



***PARKS, RECREATION AND TRAILS
IMPACT FEE ANALYSIS***

FOR

***SNYDERVILLE BASIN SPECIAL
RECREATION DISTRICT
SUMMIT COUNTY, UTAH***

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Submitted by:

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PARKS, RECREATION AND TRAILS IMPACT FEE ANALYSIS

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EXECUTIVE SUMMARY

REQUIRED BY (11-36-201(5)(c))

Demand for park and recreation facilities comes from residents and tourists. Demand for trail facilities comes from not only residents and visitors, but also from commercial development and the employees who use the trails before and after work, as well as during work breaks. Therefore, impact fees have been calculated in two parts: 1) a parks and recreation component based on residential and lodging¹ growth; and 2) a trails component based on residential, lodging and commercial growth.

Growth in Demand. As of 2005, there were approximately 7,715 dwelling units² in the Snyderville Basin, with an estimated population of 22,374 persons.³ Within the next 15 years (approximately 2020), it is anticipated that there will be 12,328 dwelling units with a population of 35,754 persons. Current non-residential (including commercial) development includes 3,345,979 square feet of retail, office, industrial and public/institutional space. Based on current zoning, it is anticipated that non-residential development (not including lodging) will eventually reach 6,280,876 square feet. In addition, there are roughly 1,405,971 square feet of lodging in the Basin (988 lodging units), with an anticipated additional 656,708 square feet, for a total of 2,062,679 square feet in the future. There are currently roughly 7,536 employees in the Basin – an average of 444 commercial square feet per employee.

Capital Facilities. Although the SBSRD has made a significant investment (\$28,664,104) in parks and recreation facilities, it has not met its desired levels of service (“LOS”) in many areas. In fact, based on the LOS set by the District, deficiencies currently exist in several areas: 4 outdoor tennis courts; 5 picnic areas; 5 soccer fields; 4 softball/little league fields; 1 baseball field; 3 lacrosse/rugby/football fields; 1 jogging track; 7 outdoor basketball courts; 4 bicycle skill/terrain parks; 1 rock climbing wall; 1 outdoor volleyball court; 1 artificial turf field; and 1 skateboard park. Impact fees cannot be charged to cure present deficiencies. Rather, new development will be assessed the necessary impact fees to maintain current service levels. The community’s current investment in parks and recreation facilities is summarized as follows.

SUMMARY OF CURRENT INVESTMENT IN PARKS AND RECREATION FACILITIES	
Buildings	\$8,217,900
Park Improvements	\$7,093,679
Park Land (inc. Fieldhouse land)	\$11,352,525
Ice Rink Contribution	\$2,000,000
TOTAL	\$28,664,104

¹Commercial development is defined as retail, office, industrial and miscellaneous non-institutional commercial uses. Commercial lodging is defined as single-owner non-condominium, multi-unit transient hotels and similar uses.

² Source: Summit County August 2005 Unit Statistics Report

³ Average household size is 2.9 persons per household. Source: United States Census 2000, North Snyderville, South Snyderville and Summit Park CDP weighted averages of household sizes by tenure.



The community's current investment in trail facilities is summarized as follows:

SUMMARY OF CURRENT INVESTMENT IN TRAILS AND TRAIL FACILITIES	
Trails, Boardwalks & Bridges	\$3,454,229
Trail Facilities	\$1,478,802
Trails ROW	\$107,000
TOTAL	\$5,040,031

Total future capital facility investment for parks, recreation and trail facilities is difficult to determine for several reasons. First, the degree to which *future* capital facilities (i.e., ice rink, swimming facility, BMX track, etc.) are jointly built and/or operated with Park City Municipal Corporation in the future will impact the amount of investment required by the SBSRD. Second, if *existing* shared facilities should become unavailable or overcrowded in the future, the SBSRD may find itself deficient in several areas in which it now shares facilities (i.e., tennis courts, playing fields, swimming pool, etc.). This change in current arrangements would result in increased costs just to maintain existing service levels for the current population. Finally, the acquisition of future land for trails is assumed to be a condition of development approval. Should this practice change, trail development costs would escalate significantly.

At a minimum, the SBSRD will need to plan for \$6.2 million in future park and recreation facility costs, roughly \$7.5 million for park land and nearly \$22 million for trails for a total of over \$35 million (\$2005) plus costs of trailheads and open space.

Proportionate Share Analysis. The existing parks and recreation facilities serve an estimated 22,374 residents and 988 lodging units. On average, the lodging units house 1,444 visitors on a given day.⁴ Although the District will need to meet peak demand on its facilities, the District has conservatively assumed that, on average, only 25 percent of visitors will create demand on the parks and recreation system. Average demand on any given day is therefore estimated at 22,735 (22,374 + 361) recreation users.⁵

The total investment per user is calculated as follows:

$$\$28,664,104 \div 22,735 = \$1,260.79$$

To calculate the fee per household unit (for parks and recreation only, not including trails), the user cost should be multiplied by the average household size of 2.9 persons.

$$\$1,260.79 \times 2.9 = \$3,656.29$$

⁴ Based on information provided by Summit County, there are currently 988 lodging units in the Snyderville Basin. Based on information provided by the Park City Chamber Bureau, the average "pillow count" per unit is 3.4 for lodging units in the Snyderville Basin, with 43 percent occupancy. $988 * 3.4 * .43 = 1,444$

⁵ $22,374 + 361 = 22,735$



To calculate the fee per lodging unit (for parks and recreation only, not including trails), the user cost should be multiplied by the average lodging unit size (3.4 persons per unit), with a 43 occupancy rate,⁶ with assumed demand from roughly 25 percent of the lodging population.

$$\$1,260.79 \times 3.4 \times .43 \times .25 = \$460.82$$

Demand for the current trails system is generated by residents, visitors (as reflected in lodging units) and by employees (as reflected in commercial square footage). Current demand therefore comes from 22,374 residents, 361 lodging guests on an average day, and 7,536 commercial employees (not including lodging), for a total of 30,271 users.

The total trails cost per user is calculated as follows:

$$\$5,052,031 \div 30,271 = \$166.89$$

To calculate the trails fee per unit, the user cost is multiplied by the average household size of 2.9 persons.

$$\$166.89 \times 2.9 = \$483.98$$

The cost per lodging unit is multiplied by the average lodging unit that accommodates 3.4 persons per unit, with 43 percent average occupancy, and with demand from roughly 25 percent of visitors.

$$\$166.89 \times 3.4 \times .43 \times .25 = \$61.00$$

The cost per commercial square foot is calculated by multiplying the user cost by the number of employees per square foot.⁷

$$\$166.89 \times (2.252 \div 1000) = \$0.38$$

SUMMARY OF GROSS IMPACT FEE				
	Parks/Recreation per Unit	Trails per Unit	Trails per sf	Total per Unit/SF
Residential	3,656.29	483.98	Na	4,140.27
Lodging	460.82	61.00	Na	521.82
Commercial	Na	Na	0.38	0.38

⁶ Source: Park City Chamber Bureau

⁷ The estimated number of employees per 1,000 square feet was calculated by dividing the total number of commercial employees (7,536 by the total commercial square footage (3,345,979) divided by 1,000. $7,536 \div (3,345,979 \div 1,000) = 2.252$



CHAPTER 1








OVERVIEW OF IMPACT FEES

Impact fees are a tool that allows cities and special districts to make new development “pay its own way.” They are one-time payments that tie costs to responsible parties by establishing a direct relationship between the demands placed on services by new development. In other words, they reflect new development’s proportionate share of capital costs for public facilities. Before 1995, impact fees in Utah were governed by case law — much of it established by Utah courts (*Banberry Development Corporation v. South Jordan*). In 1995, the Utah legislature passed a statute with specifications limiting the types of impact fees and specific procedures for instituting such fees.¹ However, the guiding principle remains the same — that a reasonable relationship between fees imposed on development and the needs generated by the new development must still exist. The statute provides that impact fees be used for construction of new or expanded capital facilities and are not allowed to make up deficiencies or pay for operations and maintenance expenditures.

The “reasonableness” test is met if three conditions can be proven: first, that there is a rational connection between the fee and the need for facilities; second, fees must not exceed proportionate share; and third, there must be a reasonable connection between expenditure of fees collected and benefits received by the development paying the fees.

IMPACT FEES AS A SOURCE OF REVENUE

Specific areas where impact fees may be collected are outlined in the Impact Fees Act as follows [11-36-102(11)]:

-  water rights and water supply; treatment and distribution facilities;
-  wastewater collection and treatment facilities;
-  storm water, drainage and flood control facilities;
-  municipal power facilities;
-  roadway facilities;
-  parks, recreation facilities, open space, and trails; and
-  public safety facilities.

