

RECREATION IMPACT FEE FACILITIES PLAN & IMPACT FEE ANALYSIS

900 East Midvalley Road
Enoch, Utah 84721



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RECREATION IMPACT FEE FACILITIES PLAN & IMPACT FEE ANALYSIS

1 EXECUTIVE SUMMARY

Detailed information regarding the summarized numbers and figures presented herein are provided in the body of this Enoch City Recreation Impact Fee Facilities Plan & Impact Fee Analysis.

1.1 USER ANALYSIS

In the last few decades, Enoch City has experienced a growing population, presenting both challenges and opportunities as the City strives to maintain a high quality of life regarding parks and recreation for its citizens. A population and growth projection gives the City an idea of what future demands will be required and how the City should plan through a designated planning period. The following assumptions and calculations comprise the basis of analysis presented in this plan:

- Growth Rate = 3.5% Per Year
- 4.03 People per Household
- 20-Year Planning Period
- Existing Estimated Statistics For 2022:
 - Population = 7,899
 - Occupied Households = 1,960
 - Total Housing Units = 2,260
- Future Estimated Projections For 2042:
 - Population = 15,718
 - Occupied Households = 3,900
 - Total Housing Units = 4,497

1.2 INVENTORY

Providing an accurate inventory of parks and trails is important in determining the existing recreation Level of Service (LOS) for the community. To accomplish this, an inventory of parks and trail facilities was collected from City staff. The inventory compilation is a three-step process: preliminary data collection, site visits, and data review and compilation. Once this is complete, an existing LOS can be calculated as presented in this plan:

- Existing Facilities:
 - 10 Parks = 30.66 acres
 - 4.00 miles of paved trail routes
- Existing LOS:

- Parks = 3.88 acres/1,000 people
- Trails = 0.51 miles/1,000 people

1.3 DEMAND ANALYSIS

The demand analysis focuses on the desired or target LOS, understood as the level of service the City desires to provide to its citizens, and the future efforts needed to maintain the current or existing LOS. Discussions on the target LOS and future recreational facility demands due to growth are outlined in the plan.

- Target LOS:
 - NRPA guidelines suggest 6.0 acres/1,000 people as a park facility LOS.
 - The City has elected to use its existing LOS as the target LOS for parks and trails.
- Growth Demand for Planning Horizon:
 - Parks = 30.3 acres
 - Trails = 4.0 miles

1.4 IMPACT FEE FACILITIES PLAN

This facilities plan provides further analysis of the LOS and then outlines an action plan and recommended capital improvements to guide the City for the next 20 years.

- Park Facilities Plan
 - Three Parks Identified = 90.0 acres
 - Three Parks for 20-Year Horizon = 30.3 acres
- Trail Facilities Plan
 - Identified Trail Routes = 23.5 miles
 - Trails for 20-Year Horizon = 4.0 miles
 - Trail Material = Asphalt

1.5 IMPACT FEE ANALYSIS

Impact fees are a significant source of funding for capital projects. It is required that these funds be directed toward parks and recreation improvements that will meet future needs of the community, supporting new development, and follow the facilities plan summarized in this report. Collection and expenditure of impact fees shall be in accordance with the Utah Impact Fees Act, Code 11-36a.

- Existing Impact Fee = \$400/ERU (\$400 per household)
- Estimated Unit Costs for New Infrastructure
 - *Parks = \$332,358.80 per acre*
 - *Trails = \$753,096.16 per mile*
 - *Facilities Plan = \$30,000 per plan*
- Total Impact Fee Eligible Costs = \$21,633,208
- New Housing Units in Planning Period = 2,237

Calculated Maximum Allowable Impact Fee = **\$9,671**
per household

2 INTRODUCTION

This section reviews the purpose and scope of this Impact Fee Facilities Plan and Impact Fee Analysis, provides background information, identifies the plan's area or limits, and considers connections with adjacent entities related to recreation facilities in Enoch City.

2.1 PURPOSE AND SCOPE

Enoch City commissioned Sunrise Engineering, Inc. to prepare a Recreation Impact Fee Facilities Plan and Impact Fee Analysis. The City understands the importance of an early planning process to ensure that a comprehensive community-wide recreation system fulfills the current and future recreational needs of Enoch City residents.

Recreation facilities are an integral part of the community. The location and attributes of park and trail facilities have a meaningful impact on the type and course of growth in the community. Likewise, these facilities can enhance the quality of life and contribute positively to a neighborhood's aesthetics.

As directed by the City, the specific objectives of this plan are to analyze population growth rates and projections, identify existing parks and trails, establish a facility plan to guide future growth, prepare an impact fee facilities plan, and perform financial and impact fee calculations. Ultimately, the goal of this plan is to provide a general guide to the City for making decisions pertaining to future recreation facility development and to serve as a basis for assessing impact fees.

2.2 BACKGROUND INFORMATION

Enoch City is a growing rural community in Iron County, Utah, just north of Cedar City. Its current and future economic status benefits heavily from I-15 bordering the City to the east. Enoch City embraces its foundation and pioneer heritage from the 1800's as evident from the City's seal.

The terrain surrounding the Enoch City is characterized by generally flat to mild slopes. The topology of the City changes slope from the

mountains in the east to the valley floor to the west. The Dixie National Forest, Brian Head Ski Resort and Cedar Breaks National Monument are all situated east of Enoch City.

The City is characterized by its semi-arid climate which is typically warm in the summer months and cold in the winter months. The average annual rainfall is approximately 12.5 inches, which is much less than one-third the national average of 38.1 inches. The average annual snowfall in Enoch City is approximately 52.1 inches, which is almost double the national average of 27.8 inches.

Enoch City has experienced relatively consistent growth rates over the past twenty years, with the exception of a few years during the Great Recession from 2009-2011 when the population decreased by a few percent. The average population change over the last 20 years was approximately 3.85% per year.

As with any other community, growth and development in the area have fostered the need for additional recreation facilities to support the population increase.

2.3 ANALYSIS AREA

The plan area is contained within the existing Enoch City limits; see Figure 1 in Appendix A. Enoch City is surrounded on the northern, western, and southern sides by farmland, and the east side is bound by the I-15 corridor. The City is centrally located within Iron County.

3 USER ANALYSIS

An essential element in any community plan is a user analysis and a projection of the City’s population growth. This projection gives the planner an idea of the future demands the City should expect throughout the planning period. This section summarizes how the growth rate, planning period, and population projections were derived.

3.1 GROWTH RATE

To determine the existing recreation system Level of Service (LOS), projections for the population and growth rate must be estimated. Projecting the future population is a subjective process, especially with fluctuating growth trends typical of Enoch City and any other community. Table 3-1 below summarizes periods of growth from official census data obtained from 1970 to 2020. The City’s average annual growth rate from the year 2000 to 2020 was 3.85%.

Table 3-1: Recent Growth Rate

YEAR	CENSUS POPULATION	GROWTH RATE
1970	120	-
1980	678	18.91%
1990	1,947	11.13%
2000	3,467	5.94%
2010	5,803	5.29%
2020	7,374	2.42%
Past 20-Year Growth		3.85%

The projected 20-year population growth is provided in Table 3-2. **For the purposes of this analysis, the projected average annual growth rate was rounded to 3.5%.** This growth rate corresponds with the estimated growth rates for the City’s current impact fee facilities plans and impact fee analyses for its other utility and services systems.

Table 3-2: 20-Year Growth Projections

YEAR	ESTIMATED POPULATION	PROJECTED HOUSEHOLDS	PROJECTED HOUSING UNITS
2022	7,899	1,960	2,260
2032	11,143	2,765	3,188
2042	15,718	3,900	4,497

3.2 LENGTH OF PLANNING HORIZON

It is typical for an impact fee facilities plan to use a 10- or 20-year planning horizon or period. This plan will assume a 20-year planning horizon, noting the following points:

- The City must expend or encumber collected impact fees for a permissible use within six years of their receipt.
- Assumptions, objectives, goals, etc. can change within a 20-year period. This change in conditions may especially be realized if dramatic population changes take place within the 20-year planning horizon.
- If actual growth rates are greater than anticipated, both revenues and expenditures advance forward in time, so the net effect on cash flow remains relatively constant. Similarly, if actual growth rates are lower than anticipated, impact fee revenues and demand for improvements are simultaneously delayed remain relatively constant.

3.3 POPULATION PROJECTION

An essential element in the development of this plan is the projection of the City’s assumed growth rate to an anticipated planning horizon. The future population for each year is calculated using the compound interest formula and inserting the projected growth rate, the existing population, and the length of the planning horizon.

$$F = P(1 + i)^n$$

Where, F = Future Population
 P = Present Population
 I = Growth Rate (3.5%)
 n = Years

Using the compound interest formula, the projected populations were calculated as shown in Table 3-1, Table 3-2, Figure 3-1 and Appendix B.

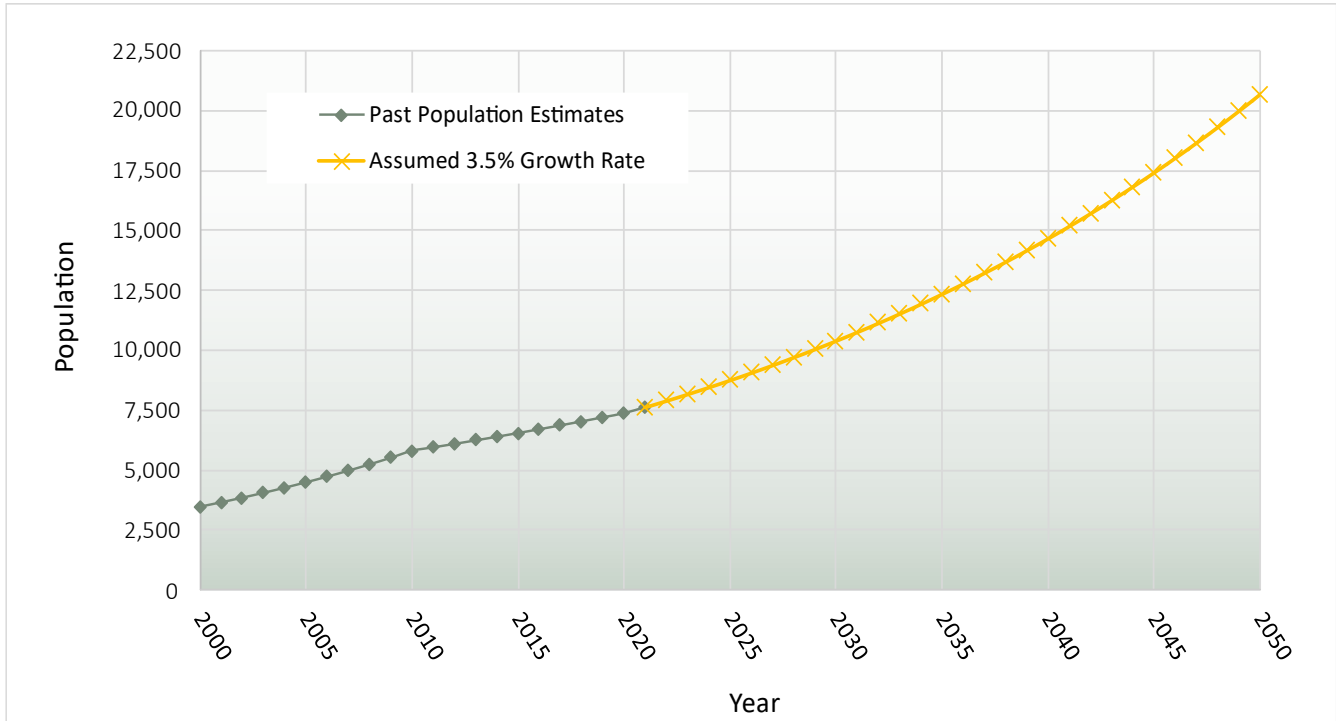


Figure 3-1: Population Projections

3.4 POPULATION CAPACITY

While population data for this plan has been taken from the census, it is important to note the population figures presented in this plan may not fully reflect the population capacity of Enoch City as it relates to total housing units.

For example, the 2020 census reports 2,111 total housing units, but only 1,831 are occupied, with the remaining 280 being vacant. These vacant homes have been categorized as follows: for rent, rented but not occupied, for sale, sold but not occupied, seasonal, recreational, or occasional use, and vacant.

The population capacity for the 2020 census can be determined by taking the 2020 population divided by the number of housing units occupied and then multiplying by the total housing units as shown in the equation given below.

2020 Population Capacity:

$$\left(\frac{7,374 \text{ people}}{1,830 \text{ units occupied}} \right) 2,110 \text{ units total} = \mathbf{8,502 \text{ people}}$$

For non-census years, the ratio of total housing units to occupied housing units is assumed to remain constant. This ratio is multiplied by the projected population to determine the population capacity for that year. Calculations for the current and projected population capacity are illustrated in the following equations.

Current Population Capacity (2022):

$$\left(\frac{2,260 \text{ units total}}{1,960 \text{ units occupied}} \right) 7,899 \text{ people} = \mathbf{9,107 \text{ people}}$$

20-year Population Capacity (2042):

$$\left(\frac{4,497 \text{ units total}}{3,900 \text{ units occupied}} \right) 15,718 \text{ people} = \mathbf{18,121 \text{ people}}$$

The number of total housing units for a given year can be estimated using the 2020 population capacity and the 2020 census total housing unit number of 2,110. Alternatively, the number of total housing units can be calculated by taking the total population

capacity and dividing it by the average household size of 4.03.

Average People Per Household (2020):

$$\left(\frac{7,374 \text{ people}}{1,830 \text{ units occupied}} \right) = 4.03 \text{ people/unit}$$

Current Occupied Housing Units (2022):

$$\frac{7,899 \text{ people}}{4.03 \text{ people/unit}} = 1,960 \text{ occupied units}$$

20-year Occupied Housing Units (2042):

$$\frac{15,718 \text{ people}}{4.03 \text{ people/unit}} = 3,900 \text{ occupied units}$$

More details of the population growth projections are found in Appendix B.

Important values in the user analysis and population growth projections include the existing population, used as the denominator in the equation to calculate existing LOS, and total housing units, used as the denominator in the per-unit impact fee calculation. **The total change in population over the 20-year planning period is estimated to be 7,819 people, and the change in total housing units (both occupied and other units) is estimated to be 2,237 units.**

3.5 NON-RESIDENTIAL UNITS

Of note, the number of commercial, industrial, business, and non-residential units were not considered a part of this plan or analysis because their impact on the recreation facilities within the City, at this time, is negligible.

