



SYRACUSE CITY

Syracuse City Council Work Session Notice

November 12, 2013 – 6:00 p.m.
Municipal Building, 1979 W. 1900 S.

Notice is hereby given that the Syracuse City Council will meet in a work session on Tuesday, November 12, 2013, at 6:00 p.m. in the large conference room of the Municipal Building, 1979 W. 1900 S., Syracuse City, Davis County, Utah. The purpose of the work session is to discuss/review the following items:

- a. Review agenda for business meeting to begin at 7:00 p.m. (5 min.)
- b. Discuss agenda item #8, proposed annexation of property located at 4000 W. 1200 S.
- c. Discuss agenda item #11, Proposed Ordinance regarding Parks, Trails, and Recreation Impact Fee..
- d. Review agenda item #6, Cooperative Agreement with Utah Department of Transportation relating to the construction of 3000 West from 700 South to Bluff Road.
- e. Council business. (5 min.)

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In compliance with the Americans Disabilities Act, persons needing auxiliary communicative aids and services for this meeting should contact the City Offices at 801-825-1477 at least 48 hours in advance of the meeting.

#### **CERTIFICATE OF POSTING**

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Syracuse City limits on this 7<sup>th</sup> day of November, 2013 at Syracuse City Hall on the City Hall Notice Board and at <http://www.syracuseut.com/>. A copy was also provided to the Standard-Examiner on November 7, 2013.

CASSIE Z. BROWN, CMC  
SYRACUSE CITY RECORDER



# COUNCIL AGENDA

November 12, 2013

Agenda Item b

**Proposed Ordinance No. 13-14 declaring the annexation of 20.061 acres of property located at approximately 4000 W. 1200 S. into the City of Syracuse, Davis County, Utah, and establishing zoning for property.**

### *Factual Summation*

- Any questions regarding this item may be directed at City Recorder Cassie Brown.
- Please see the following memo re: Annexation Petition 2013-02 provided by Cassie Brown.
- Please see the attached Proposed Ordinance No. 13-14.

### *Memorandum*

On August 13, 2013 Con Wilcox filed a petition to annex into Syracuse City 20.61 acres of property located at approximately 4000 West 1200 South. The City Engineer has reviewed the annexation petition and his comments have been addressed by the petitioner.

On August 27, 2013 the Council voted to accept the annexation and I immediately began the certification process pursuant to the provisions of Title 10-2-403 of the Utah Code Annotated. The annexation petition was certified shortly thereafter and a notice of certification was published in the Standard-Examiner for three consecutive weeks; the notice was meant to outline the annexation protest process. The same notice was also sent to all affected entities. The protest period expired October 3, 2013 and no valid protests were filed.

This item was discussed at the October 8 work session and business meetings and a decision was made to table the proposed ordinance in order to notify property owners within 300 feet of the subject property of the proposed annexation. Notifications were sent to 52 property owners on Tuesday, October 15, 2013. The item was removed from the October 22, 2013 agenda upon a request from the petitioner. An additional notification regarding the proposed annexation was mailed to the same 52 property owners on November 4 explaining that the item would be discussed during the November 12 work session and business meetings.

**ORDINANCE 13-14**

**AN ORDINANCE DECLARING THE ANNEXATION OF 20.061 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 4000 W. 1200 S. INTO THE CITY OF SYRACUSE, DAVIS COUNTY, UTAH, AND ESTABLISHING ZONING FOR THE PROPERTY**

**WHEREAS** a majority of the owners of real property and the owners of not less than one-third of the real property as shown on the last assessment rolls in territory lying contiguous to Syracuse City have petitioned the City for annexation; and

**WHEREAS** the petition was accompanied by an accurate plat or map of the territory to be annexed, prepared under the supervision of Syracuse City Engineer or a competent surveyor and certified by the Engineer or surveyor; and

**WHEREAS** the petition and plat map have been filed in the office of the Syracuse City Recorder; and

**WHEREAS** notice of intent was advertised as provided by state law with no protests having been received within the 30-day protest period; and

**WHEREAS** the City Council held a public hearing with notice provided to the residents of the affected territory and adjacent property owners;

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

**Section 1. Annexation.** The property described in Exhibit "A" is hereby declared annexed into the City of Syracuse, Utah.

**Section 2. Zoning.** The property being annexed into Syracuse is hereby zoned as Planned Residential Development (PRD).

**Section 3. Severability.** 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 4. Effective Date.** This Ordinance shall become effective immediately upon publication or posting.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 12th DAY OF NOVEMBER, 2013.**

**SYRACUSE CITY**

ATTEST:

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Cassie Z. Brown, City Recorder

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Mayor Jamie Nagle

Voting by the City Council:

|                          | “AYE” | “NAY” |
|--------------------------|-------|-------|
| Councilmember Duncan     | _____ | _____ |
| Councilmember Johnson    | _____ | _____ |
| Councilmember Lisonbee   | _____ | _____ |
| Councilmember Peterson   | _____ | _____ |
| Councilmember Shingleton | _____ | _____ |

## EXHIBIT "A"

Legal Description of Wilcox property located at approximately 4000 West Street and 1200 South Street

Beginning at the East Quarter Corner of Section 7, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running;

Thence North  $89^{\circ}57'53''$  West 662.87 feet along the quarter section line to the mid-point of the south line of the Southeast Quarter of the Northeast Quarter of said Section 7;

Thence North  $0^{\circ}14'27''$  East 1317.95 feet along the north/southline dividing the Southeast Quarter of the Northeast Quarter of said Section 7 into aliquot parts to the mid-point of the north line of the Southeast Quarter of the Northeast Quarter of said Section 7;

Thence North  $89^{\circ}58'20''$  East 662.83 feet along the north line of the Southeast Quarter of the Northeast Quarter of said Section 7 to the section line, being the mid-point of the east line of the Northeast Quarter of said Section 7;

Thence South  $0^{\circ}14'20''$  West 1318.69 feet along the section line to the point of beginning.

Contains 873,844 square feet, 20.061 acres.

046 1 of 2

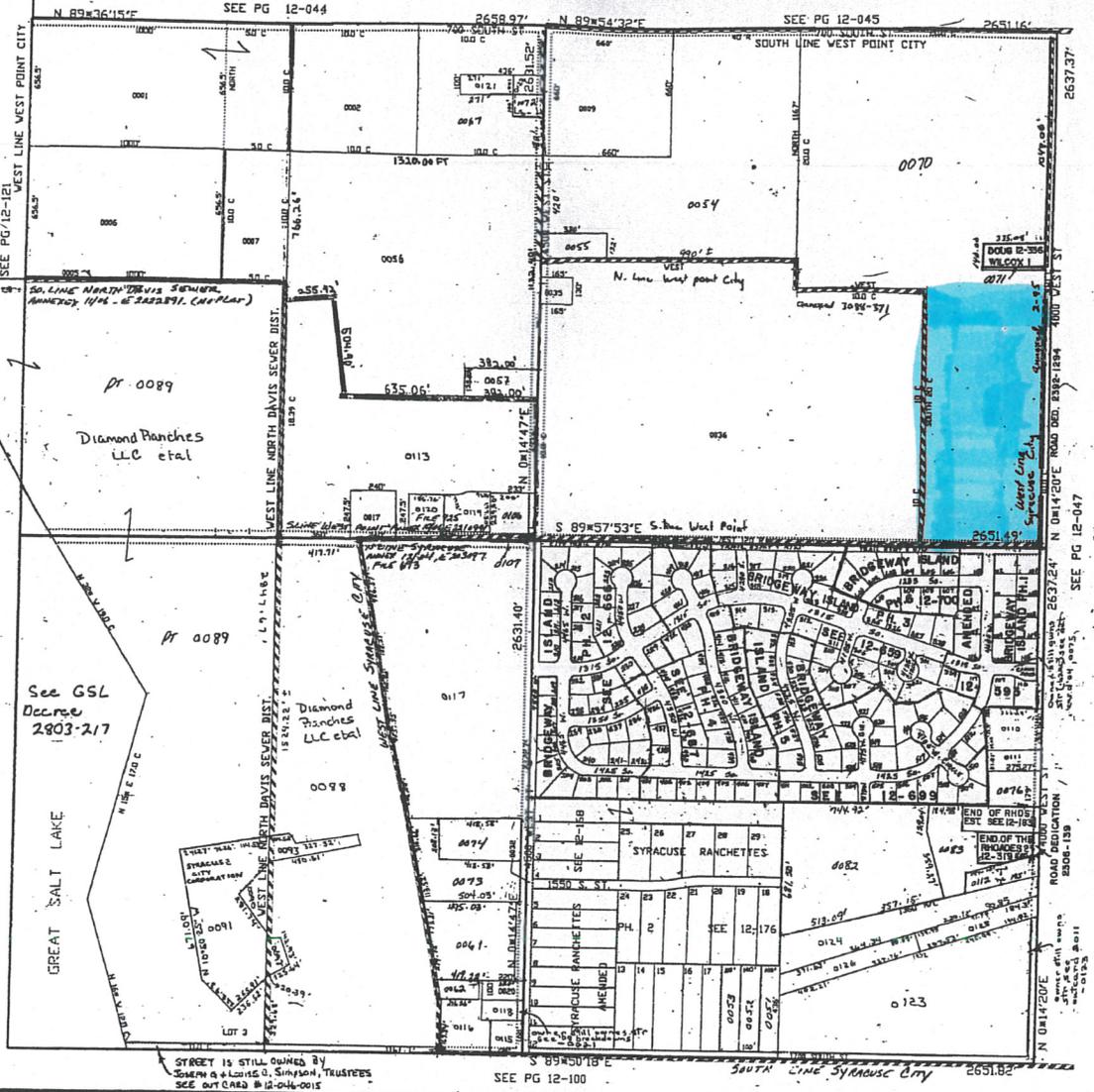
12

| PID  | OWNER                | ACRE   | PID  | OWNER                       | ACRE   | PID  | OWNER                          | ACRE   | PID  | OWNER                     | ACRE  |
|------|----------------------|--------|------|-----------------------------|--------|------|--------------------------------|--------|------|---------------------------|-------|
| 0001 | Cannie, D Manning    | 20.173 | 0029 | Joseph D Simpson TR         | 310    | 0051 | John D Rowe - TRS              | 1.00   | 0071 | Cannie, D Manning         | 7.71  |
| 0002 | Cannie, D Manning    | 10.000 |      |                             |        | 0052 | Brad's Unsicker                | 1.00   | 0070 | William Criddle Farm LLC  | 59.92 |
| 0005 | DAVIS COUNTY CORP    | .140   |      |                             |        | 0053 | Gary Mark Hamblin              | 1.00   | 0073 | William Glenn D & Kathy S | .09   |
| 0006 | Ardis G Manning (TR) | 15.130 |      |                             |        | 0054 | Lara S Siefert (TR)            | 22.70  | 0072 | William Glenn D & Kathy S | .09   |
| 0007 | Ardis G Manning (TR) | 5.000  |      |                             |        | 0055 | Susan L Elbrader - TR          | 1.0    | 0074 | William Glenn D & Kathy S | 3.25  |
| 0008 | Lara S Siefert (TR)  | 10.000 |      |                             |        | 0056 | Manning Properties LLC         | 57.871 | 0075 | Tracy, Kevin B & Kristina | 2.00  |
|      |                      |        |      |                             |        | 0057 | Manning Properties LLC         | 1.071  | 0076 | Ardis G Manning           | 1.11  |
| 0017 | Laura G Payne        | 7.135  | 0035 | Brittany L Gallegos         | .490   | 0061 | Comp of Pres Bishop LDS Church | 4.139  |      |                           |       |
|      |                      |        | 0036 | WADSWORTH, GLEN L & NANCY B | 61.310 | 0062 | Comp of Pres Bishop LDS Church | 2.50   |      |                           |       |

PREVIOUS  
12-046  
LAST

NORTH

SCALE  
1" = 400'



ALL SECTION 7 T4NR2W Salt Lake Meridian Davis County, Utah

DAVIS COUNTY GEO-GRAPHIC INFORMATION DIVISION



PETITION FOR ANNEXATION OF TERRITORY TO SYRACUSE CITY, UTAH

1979 West 1900 South Syracuse, Utah 84075 Phone: 825-1477 FAX: 825-3001



Petition No. 2013-02

Filed in the Office of the City Recorder

By J. Clout

Date 8-13-13

Fee: Up to 2 acres \$230.00 + \$173.00/acre 2.1-5 acres \$575.00 + \$144.00/acre 5.1-10 acres \$1,007.00 + \$115.00/acre 10+ acres \$1,582.00 + \$87.00/acre Additional \$300.00 to include rezone request

1858 Ac = 1619

Check # 2695149 \$3199.00

TO THE SYRACUSE CITY COUNCIL:

The undersigned real property owners respectfully petition and pray that the described lands and territory in Davis County, Utah, attached hereto as Exhibit A, be immediately annexed to Syracuse City.

In support of this petition, the petitioners respectfully declare and represent that they are a majority of the owners of the private real property located within the above-described territory and are the owners of not less than one-third (1/3) in value of all said territory as shown by the last assessment rolls of Davis County, State of Utah, and that the said territory lies contiguous to the Corporate limits of Syracuse City, a Municipal Corporation of Utah.

Signature Printed Name Address Con Louyne Wilcox managing member 6 Douglas Wilcox 2918 South 4000 West Syracuse Utah 84075

Con Louyne Wilcox managing member Con Louyne Wilcox 1455 South 1000 West Clarendon UT 84015

(Petitioners must submit a copy of this petition to the Davis County Clerk the same day it is filed with Syracuse City.)

Con Wilcox 801-663-5927



**Syracuse City  
Davis County, Utah  
Annexation Policy Plan  
Nov. 26, 2002**

# **Syracuse City Annexation Policy Plan**

**November 26, 2002**

**STATEMENT OF PURPOSE.** The City of Syracuse has determined it to be necessary to manage and access the impact and implementation of annexation goals of the Syracuse City Annexation Policy Plan and to promote health, safety, and welfare of the City.

**CRITERIA FOR ANNEXATION.** Syracuse City will favor a petition for annexation of territory in the areas outlined in “Appendix A” and pursuant to the following criteria. The City, in acceptance of an annexation petition shall confirm:

1. The petition for annexation complies with Utah State Code 10-2-403.
2. Promotes the goals of government to protect and promote the public health, safety and general welfare of the citizens of Syracuse, present and future.
3. Encourages systematic growth and development within the City and the keeping of a cohesive and orderly community.
4. Considers in conjunction with the Syracuse City General Plan the need over the next 20 years for additional land suitable for residential, commercial and industrial development.
5. Considers population growth projections for Syracuse City and adjoining areas for the next 20 years.
6. Assures availability, maintenance, extension and/or adequate capacity of public facilities and services.
7. Considers the City’s future and current financial requisites for municipal services in developed and undeveloped unincorporated areas of Davis County.
8. Promotes the most efficient relationships between land uses in Syracuse City and its neighboring communities and service districts by avoiding gaps or overlaps with expansion areas of other municipalities.
9. Ensures the pace and quality of annexations shall be within the management capability of Syracuse City by the use of well-conceived land management practice.

**AREA OF EXPANSION.** Attached hereto as “Appendix A” is a map of the unincorporated territory into which Syracuse favors expansion of its boundaries

**CHARACTER OF SYRACUSE CITY.** Syracuse is a community located in the northwest part of Davis County. The population according to the 2000 US Census is approximately 10,000 people. The majority of the area is agriculture in nature but with high growth of residential dwellings and small amounts of land devoted to commercial and industrial uses. Annexations will continue to change the character of the community by removing agricultural land and placing the residential growth into a changing character of a bedroom community. Future annexations will characteristically harmonize with existing development patterns of Syracuse City, which is single family residential use intermixed with commercial development and institutional uses. It is essential to the citizens of Syracuse that the City should strive to maintain its historical character while managing new growth.

**NEED AND FINANCING OF MUNICIPAL SERVICES.** The needs for municipal services within future annexation area of Syracuse are extensive and will require detailed planning and implementation. The City’s general plan and associated capital improvement plan will guide the City’s development and replacement of municipal infrastructure and services. Nonetheless, continued growth of Syracuse City into unincorporated Davis County shall require funding of this growth from development as it occurs. The City will require development to install and pay for expansion of municipal services to newly annexed areas that impact the City by growth.

New annexations should create areas in which services can be provided efficiently. The annexation should not create topographically isolated areas, areas for which the provisions of services would be costly or difficult.

**TAX CONSEQUENCES.** Municipal finances used to provide services will be developed through property and sales tax revenue, user fees and impact fees from growth. If land use is changed to residential, there will be a significant tax increase, the amount depending on the value of the new residence(s). Property taxes collected from annexed areas, which go to the City, would be offset by the costs of providing services. New growth areas should be mainly considered as residential property tax, which historically, provides diminutive financial resources to the City. As a consequence, Syracuse shall aggressively pursue the development of sales tax revenue to support future growth of municipal services such as transportation, sanitation, police and fire protection. Annexation growth will require the City to develop commercial and tourism related tax support with limited property tax increases to residential property.

**MUNICIPAL BOUNDARIES.** Syracuse City will continue to expand mainly to the south and west of current city boundaries with limited growth to the north and

inconsequential growth to the east of current boundaries. The Great Salt Lake and wetlands to the south and west will eventually inhibit continued expansion into these areas, however, there are large expansion possibilities remaining within Davis County adjoining the Great Salt Lake and surrounding 3700 south. These areas will eventually annex into the City's corporate limits

The north boundary expansion of Syracuse has all but ceased with exception of a minor enlargement of the existing boundary immediately south of 700 south and west of 4000 west. Recent annexations by West Point City have inhibited future growth into this northwest area. Syracuse will continue to expand westerly towards 4500 west. Syracuse has purchased (from Hooper Water Improvement District) and operates culinary water lines within this West Point Annexation. Consideration of this culinary water service area should mandate annexations of the Wilcox property west of 4000 west. West Point City will require the majority of coordination with possible annexation areas. Syracuse has justified with West Point City not to annex the Manning property located west of 4500 west and north of 1200 south in order to not divide the ownership of the land between two municipalities. The City will annex all the territory south of 1200 south west to the Great Salt Lake.

Syracuse should also pursue acquisition of the undeveloped Tanner family property currently located within the corporate boundaries of Clearfield City, located next to the northeast of the current City boundary approximately 1200 south 1000 west. This property would prove very valuable in future expansion of the City's cemetery. The current east boundary lines with Clearfield and Layton will not be adjusted.

**AFFECTED ENTITIES.** Syracuse City has complied with section Utah State Code 10-2-401 in the adoption of the annexation policy plan. Davis County would be the primary affected entity by removal of land from county jurisdiction. There would negligible impact to the County. North Davis Sewer District and Davis County School District are entities, which serve the area and will be affected with future growth annexations. Syracuse received no statements from affected entities concerning the City's annexation plans. West Point and Syracuse have mutually agreed to coordinate boundaries near 700 south and 4500 west. These boundaries are identified on Appendix A

**Approved and adopted by the City Council of Syracuse, Davis County, Utah this 26<sup>th</sup> day of November, 2002 as attested by the following signatures.**

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Fred Panucci, Mayor

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Kathryn W. Holt, City Recorder  
-Attest-

# Appendix A Annexation Policy Plan

Adopted 11/26/2002

WEST POINT

CLEARFIELD

LAYTON

GREAT SALT LAKE

-  Future Cemetary Annexation
-  Future Annexation Plan
-  City Boundary
-  Parcels
-  CLEARFIELD
-  LAYTON
-  WEST POINT
-  Great Salt Lake

1 inch equals 0.6 miles





# COUNCIL AGENDA

November 12, 2013

Agenda Item #c                      Discussion regarding Parks, Trails, and Recreation Impact Fee Plan.

## *Factual Summation*

Any questions about this agenda item may be directed at Interim City Manager Stephen Marshall.

Please review the following attachments:

- a. PowerPoint summary.
- b. Ordinance 13-17 amending and enacting the park, trails, and recreation impact fee.
- c. Ordinance 13-18 amending Title III and Title VIII with regards to impact fees.
- d. Redline edits of Title III and Title VIII.
- e. Exhibit A – Parks, Trails, and Recreation impact fee facilities plan.
- f. Exhibit B – Parks, Trails, and Recreation impact fee analysis.

## *Background*

We are currently in the process of evaluating and updating our impact fee plans for Syracuse City. The first update is to our parks, trails, and recreation impact fee plan.

Historically the City has charged a park purchase impact fee and a park development impact fee. This proposed update to our parks, trails, and recreation impact fee plan would consolidate these two plans into one aggregate plan. The maximum proposed fee for the new parks, trails, and recreation impact fee is \$2,393.56.

Impact fees can be charged to new development to help pay a proportionate share of the cost of planned facilities needed to serve the growth and development of the city. Impact fees are allowed per Utah Code 11-36A. Under that code, there are two separate plans required in order to charge a parks, trails, and recreation impact fee. They are the Impact Fee Analysis and the Impact Fee Facilities Plan. An impact fee enactment ordinance is also required.

According to Utah Code 11-36a-301:

*(1) Before imposing an impact fee, each local political subdivision or private entity shall, except as provided in Subsection (3), prepare an **impact fee facilities plan** to determine the public facilities required to serve development resulting from new development activity.*

According to Utah Code 11-36a-303:

*(1) Subject to the notice requirements of Section 11-36a-504, each local political subdivision or private entity intending to impose an impact fee shall prepare a **written analysis** of each impact fee.*

11-36a-401. Impact fee enactment.

*(1) (a) A local political subdivision or private entity wishing to impose impact fees shall pass an **impact fee enactment** in accordance with Section 11-36a-402.*

*(b) An impact fee imposed by an impact fee enactment may not exceed the highest fee justified by the impact fee analysis.*

*(2) An impact fee enactment may not take effect until **90 days** after the day on which the impact fee enactment is approved.*

The impact fee enactment is attached as Ordinance 13-17 and is accompanied by, Exhibit A – impact fee facilities plan, and Exhibit B – impact fee analysis.

I have also included Ordinance 13-18 that amends certain sections of the Syracuse City municipal code; specifically Title III and Title VIII in relation to impact fee updates. I have included a redline document that shows the proposed changes.

These ordinances can both be approved tonight; however, there is a 90 day protest period before the ordinances would take effect. This would mean an implementation date of February 10, 2014 or later.

## **Recommendation**

I recommend that the City Council approve the Ordinance 13-17 – impact fee enactment and approve Ordinance 13-18 – updating Title III and Title VIII related to impact fees. I recommend that these ordinances have an effective date of February 10, 2014 and that we consider updating our consolidated fee schedule to include this impact fee revision on the February 11, 2014 council meeting.



SYRACUSE  
EST. CITY 1935

# Parks, Trails, and Recreation Impact Fees Analysis

November 12, 2013

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# Utah Code Requirements

- Impact Fees Act is found in Utah Code §11-36a
- Impact Fee Facilities Plan
  - Must identify existing and proposed service levels
  - Must identify any excess capacity in system (“system” improvements only)
  - Show demand created by new development and how demand will be met (i.e., consumption of excess capacity and facilities needed)
  - Identify facilities and cost for 6 to 10-year time period (funds must be spent within 6 years)
  - Discuss funding options
- Impact Fee Analysis
  - Proportionate share analysis
    - “Buy-In” excess capacity component
    - New facilities required
    - Other costs – engineering, financial, fund balances
    - Financing and credits



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# POPULATION GROWTH PROJECTIONS

| Year | Population |
|------|------------|
| 2010 | 24,331     |
| 2011 | 24,594     |
| 2012 | 24,902     |
| 2013 | 25,507     |
| 2014 | 26,112     |
| 2015 | 26,717     |
| 2016 | 27,322     |
| 2017 | 27,927     |
| 2018 | 28,532     |
| 2019 | 29,137     |
| 2020 | 29,742     |
| 2021 | 30,347     |
| 2022 | 30,952     |



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# Parks – System Improvements

## Regional Parks

Jensen Park

Community Center

## Community Parks

**Acreage**

Bluff Ridge

5.5

Canterbury

5.0

Centennial

7.0

Founders

16.2

Fremont

44.0

Legacy

8.8

Linda Vista

6.0

Tuscany

4.3

Rock Creek

18.5

Stoker

4.7

Trailside

6.3

**TOTAL**

**126.3**

# Parks – System Improvements

| Amenity                 | Total Community Facilities (not incl. Regional) | 2015 per Capita Std for Improvements | Cost of Improvements per Unit | Total Improvements Needed (2013-2022) |
|-------------------------|-------------------------------------------------|--------------------------------------|-------------------------------|---------------------------------------|
| Land Acres              | 126.3                                           | 0.004727327                          | \$32,500.00                   | \$836,559.63                          |
| Turf sf                 | 3,155,486.40                                    | 118.107811                           | \$0.65                        | \$418,013.07                          |
| Asphalt Parking Area sf | 517,928.40                                      | 19.385724                            | \$4.34                        | \$458,109.87                          |
| Restrooms               | 8                                               | 0.000299435                          | \$54,280.92                   | \$88,500.83                           |
| Pavilion                | 8                                               | 0.000299435                          | \$43,424.73                   | \$70,800.67                           |
| Picnic Shelter          | 20                                              | 0.000748587                          | \$5,200.00                    | \$21,195.49                           |
| Drinking Fountain       | 11                                              | 0.000411723                          | \$879.35                      | \$1,971.36                            |
| Playground              | 7                                               | 0.000262005                          | \$25,099.50                   | \$35,807.44                           |
| Baseball                | 6                                               | 0.000224576                          | \$422,305.54                  | \$516,402.37                          |
| Multi-use Fields        | 10                                              | 0.000374294                          | \$83,592.61                   | \$170,364.11                          |
| Field Light             | 1                                               | 0.000037429                          | \$2,714.05                    | \$553.13                              |
| Trees                   | 822                                             | 0.030766927                          | \$80.00                       | \$13,402.07                           |
| Pond/Water Feature      | 1                                               | 0.000037429                          | \$2,500.00                    | \$509.51                              |
| Waterfall               | 1                                               | 0.000037429                          | \$900.00                      | \$183.42                              |
| Tennis Court            | 2                                               | 0.000074859                          | \$23,883.60                   | \$9,735.09                            |
| Basketball Court        | 2                                               | 0.000074859                          | \$41,253.50                   | \$16,815.16                           |
| Volleyball Court        | 5                                               | 0.000187147                          | \$40,000.00                   | \$40,760.56                           |
|                         |                                                 |                                      |                               | <b>\$2,699,683.79</b>                 |



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# Trails – System Improvements

| Year         | Population | Trails (miles) | Total Trail Linear Feet | Trails Std (Linear Feet per Capita) with No New Facilities | Additional Trail Feet to Maintain 2015 Std | Total Linear Trail Feet Necessary to Maintain 2015 Std | Additional Cost to Maintain 2015 Std |
|--------------|------------|----------------|-------------------------|------------------------------------------------------------|--------------------------------------------|--------------------------------------------------------|--------------------------------------|
| 2013         | 25,507     | 6.08           | 32,102                  | 1.26                                                       |                                            | 32,102                                                 |                                      |
| 2014         | 26,112     | 6.08           | 32,102                  | 1.23                                                       |                                            | 32,102                                                 |                                      |
| 2015         | 26,717     | 6.08           | 32,102                  | 1.20                                                       |                                            | 32,102                                                 | \$0                                  |
| 2016         | 27,322     | 6.08           | 32,102                  | 1.17                                                       | 727                                        | 32,829                                                 | \$28,496                             |
| 2017         | 27,927     | 6.08           | 32,102                  | 1.15                                                       | 727                                        | 33,556                                                 | \$28,496                             |
| 2018         | 28,532     | 6.08           | 32,102                  | 1.13                                                       | 727                                        | 34,283                                                 | \$28,496                             |
| 2019         | 29,137     | 6.08           | 32,102                  | 1.10                                                       | 727                                        | 35,010                                                 | \$28,496                             |
| 2020         | 29,742     | 6.08           | 32,102                  | 1.08                                                       | 727                                        | 35,737                                                 | \$28,496                             |
| 2021         | 30,347     | 6.08           | 32,102                  | 1.06                                                       | 727                                        | 36,464                                                 | \$28,496                             |
| 2022         | 30,952     | 6.08           | 32,102                  | 1.04                                                       | 727                                        | 37,191                                                 | \$28,496                             |
| <b>TOTAL</b> |            |                |                         |                                                            | <b>5,089</b>                               |                                                        | <b>\$199,475</b>                     |



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## Proportionate Share – Regional Parks “Buy-In”

### Regional Facilities

#### *Jensen Park*

|                                   |                |
|-----------------------------------|----------------|
| Cost of Jensen Park               | \$4,836,992    |
| Less: (Donations, Grants, etc.)   | (\$325,000.00) |
| Actual Cost of Jensen Park        | \$4,511,992    |
| Capacity Population (2060)        | 53,389         |
| <b>Buy-In per Person (Jensen)</b> | <b>\$84.51</b> |

#### *Community Center*

|                                             |                |
|---------------------------------------------|----------------|
| Community Center Actual Cost*               | \$3,634,222.55 |
| Capacity Population (2060)                  | 53,389         |
| <b>Buy-In per Person (Community Center)</b> | <b>\$68.07</b> |

|                                                                      |                 |
|----------------------------------------------------------------------|-----------------|
| <b>TOTAL Impact Fee per Capita for Buy-In to Regional Facilities</b> | <b>\$152.58</b> |
|----------------------------------------------------------------------|-----------------|

\*The actual cost does not include the \$500,000 grant used to acquire the Community Center. With the grant amount included, the total Community Center cost is \$4,134,222.55

# Proportionate Share – Community Parks and Trails

| <b>Community Park Facilities</b>                             |                 |
|--------------------------------------------------------------|-----------------|
| 2015 Capacity Population                                     | 26,717          |
| Community Parks Cost to Maintain LOS                         | \$2,699,683.79  |
| Population Growth (2013-2022)                                | 5,445           |
| <b>Per Capita Impact Fee for Community Parks</b>             | <b>\$495.81</b> |
| <b>Trail Facilities</b>                                      |                 |
| Total Trail Miles                                            | 6.08            |
| Trail Linear Feet                                            | 32,102          |
| 2015 Population                                              | 26,717          |
| Population Growth (2013-2022)                                | 5,445           |
| Standard (2015 LOS) - Linear Feet per Capita                 | 1.20            |
| Cost per Linear Foot – Hard Surface                          | \$39.20         |
| Improvements Needed to Maintain LOS – Trail Miles            | \$199,475.38    |
| Improvements Needed to Maintain LOS – Stand-Alone Trailheads | \$15,411.47     |
| <b>Cost per Capita</b>                                       | <b>\$36.63</b>  |
| <b>Consultant Fees</b>                                       |                 |
| ZBPF                                                         | \$5,000.00      |
| Population Growth (2013-2022)                                | 5,445           |
| <b>Per Capita Impact Fee for Consultant Fees</b>             | <b>\$0.92</b>   |

# Impact Fee Calculations

## Summary of Parks, Recreation and Trails

### Impact Fee

|                                              |          |
|----------------------------------------------|----------|
| Regional Facilities                          | \$152.58 |
| Community Park Facilities                    | \$495.81 |
| Trails                                       | \$39.47  |
| Consultant Fees                              | \$0.92   |
| Impact Fee Fund Balance                      | (\$2.80) |
| Per Capita Cost - Total Parks and Recreation | \$685.97 |
| Household Size                               | 3.71     |

### Per Capita, Gross Impact Fee (Before Credits)

**\$2,544.96**

### Calculation of Credits on Bond

|                                               |                   |
|-----------------------------------------------|-------------------|
| Remaining Debt Service Park Bond, Series 2005 | (\$1,321,982)     |
| Net Present Value of per Capita Credit*       | (\$40.81)         |
| Net Present Value of per Household Credit     | (\$151.40)        |
| <b>MAXIMUM IMPACT FEE PER HOUSEHOLD</b>       | <b>\$2,393.56</b> |

\*Assumes a discount rate of four percent

## Ordinance No. 13-17

### **ORDINANCE AMENDING A CAPITAL FACILITIES PLAN AND AN IMPACT FEE ANALYSIS FOR PARKS, TRAILS, AND RECREATION; PROVIDING FOR THE CALCULATION AND COLLECTION OF SUCH FEES; PROVIDING FOR APPEAL, ACCOUNTING AND SEVERABILITY OF THE SAME, AND OTHER RELATED MATTERS**

**WHEREAS**, In February 2013, Syracuse City, Utah (the “City”) posted notice as to its intention to prepare impact fee facilities plans (“Impact Fee Facilities Plans”) and impact fee analysis (“Impact Fee Analysis”) for Parks and Recreation and invited all interested parties to participate in the impact fee preparation process, consistent with UCA Section 11-36a-501;

**WHEREAS**, the City is a municipality in the State of Utah, authorized and organized under the provisions of Utah law and is authorized pursuant to the Impact Fees Act, Utah Code Ann. 11-36a-101 et seq. to adopt impact fees; and

**WHEREAS**, on October 27, 2013, the City posted notice of a public hearing in the local paper, the Standard Examiner, Utah’s Public Notice Website and at the City’s administrative building and library to consider the assumptions and conclusions of the Impact Fee Facilities Plans and the Impact Fee Analysis;

**WHEREAS**, the Syracuse City Council (the “Council”) met in regular session on November 12, 2013, to convene a public hearing and to consider adopting the Impact Fee Facilities Plans and Impact Fee Analysis, imposing updated Parks and Recreation impact fees, providing for the calculation and collection of such fees, and providing for an appeal process, accounting and reporting method and other related matters; and

**WHEREAS**, on October 22, 2013 the Impact Fee Facilities Plan Consultant certified its work under UCA section 11-36a-306(1);

**WHEREAS**, on November 12, 2013 considering the input of the public and stakeholders and relying on the professional advice and certification of the Impact Fee Facilities Plan Consultants, the City adopted the findings, conclusions, and recommendations of the impact fee facilities plans prepared by Zion’s Bank Public Finance (“Consultant”), a copy of which is attached hereto as Exhibit A and incorporated by this reference; and

**WHEREAS**, on October 22, 2013, the Impact Fee Analysis Consultant certified its work under UCA Section 11-36a-306(2);

**WHEREAS**, based on the input of the public and stakeholders and relying on the professional advice and certification of Consultant, a copy of which is attached as Exhibit B and incorporated by this reference; and

**WHEREAS**, on October 27, 2013, a copy of the Impact Fee Analysis and Impact Fee Facilities Plans and the proposed Impact Fee Ordinance, along with a summary of the analysis that was designated to be understood by a lay person, were made available to the public and deposited at the Davis County public library, northwest branch (Syracuse), administrative office and on the public notice website; and

**WHEREAS**, on October 27, 2013, the Standard Examiner published notice on the date, time and place of the first public hearing to consider the Impact Fee Ordinance; and

**WHEREAS**, on October 27, 2013, the City posted notice of the date, time and place of the first public hearing to consider the Impact Fee Analysis in three public places and on the public notices website; and

**WHEREAS**, on November 12, 2013, the Council held a public hearing regarding the Impact Fee Analysis and the Impact Fee Ordinance; and

**WHEREAS**, after careful consideration and review of the comments at the public hearing, the Council has determined that it is in the best interest of the health, safety and welfare of the inhabitants of the City to adopt the findings and recommendations of the Impact Fee Facilities Plans and Impact Fee Analysis to address the impacts of development upon the Parks, Trails, and Recreation, to adopt the Impact Fee Facilities Plans as proposed, to approve the Impact Fee Analysis as proposed, to adopt Parks, Trails, and Recreation impact fees, to provide for the calculation and collection of such fees, and to provide for an appeal process, and an accounting and reporting method of the same.

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

Section 1. Findings. The Council finds and determines as follows:

1.1. All required notices have been given and made and public hearings conducted as requested by the Impact Fees Act with respect to the Impact Fee Facilities Plans, the Impact Fee Analysis, and this Impact Fee Ordinance (this "Ordinance").

1.2. Growth and development activities in the City will create additional demands on its infrastructure. The facility improvement requirements which are analyzed in the Impact Fee Facilities Plans and the Impact Fee Analysis are the direct result of the additional facility needs caused by future development activities. The persons responsible for growth and development activities should pay a proportionate share of the costs of the facilities needed to serve the growth and development activity.

1.3. Impact fees are necessary to achieve an equitable allocation to the costs borne in the past and to be borne in the future, in comparison with the benefits already received and yet to be received.

1.4. In enacting and approving the Impact Fee Analysis and this Ordinance, the Council has taken into consideration, and in certain situations will consider on a case-by-case basis in the future, the future capital facilities and needs of the City, the capital financial needs of the City which are the result of the City's future facilities' needs, the distribution of the burden of costs to different properties within the City based on the use of park facilities of the City by such properties, the financial contribution of those properties and other properties similarly situated in the City at the time of computation of the required fee and prior to the enactment of this Ordinance, all revenue sources available to the City, and the impact on future facilities that will be required by growth and new development activities in the City.

1.5. The provisions of this Ordinance shall be liberally construed in order to carry out the purpose and intent of the Council in establishing the impact fee program.

## Section 2. Definitions.

2.1. Except as provided below, words and phrases that are defined in the Impact Fees Act shall have the same meaning in this Ordinance.

2.2. "Service Area" shall mean that geographic area designated within the entire incorporated area of the City's boundaries, including future planned annexed areas.

2.3. "Project Improvement" does not mean system improvement and includes, but is not limited to, those projects identified in the plans for the benefit of growth.

2.4. "Utah State Impact Fees Act" shall mean Title 11, Chapter 36a, Utah Code Annotated or its successor state statute if that title and chapter is renumbered, recodified, or amended.

## Section 3. Adoption.

The Council hereby approves and adopts the Impact Fee Analysis attached as Exhibit B and the analysis reflected therein. The Impact Fee Facilities Plans (Exhibit A) and the Impact Fee Analysis (Exhibit B) are incorporated herein by reference and adopted as though fully set forth herein.

## Section 4. Impact Fee Calculations.

4.1. Impact Fees. The impact fees imposed by this Ordinance shall have two components; a future facilities impact fee as well as a buy-in fee for excess capacity in existing facilities. The Impact Fees shall be calculated as set forth in Exhibit B.

4.2. Developer Credits/Developer Reimbursements. A developer, including a school district or charter school, may be allowed a credit against or proportionate reimbursement of impact fees if the developer dedicates land for a system improvement, builds and dedicates some or all of a system improvement, or dedicates a public facility that the City and the developer agree will reduce the need for a system improvement. A credit against impact fees shall be granted for any dedication of land for, improvement to, or new construction of, any system improvements provided by the developer if the facilities are system improvements to the respective utilities, or are dedicated to the public and offset the need for an identified future improvement.

4.3. Adjustment of Fees. The Council may adjust either up (but not above the maximum allowable fee) or down the standard impact fees at the time the fee is charged in order to respond to an unusual circumstance in specific cases and to ensure that the fees are imposed fairly. The Council may adjust the amount of the fees to be imposed if the fee payer submits studies and data clearly showing that the payment of an adjusted impact fee is more consistent with the true impact being placed on the system.

4.4. Impact Fee Accounting. The City shall establish a separate interest-bearing ledger account for the cash impact fees collected pursuant to this Ordinance. Interest earned on such account shall be allocated to that account.

(a) Reporting. At the end of each fiscal year, the City shall prepare a report generally showing the source and amount of all monies collected, earned and received by the fund or account and of each expenditure from the fund or account. The report shall also identify impact fee funds by the year in

which they were received, the project from which the funds were collected, the capital projects from which the funds were budgeted, and the projected schedule for expenditure and be provided to the State Auditor on the appropriate form found on the State Auditor's Website.

(b) Impact Fee Expenditures. Funds collected pursuant to the impact fees shall be deposited in such account and only be used by the City to construct and upgrade the respective facilities to adequately service development activity or used as otherwise approved by law.

(c) Time of Expenditure. Cash impact fees collected pursuant to this Ordinance are to be expended, dedicated, or encumbered for a permissible use within six (6) years of receipt by the City, unless the Council directs otherwise. For purposes of this calculation, the first funds received shall be deemed to be the first funds expended.

(d) Extension of Time. The City may hold previously dedicated or unencumbered fees for longer than six (6) years if it identifies in writing, before the expiration of the six year period, (i) an extraordinary and compelling reason why the fees should be held longer than six (6) years; and (ii) an absolute date by which the fees will be expended.

4.5. Refunds. The City shall refund any impact fee paid when:

(a) the fee payer has not proceeded with the development activity and has filed a written request with the Council for a refund within one year after the impact fee was paid;

(b) the fees have not been spent or encumbered within six years of the payment date; and

(c) no impact has resulted.

4.6. Additional Fees and Costs. The impact fees authorized hereby are separate from and in addition to developer fees and charges lawfully imposed by the City, such as engineering and inspection fees, building permit fees, review fees, and other fees and costs that may not be included as itemized component parts of the impact fee. However, developer fees and charges must be based on the actual cost of providing such service or regulation.

4.7. Fees Effective at Time of Payment. Unless the City is otherwise bound by the terms of a prior, separate, contractual requirement, the impact fee shall be determined from the impact fee schedule in effect at the time of payment in accordance with the provisions of Section 5 below.

