Annual Population Change | Households | Annual Households Change | % Increase |
|------|------------|--------------------------|------------|--------------------------|------------|
| 2010 | 18,275     |                          | 5,207      |                          |            |
| 2011 | 18,677     | 402                      | 5,321      | 114                      | 2.20%      |
| 2012 | 19,078     | 402                      | 5,435      | 114                      | 2.15%      |
| 2013 | 19,480     | 402                      | 5,550      | 114                      | 2.11%      |
| 2014 | 19,882     | 402                      | 5,664      | 114                      | 2.06%      |
| 2015 | 20,284     | 402                      | 5,779      | 114                      | 2.02%      |
| 2016 | 20,685     | 402                      | 5,893      | 114                      | 1.98%      |
| 2017 | 21,087     | 402                      | 6,008      | 114                      | 1.94%      |
| 2018 | 21,489     | 402                      | 6,122      | 114                      | 1.90%      |
| 2019 | 21,890     | 402                      | 6,237      | 114                      | 1.87%      |
| 2020 | 22,292     | 402                      | 6,351      | 114                      | 1.84%      |
| 2021 | 22,691     | 399                      | 6,465      | 114                      | 1.79%      |
| 2022 | 23,089     | 399                      | 6,578      | 114                      | 1.76%      |
| 2023 | 23,488     | 399                      | 6,692      | 114                      | 1.73%      |
| 2024 | 23,886     | 399                      | 6,805      | 114                      | 1.70%      |
| 2025 | 24,285     | 399                      | 6,919      | 114                      | 1.67%      |
| 2026 | 24,683     | 399                      | 7,032      | 114                      | 1.64%      |
| 2027 | 25,082     | 399                      | 7,146      | 114                      | 1.61%      |
| 2028 | 25,480     | 399                      | 7,259      | 114                      | 1.59%      |
| 2029 | 25,879     | 399                      | 7,373      | 114                      | 1.56%      |
| 2030 | 26,277     | 399                      | 7,486      | 114                      | 1.54%      |
| 2040 | 31,893     | 5,616                    | 9,086      | 1,600                    | 21.37%     |

Table A.2: Development Type

| Development Type            | Persons Per Household (PPH) | ERU Equivalent |
|-----------------------------|-----------------------------|----------------|
| Single Family (2010 Census) | 3.51                        | 1.00           |
| Multi-Family (2010 Census)  | 2.79                        | 0.79           |

Table A.3: Graph of Population Growth



A B C D E F G H I J

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# APPENDIX D: FUTURE IMPROVEMENTS

## Farmington City Parks and Recreation IFFP

A B C D E

Table D.1: Future Park Acres

| Park Name                                       | Total Acres  | Land Purchase       | Funding   | Type of Improvement |
|---|--------------|---------------------|-----------|---------------------|
| Glovers (1100 West)                             | 10.50        | \$ -                | Developer | System              |
| Forbush Park Expansion (Hatch Home)             | 0.50         | 300,000             | City      | System              |
| Bangerter Property (south of 650 West Property) | 22.00        | \$ 3,300,000        | City      |                     |
| Park Development of Bangerter Property          | -            | \$ -                | City      |                     |
|   |              |                     |           |                     |
|   |              |                     |           |                     |
|   |              |                     |           |                     |
| <b>Totals</b>                                   | <b>33.00</b> | <b>\$ 3,600,000</b> |           |                     |

150,000  
3.44

Table D.2: Future Open Space Acres

| Park Name     | Total Acres | Funding  | Cost Estimate | Type of Improvement |
|---------------|-------------|----------|---------------|---------------------|
|               |             |          |               |                     |
|               |             |          |               |                     |
|               |             |          |               |                     |
|               |             |          |               |                     |
| <b>Totals</b> | <b>-</b>    | <b>-</b> | <b>-</b>      |                     |