When it becomes apparent that these non-residential-type units have an impact on the parks and recreation facilities of Enoch City, the City may seek to perform additional analyses or impose an impact fee, but at this time no fee is recommended.

4 INVENTORY

This section seeks to inventory the existing recreation facilities within Enoch City and establish guidelines, standards, classifications, and Existing Level of Service (LOS) to be used throughout this plan and in future recreation planning efforts. Information in this section was gathered from the City’s GIS database along with various site investigations, and with information provided by City personnel.

4.1 EXISTING FACILITIES

There are ten existing parks that the community can access and the existing trail system in the City consists of three paved trail alignments within public rights-of-way. A map identifying these parks and trails is found in Appendix A – Maps and is entitled “Existing Parks & Trails” (Figure 2).

Table 4-1: Existing Parks summarizes the names and acreage of the parks included in the existing facilities inventory. The total quantity of existing parks is 30.66 acres.

Table 4-1: Existing Parks

PARK NAME	CLASSIFICATION	AREA (acres)
Old Enoch Park	Neighborhood Park	3.93
Jones Memorial Park	Neighborhood Park	0.23
Spanish Trails Park	Neighborhood Park	1.23
Liberty Park	Neighborhood Park	1.41
Garden Park	Neighborhood Park	0.76
Cottonwood Park	Neighborhood Park	1.10
Recreation Complex	Sports Complex	7.34
Iron Mountain Park	Neighborhood Park	2.52
Iron Works Park	Neighborhood Park	2.30
New Dog Park	Special Use	9.84
Total		30.66

Table 4-2 summarizes the names and length of trails included in the existing facilities inventory.

Table 4-2: Existing Trails

TRAIL NAME	CLASSIFICATION	LENGTH (miles)
3600 North	Connector Trails - Type II	1.00
Homestead Blvd	Connector Trails - Type II	1.40
Midvalley Rd	Connector Trails - Type II	1.60
Total		4.00

The total quantity of existing trails is 4.0 miles.

In addition to the existing trails noted, Enoch City has placed a series of 32 historical markers in the area of Enoch Road, Midvalley Road, 600 East, and 900 West to promote history, fitness, and community connectivity. The first marker is located at approximately 5645 N Enoch Rd. The complete route is approximately 6.6 miles long and can be completed on foot, on bike, or via car on existing public street improvements. As part of its planned future trail improvements, the City intends to build a designated multi-use trail connecting the existing and potentially future markers. The route is referred to in this plan as the “historic sites loop”.

4.2 NRPA GUIDELINES

The National Recreation and Park Association (NRPA) has identified and established guidelines for the development of park facilities to help communities establish a framework for the types, sizes, proximity, and number of recreational facilities that should be provided for the community (see Appendix C).

The NRPA cautions communities that these recommendations are only guidelines, and that each community should adjust them as needed to meet their individual requirements.

Enoch City is in a region known for a variety of outdoor recreational opportunities. Its proximity to state parks, national parks, national forests, etc. supports the recreational needs of the community. Therefore, it is not necessary for the City to meet or exceed the NRPA guidelines since these extra-City opportunities contribute to the perceived LOS in the City; nevertheless, the NRPA guidelines are beneficial in planning and developing a recreational facilities plan.

4.3 PARK & TRAILS CLASSIFICATION

Enoch City has various recreational demands and several types of facilities to meet these demands. Using the NRPA’s guidelines as a basis, the following park and trail classifications have been identified as types of facilities that help meet the recreational needs of the community. The following

classifications include a description of each type of classification, general parameters that apply to the classification, specific examples of the classification, and whether the classification is applicable to the overall LOS used in the impact fee analysis. These classifications are summarized in Table 4-3 at the end of this section.

4.3.1 Private Park

Description: The private park facility is the smallest park classification and is used to address limited or isolated recreational needs for private communities. They are generally developed within a residential area for the exclusive use of residents and are maintained through a neighborhood association. Even though all parks within this classification are private they still serve the recreational needs of the local neighborhoods. However, they are not a complete substitute for public recreation space.

Location: Private park facilities are located central to a neighborhood or serving a specific recreational need or taking advantage of a unique opportunity. Often, the location of these private park facilities will be determined by a developer with input from the City.

Access: By way of interconnecting trails, sidewalks, or low-volume residential streets.

Desirable Size: 0.25 – 2 acres

Area Served: ¼ mile radius

Examples: Private parks, private clubhouses

Application to LOS: No; they are not owned or maintained by the City.

4.3.2 Neighborhood Park

Description: The neighborhood park is the basic unit of a park system and serves as the recreational and social focus of the neighborhood. This type of park provides activities for all age groups and addresses the specific recreational needs of the nearby neighborhood. Facilities may include play structures, picnic areas, shaded seating, soft and hard-surface courts, restrooms, trails, and open areas for informal play activities. Typically, parks in this classification

have no lighted athletic fields for team competition, and no schedule for organized programs. An example of this park can be seen in Figure 4-1.

Location: Neighborhood parks are often centrally located within a service area and uninterrupted by non-residential roads and other physical barriers.

Access: By way of interconnecting trails, sidewalks, or low volume residential streets.

Desirable Size: 2 – 10 acres

Area Served: ½-mile radius

Examples: Old Enoch Park, Enoch Dog Park

Application to LOS: Yes



Figure 4-1: Old Enoch Park

4.3.3 School Park

Description: The school park combines the resources of two public agencies and provides a range of recreational services and facilities to several neighborhoods that are served by a school. Depending on circumstances, school park sites often complement open space and could possibly serve in several capacities, such as a neighborhood park or youth athletic field. Even though all parks within this classification are located and maintained by the managing school district, it is important to understand that these schools serve the recreational needs of surrounding neighborhoods.

Location: These parks are located adjacent to a school facility.

Access: By way of interconnecting trails, sidewalks, and streets; these normally have direct access from a collector street.

Desirable Size: Dependent upon school district

Area Served: 1 mile or service boundary of school

Examples: Enoch Elementary School

Application to LOS: No, they are not owned or maintained by the City; however, they do contribute to the perceived level of service, similar to nearby state or federal lands and parks.

4.3.4 Community Park

Description: Community parks are typically larger in size and serve a broader purpose than neighborhood parks. Their focus is on meeting a wide range of recreational activities for several neighborhoods or sections of the community. They allow for group activities and offer other recreational opportunities not feasible – nor perhaps desirable – at the neighborhood level. Community parks can accommodate special events and gatherings and can provide a broad variety of activities and recreation opportunities. Community parks may be highly developed with amenities such as playgrounds, lighted athletic fields, programmed sports which accommodate specific needs of user groups and athletic associations based on demand and program offering, or they may include large open spaces with sensitive environments such as wildlife habitat, river corridors, flood plains, greenways, and other protected open space and sensitive lands.

Location: Community parks should be viewed as a strategically located community-wide facility rather than serving a defined neighborhood or area. They should not be adjacent to residential areas unless buffering (topographic breaks, vegetation, walls, etc.) is used, but more importantly, the quality of the natural resource base should play a significant role in site selection. Identifying new locations for these facilities is critical to avoid long-term conflicts.

Access: The site should be serviced by a collector road and not through a residential street. Given that

a community park will likely be used for various types of league play and tournaments, access routes from outside the community should also be considered. The site should also be easily accessible by way of interconnecting trails.

Desirable Size: 10 – 40+ acres

Area Served: 1.5-mile radius

Examples: Enoch Recreation Complex

Application to LOS: Yes

4.3.5 Recreation Center

Description: A recreation center represents the contribution of a public community center to a park and recreation system. The offerings of a recreation center can be as follows: aquatic facilities including swimming pools, lap pools, water features, splash pads, slides, etc., health and fitness areas including weight rooms, aerobics rooms, tracks, etc., and court facilities including tennis, racquetball, basketball, gymnastics, pickleball, rock climbing, etc.

Location: Recreation centers should be centrally located within the community and should be identified prior to development to avoid conflicts.

Access: The site should be serviced by a collector road and not through a residential street. It should be easily accessible throughout its service area by way of interconnecting trails and sidewalks.

Desirable Size: 50,000 – 125,000 sf

Area Served: 4+ mile radius

Examples: Community center, aquatics center, gymnasium, etc.

Application to LOS: Yes

4.3.6 Regional Park

Description: The regional park classification is a large recreation area that serves an entire city or region. The regional park often includes multiple special use facilities including golf courses, lakes, nature centers, campgrounds, state parks, national parks and a broad expanse of natural scenery or open space.

Regional parks are designed to accommodate large numbers of people for a variety of day-use activities.

Location: Regional parks are often developed around a unique or significant resource or to emphasize a regional recreational interest. They also serve as a buffer and separation between communities or other areas.

Access: Typically, regional parks are serviced by a main arterial road

Desirable Size: Variable, large scale

Area Served: Enoch City and Iron County

Examples: Nearby state and national parks, nearby national forests

Application to LOS: No

4.3.7 Trail

Description: Trails or trail systems are generally transportation corridors for non-motorized modes of transportation such as walking, jogging, running, and cycling, and provide valuable recreation and transportation opportunities for residents and visitors. They are used to interconnect parks, neighborhoods, downtown, and bordering cities and sites. Providing a community-wide system of interconnected trails, corridors, pathways, and parks is an essential part of a recreation system and a way to preserve significant unique features of the community. An example of this can be seen in Figure 4-2.

Location: Trails are often located in natural corridors such as along stream and riverbanks and along washes. Care should be taken to ensure preservation and enhancement of these natural corridors and habitats to maintain the fragile ecosystems in which they are placed.

Access: These trails should be serviced mainly by other park classifications to capitalize on existing facilities or features. Some trails may require controlled access to preserve environmental features. All trails should interconnect and have

access points to parks, residential roads, local connectors, and main thoroughfares.

Desirable Size: 10 feet minimum in width, length varies

Area Served: Enoch City and surrounding region

Examples: Typically, 10-12' wide asphalt trail corridor with use-specific variation.

Application to LOS: Yes



Figure 4-2: Trail Example

4.4 EXISTING LEVEL OF SERVICE

Establishing an existing LOS is a fundamental part of an impact fee facilities plan and subsequent impact fee analysis. Specific terms used in this plan to characterize a LOS are defined as follows:

Existing LOS: the level of service considered impact fee eligible, calculated as the quantity and quality of facilities owned and operated by the City, divided by the existing population. This is the LOS currently being provided by the City to the community.

Perceived LOS: the current total level of service, or what a user perceives as the quantity and quality of available recreational opportunities. This level of service includes both City-owned and maintained recreational opportunities and recreational facilities owned, operated, or maintained by others. The perceived level of services is not the basis for calculating the existing, or impact fee eligible, level of service.

Target LOS: the level of service the City desires to provide on a long-term basis to its citizens, sometimes categorized by facility types such as parks, trails and recreation centers, etc.

In rural areas such as Enoch City, the perceived LOS can be significantly greater than the calculated existing LOS because of citizens’ access to nearby state, federal and other outdoor and recreational areas. This is the reason a relatively low existing LOS, when compared to what the NRPA guidelines recommend, is satisfactory for rural areas. Urban areas require a higher LOS to be provided to the community because of the lack of or difficulty accessing other outdoor or recreational opportunities.

4.4.1 Existing Parks LOS

The existing LOS for parks is based upon an existing acreage of parks provided by the City per thousand people (acres/1,000 people).

Enoch City currently provides 30.66 acres of park to its approximately 7,899 citizens. Thus, the calculation for existing LOS for parks is as given in the equation below:

$$\frac{30.66 \text{ Acres}}{7,899 \text{ People}} (1,000) = (3.88 \text{ Acres})/1,000 \text{ People}$$

Thus, the existing LOS for parks is calculated as 3.88 acres per 1,000 people.

4.4.2 Existing Trails LOS

The existing LOS for trails is based upon an existing mileage of trails provided by the City per thousand people (miles/1,000 people).

Enoch City currently provides 4.0 miles of trails to its approximately 7,899 citizens. The calculation for existing LOS for trails is as given in the equation below:

$$\frac{4.0 \text{ Miles}}{7,899 \text{ People}} (1,000) = (0.51 \text{ Miles})/1,000 \text{ People}$$

Thus, the existing LOS for trails is calculated as 0.51 miles per 1,000 people.

Of note, whereas the “historic sites loop” trail currently consists of existing public street improvements rather than a separate trail, that trail is not included in the existing Trails LOS.

Table 4-3: Park Classification Summary

CLASSIFICATION	DESCRIPTION	TYPICAL SIZE	AREA SERVED	APPLICATION TO LOS
Private Park	Used to address limited or isolated recreational needs for private communities.	0.25 - 2 acres	0.15 mile radius	No
Neighborhood Park	Remain the basic unit of the park system and serves as the recreational and social focus of the neighborhood.	2 - 10 acres	0.50 mile radius	Yes
School Park	Often complement open space and could possibly serve in number of capacities such as a neighborhood park or youth athletic field.	Per school district	1 mile radius or boundary of school	No
Community Park	Serves broader purpose than neighborhood park. Focus is on meeting a wide range of recreational activities (passive, active, programmed sports, league play, tournaments, etc.) for the several neighborhoods or the entire community.	10 - 40+ acres	1.5 mile radius	Yes
Recreation Center	Represents the contribution of a public community center to the park and recreation system and the recreational opportunities. Characteristics often include aquatic, health, fitness, and court type programs and facilities.	50,000 - 125,000 square feet	4+ mile radius	Yes
Regional Park	Large recreation area that serves an entire city or region. Often includes multiple special use facilities and accommodates large numbers of people for a variety of day use activities.	Variable, large scale	Enoch City and Iron County	No
Trail	Serves as transportation corridors for non-motorized modes of transportation. Used to interconnect parks, neighborhoods, downtown, and bordering cities and sites.	10-ft width, length varies	Enoch City and surrounding region	Yes

5 DEMAND ANALYSIS

This section sets forth the goals established by Enoch City for parks and trails in the community, establishes a Target Level of Service (LOS) desired by Enoch City and quantifies the future demand for parks and trails necessary to maintain the existing LOS.

5.1 TARGET LEVEL OF SERVICE

For the target LOS to be established it is necessary to understand the existing LOS that is being provided to the citizens of Enoch City.

The NRPA recommendation is 6.0 acres of park per 1,000 residents. NRPA guidelines recommend one trail network per region with a daily capacity of 40 hikers/mile for rural setting and up to 90 hikers/day/mile in urban areas. NRPA does not provide a recommendation on a target LOS for trail systems.

As Enoch City undertakes planning efforts in the future, it is recommended that the City consider target levels of service for its recreational offerings and then budget appropriately to achieve the level of service, including seeking funds other than impact fee funds to raise the level of service if that becomes important to the City.