#### **Section 5. Impact Fee Imposed.**

Impact fees are hereby imposed as a condition of the issuance of a building permit by the City for any development activity which creates additional demand and need for public facilities or makes demands on the Parks, Trails, and Recreation facilities in the City. The fees imposed are outlined and attached in Exhibit B.

#### **Section 6. Fee Exceptions and Adjustments.**

6.1. Waiver for "Public Purpose". The Council may, on a project by project basis, authorize exceptions or adjustments to the then impact fee rate structure for those projects the Council determines to be of such benefit to the community as a whole to justify the exception or the adjustment.

6.2. Adjustments. The Council may adjust impact fees imposed pursuant to this Ordinance as necessary in order to respond to unusual circumstances in specific areas, ensure that impact fees are imposed fairly, permit the adjustments of the amount of the impact fees based upon studies and data submitted by an applicant in order to ensure that the impact fee represents the proportionate share of the cost of providing such public facilities which are reasonably related to and necessary in order to provide the services in question to anticipate future growth and development activities. The Council may also adjust impact fees to respond to a request for a prompt and individualized impact fee review for the development activity of an agency of the State of Utah, a school district, or charter school.

#### Section 7. Appeal.

5.1. Any person required to pay an impact fee who believes the fee does not meet the requirements of the law may file a written request for information with the City Council.

5.2. Within two weeks of the receipt of the request for information the City shall provide the person or entity with a copy of the reports and with any other relevant information relating to the impact fee.

5.3. Any person or entity required to pay an impact fee imposed under this article, who believes the fee does not meet the requirements of law may request and be granted a full administrative appeal of that grievance. An appeal shall be made to the Council within thirty (30) calendar days of the date of the action complained of, or the date when the complaining person reasonably should have become aware of the action.

5.4 The notice of the administrative appeal to the Council shall be filed and shall contain the following information:

1. The person's name, mailing address, and daytime telephone number;
2. A copy of the written request for information and a brief summary of the grounds for appeal;
3. The relief sought.

5.5 The City shall schedule the appeal before the Council no sooner than five (5) days and no later than fifteen (15) days from the date of the filing of the appeal. The written decision of the Council shall be made no later than thirty (30) days after the date the challenge to the fee is filed with the City and shall, when necessary, be forwarded to the appropriate officials for action.

#### Section 8. Severability.

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 9. Effective Date.

This Ordinance shall be effective on **February 10, 2014** or **90 days** after the adoption of the Ordinance as required by Utah Code Ann. 11-36a-401(2).

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH,  
THIS 12<sup>th</sup> DAY OF NOVEMBER, 2013.

SYRACUSE CITY

ATTEST:

\_\_\_\_\_

Cassie Z. Brown, City Recorder

By: \_\_\_\_\_

Jamie Nagle, Mayor

Voting by the City Council:

Councilmember Peterson  
Councilmember Lisonbee  
Councilmember Duncan  
Councilmember Johnson  
Councilmember Shingleton

|  | “AYE” | “NAY” |
|--|-------|-------|
|  | _____ | _____ |
|  | _____ | _____ |
|  | _____ | _____ |
|  | _____ | _____ |
|  | _____ | _____ |



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## Syracuse City

### Parks, Trails & Recreation Impact Fee Facilities Plan

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ZIONS BANK  PUBLIC FINANCE

October 2013

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## SUMMARY OF IMPACT FEE FACILITIES PLAN

### Background

Demand for parks, trails and recreation facilities in Syracuse is attributable to residential development. Impact fees are charged only for system projects which serve the entire City; therefore, there is one geographic area for impact fees that includes the entire City boundaries.

### Identify the Existing Level of Service

*Utah Code 11-36a-302(1)(a)(i)*

The City has both regional and community parks and recreation facilities that are considered system improvements. The regional facilities include Jensen Park, the Community Center, Skateboard Park and the Equestrian Park and were built with the intention to serve the entire City now and in the future. Therefore, these regional facilities have sufficient excess capacity to serve the needs of new growth.

The City currently has 126.3 acres of community parks, not including its regional park (Jensen Park). With a current (2013) population of 25,507 persons, this results in a current level of service for community parks of 4.95 acres per 1,000 persons.

The City currently has 6.08 trail miles, which, with an existing population of 25,507 persons, equates to a trails standard of 1.26 linear feet per capita. The City also has one stand-alone trailhead facility.<sup>1</sup> This results in a standard of 0.039 trailheads per 1,000 persons.

### Establish a Proposed Level of Service

*Utah Code 11-36a-302(1)(a)(ii)*

The City has determined that its community parks and recreation facilities are nearing capacity and that they will be at capacity by 2015. Park capacity is difficult to measure but, based on growing demand for sport fields, the need for practice time as well as game time, use of playgrounds during peak hours, etc., the City feels a need, given its rapidly-growing population, to continue to expand its recreation facilities in the future. Because of the large number of participants in organized sports, there are times when sports fields are difficult to utilize for practice times. In 2013, the City had 1,022 participants in baseball and softball programs, 749 participants in soccer programs and 405 participants in football programs. Due to the overlapping timeframes of some of these sports, there is substantial demand on fields at peak times (i.e., 5-7 p.m. on weekdays and on Saturdays).

The City feels that the small amount of excess capacity in the existing system is sufficient to serve the population through 2015 when the population is expected to reach 26,717 persons. This results in a proposed level of service for park land and improvements of 4.73 acres per 1,000 persons.<sup>2</sup>

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<sup>1</sup> Other trailhead facilities are located in parks and parking is combined with parking for the parks.

<sup>2</sup> Calculated by dividing 126.3 acres by (26,717/1000).

The City has indicated that there is a small amount of excess capacity in the existing trails system, and that it will reach capacity by 2015. With a 2015 population of 26,717 persons, this results in a proposed trails standard of 1.20 linear feet per capita and 0.037 stand-alone trailhead facilities per 1,000 persons.

### Identify Excess Capacity to Accommodate Future Growth at the Proposed Level of Service

*Utah Code 11-36a-302(1)(a)(iii)d*

The existing level of park service is 4.95 acres per 1,000 persons. The proposed level of service is 4.73 acres per 1,000 persons, resulting in excess capacity of 0.22 acres per 1,000 persons.

The existing level of trails service is 1.26 linear feet per capita, while the proposed level of service is 1.20 linear feet, resulting in excess capacity of .06 linear feet per capita. The existing level of stand-alone trailhead facilities is 0.039 facilities per 1,000 persons and the proposed level of service is 0.037 trailhead facilities per 1,000 persons. This results in excess capacity of 0.02 facilities per 1,000 persons.

### Identify Demands Placed Upon Existing Public Facilities by New Development Activity at the Proposed Level of Service

*Utah Code 11-36a-302(1)(a)(iv)*

If no new park improvements are made, the proposed standard of 4.73 acres per 1,000 persons will decrease to 4.08 acres per 1,000 persons by 2022.

TABLE 1 – PARK COMMUNITY IMPROVEMENTS DECLINING SERVICE LEVELS WITH NO NEW FACILITIES

| Year | Population | Acres of Improved Community Parks | Acres per 1000 Persons |
|------|------------|-----------------------------------|------------------------|
| 2013 | 25,507     | 126.3                             | 4.95                   |
| 2014 | 26,112     | 126.3                             | 4.84                   |
| 2015 | 26,717     | 126.3                             | 4.73                   |
| 2016 | 27,322     | 126.3                             | 4.62                   |
| 2017 | 27,927     | 126.3                             | 4.52                   |
| 2018 | 28,532     | 126.3                             | 4.43                   |
| 2019 | 29,137     | 126.3                             | 4.33                   |
| 2020 | 29,742     | 126.3                             | 4.25                   |
| 2021 | 30,347     | 126.3                             | 4.16                   |
| 2022 | 30,952     | 126.3                             | 4.08                   |

If no new trail improvements are made, the proposed standard of 1.20 linear feet per capita will decrease to 1.04 linear feet per capita in the future.

TABLE 2 – TRAILS COMMUNITY IMPROVEMENTS DECLINING SERVICE LEVELS WITH NO NEW FACILITIES

| Year | Population | Trails (miles) | Trails Std (linear ft per capita) with No New Facilities |
|------|------------|----------------|----------------------------------------------------------|
| 2013 | 25,507     | 6.08           | 1.26                                                     |
| 2014 | 26,112     | 6.08           | 1.23                                                     |
| 2015 | 26,717     | 6.08           | 1.20                                                     |
| 2016 | 27,322     | 6.08           | 1.17                                                     |
| 2017 | 27,927     | 6.08           | 1.15                                                     |
| 2018 | 28,532     | 6.08           | 1.13                                                     |

| Year | Population | Trails (miles) | Trails Std (linear ft per capita) with No New Facilities |
|------|------------|----------------|----------------------------------------------------------|
| 2019 | 29,137     | 6.08           | 1.10                                                     |
| 2020 | 29,742     | 6.08           | 1.08                                                     |
| 2021 | 30,347     | 6.08           | 1.06                                                     |
| 2022 | 30,952     | 6.08           | 1.04                                                     |

If no new stand-alone trailhead facilities are constructed, the standard will decline to 0.032 stand-alone trailhead facilities per 1,000 persons by 2022.

TABLE 3 – TRAILS STAND-ALONE TRAILHEAD SERVICE LEVELS WITH NO NEW FACILITIES

| Year | Population | Trailhead Facilities per 1,000 Population | Trails Std (linear ft per capita) with No New Facilities |
|------|------------|-------------------------------------------|----------------------------------------------------------|
| 2013 | 25,507     | 0.39                                      | 0.039                                                    |
| 2014 | 26,112     | 0.39                                      | 0.038                                                    |
| 2015 | 26,717     | 0.39                                      | 0.037                                                    |
| 2016 | 27,322     | 0.39                                      | 0.037                                                    |
| 2017 | 27,927     | 0.39                                      | 0.036                                                    |
| 2018 | 28,532     | 0.39                                      | 0.035                                                    |
| 2019 | 29,137     | 0.39                                      | 0.034                                                    |
| 2020 | 29,742     | 0.39                                      | 0.034                                                    |
| 2021 | 30,347     | 0.39                                      | 0.033                                                    |
| 2022 | 30,952     | 0.39                                      | 0.032                                                    |

## Identify How the Growth Demands Will Be Met

*Utah Code 11-36a-302(1)(a)(v)*

The City will need to acquire additional park lands and improvements to maintain its proposed level of service. Service levels will decline, as a result of population growth, unless new facilities are constructed or acquired. The additional capacity can be used until 2015, after which additional park improvements will be required.

In order to maintain 2015 service levels, the City will need to expend \$2,699,683.79 for park land and improvements.

TABLE 4 – PARK COMMUNITY IMPROVEMENTS TO MAINTAIN PROPOSED SERVICE LEVELS

| Amenity                 | Total Community Facilities (not incl. Regional) | 2015 per Capita Std for Improvements | Cost of Improvements per Unit | Total Improvements Needed (2013-2022) |
|-------------------------|-------------------------------------------------|--------------------------------------|-------------------------------|---------------------------------------|
| Land Acres              | 126.30                                          | 0.004727327                          | \$32,500.00                   | \$836,559.63                          |
| Turf sf                 | 3,155,486.40                                    | 118.107811506                        | \$0.65                        | \$418,013.07                          |
| Asphalt Parking Area sf | 517,928.40                                      | 19.385724445                         | \$4.34                        | \$458,109.87                          |
| Restrooms               | 8                                               | 0.000299435                          | \$54,280.92                   | \$88,500.83                           |
| Pavilion                | 8                                               | 0.000299435                          | \$43,424.73                   | \$70,800.67                           |
| Picnic Shelter          | 20                                              | 0.000748587                          | \$5,200.00                    | \$21,195.49                           |
| Drinking Fountain       | 11                                              | 0.000411723                          | \$879.35                      | \$1,971.36                            |
| Playground              | 7                                               | 0.000262005                          | \$25,099.50                   | \$35,807.44                           |
| Baseball                | 6                                               | 0.000224576                          | \$422,305.54                  | \$516,402.37                          |
| Multi-use Fields        | 10                                              | 0.000374294                          | \$83,592.61                   | \$170,364.11                          |

| Amenity            | Total Community Facilities (not incl. Regional) | 2015 per Capita Std for Improvements | Cost of Improvements per Unit | Total Improvements Needed (2013-2022) |
|--------------------|-------------------------------------------------|--------------------------------------|-------------------------------|---------------------------------------|
| Field Light        | 1                                               | 0.000037429                          | \$2,714.05                    | \$553.13                              |
| Trees              | 822                                             | 0.030766927                          | \$80.00                       | \$13,402.07                           |
| Pond/Water Feature | 1                                               | 0.000037429                          | \$2,500.00                    | \$509.51                              |
| Waterfall          | 1                                               | 0.000037429                          | \$900.00                      | \$183.42                              |
| Tennis Court       | 2                                               | 0.000074859                          | \$23,883.60                   | \$9,735.09                            |
| Basketball Court   | 2                                               | 0.000074859                          | \$41,253.50                   | \$16,815.16                           |
| Volleyball Court   | 5                                               | 0.000187147                          | \$40,000.00                   | \$40,760.56                           |
|                    |                                                 |                                      |                               | <b>\$2,699,683.79</b>                 |

The City will also need to maintain service levels for trails. The City currently has 6.08 miles, which equates to a trails standard of 1.26 linear feet per capita. However, the City has indicated that there is a small amount of excess capacity in the existing trails system, and that it will reach capacity by 2015. This results in a trails standard of 1.20 linear feet per capita. In order to maintain this standard in the future, the City will need to construct additional trail miles. Over the next ten years, the City will need an additional 5,089 linear feet of trails, thereby increasing its overall trails system to 37,191 linear feet (7.04 miles).

TABLE 5 – TRAIL IMPROVEMENTS TO MAINTAIN PROPOSED SERVICE LEVELS

| Year         | Population | Projected Annual Population Growth | Trails (miles) | Total Trail Linear Feet | Trails Std (Linear Feet per Capita) with No New Facilities | Additional Trail Feet to Maintain 2015 Std | Total Linear Trail Feet Necessary to Maintain 2015 Std | Additional Cost to Maintain 2015 Std |
|--------------|------------|------------------------------------|----------------|-------------------------|------------------------------------------------------------|--------------------------------------------|--------------------------------------------------------|--------------------------------------|
| 2013         | 25,507     | -                                  | 6.08           | 32,102                  | 1.26                                                       |                                            | 32,102                                                 |                                      |
| 2014         | 26,112     | 605                                | 6.08           | 32,102                  | 1.23                                                       |                                            | 32,102                                                 |                                      |
| 2015         | 26,717     | 605                                | 6.08           | 32,102                  | 1.20                                                       |                                            | 32,102                                                 | \$0.00                               |
| 2016         | 27,322     | 605                                | 6.08           | 32,102                  | 1.17                                                       | 727                                        | 32,829                                                 | \$28,496.48                          |
| 2017         | 27,927     | 605                                | 6.08           | 32,102                  | 1.15                                                       | 727                                        | 33,556                                                 | \$28,496.48                          |
| 2018         | 28,532     | 605                                | 6.08           | 32,102                  | 1.13                                                       | 727                                        | 34,283                                                 | \$28,496.48                          |
| 2019         | 29,137     | 605                                | 6.08           | 32,102                  | 1.10                                                       | 727                                        | 35,010                                                 | \$28,496.48                          |
| 2020         | 29,742     | 605                                | 6.08           | 32,102                  | 1.08                                                       | 727                                        | 35,737                                                 | \$28,496.48                          |
| 2021         | 30,347     | 605                                | 6.08           | 32,102                  | 1.06                                                       | 727                                        | 36,464                                                 | \$28,496.48                          |
| 2022         | 30,952     | 605                                | 6.08           | 32,102                  | 1.04                                                       | 727                                        | 37,191                                                 | \$28,496.48                          |
| <b>TOTAL</b> |            | <b>5,445</b>                       |                |                         |                                                            | <b>5,089</b>                               |                                                        | <b>\$199,475.38</b>                  |

The City will also need to build an additional trailhead to serve the demands of new growth, which should be built within the next six years, and then allow future development to buy into the excess capacity of that trailhead.

TABLE 6 – TRAIL IMPROVEMENTS TO MAINTAIN PROPOSED SERVICE LEVELS

| Year         | Population | Projected Annual Population Growth | Stand-Alone Trailheads | Trailhead Std with No New Facilities | Additional Trailheads to Maintain 2015 Std | Total Trailheads Necessary to Maintain 2015 Std | Additional Cost to Maintain 2015 Std |
|--------------|------------|------------------------------------|------------------------|--------------------------------------|--------------------------------------------|-------------------------------------------------|--------------------------------------|
| 2013         | 25,507     | -                                  | 1                      | 0.039                                | 0                                          | 1                                               | \$0.00                               |
| 2014         | 26,112     | 605                                | 1                      | 0.038                                | 0                                          | 1                                               | \$0.00                               |
| 2015         | 26,717     | 605                                | 1                      | 0.037                                | 0                                          | 1                                               | \$0.00                               |
| 2016         | 27,322     | 605                                | 1                      | 0.037                                | 0.022644758                                | 1.022644758                                     | \$550.42                             |
| 2017         | 27,927     | 605                                | 1                      | 0.036                                | 0.045289516                                | 1.045289516                                     | \$1,100.85                           |
| 2018         | 28,532     | 605                                | 1                      | 0.035                                | 0.067934274                                | 1.067934274                                     | \$1,651.27                           |
| 2019         | 29,137     | 605                                | 1                      | 0.034                                | 0.090579032                                | 1.090579032                                     | \$2,201.69                           |
| 2020         | 29,742     | 605                                | 1                      | 0.034                                | 0.11322379                                 | 1.11322379                                      | \$2,752.12                           |
| 2021         | 30,347     | 605                                | 1                      | 0.033                                | 0.135868548                                | 1.135868548                                     | \$3,302.54                           |
| 2022         | 30,952     | 605                                | 1                      | 0.032                                | 0.158513306                                | 1.158513306                                     | \$3,852.96                           |
| <b>TOTAL</b> |            | 5,445                              |                        |                                      | <b>0.634053225</b>                         |                                                 | <b>\$15,411.86</b>                   |

### Consideration of Revenue Sources to Finance Impacts on System Improvements

*Utah Code 11-36a-302(2)*

This Impact Fee Facilities Plan includes a thorough discussion of all potential revenue sources for parks, recreation and trails improvements. These revenue sources include grants, bonds, interfund loans, impact fees and anticipated or accepted dedications of system improvements.

## UTAH CODE LEGAL REQUIREMENTS

Utah law requires that communities<sup>3</sup> prepare an Impact Fee Facilities Plan (IFFP) before preparing an Impact Fee Analysis (IFA) and enacting an impact fee. Utah law also requires that communities give notice of their intent to prepare and adopt an IFFP. This IFFP follows all legal requirements as outlined below. Syracuse City has retained Zions Bank Public Finance (ZBPF) 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). This notice must be posted on the Utah Public Notice website. The City has complied with this noticing requirement for the IFFP by posting notice on October 27, 2013. A copy of the notice is included in Appendix A.

### Preparation of Impact Fee Facilities Plan

Utah Code requires that each local political subdivision, before imposing an impact fee, prepare an impact fee facilities plan. (Utah Code 11-36a-301).

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

- (i) identify the existing level of service
- (ii) establish a proposed level of service
- (iii) identify any excess capacity to accommodate future growth at the proposed level of service
- (iv) identify demands placed upon existing facilities by new development activity at the proposed level of service; and
- (v) identify the means by which the political subdivision or private entity will meet those growth demands.

Further, the proposed level of service may:

- (i) exceed the existing level of service if, independent of the use of impact fees, the political subdivision or private entity provides, implements, and maintains the means to increase the existing level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service; or
- (ii) establish a new public facility if, independent of the use of impact fees, the political subdivision or private entity provides, implements, and maintains the means to increase the existing level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service.

In preparing an impact fee facilities plan, each local political subdivision shall generally consider all revenue sources to finance the impacts on system improvements, including:

- (a) grants

<sup>3</sup> Local political subdivisions with populations of less than 5,000 as of the last federal census and that charge less than \$250,000 per year in impact fees need not prepare an impact fee facilities plan, but their impact fees must be based on a reasonable plan. This provision does not apply to Syracuse with a population of 24,331 as of the last federal census (2010) and which must prepare an impact fee facilities plan [Utah Code 11-36a-301(3)(a)].

- (b) bonds
- (c) interfund loans
- (d) impact fees; and
- (e) anticipated or accepted dedications of system improvements.

### **Certification of Impact Fee Facilities Plan**

Utah Code states that an impact fee facilities plan shall include a written certification from the person or entity that prepares the impact fee facilities plan. This certification is included at the conclusion of this analysis.

## EXISTING SERVICE LEVELS, PROPOSED SERVICE LEVELS AND EXCESS CAPACITY

*Utah Code 11-36a-302(1)(a)(i)(ii)(iii)*

### Growth in Demand

Based on the most recent Census, Syracuse (the “City”) had a 2010 population of 24,331 and as of 2013 has an estimated population of 25,507, increasing to a population of 30,952 by 2022. It is anticipated that future commercial growth will not place any additional demand on parks and recreation facilities. Therefore, this demand analysis considers only future residential growth.

TABLE 7 – PROJECTED POPULATION GROWTH

| Year | Building Permits | Population |
|------|------------------|------------|
| 2010 | 71*              | 24,331     |
| 2011 | 83*              | 24,594     |
| 2012 | 163*             | 24,902     |
| 2013 | 163**            | 25,507     |
| 2014 | 163**            | 26,112     |
| 2015 | 163**            | 26,717     |
| 2016 | 163**            | 27,322     |
| 2017 | 163**            | 27,927     |
| 2018 | 163**            | 28,532     |
| 2019 | 163**            | 29,137     |
| 2020 | 163**            | 29,742     |
| 2021 | 163**            | 30,347     |
| 2022 | 163**            | 30,952     |

Source: United States Census 2010; Syracuse City; ZBPF

\*Actual building permits

\*\*Projected building permits

Projections have been made from the 2010 Census population of 24,331. Building permits for the prior year have been multiplied by an average household size of 3.71 persons and added to the prior year population. For example, to calculate the population in 2011, 71 building permits (issued in the prior year, 2010) have been multiplied by 3.71 persons to increase the 2010 population of 24,331 by 263 persons for an estimated 2011 population of 24,594.

### Existing Service Levels

Service levels have been calculated for both regional and community park, recreation and trail facilities – all of which are considered system improvements. Neighborhood and pocket parks have not been included in the Impact Fee Facilities Plan.

Regional Parks and Recreation Facilities. Regional parks and recreation improvements include the following:

Jensen Park  
Community Center  
Skateboard Park  
Equestrian Park

These regional facilities have been sized to meet the needs of the community now and in the future and have sufficient excess capacity to meet all future needs of new development.

### Community Parks and Recreation Facilities

Community parks in Syracuse have 126.3 improved acres. With a current population of 25,507 persons, this results in an existing level of service of 4.95 acres of park land and improvements per 1,000 persons.

TABLE 8 – COMMUNITY PARKS AND ACREAGE

| Community Parks | Acreage      |
|-----------------|--------------|
| Bluff Ridge     | 5.5          |
| Canterbury      | 5.0          |
| Centennial      | 7.0          |
| Founders        | 16.2         |
| Fremont         | 44.0         |
| Legacy          | 8.8          |
| Linda Vista     | 6.0          |
| Tuscany         | 4.3          |
| Rock Creek      | 18.5         |
| Stoker          | 4.7          |
| Trailside       | 6.3          |
| <b>TOTAL</b>    | <b>126.3</b> |

Syracuse has the following facilities at its community parks, as shown in Table 9.

TABLE 9 – PARK LAND AND IMPROVEMENTS

| Amenity                                | Bluff Ridge | Canterbury | Centennial | Founders | Fremont | Legacy | Linda Vista | Tuscany | Rock Creek | Stoker | Trailside |
|----------------------------------------|-------------|------------|------------|----------|---------|--------|-------------|---------|------------|--------|-----------|
| Acres                                  | 5.5         | 5.0        | 7.0        | 16.2     | 44.0    | 8.8    | 6.0         | 4.3     | 18.5       | 4.7    | 6.3       |
| Turf Acres                             | 4.8         | 4.25       | 4.84       | 12       | 8.14    | 2.7    | 5.6         | 4.29    | 16.82      | 4      | 5         |
| Asphalt (parking area on facilities 2) | 0.63        | 0.75       | 2.35       | 2.8      | 1.86    | 0.78   | 0.4         | 0       | 1.64       | 0.35   | 0.33      |
| Restrooms                              | 1           | 1          | 0          | 1        | 1       | 1      | 1           | 0       | 0          | 1      | 1         |
| Pavilion                               | 0           | 1          | 0          | 2        | 1       | 1      | 1           | 0       | 1          | 1      | 0         |
| Picnic Shelter                         | 0           | 0          | 3          | 0        | 0       | 5      | 6           | 1       | 0          | 1      | 4         |
| Drinking Fountain                      | 1           | 1          | 1          | 2        | 1       | 1      | 1           | 0       | 1          | 1      | 1         |
| Playground                             | 0           | 1          | 1          | 1        | 1       | 1      | 1           | 0       | 1          | 0      | 0         |
| Baseball                               | 0           | 0          | 0          | 6        | 0       | 0      | 0           | 0       | 0          | 0      | 0         |
| Multi-use Fields                       | 1           | 3          | 0          | 0        | 1       | 0      | 2           | 0       | 3          | 0      | 0         |
| Field Light                            | 0           | 0          | 0          | 1        | 0       | 0      | 0           | 0       | 0          | 0      | 0         |
| Trees                                  | 13          | 38         | 141        | 99       | 72      | 109    | 41          | 3       | 168        | 26     | 112       |
| Fishing Pond                           | 0           | 0          | 0          | 0        | 0       | 0      | 0           | 0       | 0          | 0      | 0         |
| Pond/ Water Feature                    | 0           | 0          | 0          | 0        | 0       | 1      | 0           | 0       | 0          | 0      | 0         |
| Waterfall                              | 0           | 0          | 0          | 0        | 0       | 1      | 0           | 0       | 0          | 0      | 0         |
| Tennis Court                           | 0           | 0          | 0          | 0        | 0       | 0      | 0           | 0       | 0          | 2      | 0         |
| Basketball Court                       | 0           | 2          | 0          | 0        | 0       | 0      | 0           | 0       | 0          | 0      | 0         |
| Volleyball Court                       | 0           | 1          | 1          | 0        | 1       | 0      | 0           | 1       | 0          | 1      | 0         |

The City currently has 6.08 trail miles which, with an existing population of 25,507 persons, equates to a trails standard of 1.26 linear feet per capita. The trail miles are located on the Old Emigrant Trail (5.59 miles) and Bridgeway Trail (0.49 miles) and are all asphalt trails. The City has one stand-alone trailhead, which equates to a service level of 0.039 stand-alone trailheads per 1,000 persons.<sup>4</sup>

## Proposed Service Levels

The City has determined that its community parks and recreation facilities are nearing capacity and that they will be at capacity by 2015. Park capacity is difficult to measure but, based on growing demand for sport fields, the need for practice time as well as game time, use of playgrounds during peak hours, etc., the City feels a need, given its rapidly-growing population, to continue to expand its recreation facilities in the future. Because of the large number of participants in organized sports, there are times when sports fields are difficult to obtain for practice times. In 2013, the City had 1,022 participants in baseball and softball programs, 749 participants in soccer programs and 405 participants in football programs. Due to the overlapping timeframes of some of these sports, there is substantial demand on fields at peak times (i.e., 5-7 p.m. on weekdays and on Saturdays).

The City feels that the small amount of excess capacity in the existing system is sufficient to serve the population through 2015 when the population is expected to reach 26,717 persons. This results in a proposed level of service for park land and improvements of 4.73 acres per 1,000 persons.<sup>5</sup>

Per capita standards for park improvements are shown in Table 10 and are calculated based on the existing facilities divided by the 2015 population.

TABLE 10 – PARK IMPROVEMENTS SERVICE LEVELS

| Amenity                 | Total Community Facilities (not incl. Regional) | 2015 per Capita Std for Improvements |
|-------------------------|-------------------------------------------------|--------------------------------------|
| Land Acres              | 126.3                                           | 0.004727327                          |
| Turf sf                 | 3,155,486.40                                    | 118.107811506                        |
| Asphalt Parking Area sf | 517,928.40                                      | 19.385724445                         |
| Restrooms               | 8                                               | 0.000299435                          |
| Pavilion                | 8                                               | 0.000299435                          |
| Picnic Shelter          | 20                                              | 0.000748587                          |
| Drinking Fountain       | 11                                              | 0.000411723                          |
| Playground              | 7                                               | 0.000262005                          |
| Baseball                | 6                                               | 0.000224576                          |
| Multi-use Fields        | 10                                              | 0.000374294                          |
| Field Light             | 1                                               | 0.000037429                          |
| Trees                   | 822                                             | 0.030766927                          |
| Pond/Water Feature      | 1                                               | 0.000037429                          |
| Waterfall               | 1                                               | 0.000037429                          |
| Tennis Court            | 2                                               | 0.000074859                          |
| Basketball Court        | 2                                               | 0.000074859                          |
| Volleyball Court        | 5                                               | 0.000187147                          |

<sup>4</sup> Calculated by dividing one trailhead by 25,507/1000.

<sup>5</sup> Calculated by dividing 126.3 acres by (26,717/1000).

The City has indicated that there is a small amount of excess capacity in the existing trails system, and that it will reach capacity by 2015. With a 2015 population of 26,717 persons, this results in a proposed trails standard of 1.20 linear feet per capita. With one trailhead, as part of the trail system, this results in a standard of 0.037 trailheads per 1,000 persons.<sup>6</sup> The City feels that trailheads are at or very near capacity as the ten parking spaces at the stand-alone trailhead (located at 3000 West and Bluff Street) are often full.

### **Identify Excess Capacity**

The existing level of park service is 4.95 acres per 1,000 persons. The proposed level of service is 4.73 acres per 1,000 persons, resulting in excess capacity of 0.22 acres per 1,000 persons.

The existing level of trails service is 1.26 linear feet per capita, while the proposed level of service is 1.20 linear feet, resulting in excess capacity of .06 feet per capita. The existing level of stand-alone trailhead service is 0.039 trailheads per 1,000 persons, while the proposed level is 0.037 trailheads per 1,000 persons, resulting in excess capacity of 0.02 trailheads per 1,000 persons.

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<sup>6</sup> Calculated by dividing 1 trailhead facility by 26,717/1,000.

## IDENTIFY DEMANDS PLACED ON EXISTING PUBLIC FACILITIES BY NEW DEVELOPMENT ACTIVITY AT PROPOSED LEVEL OF SERVICE AND HOW THOSE DEMANDS WILL BE MET

*Utah Code 11-36a-302(1)(a)(iv)(v)*

### Demand Placed on Facilities by New Development Activity

#### Regional Parks and Recreation Improvements

There is sufficient excess capacity in the regional parks and recreation improvements to serve the needs of new development for many years. In fact, these facilities were sized with the intention of serving all of Syracuse residents, both now and in the future. For this reason, new development will be required to “buy in” to the excess capacity in the regional parks and recreation improvements.

#### Community Parks and Recreation Improvements

With a current (2013) population of 25,507 persons, this results in a current level of service for community parks of 4.95 acres per 1,000 persons. However, the City feels that there is a small amount of excess capacity in the existing system, and that the present park land and improvements are sufficient to serve the population through 2015 when the population is expected to reach 26,717 persons. This results in a level of service for park land and improvements of 4.73 acres per 1,000 persons.<sup>7</sup> However, if no new park improvements are made, this standard will decrease in the future. The City has determined that it desires to use the excess capacity in the system through 2015 and then maintain that level of service in the future.

TABLE 11 – COMMUNITY PARKS DECLINING SERVICE LEVELS WITH GROWTH AND NO NEW FACILITIES

| Year | Population | Acres of Improved Community Parks | Acres per 1000 Persons |
|------|------------|-----------------------------------|------------------------|
| 2013 | 25,507     | 126.3                             | 4.95                   |
| 2014 | 26,112     | 126.3                             | 4.84                   |
| 2015 | 26,717     | 126.3                             | 4.73                   |
| 2016 | 27,322     | 126.3                             | 4.62                   |
| 2017 | 27,927     | 126.3                             | 4.52                   |
| 2018 | 28,532     | 126.3                             | 4.43                   |
| 2019 | 29,137     | 126.3                             | 4.33                   |
| 2020 | 29,742     | 126.3                             | 4.25                   |
| 2021 | 30,347     | 126.3                             | 4.16                   |
| 2022 | 30,952     | 126.3                             | 4.08                   |

As the table above shows, if no new facilities are added (park land or improvements), the level of service will decrease to 4.08 acres per capita by 2022. However, it is the City’s desire and intention to maintain the 2015 level of service of 4.73 park acres per 1,000 residents.

The City also feels that its trail facilities are nearing capacity and that they will be at capacity by 2015. If no new trails are added, the level of service will decline from 1.26 linear trail feet per capita in 2013, to 1.20 linear feet in 2015, to 1.04 linear feet in 2022.

<sup>7</sup> Calculated by dividing 126.3 acres by (26,717/1,000).

TABLE 12 – TRAILS LEVEL OF SERVICE AND IMPROVEMENTS NEEDED

| Year         | Population | Projected Annual Population Growth | Trail Miles | Total Trail Linear Feet with No Additional Trails | Trails Std (Linear Feet per Capita) with No New Facilities | Additional Trail Feet to Maintain 2015 Std | Total Linear Trail Feet Necessary to Maintain 2015 Std |
|--------------|------------|------------------------------------|-------------|---------------------------------------------------|------------------------------------------------------------|--------------------------------------------|--------------------------------------------------------|
| 2013         | 25,507     | -                                  | 6.08        | 32,102                                            | 1.26                                                       |                                            | 32,102                                                 |
| 2014         | 26,112     | 605                                | 6.08        | 32,102                                            | 1.23                                                       |                                            | 32,102                                                 |
| 2015         | 26,717     | 605                                | 6.08        | 32,102                                            | 1.20                                                       |                                            | 32,102                                                 |
| 2016         | 27,322     | 605                                | 6.08        | 32,102                                            | 1.17                                                       | 727                                        | 32,829                                                 |
| 2017         | 27,927     | 605                                | 6.08        | 32,102                                            | 1.15                                                       | 727                                        | 33,556                                                 |
| 2018         | 28,532     | 605                                | 6.08        | 32,102                                            | 1.13                                                       | 727                                        | 34,283                                                 |
| 2019         | 29,137     | 605                                | 6.08        | 32,102                                            | 1.10                                                       | 727                                        | 35,010                                                 |
| 2020         | 29,742     | 605                                | 6.08        | 32,102                                            | 1.08                                                       | 727                                        | 35,737                                                 |
| 2021         | 30,347     | 605                                | 6.08        | 32,102                                            | 1.06                                                       | 727                                        | 36,464                                                 |
| 2022         | 30,952     | 605                                | 6.08        | 32,102                                            | 1.04                                                       | 727                                        | 37,191                                                 |
| <b>TOTAL</b> |            | 5,445                              |             |                                                   |                                                            | 5,089                                      |                                                        |

Stand-alone trailhead facilities are also nearing capacity and will be at capacity in 2015.

TABLE 13 – TRAILS LEVEL OF SERVICE AND IMPROVEMENTS NEEDED

| Year         | Population | Projected Annual Population Growth | Stand-Alone Trailheads | Trailhead Std with No New Facilities | Additional Trailheads to Maintain 2015 Std | Total Trailheads Necessary to Maintain 2015 Std |
|--------------|------------|------------------------------------|------------------------|--------------------------------------|--------------------------------------------|-------------------------------------------------|
| 2013         | 25,507     | -                                  | 1                      | 0.039                                | 0                                          | 1                                               |
| 2014         | 26,112     | 605                                | 1                      | 0.038                                | 0                                          | 1                                               |
| 2015         | 26,717     | 605                                | 1                      | 0.037                                | 0                                          | 1                                               |
| 2016         | 27,322     | 605                                | 1                      | 0.037                                | 0.022644758                                | 1.022644758                                     |
| 2017         | 27,927     | 605                                | 1                      | 0.036                                | 0.045289516                                | 1.045289516                                     |
| 2018         | 28,532     | 605                                | 1                      | 0.035                                | 0.067934274                                | 1.067934274                                     |
| 2019         | 29,137     | 605                                | 1                      | 0.034                                | 0.090579032                                | 1.090579032                                     |
| 2020         | 29,742     | 605                                | 1                      | 0.034                                | 0.11322379                                 | 1.11322379                                      |
| 2021         | 30,347     | 605                                | 1                      | 0.033                                | 0.135868548                                | 1.135868548                                     |
| 2022         | 30,952     | 605                                | 1                      | 0.032                                | 0.158513306                                | 1.158513306                                     |
| <b>TOTAL</b> |            | 5,445                              |                        |                                      | <b>0.634053225</b>                         |                                                 |

## Identify the Means by Which the Political Subdivision Will Meet the Growth Demands

The City will need to acquire additional park lands and improvements to maintain its proposed level of service. Service levels will decline, as a result of population growth, unless new facilities are constructed or acquired. The additional capacity can be used until 2015, after which additional park improvements will be required.

In order to maintain 2015 service levels, the City will need to expend \$2,699,683.79 for park land and improvements.

TABLE 14 – PARK COMMUNITY IMPROVEMENTS TO MAINTAIN 2015 SERVICE LEVELS

| Amenity                 | Total Community Facilities (not incl. Regional) | 2015 per Capita Std for Improvements | Cost of Improvements per Unit* | Total Improvements Needed (2013-2022) |
|-------------------------|-------------------------------------------------|--------------------------------------|--------------------------------|---------------------------------------|
| Land Acres              | 126.3                                           | 0.004727327                          | \$32,500.00                    | \$836,559.63                          |
| Turf sf                 | 3,155,486.40                                    | 118.107811506                        | \$0.65                         | \$418,013.07                          |
| Asphalt Parking Area sf | 517,928.40                                      | 19.385724445                         | \$4.34                         | \$458,109.87                          |
| Restrooms               | 8                                               | 0.000299435                          | \$54,280.92                    | \$88,500.83                           |
| Pavilion                | 8                                               | 0.000299435                          | \$43,424.73                    | \$70,800.67                           |
| Picnic Shelter          | 20                                              | 0.000748587                          | \$5,200.00                     | \$21,195.49                           |
| Drinking Fountain       | 11                                              | 0.000411723                          | \$879.35                       | \$1,971.36                            |
| Playground              | 7                                               | 0.000262005                          | \$25,099.50                    | \$35,807.44                           |
| Baseball                | 6                                               | 0.000224576                          | \$422,305.54                   | \$516,402.37                          |
| Multi-use Fields        | 10                                              | 0.000374294                          | \$83,592.61                    | \$170,364.11                          |
| Field Light             | 1                                               | 0.000037429                          | \$2,714.05                     | \$553.13                              |
| Trees                   | 822                                             | 0.030766927                          | \$80.00                        | \$13,402.07                           |
| Pond/Water Feature      | 1                                               | 0.000037429                          | \$2,500.00                     | \$509.51                              |
| Waterfall               | 1                                               | 0.000037429                          | \$900.00                       | \$183.42                              |
| Tennis Court            | 2                                               | 0.000074859                          | \$23,883.60                    | \$9,735.09                            |
| Basketball Court        | 2                                               | 0.000074859                          | \$41,253.50                    | \$16,815.16                           |
| Volleyball Court        | 5                                               | 0.000187147                          | \$40,000.00                    | \$40,760.56                           |
|                         |                                                 |                                      |                                | <b>\$2,699,683.79</b>                 |

\*The following costs are taken from the City's Park Development Capital Facilities Plan prepared in 2009: grass and sod (turf) per sf (\$0.60); asphalt parking per sf (\$4.00); restrooms (\$50,000); pavilions/boweries (\$40,000); drinking fountains (\$810); playgrounds (\$23,120); baseball fields (\$389,000); multi-use fields (\$77,000); field lights (\$2,500); tennis courts (\$22,000); basketball courts (\$38,000). An inflationary growth factor, based on the CPI, has been applied to the 2009 costs. Other facilities have been researched as follows: picnic shelters (\$5,200); pond/water feature (\$2,500); waterfall (\$900); and volleyball court (\$40,000).

Most facility improvement values were taken from the City's Park Development Capital Facility Plan dated May 2009. An inflationary factor, using the CPI, was used to adjust the original figures to 2013.<sup>8</sup>

The anticipated cost for land is \$32,500 per acre which was calculated based on a sample of Syracuse properties and their assessed market values. The properties used in the sample were all undeveloped, unimproved and were parcels that were ten acres or larger in size.

<sup>8</sup> The May 2009 CPI was 213.856. The latest CPI figure available for 2013 is 232.1666. The CPI growth ratio is therefore 1.08561836.