Table D.3: Future Trail Linear Feet

| Park Name                              | Total Linear Feet | Funding | Cost Estimate     | Type of Improvement |
|--|-------------------|---------|-------------------|---------------------|
| Salt Lake Shoreline Extension to North | 5,280             | City    | \$ 90,909         | System              |
| Shepard Creek Trail                    | 5,280             | City    | 90,909            | System              |
| Spring Creek Trail                     | 5,280             | City    | 90,909            | System              |
| Haight Creek Trail                     | 5,280             | City    | 90,909            | System              |
| Legacy Trail Extension                 | 10,560            | City    | 181,818           | System              |
| Farmington Creek Trail                 | 10,560            | City    | 181,818           | System              |
|  |                   |         |                   |                     |
|  |                   |         |                   |                     |
|  |                   |         |                   |                     |
|  |                   |         |                   |                     |
| <b>Totals</b>                          | <b>42,240</b>     |         | <b>\$ 727,273</b> |                     |

Table D.4: Cost Estimate Assumptions

|                      | Estimated Cost |
|----------------------|----------------|
| Park Land (Acre)     | \$ 150,000     |
| Open Space (Acre)    | 50,000         |
| Trails (Acre)        | 50,000         |
| Trails (Linear Foot) | 17.22          |

A B C D E

# APPENDIX E: FUTURE AMENITIES

Farmington City Parks and Recreation IFFP

|    |  | C      | D                 | E                                      | F                                      | G                   | H                  | I                  | J                      | K               | L                      | M         | N       |
|----|--|--------|-------------------|--|--|---------------------|--------------------|--------------------|------------------------|-----------------|------------------------|-----------|---------|
|    |  | 650 W. | Glovers (1100 W.) | Forbush Park Expansion-purchasing land | Salt Lake Shoreline Expansion to North | Shepard Creek Trail | Spring Creek Trail | Haight Creek Trail | Legacy Trail Extension | Bangor Property | Farmington Creek Trail | Total     |         |
| 1  |  |        |                   |  |  |                     |                    |                    |                        |                 |                        |           |         |
| 2  | Gazebos, Pavilions, Brewery              |        |                   |  |  |                     |                    |                    |                        |                 |                        |           |         |
| 3  | Large Bowers Storage                     | \$     | 99,600            |  |  |                     |                    |                    |                        |                 |                        |           |         |
| 4  | Large Bowers w/ Tables (1,000)           |        | 117,800           |  |  |                     |                    |                    |                        |                 |                        |           |         |
| 5  | Small Bowers w/ Tables (1,000 S)         |        | 4,000             |  |  |                     |                    |                    |                        |                 |                        |           |         |
| 6  | Picnic Bowers 700 S)                     |        | 26,144            |  |  |                     |                    |                    |                        | 14,700          |                        | 14,700    |         |
| 7  | Seating                                  |        |                   |  |  |                     |                    |                    |                        |                 |                        |           |         |
| 8  | Fields, Courts, Enclosures               |        |                   |  |  |                     |                    |                    |                        |                 |                        |           |         |
| 9  | Concrete Basketball Full Court           | \$     | 99,600            | 80,184                                 |  |                     |                    |                    |                        |                 |                        |           |         |
| 10 | Concrete Basketball Half Court           |        | 8,300             |  |  |                     |                    |                    |                        | 99,610          | \$                     | 179,644   |         |
| 11 | Non-lighted Tennis Courts                |        | 82,250            |  |  |                     |                    |                    |                        |                 |                        |           |         |
| 12 | Baseball Concessions, Accessory Building |        | 28,200            | 300,000                                |  |                     |                    |                    |                        | 62,250          |                        | 62,250    |         |
| 13 | Baseball Softball Diamond                |        | 11,861            | 7,000,000                              |  |                     |                    |                    |                        |                 |                        | 300,000   |         |
| 14 | Lighted Tennis Courts                    |        | 37,973            |  |  |                     |                    |                    |                        |                 |                        | 2,000,000 |         |
| 15 | Swimming                                 |        | 8,500             |  |  |                     |                    |                    |                        |                 |                        |           |         |
| 16 | Volleyball Court                         |        | 15,255            |  |  |                     |                    |                    |                        |                 |                        |           |         |
| 17 | Benches                                  |        | 3,270             |  |  |                     |                    |                    |                        |                 |                        |           |         |
| 18 | Picnic Tables                            |        |                   |  |  |                     |                    |                    |                        |                 |                        |           |         |
| 19 | Picnic Tables                            | \$     | 850               |  |  |                     |                    |                    |                        |                 |                        |           |         |
| 20 | Bench                                    |        | 47                | 7,800                                  |  |                     |                    |                    |                        |                 |                        |           |         |
| 21 | Restrooms                                |        | 99,850            | 115,000                                | 250,000                                |                     |                    |                    |                        |                 |                        | 10,800    |         |
| 22 | Trail                                    |        | 122               |  |  |                     |                    |                    |                        | 91,600          |                        | 91,600    |         |
| 23 | Trail/Board/Trail Improvements           |        |                   |  |  |                     |                    |                    |                        |                 |                        |           |         |
| 24 | Rough Grading                            |        | 560,227           | 150,000                                |  |                     |                    |                    |                        |                 |                        |           |         |
| 25 | Flowing and Final Grading                |        | 6,111             | 7,200                                  |  |                     |                    |                    |                        |                 |                        |           |         |
| 26 | Asphalt Trail per LF                     |        | 42                | 48,442                                 |  |                     | 219,120            | 219,120            | 119,120                | 438,240         |                        | 438,240   |         |
| 27 | Concrete Trail Walkway                   |        | 33                |  |  |                     |                    |                    |                        |                 |                        |           |         |