The City may consider NRPA guidelines in its planning efforts, subject to the following nuances:

- NRPA standards are only guidelines; each community should adjust these guidelines to meet their individual requirements.
- NRPA standards are tailored to an urban environment.
- Enoch City is in an ideal location for outdoor recreation and access to numerous regional-type parks.

For the time being, the City has indicated that its residents seem satisfied with the recreational LOS currently being provided for both parks and trails and would like to maintain these levels of service into the future.

Thus, for this plan, the target LOS for parks and trails is taken as the existing LOS of 3.88 acres of park per 1,000 people and 0.51 miles of trail per 1,000 people.

5.2 DEMANDS DUE TO GROWTH

The additional growth demand or impact on recreational facilities in terms of additional population is calculated by taking the difference between future population at the end of the planning horizon (2042) and the current population (2022) as shown in the equation.

$$15,718 \text{ people} - 7,899 \text{ people} = 7,819 \text{ people}$$

Once the population increase due to growth over the planning period is calculated, this figure is simply multiplied by the existing LOS to obtain the increase in demand at the end of the planning period due to new growth, as shown in these equations:

Parks:

$$7,819 \text{ people} \left(\frac{3.88 \text{ acres}}{1,000 \text{ people}} \right) = 30.3 \text{ acres}$$

Trails:

$$7,819 \text{ people} \left(\frac{0.51 \text{ miles}}{1,000 \text{ people}} \right) = 4.0 \text{ miles}$$

These figures represent the additional quantity of parks and trails that need to be provided over the 20-year planning period to maintain the existing LOS. These figures provide the basis for the impact fee facilities plan and impact fee analysis.

6 IMPACT FEE FACILITIES PLAN

The impact fee calculation considers the costs of projected park and trail system improvements that directly serve new growth and which costs are incurred within the 6-year impact fee planning period, as well as eligible costs for past improvements that have a current excess capacity.

6.1 PARK FACILITIES PLAN

This impact fee facilities plan provides Enoch City with direction in terms of park development to meet future demands, maintain the existing LOS, and satisfy the recreational needs of the community. To meet the future demand for facilities, three parks, with corresponding classification and approximate acreage have been identified in Table 6-1 below.

A proposed 6.0 acres of neighborhood park, 9.0 acres of community park, and 75.0 acres of regional park for a total of 90 acres of park, have been identified by the City for future development. Maps showing the location of each of these parks can be found in Appendix A – Maps, entitled “Proposed Parks & Trails” (Figure 4).

In certain instances, neighborhood parks can be the responsibility of new development, to match the demand created by the development. These parks are sometimes built by the developer and then turned over to the City for ownership and maintenance. If this is the case, the City may require a minimum of 4.0 acres of park to be built. In exchange for the park built to City standards, the City may give an impact fee credit for the facility to the developer. This process benefits both parties given that the new development is more appealing with a

neighborhood park and the City acquires the park acreage required to be constructed by this plan and new development.

In the case of community parks, the City will generally be responsible for the development and construction of these types of facilities since they typically serve multiple neighborhoods and often require a great deal of planning to be strategically located to serve the entire community.

Of the 90 acres of future park improvements identified in this plan, 30.3 acres have been included in the 20-year planning horizon. A potential construction year and a percent impact fee eligible are shown for these three parks in Table 6-1.

Notably, the calculations presented in Section 5.2 suggest that 30.3 acres of park will need to be constructed in the 20-year planning horizon. Thus, the City will be able to maintain the current LOS of 3.88 acres/ 1,000 people.

6.2 TRAIL FACILITIES PLAN

This section of the facilities plan provides Enoch City with direction in terms of trail development to meet future demands and emphasizes safe travel for pedestrians to and from parks and around the community.

The focus on a trail system is as much on transportation as it is on recreation. The trail system improvements shown in Table 6-2 below represent the proposed new improvements generically, the specific sections of trail improvements will be named as the City seeks to implement certain sections from time to time.

Table 6-1: Proposed Parks

NO.	PARK NAME	CLASS	AREA (acres)	POTENTIAL CONSTRUCTION YEAR	% ELIGIBLE WITHIN PLANNING HORIZON	ACREAGE BUILT IN PLANNING HORIZON
1	Minersville Hwy Park	Neighborhood	6.0	2024	100%	6.0
2	South Enoch Community Park	Community	9.0	2029	100%	9.0
3	Enoch Regional Soccer Park	Regional	75.0	2034	20.4%	15.3
						30.3

The proposed trail system consists of approximately 23.5 miles of new trails, trail extensions, and improvements to the trail network that have been identified in the Appendix A – Maps entitled “Proposed Parks & Trails” (Figure 4).

In some instances, these trails could be built with the arrival of new development. These trails are sometimes built by the developer and then turned over to the City. If this is the case, the City may require the trail material to be asphalt, which complies with its standard specifications, and the trail must be ten feet in width at a minimum. In exchange for a length of trail constructed to City standards, the City may give an impact fee credit for the trail length to the developer. This process benefits both parties given that the new development is more appealing with a network of trails and ties into the City trail system and the City obtains the constructed trail mileage needed by this plan and new development.

Often with trails, the City will focus its efforts on implementing the major connections or trunk lines of the community trail system and let development

drive the need, planning, and construction of the secondary trails.

To maintain the existing LOS, 4.0 miles of new trail are to be built, based on the City’s priority to construct trails, within the 20-year planning horizon.

6.3 ADDITIONAL CONSIDERATIONS

To help the City understand the LOS throughout the community, a map titled “Existing Parks 2.5 Minute Driving Service Areas” (Figure 3) has been provided in Appendix A. These maps show the service area for the park classifications explained in Section 4.3.

When the service areas for multiple components are plotted on a map, a highlighted travel route emerges that represents the cumulative service provided by that classification upon a geographic area. These maps can be used to determine if there any areas with a higher/lower level of service, which in turn can be used in the park planning process.

Of course, all parts of a community will have various levels of service. For example, commercial and industrial areas might reasonably be expected to have lower levels of service for recreation opportunities than residential areas.

Table 6-2: Proposed Trails

NO.	TRAIL NAME	CLASS	LENGTH (miles)	POTENTIAL CONSTRUCTION YEAR	% ELIGIBLE IN PLANNING HORIZON	MILEAGE BUILT IN PLANNING HORIZON
1	Horseshoe Drive Trail	Trail	0.28	2024	100%	0.28
2	4800 N Trail	Trail	1.78	2026	65%	1.16
3	4600 N Trail	Trail	0.21	2028	100%	0.21
4	Maple Ln Trail	Trail	0.96	2030	100%	0.96
5	3800 N Trail	Trail	1.35	2032	100%	1.35
6	5200 N Trail	Trail	2.73		0%	0.00
7	600 E Trail	Trail	0.75		0%	0.00
8	Minersville Hwy Trail (UDOT)	Trail	4.45		0%	0.00
9	200 W Trail	Trail	0.51		0%	0.00
10	Driftwood Ln Trail	Trail	2.32		0%	0.00
11	Veterans Loop Trail	Trail	0.51		0%	0.00
12	Enoch Road Trail	Trail	1.52		0%	0.00
13	Ravine Rd Trail	Trail	1.32		0%	0.00
14	Highway 91 Trail (UDOT)	Trail	4.27		0%	0.00
15	900 W Trail	Trail	0.51		0%	0.00
						4.0

7 IMPACT FEE ANALYSIS

A final component to any impact fee facilities plan is the calculation of costs attributed to new growth within the planning horizon. This calculation, divided by the number of new development units in the service area, is considered an impact fee, or a fee which may be imposed upon future development activity as a condition of development approval to provide the community services contemplated in the plan. This section includes a cost analysis of proposed improvements, impact fee calculations, cash flow analysis, and an impact fee certification.

7.1 EXISTING IMPACT FEE

Enoch City currently assesses an impact fee for park facilities of \$400/ERU (\$400 per residential unit).

7.2 COST ANALYSIS

An important part of calculating any impact fee is understanding and estimating the costs associated with new infrastructure. The total cost for each classification has been divided into three cost categories:

Construction: The cost for construction includes the capital cost of implementing the proposed improvements. Assumed construction costs are taken from bid tabulations of actual projects in neighboring communities for parks, trails, and recreation facilities. In recent years, construction of parks has seen a significant increase in costs; an assumed inflation rate of 3.0% was taken into account and construction prices represented in this plan include the actual cost at the time of construction inflated to 2022 dollars.

Incidentals: Incidental costs such as planning engineering design and construction services, bidding and negotiating, inspection, preliminary engineering, environmental compliance, geotechnical reporting and testing, survey, origination fees, permitting, etc. were based upon previous projects and assumed to be 18% of the construction costs (approximately 15% of total project cost).

Land: Land costs for parks were based upon a review of online real estate listings for undeveloped land at the time of plan preparation, coupled with discussions with Enoch City leadership regarding their knowledge of the current real estate market. Based on this review, it was concluded that a reasonable expectation for the City’s cost of land is \$30,000 per acre. Figure 7-1 illustrates current advertised land costs from the online listings review with a trendline added.

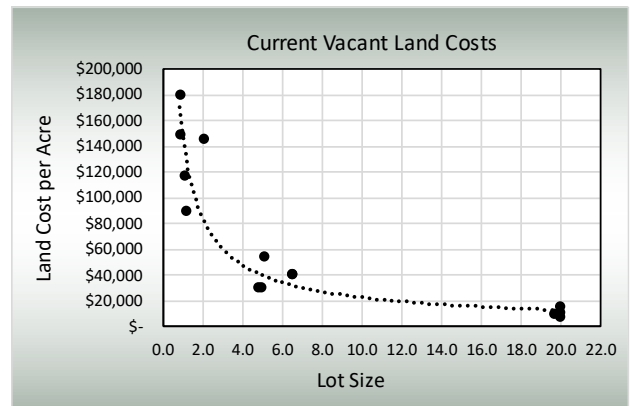


Figure 7-1: Current Vacant Land Costs

Land for trails was assumed to be within the right-of-way (ROW) or donated and therefore was not included in impact fee calculations.

The final unit costs calculated for all parks and trails including an impact fee facilities plan and impact fee analysis (IFFPA) update cost are summarized in the Table 7-1 in 2022 U.S. dollars. Detailed calculations on how these unit prices were calculated is found in Appendix D.

Financing costs included in the calculations assume a 2.5% annual interest rate calculated on single annual payments on a loan term of 20 years.

Table 7-1: Cost Analysis Summary

COST CATEGORY	PARK	TRAIL	IFFPA
	(\$/acre)	(\$/mile)	(1 Plan)
Construction	\$ 256,236.27	\$ 638,217.08	-
Incidentals (18%)	\$ 46,122.53	\$ 114,879.07	
Land	\$ 30,000.00	\$ -	
Total	\$ 332,358.80	\$ 753,096.16	\$ 30,000.00

Parks Cost: The impact fee eligible parks were based on the 30.3-acre demand needed to maintain the existing LOS over the planning period. These parks, with their eligible acreage, were then multiplied by the previously calculated unit park costs. The selected parks can be seen in Table 7-2 Impact Fee Calculations. **Considering the current costs for each park and adjusting for inflation and financing costs, the total estimated impact fee eligible cost for parks is \$16,064,001.**

Trails Cost: The impact fee eligible trails were based on the 4.0-mile demand needed to maintain the existing LOS over the planning period. These trails, with their eligible lengths, were then multiplied by the previously calculated unit trail costs. The selected trails can be seen in Table 7-2 Impact Fee Calculations. **Considering the current costs for each trail and adjusting for inflation and financing costs, the total estimated impact fee eligible cost for trails is \$5,393,190.**

IFFPA Update Cost: This plan is recommended to be updated as frequently as needed based upon the needs and growth of the City. It is recommended that impact fee facility plans and impact fee analyses be updated on average once every five years, that schedule being advanced or delayed depending on growth experienced by the City. Updates to an impact fee facilities plan are considered 100% impact

fee eligible. **The total estimated impact fee eligible cost for four impact fee facility plan updates through the end of the 20-year planning period, including inflation, is \$176,017.**

All estimated impact fee eligible costs are shown in Table 7-2 for a total amount of \$21,633,208.

7.3 PROPOSED IMPACT FEE

The demand analysis, included in Section 5, outlined the demand or impact to be placed on the Enoch City recreation facilities by growth over the planning period. These demands will result in a decrease in existing LOS if additional facilities are not constructed within the planning horizon. The impact fee facilities plan, described in Section 6, provides planned improvements, or means whereby Enoch City will be able to meet those demands and maintain the existing LOS.

The general idea behind calculating a maximum allowable impact fee amount is relatively simple: the total impact fee eligible expenses are divided by the total additional growth or in this case the growth in housing units as calculated in Section 3. **The calculations for determining the maximum allowable impact fee amount are shown in the following equation and Table 7-2.**

$$\frac{\$21,633,208}{2,237 \text{ Housing Units}} = \$9,671 \text{ per Unit}$$

Table 7-2: Impact Fee Calculations

Name	Size	Current Cost	Build Year	Future Cost	Financed Cost	% Impact Fee Eligible	Impact Fee Cost	
Minersville Hwy Park	6.0 ac	\$ 1,994,153	2024	\$ 2,115,597	\$ 2,714,189	100%	\$ 2,714,189	
South Enoch Community Park	9.0 ac	\$ 2,991,229	2028	\$ 3,571,684	\$ 4,582,266	100%	\$ 4,582,266	
Enoch Regional Soccer Park, Phase 1	15.3 ac	\$ 5,085,090	2032	\$ 6,833,935	\$ 8,767,546	100%	\$ 8,767,546	
Total Acreage 30.3							Subtotal for Parks	\$ 16,064,001
Horseshoe Drive Trail	0.28 mi	\$ 213,949	2024	\$ 226,979	\$ 291,200	100%	\$ 291,200	
4800 N Trail	1.16 mi	\$ 1,343,967	2026	\$ 1,512,647	\$ 1,940,639	100%	\$ 1,940,639	
4600 N Trail	0.21 mi	\$ 154,489	2028	\$ 184,469	\$ 236,663	100%	\$ 236,663	
Maple Ln Trail	0.96 mi	\$ 724,663	2030	\$ 917,982	\$ 1,177,718	100%	\$ 1,177,718	
3800 N Trail	1.35 mi	\$ 1,013,225	2032	\$ 1,361,690	\$ 1,746,970	100%	\$ 1,746,970	
Total Mileage 4.0							Subtotal for Trails	\$ 5,393,190
Recreation IFFP/IFA Update	4 each	\$ 30,000	Every 5 Yrs	\$ 176,017	\$ 176,017	100.0%	\$ 176,017	
							Total	\$ 21,633,208
							New Housing Units	2,237
							Impact Fee / Housing Unit	\$ 9,671

This impact fee calculation represents the maximum amount that can be assessed by the City per housing unit. The City Council may set the actual impact fee at a lower value, but it may not exceed this maximum amount.