TABLE 15 – PARK LAND VALUES

| Parcel Number  | Total Market Value | Acreage | Value per Acre  |
|----------------|--------------------|---------|-----------------|
| 121020048      | \$2,793,128        | 80.9    | \$34,526        |
| 121080042      | \$2,108,661        | 58.66   | \$35,947        |
| 120480123      | \$1,095,569        | 37.52   | \$29,200        |
| 121130020      | \$151,255          | 23.27   | \$6,500         |
| 120470253      | \$665,892          | 23.1    | \$28,826        |
| 121080043      | \$664,690          | 16.93   | \$39,261        |
| 121000032      | \$299,513          | 15.55   | \$19,261        |
| 120400075      | \$593,722          | 15.46   | \$38,404        |
| 120400072      | \$527,535          | 12.34   | \$42,750        |
| 126290001      | \$416,814          | 11.98   | \$34,792        |
| 121040167      | \$497,156          | 11.77   | \$42,239        |
| 126230011      | \$420,832          | 11.61   | \$36,247        |
| 120500093      | \$225,772          | 11.57   | \$19,514        |
| 123390013      | \$479,190          | 10.51   | \$45,594        |
| 120860106      | \$403,827          | 10.48   | \$38,533        |
| <b>Average</b> |                    |         | <b>\$32,773</b> |

The City will also need to maintain service levels for trails. The City currently has 6.08 trail miles, which equates to a trails standard of 1.26 linear feet per capita. However, the City has indicated that there is a small amount of excess capacity in the existing trails system, and that it will reach capacity by 2015. This results in a trails standard of 1.20 linear feet per capita. In order to maintain this standard in the future, the City will need to construct additional trail miles. Over the next ten years, the City will need an additional 5,089 linear feet of trails, thereby increasing its overall trails system to 37,191 linear feet (7.04 miles).

Future trail costs have been based on a cost of \$39.20 per linear foot for hard surface.

TABLE 16 – TRAIL IMPROVEMENTS TO MAINTAIN SERVICE LEVELS

| Trail Costs                            |                |
|----------------------------------------|----------------|
| Cost per Foot for Standard Paved Trail |                |
| Excavation                             | \$7.40         |
| 8" Thick Roadbase                      | \$9.00         |
| 3" Thick Asphalt (10' wide)            | \$20.00        |
| Shoulder Gravel                        | \$1.80         |
| Slurry Seal                            | \$1.00         |
| <b>TOTAL</b>                           | <b>\$39.20</b> |

The City has not included any land costs for trails as trail land has been obtained in the past through easement, grants, etc. Therefore, the City does not anticipate any future expenditures for trail land. The additional anticipated cost to maintain the 2015 standard is \$199,475.38.

TABLE 17 – TRAIL IMPROVEMENTS TO MAINTAIN SERVICE LEVELS

| Year         | Population | Projected Annual Population Growth | Trails (Miles) | Total Trail Linear Feet | Trails Std (Linear Feet per Capita) with No New Facilities | Additional Trail Feet to Maintain 2015 Std | Total Linear Trail Feet Necessary to Maintain 2015 Std | Additional Cost to Maintain 2015 Std |
|--------------|------------|------------------------------------|----------------|-------------------------|------------------------------------------------------------|--------------------------------------------|--------------------------------------------------------|--------------------------------------|
| 2013         | 25,507     | -                                  | 6.08           | 32,102                  | 1.26                                                       |                                            | 32,102                                                 |                                      |
| 2014         | 26,112     | 605                                | 6.08           | 32,102                  | 1.23                                                       |                                            | 32,102                                                 |                                      |
| 2015         | 26,717     | 605                                | 6.08           | 32,102                  | 1.20                                                       |                                            | 32,102                                                 | \$0.00                               |
| 2016         | 27,322     | 605                                | 6.08           | 32,102                  | 1.17                                                       | 727                                        | 32,829                                                 | \$28,496.48                          |
| 2017         | 27,927     | 605                                | 6.08           | 32,102                  | 1.15                                                       | 727                                        | 33,556                                                 | \$28,496.48                          |
| 2018         | 28,532     | 605                                | 6.08           | 32,102                  | 1.13                                                       | 727                                        | 34,283                                                 | \$28,496.48                          |
| 2019         | 29,137     | 605                                | 6.08           | 32,102                  | 1.10                                                       | 727                                        | 35,010                                                 | \$28,496.48                          |
| 2020         | 29,742     | 605                                | 6.08           | 32,102                  | 1.08                                                       | 727                                        | 35,737                                                 | \$28,496.48                          |
| 2021         | 30,347     | 605                                | 6.08           | 32,102                  | 1.06                                                       | 727                                        | 36,464                                                 | \$28,496.48                          |
| 2022         | 30,952     | 605                                | 6.08           | 32,102                  | 1.04                                                       | 727                                        | 37,191                                                 | \$28,496.48                          |
| <b>TOTAL</b> |            | 5,445                              |                |                         |                                                            | 5,089                                      |                                                        | <b>\$199,475.38</b>                  |

The additional trailhead cost necessary to maintain the 2015 service level is \$15,411.86.

TABLE 18 – TRAIL IMPROVEMENTS TO MAINTAIN SERVICE LEVELS

| Year         | Population | Projected Annual Population Growth | Stand-Alone Trailheads | Trailhead Std with No New Facilities | Additional Trailheads to Maintain 2015 Std | Total Trailheads Necessary to Maintain 2015 Std | Additional Cost to Maintain 2015 Std |
|--------------|------------|------------------------------------|------------------------|--------------------------------------|--------------------------------------------|-------------------------------------------------|--------------------------------------|
| 2013         | 25,507     | -                                  | 1                      | 0.039                                | 0                                          | 1                                               | \$0.00                               |
| 2014         | 26,112     | 605                                | 1                      | 0.038                                | 0                                          | 1                                               | \$0.00                               |
| 2015         | 26,717     | 605                                | 1                      | 0.037                                | 0                                          | 1                                               | \$0.00                               |
| 2016         | 27,322     | 605                                | 1                      | 0.037                                | 0.022644758                                | 1.022644758                                     | \$550.42                             |
| 2017         | 27,927     | 605                                | 1                      | 0.036                                | 0.045289516                                | 1.045289516                                     | \$1,100.85                           |
| 2018         | 28,532     | 605                                | 1                      | 0.035                                | 0.067934274                                | 1.067934274                                     | \$1,651.27                           |
| 2019         | 29,137     | 605                                | 1                      | 0.034                                | 0.090579032                                | 1.090579032                                     | \$2,201.69                           |
| 2020         | 29,742     | 605                                | 1                      | 0.034                                | 0.11322379                                 | 1.11322379                                      | \$2,752.12                           |
| 2021         | 30,347     | 605                                | 1                      | 0.033                                | 0.135868548                                | 1.135868548                                     | \$3,302.54                           |
| 2022         | 30,952     | 605                                | 1                      | 0.032                                | 0.158513306                                | 1.158513306                                     | \$3,852.96                           |
| <b>TOTAL</b> |            | 5,445                              |                        |                                      | <b>0.634053225</b>                         |                                                 | <b>\$15,411.86</b>                   |

## CONSIDERATION OF ALL REVENUE SOURCES

*Utah Code 11-36a-302(2)*

### **Grants**

The City anticipates that future trail land will be acquired through easements and grants and has therefore not included any cost for trail land in the calculation of impact fees.

### **Bonds**

The City has one outstanding bond for parks, recreation and trails facilities. This is a 15-year sales tax revenue bond, Series 2005, which expires in 2020. Annual payments on the bond are shown in Table 15. The Impact Fees Analysis must calculate appropriate credits for these future payments from sales tax revenues.

TABLE 19 – SERIES 2005, PARKS AND RECREATION BOND OUTSTANDING PAYMENTS

|                 | 2014      | 2015      | 2016      | 2017      | 2018      | 2019      | 2020             |
|-----------------|-----------|-----------|-----------|-----------|-----------|-----------|------------------|
| Annual Payments | \$186,853 | \$191,253 | \$190,103 | \$188,748 | \$188,342 | \$188,342 | <b>\$188,342</b> |

The City does not anticipate issuing debt for parks, recreation or trail facilities within the next ten years. Therefore, no debt service interest costs, or costs of debt issuance, can be included in the calculation of impact fees.

### **Interfund Loans**

The City currently has no plans to purchase parks, recreation or trail facilities through any interfund loans. However, the City may decide to do so in the future. In this case, impact fees could be used to repay the loans to the City up to the amounts used to maintain the proposed service levels.

### **Impact Fees**

Because of the significant growth anticipated to occur in Syracuse, impact fees are a viable means of allowing new development to pay for the impacts that it places on the existing system. This IFFP is developed in accordance with legal guidelines so that an Impact Fee Analysis for Parks, Recreation and Trails may be prepared and the City may charge impact fees for Parks, Recreation and Trails.

Impact fees will be used to repay the General Fund for the regional park facilities, for park improvements (land or improvements) and to maintain the trails level of service. Impact fees from community parks and recreation facilities will be placed in the Parks, Recreation and Trails Impact Fee account and used for park facilities (either park land or improvements) as the City chooses in accordance with the IFFP. Impact fees from trails will also be placed in the Parks, Recreation and Trails Impact Fee account and will be used to maintain the trails level of service as identified in this Impact Fees Analysis.

### **Anticipated or Accepted Dedications of System Improvements**

Any item that a developer funds must be included in the IFFP if a credit against impact fees is to be issued and must be agreed upon with the City before construction of the improvements.

## CERTIFICATION

Zions Bank Public Finance certifies that the attached impact fee facilities plan:

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

**APPENDIX A - NOTICE OF INTENT TO PREPARE A COMPREHENSIVE AMENDMENT TO THE PARKS, RECREATION, OPEN SPACE, AND TRAILS IMPACT FEE FACILITIES PLAN**

The Syracuse City Council will hold a public hearing to receive input on, and consider approval and adoption of (1) the proposed 2013 Parks, Trails, and Recreation Impact Fee Facilities Plan, (2) the proposed 2013 Parks, Trails, and Recreation Impact Fee Analysis, (3) a proposed Ordinance containing proposed revisions to Syracuse City Code regarding impact fees, and (4) a proposed Resolution amending the Syracuse City Fee Schedule. The hearing will be held during the City Council's regularly scheduled meeting of November 12, 2013, which begins at 7:00 p.m., at Syracuse City Hall, 1979 W. 1900 S., Syracuse. All interested persons will be given reasonable opportunity to be heard; written comments are welcome. Copies of the referenced documents are available for public view in the office of the Syracuse City Finance Director. In compliance with the American Disabilities Act, persons needing auxiliary communicative aids and services for this meeting should contact the City offices at 825-1477 at least 48 hours in advance of the meeting.

CASSIE Z. BROWN, CMC  
SYRACUSE CITY RECORDER

DATED: WEDNESDAY OCTOBER 23, 2013

PUBLISH ONCE: SUNDAY, OCTOBER 27, 2013

**SYRACUSE CITY**



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## Syracuse City

### Parks, Trails & Recreation Impact Fee Analysis

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ZIONS BANK  PUBLIC FINANCE

October 2013

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## SUMMARY OF IMPACT FEE ANALYSIS

### Background

Demand for parks, trails and recreation facilities in Syracuse is attributable to residential development. Impact fees have therefore been calculated based on residential growth only and are not charged to non-residential development. Impact fees are charged only for system projects which serve the entire City; therefore, there is one geographic area for impact fees that includes the entire City boundaries,

### Impact on Consumption of Existing Capacity

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

The City has both regional and community parks and recreation facilities. The regional facilities include Jensen Park, the Community Center, Skateboard Park and the Equestrian Park and were built with the intention to serve the entire City now and in the future. Therefore, these regional facilities have sufficient excess capacity to serve the needs of new growth and new development will be required to buy in to the excess capacity of these facilities.

The City also has community parks that are considered “system improvements” because they serve more than just one development or area of the City. The City has determined that its community parks and recreation facilities are nearing capacity and that they will be at capacity by 2015. Park capacity is difficult to measure but, based on growing demand for sport fields, the need for practice time as well as game time, use of playgrounds during peak hours, etc., the City feels a need, given its rapidly-growing population, to continue to expand its recreation facilities in the future. This impact fee analysis considers the existing excess capacity of the system, as well as the need for future facilities to be constructed within the next ten years. All impact fees collected will be expended within a six-year period from the time of collection.

The City currently has 126.3 acres of community parks, not including its regional park (Jensen Park). With a current (2013) population of 25,507 persons, this results in a current level of service for community parks of 4.95 acres per 1,000 persons. However, the City feels that there is a small amount of excess capacity in the existing system, and that the present park land and improvements are sufficient to serve the population through 2015 when the population is expected to reach 26,717 persons. This results in a level of service for park land and improvements of 4.73 acres per 1,000 persons.<sup>1</sup> However, if no new park improvements are made, this standard will decrease in the future. The City has determined that it desires to use the excess capacity in the system through 2015 and then maintain that level of service in the future.

### Impact on System Improvements by Anticipated New Development Required to Maintain Existing Service Levels

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

The City will need to acquire additional park lands and improvements to maintain its established level of service. Service levels will decline, as a result of population growth, unless new facilities are constructed or acquired. The additional capacity can be used until 2015, after which additional park improvements will be required.

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<sup>1</sup> Calculated by dividing 126.3 acres by (26,717/1000).

In order to maintain 2015 service levels, the City will need to expend \$2,699,683.79 for park land and improvements.

TABLE 1 – PARK COMMUNITY IMPROVEMENTS TO MAINTAIN 2015 SERVICE LEVELS

| Amenity                 | Total Community Facilities<br>(not incl. Regional) | 2015 per Capita Std for<br>Improvements | Cost of Improvements<br>per Unit | Total Improvements<br>Needed (2013-2022) |
|-------------------------|----------------------------------------------------|-----------------------------------------|----------------------------------|------------------------------------------|
| Land Acres              | 126.3                                              | 0.004727327                             | \$32,500.00                      | \$836,559.63                             |
| Turf sf                 | 3,155,486.40                                       | 118.107811506                           | \$0.65                           | \$418,013.07                             |
| Asphalt Parking Area sf | 517,928.40                                         | 19.385724445                            | \$4.34                           | \$458,109.87                             |
| Restrooms               | 8                                                  | 0.000299435                             | \$54,280.92                      | \$88,500.83                              |
| Pavilion                | 8                                                  | 0.000299435                             | \$43,424.73                      | \$70,800.67                              |
| Picnic Shelter          | 20                                                 | 0.000748587                             | \$5,200.00                       | \$21,195.49                              |
| Drinking Fountain       | 11                                                 | 0.000411723                             | \$879.35                         | \$1,971.36                               |
| Playground              | 7                                                  | 0.000262005                             | \$25,099.50                      | \$35,807.44                              |
| Baseball                | 6                                                  | 0.000224576                             | \$422,305.54                     | \$516,402.37                             |
| Multi-use Fields        | 10                                                 | 0.000374294                             | \$83,592.61                      | \$170,364.11                             |
| Field Light             | 1                                                  | 0.000037429                             | \$2,714.05                       | \$553.13                                 |
| Trees                   | 822                                                | 0.030766927                             | \$80.00                          | \$13,402.07                              |
| Pond/Water Feature      | 1                                                  | 0.000037429                             | \$2,500.00                       | \$509.51                                 |
| Waterfall               | 1                                                  | 0.000037429                             | \$900.00                         | \$183.42                                 |
| Tennis Court            | 2                                                  | 0.000074859                             | \$23,883.60                      | \$9,735.09                               |
| Basketball Court        | 2                                                  | 0.000074859                             | \$41,253.50                      | \$16,815.16                              |
| Volleyball Court        | 5                                                  | 0.000187147                             | \$40,000.00                      | \$40,760.56                              |
|                         |                                                    |                                         |                                  | <b>\$2,699,683.79</b>                    |

The City will also need to maintain service levels for trails. The City currently has 6.08 trail miles, which equates to a trails standard of 1.26 linear feet per capita. However, the City has indicated that there is a small amount of excess capacity in the existing trails system, and that it will reach capacity by 2015. This results in a trails standard of 1.20 linear feet per capita. In order to maintain this standard in the future, the City will need to construct additional trail miles. Over the next ten years, the City will need an additional 5,089 linear feet of trails, thereby increasing its overall trails system to 37,191 linear feet (7.04 miles).

TABLE 2 – TRAIL IMPROVEMENTS TO MAINTAIN SERVICE LEVELS

| Year         | Population | Projected<br>Annual Pop.<br>Growth | Trails<br>(miles) | Total Trail<br>Linear Feet | Trails Std<br>(Linear Feet per<br>Capita) with No<br>New Facilities | Additional Trail<br>Feet to Maintain<br>2015 Std | Total Linear Trail<br>Feet Necessary<br>to Maintain 2015<br>Std | Additional<br>Cost to<br>Maintain<br>2015 Std |
|--------------|------------|------------------------------------|-------------------|----------------------------|---------------------------------------------------------------------|--------------------------------------------------|-----------------------------------------------------------------|-----------------------------------------------|
| 2013         | 25,507     | -                                  | 6.08              | 32,102                     | 1.26                                                                |                                                  | 32,102                                                          |                                               |
| 2014         | 26,112     | 605                                | 6.08              | 32,102                     | 1.23                                                                |                                                  | 32,102                                                          |                                               |
| 2015         | 26,717     | 605                                | 6.08              | 32,102                     | 1.20                                                                |                                                  | 32,102                                                          | \$0.00                                        |
| 2016         | 27,322     | 605                                | 6.08              | 32,102                     | 1.17                                                                | 727                                              | 32,829                                                          | \$28,496.48                                   |
| 2017         | 27,927     | 605                                | 6.08              | 32,102                     | 1.15                                                                | 727                                              | 33,556                                                          | \$28,496.48                                   |
| 2018         | 28,532     | 605                                | 6.08              | 32,102                     | 1.13                                                                | 727                                              | 34,283                                                          | \$28,496.48                                   |
| 2019         | 29,137     | 605                                | 6.08              | 32,102                     | 1.10                                                                | 727                                              | 35,010                                                          | \$28,496.48                                   |
| 2020         | 29,742     | 605                                | 6.08              | 32,102                     | 1.08                                                                | 727                                              | 35,737                                                          | \$28,496.48                                   |
| 2021         | 30,347     | 605                                | 6.08              | 32,102                     | 1.06                                                                | 727                                              | 36,464                                                          | \$28,496.48                                   |
| 2022         | 30,952     | 605                                | 6.08              | 32,102                     | 1.04                                                                | 727                                              | 37,191                                                          | \$28,496.48                                   |
| <b>TOTAL</b> |            | <b>5,445</b>                       |                   |                            |                                                                     | <b>5,089</b>                                     |                                                                 | <b>\$199,475.38</b>                           |

The City will also need to build an additional trailhead to serve the demands of new growth, which should be built within the next six years, and then allow future development to buy in to the excess capacity of that trailhead.

TABLE 3 – TRAIL IMPROVEMENTS TO MAINTAIN PROPOSED SERVICE LEVELS

| Year         | Population | Projected Annual Population Growth | Stand-Alone Trailheads | Trailhead Std with No New Facilities | Additional Trailheads to Maintain 2015 Std | Total Trailheads Necessary to Maintain 2015 Std | Additional Cost to Maintain 2015 Std |
|--------------|------------|------------------------------------|------------------------|--------------------------------------|--------------------------------------------|-------------------------------------------------|--------------------------------------|
| 2013         | 25,507     | -                                  | 1                      | 0.039                                | 0                                          | 1                                               | \$0.00                               |
| 2014         | 26,112     | 605                                | 1                      | 0.038                                | 0                                          | 1                                               | \$0.00                               |
| 2015         | 26,717     | 605                                | 1                      | 0.037                                | 0                                          | 1                                               | \$0.00                               |
| 2016         | 27,322     | 605                                | 1                      | 0.037                                | 0.022644758                                | 1.022644758                                     | \$550.42                             |
| 2017         | 27,927     | 605                                | 1                      | 0.036                                | 0.045289516                                | 1.045289516                                     | \$1,100.85                           |
| 2018         | 28,532     | 605                                | 1                      | 0.035                                | 0.067934274                                | 1.067934274                                     | \$1,651.27                           |
| 2019         | 29,137     | 605                                | 1                      | 0.034                                | 0.090579032                                | 1.090579032                                     | \$2,201.69                           |
| 2020         | 29,742     | 605                                | 1                      | 0.034                                | 0.11322379                                 | 1.11322379                                      | \$2,752.12                           |
| 2021         | 30,347     | 605                                | 1                      | 0.033                                | 0.135868548                                | 1.135868548                                     | \$3,302.54                           |
| 2022         | 30,952     | 605                                | 1                      | 0.032                                | 0.158513306                                | 1.158513306                                     | \$3,852.96                           |
| <b>TOTAL</b> |            | 5,445                              |                        |                                      | <b>0.634053225</b>                         |                                                 | <b>\$15,411.86</b>                   |

## Relation of Anticipated Development Activity to Impacts on Existing Capacity and System Improvements

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

The demand placed on existing public park and trail facilities by new development activity is attributed to population growth. The City has a 2013 population of 25,507 persons and as a result of anticipated development activity will grow to a projected population of 30,952 by 2022 – an increase of 5,445 persons. As growth occurs as a result of increased development activity, more parks, recreation and trail facilities are needed.

## Proportionate Share Analysis and Impact Fee Calculation

*Utah Code 11-36a-304(1)(d)(e) and (2)(a)(b)*

### COSTS OF SYSTEM IMPROVEMENTS RELATED TO EXCESS CAPACITY

The City has provided four regional facilities that are intended to serve all residents – those now living in the City and those that will live there in the future. These regional facilities are Jensen Park, the Community Center, the Skateboard Park and Equestrian Park. The actual cost of these facilities (not including donations and grants) has been used to calculate the proportionate, fair share, buy-in component for each regional facility. Because the City does not have any data on the actual cost of the Skateboard Park and the Equestrian Park, these facilities have not been included in the analysis of buy-in costs for regional facilities.

TABLE 4 – REGIONAL FACILITIES

| <b>Regional Facilities</b>                                                                                                                                                    |                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| <b>Jensen Buy-In</b>                                                                                                                                                          |                 |
| Cost of Jensen Park                                                                                                                                                           | \$4,836,992     |
| Less: (Donations, Grants, etc.)                                                                                                                                               | (\$325,000.00)  |
| Actual Cost of Jensen Park                                                                                                                                                    | \$4,511,992     |
| Capacity Population (2060)                                                                                                                                                    | 53,389          |
| <b>Buy-In per Person (Jensen)</b>                                                                                                                                             | <b>\$84.51</b>  |
| <b>Community Center</b>                                                                                                                                                       |                 |
| Community Center Actual Cost*                                                                                                                                                 | \$3,634,222.55  |
| Capacity Population (2060)                                                                                                                                                    | 53,389          |
| <b>Buy-In per Person (Community Center)</b>                                                                                                                                   | <b>\$68.07</b>  |
| <b>TOTAL Impact Fee per Capita for Buy-In to Regional Facilities</b>                                                                                                          | <b>\$152.58</b> |
| *The actual cost does not include the \$500,000 grant used to acquire the Community Center. With the grant amount included, the total Community Center cost is \$4,134,222.55 |                 |

### COSTS OF SYSTEM IMPROVEMENTS RELATED TO NEW DEVELOPMENT ACTIVITY

The cost of new system improvements required to maintain 2015 service levels is based on the actual cost of community park facilities and consultant fees for preparation of the Impact Fee Facilities Plan and Impact Fee Analysis. The impact fee per capita to maintain the community parks level of service is \$495.81 per capita, the level for trail facilities is \$39.47 per capita, and the consultant impact fee per capita is \$0.92.

TABLE 5 – PROPORTIONATE SHARE CALCULATION – COMMUNITY PARKS, TRAILS AND CONSULTANT FEES

| <b>Community Park Facilities</b>                             |                 |
|--------------------------------------------------------------|-----------------|
| 2015 Capacity Population                                     | 26,717          |
| Community Parks Cost to Maintain LOS                         | \$2,699,683.79  |
| Population Growth (2013-2022)                                | 5,445           |
| <b>Per Capita Impact Fee for Community Parks</b>             | <b>\$495.81</b> |
| <b>Trail Facilities</b>                                      |                 |
| Total Trail Miles                                            | 6.08            |
| Trail Linear Feet                                            | 32,102          |
| 2015 Population                                              | 26,717          |
| Population Growth (2013-2022)                                | 5,445           |
| Standard (2015 LOS) - Linear Feet per Capita                 | 1.20            |
| Cost per Linear Foot - Hard Surface                          | \$39.20         |
| Improvements Needed to Maintain LOS – Trail Miles            | \$199,475.38    |
| Improvements Needed to Maintain LOS – Stand-Alone Trailheads | \$15,411.47     |
| <b>Cost per Capita</b>                                       | <b>\$36.63</b>  |
| <b>Consultant Fees</b>                                       |                 |
| ZBPF                                                         | \$5,000.00      |
| Population Growth (2013-2019)                                | 5,445           |
| <b>Per Capita Impact Fee for Consultant Fees</b>             | <b>\$0.92</b>   |

In addition, the Parks, Recreation and Trails Impact Fee account has a fund balance of (\$71,474.35). This must be credited based on the existing population of Syracuse. The City also has outstanding debt service of \$1,321,982 on

a Series 2005 Parks and Recreation Sales Tax Revenue Bond. This amount has been credited based on the net present value of yearly payments.

TABLE 6 – SUMMARY OF PARKS, RECREATION AND TRAILS IMPACT FEE

| Summary of Parks, Recreation and Trails Impact Fee   |                   |
|------------------------------------------------------|-------------------|
| Regional Facilities                                  | \$152.58          |
| Community Park Facilities                            | \$495.81          |
| Trails                                               | \$39.47           |
| Consultant Fees                                      | \$0.92            |
| Impact Fee Fund Balance                              | (\$2.80)          |
| Per Capita Cost - Total Parks and Recreation         | \$685.97          |
| Household Size                                       | 3.71              |
| <b>Per Capita, Gross Impact Fee (Before Credits)</b> | <b>\$2,544.96</b> |
| <b>Calculation of Credits on Bond</b>                |                   |
| Remaining Debt Service Park Bond, Series 2005        | (\$1,321,982)     |
| Net Present Value of per Capita Credit*              | (\$40.81)         |
| Net Present Value of per Household Credit            | (\$151.40)        |
| <b>IMPACT FEE PER HOUSEHOLD</b>                      | <b>\$2,393.56</b> |
| *Assumes a discount rate of four percent             |                   |

### SUMMARY OF IMPACT FEES

**The maximum parks, trails and recreation impact fee allowable for Syracuse City is \$2,393.56 per residential dwelling unit.**

### Manner of Financing for Public Facilities

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

Impact fees will be used to repay the General Fund for the regional park facilities and to maintain the 2015 service levels for park improvements and trails. Impact fees from community parks and recreation facilities will be placed in the Parks, Recreation and Trails Impact Fee account and used for park facilities (either park land or improvements) as the City chooses in accordance with the IFFP. Impact fees from trails will also be placed in the Parks, Recreation and Trails Impact Fee account and will be used to maintain the trails level of service as identified in this Impact Fees Analysis.

### 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 fees that may be paid to fund system improvements found in the IFFP so that new development is not charged twice. Credits may also be paid back to developers who have constructed or directly funded items that are included in the IFFP or donated to the City in lieu of impact fees, including the dedication of land for system improvements. 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 construction of the improvements.

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.

Syracuse City has one parks bond outstanding for which a credit must be issued. This is a 15-year sales tax revenue bond, Series 2005, which expires in 2020. The net present value of the annual payments per capita is \$40.81, which is credited against the impact fees.

TABLE 7 – NET PRESENT VALUE OF OUTSTANDING BOND PAYMENTS

|                 | NPV     | 2014      | 2015      | 2016      | 2017      | 2018      | 2019      | 2020             |
|-----------------|---------|-----------|-----------|-----------|-----------|-----------|-----------|------------------|
| Annual Payments |         | \$186,853 | \$191,253 | \$190,103 | \$188,748 | \$188,342 | \$188,342 | <b>\$188,342</b> |
| Population      |         | 26,112    | 26,717    | 27,322    | 27,927    | 28,532    | 29,137    | 29,742           |
| Per Capita      | \$40.81 | \$7.16    | \$7.16    | \$6.96    | \$6.76    | \$6.60    | \$6.46    | \$6.33           |

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.

### Extraordinary Costs and Time Price Differential

*Utah Code 11-36a-304(2)(g)(h)*

It is not anticipated that there will be any extraordinary costs in servicing newly developed park properties. To account for the time-price differential inherent in fair comparisons of amounts paid at different times, actual costs have been used to compute buy in costs to public facilities with excess capacity and current costs have been used to compute impacts on system improvements required by anticipated development activity to maintain the established level of service for each public facility.

## UTAH CODE LEGAL REQUIREMENTS

Utah law requires that communities<sup>2</sup> prepare an Impact Fee Analysis (IFA) based on the information presented in the Impact Fee Facilities Plan (IFFP) before enacting an impact fee. Utah law also requires that communities give notice of their intent to prepare and adopt an IFA. This IFA follows all legal requirements as outlined below. Syracuse City has retained Zions Bank Public Finance (ZBPF) to prepare this Impact Fee Analysis in accordance with legal requirements.

### Notice of Intent to Prepare Impact Fee Analysis

A local political subdivision must provide written notice of its intent to prepare an IFA before preparing the Analysis (Utah Code 11-36a-503(1)). This notice must be posted on the Utah Public Notice website. The City has complied with this noticing requirement for the IFA by posting notice on October 27, 2013. A copy of the notice is included in Appendix A.

### Preparation of Impact Fee Analysis

Utah Code requires that “each local political subdivision... intending to impose an impact fee shall prepare a written analysis of each impact fee” (Utah Code 11-36a-303).

Section 11-36a-304 of the Utah Code outlines the requirements of an impact fee analysis which is required to identify the following:

- (a) identify the anticipated impact on or consumption of any existing capacity of a public facility by the anticipated development activity;
- (b) identify the anticipated impact on system improvements required by the anticipated development activity to maintain the established level of service for each public facility
- (c) demonstrate how anticipated impacts are reasonably related to the anticipated development activity
- (d) estimate the proportionate share of:
  - (i) The costs for existing capacity that will be recouped; and
  - (ii) The costs of impacts on system improvement that are reasonably related to the new development activity; and
- (a) based on the requirements of this chapter, identify how the impact fee was calculated.

Further, in analyzing whether or not the proportionate share of the costs of public facilities are reasonably related to the new development activity, the local political subdivision or private entity, as the case may be, shall identify, if applicable:

- (a) the cost of each existing public facility that has excess capacity to serve the anticipated development resulting from the new development activity
- (b) the cost of system improvements for each public facility;
- (c) other than impact fees, the manner of financing for each public facility such as user charges, special assessments, bonded indebtedness, general taxes, or federal grants;

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<sup>2</sup> Local political subdivisions with populations of less than 5,000 as of the last federal census need not prepare an impact fee facilities plan, but their impact fees must be based on a reasonable plan. This provision does not apply to Syracuse with a population of 24,331 as of the last federal census (2010) and which must prepare an impact fee facilities plan [Utah Code 11-36a-301(3)(a)].

- (d) the relative extent to which development activity will contribute to financing the excess capacity of and system improvements for each existing public facility, by means such as user charges, special assessments, or payment from the proceeds of general taxes;
- (e) the relative extent to which development activity will contribute to the cost of existing public facilities and system improvements in the future
- (f) the extent to which the development activity is entitled to a credit against impact fees because the development activity will dedicate system improvements or public facilities that will offset the demand for system improvements, inside or outside the proposed development;
- (g) extraordinary costs, if any in servicing the newly developed properties; and
- (h) the time-price differential inherent in fair comparisons of amounts paid at different times.

## Calculating Impact Fees

Utah Code states that for purposes of calculating an impact fee, a local political subdivision or private entity may include:

- (a) the construction contract price;
- (b) the cost of acquiring land, improvements, materials, and fixtures;
- (c) the cost for planning, surveying, and engineering fees for services provided for and directly related to the construction of the system improvements; and
- (d) for political subdivision, debt service charges, if the political subdivision might use impact fees as a revenue stream to pay the principal and interest on bonds, notes or other obligations issued to finance the costs of the system improvements.

Additionally, the Code states that each political subdivision or private entity shall base impact fee amounts on realistic estimates and the assumptions underlying those estimates shall be disclosed in the impact fee analysis.

## Certification of Impact Fee Analysis

Utah Code states that an impact fee analysis shall include a written certification from the person or entity that prepares the impact fee analysis. This certification is included at the conclusion of this analysis.

## Impact Fee Enactment

Utah Code states that a local political subdivision or private entity wishing to impose impact fees shall pass an impact fee enactment in accordance with Section 11-36a-402. Additionally, an impact fee imposed by an impact fee enactment may not exceed the highest fee justified by the impact fee analysts. An impact fee enactment may not take effect until 90 days after the day on which the impact fee enactment is approved.

## 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

Based on the most recent Census, Syracuse (the “City”) had a 2010 population of 24,331 and as of 2013 has an estimated population of 25,507, increasing to a population of 30,952 by 2022. It is anticipated that future commercial growth will not place any additional demand on parks and recreation facilities. Therefore, this demand analysis considers only future residential growth.

TABLE 8 – PROJECTED POPULATION GROWTH

| Year | Building Permits | Population |
|------|------------------|------------|
| 2010 | 71*              | 24,331     |
| 2011 | 83*              | 24,594     |
| 2012 | 163*             | 24,902     |
| 2013 | 163**            | 25,507     |
| 2014 | 163**            | 26,112     |
| 2015 | 163**            | 26,717     |
| 2016 | 163**            | 27,322     |
| 2017 | 163**            | 27,927     |
| 2018 | 163**            | 28,532     |
| 2019 | 163**            | 29,137     |
| 2020 | 163**            | 29,742     |
| 2021 | 163**            | 30,347     |
| 2022 | 163**            | 30,952     |

Source: United States Census 2010; Syracuse City; ZBPF

\*Actual building permits

\*\*Projected building permits

Projections have been made from the 2010 Census population of 24,331. Building permits for the prior year have been multiplied by an average household size of 3.71 persons and added to the prior year population. For example, to calculate the population in 2011, 71 building permits (issued in the prior year, 2010) have been multiplied by 3.71 persons to increase the 2010 population of 24,331 by 263 persons for an estimated 2011 population of 24,594.

### Park and Recreation System Improvements

Utah Code allows cities to include only park *system* improvements for the purpose of calculating impact fees. Park *project* improvements cannot be used to establish levels of service eligible for impact fees. The City has determined that park *system* improvements are defined as parks that serve more than one local development area. The City has further separated its parks into two major categories of *system* improvements: regional parks and community parks. Regional parks have been built with the purpose of serving all of the residents of Syracuse – now and in the future. Community parks are a system of parks spread throughout the entire community. The City has determined that it is nearing capacity in its community park system and that it will be at capacity by 2015.

Regional Parks and Recreation Facilities. Regional parks and recreation improvements include the following:

Jensen Park  
Community Center  
Skateboard Park  
Equestrian Park

Because these regional facilities have been sized to meet the needs of the community – current and future population – new development will be required to buy in to their excess capacity.

Community Parks and Recreation Facilities. Community parks in Syracuse include 126.3 acres.

TABLE 9 – COMMUNITY PARKS AND ACREAGE

| Community Parks | Acreage      |
|-----------------|--------------|
| Bluff Ridge     | 5.5          |
| Canterbury      | 5.0          |
| Centennial      | 7.0          |
| Founders        | 16.2         |
| Fremont         | 44.0         |
| Legacy          | 8.8          |
| Linda Vista     | 6.0          |
| Tuscany         | 4.3          |
| Rock Creek      | 18.5         |
| Stoker          | 4.7          |
| Trailside       | 6.3          |
| <b>TOTAL</b>    | <b>126.3</b> |

#### CONSUMPTION OF EXISTING CAPACITY BY ANTICIPATED NEW DEVELOPMENT

Regional Parks and Recreation Improvements. There is sufficient excess capacity in the regional parks and recreation improvements to serve the needs of new development for many years. In fact, these facilities were sized with the intention of serving all of Syracuse residents, both now and in the future. For this reason, new development will be required to “buy in” to the excess capacity in the regional parks and recreation improvements.

Community Parks and Recreation Improvements. With a current (2013) population of 25,507 persons, this results in a current level of service for community parks of 4.95 acres per 1,000 persons. However, the City feels that there is a small amount of excess capacity in the existing system, and that the present park land and improvements are sufficient to serve the population through 2015 when the population is expected to reach 26,717 persons. This results in a level of service for park land and improvements of 4.73 acres per 1,000 persons.<sup>3</sup> However, if no new park improvements are made, this standard will decrease in the future. The City has determined that it desires to use the excess capacity in the system through 2015 and then maintain that level of service in the future.

TABLE 10 – COMMUNITY PARKS DECLINING SERVICE LEVELS WITH GROWTH AND NO NEW FACILITIES

| Year | Population | Acres of Improved Community Parks | Acres per 1000 Persons |
|------|------------|-----------------------------------|------------------------|
| 2013 | 25,507     | 126.3                             | 4.95                   |
| 2014 | 26,112     | 126.3                             | 4.84                   |
| 2015 | 26,717     | 126.3                             | 4.73                   |
| 2016 | 27,322     | 126.3                             | 4.62                   |
| 2017 | 27,927     | 126.3                             | 4.52                   |
| 2018 | 28,532     | 126.3                             | 4.43                   |
| 2019 | 29,137     | 126.3                             | 4.33                   |
| 2020 | 29,742     | 126.3                             | 4.25                   |
| 2021 | 30,347     | 126.3                             | 4.16                   |
| 2022 | 30,952     | 126.3                             | 4.08                   |

<sup>3</sup> Calculated by dividing 126.3 acres by (26,717/1,000).

As the table above shows, if no new facilities are added (park land or improvements), the level of service will decrease to 4.08 acres per capita by 2022. However, it is the City's desire and intention to maintain the 2015 level of service.

The City also feels that its trail facilities are nearing capacity and that they will be at capacity by 2015. If no new trails are added, the level of service will decline from 1.26 linear trail feet per capita in 2013, to 1.20 linear feet in 2015, to 1.04 linear feet in 2022.

TABLE 11 – TRAILS LEVEL OF SERVICE AND IMPROVEMENTS NEEDED

| Year         | Population | Projected Annual Population Growth | Trail Miles | Total Trail Linear Feet with No Additional Trails | Trails Std (Linear Feet per Capita) with No New Facilities | Additional Trail Feet to Maintain 2015 Std | Total Linear Trail Feet Necessary to Maintain 2015 Std |
|--------------|------------|------------------------------------|-------------|---------------------------------------------------|------------------------------------------------------------|--------------------------------------------|--------------------------------------------------------|
| 2013         | 25,507     | -                                  | 6.08        | 32,102                                            | 1.26                                                       |                                            | 32,102                                                 |
| 2014         | 26,112     | 605                                | 6.08        | 32,102                                            | 1.23                                                       |                                            | 32,102                                                 |
| 2015         | 26,717     | 605                                | 6.08        | 32,102                                            | 1.20                                                       |                                            | 32,102                                                 |
| 2016         | 27,322     | 605                                | 6.08        | 32,102                                            | 1.17                                                       | 727                                        | 32,829                                                 |
| 2017         | 27,927     | 605                                | 6.08        | 32,102                                            | 1.15                                                       | 727                                        | 33,556                                                 |
| 2018         | 28,532     | 605                                | 6.08        | 32,102                                            | 1.13                                                       | 727                                        | 34,283                                                 |
| 2019         | 29,137     | 605                                | 6.08        | 32,102                                            | 1.10                                                       | 727                                        | 35,010                                                 |
| 2020         | 29,742     | 605                                | 6.08        | 32,102                                            | 1.08                                                       | 727                                        | 35,737                                                 |
| 2021         | 30,347     | 605                                | 6.08        | 32,102                                            | 1.06                                                       | 727                                        | 36,464                                                 |
| 2022         | 30,952     | 605                                | 6.08        | 32,102                                            | 1.04                                                       | 727                                        | 37,191                                                 |
| <b>TOTAL</b> |            | 5,445                              |             |                                                   |                                                            | 5,089                                      |                                                        |

The stand-alone trailhead facility is an integral part of the trails system. The 10-stall parking lot at the trailhead is frequently full, and the City feels that it will be at capacity by 2015. Therefore, the City will need to construct a new facility at that time, and new development will need to buy in to that facility.

TABLE 12 – TRAILS LEVEL OF SERVICE AND IMPROVEMENTS NEEDED FOR STAND-ALONE TRAILHEADS

| Year | Population | Projected Annual Population Growth | Stand-Alone Trailheads | Trailhead Std with No New Facilities | Additional Trailheads to Maintain 2015 Std | Total Trailheads Necessary to Maintain 2015 Std |
|------|------------|------------------------------------|------------------------|--------------------------------------|--------------------------------------------|-------------------------------------------------|
| 2013 | 25,507     | -                                  | 1                      | 0.039                                | 0                                          | 1                                               |
| 2014 | 26,112     | 605                                | 1                      | 0.038                                | 0                                          | 1                                               |
| 2015 | 26,717     | 605                                | 1                      | 0.037                                | 0                                          | 1                                               |
| 2016 | 27,322     | 605                                | 1                      | 0.037                                | 0.022644758                                | 1.022644758                                     |
| 2017 | 27,927     | 605                                | 1                      | 0.036                                | 0.045289516                                | 1.045289516                                     |
| 2018 | 28,532     | 605                                | 1                      | 0.035                                | 0.067934274                                | 1.067934274                                     |
| 2019 | 29,137     | 605                                | 1                      | 0.034                                | 0.090579032                                | 1.090579032                                     |
| 2020 | 29,742     | 605                                | 1                      | 0.034                                | 0.11322379                                 | 1.11322379                                      |
| 2021 | 30,347     | 605                                | 1                      | 0.033                                | 0.135868548                                | 1.135868548                                     |

| Year         | Population | Projected Annual Population Growth | Stand-Alone Trailheads | Trailhead Std with No New Facilities | Additional Trailheads to Maintain 2015 Std | Total Trailheads Necessary to Maintain 2015 Std |
|--------------|------------|------------------------------------|------------------------|--------------------------------------|--------------------------------------------|-------------------------------------------------|
| 2022         | 30,952     | 605                                | 1                      | 0.032                                | 0.158513306                                | 1.158513306                                     |
| <b>TOTAL</b> |            | 5,445                              |                        |                                      | <b>0.634053225</b>                         |                                                 |

### IMPACT ON SYSTEM IMPROVEMENTS BY ANTICIPATED NEW DEVELOPMENT

The City will need to acquire additional park lands and improvements to maintain its established level of service. Service levels will decline, as a result of population growth, unless new facilities are constructed or acquired. The additional capacity can be used until 2015, after which additional park land and improvements will be required.