| 28 | Road Base                                |        | 29                | 140,880                                | 57,824                                 |                     |                    |                    |                        |                 |                        |           |         |
| 29 | Paving                                   |        | 12,000            | 912,125                                | 122,760                                |                     |                    |                    |                        |                 |                        |           |         |
| 30 | Rebound Crushed Gravel                   |        | 33                |  |  |                     |                    |                    |                        | 500,000         |                        | 500,000   |         |
| 31 | Ingration                                |        |                   | 443,822                                | 19,000                                 |                     |                    |                    |                        |                 |                        |           |         |
| 32 | Seal Fenclan, Topsoil, Soil Conditioner  |        |                   | 367,386                                | 10,000                                 |                     |                    |                    |                        |                 |                        |           |         |
| 33 | Landscape                                |        | 104               | 41,899                                 | 50,000                                 |                     |                    |                    |                        |                 |                        |           |         |
| 34 | 17' Signs                                |        |                   |  | 3,000                                  |                     |                    |                    |                        | 971,432         |                        | 971,432   |         |
| 35 | General Landscaping                      |        |                   |  | 6,000                                  |                     |                    |                    |                        |                 |                        |           |         |
| 36 | Trail Improvements                       |        | 3,486             |  |  |                     |                    |                    |                        |                 |                        |           |         |
| 37 | Substation, Curb and Gutter              |        |                   | 8,875                                  | 32,640                                 |                     |                    |                    |                        |                 |                        |           |         |
| 38 | Asphalt Trm. & Parking                   |        | 15,563            |  |  |                     |                    |                    |                        |                 |                        |           |         |
| 39 | Other                                    |        |                   |  |  |                     |                    |                    |                        |                 |                        |           |         |
| 40 | Pedestrian Bridges                       | \$     | 5,000             | 5,000                                  |  |                     |                    |                    |                        |                 |                        |           |         |
| 41 | Power                                    |        |                   | 5,000                                  |  |                     |                    |                    |                        |                 |                        |           |         |
| 42 | Green                                    |        |                   | 87,000,000                             |  |                     |                    |                    |                        |                 |                        |           |         |
| 43 | Base Rock                                |        |                   | 1,400                                  |  |                     |                    |                    |                        |                 |                        |           |         |
| 44 | Trash Receptacles                        |        |                   | 3,740                                  |  |                     |                    |                    |                        |                 |                        |           |         |
| 45 | Swimming Facilities                      |        | 249,000           |  |  |                     |                    |                    |                        |                 |                        |           |         |
| 46 | Drinking Fountains                       |        | 2175              | 3,000                                  |  |                     |                    |                    |                        |                 |                        |           |         |
| 47 | Large Playground                         |        | 62,250            |  |  |                     |                    |                    |                        |                 |                        |           |         |
| 48 | Small Playground Equipment               |        | 79,050            |  |  |                     |                    |                    |                        | 62,250          |                        | 62,250    |         |
| 49 | Stages                                   |        | 18,810            |  |  |                     |                    |                    |                        |                 |                        |           |         |
| 50 | Fish Cleaning Station                    |        | 9,723             |  |  |                     |                    |                    |                        |                 |                        |           |         |
| 51 | Eight Head Lights                        |        | 8,300             |  |  |                     |                    |                    |                        |                 |                        |           |         |
| 52 | Four Head Lights                         |        | 6,225             | 115,000                                |  |                     |                    |                    |                        |                 |                        |           |         |
| 53 | Two Head Lights                          |        | 2,150             |  |  |                     |                    |                    |                        |                 |                        |           |         |
| 54 | Lamp Posts                               |        | 2075              |  |  |                     |                    |                    |                        |                 |                        |           |         |
| 55 | Flag Pole                                |        | 4,190             |  |  |                     |                    |                    |                        |                 |                        |           |         |
| 56 | Yards                                    |        | 4,190             |  |  |                     |                    |                    |                        |                 |                        |           |         |
| 57 | Welcome Sign                             |        | 4,150             |  |  |                     |                    |                    |                        |                 |                        |           |         |
| 58 | Wood Furniture                           |        | 17                |  |  |                     |                    |                    |                        |                 |                        |           |         |
| 59 | Swamp Enclosure                          |        | 4,150             | 13,000                                 |  |                     |                    |                    |                        |                 |                        |           |         |
| 60 | Subtotal                                 | \$     | 13,764,217        | \$                                     | 713,424                                | \$                  | 22,078             | \$                 | 3,000                  | \$              | 219,120                | \$        | 219,120 |
| 61 | Total w/ Contingency                     | \$     | 15,140,639        | \$                                     | 749,095                                | \$                  | 22,078             | \$                 | 3,000                  | \$              | 219,120                | \$        | 219,120 |