A cash flow spreadsheet has been prepared to show the collection and expenditure of impact fee funds based on the maximum allowable impact fee of \$9,671 and is found in Appendix E. Accompanying the spreadsheet are two charts showing the projected net annual impact fee cash flow and the projected annual impact fee fund balance. These charts demonstrate that the impact fees are projected to cover the cost of the financed improvements to a zero balance through the period of debt service.

7.4 IMPACT FEE RELATED ITEMS

In general, it is beneficial to update this impact fee facilities plan and impact fee analysis at least every five years, or more frequently if unexpected growth or changes affect the assumptions and data in this plan. It is assumed that this plan will be updated as recommended.

There are several items relating to impact fees that Enoch City should consider when planning for, collecting, and expending impact fees in accordance with Utah Code 11-36a. First, the City can only expend impact fees for system improvements that are identified in the impact fee facilities plan and that are for the specific facility type for which the fee was collected. Second, impact fees must be expended or encumbered for a permissible use within six years of their receipt unless 11-36a-602(2)(b) applies. Third, impact fees must be properly accounted for (collections and expenditures documented) in accordance with Utah Code 11-36a-601. The other provisions of Utah Code 11-36a also apply.

In accordance with Utah Code 11-36a-306, a certification of impact fee analysis is in Appendix F.

The impact fee ordinance adopted by Enoch City will be attached as Appendix G following enactment of an impact fee amount by the City Council.

7.5 FINANCING PLAN

The costs for constructing the recommended improvements are substantial and require an understanding of the City's current budget, operating and maintenance costs, funding agencies, private lending agencies, etc.

The following agencies could be potential sources for funding both in grants and loans.

- Utah Permanent Community Impact Fund Board (CIB)
- Utah State Parks Recreational Trails Program
- Utah Office of Outdoor Recreation
- Federal Highway Grant for Transportation Alternatives Program
- Private Lending Institutions
- Others through Economic Development Boards, Tourism Offices, Special Use/Activity Groups, etc.

Grants for park or trail improvements often come in the form of a 50/50 match, ranging up to \$150k. Some grants provide funding for both motorized and non-motorized trails, which if applied for together provide a higher success rate.

7.6 RECOMMENDATIONS AND CONCLUSION

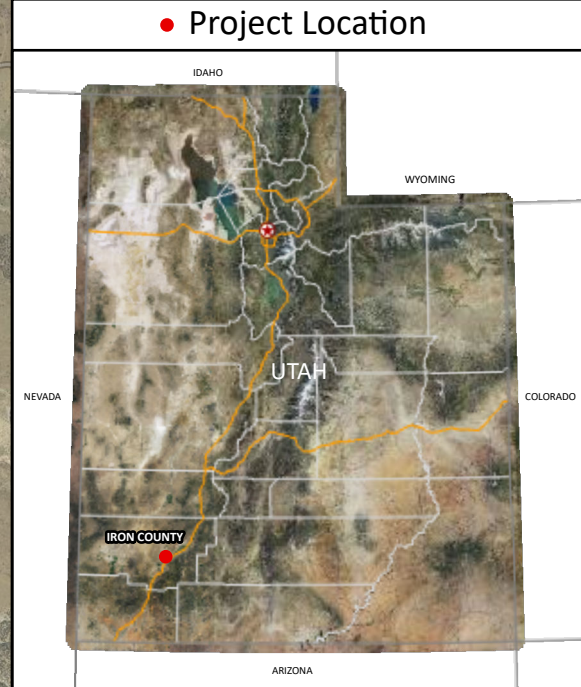
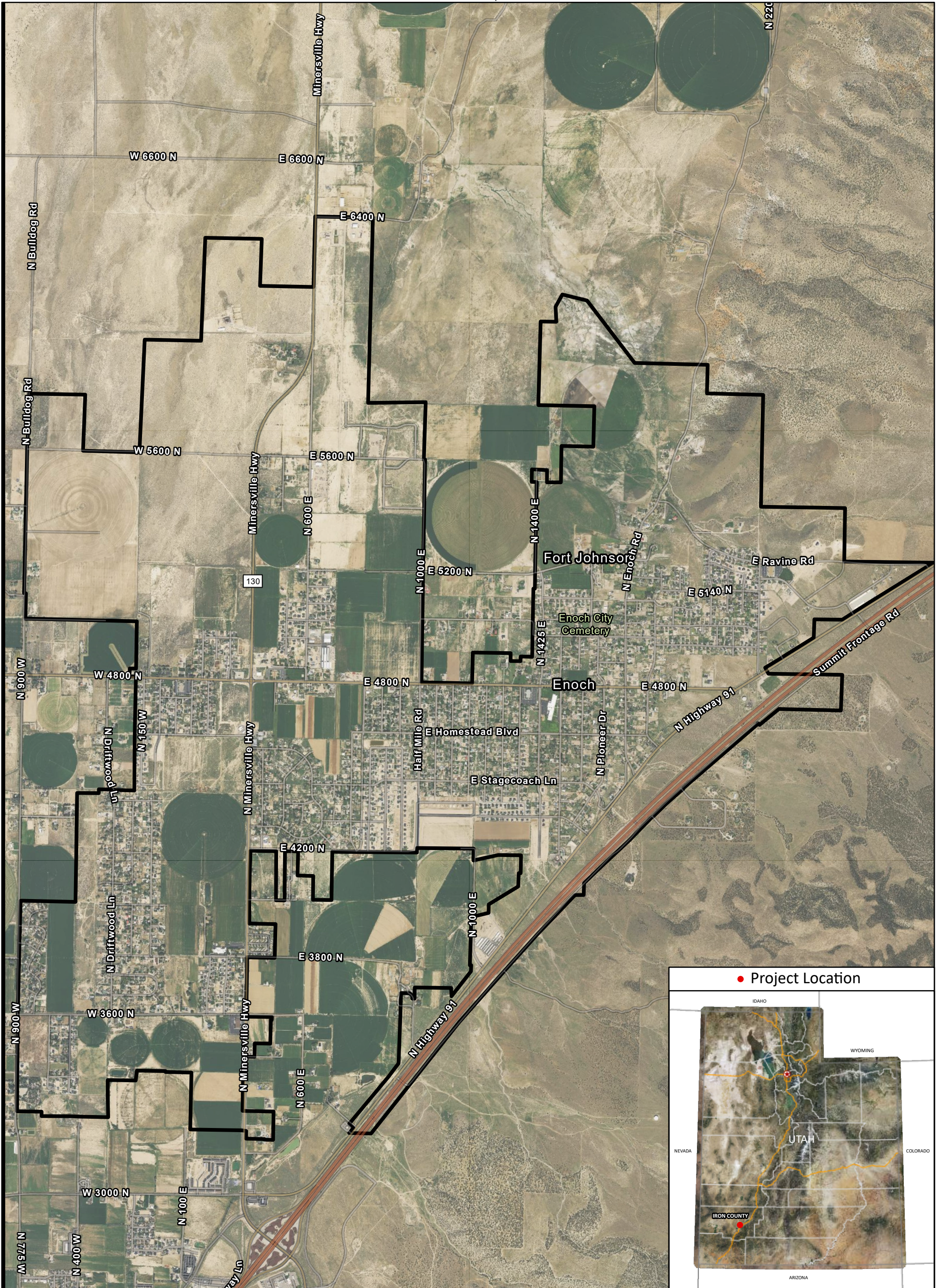
The parks and recreation impact fee of \$9,671 that was calculated in Section 7.3 represents the maximum allowable impact fee that may be assessed by Enoch City. The impact fee that is adopted based on this impact fee analysis should be charged to new housing units until the following events occur:

1. New system improvements (other than those included in this analysis) are anticipated to support new growth, therefore becoming eligible for inclusion in the impact fee calculation.

2. The impact fee analysis is otherwise reviewed and updated; it is recommended that the impact fee facilities plan and impact fee analysis be updated every five years unless growth conditions require otherwise.

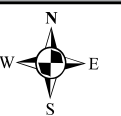
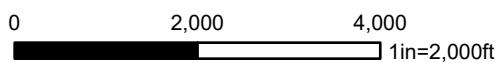
Enoch City has steadily grown over its history as a community, and continual growth is to be expected. In addition to residential growth, the City should also anticipate commercial and industrial growth in the municipality and outlying areas which may place additional demands on the parks and recreation system. This impact fee analysis will help the City appropriate the costs of system improvements and expansion to the new growth that the improvements will serve.