Proportionate share analysis considers: the cost of existing facilities; the financing structure of existing facilities; current contribution to cost by existing and new development; any credits due to new development; extraordinary costs of servicing new development; and a time-price differential for amounts paid at different times (PV). In other words, it establishes an equitable allocation of costs borne and benefits received in the past to costs yet to be borne and benefits yet to be received.

¹ This statute is referred to as the Impact Fees Act and is found in Section 11, Chapter 36 of the Utah State Code.



Various types of credits due to new development are calculated into the net impact fees in order to avoid any “double payments.” However, credit is not given to developers for project improvements that are required as part of the development approval process. An example of this is land that is donated to an open space system in exchange for approval of increased density in the development. This is an exaction and cannot be credited toward an impact fee for parks and open spaces. If it were credited, the development would, in essence, be paid twice: once in the form of a density bonus and again as a credit against an impact fee. The system improvements offered in exchange for an impact fee credit must be directly related to those outlined in the Capital Facilities Plan.

An impact fee is distinctly different from a tax, special assessment, building permit fee, hook-up fee, or other reasonable permit or application fee, such as a conditional use or subdivision application fee.

REQUIRED ELEMENTS FOR THE ADOPTION OF IMPACT FEES

The following four elements must be prepared and completed before the City can legally commence public notice and adopt a proposed impact fee. In addition, the Impact Fees Act requires that a city or district serving a population of 5,000 or greater prepare a Capital Facilities Plan in coordination and compliance with its General Plan. The CFP must identify the demands that will be placed upon the existing and future facilities by new development and the means that will be used to meet that need.⁸ The Snyderville Basin Recreation and Trails Master Plan, the “Recreation Element” of the Snyderville Basin General Plan was approved by Summit County on March 22, 2006 after a hearing held on that same date. The Summit County commission also held a public hearing for the Parks, Recreation and Trails Capital Facilities Plan for the Snyderville Basin Special Recreation District on March 22. This hearing was continued with the record left open until April 19, 2006, at which time a public hearing on the Parks, Recreation and Trails Impact Fee Analysis would also be held.

(1) WRITTEN IMPACT FEE ANALYSIS

The written impact fee analysis, required by the Impact Fees Act, must identify the impacts placed on the facilities by development activity and how these impacts are reasonably related to the new development. The written impact fee analysis must include a Proportionate Share Analysis, as described below, and must clearly detail all cost components and the methodology used to calculate each impact fee.⁹

(2) PROPORTIONATE SHARE ANALYSIS

The Impact Fees Act requires the written analysis to include a Proportionate Share Analysis which is intended to equitably divide the capacity and costs of each project identified in the CFP between future and existing users relative to the benefit each group

⁸ 11-36-201(2)(e)

⁹ 11-36-201(5)(a)



will receive from the project. The Proportionate Share Analysis, included in Chapter 5 of this analysis, satisfies this requirement.¹⁰

(3) EXECUTIVE SUMMARY

The Impact Fees Act requires an Executive Summary of the impact fee analysis to be prepared that clearly and concisely provides a brief overview of the proposed impact fee structure and the methodology and cost basis used to calculate the maximum allowable impact fees.¹¹ This requirement has been met and is included at the beginning of this analysis.

(4) IMPACT FEE ENACTMENT

The impact fee enactment, referred to in this analysis as the ordinance, must be adopted by the County Commission in order to enact the proposed fees. The ordinance may not impose a fee higher than the maximum legal fee defined in the written analysis, but the ordinance may adopt a fee that is lower than the fee proposed in this analysis.¹²

ACCOUNTING FOR, EXPENDITURE OF, AND REFUND OF IMPACT FEES

ACCOUNTING FOR IMPACT FEES – 11-36-301

The Impact Fees Act requires any entity imposing impact fees to establish an interest bearing ledger account for each type of public facility for which an impact fee is collected. All impact fee receipts must be deposited into the appropriate account. Any interest earned in each account must remain in that account. The impact fees will then be used to defray capital costs as identified in this analysis and in the CFP.

EXPENDITURE OF IMPACT FEES – 11-36-302

The District may only expend impact fees for system improvements identified in its Capital Facilities Plan.¹³ All funds collected must be spent or encumbered within six years of collection, or the District must provide an extraordinary or compelling reason why the fees must be held longer or provide an ultimate date by which the impact fees collected will be expended.¹⁴ The improvements that are financed through impact fees must be owned and operated by the District or another local public entity with which the District has contracted or will contract for services and improvements that will be operated on the District's behalf.

REFUNDS OF IMPACT FEES – 11-36-303

The District is required to refund any impact fees collected plus interest earned since their collection if 1) a developer who has paid impact fees does not proceed with the development activity and has filed a written request for a refund; 2) the fees have not

¹⁰ 11-36-201(5)(b)

¹¹ 11-36-201(5)(c)

¹² 11-36-202(1)(a-b)

¹³ 11-36-302(1a)

¹⁴ 11-36-302(2b)



been spent or encumbered within the six year period; or 3) the new development which has paid impact fees has not created an impact upon the system.¹⁵

CHALLENGING IMPACT FEES – 11-36-401-402

The Impact Fees Act allows any person, entity, or property owner within the service area, or any organization, association, or corporation owning property within the service area to challenge the accuracy of the calculated fee or procedure by which the fee was adopted.¹⁶ Any person or entity challenging the impact fee may file a written request for information including the written Impact Fee Analysis, Capital Facilities Plan, Impact Fee Ordinance and other information related to the fee calculation from the District. This information must be provided within two weeks.

An individual has the right to challenge the noticing or procedures of enacting any impact fee adopted on or after July 1, 2000. To remedy any adoption procedure found to be faulty, the District must repeat the process of noticing and adoption. If the fees are found to be inaccurate, the District must revise the fee structure to correct any miscalculation and repeat the adoption process. If the fees are found to be incorrect and have already been collected, the District must refund the difference between what was collected and what should have been collected plus interest earned since their collection on these funds. The parties may settle any impact fee dispute through arbitration.

¹⁵ 11-36-303(1-3)

¹⁶ 11-36-402



CHAPTER 2

GROWTH PROJECTIONS

The following discussion estimates the demand for and cost of parks, recreation and trail facilities attributable to growth and new development. Based on input from the SBSRD Board, open space has not been included in this impact fees analysis. At this point in time, it is intended that open space will be paid for through bonding and financial means other than impact fees. All parks, recreation facilities and trails discussed herein are designed to meet demand systemwide; no unique needs based on geographic location within district boundaries have been identified. Therefore, one impact fee is calculated for a districtwide system, with a uniform fee based on residential units, lodging units, or commercial square footage.

POPULATION & ERC PROJECTIONS

Demand for parks, trails and recreation facilities will increase as the population grows, as tourism develops and as commercial development occurs and increases the employment base in the area. The Snyderville Basin is experiencing rapid growth, increasing from a population of 11,561 in 1996¹⁷ to an estimated 22,374 at year-end 2005 – an increase of 10,813 persons over the nine-year period (94 percent increase), at an average annual rate of 7.6 percent per year.

Residential Population. As of 2005, there were approximately 7,715 dwelling units¹⁸ in the Snyderville Basin, with an estimated population of 22,374 persons.¹⁹ Within the next 15 years (approximately 2020), it is anticipated that there will be 12,328 dwelling units with a population of 35,754 persons. These projections include all developments identified in the County's August 2005 Unit Statistics Report. Projections were developed through a combined effort by multiple service providers²⁰ in the Snyderville Basin and with the assistance of Summit County. Multiple meetings²¹ were held to (1) implement a system of reporting existing residential and commercial development in western Summit County in order to validate current level of service standards, and (2) create a model for projecting future growth based on previously approved projects that are not yet completely built out, with an added factor to consider impacts of future development approved under the Snyderville Basin Zone Map adopted in December, 2004.

¹⁷ Snyderville Basin Special Recreation District *Community Parks Capital Facilities Plan 1996*, p. 2.

¹⁸ Source: Summit County August 2005 Unit Statistics Report

¹⁹ Average household size is 2.9 persons per household. Source: United States Census 2000, North Snyderville, South Snyderville and Summit Park CDP weighted averages of household sizes by tenure.

²⁰ Partners in this project include Park City Fire Service District, Snyderville Basin Special Recreation District, and Summit County Public Works (Basin Transportation Master Plan). Park City School District has also been a participant.