# APPENDIX F: CURRENT PARKS FACILITY STANDARD

Farmington City Parks and Recreation IFFP

Current Farmington City Population 19,882

Table F.1: Current Park Facility Standard

| Park Facility Standard - Current Inventory |                                  |                      |                           |                     |
|--|----------------------------------|----------------------|---------------------------|---------------------|
| Park                                       | Acres                            | Qualifying Cost      | Acres/Linear Ft Per 1,000 | LOS Per 1,000       |
| Community                                  | 104                              | \$ 4,843,500         | 5.23                      | \$ 243,615          |
| Entrance Park                              | 3                                | 163,000              | 0.15                      | 8,299               |
| Maintain Turf                              | 5                                | -                    | 0.25                      | -                   |
| Mini Park                                  | 7                                | -                    | 0.36                      | -                   |
| Neighborhood                               | 17                               | 2,347,500            | 0.84                      | 118,073             |
| School District                            | 25                               | -                    | 1.26                      | -                   |
| <b>Grand Total</b>                         | <b>161</b>                       | <b>\$ 11,354,000</b> | <b>8.09</b>               | <b>\$ 369,987</b>   |
| Open Space                                 |                                  |                      |                           |                     |
|  | Acres                            | Qualifying Cost      | Acres/Linear Ft Per 1,000 | LOS Per 1,000       |
| Farmington City Open Space                 | 74.24                            | \$ 1,484,753         | 3.73                      | \$ 74,679           |
| Farmington City Open Space                 | 74.24                            | \$ 1,484,753         | 3.73                      | \$ 74,679           |
| Trails                                     |                                  |                      |                           |                     |
|  | Linear Ft                        | Qualifying Cost      | Acres/Linear Ft Per 1,000 | LOS Per 1,000       |
| Existing Trails                            | 125,338.52                       | 863,213              | 6,304.18                  | \$ 43,417           |
| Existing Trails                            | 125,338.52                       | \$ 863,213           | 6,304.18                  | \$ 43,417           |
| Amenities                                  |                                  |                      |                           |                     |
|  | Total Cost of Existing Amenities |                      |                           | LOS Per 1,000       |
| Amenities                                  | \$ 15,329,493                    |                      |                           | \$ 771,031          |
| <b>Totals</b>                              |                                  | <b>\$ 29,031,459</b> |                           | <b>\$ 1,259,114</b> |