TABLE 13 – PARK LAND AND IMPROVEMENTS

| Amenity                                | Bluff Ridge | Canterbury | Centennial | Founders | Fremont | Legacy | Linda Vista | Tuscany | Rock Creek | Stoker | Trailside |
|----------------------------------------|-------------|------------|------------|----------|---------|--------|-------------|---------|------------|--------|-----------|
| Acres                                  | 5.5         | 5.0        | 7.0        | 16.2     | 44.0    | 8.8    | 6.0         | 4.3     | 18.5       | 4.7    | 6.3       |
| Turf Acres                             | 4.8         | 4.25       | 4.84       | 12       | 8.14    | 2.7    | 5.6         | 4.29    | 16.82      | 4      | 5         |
| Asphalt (parking area on facilities 2) | 0.63        | 0.75       | 2.35       | 2.8      | 1.86    | 0.78   | 0.4         | 0       | 1.64       | 0.35   | 0.33      |
| Restrooms                              | 1           | 1          | 0          | 1        | 1       | 1      | 1           | 0       | 0          | 1      | 1         |
| Pavilion                               | 0           | 1          | 0          | 2        | 1       | 1      | 1           | 0       | 1          | 1      | 0         |
| Picnic Shelter                         | 0           | 0          | 3          | 0        | 0       | 5      | 6           | 1       | 0          | 1      | 4         |
| Drinking Fountain                      | 1           | 1          | 1          | 2        | 1       | 1      | 1           | 0       | 1          | 1      | 1         |
| Playground                             | 0           | 1          | 1          | 1        | 1       | 1      | 1           | 0       | 1          | 0      | 0         |
| Baseball                               | 0           | 0          | 0          | 6        | 0       | 0      | 0           | 0       | 0          | 0      | 0         |
| Multi-use Fields                       | 1           | 3          | 0          | 0        | 1       | 0      | 2           | 0       | 3          | 0      | 0         |
| Field Light                            | 0           | 0          | 0          | 1        | 0       | 0      | 0           | 0       | 0          | 0      | 0         |
| Trees                                  | 13          | 38         | 141        | 99       | 72      | 109    | 41          | 3       | 168        | 26     | 112       |
| Fishing Pond                           | 0           | 0          | 0          | 0        | 0       | 0      | 0           | 0       | 0          | 0      | 0         |
| Pond/Water Feature                     | 0           | 0          | 0          | 0        | 0       | 1      | 0           | 0       | 0          | 0      | 0         |
| Waterfall                              | 0           | 0          | 0          | 0        | 0       | 1      | 0           | 0       | 0          | 0      | 0         |
| Tennis Court                           | 0           | 0          | 0          | 0        | 0       | 0      | 0           | 0       | 0          | 2      | 0         |
| Basketball Court                       | 0           | 2          | 0          | 0        | 0       | 0      | 0           | 0       | 0          | 0      | 0         |
| Volleyball Court                       | 0           | 1          | 1          | 0        | 1       | 0      | 0           | 1       | 0          | 1      | 0         |

The improvements needed, due to new growth and the desire to maintain 2015 service levels, is based on the per capita standard as shown in the table below, multiplied by the projected population growth of 5,445 persons between 2013 and 2022.

TABLE 14 – PARK LAND AND IMPROVEMENTS SERVICE LEVELS

| Amenity                 | TOTAL        | Per Capita Std for Improvements | Cost of Improvements per Unit | Improvements Needed   |
|-------------------------|--------------|---------------------------------|-------------------------------|-----------------------|
| Land Acres              | 126.3        | 0.004727327                     | \$32,500.00                   | \$836,559.63          |
| Turf sf                 | 3,155,486.40 | 118.107811506                   | \$0.65                        | \$418,013.07          |
| Asphalt Parking Area sf | 517,928.40   | 19.385724445                    | \$4.34                        | \$458,109.87          |
| Restrooms               | 8            | 0.000299435                     | \$54,280.92                   | \$88,500.83           |
| Pavilion                | 8            | 0.000299435                     | \$43,424.73                   | \$70,800.67           |
| Picnic Shelter          | 20           | 0.000748587                     | \$5,200.00                    | \$21,195.49           |
| Drinking Fountain       | 11           | 0.000411723                     | \$879.35                      | \$1,971.36            |
| Playground              | 7            | 0.000262005                     | \$25,099.50                   | \$35,807.44           |
| Baseball                | 6            | 0.000224576                     | \$422,305.54                  | \$516,402.37          |
| Multi-use Fields        | 10           | 0.000374294                     | \$83,592.61                   | \$170,364.11          |
| Field Light             | 1            | 0.000037429                     | \$2,714.05                    | \$553.13              |
| Trees                   | 822          | 0.030766927                     | \$80.00                       | \$13,402.07           |
| Pond/Water Feature      | 1            | 0.000037429                     | \$2,500.00                    | \$509.51              |
| Waterfall               | 1            | 0.000037429                     | \$900.00                      | \$183.42              |
| Tennis Court            | 2            | 0.000074859                     | \$23,883.60                   | \$9,735.09            |
| Basketball Court        | 2            | 0.000074859                     | \$41,253.50                   | \$16,815.16           |
| Volleyball Court        | 5            | 0.000187147                     | \$40,000.00                   | \$40,760.56           |
|                         |              |                                 |                               | <b>\$2,699,683.79</b> |

The City will also need an additional 5,089 trail feet, at a current cost of \$39.20 per linear foot, for a total cost of \$199,475.38 over the next ten years.

The trail cost is detailed as follows:

TABLE 15 – TRAIL IMPROVEMENTS TO MAINTAIN SERVICE LEVELS

| Trail Costs                            |                |
|----------------------------------------|----------------|
| Cost per Foot for Standard Paved Trail |                |
| Excavation                             | \$7.40         |
| 8" Thick Roadbase                      | \$9.00         |
| 3" Thick Asphalt (10' wide)            | \$20.00        |
| Shoulder Gravel                        | \$1.80         |
| Slurry Seal                            | \$1.00         |
| <b>TOTAL</b>                           | <b>\$39.20</b> |

TABLE 16 – TRAIL IMPROVEMENTS

| Year         | Population | Projected Annual Population Growth | Trails (miles) | Total Trail Linear Feet | Trails Std (Linear Feet per Capita) with No New Facilities | Additional Trail Feet to Maintain 2015 Std | Total Linear Trail Feet Necessary to Maintain 2015 Std | Additional Cost to Maintain 2015 Std |
|--------------|------------|------------------------------------|----------------|-------------------------|------------------------------------------------------------|--------------------------------------------|--------------------------------------------------------|--------------------------------------|
| 2013         | 25,507     | -                                  | 6.08           | 32,102                  | 1.26                                                       |                                            | 32,102                                                 |                                      |
| 2014         | 26,112     | 605                                | 6.08           | 32,102                  | 1.23                                                       |                                            | 32,102                                                 |                                      |
| 2015         | 26,717     | 605                                | 6.08           | 32,102                  | 1.20                                                       |                                            | 32,102                                                 | \$0.00                               |
| 2016         | 27,322     | 605                                | 6.08           | 32,102                  | 1.17                                                       | 727                                        | 32,829                                                 | \$28,496.48                          |
| 2017         | 27,927     | 605                                | 6.08           | 32,102                  | 1.15                                                       | 727                                        | 33,556                                                 | \$28,496.48                          |
| 2018         | 28,532     | 605                                | 6.08           | 32,102                  | 1.13                                                       | 727                                        | 34,283                                                 | \$28,496.48                          |
| 2019         | 29,137     | 605                                | 6.08           | 32,102                  | 1.10                                                       | 727                                        | 35,010                                                 | \$28,496.48                          |
| 2020         | 29,742     | 605                                | 6.08           | 32,102                  | 1.08                                                       | 727                                        | 35,737                                                 | \$28,496.48                          |
| 2021         | 30,347     | 605                                | 6.08           | 32,102                  | 1.06                                                       | 727                                        | 36,464                                                 | \$28,496.48                          |
| 2022         | 30,952     | 605                                | 6.08           | 32,102                  | 1.04                                                       | 727                                        | 37,191                                                 | \$28,496.48                          |
| <b>TOTAL</b> |            | 5,445                              |                |                         |                                                            | 5,088.66                                   |                                                        | \$199,475.38                         |

Trailhead improvements will cost \$15,411.86.

TABLE 17 – STAND-ALONE TRAILHEAD IMPROVEMENTS

| Year         | Population | Projected Annual Population Growth | Stand-Alone Trailheads | Trailhead Std with No New Facilities | Additional Trailheads to Maintain 2015 Std | Total Trailheads Necessary to Maintain 2015 Std | Additional Cost to Maintain 2015 Std |
|--------------|------------|------------------------------------|------------------------|--------------------------------------|--------------------------------------------|-------------------------------------------------|--------------------------------------|
| 2013         | 25,507     | -                                  | 1                      | 0.039                                | 0                                          | 1                                               | \$0.00                               |
| 2014         | 26,112     | 605                                | 1                      | 0.038                                | 0                                          | 1                                               | \$0.00                               |
| 2015         | 26,717     | 605                                | 1                      | 0.037                                | 0                                          | 1                                               | \$0.00                               |
| 2016         | 27,322     | 605                                | 1                      | 0.037                                | 0.022644758                                | 1.022644758                                     | \$550.42                             |
| 2017         | 27,927     | 605                                | 1                      | 0.036                                | 0.045289516                                | 1.045289516                                     | \$1,100.85                           |
| 2018         | 28,532     | 605                                | 1                      | 0.035                                | 0.067934274                                | 1.067934274                                     | \$1,651.27                           |
| 2019         | 29,137     | 605                                | 1                      | 0.034                                | 0.090579032                                | 1.090579032                                     | \$2,201.69                           |
| 2020         | 29,742     | 605                                | 1                      | 0.034                                | 0.11322379                                 | 1.11322379                                      | \$2,752.12                           |
| 2021         | 30,347     | 605                                | 1                      | 0.033                                | 0.135868548                                | 1.135868548                                     | \$3,302.54                           |
| 2022         | 30,952     | 605                                | 1                      | 0.032                                | 0.158513306                                | 1.158513306                                     | \$3,852.96                           |
| <b>TOTAL</b> |            | 5,445                              |                        |                                      | <b>0.634053225</b>                         |                                                 | <b>\$15,411.86</b>                   |

#### RELATION OF ANTICIPATED DEVELOPMENT ACTIVITY TO IMPACTS ON EXISTING CAPACITY AND SYSTEM IMPROVEMENTS

The demand placed on existing park capacity and park system improvements by new development activity is attributed to population growth. The City has a 2013 population of 25,507 persons and as a result of anticipated development activity will grow to a projected 30,952 persons by 2022 – an increase of 5,445 persons. As population growth occurs as a result of increased development activity, more parks, recreation and trails facilities are needed to maintain established and identified service levels.

## PROPORTIONATE SHARE ANALYSIS

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

### COSTS OF SYSTEM IMPROVEMENTS RELATED TO EXCESS CAPACITY

The City has provided four regional facilities that are intended to serve all residents – those now living in the City and those that will live there in the future. These regional facilities are Jensen Park, the Community Center, the Skateboard Park and the Equestrian Park. The actual cost of these facilities (not including donations and grants) has been used to calculate the proportionate, fair share, buy in component for each regional facility.

TABLE 18 – PROPORTIONATE SHARE CALCULATIONS – REGIONAL FACILITIES

| <b>Regional Facilities</b>                                           |                 |
|----------------------------------------------------------------------|-----------------|
| <b>Jensen Buy In</b>                                                 |                 |
| Cost Jensen                                                          | \$4,836,992.24  |
| Less: (Donations, Grants, etc.)                                      | (\$325,000.00)  |
| Jensen Actual Cost                                                   | \$4,511,992     |
| Capacity Population (2060)                                           | 53,389          |
| <b>Buy In per Person (Jensen)</b>                                    | <b>\$84.51</b>  |
| <b>Community Center</b>                                              |                 |
| Community Center Actual Cost                                         | \$3,634,222.55  |
| Capacity Population (2060)                                           | 53,389          |
| <b>Buy In per Person (Community Center)</b>                          | <b>\$68.07</b>  |
| <b>TOTAL Impact Fee per Capita for Buy-In to Regional Facilities</b> | <b>\$152.58</b> |

### COSTS OF SYSTEM IMPROVEMENTS RELATED TO NEW DEVELOPMENT ACTIVITY

The cost of new system improvements required to maintain 2015 service levels is based on the actual cost of community park facilities and consultant fees for preparation of the Impact Fee Facilities Plan and Impact Fee Analysis. The impact fee per capita to maintain the community parks level of service is \$495.81 per capita, the level for trails facilities is \$36.63 per capita, and the consultant impact fee per capita is \$0.92.

TABLE 19 – PROPORTIONATE SHARE CALCULATION – COMMUNITY PARKS, TRAILS AND CONSULTANT FEES

| <b>Community Park Facilities</b>                 |                 |
|--------------------------------------------------|-----------------|
| 2015 Capacity Population                         | 26,717          |
| Community Parks Cost to Maintain LOS             | \$2,699,683.79  |
| Population Growth (2013-2022)                    | 5,445           |
| <b>Per Capita Impact Fee for Community Parks</b> | <b>\$495.81</b> |
| <b>Trail Facilities</b>                          |                 |
| Total Trail Miles                                | 6.08            |
| Trail Linear Feet                                | 32,102          |
| 2015 Population                                  | 26,717          |
| Population Growth (2013-2022)                    | 5,445           |
| Standard (2015 LOS) - Linear Feet per Capita     | 1.20            |
| Cost per Linear Foot - Hard Surface              | \$39.20         |

| <b>Community Park Facilities</b>                 |                |
|--------------------------------------------------|----------------|
| Improvements Needed to Maintain LOS              | \$199,475.38   |
| Stand-Alone Trailhead Cost                       | \$15,411.86    |
| <b>Cost per Capita</b>                           | <b>\$39.47</b> |
| <b>Consultant Fees</b>                           |                |
| ZBPF                                             | \$5,000.00     |
| Population Growth (2013-2019)                    | 5,445          |
| <b>Per Capita Impact Fee for Consultant Fees</b> | <b>\$0.92</b>  |

In addition, the Parks, Recreation and Trails Impact Fee account has a fund balance of (\$71,474.35). This must be credited based on the existing population of Syracuse. The City also has outstanding debt service of \$1,321,982 on a Series 2005 Parks and Recreation Sales Tax Revenue Bond. This amount has been credited based on the net present value of yearly payments.

#### SUMMARY OF IMPACT FEES

**The maximum parks, trails and recreation impact fee allowable for Syracuse City is \$2,393.56 per residential dwelling unit.**

TABLE 20 – SUMMARY OF PARKS, RECREATION AND TRAILS IMPACT FEE

| <b>Summary of Parks, Recreation and Trails Impact Fee</b> |                   |
|-----------------------------------------------------------|-------------------|
| Regional Facilities                                       | \$152.58          |
| Community Park Facilities                                 | \$495.81          |
| Trails                                                    | \$39.47           |
| Consultant Fees                                           | \$0.92            |
| Impact Fee Fund Balance                                   | (\$2.80)          |
| Per Capita Cost - Total Parks and Recreation              | \$685.97          |
| Household Size                                            | 3.71              |
| <b>Per Capita, Gross Impact Fee (Before Credits)</b>      | <b>\$2,544.96</b> |
| <b>Calculation of Credits on Bond</b>                     |                   |
| Remaining Debt Service Park Bond, Series 2005             | (\$1,321,982)     |
| Net Present Value of per Capita Credit*                   | (\$40.81)         |
| Net Present Value of per Household Credit                 | (\$151.40)        |
| <b>IMPACT FEE PER HOUSEHOLD</b>                           | <b>\$2,393.56</b> |

\*Assumes a discount rate of four percent

## MANNER OF FINANCING, CREDITS, ETC.

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

### Manner of Financing

An impact fee is a one-time fee that is implemented by a local government on new development to help fund and pay for all or a portion of the costs of public facilities that are needed to serve new development. These fees are usually implemented to help reduce the economic burden on local jurisdictions that are trying to deal with population growth within the area. As a matter of policy and legislative discretion, a City may choose to have new development pay the full cost of its share of new public facilities if the facilities would not be needed except to service new development. However, local governments may use other sources of revenue to pay for the new facilities required to service new development and use impact fees to recover the cost difference between the total cost and the other sources of revenue. Additionally, impact fees allow new growth to share in the cost of existing facilities that have excess capacity.

### Impact Fee Credits

The Impact Fees Act requires credits to be paid back to development for future fees that may be paid to fund system improvements found in the IFFP so that new development is not charged twice. Credits may also be paid back to developers who have constructed or directly funded items that are included in the IFFP or donated to the City in lieu of impact fees, including the dedication of land for system improvements. 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 construction of the improvements.

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.

Syracuse City has one parks bond outstanding for which a credit must be issued. This is a 15-year sales tax revenue bond, Series 2005, which expires in 2020. The net present value of the annual payments per capita is \$40.81, which is credited against the impact fees.

TABLE 21 – NET PRESENT VALUE OF OUTSTANDING BOND PAYMENTS

|             | NPV     | 2014      | 2015      | 2016      | 2017      | 2018      | 2019      | 2020             |
|-------------|---------|-----------|-----------|-----------|-----------|-----------|-----------|------------------|
| Annual Pmts |         | \$186,853 | \$191,253 | \$190,103 | \$188,748 | \$188,342 | \$188,342 | <b>\$188,342</b> |
| Population  |         | 26,112    | 26,717    | 27,322    | 27,927    | 28,532    | 29,137    | 29,742           |
| Per Capita  | \$40.81 | \$7.16    | \$7.16    | \$6.96    | \$6.76    | \$6.60    | \$6.46    | \$6.33           |

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.

## Extraordinary Costs and Time Price Differential

It is not anticipated that there will be any extraordinary costs in servicing newly-developed park properties. To account for the time-price differential inherent in fair comparisons of amounts paid at different times, actual costs have been used to compute buy in costs to public facilities with excess capacity and current costs have been used to compute impacts on system improvements required by anticipated development activity to maintain the established level of service for each public facility.<sup>4</sup>

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<sup>4</sup> Since the time span covered by this analysis is only six years and inflation rates are low, current costs have been used to calculate impact fees for park system improvements.

## CERTIFICATION

Zions Bank Public Finance certifies that the attached impact fee analysis:

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

**APPENDIX A - NOTICE OF INTENT TO PREPARE A COMPREHENSIVE AMENDMENT TO THE PARKS, RECREATION,  
OPEN SPACE, AND TRAILS IMPACT FEE ANALYSIS**

**PUBLIC HEARING**

The Syracuse City Council will hold a public hearing to receive input on, and consider approval and adoption of (1) the proposed 2013 Parks, Trails, and Recreation Impact Fee Facilities Plan, (2) the proposed 2013 Parks, Trails, and Recreation Impact Fee Analysis, (3) a proposed Ordinance containing proposed revisions to Syracuse City Code regarding impact fees, and (4) a proposed Resolution amending the Syracuse City Fee Schedule. The hearing will be held during the City Council's regularly scheduled meeting of November 12, 2013, which begins at 7:00 p.m., at Syracuse City Hall, 1979 W. 1900 S., Syracuse. All interested persons will be given reasonable opportunity to be heard; written comments are welcome. Copies of the referenced documents are available for public view in the office of the Syracuse City Finance Director. In compliance with the American Disabilities Act, persons needing auxiliary communicative aids and services for this meeting should contact the City offices at 825-1477 at least 48 hours in advance of the meeting.

CASSIE Z. BROWN, CMC  
SYRACUSE CITY RECORDER

DATED: WEDNESDAY OCTOBER 23, 2013

PUBLISH ONCE: SUNDAY, OCTOBER 27, 2013

**SYRACUSE CITY**

## Ordinance No. 13-18

### AN ORDINANCE AMENDING VARIOUS SECTIONS OF TITLE III AND TITLE VIII OF THE SYRACUSE CITY MUNICIPAL CODE PERTAINING TO IMPACT FEES.

**WHEREAS**, due to the pace of growth in the City there are from time to time small proposed changes to various City ordinances that are warranted; and

**WHEREAS**, these various proposed changes are needed with the approval of Ordinance 13-17, impact fee enactment,

**WHEREAS**, on November 12, 2013, the City Council held a public hearing to allow interested persons in attendance an opportunity to be heard for or against the proposed ordinance changes;

**NOW, THEREFORE, BE IT ORDAINED BY THE SYRACUSE CITY COUNCIL AS FOLLOWS:**

Section 1. Amendment. The following sections of Syracuse City Municipal Code are hereby amended as follows:

#### **Proposed Title III Amendments:**

**3-11-1: PURPOSE.** Growth and development activity in Syracuse City has created an additional demand and need for roadway facilities, water facilities, publicly owned parks, open space and recreational facilities, and police and fire facilities. Persons responsible for growth and development activity should pay a proportionate share of the cost of such planned facilities needed to serve the growth and development activity. Impact fees are necessary to achieve an equitable allocation to the costs borne in the past and to be borne in the future, in comparison to the benefits already received and yet to be received. Pursuant to Utah Code, Title 11, Chapter 36A, this Chapter regulates impact fees for planned facilities. The provisions of this Chapter shall be liberally construed in order to carry out the purposes of the impact fee program. (Ord. 02-01) (Ord. 07-03)

**3-11-2 APPLICABILITY.** The collection of impact fees shall apply to all new development activity in the City unless waived by the City Council, or otherwise exempted herein. , No building permit for any development activity shall be issued until all impact fees required by this ordinance have been paid in full. A stop work order shall be issued on any development activity for which the applicable impact fee has not been paid in full.

- A. All new secondary water connections shall be considered new development.
- B. Park Property Acquisition Impact Fees shall apply only to new residential subdivision development.
- C. Park Construction Impact Fees shall apply only to new residential dwelling unit construction activity.
- D. The movement of a structure onto a lot shall be considered development activity and shall be subject to the impact fee provisions. (Ord. 03-04)

**3-11-4**            **CALCULATION OF IMPACT FEES.** Calculation of Impact fees shall be established by each individual impact fee enactment included herein as an appendix to this chapter as follows:

Appendix A: Secondary Water Impact Fee

Appendix B: Storm Water Impact Fee

Appendix C: Transportation Impact Fee

Appendix D: Parks, Trails, and Recreation Impact Fee (Ord. 13-17)

Appendix E: Public Safety Impact Fee (Ord 05-03)

Appendix F: Culinary Water Impact Fee (Ord. 07-03)

**3-11-9:**            **COLLECTION OF IMPACT FEES.** Impact fees for all new development activity shall be collected in conjunction with the application for a building permit.

**Proposed Title VIII Amendments:**

**8.02.050:            PARKS, OPEN SPACE, AND OTHER PUBLIC SPACES**

(Ord. 01-02) (Ord. 02-19) (Ord. 11-10)

A. Location of parks and other public spaces. The City shall require a minimum of 4.95 acres of property for parks or other public spaces for every 1000 population throughout the city. The location of parks shall be determined by the City as identified in the Syracuse City General Plan. Subdividers will be required to work with the City to obtain park property within the development where placement of parks have been identified.

Section 2. Severability. 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 3. Effective Date. This Ordinance shall be effective on February 10, 2014 or 90 days after the adoption of Ordinance 13-17, Impact fee enactment, as required by Utah Code Ann. 11-36a-401(2).

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY,  
STATE OF UTAH, THIS 12TH DAY OF NOVEMBER, 2013.**

SYRACUSE CITY

ATTEST:

\_\_\_\_\_

Cassie Z. Brown, City Recorder

By: \_\_\_\_\_

Jamie Nagle, Mayor

Voting by the City Council:

Councilmember Peterson  
Councilmember Lisonbee  
Councilmember Duncan  
Councilmember Johnson  
Councilmember Shingleton

“AYE”

“NAY”

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# COUNCIL AGENDA

November 12, 2013

## Agenda Item d Cooperative Agreement for road project funding

### *Factual Summation*

- Rex Harris with UDOT has been working with Robert Whiteley and Steve Marshall. He will handle any questions regarding this agenda item.
- The city was approved to receive a grant to improve 3000 West between 700 South and Bluff Road.
- The grant was approved for funding in 2017 in the amount of \$3.699 Million. The federal grant is administered through WFRC.
- WFRC and UDOT have been working together with cities to advance project funding as well as reduce federally-required expenses and streamline processes.
- The Technical Advisory Committee has approved WFRC to program funding for our project two years ahead of schedule and work with UDOT to transfer the federal funds to state funds using UDOT's Transportation Investment Fund (TIF).
- This transfer will allow the city full control of following local requirements for design, bidding, and construction processes, rather than federal processes. This will streamline the project, utilize the funding more efficiently, reduce the cost of the project, and allow the project to be completed sooner.
- The transfer will allow UDOT access to \$524,850 from the grant, approximately 15%. These costs were built into the grant and are typically anticipated as additional expenses that are incurred due to federal processes that will not be required with the transfer to state funds.
- The funding transfer will provide up to \$3,144,150 of grant funding administered through UDOT's TIF to be utilized for our project with construction anticipated in 2015.

### *Recommendation*

**Staff recommends that we approve the agreement with UDOT for funding the 3000 West street project.**

**COOPERATIVE AGREEMENT**  
**Project for trade of State dollars for Federal dollars**

**THIS COOPERATIVE AGREEMENT**, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2013 by and between the **UTAH DEPARTMENT OF TRANSPORTATION** hereinafter referred to as “**UDOT**” and Syracuse City, a political subdivision of the State of Utah, acting through its CITY Council, hereinafter referred to as the “**CITY.**”

**RECITALS**

**WHEREAS**, the CITY desires to build that section of roadway known as the 3000 West; 700 South to Bluff Road, F-LC11(46), located in Syracuse City, and

**WHEREAS**, the CITY desires to pursue design, environmental clearances and construction for the project utilizing their own dollars and then being reimbursed at 90% of eligible costs (10% required local match), up to a maximum reimbursement of \$3,144,150.00 with state funds, set aside and exchanged for federal dollars that would otherwise have been available for the project; and

**WHEREAS**, \$3,699,000.00 in STP Rural (Non-Urban) Federal aid has been programmed for this project for Federal FY 2015; and

**WHEREAS**, UDOT’s designated exchange rate for the trade of Federal Non-Urban Funds for State Funds is **85%**. Eighty Five percent of \$3,699,000.00 is \$3,144,150.00; and

**WHEREAS**, State funds have been identified amounting to \$3,144,150.00 that would be paid to Syracuse City on a reimbursement basis for work completed, as specified by this agreement.

**WHEREAS**, State funds under this agreement will come from the Transportation Investment Fund (TIF). Once the funds under this agreement have been exchanged the CITY recognizes and agrees UDOT will be under no obligation to provide future TIF funds to operate or maintain the section of roadway constructed by the CITY under this agreement.

**NOW THEREFORE**, it is agreed by and between the parties hereto as follows:

1. CITY will relinquish any claim or right to the \$3,699,000.00 in STP Rural (Non-Urban) Federal aid money to UDOT. In exchange, UDOT will reimburse the CITY up to \$3,144,150.00 of state funds for the cost of the 3000 West; 700 South to Bluff Road, F-LC11(46) project, located in Syracuse City.

2. The CITY will perform the following for the project:
    - a. Acquire all needed right-of-way for the project.
    - b. Complete the environmental work and design for the project.
    - c. Obtain any required environmental permits.
    - d. Provide the initial funding for the project.
    - e. Make periodic payment requests, which will include a summary of expenditures, to UDOT for reimbursement of 90% of the project costs.
    - f. Will provide a minimum local match of 10% of the project costs.
    - g. Send payment requests to UDOT's Project Manager for this project, Brett Slater, 166 West Southwell Street, Utah 84414, telephone (801) 620-1689
    - h. Will be responsible for any project costs in excess of \$3,144,150.00.
    - i. Construct the project in accordance with AASHTO standards or in accordance with state law.
    - j. Comply with the local bidding process for awarding contracts related to this project.
    - k. Comply with the requirements in Utah Code Ann. Sections 72-6-107 and 109.
  3. CITY will be responsible for all aspects of the project and that the UDOT does not give any assurances or guarantees regarding the quality of work.
  4. UDOT's Project Manager (PM) for this project, Brett Slater, will verify that all the conditions of this agreement have been met. Upon review and approval of the payment requests, the PM will forward the requests to the UDOT Comptroller's Office. UDOT will charge the project for the PM's time, including administrative charges. Charges to this project for the UDOT PM will be minimal and controlled. Such charges will be deducted from the \$3,144,150.00.
  5. This Agreement shall be governed by the laws of the State of Utah both as to interpretation and performance.
  6. This Agreement may be executed in counter parts by the parties.
  7. Each party represents that it has the authority to enter into this Agreement.
  8. This Agreement shall constitute the entire agreement and understanding of the Parties with respect to the subject matter hereof, and shall supersede all offers, negotiations and other agreements with respect thereto. Any amendment to this Agreement must be in writing and executed by an authorized representatives of each Party.
-

**IN WITNESS WHEREOF**, the parties hereto have caused these presents to be executed by their duly authorized officers as of the day and year first above written.

**ATTEST:**

**INSERT LOCAL GOVERNMENT,**  
a Political Subdivision of the State of Utah

By: \_\_\_\_\_

By: \_\_\_\_\_

Title: CITY Clerk/ Auditor

Title: CITY Mayor

Date: \_\_\_\_\_

Date: \_\_\_\_\_

(IMPRESS SEAL)

\*\*\*\*\*

**UTAH DEPARTMENT OF TRANSPORTATION**

By: \_\_\_\_\_  
Region Director

Date: \_\_\_\_\_

**COMPTROLLER OFFICE**

By: \_\_\_\_\_  
Contract Administrator

Date: \_\_\_\_\_



**SYRACUSE CITY**  
**Syracuse City Council Regular Meeting Agenda**  
**November 12, 2013 – 7:00 p.m.**  
City Council Chambers  
Municipal Building, 1979 W. 1900 S.