APPENDIX A
MAPS

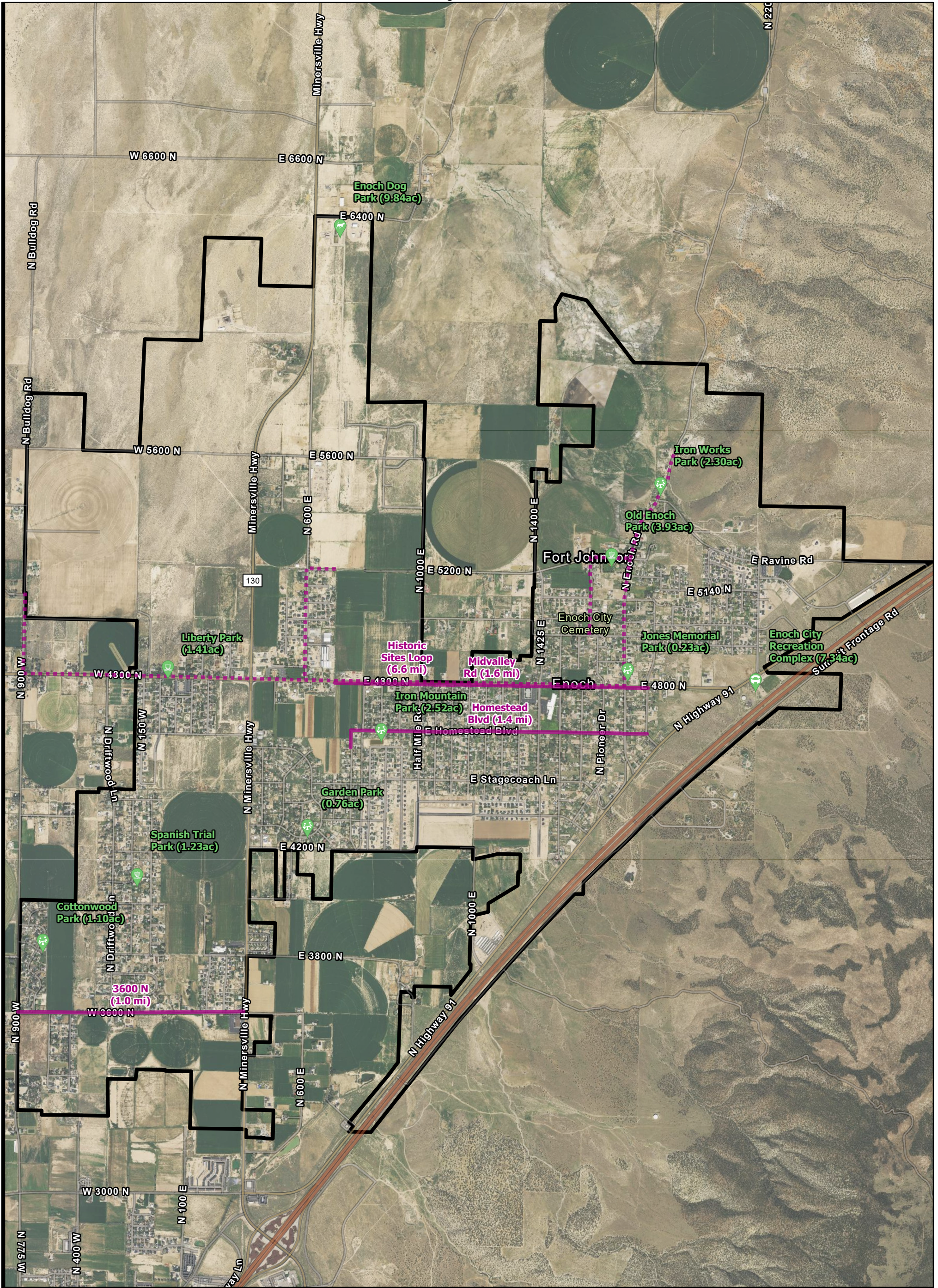


Map Legend

 Enoch City Municipality

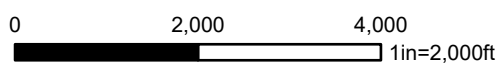


Enoch City Parks and Recreation Master Plan
Existing Parks & Trails

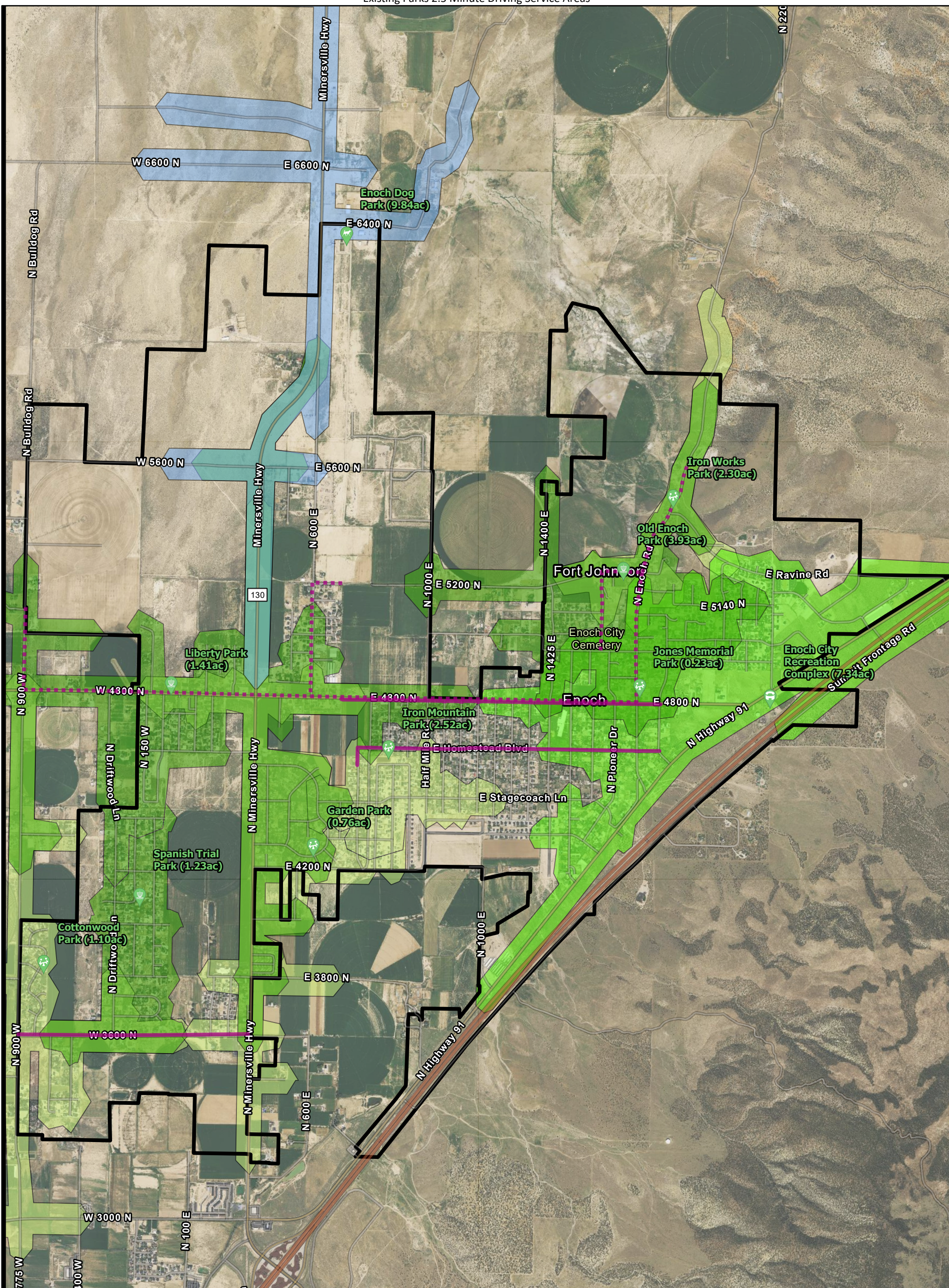


Map Legend

- | | | | |
|-------------------------|----------------------|-------------------------------|-------------------------|
| Enoch Dog Park | Enoch Sports Complex | Enoch Existing Trails ~4.0 mi | Enoch City Municipality |
| Enoch Disk Golf Parks | Enoch Parks | Historic Sites Loop ~6.6 mi | |
| Existing Parks ~30.66ac | | | |



Enoch City Parks and Recreation Master Plan
Existing Parks 2.5 Minute Driving Service Areas



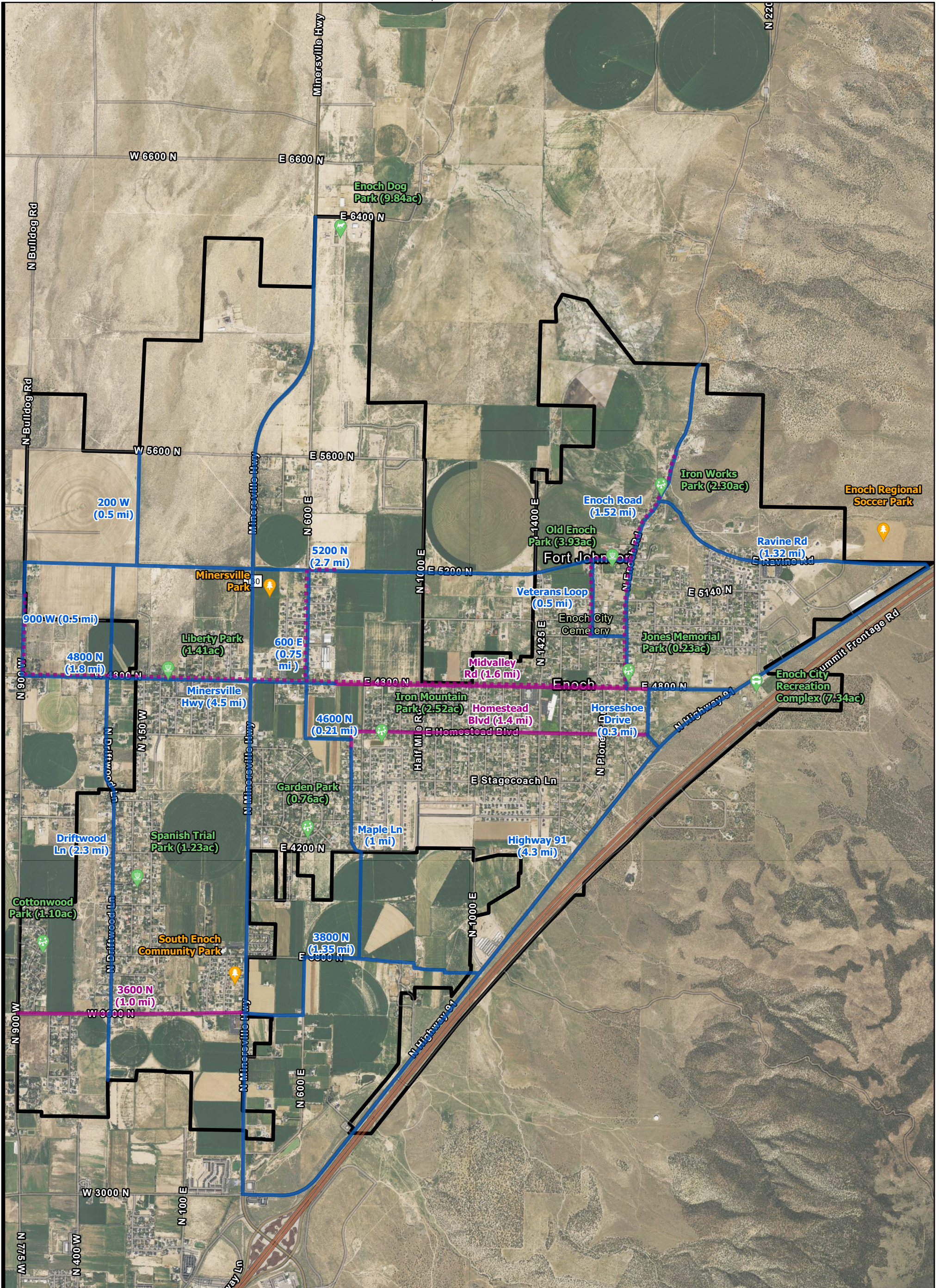
Map Legend

Enoch Dog Park	Enoch Sports Complex	Enoch Existing Trails	Enoch Dog Park Service Area (2.5Minutes)
Enoch Disk Golf Parks	Enoch Parks	Historic Sites Loop	Enoch Disk Golf Parks Service Area (2.5Minutes)
		Enoch City Municipality	Enoch Sports Complex Service Area (2.5Minutes)
			Enoch Parks Service Area (2.5Minutes)

0 2,000 4,000
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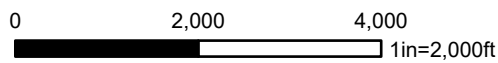


Enoch City Parks and Recreation Master Plan
Proposed Park & Trails

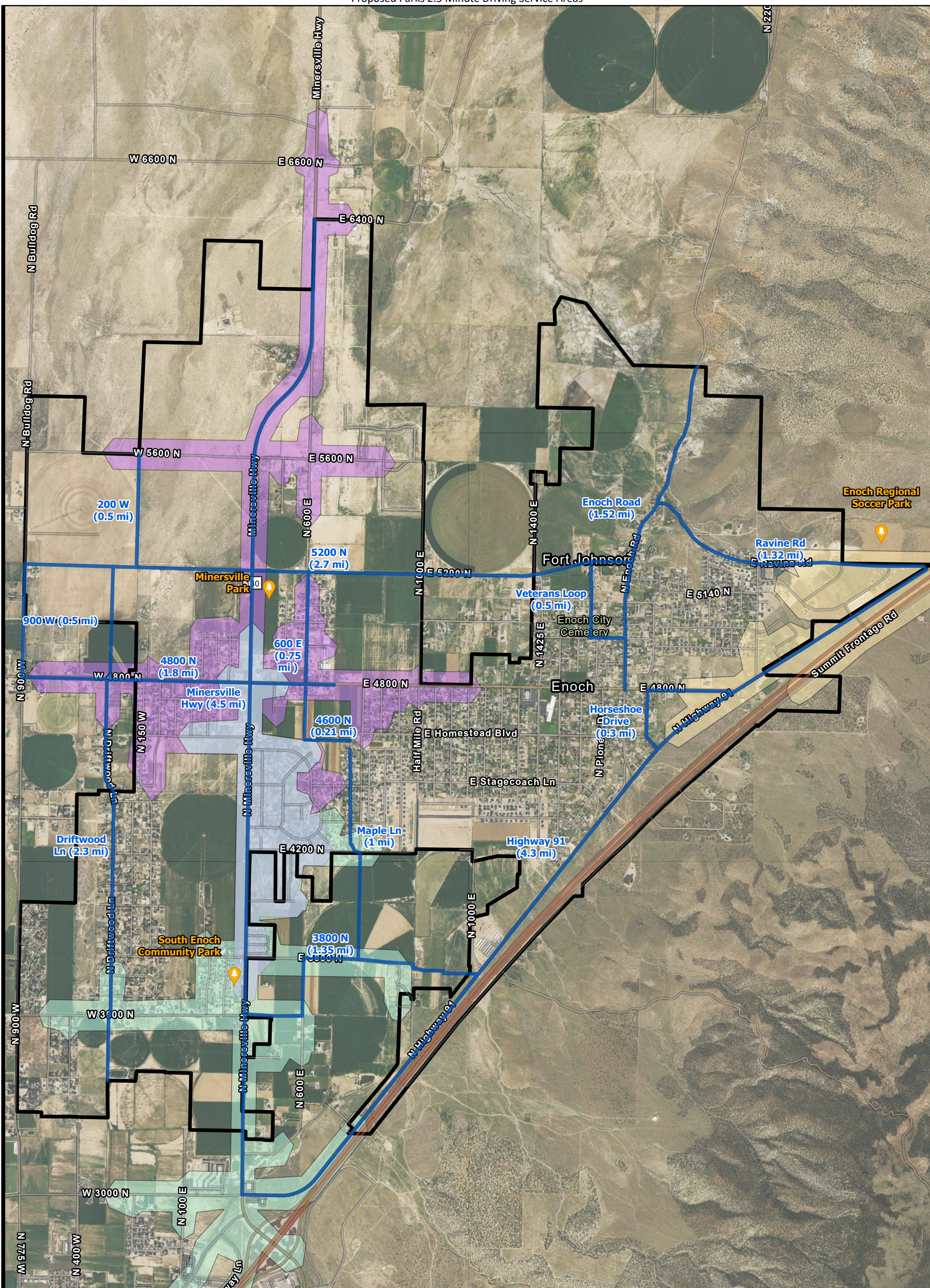


Map Legend

- | | | | |
|-----------------------|----------------------|--------------------------------|-----------------------------|
| Enoch Dog Park | Enoch Parks | Enoch Existing Trails ~4.0 mi | Historic Sites Loop ~6.6 mi |
| Enoch Disk Golf Parks | Enoch Proposed Parks | Enoch Proposed Trails ~24.0 mi | Enoch City Municipality |
| Enoch Sports Complex | | | |

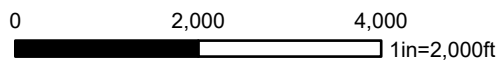


Enoch City Parks and Recreation Master Plan
Proposed Parks 2.5 Minute Driving Service Areas



Map Legend

- Enoch Proposed Parks
- Enoch Proposed Trails
- Proposed Enoch Regional Soccer Park Service Area (2.5 Minutes)
- Proposed Minersville Park Service Area (2.5 Minutes)
- Proposed South Enoch Community Park Service Area (2.5 Minutes)
- Enoch City Municipality



APPENDIX B
POPULATION AND GROWTH PROJECTIONS

Table B-1: Census Data

Census Data (Historic)		
Year	Population	Growth (%)
1970	120	
1980	678	18.9%
1990	1,947	11.1%
2000	3,467	5.9%
2010	5,803	5.3%
2020	7,374	2.4%

Table B-2: Projected Population Growth

Year	Population	Population Capacity	Occupied Households	Total Housing Units	Growth Rate (%)
1970	120				
1980	678				18.9%
1990	1,947				11.1%
2000	3,467				5.9%
2001	3,650				5.3%
2002	3,843				5.3%
2003	4,046				5.3%
2004	4,260				5.3%
2005	4,485				5.3%
2006	4,723				5.3%
2007	4,972				5.3%
2008	5,235				5.3%
2009	5,512				5.3%
2010	5,803	6,690	1,440	1,660	5.3%
2011	5,944	6,853	1,475	1,700	2.4%
2012	6,088	7,019	1,511	1,742	2.4%
2013	6,235	7,189	1,547	1,784	2.4%
2014	6,387	7,363	1,585	1,827	2.4%
2015	6,542	7,542	1,623	1,871	2.4%
2016	6,700	7,725	1,663	1,917	2.4%
2017	6,863	7,912	1,703	1,963	2.4%
2018	7,029	8,104	1,744	2,011	2.4%
2019	7,199	8,300	1,786	2,060	2.4%
2020	7,374	8,502	1,830	2,110	2.4%
2021	7,632	8,799	1,894	2,183	3.5%
2022	7,899	9,107	1,960	2,260	3.5%
2023	8,176	9,426	2,029	2,339	3.5%
2024	8,462	9,756	2,100	2,421	3.5%
2025	8,758	10,097	2,173	2,506	3.5%
2026	9,065	10,451	2,249	2,593	3.5%
2027	9,382	10,816	2,328	2,684	3.5%
2028	9,710	11,195	2,409	2,778	3.5%
2029	10,050	11,587	2,494	2,875	3.5%
2030	10,402	11,992	2,581	2,976	3.5%
2031	10,766	12,412	2,671	3,080	3.5%
2032	11,143	12,847	2,765	3,188	3.5%
2033	11,533	13,296	2,862	3,299	3.5%
2034	11,936	13,762	2,962	3,415	3.5%
2035	12,354	14,243	3,066	3,534	3.5%
2036	12,786	14,742	3,173	3,658	3.5%
2037	13,234	15,258	3,284	3,786	3.5%
2038	13,697	15,792	3,399	3,919	3.5%
2039	14,177	16,344	3,518	4,056	3.5%
2040	14,673	16,916	3,641	4,198	3.5%
2041	15,186	17,509	3,768	4,345	3.5%
2042	15,718	18,121	3,900	4,497	3.5%
2043	16,268	18,756	4,037	4,654	3.5%
2044	16,837	19,412	4,178	4,817	3.5%
2045	17,427	20,091	4,324	4,985	3.5%
2046	18,036	20,795	4,476	5,160	3.5%
2047	18,668	21,522	4,632	5,341	3.5%
2048	19,321	22,276	4,794	5,527	3.5%
2049	19,997	23,055	4,962	5,721	3.5%
2050	20,697	23,862	5,136	5,921	3.5%
2051	21,422	24,698	5,316	6,128	3.5%