## FUTURE PARK IMPROVEMENTS

Table F.2: Future Park Facility Standard

| Park Facility Standard - Proposed Park Improvements |                                |                      |                           |                     |
|---|--------------------------------|----------------------|---------------------------|---------------------|
| Park  | Acres                          | Qualifying Cost      | Acres/Linear Ft Per 1,000 | LOS Per 1,000       |
| Glovers (1100 West)                                 | 11                             | \$ -                 | 0.5                       | \$ -                |
| Forthash Park Expansion (Hatch Home)                | 0.5                            | 300,000              | 0.0                       | 15,000              |
| Baroness Property (south of 630 West Property)      | 22                             | 3,300,000            | 1.1                       | 165,981             |
| <b>Grand Total</b>                                  | <b>33</b>                      | <b>\$ 3,600,000</b>  | <b>1.7</b>                | <b>\$ 181,070</b>   |
| Proposed Open Space Improvements                    |                                |                      |                           |                     |
|   | Acres                          | Qualifying Cost      | Acres/Linear Ft Per 1,000 | LOS Per 1,000       |
| Farmington City Open Space                          | -                              | \$ -                 | -                         | \$ -                |
| Farmington City Open Space                          | -                              | \$ -                 | -                         | \$ -                |
| Proposed Trails Improvements                        |                                |                      |                           |                     |
|   | Linear Ft                      | Qualifying Cost      | Acres/Linear Ft Per 1,000 | LOS Per 1,000       |
| Existing Trails                                     | 42,240                         | \$ 727,273           | 2,124.6                   | \$ 36,580           |
| Existing Trails                                     | 42,240                         | \$ 727,273           | 2,124.6                   | \$ 36,580           |
| Proposed Amenities Improvements                     |                                |                      |                           |                     |
|   | Total Cost of Future Amenities |                      |                           | LOS Per 1,000       |
| Amenities   | \$ 19,318,484                  |                      |                           | \$ 971,567          |
| <b>Totals</b>                                       |                                | <b>\$ 23,645,757</b> |                           | <b>\$ 1,189,317</b> |

# APPENDIX G: OUTSTANDING DEBT SUMMARY

Farmington City Parks and Recreation IFFP

Table G.1: 2015 General Obligation Revenue Bond

| Date     | Principal    | Interest Rate | Interest Payment | FY Payment   |
|----------|--------------|---------------|------------------|--------------|
| 4/1/2015 | \$ -         | -             | \$ -             | \$ -         |
| 4/1/2016 | -            | -             | 172,789          | 172,789      |
| 4/1/2017 | 250,000      | 2.00%         | 161,150          | 411,150      |
| 4/1/2018 | 260,000      | 2.00%         | 156,150          | 416,150      |
| 4/1/2019 | 265,000      | 2.00%         | 150,950          | 415,950      |
| 4/1/2020 | 270,000      | 2.00%         | 145,650          | 415,650      |
| 4/1/2021 | 275,000      | 2.00%         | 140,250          | 415,250      |
| 4/1/2022 | 280,000      | 2.00%         | 134,750          | 414,750      |
| 4/1/2023 | 285,000      | 2.00%         | 129,150          | 414,150      |
| 4/1/2024 | 290,000      | 3.00%         | 123,450          | 413,450      |
| 4/1/2025 | 300,000      | 3.00%         | 114,750          | 414,750      |
| 4/1/2026 | 310,000      | 3.00%         | 105,750          | 415,750      |
| 4/1/2027 | 315,000      | 3.00%         | 96,450           | 411,450      |
| 4/1/2028 | 325,000      | 3.00%         | 87,000           | 412,000      |
| 4/1/2029 | 335,000      | 3.00%         | 77,250           | 412,250      |
| 4/1/2030 | 345,000      | 3.00%         | 67,200           | 412,200      |
| 4/1/2031 | 355,000      | 3.00%         | 56,850           | 411,850      |
| 4/1/2032 | 370,000      | 3.00%         | 46,200           | 416,200      |
| 4/1/2033 | 380,000      | 3.00%         | 35,100           | 415,100      |
| 4/1/2034 | 390,000      | 3.00%         | 23,700           | 413,700      |
| 4/1/2035 | 400,000      | 3.00%         | 12,000           | 412,000      |
|          | \$ 6,000,000 |               | \$ 2,036,539     | \$ 8,036,539 |