1. Meeting called to order  
Invocation or thought\*\*  
Pledge of Allegiance  
Adopt agenda
2. Presentation of the Syracuse City and Wendy's "Award for Excellence" to Krystal Wolfley, Adrian Porras, Joana Avila, and Bridger Hamblin
3. Recognition of Police Officer Colin Handy for his life saving efforts.
4. Approval of Minutes:
  - a. Work Session Meeting of October 22, 2013
  - b. Special Meeting of October 22, 2013
5. Public Comment: This is an opportunity to address the Council regarding your concerns or ideas. Please limit your comments to three minutes.
6. Authorize Mayor Nagle to execute Cooperative Agreement with Utah Department of Transportation relating to the construction of 3000 West from 700 South to Bluff Road.
7. Canvass and certify the results of the Syracuse City General Election held November 5, 2013.
8. Proposed Ordinance 13-14 declaring the annexation of 20.061 acres of property located at approximately 4000 West and 1200 South into the City of Syracuse, Davis County, Utah, and establishing zoning for the property.
9. Public Hearing – Proposed Resolution R13-27 adjusting the Fiscal Year 2013-2014 Budget.
10. Public Hearing – Authorize Administration to dispose of Surplus Property.
11. Public Hearing:
  - a. Proposed Ordinance 13-17 amending a Capital Facilities Plan and Impact Fee Analysis for Parks, Trails, and Recreation; providing for the calculation and collection of such fees; providing for appeal, accounting, and severability of the same, and other related matters.
  - b. Proposed Ordinance 13-18 amending various sections of Titles III and VIII of the Syracuse City Municipal Code pertaining to Impact Fees.
12. Councilmember Reports
13. Mayor Report
14. City Manager Report
15. Adjourn

~~~~~

In compliance with the Americans Disabilities Act, persons needing auxiliary communicative aids and services for this meeting should contact the City Offices at 801-825-1477 at least 48 hours in advance of the meeting.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Syracuse City limits on this 7th day of November, 2013 at Syracuse City Hall on the City Hall Notice Board and at <http://www.syracuseut.com/>. A copy was also provided to the Standard-Examiner on November 7, 2013.

CASSIE Z. BROWN, CMC
SYRACUSE CITY RECORDER

**Members of the public who desire to offer a thought or invocation at Syracuse City Council Meetings shall contact the City Administrator at least two (2) weeks in advance of the meeting. Request will be honored on a first come, first serve basis. In the event there are no requests to offer a comment or prayer, the Mayor may seek opening comment or prayer from those members of the public attending the meeting or from City Staff or City Council.



COUNCIL AGENDA

November 12, 2013

Agenda Item #2

Presentation of the Syracuse City and Wendy's "Award for Excellence" to Krystal Wolfley, Adrian Porras, Joana Avila, and Bridger Hamblin.

Factual Summation

- Any questions regarding this item can be directed at CED Director Sherrie Christensen. Please see the attached memos regarding the Award recipients for October and November.

Recommendation

The Community & Economic Development Department hereby recommends that the Mayor and City Council present the "Syracuse City & Wendy's Award for Excellence Krystal Wolfley, Adrian Porras, Joana Avila, and Bridger Hamblin.



Mayor
Jamie Nagle

City Council
Brian Duncan
Craig Johnson
Karianne Lisonbee
Douglas Peterson
Larry D. Shingleton

Interim City Manager
Steve Marshall

MEMORANDUM

To: Mayor and City Council

From: Community & Economic Development Department

Date: November 12th, 2013

Subject: Presentation of the Syracuse City & Wendy's Award for Excellence to Krystal Wolfley and Adrian Porras

Background

The City wishes to recognize citizens who strive for excellence in athletics, academics, arts and/or community service. To that end, in an effort to recognize students and individuals residing in the City, the Community and Economic Development, in conjunction with Jeff Gibson, present the recipients for the "Syracuse City & Wendy's Award for Excellence."

"Syracuse City & Wendy's Award for Excellence"

This monthly award recognizes the outstanding performance of a male and female who excel in athletics, academics, arts and/or community service. The following are the individuals selected for the award and the reasoning for their selection:

Krystal Wolfley

Krystal is very pleasant to be around. She is an outstanding student in and out of the classroom. In addition, she is a great example to others. She is very positive and an outstanding student at West Point Jr. High

- Nominated by West Point Jr. High Administration

Adrian Porras

Adrian is a great student with a very positive attitude and a teacher favorite. He is always willing to help others around him. In addition, he speaks two languages and is a great asset to West Point Jr. High.

-Nominated by West Point Jr. High Administration

Both students will:

- Receive a certificate and be recognized at a City Council meeting
- Have their picture put up in City Hall and the Community Center
- Have a write up in the City Newsletter, Facebook, Twitter, and website
- Be featured on the Wendy's product TV
- Receive \$10 gift certificate to Wendy's

Recommendation

The Community & Economic Development Department hereby recommends that the Mayor and City Council present the "Syracuse City & Wendy's Award for Excellence" to Krystal Wolfley and Adrian Porras.



Mayor
Jamie Nagle

City Council
Brian Duncan
Craig Johnson
Karianne Lisonbee
Douglas Peterson
Larry D. Shingleton

Interim City Manager
Steve Marshall

MEMORANDUM

To: Mayor and City Council

From: Community & Economic Development Department

Date: November 12th, 2013

Subject: Presentation of the Syracuse City & Wendy's Award for Excellence to Joana Avila and Bridger Hamblin

Background

The City wishes to recognize citizens who strive for excellence in athletics, academics, arts and/or community service. To that end, in an effort to recognize students and individuals residing in the City, the Community and Economic Development, in conjunction with Jeff Gibson, present the recipients for the "Syracuse City & Wendy's Award for Excellence."

"Syracuse City & Wendy's Award for Excellence"

This monthly award recognizes the outstanding performance of a male and female who excel in athletics, academics, arts and/or community service. The following are the individuals selected for the award and the reasoning for their selection:

Joana Avila

Joana Avila is being nominated by Buffalo Point Elementary for the Syracuse City Excellence Award because she strives for excellence in all aspects of life. She is a 5th grade student with perfect attendance that is dedicated to her schoolwork. One of her past teachers, Mrs. Bennion, says that Joana is conscientious and doesn't give up when she doesn't know the answer to a problem. She asks questions and works hard to complete her task. Above all she is compassionate and thoughtful of others. She notices others' needs and does what she can to help. She is the first person to volunteer for any request. She has the most beautiful smile and personality that shows her true inner kindness. She sets an excellent example for other students. Mrs. Mori, the Vice Principal, will always remember a discussion with Joana after school a couple of years ago. She was asking students what they were going to do over the Fall Break. Most

students responded that they were going to Disneyland or another type of vacation. Joana's response was that they were going to her Grandma's house to rake leaves and help with yard work. Joana was genuinely excited, which showed her true caring spirit. We admire Joana Avila and are honored that she attends Buffalo Point Elementary.

- Nominated by Buffalo Point Elementary Administration

Bridger Hamblin

Bridger Hamblin is being nominated by Buffalo Point Elementary for the Syracuse City Excellence Award because he demonstrates overall excellence in all that he does. Bridger's teacher says that he is not only a great student academically; he is a respectful young man. He is focused and hard working in his class and turns in all of his work on time. He treats other students with kindness and sets an excellent example for others. Bridger always has a smile on his face. He is a student that demonstrates excellent sportsmanship and is talented in many ways. He recently led his Syracuse football team to a victory in the Mini Bowl Championship at the end of October. We congratulate him on this success and also acknowledge that he doesn't put anything ahead of his schoolwork. Bridger has perfect attendance and last term he received a perfect score in all subject areas. Way to go Bridger! We are proud to have Bridger attending Buffalo Point Elementary.

-Nominated by Buffalo Point Elementary Administration

Both students will:

- Receive a certificate and be recognized at a City Council meeting
- Have their picture put up in City Hall and the Community Center
- Have a write up in the City Newsletter, Facebook, Twitter, and website
- Be featured on the Wendy's product TV
- Receive \$10 gift certificate to Wendy's

Recommendation

The Community & Economic Development Department hereby recommends that the Mayor and City Council present the "Syracuse City & Wendy's Award for Excellence" to Joana Avila and Bridger Hamblin.



COUNCIL AGENDA

November 12, 2013

Agenda Item #3

Recognition of Police Officer Colin Handy for his life saving efforts.

Factual Summation

- Any questions regarding this item can be directed at Police Chief Garret Atkin. Please see the attached letter regarding Officer Handy's life saving efforts on September 13, 2013.



Mayor
Jamie Nagle

City Council
Brian Duncan
Craig Johnson
Karianne Lisonbee
Douglas Peterson
Larry D. Shingleton

September 30, 2013

Colin Handy
Patrol Division
Syracuse Police Department

Re. Letter of Commendation

Colin,

On September 13, 2013, you responded on a medical call. Upon arrival, you quickly realized the patient was struggling to breathe. You performed first aid to include checking for responsiveness, applying a sternal rub, and opening and maintaining the patient's airway. You were on scene alone for three minutes until medical arrived. Chief Froerer noted that a person only has four to six minutes without oxygen before they start suffering brain damage; Chief Froerer also noted that your actions were a major contributing factor to the patient surviving this ordeal.

We want to express our gratitude for your quick thinking and response in this situation. Your actions reflected positively on the City and Department. Additionally, your actions represented the Department's guiding principles of Pride, Accountability, Cooperation, and Excellence.

Sincerely,

Jamie Nagle
Mayor

Garret Atkin
Police Chief



COUNCIL AGENDA

November 12, 2013

Agenda Item #4

Approval of Minutes.

Factual Summation

- Please see the draft minutes of the following meetings:
 - a. Work Session Meeting of October 22, 2013.
 - b. Regular Meeting of October 22, 2013.

- Any question regarding this agenda item may be directed at Cassie Brown, City Recorder.

Minutes of the Syracuse City Council Work Session Meeting, October 22 2013.

Minutes of the Work Session meeting of the Syracuse City Council held on October 22, 2013, at 6:00 p.m., in the Council Work Session Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Councilmembers: Brian Duncan
Craig A. Johnson
Karianne Lisonbee
Douglas Peterson
Larry D. Shingleton (arrived at 7:30 p.m.)
Mayor Jamie Nagle
Acting City Manager/Finance Director Steve Marshall
City Recorder Cassie Z. Brown

City Employees Present:
Public Works Director Robert Whiteley
City Attorney Clint Drake
Fire Chief Eric Froerer
Police Chief Garrett Atkin
Community Development Director Sherrie Christensen

The purpose of the Work Session was to hear public comments, have a discussion regarding a proposed budget opening, have a discussion regarding surplus property, discuss special meeting agenda items three and six, and discuss Council business.

[6:01:50 PM](#)

Budget opening discussion

A staff memo from Acting City Manager/Finance Director Marshall explained he has closed the books for FY2013 and is currently awaiting the financial auditors to complete their audit. Our unrestricted fund balance in the general fund at June 30, 2013 increased to \$1,828,234 or approximately 19.30% of budgeted revenues. State Code requires that our fund balance be between 5-25%. Administration's philosophy is to maintain a healthy fund balance between 10-14%. Council recommendation is to keep fund balance around 14%. This allows the city to maintain a healthy rainy day fund but also allows a portion of fund balance to be used in operations for our most critical needs.

We also have projected revenues in FY2014 that are going to exceed original budgeted amounts. I have tasked each of the department heads to brainstorm and come up with several needs and options for using these excess revenues & fund balance.

1 A PowerPoint presentation was included in the packet providing an updated list of recommended capital projects for
2 FY2014. The staff recommendation is that excess revenues & fund balance be used for suggested options within the
3 PowerPoint presentation. Administration also recommends moving forward with the additional capital improvements
4 projects.

5 Mr. Marshall reviewed his staff memo. Information regarding proposed budget amendments for various
6 Departments was provided by the respective Department Head.

7 [6:04:48 PM](#)

8 There was Council discussion throughout Mr. Marshall's presentation and gave staff direction regarding the changes
9 they wanted to see in the budget opening. Final consideration of the proposed budget opening will take place at the
10 November 12 business meeting, during which a public hearing will be held.

11

12 [7:49:36 PM](#)

13 **Surplus property discussion**

14 A staff memo explained Police Chief Garret Atkin and Public Works Director Robert Whiteley have each compiled
15 and attached a list of items that the City would like to dispose of. Staff will be present to review the list of items with the
16 Governing Body as well as answer any question regarding this action. If the Governing Body is comfortable with moving
17 forward with the disposal of the surplus items, a public hearing will be set for November 12 in order for the Council to
18 formally vote on the matter.

19

20

Item	Make	Model / Description	QTY	Color
Battery Charger	Motorola	5 spot chargers for obsolete radios	4	Black
Battery Charger	Mobile Vision	Mic charger for obsolete video system	1	Black
Black Box	Motorola	Miscellaneous parts for obsolete radio system	2	Black
Christmas Tree Holder		Damaged	1	Green
Computer Stand		Does not fit current vehicles	3	Black
Console Box		Does not fit current vehicles	3	Black
Cup Holder		Does not fit current vehicles	1	Black
Digital Box		Recorder (Mobile)	1	Black
Fuse Box Kit		Does not fit current vehicles	1	Black
Head Lights		Does not fit current vehicles	4	Clear
Light Bars (8inches)		No LEDs	7	Black
Lighter Plug		Obsolete equipment	1	Black
Max Tree	Motorola	Holder for obsolete radios	1	Black
Maxon		Obsolete radios	3	Black
Lapel mic systems	Motorola	Obsolete equipment	11	Black
Lapel mic systems	Motorola	Obsolete equipment	1	Metal
Plastic Container (LG)		Large storage / No Lids	3	Black
Power Supply	Strobe	Cigarette adapter	1	Silver
Radios	Motorola/Icom	Hand Held	7	Black
Radio Antenna		Obsolete equipment	9	Silver
Siren Kit		Obsolete equipment	1	Black
Vehicle	Toyota	Over 200K miles/Has been used a long time	1	White
Vehicle Antenna (w/7 wires)		Broken	1	Black
Video Box		Obsolete equipment	2	Black
Vision System	Mobile	Obsolete equipment	1	Black

1 Public Works Surplus Equipment

2 1) 2007 Ditch Witch FX60 Vac Trailer

3 [7:49:36 PM](#)

4 There was no discussion regarding this item.

5

6 [8:19:36 PM](#)

7 **Discuss special meeting agenda item three.**

8 **proposed ordinance amending Title Three of**

1 **the Syracuse City Code relative to Arts Council**

2 **Appointments.**

3 A staff memo from the City Recorder explained that during the work session meeting of October 8, 2013, the
4 Council expressed a desire to amend Section 3.09.020(B) of the Syracuse City Code to make the appointment procedure for
5 the Syracuse City Arts Council less restrictive. Staff has drafted an ordinance and noticed a public hearing in order to allow
6 the Council to formally make the desired change.

7 City Attorney Drake summarized the staff memo.

8 [8:20:48 PM](#)

9 Council discussion regarding the item ensued and Council reached the consensus to adopt the proposed ordinance as
10 written during the special business meeting.

11
12 [7:50:01 PM](#)

13 **Discuss Special Meeting agenda item six, Proposed Ordinance amending Titles Eight**
14 **and Ten of the Syracuse City Code.**

15 A memo from the Community Development Department explained the Planning Commission has been reviewing
16 the Cluster Subdivision Ordinance for the past few months in order to clarify open space requirements, provide further
17 clarification on minimum lot standards, and refine the requirements for density bonus.

18 Staff has identified various minor code changes to Title VIII and Title X in the administration of the code that will
19 alleviate confusion, provide clarification and streamline processes.

20 The Planning Commission held a public hearing on the proposed amendments on September 17, 2013. At a public
21 meeting that same night the Planning Commission recommended to the City Council the adoption of the proposed
22 amendments.

23 Summary of Amendments

24 Section 8.02.020 Provides for the City Engineer to approve installation of infrastructure prior to recording final plat,
25 changes inspection from Building Official to City Engineer.

26 Section 8.04.010 Specifies number of copies to be provided

- 1 Section 8.05.010 Specifies number of copies to be provided
- 2 Section 8.06.030 Specifies number of copies to be provided, clarifies the procedure to record final plat to conform
3 with current procedures, specify when a final plat approval expires
- 4 Section 10.02.040 Define cluster subdivision-currently 5 acres in Chapter 2 and 10 acres in Chapter 16
- 5 Section 10.04.090(D)1 Add provision for landscape architect signature Table 1, Chapter 4 Change public hearing
6 notice to 10 days for plat amendments, consistent with other public hearing notice requirements
- 7 Section 10.06.060 Clarify maximum height of fences in front setback, current language is subjective and
8 unenforceable.
- 9 Section 10.08.030 All the Planning Commission to permit parking in front of a building in Multi-family, Industrial,
10 or Commercial uses.
- 11 Chapter 9 Change heading to reflect chapter content
- 12 Section 10.16.020(C) Correct grammar error
- 13 Section 10.16.020(E) Add minimum lot standards for single family lots
- 14 Section 10.16.020(G) Clarify where measurement is taken
- 15 Section 10.16.020(H) Specify open space shall be provided for all residents of subdivision
- 16 Section 10.16.020(I) Specify that HOA be professionally managed
- 17 Section 10.16.040 Clarify required and optional elements to qualify for bonus density, remove inconsistent
18 language, add optional moderate income housing bonus.
- 19 Section 10.16.070(A) Remove the word “generally”
- 20 Section 10.16.070(E) Add professionally managed HOA
- 21 Section 10.16.070(F) Require developer to fund HOA for 3 years and pay dues for lots when owning less than 40%
22 of the lots
- 23 Section 10.25.020 Require sensitive lands documents with application for preliminary plat
- 24 Section 10.26.080 Allow a reduction in cell tower setback, provided an equivalent fall zone easement is obtained
25 from adjacent property
- 26 Ms. Christensen summarized her staff memo.

27 [7:51:52 PM](#)

1 Council discussion regarding the item ensued and Council directed staff regarding the changes they desired be made
2 to the proposed ordinance.

3

4 [8:21:56 PM](#)

5 **Council business**

6 Councilmember Johnson provided a brief report beginning at [8:22:28 PM](#). Councilmember Peterson provided a
7 brief report beginning at [8:23:30 PM](#). No other Councilmembers provided a report.

8

9 The meeting adjourned at [8:24:09 PM](#) p.m.

10

11

12

13

14 _____
15 Jamie Nagle
16 Mayor

Cassie Z. Brown, CMC
City Recorder

16

17 Date approved: _____

Minutes of the Syracuse City Council Special Meeting, October 22, 2013.

Minutes of the Special meeting of the Syracuse City Council held on October 22, 2013, at 8:24 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Councilmembers: Brian Duncan
Craig A. Johnson
Kariannee Lisonbee
Douglas Peterson
Larry D. Shingleton

Mayor Jamie Nagle
Acting City Manager/Finance Director Steve Marshall
City Recorder Cassie Z. Brown

City Employees Present:
Public Works Director Robert Whiteley
City Attorney Clint Drake
Fire Chief Eric Froerer
Police Chief Garret Atkin
Parks and Recreation Director Kresta Robinson
Community Development Director Sherrie Christensen

1. Meeting Called to Order/Adopt Agenda

8:24:19 PM

Mayor Nagle called the meeting to order at 8:24 p.m. as a special meeting, with notice of time, place, and agenda provided 24 hours in advance to the newspaper and each Councilmember.

8:24:26 PM

COUNCILMEMBER SHINGLETON MADE A MOTION TO ADD PUBLIC COMMENT TO THE AGENDA AND ADOPT THE AGENDA WITH THAT CHANGE. COUNCILMEMBER LISONBEE SECONDED THE MOTION; ALL VOTED IN FAVOR.

Public Comment

8:24:27 PM

TJ Jensen stated he wanted to offer clarification to the Council's discussion regarding the proposed ordinance to amend Titles Eight and Ten of the City Code. He provided an explanation of discussions regarding the proposed changes during recent Planning Commission meetings.

8:25:23 PM

1 Michael Bennett stated he is present on behalf of his wife. He stated he understands there is surplus funding in the
2 City and he noted the community has been very supportive of Chloe's Sunshine Park and he would like for the City to use
3 some of the surplus funding for that project.

4

5 [8:26:21 PM](#)

6 2. Approval of Minutes:

7 The minutes of the Work Session and Regular Meetings of October 8, 2013 were reviewed.

8 [8:26:23 PM](#)

9 COUNCILMEMBER PETERSON MADE A MOTION TO APPROVE THE MINUTES OF THE WORK
10 SESSION AND REGULAR MEETINGS OF OCTOBER 8, 2013 AS PRESENTED. COUNCILMEMBER SHINGLETON
11 SECONDED THE MOTION; ALL VOTED IN FAVOR.

12

13 [8:26:37 PM](#)

14 3. Public Hearing – Proposed Ordinance 13-16 amending
15 Chapter Nine of Title Three of the Syracuse City Code relative
16 to Syracuse City Arts Council appointments.

17 A staff memo from the City Recorder explained that during the work session meeting of October 8, 2013, the
18 Council expressed a desire to amend Section 3.09.020(B) of the Syracuse City Code to make the appointment procedure for
19 the Syracuse City Arts Council less restrictive. Staff has drafted an ordinance and noticed a public hearing in order to allow
20 the Council to formally make the desired change.

21 Mayor Nagle convened the public hearing; there were not persons appearing to be heard and the public hearing was
22 closed.

23 [8:26:59 PM](#)

24 COUNCILMEMBER JOHNSON MADE A MOTION TO ADOPT PROPOSED ORDINANCE 13-16
25 AMENDING CHAPTER NINE OF TITLE THREE OF THE SYRACUSE CITY CODE RELATIVE TO SYRACUSE

1 CITY ARTS COUNCIL APPOINTMENTS. COUNCILMEMBER DUNCAN SECONDED THE MOTION; ALL VOTED
2 IN FAVOR.

3

4 [8:27:15 PM](#)

5 4. Proposed Resolution R13-25 making appointments to the Syracuse Arts Council.

6 A letter from Arts Council Chair Jamie Murray explained due to the loss of Heather Steed, Shannon Elmer, and
7 Brandon Bills in the fall of 2012, the Syracuse City Arts Council needed new Board members. In January 2013, Darren
8 Maxfield contacted many individuals about joining the Board, and Sam Porter, James Hansen, Mariah Bailey, and Jamie
9 Murray submitted letters of interest. After review and consideration during the January 29, 2013, Board meeting, Darren
10 Maxfield, Judy Merrill, and Kresta Robinson nominated all four volunteers to the Board. Judy Merrill offered to step down
11 from the Board but agreed to continue serving as Secretary. The former City Attorney, Will Carlson, conducted a Public and
12 Open Meetings training for the Board on June 4, 2013. During the August 7, 2013, Board meeting, Darren Maxfield pointed
13 out that he had been serving for more than a year as Chair and was resigning from the Board. Kresta Robinson, as Vice Chair,
14 then became the Chair Pro Tem. Jamie Murray advertised the need for new Board members on the Syracuse City Arts
15 Council web page. She also posted the needs on the following Facebook pages and group sites: SCAC Annie Cast, Clearfield
16 Three Musketeers Cast, Northern Utah Community Theater, Syracuse City Arts Council Theater Troupe, SCAC Summer
17 Musical, CPT Christmas Carol 2012 (Centerpoint Theater), SCAC Into the Woods & B4 Ever After, Syracuse Citizens, and
18 Syracuse City. Jamie Murray, James Hansen, Mariah Bailey, and Sam Porter also made phone calls, talked to neighbors, and
19 connected with current and former actors and previous Board members asking for referrals and letters of interest. The Board
20 received four letters of interest, from Jared Jensen, Becky Snarr, Melanie Rollins, and Spencer Rollins. On September 11,
21 2013, the Board reviewed these letters and asked questions of the interested volunteers. Jamie Murray proposed lightening
22 everyone's responsibilities and ensuring compliance with the Public and Open Meetings law by increasing the number of
23 Board members and accepting all four volunteers as nominees for appointment to the Syracuse City Arts Council along with
24 all those currently serving on the Board. Jamie Murray subsequently made that a motion, and all voted in favor. During this
25 same meeting, the Board also elected Jamie Murray as the new Syracuse City Arts Council Chair.

1 An additional staff memo explained eight members of the Arts Council are being appointed at this time and the term
2 expiration dates of each member are included in the proposed resolution. Syracuse City Code Title Three provides a process
3 for appointing members of the Arts Council as follows:

4 3.09.020(A) The Board shall consist of not less than six (6) voting members, including a member of the Recreation
5 Department staff assigned by the Department Director to oversee the Syracuse City Arts Council activities. The
6 Mayor shall appoint the remaining five (5) members with the advice and consent of the City Council. The Mayor
7 may appoint additional members to the Syracuse City Arts Council as voting at-large members with the advice and
8 consent of the City Council. All members of the Board must live within the Syracuse City limits. The Mayor may
9 appoint non-voting, ex-officio members with the advice and consent of the City Council. Each Board member
10 should demonstrate interest, competence, and knowledge in the operation and functions of the Syracuse City Arts
11 Council.

12 3.09.020(B) Terms of Office. The terms of office for the five (5) Board members, who are not a member of the
13 Recreation Department, shall be for five (5) years. These members' terms shall be staggered so that no more than
14 one (1) member's term expires at the same time. The terms of office for at-large and ex-officio members shall be
15 five (5) years from the date of appointment. The term of office for the Recreation Department staff designated as a
16 member of the Board shall be as determined by the Department Director. Appointments to the Board shall be made
17 no later than the first City Council meeting in July of each year. **In circumstances where appointments are not made**
18 **prior to the first City Council meeting in July of each year, said appointments shall be made as soon as reasonably**
19 **possible thereafter. (If Ordinance 13-16 is adopted)**

20 Acting City Manager Marshall reviewed the packet documentation regarding the item.

21 [8:27:18 PM](#)

22 COUNCILMEMBER SHINGLETON MADE A MOTION TO ADOPT PROPOSED RESOLUTION 13-25
23 MAKING APPOINTMENTS TO THE SYRACUSE ARTS COUNCIL. COUNCILMEMBER PETERSON SECONDED
24 THE MOTION.

25 [8:27:34 PM](#)

26 Council and staff discussion regarding the motion ensued.

27 [8:27:40 PM](#)

1 Mayor Nagle stated there has been a motion and second to table the proposed resolution and she called for a vote.

2 ALL VOTED IN FAVOR.

3

4 [8:27:51 PM](#)

5 6. Proposed Ordinance 13-15 amending various sections of

6 Title Eight and Title Ten of the Syracuse City Municipal Code

7 pertaining to land use.

8 A memo from the Community Development Department explained the Planning Commission has been reviewing
9 the Cluster Subdivision Ordinance for the past few months in order to clarify open space requirements, provide further
10 clarification on minimum lot standards, and refine the requirements for density bonus.

11 Staff has identified various minor code changes to Title VIII and Title X in the administration of the code that will
12 alleviate confusion, provide clarification and streamline processes.

13 The Planning Commission held a public hearing on the proposed amendments on September 17, 2013. At a public
14 meeting that same night the Planning Commission recommended to the City Council the adoption of the proposed
15 amendments.

16 Summary of Amendments

17 Section 8.02.020 Provides for the City Engineer to approve installation of infrastructure prior to recording final plat,
18 changes inspection from Building Official to City Engineer.

19 Section 8.04.010 Specifies number of copies to be provided

20 Section 8.05.010 Specifies number of copies to be provided

21 Section 8.06.030 Specifies number of copies to be provided, clarifies the procedure to record final plat to conform
22 with current procedures, specify when a final plat approval expires

23 Section 10.02.040 Define cluster subdivision-currently 5 acres in Chapter 2 and 10 acres in Chapter 16

24 Section 10.04.090(D)1 Add provision for landscape architect signature Table 1, Chapter 4 Change public hearing
25 notice to 10 days for plat amendments, consistent with other public hearing notice requirements

1 Section 10.06.060 Clarify maximum height of fences in front setback, current language is subjective and
2 unenforceable.

3 Section 10.08.030 All the Planning Commission to permit parking in front of a building in Multi-family, Industrial,
4 or Commercial uses.

5 Chapter 9 Change heading to reflect chapter content

6 Section 10.16.020(C) Correct grammar error

7 Section 10.16.020(E) Add minimum lot standards for single family lots

8 Section 10.16.020(G) Clarify where measurement is taken

9 Section 10.16.020(H) Specify open space shall be provided for all residents of subdivision

10 Section 10.16.020(I) Specify that HOA be professionally managed

11 Section 10.16.040 Clarify required and optional elements to qualify for bonus density, remove inconsistent
12 language, add optional moderate income housing bonus.

13 Section 10.16.070(A) Remove the word “generally”

14 Section 10.16.070(E) Add professionally managed HOA

15 Section 10.16.070(F) Require developer to fund HOA for 3 years and pay dues for lots when owning less than 40%
16 of the lots

17 Section 10.25.020 Require sensitive lands documents with application for preliminary plat

18 Section 10.26.080 Allow a reduction in cell tower setback, provided an equivalent fall zone easement is obtained
19 from adjacent property

20 [8:28:01 PM](#)

21 Ms. Christensen reviewed her staff memo.

22

23 Council discussion regarding the proposed ordinance ensued.

24 [8:28:26 PM](#)

25 COUNCILMEMBER SHINGLETON MADE A MOTION TO ADOPT PROPOSED ORDINANCE 13-15
26 AMENDING VARIOUS SECTIONS OF TITLES EIGHT AND TEN OF THE CITY CODE PERTAINING TO LAND

1 USE WITH THE AMENDMENTS REFERENCED BY COMMUNITY DEVELOPMENT DIRECTOR CHRISTENSEN.
2 COUNCILMEMBER DUNCAN SECONDED THE MOTION.

3 [8:29:45 PM](#)

4 Council discussion of the motion ensued.

5 [8:31:28 PM](#)

6 Mayor Nagle stated there has been a motion and second to table the proposed ordinance and she called for a vote.

7 ALL VOTED IN FAVOR. Councilmember Peterson was not present when this vote was taken.

8

9 [8:31:36 PM](#)

10 At 8:31 p.m. COUNCILMEMBER PETERSON MADE A MOTION TO ADJOURN. COUNCILMEMBER
11 JOHNSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

12

13

14

15

16 _____
17 Jamie Nagle
18 Mayor

Cassie Z. Brown, CMC
City Recorder

18

19 Date approved:



COUNCIL AGENDA

November 12, 2013

Agenda Item #6 Cooperative Agreement for road project funding

Factual Summation

- Rex Harris with UDOT has been working with Robert Whiteley and Steve Marshall. He will handle any questions regarding this agenda item.
- The city was approved to receive a grant to improve 3000 West between 700 South and Bluff Road.
- The grant was approved for funding in 2017 in the amount of \$3.699 Million. The federal grant is administered through WFRC.
- WFRC and UDOT have been working together with cities to advance project funding as well as reduce federally-required expenses and streamline processes.
- The Technical Advisory Committee has approved WFRC to program funding for our project two years ahead of schedule and work with UDOT to transfer the federal funds to state funds using UDOT's Transportation Investment Fund (TIF).
- This transfer will allow the city full control of following local requirements for design, bidding, and construction processes, rather than federal processes. This will streamline the project, utilize the funding more efficiently, reduce the cost of the project, and allow the project to be completed sooner.
- The transfer will allow UDOT access to \$524,850 from the grant, approximately 15%. These costs were built into the grant and are typically anticipated as additional expenses that are incurred due to federal processes that will not be required with the transfer to state funds.
- The funding transfer will provide up to \$3,144,150 of grant funding administered through UDOT's TIF to be utilized for our project with construction anticipated in 2015.

Recommendation

Staff recommends that we approve the agreement with UDOT for funding the 3000 West street project.

COOPERATIVE AGREEMENT
Project for trade of State dollars for Federal dollars

THIS COOPERATIVE AGREEMENT, made and entered into this _____ day of _____, 2013 by and between the **UTAH DEPARTMENT OF TRANSPORTATION** hereinafter referred to as “**UDOT**” and Syracuse City, a political subdivision of the State of Utah, acting through its CITY Council, hereinafter referred to as the “**CITY.**”

RECITALS

WHEREAS, the CITY desires to build that section of roadway known as the 3000 West; 700 South to Bluff Road, F-LC11(46), located in Syracuse City, and

WHEREAS, the CITY desires to pursue design, environmental clearances and construction for the project utilizing their own dollars and then being reimbursed at 90% of eligible costs (10% required local match), up to a maximum reimbursement of \$3,144,150.00 with state funds, set aside and exchanged for federal dollars that would otherwise have been available for the project; and

WHEREAS, \$3,699,000.00 in STP Rural (Non-Urban) Federal aid has been programmed for this project for Federal FY 2015; and

WHEREAS, UDOT’s designated exchange rate for the trade of Federal Non-Urban Funds for State Funds is **85%**. Eighty Five percent of \$3,699,000.00 is \$3,144,150.00; and

WHEREAS, State funds have been identified amounting to \$3,144,150.00 that would be paid to Syracuse City on a reimbursement basis for work completed, as specified by this agreement.

WHEREAS, State funds under this agreement will come from the Transportation Investment Fund (TIF). Once the funds under this agreement have been exchanged the CITY recognizes and agrees UDOT will be under no obligation to provide future TIF funds to operate or maintain the section of roadway constructed by the CITY under this agreement.

NOW THEREFORE, it is agreed by and between the parties hereto as follows:

1. CITY will relinquish any claim or right to the \$3,699,000.00 in STP Rural (Non-Urban) Federal aid money to UDOT. In exchange, UDOT will reimburse the CITY up to \$3,144,150.00 of state funds for the cost of the 3000 West; 700 South to Bluff Road, F-LC11(46) project, located in Syracuse City.

2. The CITY will perform the following for the project:
 - a. Acquire all needed right-of-way for the project.
 - b. Complete the environmental work and design for the project.
 - c. Obtain any required environmental permits.
 - d. Provide the initial funding for the project.
 - e. Make periodic payment requests, which will include a summary of expenditures, to UDOT for reimbursement of 90% of the project costs.
 - f. Will provide a minimum local match of 10% of the project costs.
 - g. Send payment requests to UDOT's Project Manager for this project, Brett Slater, 166 West Southwell Street, Utah 84414, telephone (801) 620-1689
 - h. Will be responsible for any project costs in excess of \$3,144,150.00.
 - i. Construct the project in accordance with AASHTO standards or in accordance with state law.
 - j. Comply with the local bidding process for awarding contracts related to this project.
 - k. Comply with the requirements in Utah Code Ann. Sections 72-6-107 and 109.
 3. CITY will be responsible for all aspects of the project and that the UDOT does not give any assurances or guarantees regarding the quality of work.
 4. UDOT's Project Manager (PM) for this project, Brett Slater, will verify that all the conditions of this agreement have been met. Upon review and approval of the payment requests, the PM will forward the requests to the UDOT Comptroller's Office. UDOT will charge the project for the PM's time, including administrative charges. Charges to this project for the UDOT PM will be minimal and controlled. Such charges will be deducted from the \$3,144,150.00.
 5. This Agreement shall be governed by the laws of the State of Utah both as to interpretation and performance.
 6. This Agreement may be executed in counter parts by the parties.
 7. Each party represents that it has the authority to enter into this Agreement.
 8. This Agreement shall constitute the entire agreement and understanding of the Parties with respect to the subject matter hereof, and shall supersede all offers, negotiations and other agreements with respect thereto. Any amendment to this Agreement must be in writing and executed by an authorized representatives of each Party.
-

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed by their duly authorized officers as of the day and year first above written.

ATTEST:

INSERT LOCAL GOVERNMENT,
a Political Subdivision of the State of Utah

By: _____

By: _____

Title: CITY Clerk/ Auditor

Title: CITY Mayor

Date: _____

Date: _____

(IMPRESS SEAL)

UTAH DEPARTMENT OF TRANSPORTATION

By: _____
Region Director

Date: _____

COMPTROLLER OFFICE

By: _____
Contract Administrator

Date: _____



COUNCIL AGENDA

November 12, 2013

Agenda Item #7 Canvass and certify the results of the Syracuse City General Election held November 5, 2013.

Factual Summation

- Please see the following memo regarding this agenda item. Any questions regarding this item may be directed at City Recorder Cassie Brown.

The Syracuse City General Election was held November 5, 2013 at the Syracuse Community Center. Early voting for the General Election was held October 22 through November 1, 2013 at City Hall.

The unofficial results of the election are listed below. These results are still considered “unofficial” because it is possible that additional valid absentee ballots could be received and counted prior to the canvass; there are also outstanding provisional ballots to be verified and counted. A final “official” report will be made available to the Governing Body prior the November 12, 2013 meeting.

Staff Proposal

Certify the results of the Syracuse City General Election held November 5, 2013. (roll call vote)

Syracuse Mayor

	Total	
Number of Precincts	14	
Precincts Reporting	14	100%
Times Counted	2958/11832	25%
Total Votes	2952	
Douglas Peterson	1132	38.35%
Terry Palmer	1812	61.38%

Syracuse City Council

	Total	
Number of Precincts	14	
Precincts Reporting	14	100%
Times Counted	2958/11832	25%
Total Votes	5495	
Allen K. Lowry	1391	25.31%
Brian P. Duncan	1563	28.44%
Gary R. Pratt	748	13.61%
Michael L. Gailey	1716	31.23%



COUNCIL AGENDA

November 12, 2013

Agenda Item # 8

Proposed Ordinance No. 13-14 declaring the annexation of 20.061 acres of property located at approximately 4000 W. 1200 S. into the City of Syracuse, Davis County, Utah, and establishing zoning for property.

Factual Summation

- Any questions regarding this item may be directed at City Recorder Cassie Brown.
- Please see the following memo re: Annexation Petition 2013-02 provided by Cassie Brown.
- Please see the attached Proposed Ordinance No. 13-14.

Memorandum

On August 13, 2013 Con Wilcox filed a petition to annex into Syracuse City 20.61 acres of property located at approximately 4000 West 1200 South. The City Engineer has reviewed the annexation petition and his comments have been addressed by the petitioner.

On August 27, 2013 the Council voted to accept the annexation and I immediately began the certification process pursuant to the provisions of Title 10-2-403 of the Utah Code Annotated. The annexation petition was certified shortly thereafter and a notice of certification was published in the Standard-Examiner for three consecutive weeks; the notice was meant to outline the annexation protest process. The same notice was also sent to all affected entities. The protest period expired October 3, 2013 and no valid protests were filed.

This item was discussed at the October 8 work session and business meetings and a decision was made to table the proposed ordinance in order to notify property owners within 300 feet of the subject property of the proposed annexation. Notifications were sent to 52 property owners on Tuesday, October 15, 2013. The item was removed from the October 22, 2013 agenda upon a request from the petitioner. An additional notification regarding the proposed annexation was mailed to the same 52 property owners on November 4 explaining that the item would be discussed during the November 12 work session and business meetings.

ORDINANCE 13-14

AN ORDINANCE DECLARING THE ANNEXATION OF 20.061 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 4000 W. 1200 S. INTO THE CITY OF SYRACUSE, DAVIS COUNTY, UTAH, AND ESTABLISHING ZONING FOR THE PROPERTY

WHEREAS a majority of the owners of real property and the owners of not less than one-third of the real property as shown on the last assessment rolls in territory lying contiguous to Syracuse City have petitioned the City for annexation; and

WHEREAS the petition was accompanied by an accurate plat or map of the territory to be annexed, prepared under the supervision of Syracuse City Engineer or a competent surveyor and certified by the Engineer or surveyor; and

WHEREAS the petition and plat map have been filed in the office of the Syracuse City Recorder; and

WHEREAS notice of intent was advertised as provided by state law with no protests having been received within the 30-day protest period; and

WHEREAS the City Council held a public hearing with notice provided to the residents of the affected territory and adjacent property owners;

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

Section 1. Annexation. The property described in Exhibit "A" is hereby declared annexed into the City of Syracuse, Utah.

Section 2. Zoning. The property being annexed into Syracuse is hereby zoned as Planned Residential Development (PRD).

Section 3. Severability. 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 4. Effective Date. This Ordinance shall become effective immediately upon publication or posting.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 12th DAY OF NOVEMBER, 2013.

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, City Recorder

Mayor Jamie Nagle

Voting by the City Council:

	“AYE”	“NAY”
Councilmember Duncan	_____	_____
Councilmember Johnson	_____	_____
Councilmember Lisonbee	_____	_____
Councilmember Peterson	_____	_____
Councilmember Shingleton	_____	_____

EXHIBIT "A"

Legal Description of Wilcox property located at approximately 4000 West Street and 1200 South Street

Beginning at the East Quarter Corner of Section 7, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running;