²¹ Meetings were held on June 2, 2005; June 16, 2005; June 30, 2005; July 14, 2005; August 11, 2005; and September 8, 2005.



Growth projections developed by Summit County as a result of this collaborative effort are summarized in the following table.

SNYDERVILLE BASIN						
Existing and Future Development						
Table 2-1						
	Existing Dwelling Units			Future Dwelling Units		
Total Estimated Units by 2020	Single Family Dwellings	Multi - Family Dwellings	Total Existing Dwelling Units	Vacant Single Family Dwelling Units	Vacant Multi-Family Dwelling Units	Total Vacant Units
12,328	5,115	2,600	7,715	4,062	551	4,613

Source: Summit County

The Basin is expected to grow by 4,613 residential units by 2020, representing an additional 13,380 residents – an increase of 60 percent over today’s population. Or, from another perspective, the Basin is 63 percent built out as of 2005. While actual growth is dependent on many factors including interest rates and local policy variables, estimated *growth rates* have been provided by the Governor’s Office of Planning and Budget and applied to the Snyderville Basin to reach a population of nearly 36,000 sometime before 2020.²² It is important to recognize that not only growth rates can change, but also population densities can vary with changes in economic conditions and with changes in County policies.

PROJECTED POPULATION GROWTH				
Snyderville Basin				
Table 2-2				
	2005	2010	2015	Approx. 2017 - 2020
Total units	7,715	9,382	11,381	12,328
Est. population	22,374	27,208	33,005	35,754

Source: Summit County; Governor’s Office of Planning & Budget; LYRB

The growth rates used in the population projections are extremely rapid – nearly four percent per year through approximately 2020.

PROJECTED POPULATION GROWTH RATES		
Table 2-3		
	2005-2010	2010-2020
Average Annual Growth Rate (AAGR)	3.99%	3.94%

Source: Governor’s Office of Planning & Budget; LYRB

²² The estimated growth rate for the period from 2005 – 2010 is 3.99 percent; the estimated growth rate for the period 2010 – 2015 is 3.94 percent. For the period 2015 – 2020, we have slowed the growth rate somewhat to reflect the fact that most planned developments will be built out, and the remaining properties will be considered less desirable and therefore be absorbed at a slower rate. Source: Governor’s Office of Planning and Budget. <http://governor.utah.gov/dea/05BaselineCityProj.xls>



Commercial Growth. Commercial development will increase the number of jobs and employees in the Basin while hotel development reflects an increase in tourism demand as well as increased employment. Both tourists and employees place increased demands on the parks, trails and recreation facilities provided in the Basin. Visitor-based economic development policies rely on the attraction of area recreation facilities, field space for sports tournaments, and trail system improvements that provide opportunity for passive recreation, non-motorized transportation and trail-related special events.

Current non-residential (including commercial) development includes 3,345,979 square feet of retail, office, industrial and public/institutional space. Based on current zoning, it is anticipated that non-residential development (not including lodging) will eventually reach 6,280,876 square feet. In addition, there are roughly 1,405,971 square feet of lodging in the Basin, with an anticipated additional 656,708 square feet, for a total of 2,062,679 square feet.

In order to calculate current and projected employment, we have used national research to estimate the number of employees based on the type of commercial development – retail, office, industrial and institutional. On average, there are 444 square feet per employee in the Snyderville Basin at the present time. By 2020, it is anticipated that there will be roughly 415 square feet per employee. This is because the ratio of office space is expected to increase in the future relative to other types of commercial development.

Employment is expected to grow at an average annual rate of 2.27 percent per year, based on state projections.²³ These employees will place increased demands on the trail system through before/after work or lunchtime use. A large percentage of the Park City area workforce commutes from Salt Lake, Wasatch and eastern Summit Counties; they enjoy the convenience of recreational opportunities provided locally.²⁴

Demand from lodging guests will vary based upon occupancy, as well as time of year. For example, winter lodging guests place more demands on private recreational facilities, such as the ski resorts, compared to summer guests who often involved in leagues, tournaments and trail usage. Based upon research provided by the Park City Chamber Bureau, average occupancy year-round is 43 percent.

DEMAND FACTORS

The growth in residential and lodging units is expected to create additional demand on parks and trail facilities by the resident and tourist populations. The growth in commercial development is also expected to create demand for trail facilities.

²³ <http://governor.utah.gov/Projections/EDPT6.xls>

²⁴ Based on the United States Census 2000, 43 percent of Wasatch County residents commute to work outside of Wasatch County. It is probable that many of these workers come to Summit County.



CHAPTER 3

EXISTING CAPITAL FACILITIES AND CURRENT INVESTMENT

In order to project specific demands generated by new development in the future, it is first important to identify the existing inventory of facilities.

EXISTING INVENTORY

Existing park and recreation facilities are summarized in the following table.

PARKS AND RECREATION FACILITY INVENTORY				
Table 3-1				
Facility Type	Number of Facilities (Not Shared)	Shared** Facilities, SBSRD Investment	Shared** Facilities, No SBSRD Investment	Total Available
Indoor Field	1	0	0	1
Ice Rink	0	1	0	1
Swimming Facility	0	1	1	2
Playgrounds	4	*	*	4
Tennis Courts – Outdoor	2	0	9	11
Picnic Areas	4	*	*	4
Sports Fields				
Soccer	5	1	5	11
Softball/LL	0	2	7	9
Baseball	0	0	1	1
Lacrosse/Rugby/Football	0	1	1	2
Artificial Turf	0	0	1	1
Jogging Track	1	0	0	1
Basketball Courts – Outdoor	2	*	*	2
Gym Space/Indoor Basketball	*	*	4	4
Bicycle Skills/Terrain Park	2	0	0	2
Rock Climbing Wall	0	0	0	0
Volleyball – Outdoor	6	0	4	10
Roller Hockey Rink	1	0	0	1
Dog Park	1	0	0	1
Skateboard Park	0	0	1	1

*Playground, picnic facilities and basketball/gym space owned by Park City and Park City School District are excluded from the count.

**Shared with Park City Municipal Corporation/Park City School District

Park facilities within the District are located at Trailside Park, Ecker Hill Middle School and Willow Creek Park.

Trailside Park. Trailside Park encompasses 63 acres of park land. It is located west of Highway 40 and the Silver Summit Subdivision, adjacent to Trailside Elementary School.



The park includes two soccer fields, two playgrounds, two pavilions, one outdoor basketball court, four volleyball courts, one roller hockey rink, one dog park, a bicycle skills park, parking, restrooms and administrative support space. Trailside Park land and related water shares, without improvements, were acquired in 1996 at a cost of \$1,658,442.30, or \$26,324 per acre.

The park plan includes 7.5 acres of active recreation areas (sports fields primarily programmed for soccer), 5 acres of improved passive recreation areas, 8.9 acres of irrigated turf, and various trail networks, which have the ability to link to future developments. The park master plan contemplates a total of 21.4 acres of developed parkland, and 41.6 acres of undeveloped land.

Interlocal cooperation with Park City School District provides for shared use and programming of a youth soccer field and little league field located at Trailside elementary.

Ecker Hill Middle School. The SBSRD leases 18.43 acres of land at Ecker Hill Middle School from the Park City School District (30-year lease, with 20-year option to renew) at a cost of \$1 per year pursuant to a 1996 Interlocal Agreement with the School District whereby the SBSRD paid \$1,327,000 for School District field development and enhancements to an indoor community pool. Development at Ecker Hill Middle School includes four multi-use fields. For purposes of categorizing sport field inventory, these multi-use fields are presently categorized as one soccer field, two little league fields and one lacrosse/football field. Support facilities include one pavilion, restrooms and maintenance/storage space. Approximately 11.7 acres of Ecker Hill Middle School are developed.

Willow Creek Park. The SBSRD received an 86-acre land dedication at the time of the Willow Creek Estates Development Approval. Approximately 20 acres were approved for active park development, with 66 acres passive recreational open space that supports a non-motorized trails component. Construction of Willow Creek Park was substantially completed in October 2005.

A summary of park facilities by location is summarized in the following table.