Table G.2: 2015 GO Bond Sources and Uses

| Sources and Uses of Funds:   |                       |
|--|-----------------------|
| The proceeds from the sale of the 2015 Bonds are estimated to be applied as set forth below. |                       |
| <b>Sources:</b>  |                       |
| Face amount of 2015 Bonds  | \$6,000,000.00        |
| Reoffering premium   | 145,797.80            |
| <b>Total</b>   | <b>\$6,145,797.80</b> |
| <b>Uses:</b>   |                       |
| Deposit to Construction Fund   | 6,022,909.05          |
| Costs of Issuance (1)  | 64,500.00             |
| Underwriter's discount   | 58,388.75             |
| <b>Total</b>   | <b>\$6,145,797.80</b> |

(1) Includes legal fees, Municipal Advisor fees, rating agency fees, Bond Registrar and Paying Agent fees, rounding amounts, and other miscellaneous costs of issuance.

# APPENDIX H: REVENUE CREDITS

Farmington City Parks and Recreation IFFP

TABLE H-1 CALCULATION OF RAP TAX CREDITS

|    | A    | B          | C                 | D                      | E                           | F                | G                     | H  |
|----|------|------------|-------------------|------------------------|-----------------------------|------------------|-----------------------|--|
|    | Year | Population | RAP Tax Revenues* | Local RAP Tax Revenues | Local RAP Credit per Capita | taxable Value    | 2015 GO Bond Payments | GO Bond Credits (\$1k of Possible Value) |
| 1  |      |            |                   |                        |                             |                  |                       |  |
| 2  | 2015 | 20,283.50  | \$ 350,000        | \$ 140,000             | (6.90)                      | \$ 1,128,898,397 |                       | -  |
| 3  | 2016 | 20,685.20  | 350,000           | 140,000                | (6.77)                      | 1,185,343,317    | (172,788.61)          | (0.15)                                   |
| 4  | 2017 | 21,086.90  | 350,000           | 140,000                | (6.64)                      | 1,244,610,483    | (411,150.00)          | (0.33)                                   |
| 5  | 2018 | 21,488.60  | 350,000           | 140,000                | (6.52)                      | 1,306,841,007    | (416,150.00)          | (0.32)                                   |
| 6  | 2019 | 21,890.30  | 350,000           | 140,000                | (6.40)                      | 1,372,183,057    | (415,950.00)          | (0.30)                                   |
| 7  | 2020 | 22,292.00  | 350,000           | 140,000                | (6.28)                      | 1,440,792,210    | (415,650.00)          | (0.29)                                   |
| 8  | 2021 | 22,690.50  | 350,000           | 140,000                | (6.17)                      | 1,512,831,821    | (415,250.00)          | (0.27)                                   |
| 9  | 2022 | 23,089.00  | 350,000           | 140,000                | (6.06)                      | 1,588,473,412    | (414,750.00)          | (0.26)                                   |
| 10 | 2023 | 23,487.50  | 350,000           | 140,000                | (5.96)                      | 1,667,897,082    | (414,150.00)          | (0.25)                                   |
| 11 | 2024 | 23,886.00  | 350,000           | 140,000                | (5.86)                      | 1,751,291,936    | (413,450.00)          | (0.24)                                   |
| 12 | 2025 | 24,284.50  | -                 | -                      | -                           | 1,838,856,533    | (414,750.00)          | (0.23)                                   |
| 13 | 2026 | 24,683.00  | -                 | -                      | -                           | 1,930,799,360    | (415,750.00)          | (0.22)                                   |
| 14 | 2027 | 25,081.50  | -                 | -                      | -                           | 2,027,339,328    | (411,450.00)          | (0.20)                                   |
| 15 | 2028 | 25,480.00  | -                 | -                      | -                           | 2,128,706,294    | (412,000.00)          | (0.19)                                   |
| 16 | 2029 | 25,878.50  | -                 | -                      | -                           | 2,235,141,609    | (412,250.00)          | (0.18)                                   |
| 17 | 2030 | 26,277.00  | -                 | -                      | -                           | 2,346,898,689    | (412,200.00)          | (0.18)                                   |
| 18 | 2031 | 26,676.50  | -                 | -                      | -                           | 2,464,243,624    | (411,850.00)          | (0.17)                                   |
| 19 | 2032 | 27,076.00  | -                 | -                      | -                           | 2,587,455,805    | (416,200.00)          | (0.16)                                   |
| 20 | 2033 | 27,475.50  | -                 | -                      | -                           | 2,716,828,595    | (415,100.00)          | (0.15)                                   |
| 21 | 2034 | 27,875.00  | -                 | -                      | -                           | 2,852,670,025    | (413,700.00)          | (0.15)                                   |
| 22 | 2035 | 28,274.50  | -                 | -                      | -                           | 2,995,303,526    | (412,000.00)          | (0.14)                                   |
| 23 |      |            | \$ 3,500,000      | \$ 1,400,000           | \$ (64)                     |                  | \$ (8,036,539)        | \$ (4.37)                                |