Thence North $89^{\circ}57'53''$ West 662.87 feet along the quarter section line to the mid-point of the south line of the Southeast Quarter of the Northeast Quarter of said Section 7;

Thence North $0^{\circ}14'27''$ East 1317.95 feet along the north/southline dividing the Southeast Quarter of the Northeast Quarter of said Section 7 into aliquot parts to the mid-point of the north line of the Southeast Quarter of the Northeast Quarter of said Section 7;

Thence North $89^{\circ}58'20''$ East 662.83 feet along the north line of the Southeast Quarter of the Northeast Quarter of said Section 7 to the section line, being the mid-point of the east line of the Northeast Quarter of said Section 7;

Thence South $0^{\circ}14'20''$ West 1318.69 feet along the section line to the point of beginning.

Contains 873,844 square feet, 20.061 acres.



PETITION FOR ANNEXATION OF TERRITORY TO SYRACUSE CITY, UTAH

1979 West 1900 South Syracuse, Utah 84075 Phone: 825-1477 FAX: 825-3001



Petition No. 2013-02

Filed in the Office of the City Recorder

By J. Clout

Date 8-13-13

Fee: Up to 2 acres \$230.00 + \$173.00/acre 2.1-5 acres \$575.00 + \$144.00/acre 5.1-10 acres \$1,007.00 + \$115.00/acre 10+ acres \$1,582.00 + \$87.00/acre Additional \$300.00 to include rezone request

1858 Ac = 1619

Check # 2695149 \$3199.00

TO THE SYRACUSE CITY COUNCIL:

The undersigned real property owners respectfully petition and pray that the described lands and territory in Davis County, Utah, attached hereto as Exhibit A, be immediately annexed to Syracuse City.

In support of this petition, the petitioners respectfully declare and represent that they are a majority of the owners of the private real property located within the above-described territory and are the owners of not less than one-third (1/3) in value of all said territory as shown by the last assessment rolls of Davis County, State of Utah, and that the said territory lies contiguous to the Corporate limits of Syracuse City, a Municipal Corporation of Utah.

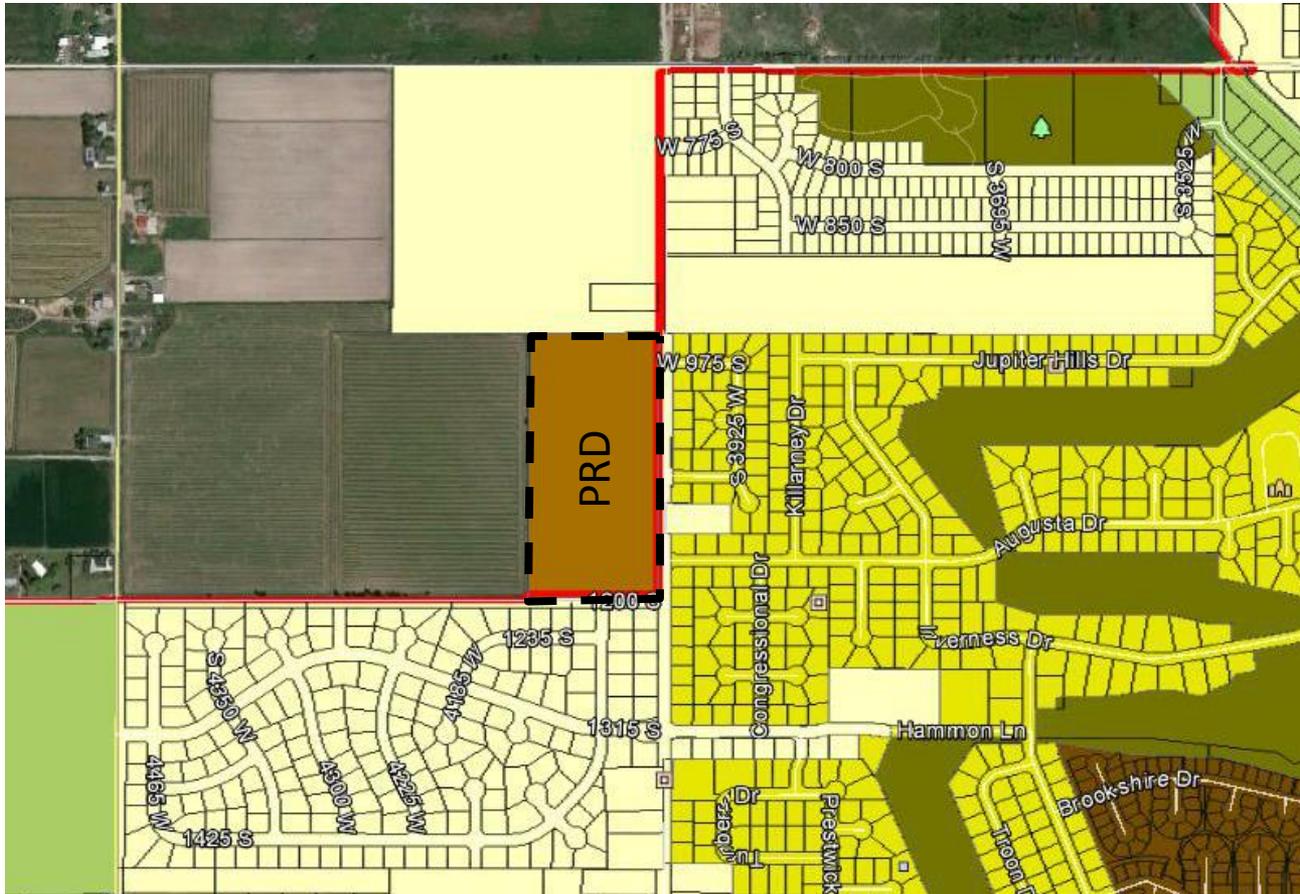
Signature Printed Name Address Con Louyne Wilcox managing member 6 Douglas Wilcox 2918 South 4000 West Syracuse Utah 84075

Con Louyne Wilcox managing member Con Louyne Wilcox 1455 South 1000 West Clarendon UT 84015

(Petitioners must submit a copy of this petition to the Davis County Clerk the same day it is filed with Syracuse City.)

Con Wilcox 801-663-5927

Con Wilcox Annexation



**Syracuse City
Davis County, Utah
Annexation Policy Plan
Nov. 26, 2002**

Syracuse City Annexation Policy Plan

November 26, 2002

STATEMENT OF PURPOSE. The City of Syracuse has determined it to be necessary to manage and access the impact and implementation of annexation goals of the Syracuse City Annexation Policy Plan and to promote health, safety, and welfare of the City.

CRITERIA FOR ANNEXATION. Syracuse City will favor a petition for annexation of territory in the areas outlined in “Appendix A” and pursuant to the following criteria. The City, in acceptance of an annexation petition shall confirm:

1. The petition for annexation complies with Utah State Code 10-2-403.
2. Promotes the goals of government to protect and promote the public health, safety and general welfare of the citizens of Syracuse, present and future.
3. Encourages systematic growth and development within the City and the keeping of a cohesive and orderly community.
4. Considers in conjunction with the Syracuse City General Plan the need over the next 20 years for additional land suitable for residential, commercial and industrial development.
5. Considers population growth projections for Syracuse City and adjoining areas for the next 20 years.
6. Assures availability, maintenance, extension and/or adequate capacity of public facilities and services.
7. Considers the City’s future and current financial requisites for municipal services in developed and undeveloped unincorporated areas of Davis County.
8. Promotes the most efficient relationships between land uses in Syracuse City and its neighboring communities and service districts by avoiding gaps or overlaps with expansion areas of other municipalities.
9. Ensures the pace and quality of annexations shall be within the management capability of Syracuse City by the use of well-conceived land management practice.

AREA OF EXPANSION. Attached hereto as “Appendix A” is a map of the unincorporated territory into which Syracuse favors expansion of its boundaries

CHARACTER OF SYRACUSE CITY. Syracuse is a community located in the northwest part of Davis County. The population according to the 2000 US Census is approximately 10,000 people. The majority of the area is agriculture in nature but with high growth of residential dwellings and small amounts of land devoted to commercial and industrial uses. Annexations will continue to change the character of the community by removing agricultural land and placing the residential growth into a changing character of a bedroom community. Future annexations will characteristically harmonize with existing development patterns of Syracuse City, which is single family residential use intermixed with commercial development and institutional uses. It is essential to the citizens of Syracuse that the City should strive to maintain its historical character while managing new growth.

NEED AND FINANCING OF MUNICIPAL SERVICES. The needs for municipal services within future annexation area of Syracuse are extensive and will require detailed planning and implementation. The City’s general plan and associated capital improvement plan will guide the City’s development and replacement of municipal infrastructure and services. Nonetheless, continued growth of Syracuse City into unincorporated Davis County shall require funding of this growth from development as it occurs. The City will require development to install and pay for expansion of municipal services to newly annexed areas that impact the City by growth.

New annexations should create areas in which services can be provided efficiently. The annexation should not create topographically isolated areas, areas for which the provisions of services would be costly or difficult.

TAX CONSEQUENCES. Municipal finances used to provide services will be developed through property and sales tax revenue, user fees and impact fees from growth. If land use is changed to residential, there will be a significant tax increase, the amount depending on the value of the new residence(s). Property taxes collected from annexed areas, which go to the City, would be offset by the costs of providing services. New growth areas should be mainly considered as residential property tax, which historically, provides diminutive financial resources to the City. As a consequence, Syracuse shall aggressively pursue the development of sales tax revenue to support future growth of municipal services such as transportation, sanitation, police and fire protection. Annexation growth will require the City to develop commercial and tourism related tax support with limited property tax increases to residential property.

MUNICIPAL BOUNDARIES. Syracuse City will continue to expand mainly to the south and west of current city boundaries with limited growth to the north and

inconsequential growth to the east of current boundaries. The Great Salt Lake and wetlands to the south and west will eventually inhibit continued expansion into these areas, however, there are large expansion possibilities remaining within Davis County adjoining the Great Salt Lake and surrounding 3700 south. These areas will eventually annex into the City's corporate limits

The north boundary expansion of Syracuse has all but ceased with exception of a minor enlargement of the existing boundary immediately south of 700 south and west of 4000 west. Recent annexations by West Point City have inhibited future growth into this northwest area. Syracuse will continue to expand westerly towards 4500 west. Syracuse has purchased (from Hooper Water Improvement District) and operates culinary water lines within this West Point Annexation. Consideration of this culinary water service area should mandate annexations of the Wilcox property west of 4000 west. West Point City will require the majority of coordination with possible annexation areas. Syracuse has justified with West Point City not to annex the Manning property located west of 4500 west and north of 1200 south in order to not divide the ownership of the land between two municipalities. The City will annex all the territory south of 1200 south west to the Great Salt Lake.

Syracuse should also pursue acquisition of the undeveloped Tanner family property currently located within the corporate boundaries of Clearfield City, located next to the northeast of the current City boundary approximately 1200 south 1000 west. This property would prove very valuable in future expansion of the City's cemetery. The current east boundary lines with Clearfield and Layton will not be adjusted.

AFFECTED ENTITIES. Syracuse City has complied with section Utah State Code 10-2-401 in the adoption of the annexation policy plan. Davis County would be the primary affected entity by removal of land from county jurisdiction. There would negligible impact to the County. North Davis Sewer District and Davis County School District are entities, which serve the area and will be affected with future growth annexations. Syracuse received no statements from affected entities concerning the City's annexation plans. West Point and Syracuse have mutually agreed to coordinate boundaries near 700 south and 4500 west. These boundaries are identified on Appendix A

Approved and adopted by the City Council of Syracuse, Davis County, Utah this 26th day of November, 2002 as attested by the following signatures.

Fred Panucci, Mayor

Kathryn W. Holt, City Recorder
-Attest-

Appendix A Annexation Policy Plan

Adopted 11/26/2002

WEST POINT

CLEARFIELD

LAYTON

GREAT SALT LAKE

-  Future Cemetary Annexation
-  Future Annexation Plan
-  City Boundary
-  Parcels
-  CLEARFIELD
-  LAYTON
-  WEST POINT
-  Great Salt Lake

1 inch equals 0.6 miles





COUNCIL AGENDA

November 12th, 2013

Agenda Item #9

Public Hearing - Discussion regarding proposed budget opening.

Factual Summation

- Any questions about this agenda item may be directed at Interim City Manager Stephen Marshall.
- We discussed the budget opening and potential funding options for the general fund at our last council meeting. For this meeting, I have updated the PowerPoint presentation to reflect the changes that were recommended. The changes that were made are highlighted in red.
- I have also included with this PowerPoint slide a sliding scale for fund balance percentages and the associated amount of fund balance that would be available to be used in this budget opening.
- I have also included in the packet a budget spreadsheet that itemizes out the proposed changes by fund. There are a few additional items that are on the spreadsheet that were not discussed at the last council meeting. They include the following:
 - **Street Light Fund:** Street light participation revenue and street light installation of \$25,000. This is for developers who pay the city directly to install street lights instead of them doing it.
 - **Secondary Water Fund:** Added reimbursement of insurance claim for secondary water tower that was hit by lightning. Also added the expense to replace the equipment that was destroyed totaling \$22,500.
 - **Garbage and Storm Water Fund:** Made adjustments for the \$0.55 increase and decrease to these respective funds with no net change overall.

- I have included in your packet the capital projects listing that we discussed at the last council meeting. This recommendation would carry over capital projects from FY2013 that were not yet complete at June 30, 2013. The total budgeted costs of all these carryover projects along with the FY2014 budgeted capital projects will be \$5,746,058.

Recommendation:

Administration recommends that the council approve this budget opening as requested.



SYRACUSE
EST. CITY 1935

Fund Balance Presentation

November 12th, 2013



SYRACUSE
EST. CITY 1935

FACTS

- Per Utah Code section 10-6-116 sections 2 & 4, the general fund balance is required to be between 5 – 25% of the next fiscal year's budgeted revenues.
 - General Fund balance at June 30, 2013 = \$1,828,234. The FY2014 budgeted revenues = \$9,471,005. Fund balance = 19.30%.
-



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EST. CITY 1935

HISTORICAL FACTS

- **Fund balance over last 6 years:**
 - FY2008 = \$430,008 or approximately 7%
 - FY2009 = \$285,445 or approximately 5%
 - FY2010 = \$625,253 or approximately 10%
 - FY2011 = \$1,017,689 or 14.49%
 - FY2012 = \$1,454,387 or 17.26%
 - FY2013 = \$1,828,234 or 19.30%
-



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ADMINISTRATION PHILOSOPHY

- Maintain a healthy fund balance that acts as a rainy day fund for any unforeseen emergencies and/or expenses.
 - Utilize and execute excess fund balance into operations where it is needed the most (i.e. roads, capital needs).
 - Belief that fund balance should remain between 10 - 14% with a median of 12% as a general rule and practice.
 - Council recommendation to keep fund balance around **16-18%**.
-



General Fund Balance

General Fund Balance Calculation

	Fund Balance	Amount Available
FY2014 Budgeted Revenues	\$ 9,471,005.00	
Fund Balance @ 6/30/2013	\$ 1,828,234.00	\$ 0.00
Target Fund Balance @ ~ 14%	\$ 1,328,234.00	\$500,000.00
Target Fund Balance @ ~ 15%	\$ 1,420,651.00	\$407,583.00
Target Fund Balance @ ~ 16%	\$ 1,515,361.00	\$312,873.00
Target Fund Balance @ ~ 17%	\$ 1,610,071.00	\$218,163.00
Target Fund Balance @ ~ 18%	\$ 1,704,781.00	\$123,453.00



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FY2014 Budget

- Started with a budget surplus of \$73,205.
 - No use of fund balance.
 - Sales tax revenues kept flat with FY2013 final numbers.
 - Conservative estimates on revenues & liberal on expenses.
 - Some revenue estimates = exceed expectations.
 - Some items need to be added for carryover from prior fiscal year.
-



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FY2014 Revenues

FY2014 Estimated Increase in Revenues:

Sales Tax @ 4% increase	118,000.00
Building Permit revenue	100,000.00
Plan Check and review fees	50,000.00
Increase in Fire Revenue	35,500.00
Sundry – Trade in for Tasers	-1,700.00
Sundry – General Liability Rebate	\$17,400.00
Total Estimated Increase	202,900.00



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Available Funds

Available Funds

Excess Fund Balance @ 6/30/2013 ~ 18%	\$ 123,453.00
Budget Surplus for FY2014	73,205.00
Building Permit Revenue	100,000.00
Plan Check and Review Fees	50,000.00
Increase in Fire Revenue	34,000.00
Sundry – Trade-in for Tasers	1,700.00
Sundry – General Liability Rebate	17,400.00
Total Available	\$ 399,558.00



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Required Funding

Required Funding:

Attorney Salary and Benefits	(25,000.00)
Professional & Technical – Contract Attorney (July & ½ of August 2013)	(7,500.00)
Prof. & Tech. - Wetlands Restoration	(6,500.00)
City Manager – Payout of Vacation	(10,000.00)
Service Contract for Fizio – Fire equipment	(4,500.00)
Livescan Maintenance Contract	(2,000.00)
Recording Software and Equipment	(20,000.00)
Total	\$(75,500.00)
Remaining Funding Available	\$324,058.00



SYRACUSE
EST. CITY 1935

Menu Options

Options for Funding:

1 New Police Officer	\$(75,000.00)
New Tasers for Police Department	\$(20,000.00)
Plat File Cabinet – Store Subdivision Plats	\$(3,000.00)
Crack Seal Machine and Materials*	\$(55,000.00)
*Propose to move to Capital Impr. Fund	
Building Maintenance Fuel	\$1,500.00
Transfer to Class C Roads Fund**	\$(224,558.00)
**Use monies for crack seal repair, surface treatments, and roads reconstruction projects.	
Total Optional Expense	\$324,058.00



SYRACUSE
EST. CITY 1935

Capital Projects - FY2013

- Final budget of \$7,101,527 set for FY2013.
 - Completed project costs at June 30, 2013
= \$3,350,072.
 - Estimated costs remaining on FY2013 projects
that need to be carried over to FY2014
= \$3,553,000.
 - Total estimated cost of all FY2013 projects
= \$6,903,072 or a savings of ~ \$200,000.
-



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EST. CITY 1935

Capital Projects - FY2014

- Original budget of \$1,848,000 set for FY2014.
 - Carryover from FY2013 projects that were not completed by June 30, 2013 = \$3,553,500.
 - Add 2000 West Road Widening Project by Trailside Park ~ \$120,000.
 - Add Class C Road Funds Transfer to Capital Projects List ~ \$224,558.
 - Recommendation to increase the FY2014 budget to \$5,746,058.
-



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Capital Projects - FY2014

- I have included with this discussion a detail spreadsheet that includes all carryover projects and a total proposed expense sheet for all utility funds as well as the Class C roads Fund.
 - The items in **blue** are the proposed carryover projects from FY2013.
 - The items in **green** are the projects already approved in the budget for FY2014.
-



SYRACUSE
EST. CITY 1935

Class C Roads Fund

- Recommendation that we transfer funds to the Class C Roads fund to aid in our road projects.
 - Estimate that between \$1,261,000 and **\$1,485,558** will be executed in Class C road projects in FY2014.
 - Does not include Road Impact Fee money that we plan to spend in FY2014.
-

CAPITAL IMPROVEMENT PROPOSED BUDGET SUMMARY FOR FISCAL YEAR 2014

	204070	204044	501670	301670	401670	531670	21-40-70	51-1670	31-1670	41-1670	
Project	Class C Capital	Class C Ramps	Culinary	Secondary	Storm Drain	Sewer Capital	Road Impact Fee	Culinary Impact Fee	Secondary Impact Fee	Storm Drain Impact Fee	Project Total
1000 West Cul & Sec (2700 South To Bluff)	\$45,000.00	-	\$430,000.00	\$290,000.00	-	-	-	-	\$126,000.00	-	\$891,000.00
1000 West Culinary (1700 S to Tank)	\$50,000.00		\$70,000.00					\$88,000.00			\$208,000.00
700 South 2500 West	\$77,000.00		\$33,000.00	\$262,000.00		\$126,000.00	\$830,000.00			\$150,000.00	\$1,478,000.00
2400 West Road Project	\$218,000.00										\$218,000.00
Marilyn Acres Culinary Phase I	\$38,000.00		\$95,000.00								\$133,000.00
Marilyn Acres Culinary Phase II	\$123,000.00		\$417,000.00	\$5,500.00	\$80,000.00						\$625,500.00
Trailside Road Widening	\$44,000.00		\$16,000.00	\$8,000.00	\$2,000.00		\$50,000.00				\$120,000.00
Tranfser to Class C Roads - Various Projects	\$224,558.00										\$224,558.00
1525 West Street Culinary	-	-	\$400,000.00	-	-	-	-	-	-	-	\$400,000.00
Doral Drive Road Project	\$310,000.00	-	-	-	-	-	-	-	-	-	\$310,000.00
Surface Treatments	\$300,000.00	-	-	-	-	-	-	-	-	-	\$300,000.00
Silver Lakes Land Drain Upsize	-	-	-	-	\$78,000.00	-	-	-	-	-	\$78,000.00
3000 West Enviornmental/30% Design	\$100,000.00	-	-	-	-	-	-	-	-	-	\$100,000.00
Widen east half of 3000 W. from 2495 S. to 2700 S.							\$105,000.00				\$105,000.00
2700 South Storm Drain Outfall										\$100,000.00	\$100,000.00
3000 West - new line from 2495 S to 2700 S										\$135,000.00	\$135,000.00
Sliplining	-	-	-	-	-	\$300,000.00	-	-	-	-	\$300,000.00
Class C Ramps	-	\$20,000.00	-	-	-	-	-	-	-	-	\$20,000.00
Funding Source Total	\$1,529,558.00	\$20,000.00	\$1,461,000.00	\$565,500.00	\$160,000.00	\$426,000.00	\$985,000.00	\$88,000.00	\$126,000.00	\$385,000.00	\$5,746,058.00

RESOLUTION R13-27

A RESOLUTION ADJUSTING THE SYRACUSE CITY BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2014.

WHEREAS, the Uniform Budgetary Procedures set forth in State Statute 10-6-128 allow for amendments and increases to individual fund budgets; and

WHEREAS, on November 12, 2013, the City Council held a public hearing to allow interested persons in attendance an opportunity to be heard for or against the proposed budgetary changes; and

WHEREAS, the City Council has determined that approval of the budgetary amendments will promote the orderly operation of the City;

NOW, THEREFORE, BE IT ENACTED AND ORDAINED BY THE CITY COUNCIL OF SYRACUSE DAVIS COUNTY, STATE OF UTAH, AS FOLLOWS:

SECTION 1: Amendments. The following adjustments to the Syracuse City Budget are hereby made for the Fiscal Year 2014 operating budget.

- See attachment

SECTION 2. Severability. 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 SYRACUSE CITY, STATE OF UTAH, THIS 12th DAY OF NOVEMBER, 2013.

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, City Recorder

By: _____
Jamie Nagle, Mayor

Syracuse City

FY 2014 Budget Adjustments



	<u>Original Budget</u>	<u>Amended Budget</u>	<u>Increase / (Decrease)</u>
General Fund:			
<u>REVENUE ADJUSTMENTS:</u>			
Buiding Permit Revenue	425,000.00	525,000.00	100,000.00
Plan Check Review Fees	213,750.00	263,750.00	50,000.00
Fire Revenues	101,500.00	137,000.00	35,500.00
Sundry (General Liability Rebate)	5,000.00	22,400.00	17,400.00
			<u>202,900.00</u>
<u>EXPENDITURE ADJUSTMENTS:</u>			
Administration:			
Wages & Benefits (new attorney at higher wage and benefits, payout of City Manager)	617,741.00	652,741.00	35,000.00
Professional & Technical (Wetlands Restoration & Contract Attorney for July and 1/2 of August)	42,500.00	56,500.00	14,000.00
Capital Outlay (Recording Software)	-	20,000.00	20,000.00
Community & Economic Development			
Equipment & Supplies (Plat Filing Cabinet)	800.00	3,800.00	3,000.00
Police Department:			
Wages & Benefits (Hiring of 1 new officer)	1,981,044.00	2,049,044.00	68,000.00
Uniforms	18,640.00	19,640.00	1,000.00
Travel & Training	20,500.00	21,500.00	1,000.00
Communications	31,500.00	36,500.00	5,000.00
Equipment & Supplies (New tasers for police department and Live Scan Maintenance Contract)	18,750.00	40,750.00	22,000.00
Fire Department:			
Equipment & Supplies (Fizio Equipment - Service Contract)	39,423.00	43,923.00	4,500.00
Building Maintenance			
Vehicle Maintenance	500.00	2,000.00	1,500.00
Transfer to other funds (To Class C Roads fund for new road projects)	-	224,558.00	224,558.00
			<u>399,558.00</u>
	<u>Revenue</u>	<u>Expenses</u>	
General Fund net change	202,900.00	399,558.00	(196,658.00)
Beginning fund surplus balance			73,205.00
Overall fund deficit to come from fund balance			<u>(123,453.00)</u>

Street Lights Fund

Revenue adjustments:

Street Light Participation	-	25,000.00	25,000.00
			<u>25,000.00</u>

EXPENDITURE ADJUSTMENTS:

Street Light Installation (Complete the Street Light Conversion Project)	7,500.00	32,500.00	25,000.00
	<u>Revenue</u>	<u>Expenses</u>	
Street Lights Fund net change	25,000.00	25,000.00	-
Beginning fund shortage			-
Overall change to fund balance			<u>-</u>

B&C Roads Fund

Revenue adjustments:

Transfer from other funds (To Class C Roads fund for new road projects)	-	224,558.00	224,558.00
			<u>224,558.00</u>

EXPENDITURE ADJUSTMENTS:

Capital Projects (Carryover of existing road projects - \$595,000, transfer from general fund 224,558)	710,000.00	1,529,558.00	819,558.00
	<u>Revenue</u>	<u>Expenses</u>	
Class C net change	224,558.00	819,558.00	(595,000.00)
Beginning - use of fund balance			(155,800.00)
Overall fund deficit to come from fund balance			<u>(750,800.00)</u>
Overall fund balance			844,070.00
Fund balance remaining			93,270.00

Transportation Impact Fee Fund

EXPENDITURE ADJUSTMENTS:

Capital Projects (Carryover of existing road projects - \$880,000)	105,000.00	985,000.00	880,000.00
	<u>Revenue</u>	<u>Expenses</u>	
TIF net change	-	880,000.00	(880,000.00)
Beginning fund surplus			187,935.00
Overall fund deficit to come from fund balance			<u>(692,065.00)</u>
Overall fund balance			811,187.00
Fund balance remaining			119,122.00

Secondary Water Fund:

Revenue adjustments:

Sundry	-	22,500.00	22,500.00
(Insurance Reimbursement for water tower power surge)			-
			<u>22,500.00</u>

Expenditure adjustments:

Secondary Water Maintenance	75,000.00	97,500.00	22,500.00
Capital Outlay	-	565,500.00	565,500.00
(Carryover of existing capital projects - \$565,500)			
Move to Balance Sheet	-	(565,500.00)	(565,500.00)
			<u>22,500.00</u>

	<u>Revenue</u>	<u>Expenses</u>	
Secondary Water Fund net change	22,500.00	22,500.00	-
Beginning fund shortage			(274,740.00)
Overall fund deficit to come from fund balance			<u>(274,740.00)</u>

Garbage Fund

Revenue adjustments:

Garbage User Fees	1,143,000.00	1,098,000.00	(45,000.00)
(Decrease user fee by \$0.55 per user per month)			-
			<u>(45,000.00)</u>

Expenditure adjustments:

	<u>Revenue</u>	<u>Expenses</u>	
Storm Water Fund net change	(45,000.00)	-	(45,000.00)
Beginning fund surplus			44,951.00
Overall fund deficit to come from fund balance			<u>(49.00)</u>

Storm Water Fund:

Revenue adjustments:

Storm Water User Fees	295,000.00	340,000.00	45,000.00
(Increase user fee by \$0.55 per user per month)			-

45,000.00

Expenditure adjustments:

Capital Outlay	78,000.00	160,000.00	82,000.00
(Carryover of existing capital projects - \$82,000)			
Move to Balance Sheet	(78,000.00)	(160,000.00)	(82,000.00)

-

	<u>Revenue</u>	<u>Expenses</u>	
Storm Water Fund net change	45,000.00	-	45,000.00
Beginning fund shortage			(277,396.00)

Overall fund deficit to come from fund balance (232,396.00)

Storm Water Impact Fee Fund:

Expenditure adjustments:

Capital Outlay	235,000.00	385,000.00	150,000.00
(Carryover of existing capital projects - \$150,000)			
Move to Balance Sheet	(235,000.00)	(385,000.00)	(150,000.00)

-

	<u>Revenue</u>	<u>Expenses</u>	
Storm Water Impact Fee Fund net change	-	-	-
Beginning fund overage			82,500.00

Overall fund overage to contribute to fund balance 82,500.00

Overall fund balance 418,000.00

Net Surplus 500,500.00

Culinary Water Fund:

Expenditure adjustments:

Capital Outlay	400,000.00	1,461,000.00	1,061,000.00
(Carryover of existing capital projects - \$1,061,000)			
Move to Balance Sheet	(400,000.00)	(1,461,000.00)	(1,061,000.00)

-

	<u>Revenue</u>	<u>Expenses</u>	
Culinary Water Fund net change	-	-	-
Beginning fund shortage			(73,431.00)

Overall fund deficit to come from fund balance (73,431.00)

Culinary Water Impact Fee Fund

EXPENDITURE ADJUSTMENTS:

Capital Projects	-	88,000.00	88,000.00
(Carryover of existing capital projects - \$88,000)			
			<u>88,000.00</u>
	<u>Revenue</u>	<u>Expenses</u>	
CSIF net change	-	88,000.00	(88,000.00)
Beginning fund overage			163,500.00
			<u>75,500.00</u>
Overall fund overage to contribute to fund balance			<u>75,500.00</u>

Sewer Fund:

Expenditure adjustments:

Capital Projects	300,000.00	426,000.00	126,000.00
(Carryover of existing capital projects - \$126,000)			
Move to Balance Sheet	(300,000.00)	(426,000.00)	(126,000.00)
			<u>-</u>
	<u>Revenue</u>	<u>Expenses</u>	
Sewer Fund net change	-	-	-
Beginning fund shortage			(85,543.00)
			<u>(85,543.00)</u>
Overall fund deficit to come from fund balance			<u>(85,543.00)</u>

Capital Improvements Fund:

Revenue adjustments:

Franchise Tax Revenue	1,300,000.00	1,355,000.00	55,000.00
(Increase in number of households)			
			<u>-</u>
			<u>55,000.00</u>
	<u>Revenue</u>	<u>Expenses</u>	
Capital Improvements Fund net change	55,000.00	55,000.00	-
Beginning fund overage			10,000.00
			<u>10,000.00</u>
Overall fund overage to contribute to fund balance			<u>10,000.00</u>

EXPENDITURE ADJUSTMENTS:

Capital Equipment	55,000.00	110,000.00	55,000.00
(Purchase of Crack Seal Machine)			
			<u>55,000.00</u>



COUNCIL AGENDA

November 12, 2013

Agenda Item #10

Public Hearing: Authorize Administration to dispose of surplus equipment.

Factual Summation

- Police Chief Garret Atkin and Public Works Director Robert Whiteley have each compiled and attached a list of items that the City would like to dispose of.
- This list was reviewed during the October 22, 2013 work session meeting. Since that time, item two under the Public Works section of this staff memo was added.

Police Department Surplus Equipment

The following equipment with description is proposed for surplus sale or disposal.

Item	Make	Model / Description	QTY	Color
Battery Charger	Motorola	5 spot chargers for obsolete radios	4	Black
Battery Charger	Mobile Vision	Mic charger for obsolete video system	1	Black
Black Box	Motorola	Miscellaneous parts for obsolete radio system	2	Black
Christmas Tree Holder		Damaged	1	Green
Computer Stand		Does not fit current vehicles	3	Black
Console Box		Does not fit current vehicles	3	Black
Cup Holder		Does not fit current vehicles	1	Black
Digital Box		Recorder (Mobile)	1	Black
Fuse Box Kit		Does not fit current vehicles	1	Black
Head Lights		Does not fit current vehicles	4	Clear
Light Bars (8inches)		No LEDs	7	Black
Lighter Plug		Obsolete equipment	1	Black
Max Tree	Motorola	Holder for obsolete radios	1	Black
Maxon		Obsolete radios	3	Black
Lapel mic systems	Motorola	Obsolete equipment	11	Black
Lapel mic systems	Motorola	Obsolete equipment	1	Metal
Plastic Container (LG)		Large storage / No Lids	3	Black
Power Supply	Strobe	Cigarette adapter	1	Silver
Radios	Motorola/Icom	Hand Held	7	Black
Radio Antenna		Obsolete equipment	9	Silver
Siren Kit		Obsolete equipment	1	Black

Vehicle	Toyota	Over 200K miles/Has been used a long time	1	White
Vehicle Antenna (w/7 wires)		Broken	1	Black
Video Box		Obsolete equipment	2	Black
Vision System	Mobile	Obsolete equipment	1	Black

Public Works Surplus Equipment

- 1) 2007 Ditch Witch FX60 Vac Trailer
- 2) Picnic tables: 8 aluminum, 3 wood, 1 coated perforated metal, misc. parts and hardware.



COUNCIL AGENDA

November 12, 2013

Agenda Item #11 Discussion regarding Parks, Trails, and Recreation Impact Fee Plan.

Factual Summation

Any questions about this agenda item may be directed at Interim City Manager Stephen Marshall.

Please review the following attachments:

- a. PowerPoint summary.
- b. Ordinance 13-17 amending and enacting the park, trails, and recreation impact fee.
- c. Ordinance 13-18 amending Title III and Title VIII with regards to impact fees.
- d. Redline edits of Title III and Title VIII.
- e. Exhibit A – Parks, Trails, and Recreation impact fee facilities plan.
- f. Exhibit B – Parks, Trails, and Recreation impact fee analysis.

Background

We are currently in the process of evaluating and updating our impact fee plans for Syracuse City. The first update is to our parks, trails, and recreation impact fee plan.

Historically the City has charged a park purchase impact fee and a park development impact fee. This proposed update to our parks, trails, and recreation impact fee plan would consolidate these two plans into one aggregate plan. The maximum proposed fee for the new parks, trails, and recreation impact fee is \$2,393.56.

Impact fees can be charged to new development to help pay a proportionate share of the cost of planned facilities needed to serve the growth and development of the city. Impact fees are allowed per Utah Code 11-36A. Under that code, there are two separate plans required in order to charge a parks, trails, and recreation impact fee. They are the Impact Fee Analysis and the Impact Fee Facilities Plan. An impact fee enactment ordinance is also required.

According to Utah Code 11-36a-301:

*(1) Before imposing an impact fee, each local political subdivision or private entity shall, except as provided in Subsection (3), prepare an **impact fee facilities plan** to determine the public facilities required to serve development resulting from new development activity.*

According to Utah Code 11-36a-303:

*(1) Subject to the notice requirements of Section 11-36a-504, each local political subdivision or private entity intending to impose an impact fee shall prepare a **written analysis** of each impact fee.*

11-36a-401. Impact fee enactment.

*(1) (a) A local political subdivision or private entity wishing to impose impact fees shall pass an **impact fee enactment** in accordance with Section 11-36a-402.*

(b) An impact fee imposed by an impact fee enactment may not exceed the highest fee justified by the impact fee analysis.

*(2) An impact fee enactment may not take effect until **90 days** after the day on which the impact fee enactment is approved.*

The impact fee enactment is attached as Ordinance 13-17 and is accompanied by, Exhibit A – impact fee facilities plan, and Exhibit B – impact fee analysis.

I have also included Ordinance 13-18 that amends certain sections of the Syracuse City municipal code; specifically Title III and Title VIII in relation to impact fee updates. I have included a redline document that shows the proposed changes.

These ordinances can both be approved tonight; however, there is a 90 day protest period before the ordinances would take effect. This would mean an implementation date of February 10, 2014 or later.

Recommendation

I recommend that the City Council approve the Ordinance 13-17 – impact fee enactment and approve Ordinance 13-18 – updating Title III and Title VIII related to impact fees. I recommend that these ordinances have an effective date of February 10, 2014 and that we consider updating our consolidated fee schedule to include this impact fee revision on the February 11, 2014 council meeting.



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Parks, Trails, and Recreation Impact Fees Analysis

November 12, 2013



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Utah Code Requirements

- Impact Fees Act is found in Utah Code §11-36a
- Impact Fee Facilities Plan
 - Must identify existing and proposed service levels
 - Must identify any excess capacity in system (“system” improvements only)
 - Show demand created by new development and how demand will be met (i.e., consumption of excess capacity and facilities needed)
 - Identify facilities and cost for 6 to 10-year time period (funds must be spent within 6 years)
 - Discuss funding options
- Impact Fee Analysis
 - Proportionate share analysis
 - “Buy-In” excess capacity component
 - New facilities required
 - Other costs – engineering, financial, fund balances
 - Financing and credits



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POPULATION GROWTH PROJECTIONS

Year	Population
2010	24,331
2011	24,594
2012	24,902
2013	25,507
2014	26,112
2015	26,717
2016	27,322
2017	27,927
2018	28,532
2019	29,137
2020	29,742
2021	30,347
2022	30,952



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Parks – System Improvements

Regional Parks

Jensen Park

Community Center

Community Parks

Acreage

Bluff Ridge

5.5

Canterbury

5.0

Centennial

7.0

Founders

16.2

Fremont

44.0

Legacy

8.8

Linda Vista

6.0

Tuscany

4.3

Rock Creek

18.5

Stoker

4.7

Trailside

6.3

TOTAL

126.3

Parks – System Improvements

Amenity	Total Community Facilities (not incl. Regional)	2015 per Capita Std for Improvements	Cost of Improvements per Unit	Total Improvements Needed (2013-2022)
Land Acres	126.3	0.004727327	\$32,500.00	\$836,559.63
Turf sf	3,155,486.40	118.107811	\$0.65	\$418,013.07
Asphalt Parking Area sf	517,928.40	19.385724	\$4.34	\$458,109.87
Restrooms	8	0.000299435	\$54,280.92	\$88,500.83
Pavilion	8	0.000299435	\$43,424.73	\$70,800.67
Picnic Shelter	20	0.000748587	\$5,200.00	\$21,195.49
Drinking Fountain	11	0.000411723	\$879.35	\$1,971.36
Playground	7	0.000262005	\$25,099.50	\$35,807.44
Baseball	6	0.000224576	\$422,305.54	\$516,402.37
Multi-use Fields	10	0.000374294	\$83,592.61	\$170,364.11
Field Light	1	0.000037429	\$2,714.05	\$553.13
Trees	822	0.030766927	\$80.00	\$13,402.07
Pond/Water Feature	1	0.000037429	\$2,500.00	\$509.51
Waterfall	1	0.000037429	\$900.00	\$183.42
Tennis Court	2	0.000074859	\$23,883.60	\$9,735.09
Basketball Court	2	0.000074859	\$41,253.50	\$16,815.16
Volleyball Court	5	0.000187147	\$40,000.00	\$40,760.56
				\$2,699,683.79



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Trails – System Improvements

Year	Population	Trails (miles)	Total Trail Linear Feet	Trails Std (Linear Feet per Capita) with No New Facilities	Additional Trail Feet to Maintain 2015 Std	Total Linear Trail Feet Necessary to Maintain 2015 Std	Additional Cost to Maintain 2015 Std
2013	25,507	6.08	32,102	1.26		32,102	
2014	26,112	6.08	32,102	1.23		32,102	
2015	26,717	6.08	32,102	1.20		32,102	\$0
2016	27,322	6.08	32,102	1.17	727	32,829	\$28,496
2017	27,927	6.08	32,102	1.15	727	33,556	\$28,496
2018	28,532	6.08	32,102	1.13	727	34,283	\$28,496
2019	29,137	6.08	32,102	1.10	727	35,010	\$28,496
2020	29,742	6.08	32,102	1.08	727	35,737	\$28,496
2021	30,347	6.08	32,102	1.06	727	36,464	\$28,496
2022	30,952	6.08	32,102	1.04	727	37,191	\$28,496
TOTAL					5,089		\$199,475



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Proportionate Share – Regional Parks “Buy-In”

Regional Facilities

Jensen Park

Cost of Jensen Park	\$4,836,992
Less: (Donations, Grants, etc.)	(\$325,000.00)
Actual Cost of Jensen Park	\$4,511,992
Capacity Population (2060)	53,389
Buy-In per Person (Jensen)	\$84.51

Community Center

Community Center Actual Cost*	\$3,634,222.55
Capacity Population (2060)	53,389
Buy-In per Person (Community Center)	\$68.07

TOTAL Impact Fee per Capita for Buy-In to Regional Facilities	\$152.58
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*The actual cost does not include the \$500,000 grant used to acquire the Community Center. With the grant amount included, the total Community Center cost is \$4,134,222.55

Proportionate Share – Community Parks and Trails

Community Park Facilities	
2015 Capacity Population	26,717
Community Parks Cost to Maintain LOS	\$2,699,683.79
Population Growth (2013-2022)	5,445
Per Capita Impact Fee for Community Parks	\$495.81
Trail Facilities	
Total Trail Miles	6.08
Trail Linear Feet	32,102
2015 Population	26,717
Population Growth (2013-2022)	5,445
Standard (2015 LOS) - Linear Feet per Capita	1.20
Cost per Linear Foot – Hard Surface	\$39.20
Improvements Needed to Maintain LOS – Trail Miles	\$199,475.38
Improvements Needed to Maintain LOS – Stand-Alone Trailheads	\$15,411.47
Cost per Capita	\$36.63
Consultant Fees	
ZBPF	\$5,000.00
Population Growth (2013-2022)	5,445
Per Capita Impact Fee for Consultant Fees	\$0.92

Impact Fee Calculations

Summary of Parks, Recreation and Trails

Impact Fee

Regional Facilities	\$152.58
Community Park Facilities	\$495.81
Trails	\$39.47
Consultant Fees	\$0.92
Impact Fee Fund Balance	(\$2.80)
Per Capita Cost - Total Parks and Recreation	\$685.97
Household Size	3.71

Per Capita, Gross Impact Fee (Before Credits)

\$2,544.96

Calculation of Credits on Bond

Remaining Debt Service Park Bond, Series 2005	(\$1,321,982)
Net Present Value of per Capita Credit*	(\$40.81)
Net Present Value of per Household Credit	(\$151.40)
MAXIMUM IMPACT FEE PER HOUSEHOLD	\$2,393.56

*Assumes a discount rate of four percent

Ordinance No. 13-17

ORDINANCE AMENDING A CAPITAL FACILITIES PLAN AND AN IMPACT FEE ANALYSIS FOR PARKS, TRAILS, AND RECREATION; PROVIDING FOR THE CALCULATION AND COLLECTION OF SUCH FEES; PROVIDING FOR APPEAL, ACCOUNTING AND SEVERABILITY OF THE SAME, AND OTHER RELATED MATTERS

WHEREAS, In February 2013, Syracuse City, Utah (the “City”) posted notice as to its intention to prepare impact fee facilities plans (“Impact Fee Facilities Plans”) and impact fee analysis (“Impact Fee Analysis”) for Parks and Recreation and invited all interested parties to participate in the impact fee preparation process, consistent with UCA Section 11-36a-501;

WHEREAS, the City is a municipality in the State of Utah, authorized and organized under the provisions of Utah law and is authorized pursuant to the Impact Fees Act, Utah Code Ann. 11-36a-101 et seq. to adopt impact fees; and

WHEREAS, on October 27, 2013, the City posted notice of a public hearing in the local paper, the Standard Examiner, Utah’s Public Notice Website and at the City’s administrative building and library to consider the assumptions and conclusions of the Impact Fee Facilities Plans and the Impact Fee Analysis;

WHEREAS, the Syracuse City Council (the “Council”) met in regular session on November 12, 2013, to convene a public hearing and to consider adopting the Impact Fee Facilities Plans and Impact Fee Analysis, imposing updated Parks and Recreation impact fees, providing for the calculation and collection of such fees, and providing for an appeal process, accounting and reporting method and other related matters; and

WHEREAS, on October 22, 2013 the Impact Fee Facilities Plan Consultant certified its work under UCA section 11-36a-306(1);

WHEREAS, on November 12, 2013 considering the input of the public and stakeholders and relying on the professional advice and certification of the Impact Fee Facilities Plan Consultants, the City adopted the findings, conclusions, and recommendations of the impact fee facilities plans prepared by Zion’s Bank Public Finance (“Consultant”), a copy of which is attached hereto as Exhibit A and incorporated by this reference; and

WHEREAS, on October 22, 2013, the Impact Fee Analysis Consultant certified its work under UCA Section 11-36a-306(2);

WHEREAS, based on the input of the public and stakeholders and relying on the professional advice and certification of Consultant, a copy of which is attached as Exhibit B and incorporated by this reference; and

WHEREAS, on October 27, 2013, a copy of the Impact Fee Analysis and Impact Fee Facilities Plans and the proposed Impact Fee Ordinance, along with a summary of the analysis that was designated to be understood by a lay person, were made available to the public and deposited at the Davis County public library, northwest branch (Syracuse), administrative office and on the public notice website; and

WHEREAS, on October 27, 2013, the Standard Examiner published notice on the date, time and place of the first public hearing to consider the Impact Fee Ordinance; and

WHEREAS, on October 27, 2013, the City posted notice of the date, time and place of the first public hearing to consider the Impact Fee Analysis in three public places and on the public notices website; and

WHEREAS, on November 12, 2013, the Council held a public hearing regarding the Impact Fee Analysis and the Impact Fee Ordinance; and

WHEREAS, after careful consideration and review of the comments at the public hearing, the Council has determined that it is in the best interest of the health, safety and welfare of the inhabitants of the City to adopt the findings and recommendations of the Impact Fee Facilities Plans and Impact Fee Analysis to address the impacts of development upon the Parks, Trails, and Recreation, to adopt the Impact Fee Facilities Plans as proposed, to approve the Impact Fee Analysis as proposed, to adopt Parks, Trails, and Recreation impact fees, to provide for the calculation and collection of such fees, and to provide for an appeal process, and an accounting and reporting method of the same.

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

Section 1. Findings. The Council finds and determines as follows:

1.1. All required notices have been given and made and public hearings conducted as requested by the Impact Fees Act with respect to the Impact Fee Facilities Plans, the Impact Fee Analysis, and this Impact Fee Ordinance (this "Ordinance").

1.2. Growth and development activities in the City will create additional demands on its infrastructure. The facility improvement requirements which are analyzed in the Impact Fee Facilities Plans and the Impact Fee Analysis are the direct result of the additional facility needs caused by future development activities. The persons responsible for growth and development activities should pay a proportionate share of the costs of the facilities needed to serve the growth and development activity.

1.3. Impact fees are necessary to achieve an equitable allocation to the costs borne in the past and to be borne in the future, in comparison with the benefits already received and yet to be received.

1.4. In enacting and approving the Impact Fee Analysis and this Ordinance, the Council has taken into consideration, and in certain situations will consider on a case-by-case basis in the future, the future capital facilities and needs of the City, the capital financial needs of the City which are the result of the City's future facilities' needs, the distribution of the burden of costs to different properties within the City based on the use of park facilities of the City by such properties, the financial contribution of those properties and other properties similarly situated in the City at the time of computation of the required fee and prior to the enactment of this Ordinance, all revenue sources available to the City, and the impact on future facilities that will be required by growth and new development activities in the City.

1.5. The provisions of this Ordinance shall be liberally construed in order to carry out the purpose and intent of the Council in establishing the impact fee program.

Section 2. Definitions.

