

Impact Fee Expirations by Fiscal Quarter

Fiscal Year	Fiscal Quarter	Police Impact Fees	Fire Impact Fees	Parks Impact Fees	Streets Impact Fees	Total
FY 2019	Q1	533,686	-	-	-	533,686
FY 2019	Q2	308,280	-	-	503,149	811,429
FY 2019	Q3	136,616	-	-	503,147	639,763
FY 2019	Q4	172,458	-	-	527,991	700,449
FY 2020	Q1	34,226	-	-	1,009,937	1,044,163
FY 2020	Q2	88,673	-	-	779,022	867,696
FY 2020	Q3	(14,895)	-	670,398	106,752	762,254
FY 2020	Q4	34,549	-	(81,359)	(58,335)	(105,145)
FY 2021	Q1	55,189	241,591	1,548,891	1,159,100	3,004,771
FY 2021	Q2	18,889	122,659	673,431	527,346	1,342,325
FY 2021	Q3	33,047	301,892	457,125	421,491	1,213,555
FY 2021	Q4	46,278	(320,659)	2,170,978	156,486	2,053,082
FY 2022	Q1	22,465	168,325	644,000	627,042	1,461,832
FY 2022	Q2	3,106	589,572	209,716	65,962	868,356
FY 2022	Q3	-	-	-	-	-
FY 2022	Q4	-	-	-	-	-
FY 2023	Q1	-	-	-	-	-
FY 2023	Q2	-	-	-	-	-
FY 2023	Q3	-	-	-	-	-
FY 2023	Q4	863	2,416	40,272	11,006	54,558
FY 2024	Q1	10,650	27,289	213,156	284,146	535,241
FY 2024	Q2	9,039	25,352	437,334	80,018	551,744
FY 2024	Q3	11,661	32,624	517,878	133,412	695,576
FY 2024	Q4	26,177	128,344	220,546	529,732	904,800
Total		1,530,960	1,319,405	7,722,367	7,367,405	17,940,137

Impact Fee Quick Guide

General Impact Fee Guidelines:

1. Impact fees are to be used to keep a current level of service for new growth to a City.
2. Cannot be used to cure deficiencies serving existing development.
3. May not raise the established level of service in existing development.
4. Cannot include an expense for overhead, such as any cost for staff/administration, operation and maintenance.
5. Impact fees can only be used to pay for the portion of the project directly attributable to growth (rarely are projects 100% eligible for impact fees).
6. Must be incurred or encumbered within 6 years from the date they are collected, or they shall be returned to the developer per state law.
7. Must use an adopted Impact Fees Facilities Plan to determine the public facilities needed to serve new growth and set fees costs by development type. Document must be publicly available/reviewable.
8. Repair and replacement projects are not growth related.
9. Upgrade projects are not growth related.
10. Repair, replacement, or upgrades can be included as part of a mixed project where the scope will create increased capacity to serve projected growth.
11. Impact fees must be spent in the same geographic boundary (service area) in which they are collected. The 2016 Impact Fee Facilities Plan designates the entire city as the service area.

Impact Fees by Development Type

TABLE 1.1: IMPACT FEE PER UNIT

	Single Family Residential (per Unit)		Multi-Family Residential (per Unit)		Commercial/Retail (per 1,000 SF)		Office (per 1,000 SF)		Industrial (per 1,000 SF)	
	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing
Parks	5,173	2,875	3,078	2,875	-	-	-	-	-	-
Fire	171	119	171	119	250	320	53	320	25	320
Police	59	41	59	41	86	30	20	30	10	30
Transportation	330	424	231	249	1,650	3,280	429	2,330	297	2,260
Total	\$5,732	\$3,459	\$3,538	\$3,284	\$1,986	\$3,630	\$502	\$2,680	\$332	\$2,610
Percent Change	66%		8%		(45%)		(81%)		(87%)	

From Page 5 of the 2016 Impact Fee Facilities Plan

Page two is a listing of projects by Impact Fee type, as contemplated in the most recently adopted Impact Fees Facility Plan (IFFP), adopted 2016.