APPENDIX C
NRPA STANDARDS AND GUIDELINES

Table C-1: NRPA Park Classifications

PARKS AND OPEN SPACE CLASSIFICATIONS			
Classification	General Description	Location	Size Criteria
Mini-Park	Used to address limited, isolated or unique recreational needs	Less 1/4 mile distance in residential setting	Between 2500 sq. ft. and one acre in size
Neighborhood Park	Neighborhood park remains the basic unit of the park system and serves as the recreational and social focus of the neighborhood. Focus is on informal activity and passive recreation.	1/4 mile to 1/2 mile distance and uninterrupted by non-residential roads and other physical barriers	5 acres is considered minimum size. 5 to 10 acres is optimal
School Park	Depending on circumstances, combining parks with school sites can fulfill the space requirements for other classes of parks, such as neighborhood, community, sports complex, and special use.	Determined by location of school district property	Variable depends on function
Community Park	Serves broader purpose than neighborhood park. Focus is on meeting community-based recreation needs, as well as preserving unique landscapes and open spaces.	Determined by the quality and suitability of the site. Usually serves two or more neighborhoods within a 1/2 to 3 mile distance	As needed to accommodate desired uses. Usually between 30 and 50 acres
Large Urban Park	Large Urban parks serve a broader purpose than community parks and are used when community and neighborhood parks are not adequate to serve the needs of the community. Focus is on meeting community-based recreational needs as well as preserving unique landscapes and open spaces.	Determined by the quality and suitability of the site. Usually serves the entire community.	As needed to accommodate desired uses. Usually a minimum of 50 acres with 75 or more acres being optimal
Natural Resource Areas	Lands set aside for preservation of significant natural resources, remnant landscapes, open space and visual aesthetics or buffering.	Resource availability and Opportunity	Variable
Greenways	Effectively tie the park system components together to form a continuous park environment.	Resource availability and Opportunity	Variable
Sports Complex	Consolidates heavily programmed athletic fields and associated facilities to larger and fewer sites strategically located throughout the community.	Strategically located Community-wide facilities	Determined by projected demand usually a minimum of 25 acres with 40 to 80 acres being optimal
Special Use	Covers a broad range of parks and recreation facilities oriented toward single-purpose use.	Variable – dependent on specific use	Variable
Private Park/Recreation Facility	Parks and recreational facilities that are privately owned yet contribute to the public park and recreation system.	Variable – dependent on specific use	Variable

Table C-2: NRPA Trail Classifications

PATHWAY CLASSIFICATIONS		
Classification	General Description	Description of Each Type
Park Trail - Type I	Multi-purpose trails located within greenways, parks and natural resource areas. Focus is on recreational value and harmony with the natural environment.	Separate/single-purpose hard-surfaced trails for pedestrians or bicyclists/in-line skates.
Park Trail - Type II		Multipurpose hard-surfaced trails for pedestrians and bicyclists/in-line skaters.
Park Trail - Type III		Nature trails for pedestrians, which may use either hard or soft surfaces.
Connector Trails - Type I	Multipurpose trails that emphasize safe travel for pedestrians to and from parks and around the community. Focus is as much on transportation as it is on recreation.	Separate/single-purpose hard-surfaced trails for pedestrians or bicyclists/in-line skates located in independent rights-of-ways (ROWS) e.g., old railroad ROW.
Connector Trails - Type II		Separate/single-purpose hard-surfaced trails for pedestrians or bicyclists/in-line skates. Typically, located within road ROW.
On-Street Bikeways - Bike Route	Paved segments of roadways that serve as a means to safely separate bicyclists from vehicular traffic.	Designated portions of the roadway for the preferential or exclusive use of bicyclists.
On-Street Bikeways - Bike Lane		Shared portions of the roadway that provide separation between motor vehicles and bicyclists, such as paved shoulders.
All-Terrain Bike Trail	Off-road trail for all terrain (mountain) bikes.	Single-purpose loop trails usually located in larger parks and natural resource areas.
Cross-Country Ski Trail	Trails developed for traditional and skate-style cross-country skiing	Loop trails usually located in larger parks and natural resource areas.
Equestrian Trails	Trails developed for horseback riding.	Loop trails usually located in larger parks and natural resource areas. Sometimes developed as multipurpose with hiking and all-terrain biking where conflicts can be controlled.

APPENDIX D
UNIT COST CALCULATIONS

Table D- 1: Former Bids on Parks Projects

Owner	Name	Year	Project Costs			Total Acreage	Cost / Acre
			Construction	Incidentals	Total		
Washington City	Cemetery Phase 3 Improvements	2021	\$ 353,533.00	\$ 62,000.00	\$ 415,533.00	2.6	\$ 159,820.38
Lincoln County	Fairgrounds Phase 3	2021	\$ 1,539,606.00	\$ 269,900.00	\$ 1,809,506.00	15	\$ 120,633.73
Mapleton City	Mapleton Ira Allan Park Sport Courts	2021	\$ 1,283,802.00	\$ 225,100.00	\$ 1,508,902.00	2	\$ 754,451.00
Kane County	Jachson Flat Reservoir Improvement	2020	\$ 184,678.00	\$ 32,400.00	\$ 217,078.00	1.5	\$ 144,718.67
South Jordan	South Jordan Pickleball	2020	\$ 691,000.00	\$ 121,100.00	\$ 812,100.00	0.8	\$1,015,125.00
Washington City	Green Spring Park Improvements	2019	\$ 297,902.00	\$ 52,200.00	\$ 350,102.00	3.5	\$ 100,029.14
Washington City	Boilers Park	2019	\$ 1,667,563.00	\$ 292,300.00	\$ 1,959,863.00	3.5	\$ 559,960.86
St. George City	JC Snow Park Phase 2	2019	\$ 213,612.00	\$ 37,400.00	\$ 251,012.00	2	\$ 125,506.00
St. George City	Little Valley Phase 2 Recons	2017	\$ 1,807,753.00	\$ 316,900.00	\$ 2,124,653.00	9.5	\$ 223,647.68
St. George City	Hidden Valley Parks Courts	2017	\$ 400,140.00	\$ 70,100.00	\$ 470,240.00	0.5	\$ 940,480.00
St. George City	Sun River Pickleball Court Replacement	2016	\$ 549,774.00	\$ 96,400.00	\$ 646,174.00	1.0	\$ 646,174.00
St. George City	Little Valley Phase V - Sports Fields	2016	\$ 2,108,000.00	\$ 369,500.00	\$ 2,477,500.00	9.1	\$ 272,181.34
St. George City	Bloomington Park Baseball Field 2	2016	\$ 429,000.00	\$ 75,200.00	\$ 504,200.00	3.9	\$ 128,643.69
Washington City	Sullivan Virgin River Phase II	2015	\$ 4,245,600.00	\$ 744,300.00	\$ 4,989,900.00	26.2	\$ 190,454.20
St. George City	Little Valley Pickleball Phase II	2015	\$ 962,200.00	\$ 168,700.00	\$ 1,130,900.00	2.9	\$ 389,965.52
White Pine County	Camp Success	2015	\$ 1,204,000.00	\$ 441,000.00	\$ 1,645,000.00	5.0	\$ 329,000.00
Lincoln County	Echo Canyon RV Campground	2014	\$ 1,747,100.00	\$ 433,152.07	\$ 2,180,252.07	10.0	\$ 217,677.90
Lincoln County	Pioneer Park Phase I & II	2,013	\$ 749,700.00	\$ 157,700.00	\$ 907,400.00	3.2	\$ 283,562.50
St. George City	Royal Oaks Park	2014	\$ 412,000.00	\$ 72,200.00	\$ 484,200.00	1.0	\$ 484,200.00
St. George City	Silkwood Park	2014	\$ 385,300.00	\$ 67,500.00	\$ 452,800.00	1.5	\$ 301,866.67
St. George City	Sunset Park	2014	\$ 560,900.00	\$ 98,300.00	\$ 659,200.00	2.4	\$ 274,666.67
White Pine County	Preston Park	2013	\$ 155,400.00	\$ 36,500.00	\$ 191,900.00	0.7	\$ 274,142.86
White Pine County	North Ely Park	2013	\$ 162,400.00	\$ 44,100.00	\$ 206,500.00	1.0	\$ 206,500.00
White Pine County	Bianchi Park	2013	\$ 153,600.00	\$ 22,100.00	\$ 175,700.00	0.6	\$ 292,833.33
White Pine County	McGill Park	2013	\$ 255,100.00	\$ 36,800.00	\$ 291,900.00	1.3	\$ 224,538.46
White Pine County	Steptoe Park	2013	\$ 103,200.00	\$ 14,900.00	\$ 118,100.00	0.4	\$ 295,250.00
White Pine County	Courthouse Park	2013	\$ 229,500.00	\$ 48,100.00	\$ 277,600.00	1.3	\$ 213,538.46
St. George City	Little Valley Pickleball	2012	\$ 813,800.00	\$ 90,500.00	\$ 904,300.00	2.5	\$ 361,720.00
Lincoln County	Pioche Park Phase II	2012	\$ 758,000.00	\$ 167,500.00	\$ 925,500.00	2.7	\$ 342,777.78
Washington City	Sullivan Virgin River Phase I	2011	\$ 1,497,200.00	\$ 262,500.00	\$ 1,759,700.00	10.6	\$ 166,009.43
Lincoln County	Rachel Park	2011	\$ 239,600.00	\$ 52,600.00	\$ 292,200.00	1.5	\$ 194,800.00
City of Caliente	Dixon Park	2008	\$ 2,180,900.00	\$ 287,000.00	\$ 2,467,900.00	5.3	\$ 465,641.51
City of Caliente	Super Park	2008	\$ 784,900.00	\$ 181,000.00	\$ 965,900.00	3.0	\$ 321,966.67
City of Caliente	Rose Park	2008	\$ 394,900.00	\$ 85,000.00	\$ 479,900.00	1.3	\$ 369,153.85
Washington City	Green Springs Park	2007	\$ 834,300.00	\$ 146,300.00	\$ 980,600.00	8.6	\$ 114,023.26
Subtotal			\$ 30,355,963.00	\$ 5,678,252.07	\$ 36,034,215.07	147.9	\$ 243,576.97
Cost / Acre			\$ 205,194.24	\$ 38,382.73	\$ 243,576.97		

Table D- 2: Inflated Values of Former Bids on Parks Projects

Owner	Name	Inflated Project Costs			
		Construction	Incidentals	Total	Cost/ Acre
Washington City	Cemetery Phase 3 Improvements	\$ 364,138.99	\$ 63,860.00	\$ 427,998.99	\$ 164,615.00
Lincoln County	Fairgrounds Phase 3	\$ 1,585,794.18	\$ 277,997.00	\$ 1,863,791.18	\$ 124,252.75
Mapleton City	Mapleton Ira Allan Park Sport Courts	\$ 1,322,316.06	\$ 231,853.00	\$ 1,554,169.06	\$ 777,084.53
Kane County	Jachson Flat Reservoir Improvement	\$ 195,924.89	\$ 34,373.16	\$ 230,298.05	\$ 153,532.03
South Jordan	South Jordan Pickleball	\$ 733,081.90	\$ 128,474.99	\$ 861,556.89	\$ 1,076,946.11
Washington City	Green Spring Park Improvements	\$ 325,525.56	\$ 57,040.35	\$ 382,565.91	\$ 109,304.55
Washington City	Boilers Park	\$ 1,822,191.11	\$ 319,404.10	\$ 2,141,595.22	\$ 611,884.35
St. George City	JC Snow Park Phase 2	\$ 233,419.60	\$ 40,867.99	\$ 274,287.59	\$ 137,143.79
St. George City	Little Valley Phase 2 Recons	\$ 2,095,681.19	\$ 367,373.95	\$ 2,463,055.14	\$ 259,268.96
St. George City	Hidden Valley Parks Courts	\$ 463,871.93	\$ 81,265.11	\$ 545,137.04	\$ 1,090,274.08
St. George City	Sun River Pickleball Court Replacement	\$ 656,458.91	\$ 115,106.64	\$ 771,565.55	\$ 771,565.55
St. George City	Little Valley Phase V - Sports Fields	\$ 2,517,062.24	\$ 441,202.32	\$ 2,958,264.56	\$ 324,998.75
St. George City	Bloomington Park Baseball Field 2	\$ 512,248.44	\$ 89,792.73	\$ 602,041.17	\$ 153,607.30
Washington City	Sullivan Virgin River Phase II	\$ 5,221,552.48	\$ 915,395.12	\$ 6,136,947.60	\$ 234,234.64
St. George City	Little Valley Pickleball Phase II	\$ 1,183,384.63	\$ 207,479.72	\$ 1,390,864.35	\$ 479,608.40
White Pine County	Camp Success	\$ 1,480,768.13	\$ 542,374.37	\$ 2,023,142.51	\$ 404,628.50
Lincoln County	Echo Canyon RV Campground	\$ 2,213,174.01	\$ 548,704.08	\$ 2,761,878.09	\$ 275,747.85
Lincoln County	Pioneer Park Phase I & II	\$ 978,188.46	\$ 205,762.73	\$ 1,183,951.19	\$ 369,984.75
St. George City	Royal Oaks Park	\$ 521,909.27	\$ 91,460.80	\$ 613,370.07	\$ 613,370.07
St. George City	Silkwood Park	\$ 488,086.51	\$ 85,506.98	\$ 573,593.49	\$ 382,395.66
St. George City	Sunset Park	\$ 710,531.34	\$ 124,523.50	\$ 835,054.84	\$ 347,939.52
White Pine County	Preston Park	\$ 202,761.75	\$ 47,624.22	\$ 250,385.97	\$ 357,694.25
White Pine County	North Ely Park	\$ 211,895.17	\$ 57,540.50	\$ 269,435.66	\$ 269,435.66
White Pine County	Bianchi Park	\$ 200,413.16	\$ 28,835.49	\$ 229,248.65	\$ 382,081.08
White Pine County	McGill Park	\$ 332,847.64	\$ 48,015.65	\$ 380,863.29	\$ 292,971.76
White Pine County	Steptoe Park	\$ 134,652.59	\$ 19,441.12	\$ 154,093.71	\$ 385,234.28
White Pine County	Courthouse Park	\$ 299,445.45	\$ 62,759.59	\$ 362,205.04	\$ 278,619.26
St. George City	Little Valley Pickleball	\$ 1,093,679.15	\$ 121,624.43	\$ 1,215,303.58	\$ 486,121.43
Lincoln County	Pioche Park Phase II	\$ 1,018,688.62	\$ 225,105.99	\$ 1,243,794.61	\$ 460,664.67
Washington City	Sullivan Virgin River Phase I	\$ 2,072,474.95	\$ 363,361.39	\$ 2,435,836.34	\$ 229,795.88
Lincoln County	Rachel Park	\$ 331,662.44	\$ 72,810.70	\$ 404,473.14	\$ 269,648.76
City of Caliente	Dixon Park	\$ 3,298,806.93	\$ 434,113.25	\$ 3,732,920.18	\$ 704,324.56
City of Caliente	Super Park	\$ 1,187,231.68	\$ 273,778.74	\$ 1,461,010.42	\$ 487,003.47
City of Caliente	Rose Park	\$ 597,321.68	\$ 128,570.13	\$ 725,891.81	\$ 558,378.31
Washington City	Green Springs Park	\$ 1,299,812.22	\$ 227,930.63	\$ 1,527,742.85	\$ 177,644.52
Subtotal		\$ 37,907,003.24	\$ 7,081,330.50	\$ 44,988,333.74	
Cost / Acre		\$ 256,236.27	\$ 47,866.98	\$ 304,103.25	