2.1. Except as provided below, words and phrases that are defined in the Impact Fees Act shall have the same meaning in this Ordinance.

2.2. "Service Area" shall mean that geographic area designated within the entire incorporated area of the City's boundaries, including future planned annexed areas.

2.3. "Project Improvement" does not mean system improvement and includes, but is not limited to, those projects identified in the plans for the benefit of growth.

2.4. "Utah State Impact Fees Act" shall mean Title 11, Chapter 36a, Utah Code Annotated or its successor state statute if that title and chapter is renumbered, recodified, or amended.

Section 3. Adoption.

The Council hereby approves and adopts the Impact Fee Analysis attached as Exhibit B and the analysis reflected therein. The Impact Fee Facilities Plans (Exhibit A) and the Impact Fee Analysis (Exhibit B) are incorporated herein by reference and adopted as though fully set forth herein.

Section 4. Impact Fee Calculations.

4.1. Impact Fees. The impact fees imposed by this Ordinance shall have two components; a future facilities impact fee as well as a buy-in fee for excess capacity in existing facilities. The Impact Fees shall be calculated as set forth in Exhibit B.

4.2. Developer Credits/Developer Reimbursements. A developer, including a school district or charter school, may be allowed a credit against or proportionate reimbursement of impact fees if the developer dedicates land for a system improvement, builds and dedicates some or all of a system improvement, or dedicates a public facility that the City and the developer agree will reduce the need for a system improvement. A credit against impact fees shall be granted for any dedication of land for, improvement to, or new construction of, any system improvements provided by the developer if the facilities are system improvements to the respective utilities, or are dedicated to the public and offset the need for an identified future improvement.

4.3. Adjustment of Fees. The Council may adjust either up (but not above the maximum allowable fee) or down the standard impact fees at the time the fee is charged in order to respond to an unusual circumstance in specific cases and to ensure that the fees are imposed fairly. The Council may adjust the amount of the fees to be imposed if the fee payer submits studies and data clearly showing that the payment of an adjusted impact fee is more consistent with the true impact being placed on the system.

4.4. Impact Fee Accounting. The City shall establish a separate interest-bearing ledger account for the cash impact fees collected pursuant to this Ordinance. Interest earned on such account shall be allocated to that account.

(a) Reporting. At the end of each fiscal year, the City shall prepare a report generally showing the source and amount of all monies collected, earned and received by the fund or account and of each expenditure from the fund or account. The report shall also identify impact fee funds by the year in

which they were received, the project from which the funds were collected, the capital projects from which the funds were budgeted, and the projected schedule for expenditure and be provided to the State Auditor on the appropriate form found on the State Auditor's Website.

(b) Impact Fee Expenditures. Funds collected pursuant to the impact fees shall be deposited in such account and only be used by the City to construct and upgrade the respective facilities to adequately service development activity or used as otherwise approved by law.

(c) Time of Expenditure. Cash impact fees collected pursuant to this Ordinance are to be expended, dedicated, or encumbered for a permissible use within six (6) years of receipt by the City, unless the Council directs otherwise. For purposes of this calculation, the first funds received shall be deemed to be the first funds expended.

(d) Extension of Time. The City may hold previously dedicated or unencumbered fees for longer than six (6) years if it identifies in writing, before the expiration of the six year period, (i) an extraordinary and compelling reason why the fees should be held longer than six (6) years; and (ii) an absolute date by which the fees will be expended.

4.5. Refunds. The City shall refund any impact fee paid when:

(a) the fee payer has not proceeded with the development activity and has filed a written request with the Council for a refund within one year after the impact fee was paid;

(b) the fees have not been spent or encumbered within six years of the payment date; and

(c) no impact has resulted.

4.6. Additional Fees and Costs. The impact fees authorized hereby are separate from and in addition to developer fees and charges lawfully imposed by the City, such as engineering and inspection fees, building permit fees, review fees, and other fees and costs that may not be included as itemized component parts of the impact fee. However, developer fees and charges must be based on the actual cost of providing such service or regulation.

4.7. Fees Effective at Time of Payment. Unless the City is otherwise bound by the terms of a prior, separate, contractual requirement, the impact fee shall be determined from the impact fee schedule in effect at the time of payment in accordance with the provisions of Section 5 below.

Section 5. Impact Fee Imposed.

Impact fees are hereby imposed as a condition of the issuance of a building permit by the City for any development activity which creates additional demand and need for public facilities or makes demands on the Parks, Trails, and Recreation facilities in the City. The fees imposed are outlined and attached in Exhibit B.

Section 6. Fee Exceptions and Adjustments.

6.1. Waiver for "Public Purpose". The Council may, on a project by project basis, authorize exceptions or adjustments to the then impact fee rate structure for those projects the Council determines to be of such benefit to the community as a whole to justify the exception or the adjustment.

6.2. Adjustments. The Council may adjust impact fees imposed pursuant to this Ordinance as necessary in order to respond to unusual circumstances in specific areas, ensure that impact fees are imposed fairly, permit the adjustments of the amount of the impact fees based upon studies and data submitted by an applicant in order to ensure that the impact fee represents the proportionate share of the cost of providing such public facilities which are reasonably related to and necessary in order to provide the services in question to anticipate future growth and development activities. The Council may also adjust impact fees to respond to a request for a prompt and individualized impact fee review for the development activity of an agency of the State of Utah, a school district, or charter school.

Section 7. Appeal.

5.1. Any person required to pay an impact fee who believes the fee does not meet the requirements of the law may file a written request for information with the City Council.

5.2. Within two weeks of the receipt of the request for information the City shall provide the person or entity with a copy of the reports and with any other relevant information relating to the impact fee.

5.3. Any person or entity required to pay an impact fee imposed under this article, who believes the fee does not meet the requirements of law may request and be granted a full administrative appeal of that grievance. An appeal shall be made to the Council within thirty (30) calendar days of the date of the action complained of, or the date when the complaining person reasonably should have become aware of the action.

5.4 The notice of the administrative appeal to the Council shall be filed and shall contain the following information:

1. The person's name, mailing address, and daytime telephone number;
2. A copy of the written request for information and a brief summary of the grounds for appeal;
3. The relief sought.

5.5 The City shall schedule the appeal before the Council no sooner than five (5) days and no later than fifteen (15) days from the date of the filing of the appeal. The written decision of the Council shall be made no later than thirty (30) days after the date the challenge to the fee is filed with the City and shall, when necessary, be forwarded to the appropriate officials for action.

Section 8. Severability.

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 9. Effective Date.

This Ordinance shall be effective on **February 10, 2014** or **90 days** after the adoption of the Ordinance as required by Utah Code Ann. 11-36a-401(2).

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH,
THIS 12th DAY OF NOVEMBER, 2013.

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, City Recorder

By: _____

Jamie Nagle, Mayor

Voting by the City Council:

Councilmember Peterson
Councilmember Lisonbee
Councilmember Duncan
Councilmember Johnson
Councilmember Shingleton

	“AYE”	“NAY”
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____



Syracuse City

Parks, Trails & Recreation Impact Fee Facilities Plan

ZIONS BANK  PUBLIC FINANCE

October 2013

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SUMMARY OF IMPACT FEE FACILITIES PLAN

Background

Demand for parks, trails and recreation facilities in Syracuse is attributable to residential development. Impact fees are charged only for system projects which serve the entire City; therefore, there is one geographic area for impact fees that includes the entire City boundaries.

Identify the Existing Level of Service

Utah Code 11-36a-302(1)(a)(i)

The City has both regional and community parks and recreation facilities that are considered system improvements. The regional facilities include Jensen Park, the Community Center, Skateboard Park and the Equestrian Park and were built with the intention to serve the entire City now and in the future. Therefore, these regional facilities have sufficient excess capacity to serve the needs of new growth.

The City currently has 126.3 acres of community parks, not including its regional park (Jensen Park). With a current (2013) population of 25,507 persons, this results in a current level of service for community parks of 4.95 acres per 1,000 persons.

The City currently has 6.08 trail miles, which, with an existing population of 25,507 persons, equates to a trails standard of 1.26 linear feet per capita. The City also has one stand-alone trailhead facility.¹ This results in a standard of 0.039 trailheads per 1,000 persons.

Establish a Proposed Level of Service

Utah Code 11-36a-302(1)(a)(ii)

The City has determined that its community parks and recreation facilities are nearing capacity and that they will be at capacity by 2015. Park capacity is difficult to measure but, based on growing demand for sport fields, the need for practice time as well as game time, use of playgrounds during peak hours, etc., the City feels a need, given its rapidly-growing population, to continue to expand its recreation facilities in the future. Because of the large number of participants in organized sports, there are times when sports fields are difficult to utilize for practice times. In 2013, the City had 1,022 participants in baseball and softball programs, 749 participants in soccer programs and 405 participants in football programs. Due to the overlapping timeframes of some of these sports, there is substantial demand on fields at peak times (i.e., 5-7 p.m. on weekdays and on Saturdays).

The City feels that the small amount of excess capacity in the existing system is sufficient to serve the population through 2015 when the population is expected to reach 26,717 persons. This results in a proposed level of service for park land and improvements of 4.73 acres per 1,000 persons.²

¹ Other trailhead facilities are located in parks and parking is combined with parking for the parks.

² Calculated by dividing 126.3 acres by (26,717/1000).

The City has indicated that there is a small amount of excess capacity in the existing trails system, and that it will reach capacity by 2015. With a 2015 population of 26,717 persons, this results in a proposed trails standard of 1.20 linear feet per capita and 0.037 stand-alone trailhead facilities per 1,000 persons.

Identify Excess Capacity to Accommodate Future Growth at the Proposed Level of Service

Utah Code 11-36a-302(1)(a)(iii)d

The existing level of park service is 4.95 acres per 1,000 persons. The proposed level of service is 4.73 acres per 1,000 persons, resulting in excess capacity of 0.22 acres per 1,000 persons.

The existing level of trails service is 1.26 linear feet per capita, while the proposed level of service is 1.20 linear feet, resulting in excess capacity of .06 linear feet per capita. The existing level of stand-alone trailhead facilities is 0.039 facilities per 1,000 persons and the proposed level of service is 0.037 trailhead facilities per 1,000 persons. This results in excess capacity of 0.02 facilities per 1,000 persons.

Identify Demands Placed Upon Existing Public Facilities by New Development Activity at the Proposed Level of Service

Utah Code 11-36a-302(1)(a)(iv)

If no new park improvements are made, the proposed standard of 4.73 acres per 1,000 persons will decrease to 4.08 acres per 1,000 persons by 2022.

TABLE 1 – PARK COMMUNITY IMPROVEMENTS DECLINING SERVICE LEVELS WITH NO NEW FACILITIES

Year	Population	Acres of Improved Community Parks	Acres per 1000 Persons
2013	25,507	126.3	4.95
2014	26,112	126.3	4.84
2015	26,717	126.3	4.73
2016	27,322	126.3	4.62
2017	27,927	126.3	4.52
2018	28,532	126.3	4.43
2019	29,137	126.3	4.33
2020	29,742	126.3	4.25
2021	30,347	126.3	4.16
2022	30,952	126.3	4.08

If no new trail improvements are made, the proposed standard of 1.20 linear feet per capita will decrease to 1.04 linear feet per capita in the future.

TABLE 2 – TRAILS COMMUNITY IMPROVEMENTS DECLINING SERVICE LEVELS WITH NO NEW FACILITIES

Year	Population	Trails (miles)	Trails Std (linear ft per capita) with No New Facilities
2013	25,507	6.08	1.26
2014	26,112	6.08	1.23
2015	26,717	6.08	1.20
2016	27,322	6.08	1.17
2017	27,927	6.08	1.15
2018	28,532	6.08	1.13

Year	Population	Trails (miles)	Trails Std (linear ft per capita) with No New Facilities
2019	29,137	6.08	1.10
2020	29,742	6.08	1.08
2021	30,347	6.08	1.06
2022	30,952	6.08	1.04

If no new stand-alone trailhead facilities are constructed, the standard will decline to 0.032 stand-alone trailhead facilities per 1,000 persons by 2022.

TABLE 3 – TRAILS STAND-ALONE TRAILHEAD SERVICE LEVELS WITH NO NEW FACILITIES

Year	Population	Trailhead Facilities per 1,000 Population	Trails Std (linear ft per capita) with No New Facilities
2013	25,507	0.39	0.039
2014	26,112	0.39	0.038
2015	26,717	0.39	0.037
2016	27,322	0.39	0.037
2017	27,927	0.39	0.036
2018	28,532	0.39	0.035
2019	29,137	0.39	0.034
2020	29,742	0.39	0.034
2021	30,347	0.39	0.033
2022	30,952	0.39	0.032

Identify How the Growth Demands Will Be Met

Utah Code 11-36a-302(1)(a)(v)

The City will need to acquire additional park lands and improvements to maintain its proposed level of service. Service levels will decline, as a result of population growth, unless new facilities are constructed or acquired. The additional capacity can be used until 2015, after which additional park improvements will be required.

In order to maintain 2015 service levels, the City will need to expend \$2,699,683.79 for park land and improvements.

TABLE 4 – PARK COMMUNITY IMPROVEMENTS TO MAINTAIN PROPOSED SERVICE LEVELS

Amenity	Total Community Facilities (not incl. Regional)	2015 per Capita Std for Improvements	Cost of Improvements per Unit	Total Improvements Needed (2013-2022)
Land Acres	126.30	0.004727327	\$32,500.00	\$836,559.63
Turf sf	3,155,486.40	118.107811506	\$0.65	\$418,013.07
Asphalt Parking Area sf	517,928.40	19.385724445	\$4.34	\$458,109.87
Restrooms	8	0.000299435	\$54,280.92	\$88,500.83
Pavilion	8	0.000299435	\$43,424.73	\$70,800.67
Picnic Shelter	20	0.000748587	\$5,200.00	\$21,195.49
Drinking Fountain	11	0.000411723	\$879.35	\$1,971.36
Playground	7	0.000262005	\$25,099.50	\$35,807.44
Baseball	6	0.000224576	\$422,305.54	\$516,402.37
Multi-use Fields	10	0.000374294	\$83,592.61	\$170,364.11

Amenity	Total Community Facilities (not incl. Regional)	2015 per Capita Std for Improvements	Cost of Improvements per Unit	Total Improvements Needed (2013-2022)
Field Light	1	0.000037429	\$2,714.05	\$553.13
Trees	822	0.030766927	\$80.00	\$13,402.07
Pond/Water Feature	1	0.000037429	\$2,500.00	\$509.51
Waterfall	1	0.000037429	\$900.00	\$183.42
Tennis Court	2	0.000074859	\$23,883.60	\$9,735.09
Basketball Court	2	0.000074859	\$41,253.50	\$16,815.16
Volleyball Court	5	0.000187147	\$40,000.00	\$40,760.56
				\$2,699,683.79

The City will also need to maintain service levels for trails. The City currently has 6.08 miles, which equates to a trails standard of 1.26 linear feet per capita. However, the City has indicated that there is a small amount of excess capacity in the existing trails system, and that it will reach capacity by 2015. This results in a trails standard of 1.20 linear feet per capita. In order to maintain this standard in the future, the City will need to construct additional trail miles. Over the next ten years, the City will need an additional 5,089 linear feet of trails, thereby increasing its overall trails system to 37,191 linear feet (7.04 miles).

TABLE 5 – TRAIL IMPROVEMENTS TO MAINTAIN PROPOSED SERVICE LEVELS

Year	Population	Projected Annual Population Growth	Trails (miles)	Total Trail Linear Feet	Trails Std (Linear Feet per Capita) with No New Facilities	Additional Trail Feet to Maintain 2015 Std	Total Linear Trail Feet Necessary to Maintain 2015 Std	Additional Cost to Maintain 2015 Std
2013	25,507	-	6.08	32,102	1.26		32,102	
2014	26,112	605	6.08	32,102	1.23		32,102	
2015	26,717	605	6.08	32,102	1.20		32,102	\$0.00
2016	27,322	605	6.08	32,102	1.17	727	32,829	\$28,496.48
2017	27,927	605	6.08	32,102	1.15	727	33,556	\$28,496.48
2018	28,532	605	6.08	32,102	1.13	727	34,283	\$28,496.48
2019	29,137	605	6.08	32,102	1.10	727	35,010	\$28,496.48
2020	29,742	605	6.08	32,102	1.08	727	35,737	\$28,496.48
2021	30,347	605	6.08	32,102	1.06	727	36,464	\$28,496.48
2022	30,952	605	6.08	32,102	1.04	727	37,191	\$28,496.48
TOTAL		5,445				5,089		\$199,475.38

The City will also need to build an additional trailhead to serve the demands of new growth, which should be built within the next six years, and then allow future development to buy into the excess capacity of that trailhead.

TABLE 6 – TRAIL IMPROVEMENTS TO MAINTAIN PROPOSED SERVICE LEVELS

Year	Population	Projected Annual Population Growth	Stand-Alone Trailheads	Trailhead Std with No New Facilities	Additional Trailheads to Maintain 2015 Std	Total Trailheads Necessary to Maintain 2015 Std	Additional Cost to Maintain 2015 Std
2013	25,507	-	1	0.039	0	1	\$0.00
2014	26,112	605	1	0.038	0	1	\$0.00
2015	26,717	605	1	0.037	0	1	\$0.00
2016	27,322	605	1	0.037	0.022644758	1.022644758	\$550.42
2017	27,927	605	1	0.036	0.045289516	1.045289516	\$1,100.85
2018	28,532	605	1	0.035	0.067934274	1.067934274	\$1,651.27
2019	29,137	605	1	0.034	0.090579032	1.090579032	\$2,201.69
2020	29,742	605	1	0.034	0.11322379	1.11322379	\$2,752.12
2021	30,347	605	1	0.033	0.135868548	1.135868548	\$3,302.54
2022	30,952	605	1	0.032	0.158513306	1.158513306	\$3,852.96
TOTAL		5,445			0.634053225		\$15,411.86

Consideration of Revenue Sources to Finance Impacts on System Improvements

Utah Code 11-36a-302(2)

This Impact Fee Facilities Plan includes a thorough discussion of all potential revenue sources for parks, recreation and trails improvements. These revenue sources include grants, bonds, interfund loans, impact fees and anticipated or accepted dedications of system improvements.

UTAH CODE LEGAL REQUIREMENTS

Utah law requires that communities³ prepare an Impact Fee Facilities Plan (IFFP) before preparing an Impact Fee Analysis (IFA) and enacting an impact fee. Utah law also requires that communities give notice of their intent to prepare and adopt an IFFP. This IFFP follows all legal requirements as outlined below. Syracuse City has retained Zions Bank Public Finance (ZBPF) 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). This notice must be posted on the Utah Public Notice website. The City has complied with this noticing requirement for the IFFP by posting notice on October 27, 2013. A copy of the notice is included in Appendix A.

Preparation of Impact Fee Facilities Plan

Utah Code requires that each local political subdivision, before imposing an impact fee, prepare an impact fee facilities plan. (Utah Code 11-36a-301).

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

- (i) identify the existing level of service
- (ii) establish a proposed level of service
- (iii) identify any excess capacity to accommodate future growth at the proposed level of service
- (iv) identify demands placed upon existing facilities by new development activity at the proposed level of service; and
- (v) identify the means by which the political subdivision or private entity will meet those growth demands.

Further, the proposed level of service may:

- (i) exceed the existing level of service if, independent of the use of impact fees, the political subdivision or private entity provides, implements, and maintains the means to increase the existing level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service; or
- (ii) establish a new public facility if, independent of the use of impact fees, the political subdivision or private entity provides, implements, and maintains the means to increase the existing level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service.

In preparing an impact fee facilities plan, each local political subdivision shall generally consider all revenue sources to finance the impacts on system improvements, including:

- (a) grants

³ Local political subdivisions with populations of less than 5,000 as of the last federal census and that charge less than \$250,000 per year in impact fees need not prepare an impact fee facilities plan, but their impact fees must be based on a reasonable plan. This provision does not apply to Syracuse with a population of 24,331 as of the last federal census (2010) and which must prepare an impact fee facilities plan [Utah Code 11-36a-301(3)(a)].

- (b) bonds
- (c) interfund loans
- (d) impact fees; and
- (e) anticipated or accepted dedications of system improvements.

Certification of Impact Fee Facilities Plan

Utah Code states that an impact fee facilities plan shall include a written certification from the person or entity that prepares the impact fee facilities plan. This certification is included at the conclusion of this analysis.

EXISTING SERVICE LEVELS, PROPOSED SERVICE LEVELS AND EXCESS CAPACITY

Utah Code 11-36a-302(1)(a)(i)(ii)(iii)

Growth in Demand

Based on the most recent Census, Syracuse (the “City”) had a 2010 population of 24,331 and as of 2013 has an estimated population of 25,507, increasing to a population of 30,952 by 2022. It is anticipated that future commercial growth will not place any additional demand on parks and recreation facilities. Therefore, this demand analysis considers only future residential growth.

TABLE 7 – PROJECTED POPULATION GROWTH

Year	Building Permits	Population
2010	71*	24,331
2011	83*	24,594
2012	163*	24,902
2013	163**	25,507
2014	163**	26,112
2015	163**	26,717
2016	163**	27,322
2017	163**	27,927
2018	163**	28,532
2019	163**	29,137
2020	163**	29,742
2021	163**	30,347
2022	163**	30,952

Source: United States Census 2010; Syracuse City; ZBPF

*Actual building permits

**Projected building permits

Projections have been made from the 2010 Census population of 24,331. Building permits for the prior year have been multiplied by an average household size of 3.71 persons and added to the prior year population. For example, to calculate the population in 2011, 71 building permits (issued in the prior year, 2010) have been multiplied by 3.71 persons to increase the 2010 population of 24,331 by 263 persons for an estimated 2011 population of 24,594.

Existing Service Levels

Service levels have been calculated for both regional and community park, recreation and trail facilities – all of which are considered system improvements. Neighborhood and pocket parks have not been included in the Impact Fee Facilities Plan.

Regional Parks and Recreation Facilities. Regional parks and recreation improvements include the following:

Jensen Park
Community Center
Skateboard Park
Equestrian Park

These regional facilities have been sized to meet the needs of the community now and in the future and have sufficient excess capacity to meet all future needs of new development.

Community Parks and Recreation Facilities

Community parks in Syracuse have 126.3 improved acres. With a current population of 25,507 persons, this results in an existing level of service of 4.95 acres of park land and improvements per 1,000 persons.

TABLE 8 – COMMUNITY PARKS AND ACREAGE

Community Parks	Acreage
Bluff Ridge	5.5
Canterbury	5.0
Centennial	7.0
Founders	16.2
Fremont	44.0
Legacy	8.8
Linda Vista	6.0
Tuscany	4.3
Rock Creek	18.5
Stoker	4.7
Trailside	6.3
TOTAL	126.3

Syracuse has the following facilities at its community parks, as shown in Table 9.

TABLE 9 – PARK LAND AND IMPROVEMENTS

Amenity	Bluff Ridge	Canterbury	Centennial	Founders	Fremont	Legacy	Linda Vista	Tuscany	Rock Creek	Stoker	Trailside
Acres	5.5	5.0	7.0	16.2	44.0	8.8	6.0	4.3	18.5	4.7	6.3
Turf Acres	4.8	4.25	4.84	12	8.14	2.7	5.6	4.29	16.82	4	5
Asphalt (parking area on facilities 2)	0.63	0.75	2.35	2.8	1.86	0.78	0.4	0	1.64	0.35	0.33
Restrooms	1	1	0	1	1	1	1	0	0	1	1
Pavilion	0	1	0	2	1	1	1	0	1	1	0
Picnic Shelter	0	0	3	0	0	5	6	1	0	1	4
Drinking Fountain	1	1	1	2	1	1	1	0	1	1	1
Playground	0	1	1	1	1	1	1	0	1	0	0
Baseball	0	0	0	6	0	0	0	0	0	0	0
Multi-use Fields	1	3	0	0	1	0	2	0	3	0	0
Field Light	0	0	0	1	0	0	0	0	0	0	0
Trees	13	38	141	99	72	109	41	3	168	26	112
Fishing Pond	0	0	0	0	0	0	0	0	0	0	0
Pond/ Water Feature	0	0	0	0	0	1	0	0	0	0	0
Waterfall	0	0	0	0	0	1	0	0	0	0	0
Tennis Court	0	0	0	0	0	0	0	0	0	2	0
Basketball Court	0	2	0	0	0	0	0	0	0	0	0
Volleyball Court	0	1	1	0	1	0	0	1	0	1	0

The City currently has 6.08 trail miles which, with an existing population of 25,507 persons, equates to a trails standard of 1.26 linear feet per capita. The trail miles are located on the Old Emigrant Trail (5.59 miles) and Bridgeway Trail (0.49 miles) and are all asphalt trails. The City has one stand-alone trailhead, which equates to a service level of 0.039 stand-alone trailheads per 1,000 persons.⁴

Proposed Service Levels

The City has determined that its community parks and recreation facilities are nearing capacity and that they will be at capacity by 2015. Park capacity is difficult to measure but, based on growing demand for sport fields, the need for practice time as well as game time, use of playgrounds during peak hours, etc., the City feels a need, given its rapidly-growing population, to continue to expand its recreation facilities in the future. Because of the large number of participants in organized sports, there are times when sports fields are difficult to obtain for practice times. In 2013, the City had 1,022 participants in baseball and softball programs, 749 participants in soccer programs and 405 participants in football programs. Due to the overlapping timeframes of some of these sports, there is substantial demand on fields at peak times (i.e., 5-7 p.m. on weekdays and on Saturdays).

The City feels that the small amount of excess capacity in the existing system is sufficient to serve the population through 2015 when the population is expected to reach 26,717 persons. This results in a proposed level of service for park land and improvements of 4.73 acres per 1,000 persons.⁵

Per capita standards for park improvements are shown in Table 10 and are calculated based on the existing facilities divided by the 2015 population.

TABLE 10 – PARK IMPROVEMENTS SERVICE LEVELS

Amenity	Total Community Facilities (not incl. Regional)	2015 per Capita Std for Improvements
Land Acres	126.3	0.004727327
Turf sf	3,155,486.40	118.107811506
Asphalt Parking Area sf	517,928.40	19.385724445
Restrooms	8	0.000299435
Pavilion	8	0.000299435
Picnic Shelter	20	0.000748587
Drinking Fountain	11	0.000411723
Playground	7	0.000262005
Baseball	6	0.000224576
Multi-use Fields	10	0.000374294
Field Light	1	0.000037429
Trees	822	0.030766927
Pond/Water Feature	1	0.000037429
Waterfall	1	0.000037429
Tennis Court	2	0.000074859
Basketball Court	2	0.000074859
Volleyball Court	5	0.000187147

⁴ Calculated by dividing one trailhead by 25,507/1000.

⁵ Calculated by dividing 126.3 acres by (26,717/1000).

The City has indicated that there is a small amount of excess capacity in the existing trails system, and that it will reach capacity by 2015. With a 2015 population of 26,717 persons, this results in a proposed trails standard of 1.20 linear feet per capita. With one trailhead, as part of the trail system, this results in a standard of 0.037 trailheads per 1,000 persons.⁶ The City feels that trailheads are at or very near capacity as the ten parking spaces at the stand-alone trailhead (located at 3000 West and Bluff Street) are often full.

Identify Excess Capacity

The existing level of park service is 4.95 acres per 1,000 persons. The proposed level of service is 4.73 acres per 1,000 persons, resulting in excess capacity of 0.22 acres per 1,000 persons.

The existing level of trails service is 1.26 linear feet per capita, while the proposed level of service is 1.20 linear feet, resulting in excess capacity of .06 feet per capita. The existing level of stand-alone trailhead service is 0.039 trailheads per 1,000 persons, while the proposed level is 0.037 trailheads per 1,000 persons, resulting in excess capacity of 0.02 trailheads per 1,000 persons.

⁶ Calculated by dividing 1 trailhead facility by 26,717/1,000.

IDENTIFY DEMANDS PLACED ON EXISTING PUBLIC FACILITIES BY NEW DEVELOPMENT ACTIVITY AT PROPOSED LEVEL OF SERVICE AND HOW THOSE DEMANDS WILL BE MET

Utah Code 11-36a-302(1)(a)(iv)(v)

Demand Placed on Facilities by New Development Activity

Regional Parks and Recreation Improvements

There is sufficient excess capacity in the regional parks and recreation improvements to serve the needs of new development for many years. In fact, these facilities were sized with the intention of serving all of Syracuse residents, both now and in the future. For this reason, new development will be required to “buy in” to the excess capacity in the regional parks and recreation improvements.

Community Parks and Recreation Improvements

With a current (2013) population of 25,507 persons, this results in a current level of service for community parks of 4.95 acres per 1,000 persons. However, the City feels that there is a small amount of excess capacity in the existing system, and that the present park land and improvements are sufficient to serve the population through 2015 when the population is expected to reach 26,717 persons. This results in a level of service for park land and improvements of 4.73 acres per 1,000 persons.⁷ However, if no new park improvements are made, this standard will decrease in the future. The City has determined that it desires to use the excess capacity in the system through 2015 and then maintain that level of service in the future.

TABLE 11 – COMMUNITY PARKS DECLINING SERVICE LEVELS WITH GROWTH AND NO NEW FACILITIES

Year	Population	Acres of Improved Community Parks	Acres per 1000 Persons
2013	25,507	126.3	4.95
2014	26,112	126.3	4.84
2015	26,717	126.3	4.73
2016	27,322	126.3	4.62
2017	27,927	126.3	4.52
2018	28,532	126.3	4.43
2019	29,137	126.3	4.33
2020	29,742	126.3	4.25
2021	30,347	126.3	4.16
2022	30,952	126.3	4.08

As the table above shows, if no new facilities are added (park land or improvements), the level of service will decrease to 4.08 acres per capita by 2022. However, it is the City’s desire and intention to maintain the 2015 level of service of 4.73 park acres per 1,000 residents.

The City also feels that its trail facilities are nearing capacity and that they will be at capacity by 2015. If no new trails are added, the level of service will decline from 1.26 linear trail feet per capita in 2013, to 1.20 linear feet in 2015, to 1.04 linear feet in 2022.

⁷ Calculated by dividing 126.3 acres by (26,717/1,000).

TABLE 12 – TRAILS LEVEL OF SERVICE AND IMPROVEMENTS NEEDED

Year	Population	Projected Annual Population Growth	Trail Miles	Total Trail Linear Feet with No Additional Trails	Trails Std (Linear Feet per Capita) with No New Facilities	Additional Trail Feet to Maintain 2015 Std	Total Linear Trail Feet Necessary to Maintain 2015 Std
2013	25,507	-	6.08	32,102	1.26		32,102
2014	26,112	605	6.08	32,102	1.23		32,102
2015	26,717	605	6.08	32,102	1.20		32,102
2016	27,322	605	6.08	32,102	1.17	727	32,829
2017	27,927	605	6.08	32,102	1.15	727	33,556
2018	28,532	605	6.08	32,102	1.13	727	34,283
2019	29,137	605	6.08	32,102	1.10	727	35,010
2020	29,742	605	6.08	32,102	1.08	727	35,737
2021	30,347	605	6.08	32,102	1.06	727	36,464
2022	30,952	605	6.08	32,102	1.04	727	37,191
TOTAL		5,445				5,089	

Stand-alone trailhead facilities are also nearing capacity and will be at capacity in 2015.

TABLE 13 – TRAILS LEVEL OF SERVICE AND IMPROVEMENTS NEEDED

Year	Population	Projected Annual Population Growth	Stand-Alone Trailheads	Trailhead Std with No New Facilities	Additional Trailheads to Maintain 2015 Std	Total Trailheads Necessary to Maintain 2015 Std
2013	25,507	-	1	0.039	0	1
2014	26,112	605	1	0.038	0	1
2015	26,717	605	1	0.037	0	1
2016	27,322	605	1	0.037	0.022644758	1.022644758
2017	27,927	605	1	0.036	0.045289516	1.045289516
2018	28,532	605	1	0.035	0.067934274	1.067934274
2019	29,137	605	1	0.034	0.090579032	1.090579032
2020	29,742	605	1	0.034	0.11322379	1.11322379
2021	30,347	605	1	0.033	0.135868548	1.135868548
2022	30,952	605	1	0.032	0.158513306	1.158513306
TOTAL		5,445			0.634053225	

Identify the Means by Which the Political Subdivision Will Meet the Growth Demands

The City will need to acquire additional park lands and improvements to maintain its proposed level of service. Service levels will decline, as a result of population growth, unless new facilities are constructed or acquired. The additional capacity can be used until 2015, after which additional park improvements will be required.

In order to maintain 2015 service levels, the City will need to expend \$2,699,683.79 for park land and improvements.

TABLE 14 – PARK COMMUNITY IMPROVEMENTS TO MAINTAIN 2015 SERVICE LEVELS

Amenity	Total Community Facilities (not incl. Regional)	2015 per Capita Std for Improvements	Cost of Improvements per Unit*	Total Improvements Needed (2013-2022)
Land Acres	126.3	0.004727327	\$32,500.00	\$836,559.63
Turf sf	3,155,486.40	118.107811506	\$0.65	\$418,013.07
Asphalt Parking Area sf	517,928.40	19.385724445	\$4.34	\$458,109.87
Restrooms	8	0.000299435	\$54,280.92	\$88,500.83
Pavilion	8	0.000299435	\$43,424.73	\$70,800.67
Picnic Shelter	20	0.000748587	\$5,200.00	\$21,195.49
Drinking Fountain	11	0.000411723	\$879.35	\$1,971.36
Playground	7	0.000262005	\$25,099.50	\$35,807.44
Baseball	6	0.000224576	\$422,305.54	\$516,402.37
Multi-use Fields	10	0.000374294	\$83,592.61	\$170,364.11
Field Light	1	0.000037429	\$2,714.05	\$553.13
Trees	822	0.030766927	\$80.00	\$13,402.07
Pond/Water Feature	1	0.000037429	\$2,500.00	\$509.51
Waterfall	1	0.000037429	\$900.00	\$183.42
Tennis Court	2	0.000074859	\$23,883.60	\$9,735.09
Basketball Court	2	0.000074859	\$41,253.50	\$16,815.16
Volleyball Court	5	0.000187147	\$40,000.00	\$40,760.56
				\$2,699,683.79

*The following costs are taken from the City's Park Development Capital Facilities Plan prepared in 2009: grass and sod (turf) per sf (\$0.60); asphalt parking per sf (\$4.00); restrooms (\$50,000); pavilions/boweries (\$40,000); drinking fountains (\$810); playgrounds (\$23,120); baseball fields (\$389,000); multi-use fields (\$77,000); field lights (\$2,500); tennis courts (\$22,000); basketball courts (\$38,000). An inflationary growth factor, based on the CPI, has been applied to the 2009 costs. Other facilities have been researched as follows: picnic shelters (\$5,200); pond/water feature (\$2,500); waterfall (\$900); and volleyball court (\$40,000).

Most facility improvement values were taken from the City's Park Development Capital Facility Plan dated May 2009. An inflationary factor, using the CPI, was used to adjust the original figures to 2013.⁸

The anticipated cost for land is \$32,500 per acre which was calculated based on a sample of Syracuse properties and their assessed market values. The properties used in the sample were all undeveloped, unimproved and were parcels that were ten acres or larger in size.

⁸ The May 2009 CPI was 213.856. The latest CPI figure available for 2013 is 232.1666. The CPI growth ratio is therefore 1.08561836.

TABLE 15 – PARK LAND VALUES

Parcel Number	Total Market Value	Acreage	Value per Acre
121020048	\$2,793,128	80.9	\$34,526
121080042	\$2,108,661	58.66	\$35,947
120480123	\$1,095,569	37.52	\$29,200
121130020	\$151,255	23.27	\$6,500
120470253	\$665,892	23.1	\$28,826
121080043	\$664,690	16.93	\$39,261
121000032	\$299,513	15.55	\$19,261
120400075	\$593,722	15.46	\$38,404
120400072	\$527,535	12.34	\$42,750
126290001	\$416,814	11.98	\$34,792
121040167	\$497,156	11.77	\$42,239
126230011	\$420,832	11.61	\$36,247
120500093	\$225,772	11.57	\$19,514
123390013	\$479,190	10.51	\$45,594
120860106	\$403,827	10.48	\$38,533
Average			\$32,773

The City will also need to maintain service levels for trails. The City currently has 6.08 trail miles, which equates to a trails standard of 1.26 linear feet per capita. However, the City has indicated that there is a small amount of excess capacity in the existing trails system, and that it will reach capacity by 2015. This results in a trails standard of 1.20 linear feet per capita. In order to maintain this standard in the future, the City will need to construct additional trail miles. Over the next ten years, the City will need an additional 5,089 linear feet of trails, thereby increasing its overall trails system to 37,191 linear feet (7.04 miles).

Future trail costs have been based on a cost of \$39.20 per linear foot for hard surface.

TABLE 16 – TRAIL IMPROVEMENTS TO MAINTAIN SERVICE LEVELS

Trail Costs	
Cost per Foot for Standard Paved Trail	
Excavation	\$7.40
8" Thick Roadbase	\$9.00
3" Thick Asphalt (10' wide)	\$20.00
Shoulder Gravel	\$1.80
Slurry Seal	\$1.00
TOTAL	\$39.20

The City has not included any land costs for trails as trail land has been obtained in the past through easement, grants, etc. Therefore, the City does not anticipate any future expenditures for trail land. The additional anticipated cost to maintain the 2015 standard is \$199,475.38.

TABLE 17 – TRAIL IMPROVEMENTS TO MAINTAIN SERVICE LEVELS

Year	Population	Projected Annual Population Growth	Trails (Miles)	Total Trail Linear Feet	Trails Std (Linear Feet per Capita) with No New Facilities	Additional Trail Feet to Maintain 2015 Std	Total Linear Trail Feet Necessary to Maintain 2015 Std	Additional Cost to Maintain 2015 Std
2013	25,507	-	6.08	32,102	1.26		32,102	
2014	26,112	605	6.08	32,102	1.23		32,102	
2015	26,717	605	6.08	32,102	1.20		32,102	\$0.00
2016	27,322	605	6.08	32,102	1.17	727	32,829	\$28,496.48
2017	27,927	605	6.08	32,102	1.15	727	33,556	\$28,496.48
2018	28,532	605	6.08	32,102	1.13	727	34,283	\$28,496.48
2019	29,137	605	6.08	32,102	1.10	727	35,010	\$28,496.48
2020	29,742	605	6.08	32,102	1.08	727	35,737	\$28,496.48
2021	30,347	605	6.08	32,102	1.06	727	36,464	\$28,496.48
2022	30,952	605	6.08	32,102	1.04	727	37,191	\$28,496.48
TOTAL		5,445				5,089		\$199,475.38

The additional trailhead cost necessary to maintain the 2015 service level is \$15,411.86.

TABLE 18 – TRAIL IMPROVEMENTS TO MAINTAIN SERVICE LEVELS

Year	Population	Projected Annual Population Growth	Stand-Alone Trailheads	Trailhead Std with No New Facilities	Additional Trailheads to Maintain 2015 Std	Total Trailheads Necessary to Maintain 2015 Std	Additional Cost to Maintain 2015 Std
2013	25,507	-	1	0.039	0	1	\$0.00
2014	26,112	605	1	0.038	0	1	\$0.00
2015	26,717	605	1	0.037	0	1	\$0.00
2016	27,322	605	1	0.037	0.022644758	1.022644758	\$550.42
2017	27,927	605	1	0.036	0.045289516	1.045289516	\$1,100.85
2018	28,532	605	1	0.035	0.067934274	1.067934274	\$1,651.27
2019	29,137	605	1	0.034	0.090579032	1.090579032	\$2,201.69
2020	29,742	605	1	0.034	0.11322379	1.11322379	\$2,752.12
2021	30,347	605	1	0.033	0.135868548	1.135868548	\$3,302.54
2022	30,952	605	1	0.032	0.158513306	1.158513306	\$3,852.96
TOTAL		5,445			0.634053225		\$15,411.86

CONSIDERATION OF ALL REVENUE SOURCES

Utah Code 11-36a-302(2)

Grants

The City anticipates that future trail land will be acquired through easements and grants and has therefore not included any cost for trail land in the calculation of impact fees.

Bonds

The City has one outstanding bond for parks, recreation and trails facilities. This is a 15-year sales tax revenue bond, Series 2005, which expires in 2020. Annual payments on the bond are shown in Table 15. The Impact Fees Analysis must calculate appropriate credits for these future payments from sales tax revenues.

TABLE 19 – SERIES 2005, PARKS AND RECREATION BOND OUTSTANDING PAYMENTS

	2014	2015	2016	2017	2018	2019	2020
Annual Payments	\$186,853	\$191,253	\$190,103	\$188,748	\$188,342	\$188,342	\$188,342

The City does not anticipate issuing debt for parks, recreation or trail facilities within the next ten years. Therefore, no debt service interest costs, or costs of debt issuance, can be included in the calculation of impact fees.

Interfund Loans

The City currently has no plans to purchase parks, recreation or trail facilities through any interfund loans. However, the City may decide to do so in the future. In this case, impact fees could be used to repay the loans to the City up to the amounts used to maintain the proposed service levels.

Impact Fees

Because of the significant growth anticipated to occur in Syracuse, impact fees are a viable means of allowing new development to pay for the impacts that it places on the existing system. This IFFP is developed in accordance with legal guidelines so that an Impact Fee Analysis for Parks, Recreation and Trails may be prepared and the City may charge impact fees for Parks, Recreation and Trails.

Impact fees will be used to repay the General Fund for the regional park facilities, for park improvements (land or improvements) and to maintain the trails level of service. Impact fees from community parks and recreation facilities will be placed in the Parks, Recreation and Trails Impact Fee account and used for park facilities (either park land or improvements) as the City chooses in accordance with the IFFP. Impact fees from trails will also be placed in the Parks, Recreation and Trails Impact Fee account and will be used to maintain the trails level of service as identified in this Impact Fees Analysis.

Anticipated or Accepted Dedications of System Improvements

Any item that a developer funds must be included in the IFFP if a credit against impact fees is to be issued and must be agreed upon with the City before construction of the improvements.

CERTIFICATION

Zions Bank Public Finance certifies that the attached impact fee facilities plan:

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

APPENDIX A - NOTICE OF INTENT TO PREPARE A COMPREHENSIVE AMENDMENT TO THE PARKS, RECREATION, OPEN SPACE, AND TRAILS IMPACT FEE FACILITIES PLAN

The Syracuse City Council will hold a public hearing to receive input on, and consider approval and adoption of (1) the proposed 2013 Parks, Trails, and Recreation Impact Fee Facilities Plan, (2) the proposed 2013 Parks, Trails, and Recreation Impact Fee Analysis, (3) a proposed Ordinance containing proposed revisions to Syracuse City Code regarding impact fees, and (4) a proposed Resolution amending the Syracuse City Fee Schedule. The hearing will be held during the City Council's regularly scheduled meeting of November 12, 2013, which begins at 7:00 p.m., at Syracuse City Hall, 1979 W. 1900 S., Syracuse. All interested persons will be given reasonable opportunity to be heard; written comments are welcome. Copies of the referenced documents are available for public view in the office of the Syracuse City Finance Director. In compliance with the American Disabilities Act, persons needing auxiliary communicative aids and services for this meeting should contact the City offices at 825-1477 at least 48 hours in advance of the meeting.

CASSIE Z. BROWN, CMC
SYRACUSE CITY RECORDER

DATED: WEDNESDAY OCTOBER 23, 2013