INVENTORY OF PARK AND RECREATION FACILITIES			
Table 3-2			
	Trailside Park	Ecker Hill Middle School	Willow Creek Park
Field Facilities			
Soccer	2	1	3
Little League	0	2	0
Lacrosse/Football	0	1	0
Playgrounds	2	0	2
Pavilions	2	1	1
Basketball	1	0	1
Volleyball	4	0	2
Roller Hockey Rink	1	0	0
Tennis	0	0	2



INVENTORY OF PARK AND RECREATION FACILITIES			
Table 3-2			
	Trailside Park	Ecker Hill Middle School	Willow Creek Park
Dog Park	1	0	0
Park Support Space			
Administration Office	1	0	0
Maintenance	1	1	1
Meetings Room	3	0	0
Recreation Storage	1	1	0
Restrooms	2	1	2

Source: SBSRD

Total acreage at each of the three parks is summarized as follows:

PARK ACREAGE			
Table 3-3			
	Developed Acres	Undeveloped Acres	Total Acres
Trailside	21.4	41.6	63
Ecker Hill	11.7	6.7	18.4
Willow Creek	20	66	86
TOTAL	53.1	114.3	167.4

At the present time, with a current population of 22,374 persons, the SBSRD has a de facto park standard of 2.37 developed community park acres per 1,000 population and 5.11 undeveloped park acres per 1000 population.

$$53.1 \text{ developed acres} / (22,374/1000) = 2.37 \text{ developed park acres per 1000 population}$$

$$114.3 \text{ undeveloped acres} / (22,374/1000) = 5.11 \text{ undeveloped park acres per 1000 population}$$

Park City Municipal Corporation. The SBSRD made a capital contribution in the amount of \$73,610 for field improvements made by Park City Municipal Corporation in the early 1990's. The contribution was the remaining responsibility of Summit County, based on a 1987 "Western Summit County Youth Sports Program" agreement between the City and County to provide quality recreation programs for residents of their respective jurisdictions. The County placed the responsibility for this payment on the SBSRD. Since that time, Park City and the SBSRD have completed a joint study to assess options for recreation services and to determine how facilities and services might best be shared between the two jurisdictions.

Shared Facilities. The SBSRD has made arrangements for shared use of many facilities within Park City, thus maximizing the use of existing facilities and limited funds available to the Recreation District for capital investment. In return, Park City residents use many of the SBSRD's facilities. All recreation program and user fee differentials between the jurisdictions have been eliminated in recent years.



Ice Rink. The Park City Ice Arena is a public indoor ice rink that was funded in part by funds from the Recreation District's 2001 General Obligation Bond through an Interlocal Agreement with Park City Municipal Corporation (PCMC) dated August, 2004. The Agreement provided for a \$2 million contribution from the District for the purpose of constructing and equipping an ice rink. Bond funds were paid to the City in March, 2005. The Interlocal Agreement contemplates an "expansion fund" consisting of monies set aside to fund future Ice Facility expansion (second sheet) which may include but is not limited to future contributions by the District, Park City and/or other grants and gifts. Under the terms of the Agreement, given the contribution of land by the City and the nature of the larger recreation complex proposed by the City, the Ice Arena is considered to be an asset of the City and the District holds no ownership interest.

Swimming Facilities: Public pool access is provided through the Recreation District's joint use agreements with Park City School District and Park City Municipal Corporation.

Ecker Hill International Middle School Community Pool: The Ecker Hill pool is an indoor facility that was funded in part by funds from the Recreation District's 1996 General Obligation Bond through an Interlocal and Joint Use Agreement with Park City School District (PCSD), dated December 10, 1996. The pool is owned, operated and maintained by PCSD; however, public access to the pool is provided for a minimum numbers of hours each week when public swim sessions do not conflict with use by the PCSD for educational purposes.

Park City Racquet Club Pool: The Park City Racquet Club is an outdoor facility with one lap pool and one leisure pool. Through a memorandum of understanding between the District and City, District residents are entitled to use the Racquet Club swim facilities at the public rate established for City residents.

Fieldhouse Pool Expansion: The approved master plan for the Basin Recreation Fieldhouse at Newpark includes land and an approved use (up to an additional 64,000 square feet of buildable area) to accommodate a future pool facility and climbing wall.

Tennis Courts. The Park City Racquet Club provides indoor and outdoor tennis courts for use by District residents. Through a memorandum of understanding between the District and City, District residents are entitled to use the Racquet Club tennis facilities and participate in programs at the public rate established for City residents.

Fields:

Sports Fields. Agreements between the Recreation District, Park City Municipal Corporation and Park City School District provide for shared



use of athletic fields in western Summit County. The active community profile dictates a higher level of service standard for fields. Fields that could be considered multi-use at one time no longer function as such. For example, growth trends in competitive sports programs require more practice time and multi-season scheduling, so a field that once served spring lacrosse and fall soccer no longer meets the demand for both sports spring, summer and fall.

Artificial Field. City residents are entitled to use the indoor artificial field at the Basin Recreation Fieldhouse at the public rate established for District residents. The City has completed installation of an outdoor multi-use artificial field for softball, soccer & lacrosse at the Quinn's Recreation Complex. Due to the high elevation and short growing season, incorporation of artificial turf into the field inventory is viewed as one method to manage field overuse.

Baseball. Park City School District provides the only full sized competitive baseball field in western Summit County. This field is included in the field space inventory for programming high school, recreational leagues, and competitive baseball programs.

Public Golf. Park City Municipal Golf Course eliminated the greens fee differential for District residents in 2005. According to the District's Needs Assessments conducted in 2000 and 2003, public golf is not a high priority of District residents. This may be due to the fact that there are a number of public courses (Mountain Dell, Wasatch Mountain State Park and Soldier Hollow) in close proximity to the Snyderville Basin, in addition to a growing number of privately held courses in the greater Park City area. A resort golf course is also planned as a part of the recreational offerings at The Canyons.

Gymnasium Space/Basketball Courts – Indoor. Indoor gym space/basketball courts for recreation programs are primarily offered through shared use agreements with the Park City School District at Ecker Hill International Middle School, Trailside Elementary School and Treasure Mountain International School. The Park City Racquet Club provides indoor basketball for use by District residents. Through a memorandum of understanding between the District and City, District residents are entitled to use the Racquet Club basketball facilities at the public rate established for City residents.

BMX Track and Skateboard Park. In the interest of building facilities to grow with recreation industry trends, Park City has constructed a world-class skateboard park and is currently assessing local user interest in a prototype BMX track. At the same time, the District has focused its efforts on Bicycle Skills and "Free Ride" terrain parks. All of these facilities fall into the shared facility category since they serve the needs of western Summit County residents and broaden the public recreation opportunities.



Trail Facilities. Trail facilities are classified by type of trail (hard surface, natural surface and soft surface), trailheads, boardwalks and other structures. A trails map showing current and future facilities has been included in Appendix A and a detailed listing of existing trail facilities by trail segment is found in Appendix B. The trails and trail facilities shown in the following table are all part of the trail system of the Snyderville Basin.

TRAILS INVENTORY 2005	
Table 3-4	
Hard Surface Trails – 9.08 miles	
Natural Surface Trails – 71 miles	
Soft Surface Urban Trails – 5.27 miles	
Hard Surface in County ROW – 2.17 miles*	
Boardwalk – 1,595 ft.	
Pre-fab Bridges – 4 bridges	
Trailheads	
Spring Creek	
Silver Spring	
Structures/Off-Grade Crossings	
1-80 pedestrian overpass*	
Spring Creek underpass*	
Highway 40 underpass*	
Highway 248 underpass*	
I-80 Silver Creek underpass**	

*Not owned by SBSRD, but considered critical linkpoints of trails system

** Funded by SBSRD; owned by UDOT (due to highway ownership regulations)

CURRENT CAPITAL FACILITY INVESTMENT

The SBSRD’s current investment in capital facilities is summarized below for buildings, parks, land, joint ventures with Park City, trails and trail-related structures/facilities.

The investment in buildings reached \$8.2 million in \$2005.

BUILDING INVESTMENT			
Table 3-5			
	Year	Construction Cost	Construction Cost in \$2005*
Basin Recreation Center	2004	\$5,176,749	\$5,232,291
Less: Accumulated Depreciation		\$(181,819)	
Other Recreation Center Costs	2004	\$801,276	\$809,873
Trailside Building Expansion	2003	\$966,725	\$1,024,100
Less: Accumulated Depreciation		\$(72,380)	
Trailside Original Building	1999	\$971,205	\$1,151,636
Less: Accumulated Depreciation		\$(173,183)	
TOTAL BUILDINGS			\$8,217,900

Source: Insee Cost of Construction Index; SBSRD; LYRB

Development costs for Trailside, Willow Creek and Ecker Hill are summarized in the table below, exclusive of land costs. Although the Ecker Hill property is leased, the Recreation District has invested funds to provide support buildings for the field complex,



including restrooms, storage, maintenance garage, backstops, bleachers and a pavilion. The Ecker Hill improvements, made in 1997, have been updated to \$2005.