Table D- 3: Former Bids on Trails Projects

TRAILS								
Owner	Name	Year	Project Costs			Total Miles	Cost / Mile	Cost / Foot
			Construction	Incidentals	Total			
Sandy City	Sandy Canal Trail	2018	\$ 572,694.00	\$ 100,395.78	\$ 673,089.78	0.63	\$1,068,396.47	\$ 202.35
Washington City	Three Rivers Trail Connection	2014	\$ 1,200,000.00	\$ 210,365.28	\$ 1,410,365.28	2.32	\$ 607,916.07	\$ 115.14
Washington City	Three Rivers Trail Reconstruction	2011	\$ 220,800.00	\$ 38,707.21	\$ 259,507.21	0.38	\$ 685,099.04	\$ 129.75
Washington City	Mill Creek Trail	2011	\$ 38,560.00	\$ 6,759.74	\$ 45,319.74	0.10	\$ 453,197.38	\$ 85.83
Washington City	Virgin River Trail	2010	\$ 101,200.00	\$ 17,740.81	\$ 118,940.81	0.50	\$ 237,881.61	\$ 45.05
St. George City	Virgin River Trail, South C	2013	\$ 121,500.00	\$ 21,299.48	\$ 142,799.48	0.50	\$ 285,598.97	\$ 54.09
Subtotal			\$ 2,254,754.00	\$ 395,268.29	\$ 2,650,022.29	4.43	\$ 598,362.88	\$ 113.33
Cost / Mile			\$ 509,113.12	\$ 89,249.77	\$ 598,362.88			

Table D- 4: Inflated Values of Former Bids on Trails Projects

Owner	Name	Inflated Project Costs				
		Construction	Incidentals	Total	Cost / Mile	Cost / Foot
Sandy City	Sandy Canal Trail	\$ 644,572.14	\$ 112,996.33	\$ 757,568.47	\$1,202,489.64	\$ 227.74
Washington City	Three Rivers Trail Connection	\$ 1,520,124.10	\$ 266,484.44	\$ 1,786,608.54	\$ 770,089.89	\$ 145.85
Washington City	Three Rivers Trail Reconstruction	\$ 305,638.84	\$ 53,579.83	\$ 359,218.67	\$ 948,337.29	\$ 179.61
Washington City	Mill Creek Trail	\$ 53,376.06	\$ 9,357.06	\$ 62,733.12	\$ 627,331.16	\$ 118.81
Washington City	Virgin River Trail	\$ 144,287.00	\$ 25,294.15	\$ 169,581.15	\$ 339,162.30	\$ 64.24
St. George City	Virgin River Trail, South C	\$ 158,529.94	\$ 27,791.00	\$ 186,320.94	\$ 372,641.88	\$ 70.58
Subtotal		\$ 2,826,528.08	\$ 495,502.80	\$ 3,322,030.88	\$ 750,099.34	\$ 142.06
Cost / Mile		\$ 638,217.08	\$ 111,882.26	\$ 750,099.34		

Table D- 5: Impact Fee Basis

Existing Eligible LOS	Parks	3.88
Existing Eligible LOS	Trails	0.51
Existing Population	2022	7,899
Future Population	2042	15,718
Change in Population	20 yr horizon	7,819
Acreage Req'd in Planning Horizon	Parks	30.3
Mileage Req'd in Planning Horizon	Trails	4.0

Table D- 6: Parks Impact Fee Calculation Table

NO.	PARK NAME	CLASS	AREA (acres)	POTENTIAL CONSTRUCTION YEAR	% ELIGIBLE IN PLANNING HORIZON	ACREAGE BUILT IN PLANNING HORIZON	ESTIMATED 2022 PROJECT COST	CONSTRUCTION- YEAR PROJECT COST	FINANCED PROJECT COST (2.5%, 20 yrs)	IMPACT FEE ELIGIBLE PROJECT COST
1	Minersville Hwy Park	Neighborhood	6.0	2024	100%	6.0	\$ 1,994,152.79	\$ 2,115,596.70	\$ 2,714,189.08	\$ 2,714,189.00
2	South Enoch Community Park	Community	9.0	2028	100%	9.0	\$ 2,991,229.19	\$ 3,571,684.08	\$ 4,582,265.58	\$ 4,582,266.00
3	Enoch Regional Soccer Park	Regional	75.0	2032	20.4%	15.3	\$ 5,085,089.62	\$ 6,833,935.24	\$ 8,767,546.47	\$ 8,767,546.00
						30.3	\$ 10,070,471.61	\$ 12,521,216.02	\$ 16,064,001.12	\$ 16,064,001.00

Table D- 7: Trails Impact Fee Calculation Table

NO.	TRAIL NAME	CLASS	LENGTH (miles)	POTENTIAL CONSTRUCTION YEAR	% ELIGIBLE IN PLANNING HORIZON	MILEAGE BUILT IN PLANNING HORIZON	ESTIMATED 2022 PROJECT COST	CONSTRUCTION- YEAR PROJECT COST	FINANCED PROJECT COST (2.5%, 20 yrs)	IMPACT FEE ELIGIBLE PROJECT COST
1	Horseshoe Drive Trail	Trail	0.28	2024	100%	0.28	\$ 213,949.01	\$ 226,978.50	\$ 291,200.38	\$ 291,200.00
2	4800 N Trail	Trail	1.78	2026	65%	1.16	\$ 1,343,967.17	\$ 1,512,646.88	\$ 1,940,639.09	\$ 1,940,639.00
3	4600 N Trail	Trail	0.21	2028	100%	0.21	\$ 154,489.47	\$ 184,468.51	\$ 236,662.51	\$ 236,663.00
4	Maple Ln Trail	Trail	0.96	2030	100%	0.96	\$ 724,663.17	\$ 917,981.62	\$ 1,177,717.70	\$ 1,177,718.00
5	3800 N Trail	Trail	1.35	2032	100%	1.35	\$ 1,013,225.37	\$ 1,361,690.16	\$ 1,746,970.29	\$ 1,746,970.00
6	5200 N Trail	Trail	2.73		0%	0.00	\$ -	\$ -	\$ -	\$ -
7	600 E Trail	Trail	0.75		0%	0.00	\$ -	\$ -	\$ -	\$ -
8	Minersville Hwy Trail (UDOT)	Trail	4.45		0%	0.00	\$ -	\$ -	\$ -	\$ -
9	200 W Trail	Trail	0.51		0%	0.00	\$ -	\$ -	\$ -	\$ -
10	Driftwood Ln Trail	Trail	2.32		0%	0.00	\$ -	\$ -	\$ -	\$ -
11	Veterans Loop Trail	Trail	0.51		0%	0.00	\$ -	\$ -	\$ -	\$ -
12	Enoch Road Trail	Trail	1.52		0%	0.00	\$ -	\$ -	\$ -	\$ -
13	Ravine Rd Trail	Trail	1.32		0%	0.00	\$ -	\$ -	\$ -	\$ -
14	Highway 91 Trail (UDOT)	Trail	4.27		0%	0.00	\$ -	\$ -	\$ -	\$ -
15	900 W Trail	Trail	0.51		0%	0.00	\$ -	\$ -	\$ -	\$ -
						4.0	\$ 3,450,294.18	\$ 4,203,765.68	\$ 5,393,189.97	\$ 5,393,190.00

APPENDIX E
CASHFLOW ANALYSIS

Table E- 1: Cash Flow Summary of Impact Fee Fund

	Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Revenues																						
Total Housing Units		2260	2339	2421	2506	2593	2684	2778	2875	2976	3080	3188	3299	3415	3534	3658	3786	3919	4056	4198	4345	4497
New Housing Units		76	79	82	85	88	91	94	97	101	104	108	112	115	120	124	128	133	137	142	147	152
Impact Fees Collected		\$ 739,029	\$ 764,895	\$ 791,666	\$ 819,374	\$ 848,052	\$ 877,734	\$ 908,455	\$ 940,251	\$ 973,160	\$1,007,220	\$1,042,473	\$1,078,960	\$1,116,723	\$1,155,808	\$1,196,262	\$1,238,131	\$1,281,465	\$1,326,317	\$1,372,738	\$1,420,784	\$1,470,511
Expenses																						
Minersville Hwy Park	2024	\$ -	\$ -	\$ 135,709	\$ 135,709	\$ 135,709	\$ 135,709	\$ 135,709	\$ 135,709	\$ 135,709	\$ 135,709	\$ 135,709	\$ 135,709	\$ 135,709	\$ 135,709	\$ 135,709	\$ 135,709	\$ 135,709	\$ 135,709	\$ 135,709	\$ 135,709	\$ 135,709
South Enoch Community Park	2028	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 229,113	\$ 229,113	\$ 229,113	\$ 229,113	\$ 229,113	\$ 229,113	\$ 229,113	\$ 229,113	\$ 229,113	\$ 229,113	\$ 229,113	\$ 229,113	\$ 229,113	\$ 229,113	\$ 229,113
Enoch Regional Soccer Park, Phase 1	2032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 438,377	\$ 438,377	\$ 438,377	\$ 438,377	\$ 438,377	\$ 438,377	\$ 438,377	\$ 438,377	\$ 438,377	\$ 438,377	\$ 438,377
Horseshoe Drive Trail	2024	\$ -	\$ -	\$ 14,560	\$ 14,560	\$ 14,560	\$ 14,560	\$ 14,560	\$ 14,560	\$ 14,560	\$ 14,560	\$ 14,560	\$ 14,560	\$ 14,560	\$ 14,560	\$ 14,560	\$ 14,560	\$ 14,560	\$ 14,560	\$ 14,560	\$ 14,560	\$ 14,560
4800 N Trail	2026	\$ -	\$ -	\$ -	\$ -	\$ 97,032	\$ 97,032	\$ 97,032	\$ 97,032	\$ 97,032	\$ 97,032	\$ 97,032	\$ 97,032	\$ 97,032	\$ 97,032	\$ 97,032	\$ 97,032	\$ 97,032	\$ 97,032	\$ 97,032	\$ 97,032	\$ 97,032
4600 N Trail	2028	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,833	\$ 11,833	\$ 11,833	\$ 11,833	\$ 11,833	\$ 11,833	\$ 11,833	\$ 11,833	\$ 11,833	\$ 11,833	\$ 11,833	\$ 11,833	\$ 11,833	\$ 11,833	\$ 11,833
Maple Ln Trail	2030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58,886	\$ 58,886	\$ 58,886	\$ 58,886	\$ 58,886	\$ 58,886	\$ 58,886	\$ 58,886	\$ 58,886	\$ 58,886	\$ 58,886	\$ 58,886	\$ 58,886
3800 N Trail	2032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 87,349	\$ 87,349	\$ 87,349	\$ 87,349	\$ 87,349	\$ 87,349	\$ 87,349	\$ 87,349	\$ 87,349	\$ 87,349	\$ 87,349
Impact Fee Update		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,778	\$ -	\$ -	\$ -	\$ -	\$ 40,317	\$ -	\$ -	\$ -	\$ -	\$ 46,739	\$ -	\$ -	\$ -	\$ -	\$ 54,183
Impact Fees Expended		\$ -	\$ -	\$ 150,269	\$ 150,269	\$ 247,301	\$ 282,079	\$ 488,248	\$ 488,248	\$ 547,134	\$ 547,134	\$1,113,177	\$1,072,860	\$1,072,860	\$1,072,860	\$1,072,860	\$1,119,599	\$1,072,860	\$1,072,860	\$1,072,860	\$1,072,860	\$1,127,043
Net Annual Impact Fee Cash Flow		\$ 739,029	\$ 764,895	\$ 641,397	\$ 669,105	\$ 600,751	\$ 595,655	\$ 420,207	\$ 452,003	\$ 426,026	\$ 460,087	\$ (70,704)	\$ 6,100	\$ 43,864	\$ 82,949	\$ 123,402	\$ 118,532	\$ 208,606	\$ 253,457	\$ 299,878	\$ 347,924	\$ 343,469
Impact Fee Fund Balance		\$ 739,029	\$1,503,923	\$2,145,320	\$2,814,425	\$3,415,176	\$4,010,831	\$4,431,038	\$4,883,041	\$5,309,067	\$5,769,153	\$5,698,450	\$5,704,550	\$5,748,413	\$5,831,362	\$5,954,765	\$6,073,297	\$6,281,903	\$6,535,360	\$6,835,238	\$7,183,162	\$7,526,631