PUBLISH ONCE: SUNDAY, OCTOBER 27, 2013

SYRACUSE CITY



Syracuse City

Parks, Trails & Recreation Impact Fee Analysis

ZIONS BANK  PUBLIC FINANCE

October 2013

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SUMMARY OF IMPACT FEE ANALYSIS

Background

Demand for parks, trails and recreation facilities in Syracuse is attributable to residential development. Impact fees have therefore been calculated based on residential growth only and are not charged to non-residential development. Impact fees are charged only for system projects which serve the entire City; therefore, there is one geographic area for impact fees that includes the entire City boundaries,

Impact on Consumption of Existing Capacity

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

The City has both regional and community parks and recreation facilities. The regional facilities include Jensen Park, the Community Center, Skateboard Park and the Equestrian Park and were built with the intention to serve the entire City now and in the future. Therefore, these regional facilities have sufficient excess capacity to serve the needs of new growth and new development will be required to buy in to the excess capacity of these facilities.

The City also has community parks that are considered “system improvements” because they serve more than just one development or area of the City. The City has determined that its community parks and recreation facilities are nearing capacity and that they will be at capacity by 2015. Park capacity is difficult to measure but, based on growing demand for sport fields, the need for practice time as well as game time, use of playgrounds during peak hours, etc., the City feels a need, given its rapidly-growing population, to continue to expand its recreation facilities in the future. This impact fee analysis considers the existing excess capacity of the system, as well as the need for future facilities to be constructed within the next ten years. All impact fees collected will be expended within a six-year period from the time of collection.

The City currently has 126.3 acres of community parks, not including its regional park (Jensen Park). With a current (2013) population of 25,507 persons, this results in a current level of service for community parks of 4.95 acres per 1,000 persons. However, the City feels that there is a small amount of excess capacity in the existing system, and that the present park land and improvements are sufficient to serve the population through 2015 when the population is expected to reach 26,717 persons. This results in a level of service for park land and improvements of 4.73 acres per 1,000 persons.¹ However, if no new park improvements are made, this standard will decrease in the future. The City has determined that it desires to use the excess capacity in the system through 2015 and then maintain that level of service in the future.

Impact on System Improvements by Anticipated New Development Required to Maintain Existing Service Levels

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

The City will need to acquire additional park lands and improvements to maintain its established level of service. Service levels will decline, as a result of population growth, unless new facilities are constructed or acquired. The additional capacity can be used until 2015, after which additional park improvements will be required.

¹ Calculated by dividing 126.3 acres by (26,717/1000).

In order to maintain 2015 service levels, the City will need to expend \$2,699,683.79 for park land and improvements.

TABLE 1 – PARK COMMUNITY IMPROVEMENTS TO MAINTAIN 2015 SERVICE LEVELS

Amenity	Total Community Facilities (not incl. Regional)	2015 per Capita Std for Improvements	Cost of Improvements per Unit	Total Improvements Needed (2013-2022)
Land Acres	126.3	0.004727327	\$32,500.00	\$836,559.63
Turf sf	3,155,486.40	118.107811506	\$0.65	\$418,013.07
Asphalt Parking Area sf	517,928.40	19.385724445	\$4.34	\$458,109.87
Restrooms	8	0.000299435	\$54,280.92	\$88,500.83
Pavilion	8	0.000299435	\$43,424.73	\$70,800.67
Picnic Shelter	20	0.000748587	\$5,200.00	\$21,195.49
Drinking Fountain	11	0.000411723	\$879.35	\$1,971.36
Playground	7	0.000262005	\$25,099.50	\$35,807.44
Baseball	6	0.000224576	\$422,305.54	\$516,402.37
Multi-use Fields	10	0.000374294	\$83,592.61	\$170,364.11
Field Light	1	0.000037429	\$2,714.05	\$553.13
Trees	822	0.030766927	\$80.00	\$13,402.07
Pond/Water Feature	1	0.000037429	\$2,500.00	\$509.51
Waterfall	1	0.000037429	\$900.00	\$183.42
Tennis Court	2	0.000074859	\$23,883.60	\$9,735.09
Basketball Court	2	0.000074859	\$41,253.50	\$16,815.16
Volleyball Court	5	0.000187147	\$40,000.00	\$40,760.56
				\$2,699,683.79

The City will also need to maintain service levels for trails. The City currently has 6.08 trail miles, which equates to a trails standard of 1.26 linear feet per capita. However, the City has indicated that there is a small amount of excess capacity in the existing trails system, and that it will reach capacity by 2015. This results in a trails standard of 1.20 linear feet per capita. In order to maintain this standard in the future, the City will need to construct additional trail miles. Over the next ten years, the City will need an additional 5,089 linear feet of trails, thereby increasing its overall trails system to 37,191 linear feet (7.04 miles).

TABLE 2 – TRAIL IMPROVEMENTS TO MAINTAIN SERVICE LEVELS

Year	Population	Projected Annual Pop. Growth	Trails (miles)	Total Trail Linear Feet	Trails Std (Linear Feet per Capita) with No New Facilities	Additional Trail Feet to Maintain 2015 Std	Total Linear Trail Feet Necessary to Maintain 2015 Std	Additional Cost to Maintain 2015 Std
2013	25,507	-	6.08	32,102	1.26		32,102	
2014	26,112	605	6.08	32,102	1.23		32,102	
2015	26,717	605	6.08	32,102	1.20		32,102	\$0.00
2016	27,322	605	6.08	32,102	1.17	727	32,829	\$28,496.48
2017	27,927	605	6.08	32,102	1.15	727	33,556	\$28,496.48
2018	28,532	605	6.08	32,102	1.13	727	34,283	\$28,496.48
2019	29,137	605	6.08	32,102	1.10	727	35,010	\$28,496.48
2020	29,742	605	6.08	32,102	1.08	727	35,737	\$28,496.48
2021	30,347	605	6.08	32,102	1.06	727	36,464	\$28,496.48
2022	30,952	605	6.08	32,102	1.04	727	37,191	\$28,496.48
TOTAL		5,445				5,089		\$199,475.38

The City will also need to build an additional trailhead to serve the demands of new growth, which should be built within the next six years, and then allow future development to buy in to the excess capacity of that trailhead.

TABLE 3 – TRAIL IMPROVEMENTS TO MAINTAIN PROPOSED SERVICE LEVELS

Year	Population	Projected Annual Population Growth	Stand-Alone Trailheads	Trailhead Std with No New Facilities	Additional Trailheads to Maintain 2015 Std	Total Trailheads Necessary to Maintain 2015 Std	Additional Cost to Maintain 2015 Std
2013	25,507	-	1	0.039	0	1	\$0.00
2014	26,112	605	1	0.038	0	1	\$0.00
2015	26,717	605	1	0.037	0	1	\$0.00
2016	27,322	605	1	0.037	0.022644758	1.022644758	\$550.42
2017	27,927	605	1	0.036	0.045289516	1.045289516	\$1,100.85
2018	28,532	605	1	0.035	0.067934274	1.067934274	\$1,651.27
2019	29,137	605	1	0.034	0.090579032	1.090579032	\$2,201.69
2020	29,742	605	1	0.034	0.11322379	1.11322379	\$2,752.12
2021	30,347	605	1	0.033	0.135868548	1.135868548	\$3,302.54
2022	30,952	605	1	0.032	0.158513306	1.158513306	\$3,852.96
TOTAL		5,445			0.634053225		\$15,411.86

Relation of Anticipated Development Activity to Impacts on Existing Capacity and System Improvements

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

The demand placed on existing public park and trail facilities by new development activity is attributed to population growth. The City has a 2013 population of 25,507 persons and as a result of anticipated development activity will grow to a projected population of 30,952 by 2022 – an increase of 5,445 persons. As growth occurs as a result of increased development activity, more parks, recreation and trail facilities are needed.

Proportionate Share Analysis and Impact Fee Calculation

Utah Code 11-36a-304(1)(d)(e) and (2)(a)(b)

COSTS OF SYSTEM IMPROVEMENTS RELATED TO EXCESS CAPACITY

The City has provided four regional facilities that are intended to serve all residents – those now living in the City and those that will live there in the future. These regional facilities are Jensen Park, the Community Center, the Skateboard Park and Equestrian Park. The actual cost of these facilities (not including donations and grants) has been used to calculate the proportionate, fair share, buy-in component for each regional facility. Because the City does not have any data on the actual cost of the Skateboard Park and the Equestrian Park, these facilities have not been included in the analysis of buy-in costs for regional facilities.

TABLE 4 – REGIONAL FACILITIES

Regional Facilities	
Jensen Buy-In	
Cost of Jensen Park	\$4,836,992
Less: (Donations, Grants, etc.)	(\$325,000.00)
Actual Cost of Jensen Park	\$4,511,992
Capacity Population (2060)	53,389
Buy-In per Person (Jensen)	\$84.51
Community Center	
Community Center Actual Cost*	\$3,634,222.55
Capacity Population (2060)	53,389
Buy-In per Person (Community Center)	\$68.07
TOTAL Impact Fee per Capita for Buy-In to Regional Facilities	\$152.58
*The actual cost does not include the \$500,000 grant used to acquire the Community Center. With the grant amount included, the total Community Center cost is \$4,134,222.55	

COSTS OF SYSTEM IMPROVEMENTS RELATED TO NEW DEVELOPMENT ACTIVITY

The cost of new system improvements required to maintain 2015 service levels is based on the actual cost of community park facilities and consultant fees for preparation of the Impact Fee Facilities Plan and Impact Fee Analysis. The impact fee per capita to maintain the community parks level of service is \$495.81 per capita, the level for trail facilities is \$39.47 per capita, and the consultant impact fee per capita is \$0.92.

TABLE 5 – PROPORTIONATE SHARE CALCULATION – COMMUNITY PARKS, TRAILS AND CONSULTANT FEES

Community Park Facilities	
2015 Capacity Population	26,717
Community Parks Cost to Maintain LOS	\$2,699,683.79
Population Growth (2013-2022)	5,445
Per Capita Impact Fee for Community Parks	\$495.81
Trail Facilities	
Total Trail Miles	6.08
Trail Linear Feet	32,102
2015 Population	26,717
Population Growth (2013-2022)	5,445
Standard (2015 LOS) - Linear Feet per Capita	1.20
Cost per Linear Foot - Hard Surface	\$39.20
Improvements Needed to Maintain LOS – Trail Miles	\$199,475.38
Improvements Needed to Maintain LOS – Stand-Alone Trailheads	\$15,411.47
Cost per Capita	\$36.63
Consultant Fees	
ZBPF	\$5,000.00
Population Growth (2013-2019)	5,445
Per Capita Impact Fee for Consultant Fees	\$0.92

In addition, the Parks, Recreation and Trails Impact Fee account has a fund balance of (\$71,474.35). This must be credited based on the existing population of Syracuse. The City also has outstanding debt service of \$1,321,982 on

a Series 2005 Parks and Recreation Sales Tax Revenue Bond. This amount has been credited based on the net present value of yearly payments.

TABLE 6 – SUMMARY OF PARKS, RECREATION AND TRAILS IMPACT FEE

Summary of Parks, Recreation and Trails Impact Fee	
Regional Facilities	\$152.58
Community Park Facilities	\$495.81
Trails	\$39.47
Consultant Fees	\$0.92
Impact Fee Fund Balance	(\$2.80)
Per Capita Cost - Total Parks and Recreation	\$685.97
Household Size	3.71
Per Capita, Gross Impact Fee (Before Credits)	\$2,544.96
Calculation of Credits on Bond	
Remaining Debt Service Park Bond, Series 2005	(\$1,321,982)
Net Present Value of per Capita Credit*	(\$40.81)
Net Present Value of per Household Credit	(\$151.40)
IMPACT FEE PER HOUSEHOLD	\$2,393.56
*Assumes a discount rate of four percent	

SUMMARY OF IMPACT FEES

The maximum parks, trails and recreation impact fee allowable for Syracuse City is \$2,393.56 per residential dwelling unit.

Manner of Financing for Public Facilities

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

Impact fees will be used to repay the General Fund for the regional park facilities and to maintain the 2015 service levels for park improvements and trails. Impact fees from community parks and recreation facilities will be placed in the Parks, Recreation and Trails Impact Fee account and used for park facilities (either park land or improvements) as the City chooses in accordance with the IFFP. Impact fees from trails will also be placed in the Parks, Recreation and Trails Impact Fee account and will be used to maintain the trails level of service as identified in this Impact Fees Analysis.

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 fees that may be paid to fund system improvements found in the IFFP so that new development is not charged twice. Credits may also be paid back to developers who have constructed or directly funded items that are included in the IFFP or donated to the City in lieu of impact fees, including the dedication of land for system improvements. 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 construction of the improvements.

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.

Syracuse City has one parks bond outstanding for which a credit must be issued. This is a 15-year sales tax revenue bond, Series 2005, which expires in 2020. The net present value of the annual payments per capita is \$40.81, which is credited against the impact fees.

TABLE 7 – NET PRESENT VALUE OF OUTSTANDING BOND PAYMENTS

	NPV	2014	2015	2016	2017	2018	2019	2020
Annual Payments		\$186,853	\$191,253	\$190,103	\$188,748	\$188,342	\$188,342	\$188,342
Population		26,112	26,717	27,322	27,927	28,532	29,137	29,742
Per Capita	\$40.81	\$7.16	\$7.16	\$6.96	\$6.76	\$6.60	\$6.46	\$6.33

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.

Extraordinary Costs and Time Price Differential

Utah Code 11-36a-304(2)(g)(h)

It is not anticipated that there will be any extraordinary costs in servicing newly developed park properties. To account for the time-price differential inherent in fair comparisons of amounts paid at different times, actual costs have been used to compute buy in costs to public facilities with excess capacity and current costs have been used to compute impacts on system improvements required by anticipated development activity to maintain the established level of service for each public facility.

UTAH CODE LEGAL REQUIREMENTS

Utah law requires that communities² prepare an Impact Fee Analysis (IFA) based on the information presented in the Impact Fee Facilities Plan (IFFP) before enacting an impact fee. Utah law also requires that communities give notice of their intent to prepare and adopt an IFA. This IFA follows all legal requirements as outlined below. Syracuse City has retained Zions Bank Public Finance (ZBPF) to prepare this Impact Fee Analysis in accordance with legal requirements.

Notice of Intent to Prepare Impact Fee Analysis

A local political subdivision must provide written notice of its intent to prepare an IFA before preparing the Analysis (Utah Code 11-36a-503(1)). This notice must be posted on the Utah Public Notice website. The City has complied with this noticing requirement for the IFA by posting notice on October 27, 2013. A copy of the notice is included in Appendix A.

Preparation of Impact Fee Analysis

Utah Code requires that “each local political subdivision... intending to impose an impact fee shall prepare a written analysis of each impact fee” (Utah Code 11-36a-303).

Section 11-36a-304 of the Utah Code outlines the requirements of an impact fee analysis which is required to identify the following:

- (a) identify the anticipated impact on or consumption of any existing capacity of a public facility by the anticipated development activity;
- (b) identify the anticipated impact on system improvements required by the anticipated development activity to maintain the established level of service for each public facility
- (c) demonstrate how anticipated impacts are reasonably related to the anticipated development activity
- (d) estimate the proportionate share of:
 - (i) The costs for existing capacity that will be recouped; and
 - (ii) The costs of impacts on system improvement that are reasonably related to the new development activity; and
- (a) based on the requirements of this chapter, identify how the impact fee was calculated.

Further, in analyzing whether or not the proportionate share of the costs of public facilities are reasonably related to the new development activity, the local political subdivision or private entity, as the case may be, shall identify, if applicable:

- (a) the cost of each existing public facility that has excess capacity to serve the anticipated development resulting from the new development activity
- (b) the cost of system improvements for each public facility;
- (c) other than impact fees, the manner of financing for each public facility such as user charges, special assessments, bonded indebtedness, general taxes, or federal grants;

² Local political subdivisions with populations of less than 5,000 as of the last federal census need not prepare an impact fee facilities plan, but their impact fees must be based on a reasonable plan. This provision does not apply to Syracuse with a population of 24,331 as of the last federal census (2010) and which must prepare an impact fee facilities plan [Utah Code 11-36a-301(3)(a)].

- (d) the relative extent to which development activity will contribute to financing the excess capacity of and system improvements for each existing public facility, by means such as user charges, special assessments, or payment from the proceeds of general taxes;
- (e) the relative extent to which development activity will contribute to the cost of existing public facilities and system improvements in the future
- (f) the extent to which the development activity is entitled to a credit against impact fees because the development activity will dedicate system improvements or public facilities that will offset the demand for system improvements, inside or outside the proposed development;
- (g) extraordinary costs, if any in servicing the newly developed properties; and
- (h) the time-price differential inherent in fair comparisons of amounts paid at different times.

Calculating Impact Fees

Utah Code states that for purposes of calculating an impact fee, a local political subdivision or private entity may include:

- (a) the construction contract price;
- (b) the cost of acquiring land, improvements, materials, and fixtures;
- (c) the cost for planning, surveying, and engineering fees for services provided for and directly related to the construction of the system improvements; and
- (d) for political subdivision, debt service charges, if the political subdivision might use impact fees as a revenue stream to pay the principal and interest on bonds, notes or other obligations issued to finance the costs of the system improvements.

Additionally, the Code states that each political subdivision or private entity shall base impact fee amounts on realistic estimates and the assumptions underlying those estimates shall be disclosed in the impact fee analysis.

Certification of Impact Fee Analysis

Utah Code states that an impact fee analysis shall include a written certification from the person or entity that prepares the impact fee analysis. This certification is included at the conclusion of this analysis.

Impact Fee Enactment

Utah Code states that a local political subdivision or private entity wishing to impose impact fees shall pass an impact fee enactment in accordance with Section 11-36a-402. Additionally, an impact fee imposed by an impact fee enactment may not exceed the highest fee justified by the impact fee analysts. An impact fee enactment may not take effect until 90 days after the day on which the impact fee enactment is approved.

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

Based on the most recent Census, Syracuse (the “City”) had a 2010 population of 24,331 and as of 2013 has an estimated population of 25,507, increasing to a population of 30,952 by 2022. It is anticipated that future commercial growth will not place any additional demand on parks and recreation facilities. Therefore, this demand analysis considers only future residential growth.

TABLE 8 – PROJECTED POPULATION GROWTH

Year	Building Permits	Population
2010	71*	24,331
2011	83*	24,594
2012	163*	24,902
2013	163**	25,507
2014	163**	26,112
2015	163**	26,717
2016	163**	27,322
2017	163**	27,927
2018	163**	28,532
2019	163**	29,137
2020	163**	29,742
2021	163**	30,347
2022	163**	30,952

Source: United States Census 2010; Syracuse City; ZBPF

*Actual building permits

**Projected building permits

Projections have been made from the 2010 Census population of 24,331. Building permits for the prior year have been multiplied by an average household size of 3.71 persons and added to the prior year population. For example, to calculate the population in 2011, 71 building permits (issued in the prior year, 2010) have been multiplied by 3.71 persons to increase the 2010 population of 24,331 by 263 persons for an estimated 2011 population of 24,594.

Park and Recreation System Improvements

Utah Code allows cities to include only park *system* improvements for the purpose of calculating impact fees. Park *project* improvements cannot be used to establish levels of service eligible for impact fees. The City has determined that park *system* improvements are defined as parks that serve more than one local development area. The City has further separated its parks into two major categories of *system* improvements: regional parks and community parks. Regional parks have been built with the purpose of serving all of the residents of Syracuse – now and in the future. Community parks are a system of parks spread throughout the entire community. The City has determined that it is nearing capacity in its community park system and that it will be at capacity by 2015.

Regional Parks and Recreation Facilities. Regional parks and recreation improvements include the following:

Jensen Park
Community Center
Skateboard Park
Equestrian Park

Because these regional facilities have been sized to meet the needs of the community – current and future population – new development will be required to buy in to their excess capacity.

Community Parks and Recreation Facilities. Community parks in Syracuse include 126.3 acres.

TABLE 9 – COMMUNITY PARKS AND ACREAGE

Community Parks	Acreage
Bluff Ridge	5.5
Canterbury	5.0
Centennial	7.0
Founders	16.2
Fremont	44.0
Legacy	8.8
Linda Vista	6.0
Tuscany	4.3
Rock Creek	18.5
Stoker	4.7
Trailside	6.3
TOTAL	126.3

CONSUMPTION OF EXISTING CAPACITY BY ANTICIPATED NEW DEVELOPMENT

Regional Parks and Recreation Improvements. There is sufficient excess capacity in the regional parks and recreation improvements to serve the needs of new development for many years. In fact, these facilities were sized with the intention of serving all of Syracuse residents, both now and in the future. For this reason, new development will be required to “buy in” to the excess capacity in the regional parks and recreation improvements.

Community Parks and Recreation Improvements. With a current (2013) population of 25,507 persons, this results in a current level of service for community parks of 4.95 acres per 1,000 persons. However, the City feels that there is a small amount of excess capacity in the existing system, and that the present park land and improvements are sufficient to serve the population through 2015 when the population is expected to reach 26,717 persons. This results in a level of service for park land and improvements of 4.73 acres per 1,000 persons.³ However, if no new park improvements are made, this standard will decrease in the future. The City has determined that it desires to use the excess capacity in the system through 2015 and then maintain that level of service in the future.

TABLE 10 – COMMUNITY PARKS DECLINING SERVICE LEVELS WITH GROWTH AND NO NEW FACILITIES

Year	Population	Acres of Improved Community Parks	Acres per 1000 Persons
2013	25,507	126.3	4.95
2014	26,112	126.3	4.84
2015	26,717	126.3	4.73
2016	27,322	126.3	4.62
2017	27,927	126.3	4.52
2018	28,532	126.3	4.43
2019	29,137	126.3	4.33
2020	29,742	126.3	4.25
2021	30,347	126.3	4.16
2022	30,952	126.3	4.08

³ Calculated by dividing 126.3 acres by (26,717/1,000).

As the table above shows, if no new facilities are added (park land or improvements), the level of service will decrease to 4.08 acres per capita by 2022. However, it is the City's desire and intention to maintain the 2015 level of service.

The City also feels that its trail facilities are nearing capacity and that they will be at capacity by 2015. If no new trails are added, the level of service will decline from 1.26 linear trail feet per capita in 2013, to 1.20 linear feet in 2015, to 1.04 linear feet in 2022.

TABLE 11 – TRAILS LEVEL OF SERVICE AND IMPROVEMENTS NEEDED

Year	Population	Projected Annual Population Growth	Trail Miles	Total Trail Linear Feet with No Additional Trails	Trails Std (Linear Feet per Capita) with No New Facilities	Additional Trail Feet to Maintain 2015 Std	Total Linear Trail Feet Necessary to Maintain 2015 Std
2013	25,507	-	6.08	32,102	1.26		32,102
2014	26,112	605	6.08	32,102	1.23		32,102
2015	26,717	605	6.08	32,102	1.20		32,102
2016	27,322	605	6.08	32,102	1.17	727	32,829
2017	27,927	605	6.08	32,102	1.15	727	33,556
2018	28,532	605	6.08	32,102	1.13	727	34,283
2019	29,137	605	6.08	32,102	1.10	727	35,010
2020	29,742	605	6.08	32,102	1.08	727	35,737
2021	30,347	605	6.08	32,102	1.06	727	36,464
2022	30,952	605	6.08	32,102	1.04	727	37,191
TOTAL		5,445				5,089	

The stand-alone trailhead facility is an integral part of the trails system. The 10-stall parking lot at the trailhead is frequently full, and the City feels that it will be at capacity by 2015. Therefore, the City will need to construct a new facility at that time, and new development will need to buy in to that facility.

TABLE 12 – TRAILS LEVEL OF SERVICE AND IMPROVEMENTS NEEDED FOR STAND-ALONE TRAILHEADS

Year	Population	Projected Annual Population Growth	Stand-Alone Trailheads	Trailhead Std with No New Facilities	Additional Trailheads to Maintain 2015 Std	Total Trailheads Necessary to Maintain 2015 Std
2013	25,507	-	1	0.039	0	1
2014	26,112	605	1	0.038	0	1
2015	26,717	605	1	0.037	0	1
2016	27,322	605	1	0.037	0.022644758	1.022644758
2017	27,927	605	1	0.036	0.045289516	1.045289516
2018	28,532	605	1	0.035	0.067934274	1.067934274
2019	29,137	605	1	0.034	0.090579032	1.090579032
2020	29,742	605	1	0.034	0.11322379	1.11322379
2021	30,347	605	1	0.033	0.135868548	1.135868548

Year	Population	Projected Annual Population Growth	Stand-Alone Trailheads	Trailhead Std with No New Facilities	Additional Trailheads to Maintain 2015 Std	Total Trailheads Necessary to Maintain 2015 Std
2022	30,952	605	1	0.032	0.158513306	1.158513306
TOTAL		5,445			0.634053225	

IMPACT ON SYSTEM IMPROVEMENTS BY ANTICIPATED NEW DEVELOPMENT

The City will need to acquire additional park lands and improvements to maintain its established level of service. Service levels will decline, as a result of population growth, unless new facilities are constructed or acquired. The additional capacity can be used until 2015, after which additional park land and improvements will be required.

TABLE 13 – PARK LAND AND IMPROVEMENTS

Amenity	Bluff Ridge	Canterbury	Centennial	Founders	Fremont	Legacy	Linda Vista	Tuscany	Rock Creek	Stoker	Trailside
Acres	5.5	5.0	7.0	16.2	44.0	8.8	6.0	4.3	18.5	4.7	6.3
Turf Acres	4.8	4.25	4.84	12	8.14	2.7	5.6	4.29	16.82	4	5
Asphalt (parking area on facilities 2)	0.63	0.75	2.35	2.8	1.86	0.78	0.4	0	1.64	0.35	0.33
Restrooms	1	1	0	1	1	1	1	0	0	1	1
Pavilion	0	1	0	2	1	1	1	0	1	1	0
Picnic Shelter	0	0	3	0	0	5	6	1	0	1	4
Drinking Fountain	1	1	1	2	1	1	1	0	1	1	1
Playground	0	1	1	1	1	1	1	0	1	0	0
Baseball	0	0	0	6	0	0	0	0	0	0	0
Multi-use Fields	1	3	0	0	1	0	2	0	3	0	0
Field Light	0	0	0	1	0	0	0	0	0	0	0
Trees	13	38	141	99	72	109	41	3	168	26	112
Fishing Pond	0	0	0	0	0	0	0	0	0	0	0
Pond/Water Feature	0	0	0	0	0	1	0	0	0	0	0
Waterfall	0	0	0	0	0	1	0	0	0	0	0
Tennis Court	0	0	0	0	0	0	0	0	0	2	0
Basketball Court	0	2	0	0	0	0	0	0	0	0	0
Volleyball Court	0	1	1	0	1	0	0	1	0	1	0

The improvements needed, due to new growth and the desire to maintain 2015 service levels, is based on the per capita standard as shown in the table below, multiplied by the projected population growth of 5,445 persons between 2013 and 2022.

TABLE 14 – PARK LAND AND IMPROVEMENTS SERVICE LEVELS

Amenity	TOTAL	Per Capita Std for Improvements	Cost of Improvements per Unit	Improvements Needed
Land Acres	126.3	0.004727327	\$32,500.00	\$836,559.63
Turf sf	3,155,486.40	118.107811506	\$0.65	\$418,013.07
Asphalt Parking Area sf	517,928.40	19.385724445	\$4.34	\$458,109.87
Restrooms	8	0.000299435	\$54,280.92	\$88,500.83
Pavilion	8	0.000299435	\$43,424.73	\$70,800.67
Picnic Shelter	20	0.000748587	\$5,200.00	\$21,195.49
Drinking Fountain	11	0.000411723	\$879.35	\$1,971.36
Playground	7	0.000262005	\$25,099.50	\$35,807.44
Baseball	6	0.000224576	\$422,305.54	\$516,402.37
Multi-use Fields	10	0.000374294	\$83,592.61	\$170,364.11
Field Light	1	0.000037429	\$2,714.05	\$553.13
Trees	822	0.030766927	\$80.00	\$13,402.07
Pond/Water Feature	1	0.000037429	\$2,500.00	\$509.51
Waterfall	1	0.000037429	\$900.00	\$183.42
Tennis Court	2	0.000074859	\$23,883.60	\$9,735.09
Basketball Court	2	0.000074859	\$41,253.50	\$16,815.16
Volleyball Court	5	0.000187147	\$40,000.00	\$40,760.56
				\$2,699,683.79

The City will also need an additional 5,089 trail feet, at a current cost of \$39.20 per linear foot, for a total cost of \$199,475.38 over the next ten years.

The trail cost is detailed as follows:

TABLE 15 – TRAIL IMPROVEMENTS TO MAINTAIN SERVICE LEVELS

Trail Costs	
Cost per Foot for Standard Paved Trail	
Excavation	\$7.40
8" Thick Roadbase	\$9.00
3" Thick Asphalt (10' wide)	\$20.00
Shoulder Gravel	\$1.80
Slurry Seal	\$1.00
TOTAL	\$39.20

TABLE 16 – TRAIL IMPROVEMENTS

Year	Population	Projected Annual Population Growth	Trails (miles)	Total Trail Linear Feet	Trails Std (Linear Feet per Capita) with No New Facilities	Additional Trail Feet to Maintain 2015 Std	Total Linear Trail Feet Necessary to Maintain 2015 Std	Additional Cost to Maintain 2015 Std
2013	25,507	-	6.08	32,102	1.26		32,102	
2014	26,112	605	6.08	32,102	1.23		32,102	
2015	26,717	605	6.08	32,102	1.20		32,102	\$0.00
2016	27,322	605	6.08	32,102	1.17	727	32,829	\$28,496.48
2017	27,927	605	6.08	32,102	1.15	727	33,556	\$28,496.48
2018	28,532	605	6.08	32,102	1.13	727	34,283	\$28,496.48
2019	29,137	605	6.08	32,102	1.10	727	35,010	\$28,496.48
2020	29,742	605	6.08	32,102	1.08	727	35,737	\$28,496.48
2021	30,347	605	6.08	32,102	1.06	727	36,464	\$28,496.48
2022	30,952	605	6.08	32,102	1.04	727	37,191	\$28,496.48
TOTAL		5,445				5,088.66		\$199,475.38

Trailhead improvements will cost \$15,411.86.

TABLE 17 – STAND-ALONE TRAILHEAD IMPROVEMENTS

Year	Population	Projected Annual Population Growth	Stand-Alone Trailheads	Trailhead Std with No New Facilities	Additional Trailheads to Maintain 2015 Std	Total Trailheads Necessary to Maintain 2015 Std	Additional Cost to Maintain 2015 Std
2013	25,507	-	1	0.039	0	1	\$0.00
2014	26,112	605	1	0.038	0	1	\$0.00
2015	26,717	605	1	0.037	0	1	\$0.00
2016	27,322	605	1	0.037	0.022644758	1.022644758	\$550.42
2017	27,927	605	1	0.036	0.045289516	1.045289516	\$1,100.85
2018	28,532	605	1	0.035	0.067934274	1.067934274	\$1,651.27
2019	29,137	605	1	0.034	0.090579032	1.090579032	\$2,201.69
2020	29,742	605	1	0.034	0.11322379	1.11322379	\$2,752.12
2021	30,347	605	1	0.033	0.135868548	1.135868548	\$3,302.54
2022	30,952	605	1	0.032	0.158513306	1.158513306	\$3,852.96
TOTAL		5,445			0.634053225		\$15,411.86

RELATION OF ANTICIPATED DEVELOPMENT ACTIVITY TO IMPACTS ON EXISTING CAPACITY AND SYSTEM IMPROVEMENTS

The demand placed on existing park capacity and park system improvements by new development activity is attributed to population growth. The City has a 2013 population of 25,507 persons and as a result of anticipated development activity will grow to a projected 30,952 persons by 2022 – an increase of 5,445 persons. As population growth occurs as a result of increased development activity, more parks, recreation and trails facilities are needed to maintain established and identified service levels.

PROPORTIONATE SHARE ANALYSIS

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

COSTS OF SYSTEM IMPROVEMENTS RELATED TO EXCESS CAPACITY

The City has provided four regional facilities that are intended to serve all residents – those now living in the City and those that will live there in the future. These regional facilities are Jensen Park, the Community Center, the Skateboard Park and the Equestrian Park. The actual cost of these facilities (not including donations and grants) has been used to calculate the proportionate, fair share, buy in component for each regional facility.

TABLE 18 – PROPORTIONATE SHARE CALCULATIONS – REGIONAL FACILITIES

Regional Facilities	
Jensen Buy In	
Cost Jensen	\$4,836,992.24
Less: (Donations, Grants, etc.)	(\$325,000.00)
Jensen Actual Cost	\$4,511,992
Capacity Population (2060)	53,389
Buy In per Person (Jensen)	\$84.51
Community Center	
Community Center Actual Cost	\$3,634,222.55
Capacity Population (2060)	53,389
Buy In per Person (Community Center)	\$68.07
TOTAL Impact Fee per Capita for Buy-In to Regional Facilities	\$152.58

COSTS OF SYSTEM IMPROVEMENTS RELATED TO NEW DEVELOPMENT ACTIVITY

The cost of new system improvements required to maintain 2015 service levels is based on the actual cost of community park facilities and consultant fees for preparation of the Impact Fee Facilities Plan and Impact Fee Analysis. The impact fee per capita to maintain the community parks level of service is \$495.81 per capita, the level for trails facilities is \$36.63 per capita, and the consultant impact fee per capita is \$0.92.

TABLE 19 – PROPORTIONATE SHARE CALCULATION – COMMUNITY PARKS, TRAILS AND CONSULTANT FEES

Community Park Facilities	
2015 Capacity Population	26,717
Community Parks Cost to Maintain LOS	\$2,699,683.79
Population Growth (2013-2022)	5,445
Per Capita Impact Fee for Community Parks	\$495.81
Trail Facilities	
Total Trail Miles	6.08
Trail Linear Feet	32,102
2015 Population	26,717
Population Growth (2013-2022)	5,445
Standard (2015 LOS) - Linear Feet per Capita	1.20
Cost per Linear Foot - Hard Surface	\$39.20

Community Park Facilities	
Improvements Needed to Maintain LOS	\$199,475.38
Stand-Alone Trailhead Cost	\$15,411.86
Cost per Capita	\$39.47
Consultant Fees	
ZBPF	\$5,000.00
Population Growth (2013-2019)	5,445
Per Capita Impact Fee for Consultant Fees	\$0.92

In addition, the Parks, Recreation and Trails Impact Fee account has a fund balance of (\$71,474.35). This must be credited based on the existing population of Syracuse. The City also has outstanding debt service of \$1,321,982 on a Series 2005 Parks and Recreation Sales Tax Revenue Bond. This amount has been credited based on the net present value of yearly payments.

SUMMARY OF IMPACT FEES

The maximum parks, trails and recreation impact fee allowable for Syracuse City is \$2,393.56 per residential dwelling unit.

TABLE 20 – SUMMARY OF PARKS, RECREATION AND TRAILS IMPACT FEE

Summary of Parks, Recreation and Trails Impact Fee	
Regional Facilities	\$152.58
Community Park Facilities	\$495.81
Trails	\$39.47
Consultant Fees	\$0.92
Impact Fee Fund Balance	(\$2.80)
Per Capita Cost - Total Parks and Recreation	\$685.97
Household Size	3.71
Per Capita, Gross Impact Fee (Before Credits)	\$2,544.96
Calculation of Credits on Bond	
Remaining Debt Service Park Bond, Series 2005	(\$1,321,982)
Net Present Value of per Capita Credit*	(\$40.81)
Net Present Value of per Household Credit	(\$151.40)
IMPACT FEE PER HOUSEHOLD	\$2,393.56

*Assumes a discount rate of four percent

MANNER OF FINANCING, CREDITS, ETC.

Utah Code 11-36a-304(2)(c)(d)(e)(f)(g)(h)

Manner of Financing

An impact fee is a one-time fee that is implemented by a local government on new development to help fund and pay for all or a portion of the costs of public facilities that are needed to serve new development. These fees are usually implemented to help reduce the economic burden on local jurisdictions that are trying to deal with population growth within the area. As a matter of policy and legislative discretion, a City may choose to have new development pay the full cost of its share of new public facilities if the facilities would not be needed except to service new development. However, local governments may use other sources of revenue to pay for the new facilities required to service new development and use impact fees to recover the cost difference between the total cost and the other sources of revenue. Additionally, impact fees allow new growth to share in the cost of existing facilities that have excess capacity.

Impact Fee Credits

The Impact Fees Act requires credits to be paid back to development for future fees that may be paid to fund system improvements found in the IFFP so that new development is not charged twice. Credits may also be paid back to developers who have constructed or directly funded items that are included in the IFFP or donated to the City in lieu of impact fees, including the dedication of land for system improvements. 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 construction of the improvements.

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.

Syracuse City has one parks bond outstanding for which a credit must be issued. This is a 15-year sales tax revenue bond, Series 2005, which expires in 2020. The net present value of the annual payments per capita is \$40.81, which is credited against the impact fees.

TABLE 21 – NET PRESENT VALUE OF OUTSTANDING BOND PAYMENTS

	NPV	2014	2015	2016	2017	2018	2019	2020
Annual Pmts		\$186,853	\$191,253	\$190,103	\$188,748	\$188,342	\$188,342	\$188,342
Population		26,112	26,717	27,322	27,927	28,532	29,137	29,742
Per Capita	\$40.81	\$7.16	\$7.16	\$6.96	\$6.76	\$6.60	\$6.46	\$6.33

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.

Extraordinary Costs and Time Price Differential

It is not anticipated that there will be any extraordinary costs in servicing newly-developed park properties. To account for the time-price differential inherent in fair comparisons of amounts paid at different times, actual costs have been used to compute buy in costs to public facilities with excess capacity and current costs have been used to compute impacts on system improvements required by anticipated development activity to maintain the established level of service for each public facility.⁴

⁴ Since the time span covered by this analysis is only six years and inflation rates are low, current costs have been used to calculate impact fees for park system improvements.

CERTIFICATION

Zions Bank Public Finance certifies that the attached impact fee analysis:

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

**APPENDIX A - NOTICE OF INTENT TO PREPARE A COMPREHENSIVE AMENDMENT TO THE PARKS, RECREATION,
OPEN SPACE, AND TRAILS IMPACT FEE ANALYSIS**

PUBLIC HEARING

The Syracuse City Council will hold a public hearing to receive input on, and consider approval and adoption of (1) the proposed 2013 Parks, Trails, and Recreation Impact Fee Facilities Plan, (2) the proposed 2013 Parks, Trails, and Recreation Impact Fee Analysis, (3) a proposed Ordinance containing proposed revisions to Syracuse City Code regarding impact fees, and (4) a proposed Resolution amending the Syracuse City Fee Schedule. The hearing will be held during the City Council's regularly scheduled meeting of November 12, 2013, which begins at 7:00 p.m., at Syracuse City Hall, 1979 W. 1900 S., Syracuse. All interested persons will be given reasonable opportunity to be heard; written comments are welcome. Copies of the referenced documents are available for public view in the office of the Syracuse City Finance Director. In compliance with the American Disabilities Act, persons needing auxiliary communicative aids and services for this meeting should contact the City offices at 825-1477 at least 48 hours in advance of the meeting.

CASSIE Z. BROWN, CMC
SYRACUSE CITY RECORDER

DATED: WEDNESDAY OCTOBER 23, 2013

PUBLISH ONCE: SUNDAY, OCTOBER 27, 2013

SYRACUSE CITY

Ordinance No. 13-18

AN ORDINANCE AMENDING VARIOUS SECTIONS OF TITLE III AND TITLE VIII OF THE SYRACUSE CITY MUNICIPAL CODE PERTAINING TO IMPACT FEES.

WHEREAS, due to the pace of growth in the City there are from time to time small proposed changes to various City ordinances that are warranted; and

WHEREAS, these various proposed changes are needed with the approval of Ordinance 13-17, impact fee enactment,

WHEREAS, on November 12, 2013, the City Council held a public hearing to allow interested persons in attendance an opportunity to be heard for or against the proposed ordinance changes;

NOW, THEREFORE, BE IT ORDAINED BY THE SYRACUSE CITY COUNCIL AS FOLLOWS:

Section 1. Amendment. The following sections of Syracuse City Municipal Code are hereby amended as follows:

Proposed Title III Amendments:

- 3-11-1: PURPOSE.** Growth and development activity in Syracuse City has created an additional demand and need for roadway facilities, water facilities, publicly owned parks, open space and recreational facilities, and police and fire facilities. Persons responsible for growth and development activity should pay a proportionate share of the cost of such planned facilities needed to serve the growth and development activity. Impact fees are necessary to achieve an equitable allocation to the costs borne in the past and to be borne in the future, in comparison to the benefits already received and yet to be received. Pursuant to Utah Code, Title 11, Chapter 36A, this Chapter regulates impact fees for planned facilities. The provisions of this Chapter shall be liberally construed in order to carry out the purposes of the impact fee program. (Ord. 02-01) (Ord. 07-03)
- 3-11-2 APPLICABILITY.** The collection of impact fees shall apply to all new development activity in the City unless waived by the City Council, or otherwise exempted herein. , No building permit for any development activity shall be issued until all impact fees required by this ordinance have been paid in full. A stop work order shall be issued on any development activity for which the applicable impact fee has not been paid in full.
- A. All new secondary water connections shall be considered new development.
 - B. Park Property Acquisition Impact Fees shall apply only to new residential subdivision development.
 - C. Park Construction Impact Fees shall apply only to new residential dwelling unit construction activity.
 - D. The movement of a structure onto a lot shall be considered development activity and shall be subject to the impact fee provisions. (Ord. 03-04)

3-11-4 **CALCULATION OF IMPACT FEES.** Calculation of Impact fees shall be established by each individual impact fee enactment included herein as an appendix to this chapter as follows:

Appendix A: Secondary Water Impact Fee

Appendix B: Storm Water Impact Fee

Appendix C: Transportation Impact Fee

Appendix D: Parks, Trails, and Recreation Impact Fee (Ord. 13-17)

Appendix E: Public Safety Impact Fee (Ord 05-03)

Appendix F: Culinary Water Impact Fee (Ord. 07-03)

3-11-9: **COLLECTION OF IMPACT FEES.** Impact fees for all new development activity shall be collected in conjunction with the application for a building permit.

Proposed Title VIII Amendments:

8.02.050: PARKS, OPEN SPACE, AND OTHER PUBLIC SPACES

(Ord. 01-02) (Ord. 02-19) (Ord. 11-10)

- A. Location of parks and other public spaces. The City shall require a minimum of 4.95 acres of property for parks or other public spaces for every 1000 population throughout the city. The location of parks shall be determined by the City as identified in the Syracuse City General Plan. Subdividers will be required to work with the City to obtain park property within the development where placement of parks have been identified.

Section 2. Severability. 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 3. Effective Date. This Ordinance shall be effective on February 10, 2014 or 90 days after the adoption of Ordinance 13-17, Impact fee enactment, as required by Utah Code Ann. 11-36a-401(2).

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY,
STATE OF UTAH, THIS 12TH DAY OF NOVEMBER, 2013.**

SYRACUSE CITY

ATTEST:

Cassie Z. Brown, City Recorder

By: _____

Jamie Nagle, Mayor

Voting by the City Council:

Councilmember Peterson
Councilmember Lisonbee
Councilmember Duncan
Councilmember Johnson
Councilmember Shingleton

“AYE”

“NAY”