PARK CAPITAL FACILITIES (not including land) Table 3-6	
Park	Construction Cost in \$2005
Trailside	\$2,083,720
Willow Creek	\$2,602,582
Ecker Hill	\$2,407,377
TOTAL	\$7,093,679

Source: SBSRD; LYRB

In addition to park development costs, land has been acquired at Willow Creek, Trailside and at the site of the Basin Recreation Center. Land costs have been escalating rapidly in the Snyderville Basin and future land acquisition will be very costly for the Recreation District. The current land price for raw land purchased in large-acreage amounts (i.e., 20 acres or more) is roughly \$75,000 an acre.²⁵ With 63 acres at Trailside and 86 acres at Willow Creek, the District's current investment in parkland totals \$11,175,000. In addition, the District acquired 2.367 acres at the Fieldhouse site, with a year 2005 value of an estimated \$177,525, bringing the overall total (exclusive of trail facilities) to \$11,352,525.

The District has contributed \$2 million for the construction of an ice rink in Park City. The contribution was made in March 2005 and is designed to be a shared-use facility between the District and Park City.

Trails are summarized in the following two tables; the first showing trails by surface type and the second table detailing trail structures and other facilities such as fencing. Land costs for trails have not been included because the land is generally obtained through developer contributions as a condition of development approval. However, land is required for trailheads and trailhead parking.

TRAILS INVENTORY Table 3-7		
Trail Description	Miles/Feet	Replacement Cost
Natural Surface Trails (\$1.65lf/Historical Cost or \$1.85lf/Replacement)	71 miles	\$693,528
Soft Surface Urban Trails (\$10.00lf/Historical Cost or \$12.00lf/Replacement)	5.27 miles	\$333,907
Hard Surface Trails (\$25.00lf/Historical Cost or \$40.00lf/Replacement)	9.08 miles	\$1,917,696
Boardwalk (\$25.00sf; 8' width)	1,595 feet	\$319,000
Bridges 1999-2002	\$174,292	\$190,098
Less: Accumulated Depreciation	\$(40,170)	
TOTAL TRAILS		\$3,454,229

²⁵ Summit County Assessor's Office. This estimate was verified in November 2005 with information from a private appraiser who suggested that prices for raw land were in the neighborhood of \$77,000 an acre.



TRAIL FACILITIES INVENTORY			
Table 3-8			
	Year	Original Cost	Cost in \$2005*
Fencing	2001-2	\$13,998	\$15,267
Less: Accumulated Depreciation		\$(3,431)	
East 224 Swaner Preserve	2005	\$22,455	\$22,455
I-80 Trail Crossing – Silver Creek Jct.	2003	\$972,756	\$1,030,488
Less: Accumulated Depreciation		\$(64,850)	
Trailhead Landscaping	2003	\$17,006	\$18,015
Less: Accumulated Depreciation		\$(1,134)	
Trailhead Parking	2002	\$4,073	\$4,441
Less: Accumulated Depreciation		\$(611)	
Spring Creek Trailhead Pavilions	2002	\$105,222	\$114,765
Less: Accumulated Depreciation		\$(194)	
Subtotal Construction			\$1,205,431
Silver Springs Trailhead – land only	2003	\$98,366	\$104,204
Spring Creek Trailhead -- land only	2002	\$155,100	\$169,167
TOTAL			\$1,478,802

Source: SBSRD; Insee Cost-of-Construction Index

*Updated to \$2005 with the Insee Cost-of-Construction Index

In addition to the above costs, the SBSRD has also contributed to trails in the right-of-way for Summit County. These contributions include \$75,000 for Old Ranch Road, \$20,000 for the Highland Drive Extension, and \$12,000 for Bitner Road to the I-80 Overpass at Kimball Junction.

A summary of current investment is as follows:

SUMMARY OF CURRENT INVESTMENT	
2005	
Table 3-9	
Buildings	\$8,217,900
Park Improvements	\$7,093,679
Park Land (inc. Fieldhouse land)	\$11,352,525
Ice Rink Contribution	\$2,000,000
Trails, Boardwalks & Bridges	\$3,454,229
Trail Facilities	\$1,478,802
Trails ROW	\$107,000
TOTAL	\$33,704,135



CHAPTER 4

PARKS, RECREATION AND TRAILS FUTURE DEMAND AND CAPITAL EXPENSES

Park and Recreation Facilities. Future park and recreation facilities are listed in the table below, roughly in the order of importance reflected in the 2003 Needs Assessment. Again, note that shared facilities are marked with asterisks. It is apparent that the SBSRD is currently “deficient” in many areas.

PARK AND RECREATION FACILITY NEEDS				
Table 4-1				
2005 Needs Assessment	Desired Level of Service	Current Inventory	Number Needed to Meet Mtn Rec Std Currently	Current Additional Need - based on current Mtn Rec Std
Indoor Field	2 per district	1	1	0
**Ice Rink	2 per district	1	1	0
**Swimming Facility	3 per district	2	2	0
Playgrounds	1 per 5,000	4	4	0
Tennis Courts – Outdoor	1 per 4,000	2	6	4
Picnic Areas	1 per 2,500	4	9	5
Sports Fields				
Soccer	1 per 2,000	6	11	5
Softball/LL	1 per 3,000	3	7	4
**Baseball	1 per 15,000	0	1	1
Lacrosse/Rugby/Football	1 per 6,000	1	4	3
**Artificial Turf Outdoor	2 per district	0	1	1
Jogging Track	1 per 10,000	1	2	1
Basketball Courts – Outdoor	1 per 2,500	2	9	7
Gymnasium Space/Indoor Basketball	1 per 5,000	0	3	3
Bicycle Skills/Terrain Park	1 per 3,500	2	6	4
Rock Climbing Wall	1 per district	0	1	1
Volleyball – Outdoor	1 per 3000	6	7	1
Dog Park	1 per 15,000	1	1	0
**Skateboard Park	2 per district	0	1	1

**Indicates shared facilities with Park City School/Park City Municipal

Based on the desired levels of service outlined above, the Recreation District is currently deficient in several facilities: 4 outdoor tennis courts; 5 picnic areas; 5 soccer fields; 4 softball/little league fields; 1 baseball field; 3 lacrosse/rugby/football fields; 1 jogging track; 7 outdoor basketball courts; 4 bicycle skill/terrain parks; 1 rock climbing wall; 1 outdoor volleyball court; 1 artificial turf field; and 1 skateboard park. Impact fees cannot be charged to cure present deficiencies.



Future capital facility needs are projected to roughly the year 2020 (or the timeframe necessary to meet the development projected by Summit County's Unit Statistics Report dated August 2005). We have used an estimated population of 35,754 persons by 2020 and 6,280,876 square feet of nonresidential development, plus lodging units, to identify the facilities needed in the following table.

FUTURE CAPITAL FACILITY DEVELOPMENT			
Table 4-2			
	Desired Level of Service	Future Additional Need (including current deficiency)	Total Facilities by 2020 (desired LOS)
Indoor Field	2 per district	1	2
**Ice Rink	2 per district	1	2
**Swimming Facility	3 per district	1	3
Playgrounds	1 per 5,000	3	7
Tennis Courts – Outdoor	1 per 4,000	7	9
Picnic Areas	1 per 2,500	10	14
Sports Fields			
Soccer	1 per 2,000	12	18
Softball/LL	1 per 3,000	9	12
**Baseball	1 per 15,000	2	2
Lacrosse/Rugby/Football	1 per 6,000	5	6
**Artificial Turf Outdoor	2 per district	1	2
Jogging Track	1 per 10,000	3	4
Basketball Courts – Outdoor	1 per 2,500	12	14
Gym Space/Indoor Basketball	1 per 5,000	7	7
Bicycle Skills/Terrain Park	1 per 3,500	8	10
Rock Climbing Wall	1 per district	1	1
Volleyball – Outdoor	1 per 3000	6	12
Dog Park	2 per district	1	2
Skateboard Park	2 per district	1	2

**Indicates facilities shared with Park City Municipal Corporation or Park City School District.

The cost to maintain the current service levels, as well as the levels of service desired by Recreation District residents, is significant. Escalating land prices are playing a major role in the higher costs, as well as increased costs of construction. In addition, new demands will place significant capital costs on the District, if current levels of service are to be maintained and desired levels are to be achieved.