\* Only considers RAP tax revenues required to fund level of service enhancements

A B C D E F G H

# APPENDIX I: IMPACT FEE CALCULATION

Farmington City Parks and Recreation IFFP

A

B

C

D

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

| Facility   | Cost                 | Population Served | Fee Per Capita     |
|--|----------------------|-------------------|--------------------|
| Future City Park Improvements                                    | \$ 23,645,757        |                   |                    |
| Level of Service Enhancement (Funded with RAP tax/ Gen Fund)     | (7,029,259)          |                   |                    |
| <b>Future Qualifying Park Expense (Current Level of Service)</b> | <b>\$ 16,616,497</b> | <b>11,610</b>     | <b>\$ 1,431.28</b> |
| RAP Tax Credit   |                      |                   | (63.56)            |
| Professional Expenses  | 15,000               | 3,603             | 4.16               |
| <b>Total Park Impact Fee Per Capita</b>                          |                      |                   | <b>\$ 1,371.89</b> |

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

| Impact Fee Calculation  | Fee Per Unit    |
|---|-----------------|
| Average Household Size/Owner Occupied*                          | 3.51            |
| Gross Park Impact Fee per Capita                                | \$ 4,815        |
| GO Bond Property Tax Credit (\$318,995 Average House Valuation) | (766)           |
| <b>Impact Fee per Household Unit</b>                            | <b>\$ 4,049</b> |
| Average Household Size/Multi Family*                            | 2.79            |
| Gross Park Impact Fee per Capita                                | \$ 3,828        |
| GO Bond Property Tax Credit (\$100,000 Average Unit Valuation)  | (240)           |
| <b>Impact Fee per Household/Multi Family</b>                    | <b>\$ 3,828</b> |

\*Source: 2010 Census

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

| Parks & Recreation Non-Standard Impact Fee Formula   |
|--|
| Step 1. Multiply Number of Persons per Household by Impact Fee per Capita \$1,371.89                                     |
| Step 2. Apply the Credit to the Fee (Subtract \$4.37 per \$1,000 Home Valuation after the 55% Residential Tax Reduction) |

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