Figure E- 2: Projected Net Annual Impact Fee Cash Flow

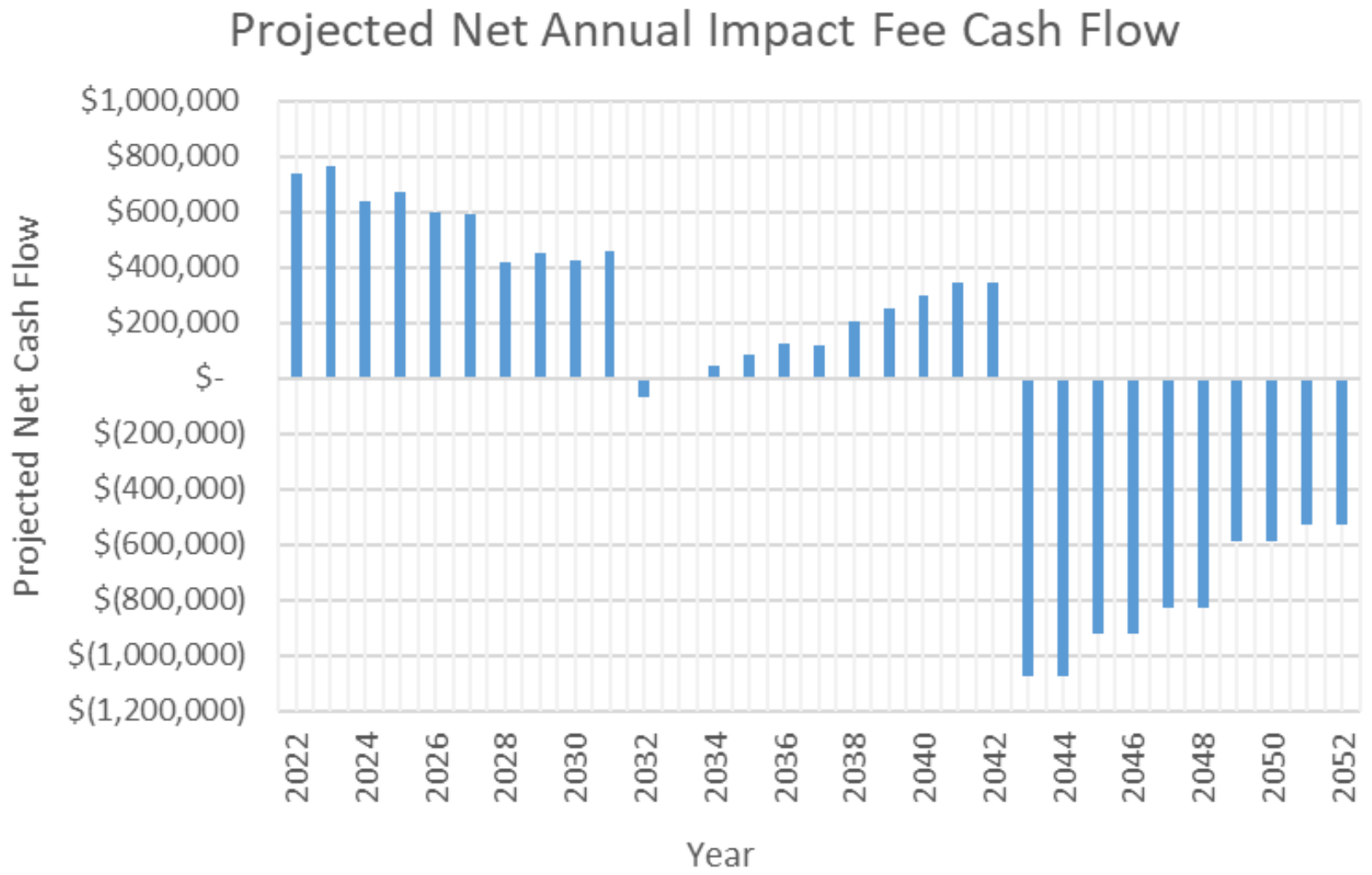
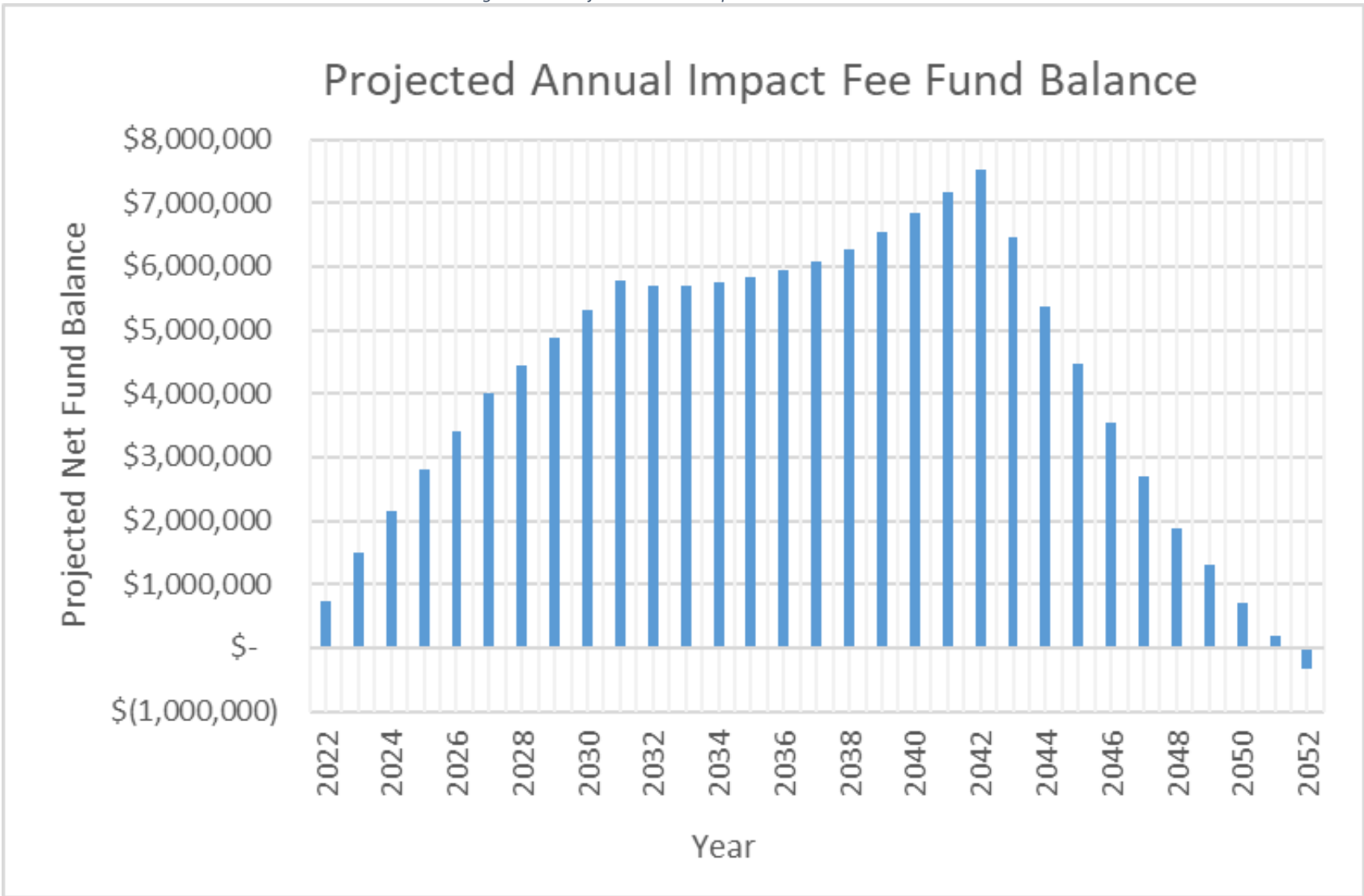


Figure E- 3: Projected Annual Impact Fee Fund Balance



APPENDIX F
IMPACT FEE CERTIFICATION

CERTIFICATION OF IMPACT FEE ANALYSIS BY CONSULTANT

In accordance with Utah Code Annotated § 11-36a-306, Joseph K. Phillips, P.E., on behalf of Sunrise Engineering, Inc., make the following certification:

I certify that the attached Impact Fee Facilities Plan and Impact Fee Analysis:

1. Includes only the costs of public facilities that are:
 - a. Allowed under the Impact Fees Act; and
 - b. Actually incurred; or
 - c. Projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. Does not include:
 - a. Costs of operation and maintenance of public facilities; or
 - b. Costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
3. Offsets costs with grants or other alternate sources of payment; and
4. Complies in each and every relevant respect with the Impact Fees Act.

Joseph K. Phillips, P.E., makes this certification with the following qualifications:

1. All of the recommendations for implementation of the Impact Fee Facilities Plan (“IFFP”) made in the IFFP documents or in the Impact Fee Analysis (“IFA”) documents, together the “IFFPA”, are followed in their entirety by Enoch City, Utah, staff, and elected officials.
2. If all or portion(s) of the IFFPA are modified or amended, this certification is no longer valid.
3. All information provided to Sunrise Engineering, Inc., its contractors or suppliers, is assumed to be correct, complete and accurate. This includes information provided by Enoch City, Utah, and outside sources.
4. The undersigned is trained and licensed as a professional engineer and has not been trained or licensed as an attorney at law. Nothing in the foregoing certification shall be deemed an opinion of law or an opinion of compliance with law which under applicable professional licensing laws or regulations or other laws or regulations must be rendered by an attorney licensed in the State of Utah.

5. The foregoing certification is an expression of professional opinion based on the undersigned's best knowledge, information and belief and shall not be construed as a warranty or guaranty of any fact or circumstance.

6. The foregoing certification is made only to Enoch City, Utah, and may not be used or relied upon by any other person or entity without the express written authorization of the undersigned.

Sunrise Engineering, Inc.

DRAFT

By: _____

Dated: _____

APPENDIX G
IMPACT FEE ORDINANCE

ORDINANCE NO. 2022-XX

AN ORDINANCE OF ENOCH CITY APPROVING AND ADOPTING A RECREATION IMPACT FEE FACILITIES PLAN AND IMPACT FEE ANALYSIS, ALSO KNOWN AS A RECREATION MASTER PLAN, AND ALSO ADOPTING AND ENACTING A RECREATION IMPACT FEE TO MEET THE DEMANDS OF NEW GROWTH. THIS ORDINANCE AMENDS, SUPERSEDES AND REPLACES ANY EXISTING ENOCH CITY RECREATION IMPACT FEE FACILITIES PLAN, IMPACT FEE ANALYSIS, AND IMPACT FEE.

WHEREAS, the City Council of Enoch City ("City Council") finds and determines that growth and development activity in the City will create additional demand and need for recreation facilities to be built and enlarged to support said growth and development in the City; and

WHEREAS, the City Council has, pursuant to Utah Code Ann. § 11-36a-301, had a study and analysis performed to determine existing recreation conditions and needs and to determine projected needs as the City grows during the next 20 years, which study and analysis shall serve as an impact fee facilities plan, also known as a master plan, for the recreation facilities; and

WHEREAS, the City Council desires to give formal acceptance and approval of said recreation impact fee facilities plan and analysis; and

WHEREAS, the City Council desires to impose impact fees based upon said recreation impact fee facilities plan and analysis contained therein; and

WHEREAS, the City Council finds that recreation impact fees should be charged to new development in the City, which may be used to pay for debt service associated with the excess capacity built into existing or new facilities or the cost of additional improvements that are required to support new growth and development as it occurs; and

WHEREAS, the City Council, after a public notice as required by law, held a public hearing on September 15, 2022, to consider the adoption of this Ordinance, a copy of which, as well as the copy of the recreation impact fee facilities plan and analysis, has been made available for public inspection at the Enoch City Office Building and on Enoch City's website, and notice of the City's intent to enact or modify the impact fee was posted on the Utah Public Notice Website for a period of at least 10 days prior to such public hearing.

NOW THEREFORE, BE IT HEREBY ORDAINED by the City Council as follows:

1. Enoch City hereby approves and adopts the recreation impact fee facilities plan and analysis: *Enoch City Recreation Impact Fee Facilities Plan and Impact Fee Analysis*, dated October 2022, prepared by Sunrise Engineering, Inc.
2. The City hereby establishes one service area consisting of the entire geographical area of Enoch City, including future annexed area.
3. The City hereby establishes a recreation impact fee in the sum of Thirteen Thousand Three Hundred

Eighty-One Dollars (\$13,381.00) per household or residential unit to be charged to all new residential development in the City.

4. The impact fee shall be calculated and charged to all new development as follows:
 - (a) The 'per household' or 'per residential unit' impact fee should be charged to each residential dwelling unit. A "residential dwelling unit" is defined as a house, apartment unit, condominium unit, etc. The impact fees shall be paid to the City prior to final plat recordation, or paid prior to issuance of a building permit if for an existing platted lot where fees were not collected at the time of final plat recordation.
5. The City Council may adjust the impact fee at the time the same is charged to (a) respond to unusual circumstances in specific cases and (b) ensure that impact fees are imposed fairly.
6. All impact fees received by the City pursuant to the Ordinance shall be used for, and as appropriate, refunded in compliance with Utah Code Ann. § 11-36a-Part 6, as amended.
7. Subject to the time limitations as provided in Utah Code Ann. §11-36a-702, any person or entity that has paid the impact fee pursuant to this Ordinance may challenge the impact fee as provided in Utah Code Ann. §11-36a-701, et seq., as amended by filing:
 - (a) A written administrative appeal to the City pursuant to Section 8 of this Ordinance; or
 - (b) A request for arbitration as provided in Utah Code Ann. §11-36a-705, as amended; or
 - (c) An action in state district court.
8. A written administrative appeal challenging the impact fee or fees may be made to the City by any person or entity that has paid or made an impact fee required by this Ordinance by filing in writing with the City Recorder setting forth the name of the person or entity challenging the impact fee or fees, the specific impact fee or fees challenged, evidence that the impact fee or fees challenged have been paid by the person or entity, and alleged grounds for such challenge. A written administrative appeal (subject to the time limitations as provided in Utah Code Ann. §11-36a-702) containing the information set forth herein and filed with the City comprise the necessary document for filing an administrative appeal as provided in Utah Code Ann. §11-36a-703(2)(a), as amended. An administrative appeal shall be considered and decided by the "Appeal Authority", which is currently designated as the City Council, or such other body as the City shall designate, within thirty (30) days after the day on which the appeal is filed. The person or entity challenging or appealing the impact fee may appear at the hearing and present any written or oral evidence deemed relevant to the imposition of the impact fee. The decision of the Appeal Authority shall be in writing and shall be supported by written findings. No appeal shall be permitted unless and until the impact fees at issue have been paid.
9. This Ordinance supersedes and/or repeals the provision(s) of any ordinance(s) or resolution(s) that is/are inconsistent with the provisions of this Ordinance.
10. The Recreation Impact Fee Facilities Plan and Analysis portion of this Ordinance shall take effect upon publication or posting, as required by law.
11. The Recreation Impact Fee portion of this Ordinance shall take effect ninety (90) days after approval

(December 14, 2022) as required by law.

PASSED AND ORDERED POSTED on this 15th day of September, 2022.

ENOCH CITY

DRAFT

Geoffrey Chesnut, Mayor

ATTEST:

Name

City Recorder