ESTIMATED PARK AND RECREATION CAPITAL FACILITY COSTS						
Table 4-3						
	Additional Facilities Needed in 2005 to Meet LOS	Additional Facilities Needed by 2020	Cost per Unit	Cost Estimate for Additional Facilities Needed in 2005	Cost Estimate \$2005 for Additional Facilities by 2020	Estimated Amount Attributable to New Development
Indoor Field	0	1	Na*	Na	Na	Na
**Ice Rink	0	1				
**Swimming Facility	0	1	2,000,000	0	2,000,000	2,000,000
Playgrounds	0	3	20,000	0	60,000	60,000
Tennis Courts – Outdoor	4	7	45,000	180,000	315,000	135,000
Picnic Areas	5	10	2,500	12,500	25,000	12,500
Sports Fields						
Soccer	5	12	95,000	475,000	1,140,000	665,000
Softball/LL	4	9	90,000	360,000	810,000	450,000
**Baseball	1	2	100,000	200,000	200,000	100,000
**Artificial Turf	1	1	700,000	700,000	700,000	Na
Lacrosse/Rugby/Football	3	5	95,000	285,000	475,000	190,000
Jogging Track	1	3	Na	Na	Na	Na
Basketball Courts – Outdoor	7	12	30,000	210,000	360,000	150,000
Gym Space/Indoor Basketball	4	7	Na	Na	Na	Na
Bicycle Skills/Terrain Park	4	8	25,000	100,000	200,000	100,000
Rock Climbing Wall	1	1	1,000,000	1,000,000	1,000,000	Buy-In
Volleyball - Outdoor	1	6	18,000	18,000	108,000	90,000
**Skateboard Park	1	1	150,000	150,000	150,000	Buy-In
Dog Park	0	1	500,000	0	500,000	500,000

Source: SBSRD; LYRB

*Costs for a jogging track, indoor field and ice rink have not been included as they are very dependent on the type of facility desired and whether the facility is desired in conjunction with other recreational facilities.

Clearly, a large portion of the cost of future recreation facilities required in order to meet the Mountain Recreation Service Standard is created by the demand incurred by new development. However, because the SBSRD is currently deficient in many areas, and because the District desires to increase its current level of services, new development will be required to make the same level of investment as existing development and will not be required to cure any existing deficiencies that would result in raising the current level of service.



In addition to facility costs, land costs must be included when calculating current and future levels of investment. Land costs are estimated at \$75,000 per acre (\$2005)²⁶ and should be updated regularly to account for the rapidly increasing land prices in the Basin. In order to maintain current levels of service, the Basin will need to acquire 2.4 developed park acres per 1,000 population and 5.1 acres of undeveloped parks acres, for a total land requirement of 7.5 acres per 1,000 population. This ratio includes the demands of the current tourist population in the area and it is assumed that a similar ratio will hold true in the future. With anticipated population growth of 13,380 persons by roughly 2020, additional land is expected to cost \$7.5 million (\$2005) just to keep current service levels constant.

ESTIMATED FUTURE COSTS FOR PARK LAND	
Table 4-4	
Developed park acres per 1000	2.4 acres
Undeveloped park acres per 1000	5.1 acres
Total land acres per 1000 population	7.5 acres
Land required by population growth	100.35 acres
Cost per acre	\$75,000
Cost of additional land	\$7,526,250

Costs will also be incurred to expand the existing trail system in order to develop the system as planned and in order to keep up with the demands of new residential and commercial development. Land costs for trails could be substantial if the District is required to purchase this land. In the past, easements have been obtained as a condition of development approval and it is the intention of the District to pursue this policy in the future when acquiring land for trails.

ESTIMATED FUTURE COSTS FOR TRAILS				
(not including land)				
Table 4-5				
Trail Description	Current Miles/Feet/Structures	Trail Miles/Feet/Structures at Buildout	Increase in Trail Miles/Feet/Structures	Estimated Additional Trail Expenditures
Natural Surface Trails	71 miles	177 miles	106 miles	\$1,035,408
Soft Surface Urban Trails	5.27 miles	11.27 miles	6 miles	\$380,160
Hard Surface Trails	9.08 miles	62.08 miles	53 miles	\$11,193,600
Bridges	4 bridges	27	23	\$388,700
Boardwalks	1,595 feet	9,837 ft ²⁷	8,242 ft	\$1,648,400
Trailheads	2 trailheads	12	10	*
Offgrade Crossings	5 crossings	10 crossings	5 (As shown on CFP Appendix A)	\$7,000,000
Total				\$21,646,268

*Trailhead costs have not been included as they are very dependent on trailhead facility desired and whether trailheads are developed in partnership.

²⁶ Source: Summit County Assessor's Office.

²⁷ Calculated as the same ratio of current boardwalk length to current hard surface length: $(1,595 * 56) / 9.08 = 9,837$



The off-grade crossings are estimated to cost roughly \$3,000,000 for the Jeremy overpass and \$1,000,000 for each of the other four planned off-grade crossings, for a total investment of \$7,000,000 in off-grade crossings.²⁸

Total future capital facility investment for parks, recreation and trail facilities is difficult to determine precisely for several reasons. First, the degree to which *future* capital facilities (i.e., ice rink, swimming facility, BMX track, etc.) are jointly built and/or operated with Park City Municipal Corporation in the future will impact the amount of investment required by the SBSRD. Second, if *existing* shared facilities should become unavailable or overcrowded in the future, the SBSRD may find itself deficient in several areas in which it now shares facilities (i.e., tennis courts, playing fields, swimming pool, etc.). This change in current arrangements would result in increased costs just to maintain existing service levels for the current population. Finally, the acquisition of future land for trails is assumed to be a condition of development approval. Should this practice change, trail development costs would escalate significantly.

At a minimum, the SBSRD will need to plan for \$6.2 million in park and recreation facility costs, roughly \$7.5 million for park land and nearly \$22 million for trails for a total of over \$35 million (\$2005) plus costs of trailheads and open space.

The current investment in parks, recreation and trails totals \$33.7 million and serves roughly 63 percent of the expected resident population by 2020, 53 percent of the expected commercial square footage and 68 percent of the total lodging units in the future. Future costs of *at least* \$35 million represent roughly 134 percent of what has been invested to date. Therefore, new development cannot be required to pay for this higher level of investment that is desired in the future. Rather, new development should be required to pay for the same level of service as existing development now enjoys.

PROFESSIONAL SERVICES EXPENSES

MASTER PLAN/CAPITAL FACILITIES PLAN UPDATES AND IMPACT FEES ANALYSIS

As development occurs in any District or community, it is inevitable that the capital improvement plan will change to meet the demands of increased residential and commercial growth. Updates to a Master Plan or CFP are costly, and are borne by the District. In order to assist the District in funding these updates, the Impact Fees Act allows for the District to recover the appropriate portion of the Master Plan or CFP cost. The fee for Lewis Young Robertson & Burningham, Inc., to assist with the Master Plan, Growth Projections Committee, Capital Facilities Plan and Impact Fees Analysis, including attendance at SBSRD Board meetings, County Commission presentations and public hearings is estimated at \$12,000.

²⁸ Source: Based on historical costs of offgrade crossings by UDOT and SBSRD.



CHAPTER 5

PROPORTIONATE SHARE ANALYSIS

REQUIRED BY (11-36-201(5)(b))

The parks, recreation and trails impact fee analysis has been separated into two components. The first portion of the fee deals with parks and recreation facilities and is based on the demand generated from new development of residential and lodging units. The second portion of the fee deals with trails and trail-related facilities and is calculated based on the demand generated not only by residential and lodging development, but also by all types of commercial development. Trails provide an amenity not only to residents and visitors to the community but also to employees who may use the trails before and after work or during their lunch hour.

PARKS AND RECREATION PROPORTIONATE SHARE ANALYSIS

The current parks and recreation investment is shown in the table below. This investment serves an estimated 22,374 residents and 988 lodging units. On average, the lodging units house 1,444 visitors on a given day.²⁹ However, not all of these visitors will create demand for recreation facilities. At times, such as when tournaments and leagues are playing in the Basin, demand on facilities will be more noticeable. A list of events that create significant demand on facilities is attached to this report as Appendix C. Although the District will need to meet peak demand on facilities, the District recognizes that lodging guests are diversified and has therefore reduced demand to 25 percent of visitors on a given day, resulting in an average demand of 361 visitors on a given day. Average demand on any given day is therefore estimated at 22,735 (22,374 + 361) recreation users.³⁰

Current investment in parks and recreation facilities is summarized as follows, for a total of \$28,664,104.