Fire

Over the ten year planning horizon the City will need to invest \$47,798,871

Eligible projects:

1. New fire station to serve larger population (100% eligible)
 1. Specifically mentions Fire Station #3 and #14
2. Fire Training Center renovation of old fire station #14 (100% eligible)
3. Large Equipment Garage (100% eligible)
4. Update or New Impact Fee Facilities Plan Study (100% eligible)

Police

Over the ten year planning horizon the City will need to invest \$14,309,772

Eligible projects:

1. Crime Lab (25% eligible)
2. Evidence Storage Facility (25% eligible)
3. Sugar House Police Precinct, land acquisition, design and construction (100% eligible)
4. Update or New Impact Fee Facilities Plan Study (100% eligible)

Parks

Over the ten year planning horizon the City will need to invest \$44,960,937

Eligible projects:

See Appendix B of Impact Fee Facilities Plan (starts on page 33) for Park and Public Lands inventory of existing facilities and eligible projects. Some examples of projects are:

1. Acquisition of open space, greenbelt and natural lands (100% eligible)
2. Constructing mini, neighborhood and community parks (100% eligible)
3. Developing unused park space (100% eligible)
4. Special-use areas, park improvements and amenities (eligibility depends project specifics)
5. Update or New Impact Fee Facilities Plan Study (100% eligible)

Streets and Transportation

Over the ten year planning horizon the City will need to invest \$327,733,353

Eligible projects:

See Appendix D of Impact Fee Facilities Plan (starts on page 48) for 10 year Transportation Capital Improvement Plan. Each project lists impact fee eligibility. Some examples of projects are:

1. 500/700 South New Bridge at 4900 West (57% eligible)
2. 1300 East Reconstruction from 1300 South to 2100 South (10% eligible)
3. Citywide Pavement Condition Survey (10% eligible)
4. Gladiola Street and 900 South Improvements (57% eligible)
5. Update or New Impact Fee Facilities Plan Study (100% eligible)
6. Transportation-related Master Plans (10% eligible)
7. New Traffic Signals (100% eligible)
8. Traffic Signal Upgrades (20% eligible)
9. Pedestrian Safety Devices Citywide (20% eligible)
10. Bikeways Citywide (50% eligible)
11. S-Line Extension (50% eligible)
12. Bus Rapid Transit (75% eligible)
13. Transit Amenities (75%)

Regular CIP Project Costs

General Rules of Thumb

NOTE: Costs are estimates based on most recent information available (which may be out of date), vary by project, and do not include on-going maintenance.

Parks

Restrooms (dependent on site and utility work)

Trailside Pit Toilet	\$150,000
Portland Loo (each) Existing Sewer Line	\$200,000
4 Seat Each Gender. Existing Sewer Line	\$350,000
8 Seat Each Gender. Existing Sewer Line	\$550K-\$600K

Studies

Site Master Plan	\$50K-\$75K
City-wide Comprehensive Study	\$150K - \$250K

Drinking Fountains

Installed with sewer connection	\$15K - \$30,000
---------------------------------	------------------

Playground Improvements

\$150K - \$250K

Multi-purpose Field Improvements

Native soil field	\$150,000
Sand-based field	\$400,000

Softball/Baseball Field Improvements (Each Field)

\$200,000

Tennis Court Improvements (2 Courts)

Patch, repair and paint	\$150,000
New post tension court	\$250,000

Path/ Trail Improvements

Hand-built natural surface single track trail (18"-30" wide)	\$6-12/LF
Machine-built natural-surface trail (4-6' width)	\$20-25/LF
Asphalt Trail	\$3.50/SF
Concrete Trail	\$4.50/SF
Soft Surface - Crushed stone	\$2.50/SF

Off-leash Dog Parks

\$250K - \$350K

Irrigation Systems Per Acre

\$52,000+

Tree Replacements (Each 2-inch caliper)

\$350

Natural Area Restoration Per Acre

\$100K - \$200K

Transportation

Bike - One Mile Cycle Track/Lane Mile (3 lane miles = 1.5 actual miles)	500,000+
Bike - One Lane Mile (2 lane miles = 1 mile actual mile)	2,000+
Bike - Protected Lane Mile(200 West 2015)	\$400,000
Traffic Signals - New	\$ 250,000
Traffic Signals - Upgrades	\$ 250,000
HAWK Signals	\$ 130,000
Crosswalk - Flashing	\$ 60,000
Crosswalk - School Crossing Lights	\$ 25,000
Crosswalk - Colored/Stamped varies based on width of road	\$15K to \$25K

Driver Feedback Sign	\$	8,000
Streets		
Asphalt Overlay (Lane Mile)	\$	280,000
Crack Seal (Lane Mile)	\$	4,800
Road Reconstruction - Asphalt (Lane Mile)	\$	500,000
Road Reconstruction - Asphalt to Concrete (Lane Mile)		\$700k - \$1.2 M
Sidewalk slab jacking (per square feet)	\$	4
Sidewalk replacement per square foot	\$	7.00 - 10.00

Last Updated 8-25-2017