

SECTION 1: EXECUTIVE SUMMARY

The purpose of this Impact Fee Facilities Plan (“IFFP”), with supporting Impact Fee Analysis (“IFA”), is to fulfill the requirements established in Utah Code Title 11 Chapter 36a, the “Impact Fees Act,” and help Tooele City (the “City”) fund necessary capital improvements for future growth. This document will address the future parks and recreation, police, and fire infrastructure needed to serve the City through the next ten years, as well as the appropriate impact fees the City may charge to new growth to maintain the level of service (“LOS”).

- ☞ **Impact Fee Service Area:** The Service Area for this analysis includes all areas within the City. **FIGURE 3.1** illustrates the proposed Service Area. This document identifies the necessary future system improvements for the Service Area that will maintain the existing LOS into the future.
- ☞ **Demand Analysis:** The demand units utilized in this analysis include population and household growth and calls for service. As new development and redevelopment occurs within the City, it generates increased demand on City infrastructure. The system improvements identified in this study are designed to maintain the existing LOS for any new or redeveloped property within the City.
- ☞ **Level of Service:** The existing LOS is defined for parks and public safety services, in the respective sections of this report. Through the inventory of existing facilities, combined with the growth assumptions, this analysis identifies the LOS which is provided to a community’s existing residents and ensures that future facilities maintain these standards. Any excess capacity identified within existing facilities can be apportioned to new development.
- ☞ **Excess Capacity:** The demand analysis, existing facility inventory and LOS analysis allow for the development of a list of capital facilities necessary to serve new growth and to maintain the existing system. This list includes any excess capacity of existing facilities, as well as future system improvements necessary to maintain the LOS. The inclusion of excess capacity is known as a “buy-in.” Any demand generated from new development that overburdens the existing system beyond the existing capacity justifies the construction of new facilities. This analysis calculates the buy-in component for each of the services evaluated.
- ☞ **Outstanding Debt/Prior Financing Mechanisms:** The City issued the Series 2019 Lease Revenue Bonds to fund the police building. The City also issued the 2012 Sales Tax Revenue Refunding bonds, a portion of which was used to fund parks and recreation improvements. The associated interest from these bonds is included in this analysis.
- ☞ **Capital Facilities Analysis:** Due to the projected new development and redevelopment within the City, additional capital improvements will be necessary as they relate to parks and fire services.
- ☞ **Funding of Future Facilities:** This analysis assumes future growth-related facilities will be funded through a combination of General Fund revenues and impact fee revenues. In addition, the City anticipates funding future fire facilities using bond proceeds. The cost of issuance and interest associated with this financing mechanism is included in this analysis.

SUMMARY OF PROPOSED IMPACT FEES

The impact fees proposed in this analysis will be assessed within the Service Area. The table below illustrates the calculated impact fee for parks, police, and fire.

TABLE 1.1: MAXIMUM IMPACT FEE PER UNIT

	PROPOSED SINGLE FAMILY	CURRENT FEE	PROPOSED MULTI-FAMILY	CURRENT FEE	PROPOSED COMMERCIAL	CURRENT FEE	PROPOSED INDUSTRIAL	CURRENT FEE
Parks	\$3,194.00	\$2,168.00	\$2,252.00	\$1,959.00	-	-	-	-
Police	\$216.90	\$137.29	\$221.00	\$137.29	\$164.70	\$120.65	\$17.40	\$9.67
Fire	\$255.90	\$200.59	\$188.80	\$200.59	\$187.40	\$104.67	\$111.40	\$104.67
Total	\$3,666.80	\$2,505.88	\$2,661.80	\$2,296.88	\$352.10	\$225.32	\$128.80	\$114.34
% Change	46%		16%		56%		13%	

NON-STANDARD IMPACT FEES

The City reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that the land use will have upon public facilities.¹ This adjustment could result in a different impact fee if the City determines that a particular user may create a different impact than what is standard for its land use. The City may also decrease the impact fee if the developer can provide documentation, evidence, or other credible analysis that the proposed impact will be lower than what is proposed in this analysis.

¹ 11-36a-402(1)(c)