SUMMARY OF CURRENT PARK AND RECREATION INVESTMENT	
Table 5-1	
Recreation facilities	\$8,217,900
Park development	\$7,093,679
Park land	\$11,352,525
Ice rink	\$2,000,000
Total Park and Rec Investment	\$28,664,104

²⁹ Based on information provided by Summit County, there are currently 988 lodging units in the Snyderville Basin. Based on information provided by the Park City Chamber Bureau, the average “pillow count” per unit is 3.4 for lodging units in the Snyderville Basin, with 43 percent occupancy. $988 * 3.4 * .43 = 1,444$

³⁰ $22,374 + 361 = 22,735$



The total investment per user is calculated as follows:

$$\$28,664,104 \div 22,735 = \$1,260.79$$

To calculate the fee per household unit (for parks and recreation only, not including trails), the user cost should be multiplied by the average household size of 2.9 persons.

$$\$1,260.79 \times 2.9 = \$3,656.29$$

To calculate the fee per lodging unit (for parks and recreation only, not including trails), the user cost should be multiplied by the average lodging unit size (3.4 persons per unit), with a 43 percent occupancy rate,³¹ with assumed demand from roughly 25 percent of the lodging population.

$$\$1,260.79 \times 3.4 \times .43 \times .25 = \$460.82$$

TRAILS PROPORTIONATE SHARE ANALYSIS

Current total investment in trails is summarized in the table below:

SUMMARY OF CURRENT TRAILS INVESTMENT	
Table 5-2	
Trails	\$3,454,229
Trail facilities	\$1,478,802
Trails ROW	\$107,000
Professional services	\$12,000
Total	\$5,052,031

Demand for the current trails system is generated by residents, visitors (as reflected in lodging units) and by employees (as reflected in commercial square footage). Current demand therefore comes from 22,374 residents, 361 lodging guests on an average day, and 7,536 commercial employees (not including lodging), for a total of 30,271 users.

The total trails cost per user is calculated as follows:

$$\$5,052,031 \div 30,271 = \$166.89$$

To calculate the trails fee per unit, the user cost is multiplied by the average household size of 2.9 persons.

$$\$166.89 \times 2.9 = \$483.98$$

³¹ Source: Park City Chamber Bureau



The cost per lodging unit is multiplied by the average lodging unit that accommodates 3.4 persons per unit, with 43 percent average occupancy, and with demand from roughly 25 percent of visitors.

$$\$166.89 \times 3.4 \times .43 \times .25 = \$61.00$$

The cost per commercial square foot is calculated by multiplying the user cost by the number of employees per square foot.³²

$$\$166.89 \times (2.252 \div 1000) = \$0.38$$

SUMMARY OF GROSS IMPACT FEE				
Table 5-3				
	Parks/Recreation per Unit	Trails per Unit	Trails per sf	Total per Unit/SF
Residential	3,656.29	483.98	Na	4,140.27
Lodging	460.82	61.00	Na	521.82
Commercial	Na	Na	0.38	0.38

SUMMARY OF TIME PRICE DIFFERENTIAL – 201(5)(b)(vii)

The Impact Fees Act allows for the inclusion of a time price differential to ensure that the future value of costs incurred at a later date are accurately calculated to include the costs of construction inflation. However, a time price differential is not contemplated for the costs of bond debt service that are included in the impact fees as the payments do not increase over time with inflation.

³² The estimated number of employees per 1,000 square feet was calculated by dividing the total number of commercial employees (7,536) by the total commercial square footage (3,345,979) divided by 1,000. $7,536 \div (3,345,979 \div 1,000) = 2.252$



CHAPTER 6

CALCULATION OF IMPACT FEE CREDITS

PROPOSED CREDITS OWED TO DEVELOPMENT – 201(5)(b)(v)

The Impact Fees Act requires that credits be paid back to development for future fees that may be paid to fund system improvements found in the CFP. Credits may also be paid back to developers who have constructed or directly funded items that are included in the CFP or donated to the District in lieu of impact fees. 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 CFP if a credit is to be issued. In the situation that a developer chooses to construct facilities found in the CFP in lieu of impact fees, the arrangement must be made through the developer and the District on a case-by-case basis.

FINANCING OF EXISTING FACILITIES

In September, 1995, District residents approved a \$7.5 million General Obligation Bond to fund community parks and recreation in the Snyderville Basin. In 1996, policies supporting the development of community parks and trails were incorporated into the Snyderville Basin General Plan. These policies were further defined and adopted in the Recreation District's Recreation and Trails Master Plan. This represented the first opportunity for new development to contribute toward recreational needs in the Snyderville Basin. The Recreation and Trails Master Plan was adopted by the Summit County Commission on December 1, 1997.

Initial expenditures funded (1) land acquisition and improvements at Trailside Park; (2) allocated \$2 million to begin the implementation of the community-wide trail system master plan, and; (3) provided financial assistance in the construction of an enhanced community swimming pool and four playing fields at Ecker Hill Middle School. A facilities Lease and Joint Use Agreement, signed in December of 1996, demonstrated the SBSRD commitment to a long-term relationship with the Park City School District in providing physical fitness and recreation opportunities for all area residents.

In November, 2001, voters in the District authorized another \$11 million dollar General Obligation Bond with these uses: (1) recreational open space (\$3 million); (2) additional trails (\$2 million) and; (3) capital facility improvements including an indoor sports center (\$4 million), and (4) a contribution toward an ice rink to be built in partnership with Park City (\$2 million).

In November 2004, voters in the District authorized \$10 million for passive recreational open space land acquisition, including trails and trailheads. This initiative was placed on the ballot at the request of the Basin Open Space Advisory Committee (BOSAC) whose purpose it to advise and provide input to the Board of County Commissioners (BCC) regarding the creation, preservation and identification of open space within the



Snyderville Basin. Following the approval of the open space bond the BCC adopted Summit County Ordinance No. 520, the Revised General Plan for the Snyderville Basin, in which the preservation of open space is the “central premise” of the Plan.

Over the course of ten years, residents of the Recreation District funded \$28.5 million through General Obligation Bonds to be repaid through property tax levies over the twenty-year life of each bond.

BOND ISSUES					
Table 6-1					
Date of Authorization	Total Bond Amount	Parks Amount	Open Space Amount	Trails Amount	Other
1996	\$5,000,000	\$3,500,000		\$1,500,000	
1997	\$2,500,000	\$2,000,000		\$500,000	
Nov 2001	\$11,000,000		\$3,000,000	\$2,000,000	\$6,000,000
Nov 2004	\$10,000,000		\$10,000,000*		
TOTAL	\$28,500,000	\$5,500,000	\$13,000,000	\$4,000,000	\$6,000,000

*\$10,000,000 open space GO bond authorized November, 2004, but not yet issued as of March '06. Because the gross fee calculated does not include the cost of open space acquisition, no credits have been made against the gross fee for bond amounts allocated to open space.

Credits against the gross impact fee for parks and recreation must be made for bond amounts spent on parks and recreation, while credits against the trails portion of the fee must be made for bond amounts spent on trails. If credits are not made, new development will be charged doubly – at the time of the impact fee payment and when annual property taxes are paid (and a portion of the property tax is dedicated to bond repayments).

Because the future annual payments (principal and interest) due on the bond are set and do not change based on growth, as development occurs and the taxable value of the community increases, each property owner’s share of the bond payments should decrease each year until termination of the bond. Also, because the outstanding bonds are all general obligation bonds, each property owner’s annual bond payments will vary depending on the taxable value of his or her property. In Appendix D of this report, we have included several samples of bond credits, recognizing that there are endless scenarios of credits, based on taxable value, remaining term of the bonds, and property type – residential, commercial and lodging. We have calculated the net present value of the estimated future bond payments (based on property value and term remaining on each bond) in order to assess a correct credit against the gross impact fee.

