



SALT LAKE CITY CORPORATION
IMPACT FEE FACILITIES PLAN (IFFP)/IMPACT FEE ANALYSIS (IFA)
EXECUTIVE SUMMARY

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

- ❖ **Impact Fee Service Area:** The Service Area for the parks and public lands, police, fire, and transportation impact fees includes all areas within the City. FIGURE 3.1 illustrates the proposed Service Area. This document identifies the necessary future system improvements for the Service Area that will maintain the existing LOS into the future.
- ❖ **Demand Analysis:** The demand units utilized in this analysis include population, calls for service, trip generation, households, and development square feet (SF). As new development and redevelopment occurs within the City, it generates increased demand on City infrastructure. The system improvements identified in this study are designed to maintain the existing LOS for any new or redeveloped property within the City.
- ❖ **Level of Service:** The existing LOS is defined throughout each section of this document. Through the inventory of existing facilities, combined with the growth assumptions, this analysis identifies the LOS, which is provided to a community’s existing residents and ensures that the future facilities maintain these standards. Any excess capacity identified within existing facilities can be apportioned to new development.
- ❖ **Excess Capacity:** The demand analysis, existing facility inventory and LOS analysis allow for the development of a list of capital facilities necessary to serve new growth and to maintain the existing system. This list includes any excess capacity of existing facilities, as well as future system improvements necessary to maintain the LOS. The inclusion of excess capacity is known as a “buy-in.” Any demand generated from new development that overburdens the existing system beyond the existing capacity justifies the construction of new facilities. This analysis includes a buy-in component for public safety services only.
- ❖ **Outstanding Debt:** The City issued the Series 2013B bonds to fund the construction of a soccer complex and the Series 2009A and 2013C bonds to finance open space. These bonds were refunded by the Series 2015A and Series 2015B bonds. The facilities funded by these bonds are not included in the calculation of LOS, therefore a credit is not necessary.

The Series 2010A, 2010B, and 2011 General Obligation Bonds were issued to fund the Public Safety Administration Building. The Series 2011 Bonds were refunded by the Series 2015B Bonds. Since the City levies a property tax on the assessed value of existing and future development to pay the principal and interest on these bonds, the impact fee analysis has excluded these facilities from the determination of the buy-in calculation. It is anticipated that new development will contribute to the repayment of these facilities through the property tax levy.

- ❖ **Capital Facilities Analysis:** Due to the projected redevelopment within the City, additional capital improvements will be necessary as they relate to parks and public lands, public safety and transportation infrastructure.
- ❖ **Funding of Future Facilities:** This analysis assumes future growth related facilities will be funded through a combination of General Fund revenues, bond financing, other governmental revenues and impact fee revenues. Where applicable, interest costs are included in the total cost to fund proposed system improvements.

CERTIFICATE OF POSTING

I, CINDI L. MANSELL, SALT LAKE CITY RECORDER, DO HEREBY CERTIFY that on or before 5:00 p.m. on November 4, 2016, the above notice was (1) posted in 3 public locations within Salt Lake City as well as on the City’s official website; (2) posted on the Utah Public Notice Website created under Utah Code Section 63F-1-701; (3) a copy of the foregoing provided to The Salt Lake Tribune and/or the Deseret News and to a local media correspondent and any others who have indicated interest; and (4) a copy of the IFFP/IFA and Ordinance, together with this summary, was delivered to each library within Salt Lake City.