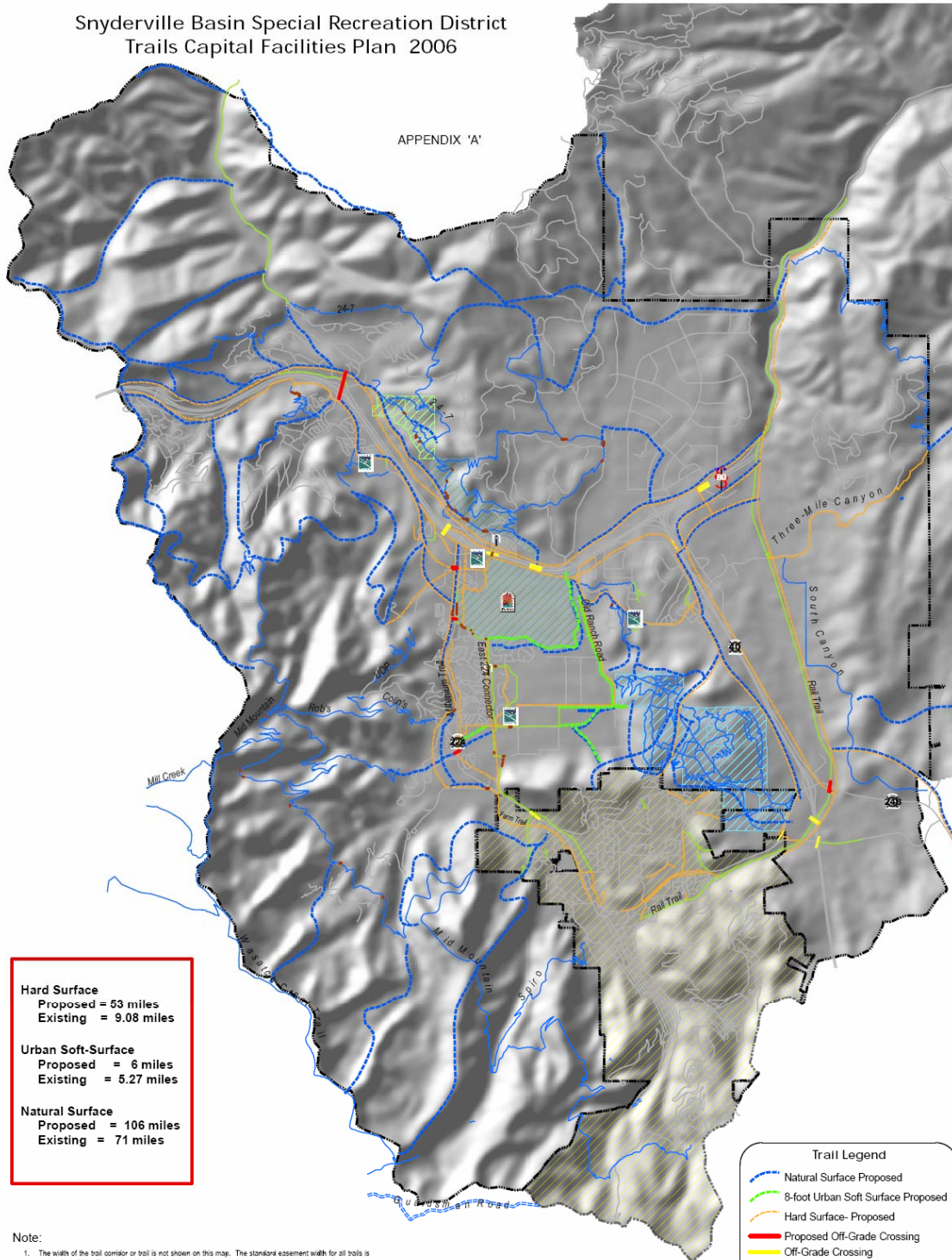


APPENDIX A: TRAILS CFP 2006



Snyderville Basin Special Recreation District
 Trails Capital Facilities Plan 2006

APPENDIX 'A'



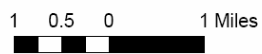
Hard Surface	Proposed = 53 miles
	Existing = 9.08 miles
Urban Soft-Surface	Proposed = 6 miles
	Existing = 5.27 miles
Natural Surface	Proposed = 106 miles
	Existing = 71 miles

- Note:
- The width of the trail corridor or trail is not shown on this map. The standard easement width for all trails is twenty-feet (20'). The final width of the trail head will be established during site-specific planning reviews. Trails will be developed in accordance with the Basin Recreation Community-wide Trail System Development Standards.
 - Trail Corridors may vary to avoid natural resource constraints such as wetlands and steep slopes. Final trail corridors will be established with the appropriate property owner and regulatory agencies at the time of trail development or development project approval. Due to wetlands and other environmental constraints, the Army Corps of Engineers may require bridges and boardwalks. Bridging and boardwalks shall comply with Corps requirements and the Basin Recreation Community-wide Trail System Development Standards.
 - Trailheads are considered an important component of Community-wide trail system improvements. Increases in system mileage will require identification of an existing trailhead to serve a particular trail segment, or evaluation of the need to develop a new trailhead.

Trail Legend

- Natural Surface Proposed
- 8-foot Urban Soft Surface Proposed
- Hard Surface-Proposed
- Proposed Off-Grade Crossing
- Off-Grade Crossing
- Boardwalk
- Swanner Nature Preserve
- Round Valley
- SBSRD Open Space
- SBSRD Boundary
- Trailheads
- Swanner NP
- Basin Rec Facilities

* Solid Lines Denote Existing Trails



Adopted December 1, 1997
 Revised January 3, 2006



APPENDIX B: TRAILS INVENTORY





**APPENDIX C: MEMORANDUM OF TOURISM-RELATED
RECREATION FACILITY DEMAND, DATED DECEMBER 21, 2005**



Snyderville Basin Special Recreation District

5715 Trailside Drive, Park City, UT 84098

Phone: (435) 649-1564

Facsimile: (435) 649-1567

Email: bppark@basinrecreation.org

1/04/06

TO: SBSRD Board

FROM: Bonnie Park, District Administrator

RE: Tourism Related Recreation Facility Demand

As we continue our discussion of the District's Capital Facilities Plan, it is important to consider demands of the Park City area visitor base on Recreation District Facilities.

The Board has had considerable discussion in prior meetings regarding facility use policy. Many of these policy discussions and decisions were related to local vs. out of area demands and their impact on Community recreation facilities.

In October of this year, Recreation Director Steve Parker summarized the following special events that are designed to draw athletes, accompanied by their families, for competition play:

JUNE 17,18,19 Youth Ski Town Lacrosse Shootout Tournament
13 teams from 8 states – UT, Colorado, Washington, Oregon, Nevada, Idaho, Texas. Boys, youth, ages 10 -13
Operated by Utah Lacrosse at Ecker Hill Field Complex

JULY 8, 9, 10 Adult Ski Town Soccer Tournament
24 teams from 4 States -- UT, Colorado, Idaho, Wyoming
Operated by Park City Adult Club Soccer at Trailside Park and Ecker Hill Field Complex

July 11 – July 22 Youth Triple Crown Girls Softball Tournament
150 teams from a variety of states
Operated by Triple Crown at Ecker Hill Field Complex



August 5, 6, 7 Youth Soccer Tournament
29 teams, teams from around the state.
Operated by Park City Youth Extreme Soccer Club at Trailside Park

August 19, 20, 21 Adult Ultimate Frisbee Tournament
12 teams from 5 states – UT, Idaho, Colorado, Wyoming, Nevada
Operated by local Ultimate enthusiasts

Various Dates (Sundays) Adult Salt Lake Real Soccer Team Games (JV Squad)
Teams from regular schedule throughout country
Operated by St. Lake Real

Trail Events:

With large sections of the Community-wide Trail system now complete, Park City's reputation for summer hiking and recreational running and biking is established. Summit County Restaurant Tax Committee has recognized the ties that trail system development has to tourism marketing. The District has received several grants for trail construction from this sales tax based program.

Trail related special events have been on the increase over the last several years. The nature of these athletic events draw participants from around the intermountain region and beyond. The International Mountain Biking Association (IMBA) Epic Ride in 2004 drew international participation and recognition. As a world class destination resort, it is expected that increasing demand will be placed on the District's Community-wide trail system for the benefit of the tourism based economy.

Established events include the following:

- Endurance 100
- Mid-Mountain Marathon
- MXT Endurance Triathlon
- Park City Marathon
- IMBA Epic Ride, 2004
- Triple Trail Challenge (coming 2006)

This memo is intended to summarize existing demand on our Community recreation facilities as the Recreation District Board moves forward in their capital facilities planning efforts and the development of related policy documents.



APPENDIX D: CALCULATION OF CREDITS EXAMPLES



Sample Residential Calculation:

Home value (primary residence)	\$ 650,000.00
Gross fee	\$ 4,140.27
Maximum credits on bond	<u>\$ 1,415.11</u>
Payable at building permit	\$ 2,725.16

Sample Lodging Calculation:

Number of units	72
Fee per unit	\$ 521.82
Property value	\$ 6,000,000.00
Gross fee	\$ 37,571.04
Maximum credits on bond	<u>\$ 30,857.15</u>
Payable at building permit	\$ 6,713.29

Sample Commercial Calculation:

Building square feet	10,000
Building value	\$ 500,000.00
Fee per building square foot	\$ 0.38
Gross fee	\$ 1,140.00
Maximum credits on bond	<u>\$ 763.42</u>
Payable at building permit	\$ 376.58